

CALIFORNIA COASTAL COMMISSION

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

WWW.COASTAL.CA.GOV



Th12

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

November 29, 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 December 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.

REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

Applicant	Project Description	Project Location
5-16-0806-W Long Beach Transportation Company (aka Long Beach Transit), Attn: Debra Johnson	Improvements to an existing bus stop, sidewalk, and roadway including canopies, benches, lighting, signage, public art, landscaping, and electric bus charging infrastructure.	Public-right-of-way in front of 100 S. Pine Ave, Long Beach, Ca (APN(s): 7250021904)

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
5-16-0176-W 3224 Hermosa Ave., LLP, Attn: Tom Davidov	Demolish existing single family home and construct 30-foot high, three-story over basement approximately 8,000 sq. ft. single family home, drought tolerant non-invasive landscaping, and perimeter walls/fences. The project includes 1,860 cubic yards of grading to a depth of up to 23 feet below grade.	3224 Hermosa Ave, Hermosa Beach, Ca 90254 (APN(s): 4181031002)
5-16-0737-W Attn: David Charlton	Demolish existing single family home and construct 25-foot high, three-story over basement approximately 4,500 sq. ft. single family home, drought tolerant non-invasive landscaping, and perimeter walls/fences. The project includes 962 cubic yards of grading.	1937 Bayview Dr, Hermosa Beach, Ca 90254 (APN(s): 4182018022)
5-16-0841-W City of Santa Monica, Public Works, Architecture Services, Attn: Voneelya Simmons	Replacement of 8 ft. high chain-link storage enclosure with a covered, bird resistant exterior storage enclosure attached to the rear of the Santa Monica Police Substation. The proposed enclosure consists of painted wire mesh sides, varying in height from approximately 8 ft. to 11.7 ft., 8 ft. high sliding gates, translucent polycarbonate panel roof on steel columns and wood framing.	380 Santa Monica Pier, Santa Monica, Ca 90401 (APN(s): 4290023901)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0865-W Venice Bowery, LLC, Attn: Lucia Bartholomew</p>	<p>Demolition of single-family residence, and construction of a new 3,385 square foot, 23 foot-high, two-story single family residence with a attached two-car garage. Perimeter fencing is proposed (42-inch high in the front yard and 8-foot high in the rear and side yards). A new curb-cut, driveway and drive apron is also proposed off of Dewey Street while the existing curb-cut and driveway will be removed. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or catch basins which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species irrigated by drip irrigation. Grading consists of 255.5 cu. yds. cut and 200 cu. yds. fill.</p>	<p>3129 - 5th St, Santa Monica, Ca 90405 (APN(s): 4287037007)</p>
<p>5-16-0982-W Panda Express, Attn: Sean Ho</p>	<p>Tenant improvements to an existing 3,862 sq. ft. commercial space. No changes in overall height or square footage are proposed. Exterior changes include relocating the front entrance within the existing storefront facade, and the addition of a sign on the front exterior wall, and signage on a canvas awning. Interior changes include decreasing the dining area from 1,811 sq. ft. to 1,158 sq. ft., and the addition of 680 sq. ft. for retail.</p>	<p>1403 2nd St, Santa Monica, Ca 90401 (APN(s): 4291016018)</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
A-5-RPV-93-005-A24 VH Property Corp, Attn: Jill Martin	Carry out 66,720 square feet of restoration and mitigation of coastal sage scrub as identified in Habitat Restoration Exhibit dated October 2016. Restoration shall be consistent with the terms of Habitat Enhancement Plan dated February 18, 1993, shall be consistent with the Habitat Management Plan referenced in Special Condition 6 of Coastal Development Permit A-5-RPV-93-005, and plant palate shall be consistent with the most recent update to the Habitat Conservation Plan referenced in Special Condition 8, identified in the 2007 Annual Monitoring Report dated April 2008.	One Ocean Trails Drive, South of Palos Verdes Dr., between the Portugese Bend Club on the west Shoreline Park, City of Rancho Palos Verdes, Los Angeles County (APN(s): 75640210003, 75640210004, 75640210006)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
5-14-1387-E1 Attn: Joseph Beauchamp	Request for Extension of Permit issued 12/19/2014 for construction of two approximately 10-ft. high semi-circular retaining walls on two bluff lots, measuring approximately 75 and 120-ft., and re-compaction, for slope stabilization on five bluff lots. Grading consists of 871-cu. yds. of cut, 127-cu. yds. of fill, and 1,862-cu. yds. of removal and re-compaction.	17774-17800 Tramonto Dr., 17801-17807 Castellemare Dr., and 17764 Revello Dr., Pacific Palisades (Los Angeles County) (APN(s): 4416-020-0516, 4416-020-055)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



November 28, 2016

**Coastal Development Permit Waiver
Improvements to Existing Single-Family Residences or Structures
Coastal Act Sections 30610(a) and (b)**

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 13250(c), Section 13252(e), or Section 13253(c), 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: 5-16-0806-W

Applicant: Long Beach Transit

Location: Public right-of-way in front of 100 S. Pine Ave, City of Long Beach, Los Angeles County

Proposed Development: Improvements to an existing bus stop, sidewalk, and roadway including canopies, benches, lighting, signage, public art, landscaping, and electric bus charging infrastructure.

Rationale: The proposed project is located on filled tidelands, within the area of the Coastal Commission's original jurisdiction. All of the development is proposed within the public right-of-way managed by the City of Long Beach. The City Department of Development Services determined that the project was categorically exempt from CEQA requirements on September 9, 2016 and approved a site plan review for the project with conditions on September 28, 2016. The project will enhance bus riders' experience while waiting to board Long Beach Transit buses. Additionally, the electric infrastructure will facilitate electric mass transportation, which is consistent with Coastal Act policies because it will reduce energy use and pollution. None of the infrastructure will interfere with public access to the beach or the coastal promenade. New landscaping consists of grass and shrubs. No new irrigation is proposed. The applicant has indicated that construction best management practices will be implemented throughout the project. The proposed development will not result in adverse impacts on coastal resources, public recreation, or coastal views. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, which is the standard of review. Additionally, the proposed project is consistent with previous Commission actions in the area and the Long Beach certified Local Coastal Program, which may be used as guidance.

This waiver will not become effective until reported to the Commission at their December 7-9, 2016 meeting. If three (3) 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: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



November 28, 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: 5-16-0176-W

Applicant: 3224 Hermosa Ave, LLP

Location: 3224 Hermosa Avenue, Hermosa Beach, Los Angeles County (APN: 4181031002)

Proposed Development: Demolish existing single family home and construct 30-foot high, three-story over basement approximately 8,000 sq. ft. single family home, drought tolerant non-invasive landscaping, and perimeter walls/fences. The project includes 1,860 cubic yards of grading to a depth of up to 23 feet below grade.

Rationale: The subject site is located approximately 100 feet inland of the public beach on a 4,256 square foot parcel designated R-3 (Multi Family Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed development in concept on February 16, 2016. The proposed home includes three covered parking spaces, accessed from the alley designated as Palm Drive, which will not result in the removal of any on-street public parking spaces and is consistent with previous Commission-approved projects in Hermosa Beach. The proposal to divert stormwater runoff to permeable surfaces and an on-site infiltration system is consistent with the water quality policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. The project includes 1,860 cubic yards of grading to a depth of up to 23 feet below grade. The site is located approximately 27 feet above sea level and the applicant's geotechnical investigation did not encounter groundwater at a depth of 19 feet below grade. Dewatering is not expected or proposed and any future proposal to dewater will require a coastal development permit and discharge permit from the Water Board and/or Sanitation District. Graded material will be disposed of outside of the Coastal Zone. All proposed landscaping consists of low water use, non-invasive species. The proposed project complies with the applicable water efficiency and energy conservation measures of the City's adopted CALGreen standards and other City guidelines concerning irrigation systems and efficient fixtures and appliances. The proposed 30-foot height and project design are compatible with the character of surrounding development, which consists entirely of residential structures and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 7-9, 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

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



November 28, 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: 5-16-0737-W

Applicant: David and Ivy Charlton

Location: 1937 Bayview Drive, Hermosa Beach, Los Angeles County (APN: 4182018022)

Proposed Development: Demolish existing single family home and construct 25-foot high, three-story over basement approximately 4,500 sq. ft. single family home, drought tolerant non-invasive landscaping, and perimeter walls/fences. The project includes 962 cubic yards of grading.

Rationale: The subject site is located approximately 600 feet inland of the public beach on a 5,305 square foot parcel designated R-1 (Low Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed development in concept on August 15, 2016. The proposed home includes two covered parking spaces, accessed from the alley designated as Bayview Drive, which will not result in the removal of any on-street public parking spaces and is consistent with previous Commission-approved projects in Hermosa Beach. The proposal to divert stormwater runoff to permeable surfaces and an on-site infiltration system is consistent with the water quality policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. The project includes 962 cubic yards of grading. The site is located approximately 40 feet above sea level and the applicant's geotechnical investigation did not encounter groundwater at a depth of 15 feet below grade. Dewatering is not expected or proposed and any future proposal to dewater will require a coastal development permit and discharge permit from the Water Board and/or Sanitation District. Graded material will be disposed of outside of the Coastal Zone. All proposed landscaping consists of low water use, non-invasive species. The proposed project complies with the applicable water efficiency and energy conservation measures of the City's adopted CALGreen standards and other City guidelines concerning irrigation systems and efficient fixtures and appliances. The proposed 25-foot height and project design are compatible with the character of surrounding development, which consists entirely of residential structures and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 7-9, 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

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



November 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: 5-16-0841-W **Applicant:** City of Santa Monica

Location: 380 Santa Monica Pier, Santa Monica (Los Angeles County) (APN: 4290023901)

Proposed Development: Replacement of 8 ft. high chain-link storage enclosure with a covered, bird resistant exterior storage enclosure attached to the rear of the Santa Monica Police Substation. The proposed enclosure consists of painted wire mesh sides, varying in height from approximately 8 ft. to 11.7 ft., 8 ft. high sliding gates, translucent polycarbonate panel roof on steel columns and wood framing.

Rationale: The subject site is located on the Santa Monica Pier. The proposed development is consistent with the RVC (Residential Visitor Commercial) zoning designation and the surrounding land uses. Any expansion of commercial square footage on the pier impacts the parking allocations. However, no change in the existing footprint is proposed. In addition, the proposed enclosure is sited and designed to minimize adverse visual impacts. 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, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **December 7-9, 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: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



November 17, 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: 5-16-0865-W

Applicant: Venice Bowery, LLC. c/o Lucia Bartholomew

Location: 3129 5th Street, Santa Monica (Los Angeles County) (APN: 4287-037-007)

Proposed Development: Demolition of the existing single-family residence, and construction of a new 3,385 square foot, 23 foot-high, two-story single family residence with an attached two-car garage. Perimeter fencing is proposed (42-inch high in the front yard and 8-foot high in the rear and side yards). Also, the existing curb cut, driveway and drive apron off of Dewey Street will be expanded while the existing curb cut and driveway off of 5th Street will be removed. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or catch basins which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species irrigated by drip irrigation. No trees will be removed. Grading consists of 255.5 cu. yds. cut and 200 cu. yds. fill.

Rationale: The subject site, a 4,915 sq. ft. lot, is approximately 0.5-mile inland from the beach and is not located between the first public road and the sea. It is within a developed residential neighborhood, designated Ocean Park Low Density Residential (OP2) on the City's LCP Land Use Plan. The proposed height and scale of the project is consistent with past Commission actions in the area and parking requirement of 2 spaces per unit. Directing site runoff to permeable areas is consistent with the policies of the Coastal Act. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards and construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The project is compatible with the character of the surrounding area and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter 3 policies of the Coastal Act. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **December 7-9, 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: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



November 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: 5-16-0982-W **Applicant:** Sean Ho, Panda Express

Location: 1403 2nd St. Santa Monica (Los Angeles County) (APN: 4291-016-018)

Proposed Development: Tenant improvements to an existing 3,862 sq. ft. commercial space. No changes in overall height or square footage are proposed. Exterior changes include relocating the front entrance within the existing storefront facade, and the addition of a sign on the front exterior wall, and signage on a canvas awning. Interior changes include decreasing the dining area from 1,811 sq. ft. to 1,158 sq. ft., and the addition of 680 sq. ft for retail.

Rationale: The proposed project is a restaurant remodel, located on the ground floor of an existing 2-story building within a 7,500 sq. ft. commercial lot in the City of Santa Monica. The footprint of the project site is not proposed to change and will result in a reduction in intensity, including decreasing from 36 required parking spaces to 26 spaces. The project is located within the City's Downtown Parking District, which provides over 3,000 parking spaces. Businesses located within the boundaries of this district are not required to provide on-site parking. 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 **December 7-9, 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

Al Padilla
Regulatory Permit Supervisor

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-5-RPV-93-005-A24**

November 29, 2016

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **A-5-RPV-93-005** granted to **Zuckerman Building Company & Palos Verdes Land Holdings Company (Ocean Trails LP)**; **current owner and applicant VH Property Corp.** for: Re-subdivision of 261.4-acre site into two tracts (Vesting Tentative Tract Map Nos. 50667 and 50666); and creation of 75 graded lots for single-family residences; construction of four lower cost apartment units; installation of utilities and site improvements; 18-hole golf course with clubhouse and public open space, parks, and trails. Includes: A) Coastal Access and Public Amenities Plan dated February 5, 1993 providing additional beach access trails; and B) Habitat Enhancement Plan dated February 18, 1993 providing restriction of 20 acres in Shoreline Park adjacent to the project to the west to habitat preserve and restoration of ten of those acres, purchase of easement over a 100 acre City-owned parcel adjacent to the project to the north and located outside the coastal zone and restoration of 20 of those acres to coastal sage scrub, and maintenance of public access trails in habitat areas. The permit has been amended 21 times (the Commission denied Amendment 14 and the applicant withdrew A22).

Project Site: One Ocean Trails Drive, South of Palos Verdes Dr., between the Portuguese Bend Club and the West Shoreline Park, City of Rancho Palos Verdes, Los Angeles County (APN(s): 75640210003, 75640210004, 75640210006)

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):

Carry out 66,720 square feet of restoration and mitigation of coastal sage scrub as identified in Habitat Restoration Exhibit dated October 2016. Restoration shall be consistent with the terms of Habitat Enhancement Plan dated February 18, 1993, shall be consistent with the Habitat Management Plan referenced in Special Condition 6 of Coastal Development Permit A-5-RPV-93-005, and plant palette shall be consistent with the most recent update to the Habitat Conservation Plan referenced in Special Condition 8, identified in the 2007 Annual Monitoring Report dated April 2008.

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-93-005-A24

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 is necessary to mitigate for the temporary disruption of 5,700 square feet of sensitive habitat, which supports the federally threatened California Gnatcatcher. The habitat disruption occurred in June 2015 when the property owner removed two manmade water features on the subject golf course, without the benefit of a coastal development permit. The Coastal Commission's Enforcement Division provided the property owner with a Notice of Violation dated July 3, 2015 and worked with the property owner to identify areas that were disturbed and potential mitigation sites. The restoration and mitigation proposed by the subject permit amendment is adequate to resolve the temporary disruption identified in the polygon areas within the Habitat Restoration Exhibit dated October 2016. The habitat areas adjacent to the pre-existing water features will be restored to their previous state with coastal sage scrub, providing contiguous habitat areas consistent with the condition prior to removal of the water features, and mitigation will be provided through installation of new coastal sage scrub in a different area of the property (identified as Lot B). The 59,020 square feet of sage scrub proposed to be installed at the mitigation site in Lot B (in addition to the 5,700 square feet of restoration) exceeds the 4:1 ratio typically required by the Coastal Commission to mitigate for impacts to coastal sage scrub and gnatcatcher habitat. Coastal Commission staff will continue to monitor the subject property and work with the property owner to ensure that other sensitive habitat areas which have been disturbed intermittently since 1993 are restored and preserved consistent with the requirements of the permit, as amended.

The restoration and mitigation will be carried out by a qualified naturalist familiar with the subject property and coastal sage scrub, consistent with the terms of Habitat Enhancement Plan dated February 18, 1993, and the Habitat Management Plan referenced in Special Condition 6 of Coastal Development Permit A-5-RPV-93-005, and Habitat Conservation Plan referenced in Special Condition 8, identified in the 2007 Annual Monitoring Report dated April 2008. Additionally, after completing the restoration and mitigation, the applicant is required to submit a monitoring report, certified by a coastal ecologist, consistent with the Habitat Conservation Plan referenced in Special Condition 8, originally developed under the supervision of the California Department of Fish and Wildlife. The area where the mitigation is proposed is already dedicated to open space and development will not be permitted to disturb the habitat on the mitigation site. Future development on the residential lots adjacent to the mitigation site must provide an adequate buffer from the established habitat area and will require a coastal development permit from the City of Rancho Palos Verdes, which may be appealed to the Coastal Commission.

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-93-005-A24

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will adequately mitigate for temporary impacts to coastal resources including sensitive habitat, and will not adversely affect public access or recreation. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the City of Rancho Palos Verdes certified Local Coastal Program, the Chapter 3 policies of the Coastal Act, and previous Commission actions in the area. Therefore, staff is recommending that the Commission grant the immaterial amendment request.

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

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-14-1387-E1

November 28, 2016

Notice is hereby given that Gaurav Garg and Kamal Shah have applied for a one year extension of 5-14-1387 granted by the California Coastal Commission on December 11, 2014.

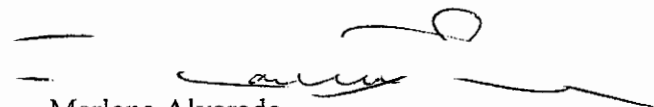
for: Construction of two approximately 10-foot high semi-circular retaining walls on bluff lots, measuring approximately 75 and 120 feet; and re-compaction, for slope stabilization on five bluff lots. Grading consists of 871 cubic yards cut, 127 cubic yards of fill, and 1,862 cubic yards of removal and re-compaction.

at: 17774-17800 Tramonto Drive; 17761 Revello Drive; 17801 and 17807 Castellammare Drive, Pacific Palisades, City of Los Angeles, Los Angeles County

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
JOHN AINSWORTH
Acting Executive Director



Marlene Alvarado
Coastal Program Analyst