

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
290 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October 2016 Meeting of the California Coastal Commission*

September 28, 2016

To: Commissioners and Interested Parties

From: For Los Angeles Co.: Steve Hudson, South Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the October 2016 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
<p>5-16-0700-W Attn: Gerald Anderson</p>	<p>Remove existing gate and ladder adjacent to Rivo Alto Canal bulkhead; install new gate; and attach 3-foot by 4-foot platform and 2-foot by 20-foot gangway to bulkhead, connecting to existing dock float. No in-water construction and no new fill.</p>	<p>7 Rivo Alto Canal, Long Beach, Ca 90803 (APN(s): 7244019005)</p>
<p>5-16-0734-W County of Los Angeles Department of Public Works, Attn: Ed Dingman</p>	<p>Construct a curvilinear 400 foot-long, 14 foot-wide concrete Class I bikeway connection between Marine Avenue and the Marvin Braude Bicycle Trail (MBBT) which bypasses the Dockweiler Recreational Vehicle Park (RV Park). The proposed project includes signage and striping. No construction will take place during the summer months between Memorial Day to Labor Day. Staging areas will be limited to the area landward of the project site and not within the beach area. In addition no vegetation will be impacted during construction. The applicant acknowledges that the site may be subject to hazards from storm waves, flooding, and erosion and assumes the risks and liability of this permitted development.</p>	<p>12001 Vista Del Mar, Playa Del Rey, Ca 90293 (APN(s): 4131029900)</p>

IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Applicant	Project Description	Project Location
<p>5-07-094-A4 City of Long Beach Water Department Attn: Tai Tseng</p>	<p>Amend Special Condition 5 of the underlying permit to extend the life of the project for five additional years, from May 26, 2017 to May to May 27, 2022.</p>	<p>Bixby Park Public Beach and Parking Lot at terminus of Junipero Ave, Long Beach (APN(s): 7264018902)</p>
<p>5-11-131-A2 Harbor Real Estate, L.P., Attn: Greg Schem</p>	<p>Amendment request to change the boat slip mix (20-foot slip, no change - four to four; 21-foot slip, zero to six; 25-foot slip, 27 to 13; 26-foot slip zero to 18; 30-foot slip, 23 to 10; 31-foot slip, zero to 24; 32-foot slip, 20 to zero; 35-foot slip, 18 to ten; 37-foot slip, zero to 11; and 40-foot slip, no change- nine to nine) reducing the overall dock coverage from 25,757 sq. ft. to 27,720 sq. ft. resulting in a reduction of 37 sq. ft. of coverage; and to reduce the number of needed piles and reuse some existing piles (26 new 18-ich square piles and from 84 to 46 16-inch octagonal piles) resulting in 7.5 sq. ft. of less fill.</p>	<p>13555 fiji Way, Marina Del Rey, Ca 90292 (APN(s): 4224003900, 4224003901, 4224006907, 4224006912, 4224008900, 4224010900)</p>

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September 23, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-16-0700-W **Applicant:** Gerald Anderson

Location: 7 Rivo Alto Canal, Long Beach, Los Angeles County (APN: 7244019005)

Proposed Development: Remove existing gate and ladder adjacent to Rivo Alto Canal bulkhead; install new gate; and attach 3-foot by 4-foot platform and 2-foot by 20-foot gangway to bulkhead, connecting to existing dock float. No in-water construction and no new fill.

Rationale: The proposed project is an improvement to a private residential dock over State Tidelands. The existing 4.25-foot by 55-foot dock float will remain. The property owner will remove the existing gate and ladder that currently provide access to the dock float and install a new gate, platform, and gangway, utilizing the existing bulkhead for structural support. No in-water construction is proposed or permitted. No new fill is proposed or permitted. The Rivo Alto Canal bulkheads (seawalls) are being replaced and elevated in phases by the City of Long Beach. The applicant indicates that the subject seawall will be replaced during Phase 4 of the City's program (subject to CDP 5-11-085), and that the City will be responsible for temporarily removing the dock float, gangway, and platform and then re-attaching them to the bulkhead following construction. At such a time, the applicant will be subject to the Dock Float and Pier Lease Program for Rivo Alto Canal, implemented by the City of Long Beach for the limited-term private use and occupation of State Tidelands for development associated with recreational boating activities (i.e., private docks and piers). The project has been approved in concept by the Long Beach Marine Bureau (6/30/16) and the Long Beach Department of Planning and Building (7/5/16). Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 5-7, 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Zach Rehm
Coastal Program Analyst

cc: File

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September 22, 2016

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-16-0734-W

Applicant: County of Los Angeles Department of Public Works, c/o Ed Dingman

Location: 12001 Vista Del Mar, Playa Del Rey (Los Angeles County) (APN: 4131029900)

Proposed Development: Construct a curvilinear 400 foot-long, 14 foot-wide concrete Class I bikeway connection between Marine Avenue and the Marvin Braude Bicycle Trail (MBBT) which bypasses the Dockweiler Recreational Vehicle Park (RV Park). The proposed project includes signage and striping. No construction will take place during the summer months between Memorial Day to Labor Day. Staging areas will be limited to the area landward of the project site and not within the beach area. In addition no vegetation will be impacted during construction. The applicant acknowledges that the site may be subject to hazards from storm waves, flooding, and erosion and assumes the risks and liability of this permitted development.

Rationale: The new 400 foot-long bike path will be located on the beach and connect Marine Avenue (approximately 500 feet inland of the ocean) and the Marvin Braude Bicycle Trail (MBBT) (approximately 300 feet inland of the ocean). Presently, bicyclist and other path users who wish to utilize the MBBT from Vista del Mar or Imperial Highway travel through the RV Park. The proposed project will minimize conflicts between bicyclists and other path users entering from Imperial Highway, and between bicyclists and the patrons of the Dockweiler RV Park. The proposed realignment path is devoid of vegetation and will be located within the groomed portion of the beach. The proposed development will enhance coastal access and will not result in any adverse impacts to coastal access, coastal resources, or public recreation and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 5-7, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

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September 26, 2016

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-07-094-A4**

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-07-094** granted to **City Of Long Beach Water Department** for: Installation and removal of a temporary demonstration seawater intake and discharge system on the public beach seaward of the public beach parking lot, comprised of one 40' x 86' subsurface intake gallery, one 50' x 113' subsurface discharge gallery, one thirty-foot deep well, and connecting pipes and powerlines. [Originally approved date of removal/site restoration: May 21, 2010. Extended date of removal/site restoration, pursuant to Permit Amendment 5-07-094-A1: May 25, 2012. Extended date of removal/site restoration, pursuant to Permit Amendment 5-07-094-A2: May 26, 2017.]

Project Site: Bixby Park Public Beach and Parking Lot at terminus of Junipero Avenue, Long Beach, Los Angeles County (APN: 7264018902)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Amend Special Condition 5 of the underlying permit to extend the life of the project for five additional years, as follows:

5. Removal of Development and Restoration of the Site

All development permitted by Coastal Development Permit 5-07-094 (subsurface intake and discharge galleries, pumps, wells, well casings, pipes and concrete, etc.) shall be removed from the project site, and the beach restored to its pre-existing condition, no later than ~~May 21, 2010~~ ~~May 25, 2012~~ ~~May 26, 2017~~ **May 27, 2022** (the start of Memorial Day weekend). The permittee shall also repair any damage to the public parking lot. The clean sand imported for the project may remain on the beach unless the Executive Director determines that the imported sand is having an adverse effect on coastal resources or public recreation.

Notice of Proposed Immaterial Permit Amendment

5-07-094-A4

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

In 2008, the City of Long Beach Water Department installed the temporary demonstration seawater intake and discharge system on the public beach as permitted by Coastal Development Permit 5-07-094. Except for one manhole cover on the top of the underground vault, the project components are buried by sand and are not visible. The entire beach is open to public recreation. The proposed project is not for, or part of, any actual desalination plant. The proposal, funded by Proposition 50, seeks to develop an innovative and cost-effective submerged intake technology for seawater desalination in a manner that minimizes adverse environmental impacts such as the impingement and entrainment of marine organisms. With the proposed demonstration seawater intake and discharge system, the sand on the beach provides a filter that minimizes the amount of sea life and debris that would otherwise be drawn into the seawater intake system. The City indicates that the system has not and will not result in the entrainment of marine life.

The demonstration project was planned to last for two years, and then be removed from the beach in its entirety by May 21, 2010. In 2009, the Commission granted the permittee a two-year extension of the date for the removal of the system (and the restoration of the site to its pre-existing condition) in order to allow for additional study of flow characteristics over a longer period of time. In 2011, the Commission granted a five-year extension for the continued operation of the system.

The permittee is now requesting another five-year extension of the deadline for removal of the project in order to allow for additional study of flow characteristics over an even longer period of time. Five additional years of testing will provide data to determine whether higher sustainable infiltration rates can be achieved so that a smaller footprint could be used, and to measure filter turbidity and monitor the system for biological fouling.

The City of Long Beach Department of Parks, Recreation and Marine has indicated that this project is not interfering with beach activities. No part of the proposed project will be visible during the extended demonstration period as all the development will remain buried under the sand (except for the manhole). Special Condition Four of the permit requires the permittees to inspect the site daily in order to ensure that no pipe or other part of the approved development protrudes from the sand and to ensure that the project does not pose a hazard to navigation or public recreation. Special Condition Five, as amended, requires that the permittees remove all development from the project site, except for clean imported sand, no later than the start of Memorial Day weekend 2022. The beach will be open for public use until the commencement of removal. Therefore, the five-year extension of the deadline for the removal of the approved development will have no adverse impact on public recreation or coastal resources. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and the certified Long Beach LCP.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at the phone number provided above.

cc: Commissioners/File

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September 26, 2016

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-11-131-A2**

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-11-131** granted to **Harbor Real Estate, L.P.** for: Demolition and reconstruction of six private leasehold marinas (Parcels 10, 21, 42/43, 44, 53 & 125) and one public marina (Parcel 47); demolition of existing docks and construction of a new public 300 foot long side tie dock with 9 side-by-side slips (Parcel EE), a new public 333 foot long 14 slip dock with a 120 foot long side tie dock (Parcel 48), a new 485 foot long side tie dock with a new public small craft rack system to accommodate 162 boats (Parcel 77), a new public 150 foot long side dock at the launch ramp (Parcel 49R); construction of a new 12 slip transient dock (Parcel BW/9U); 10 new vessel pump-out locations; and two new water bus stops operated by the County Department of Beaches and Harbors. The new docks are designed to comply with the California Department of Boating and Waterways (DBAW) guidelines for marina design and Americans with Disabilities Act (ADA) requirements. The proposed docks will reduce the total number of slips in these marinas by 389 slips (1,669 existing to 1,307 new slips).

Project Site: 13555 Fiji Way, Marina del Rey, Los Angeles County (APN: 4224-010-900)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s): Changes to Parcel 53 only, including: a change in the number and sizes of piles and reuse some existing piles as follows: 26 new 18-inch square piles and reduction of 16-inch octagonal piles from 84 to 46 16-inch; and change the boat slip mix as follows:

Slip Size	<20'	21'-25'	26'-30'	31'-35'	36'-40'	41'-45'	46'-50'	≥51'
Previously Approved Count	4	27	23	38	9	0	0	0
Proposed Count	4	19	28	34	20	0	0	0
Difference	0	-8	+5	-4	+11	0	0	0
Total number of slips on the subject parcels will increase from 101 to 105								

Notice of Proposed Immaterial Permit Amendment

5-11-131-A2

The proposed changes will result in 7.5 square-feet of less fill related to the change in piles and a reduction in the overall size of the dock from 25,756 square-feet to 25,719 square-feet, which will result in a reduction of 37 square-feet of water coverage.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to marine resources, water quality, biological resources, public access, or recreation. The proposed amendment is consistent with the underlying permit approval (CDP 5-11-131), which requires construction best management practices to prevent runoff into the marina. The applicant will change the number of slips approved by the underlying permit. The number of slips 35 feet long and under will decrease by seven and the number of slips over 35 feet long will increase by eleven. In this part of the marina, the percentage of slips less than 30 feet long will be 50% and the number of slips 31 feet long to 35 feet long will be 32%, which is consistent with the underlying permit which requires the County to maintain a waterfront slip length distribution of a minimum of 39% for slips 30 feet and shorter and a minimum of 20% for slips 31 feet to 35 feet. As such, the proposed slip mix is consistent with the slip mix requirement of the underlying permit. Therefore, the permit amendment is consistent with the policies of the Los Angeles County, Marina del Rey LCP, with previous Commission actions in the area, and with Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Shannon Vaughn at the phone number provided above.

cc: Commissioners/File