

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10TH FLOOR  
LONG BEACH, CALIFORNIA 90802-4416  
(562) 590-5071 FAX (562) 590-5084

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## **SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the*

*November 2016 Meeting of the California Coastal Commission*

October 24, 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 November 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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>5-16-0620-W</b> City of Los Angeles, Department of Public Works, Bureau of Engineering, Attn: Nadir Shah</p>	<p>Follow-up to Emergency Permit G-5-16-0029. Clean out storm drain outfall by removing 300 cu. yds. of debris. Grade 40,000 sq. ft. of sand seaward of outfall to direct runoff into ocean. Install new protective grate on outfall. Install new maintenance hole and cover 18" above existing. Install new 5' x 6' high 30' long security fencing around outfall pipe. Security fence will be secure to six new 2' x 2.5' posts in new concrete footing attached to the outfall pipe. Footings will be 2 sq. ft. and 3'8" deep approximately 2'6" below surface of the sand.</p>	<p>Storm pipe # D-4798, beginning near the Speedway and Thornton Ave, intersection and extending seaward 744 feet, Venice, Ca (APN(s): 229020901)</p>
<p><b>5-16-0643-W</b> Wholesale Manufactured Homes</p>	<p>Removal of a mobile home and the placement of a single-story, 14'-7" high, 1,392 sq. ft. mobile home on a standard chase pier foundation with two on-site parking space. The new mobile home will be set back a minimum of 16 feet from the top of the slope. No grading is proposed. All runoff will be collected from roof downspouts and non-permeable surfaces and directed toward landscaped and permeable areas. All landscaping will be non-invasive and primarily drought tolerant.</p>	<p>16321 Pacific Coast Hwy, #152, Pacific Palisades, Ca 90272 (APN(s): 4414021025)</p>
<p><b>5-16-0679-W</b> Innovative Dining Corp. (Sushi Roku Restaurant), Attn: Philip Cummins</p>	<p>Request for after-the-fact approval for 420 sq. ft. of outdoor dining area to a ground floor restaurant tenant space (Suite 102) within an existing office and retail mixed-use building. Minor exterior improvements to the façade of the restaurant are also proposed. Exterior façade renovations include: recovering of existing canvas awnings, replacement of planters, replacement of low glass wall, installation of a new wall and wood windows, resurfacing of a low wall with tile, and replacement of existing sidewalk barriers.</p>	<p>1401 Ocean Ave, Ste. 102, Santa Monica, Ca 90401</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-16-0735-W</b> Gateway LW-Esprit 1 Owner, LLC</p>	<p>Interior improvements to three 2,051 square foot, existing boat dock amenities buildings (containing fitness center, showers, restrooms and laundry facilities) within the existing 216 slip private marina including: new structural and non-structural interior partitions; new wall, floor, and ceiling finishes; replacement of doors and windows; and new electrical, HVAC, and plumbing fixtures. No changes are proposed to the existing building floor area, residential units, or parking.</p>	<p>13900 Marquesas Way, Marina Del Rey, Ca 90292 (APN(s): 4224003900)</p>
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**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>5-11-131-A3</b> Los Angeles County - Department of Beaches and Harbors, Attn: Troy Evangelho</p>	<p>Installation of a new approximately 140-foot long by 32-foot wide floating float dock at parcel EE/48 and installation of a temporary 38-foot long by four-foot wide floating dock extension at parcel 77.</p>	<p>13837 Fiji Way, Marina Del Rey, Ca 90292 (APN(s): 4224003900, 4224003901, 4224006907, 4224006912, 4224008900, 4224010900)</p>

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October 20, 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:** 5-16-0620

**Applicant:** City of Los Angeles, Department of Public Works, Bureau of Engineering

**Location:** Storm pipe #D-4798, beginning near the Speedway and Thornton Ave. intersection and extending seaward 744 feet, Venice, City of Los Angeles, Los Angeles County (APN: 4286208902)

**Proposed Development:** Follow-up to Emergency Permit G-5-16-0029, including cleaning out the storm drain outfall by removing 300 cu. yds. of debris; grading 40,000 sq. ft. of sand seaward of outfall to direct runoff into ocean; installation of a new protective grate on outfall; installation of a new maintenance hole and cover 18 in. above existing; installation of a new approximately 5 ft. high, 30 ft. long safety fencing around outfall pipe – security fence will be secured to six new 2 in. to 2.5 in. posts in new concrete footing attached to the outfall pipe and will be 2 sq. in. and 3 ft. -8 in. in depth and approximately 2 ft. -6 in. below surface of the sand.

**Rationale:** The subject site is located on the public City beach that is operated by the County, in Venice, City of Los Angeles, Los Angeles County. The project involves the cleaning out of a storm drain that was clogged (approx. 90%) with sand, trash, and debris from an early March 2016 El Nino related storm event that caused storm water to be redirected to other drains with inadequate capacity causing localized flooding. The security fence will be installed in order to make people aware that a storm drain is present and to prevent people from falling down the incline that has been created by the presence of the tall storm drain. The security fence will be an open design in order to maintain the public coastal views. In order to prevent or mitigate loss or damage to life, health, property, or essential public services, the Commission issued Emergency Permit G-5-16-0029 on March 16, 2016. The City of Los Angeles, Department of Public Works, Bureau of Engineering issued Coastal Development Permit 16-01 for the project on May 25, 2016. A Notice of Final Action was received by the South Coast District Office on May 31, 2016 and no appeals were received. The proposed project is designed to be compatible with the character of surrounding development and will not have any adverse effects on visual or coastal resources, or public recreation. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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

Shannon Vaughn  
Coastal Program Analyst

cc: File

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October 10, 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:** 5-16-0643

**Applicant:** Wholesale Manufactured Homes, Scott Fears

**Location:** 16321 Pacific Coast Hwy, #152 Pacific Palisades, City of Los Angeles (Los Angeles County) (APN: 4414021025)

**Proposed Development:** Removal of a mobile home and the placement of a single-story, 14'-7" high, 1,392 sq. ft. mobile home on a standard chassis pier foundation with two on-site parking spaces. The new mobile home will be set back a minimum of 16' from the top of the slope. No grading is proposed. All runoff will be collected from roof downspouts, gutters, and non-permeable surfaces and directed toward an on-site park-wide drainage system. All landscaping will be non-invasive and primarily drought tolerant.

**Rationale:** The subject site is located on a blufftop lot in the Palisades Bowl community trailer park in Pacific Palisades, City of Los Angeles, Los Angeles County. The mobile home will replace an older mobile home and will be placed on an existing flat pad with a chassis pier foundation. The new mobile home will be no less than 16' from the top of the slope, which is consistent with the existing configuration. The applicant has accepted all risks associated with blufftop development. The project meets the parking requirements of two spaces per residential unit and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated through downspouts and directing runoff to permeable and landscaped areas. The site is not located in between the first public road and the sea and the private community does not provide public access to the coast. 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 **November 2-4, 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

Shannon Vaughn  
Coastal Program Analyst

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October 21, 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:** 5-16-0679-W **Applicant:** Innovative Dining Corporation (Sushi Roku Restaurant)

**Location:** 1401 Ocean Ave, Suite 102, Santa Monica, CA 90405 (LOS ANGELES COUNTY)  
(APN: 4291-015-030)

**Proposed Development:** Request for after-the-fact approval for 420 sq. ft. of outdoor dining area to a ground floor restaurant tenant space (Suite 102) within an existing office and retail mixed-use building. Minor exterior improvements to the façade of the restaurant are also proposed. Exterior façade renovations include: recovering of existing canvas awnings, replacement of planters, replacement of low glass wall, installation of a new wall and wood windows, resurfacing of a low wall with tile, and replacement of existing sidewalk barriers.

**Rationale:** The proposed project site is zoned Downtown Commercial in the certified City of Santa Monica Land Use Plan (LUP), and is located within the City's Downtown Parking Assessment District between the first public road and the sea. The proposed change in use will increase the intensity of use and the parking demand by approximately 8 parking spaces. However, the applicant had submitted an analysis and additional information indicating that based on shared use and varying peak demands of the existing uses, there is an adequate supply of parking on-site to support the proposed project; the existing office and retail mixed-used building currently provides 189 parking spaces in a subterranean garage, 32 more than Coastal Commission requirements (CDP No. 5-84-407). The proposed project will not extend beyond the previously approved footprint of development with the exception of the patio additions in the public right-of-way (i.e. sidewalk). The proposed project will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed project would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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

Marlene Alvarado  
Coastal Program Analyst

cc: Commissioners/File

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October 21, 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:** 5-16-0735-W**Applicant:** Gateway KW Esprit 1**Location:** 13900 Marquesas Way, Marina Del Rey (Los Angeles) (APN: 4224-003-900)

**PROPOSED DEVELOPMENT:** Interior improvements to three 2,051 square foot, existing boat dock amenities buildings (containing fitness center, showers, restrooms and laundry facilities) within the existing 216 slip private marina including: new structural and non-structural interior partitions; new wall, floor, and ceiling finishes; replacement of doors and windows; and new electrical, HVAC, and plumbing fixtures. No changes are proposed to the existing building floor area, residential units, or parking.

**RATIONALE:** The proposed project is located on floating docks within the Commission's original permit jurisdiction, and includes interior improvements of the three existing private boating amenities buildings within the private marina. Public access will remain available during construction along the promenade which is located adjacent to and on top of the bulkhead. The proposed project, which received approval in concept from the County of Los Angeles, includes appropriate Best Management Practices that will minimize the risk of significant adverse impacts to water quality and the marine environment. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and is consistent with the certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **November 2-4, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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

Mandy Revell  
Coastal Program Analyst

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**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**

Coastal Development Permit Amendment No. **5-11-131-A3**

October 24, 2016

**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:** 13837 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):

**Installation of a new approximately 140-foot long by 32-foot wide float dock at parcel EE/48 and installation of a temporary 38-foot long by 4-foot wide floating dock extension at parcel 77.**

**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):

**Notice of Proposed Immaterial Permit Amendment**

5-11-131-A3

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 5-11-1 31), which requires construction best management practices to prevent runoff into the marina, and with the land use designation of the Marina del Rey certified LCP (Parcels EE and 77, Open Space/Water; Parcel 48, Water). The proposed floating dock will be utilized by the County's W.A.T.E.R. (Water Awareness, Training, Education & Recreation) program, which provides sailing, kayaking, and canoeing programs for underprivileged youth. The WATER program is seasonal, providing ten weeks of sailing classes in the summer with additional sailing camps during winter and spring breaks. The average daily occupancy of the docks will be approximately 15 people, including approximately 12 youth participants and three coaches/assistants. No permanent structures will be placed on the proposed docks. 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