

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

May 03, 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 May 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
5-16-0335-W Attn: Daniel S & Jennifer B Levi	Remodel to an existing one-story, 14.8 ft. high, 2,095 sq. ft. single-family residence consisting of a 1,311 sq. ft. addition. No change to the parking is proposed, and no grading is proposed. The new proposed height is approximately 26.2 ft.; all components of the residence will still be lower than the 33 ft. maximum height limit allowed in this area.	1003 Bienvenida Ave, Pacific Palisades, Ca 90272 (APN(s): 3012)

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>5-16-0112-W City of Los Angeles, Dept. of Public Works, Bureau of Engineering, Attn: Robert Hancock</p>	<p>Installation of three dewatering wells and a three-inch diameter well discharge waterline to augment two existing dewatering wells, five monitoring well and an inclinometer in the public right-of-way on Asilomar Boulevard, between Wynola Street and Almar Avenue.</p>	<p>Public Right-of-Way at Asilomar Blvd, Pacific Palisades, Ca</p>
<p>5-16-0159-W County of Los Angeles, Department of Public Works, Attn: Sree Kumar</p>	<p>Repairs to Storm Drain #3897 on a paved access road at Royal Palms Beach in San Pedro due to major fire damage. The proposed work consists of: 1) removal and replacement of approximately 200 linear feet of the damaged 42-inch storm drain pipe; 2) removal of existing galvanized steel tension wire to allow for the installation of the replacement storm drain pipe; 3) removal of dry brush from the immediate area along the pipe alignment; 4) the coating of the entire storm drain with shotcrete or other non-combustible substance that will match the surrounding soil in color; and 5) repair damaged reinforced concrete pipe section of the storm drain.</p>	<p>Storm Drain #3897, White Point - Royal Palms Beach Park, San Pedro, City of Los Angeles (Latitude: 33.715097; Longitude: -118.315562)</p>
<p>5-16-0245-W City of Santa Monica, Pub. Works Dept./ Civil Engin. Div., Attn: Tom Shahbazi</p>	<p>Replace approximately 2,200 ft. of the existing 8 inch cast iron pipe water main with new 12 inch PVC. The existing adjacent water main will be abandoned in place. No removal of vegetation or trees is proposed. The applicant has indicated that construction BMPs, as outlined in the City of Santa Monica Construction General Conditions for water main replacement projects, will be implemented.</p>	<p>Ocean Ave.-Moomat Ahiko Way to Vicente Terrace, Seaside Terrace south of Ocean Ave., and Olympic Place South, south of Ocean Ave., Santa Monica, Los Angeles County</p>
<p>5-16-0247-W Verizon Wireless</p>	<p>Installation of an approximately 26.3 ft. utility concrete pole within a concrete sidewalk, with mounted Data Collection Unit (DCU), solar panel, and antenna boom by the Southern California Gas Company.</p>	<p>South of 16969 Sunset Blvd, Pacific Palisades, Ca 90272</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0260-W South Bay Land Management & Development, LLC, Attn: Kyle Soladay</p>	<p>Construct two detached residential condominium housing units on vacant lot. Each unit is approximately 2,800 square feet, 29-feet high, three-stories plus roofdeck and each unit includes a two-car garage plus guest parking space.</p>	<p>1120 Manhattan Ave, Hermosa Beach, Ca 90254 (APN(s): 4187006015)</p>
<p>5-16-0267-W Los Angeles County Flood Control District (LACFCD) Attn: Sree Kumar</p>	<p>Subsurface exploration to a maximum depth of 90 feet at four locations near the Storm Drain #5241, utilizing the Cone Penetration Test (CPT) with a 1.4-inch diameter cone. The exploration will occur on dry sand surface. The work will take approximately 1 to 2 days to complete. A qualified biologist will monitor the site during the subsurface exploration activities and conduct sensitive species pre-constructions surveys to ensure</p>	<p>Along the Beach near Storm Drain #5241, Dockweiler State Beach, City of Los Angeles, Los Angeles County (APN(s): 4129001902)</p>
<p>5-16-0296-W CFL Trust, Attn: Cheryl Lewis</p>	<p>Demolition of triplex use and construction of 3-story SFR with roof deck, over basement. To include enclosed parking for 2-cars and 1 open guest space in the apron adjacent to the garage.</p>	<p>315 - 26th St, Hermosa Beach, Ca 90254 (APN(s): 4181024021)</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>5-06-132-A2 California Department. Of Fish & Game, Attn: Theresa Stewart, Senior Biologist</p>	<p>Install informational signs at five locations of periphery of the wetland, remove unauthorized signs including "no trespassing" and "private property" signs, install trash and recycling receptacles in four locations: (1) at Gordon's Market, (near western end of Jefferson), (2) at the Freshwater Marsh of Jefferson Boulevard; (3) in Area C at the Ballona Creek Bike path adjacent to the maintenance gates and (4) at La Villa Marina Avenue adjacent to the maintenance gates; repair and replace existing fencing; install new 48-inch high fencing along westernmost property line; install 48 high split rail fence and/or temporary removable barriers at several locations along Culver Boulevard to prevent unauthorized vehicular access.</p>	<p>Ballona Wetlands, Adjacent To Fiji Way,, Playa Del Rey (APN(s): 4211007900, 4211007910, 4211007911, 4211007912, 4211007913, 4211007914, 4211007915, 4211014901, 4211014902, 4211015900, 4211015901, 4211015902, 4211015903, 4211015904, 4211016900, 4211016901, 4211016902)</p>
<p>5-10-052-A2 County Of Los Angeles, Dept. Of Public Works, Attn: Ed Dingman</p>	<p>Repair and realign an approximately 650 ft. section of the Marvin Braude Bike Trail in Playa Del Rey (curve "S"). Realignment of the concrete path between the County Beaches and Harbors Maintenance facility and the Dockweiler State Beach parking lot will relocate the path away from the section damaged by wave action along the bottom of the reverse S in the alignment to the undamaged straight section of the path located further inland. Non-functional remnants of the path will be removed. 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>Dockweiler State Beach, Playa Del Rey, Los Angeles, Ca</p>

CALIFORNIA COASTAL COMMISSION

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



April 29, 2016

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

Based on your 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) 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#: 5-16-0335-W **APPLICANT:** Daniel S. and Jennifer B. Levi

LOCATION: 1003 Bienvenida Avenue, Pacific Palisades, Los Angeles, California
(APN: 4420-013-012)

PROPOSED DEVELOPMENT: Remodel to an existing one-story, 14.8 ft. high, 2,095 sq. ft. single-family residence consisting of a 1,311 sq. ft. addition. No change to the parking is proposed, and no grading is proposed. The new proposed height is approximately 26.2 ft.; all components of the residence will still be lower than the 33 ft. maximum height limit allowed in this area.

RATIONALE: The subject site is a 14,782 sq. ft. lot located approximately 0.9 miles from the beach on an existing developed parcel in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has been reviewed by the City of Los Angeles Planning Department. The development conforms with the density limits for the site (R-3, high-density residential) and the height limits for structures in the area. Adequate on-site parking is provided for the proposed single-family residence with the existing two-car garage. Drainage plans for the roof deck include gutters and downspouts which will be collected and transferred to rain barrels and street drains. The proposed project design is compatible with the character of the surrounding development and does not have any negative affects 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 Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 11-13, 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.

JOHN AINSWORTH
Acting Executive Director

Marlene Alvarado
Coastal Program Analyst

cc: Commissioners/File

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April 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: 5-16-0112-W

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

Location: Public Right-of-Way at Asilomar Blvd., Pacific Palisades (Los Angeles County)

Proposed Development: Installation of three dewatering wells (reaching a depth of approximately 140 feet), a three-inch diameter well discharge waterline (at a depth of approximately three feet), an electrical panel for the in-line submersible pumps, and associated components to augment two existing dewatering wells, five monitoring well, and an inclinometer, which was installed for exploratory activity. The existing wells and inclinometer will remain in place. The well discharge waterline will collect water and transport it to an existing sewer line in the Asilomar Boulevard right-of-way and transport it to Hyperion Treatment Plant for processing. The dewatering wells and discharge line will be drilled into place within the public right-of-way temporarily disrupting traffic.

Rationale: The project is located in the public right-of-way on Asilomar Boulevard, between Wynola Street and Almar Avenue. As required by the Geotechnical report prepared by Ninyo & Moore on August 5, 2008 and updated on October 25, 2013 and again on June 15, 2015, the Department of Public Works, Bureau of Engineering is proposing to install dewatering wells and associated equipment in order to stabilize the landslide that exist at this site. The applicant has received an Emergency Project Exemption §15269 (b) & (c) of the CEQA Guidelines dated August 21, 2015. The project will not interfere with public access to the beach. The applicant has indicated that construction best management practices will be implemented throughout the project. 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 **May 11 – 13, 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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April 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: 5-16-0159-W

Applicant: Los Angeles County Flood Control District (LACFCD)

Location: Storm Drain #3897, White Point – Royal Palms Beach Park, San Pedro, City of Los Angeles
(Latitude: 33.715097; Longitude: -118.315562)

Proposed Development: Repairs to Storm Drain #3897 on a paved access road at Royal Palms Beach in San Pedro due to major fire damage. The proposed work consists of: 1) removal and replacement of approximately 200 linear feet of the damaged 42-inch storm drain pipe; 2) removal of existing galvanized steel tension wire to allow for the installation of the replacement storm drain pipe; 3) removal of dry brush from the immediate area along the pipe alignment; 4) the coating of the entire storm drain with shotcrete or other non-combustible substance that will match the surrounding soil in color; and 5) repair damaged reinforced concrete pipe section of the storm drain.

Rationale: The subject site is located on the side of a maintenance access road within 300 feet of the inland extent of the beach, between the first public road and the sea, and along a coastal bluff. The proposal is a follow-up to Emergency Permit No. G-5-15-0042 granted by the Coastal Commission on December 14, 2015. The drain pipe construction will be coated with shotcrete or other non-combustible substance that has been colored to minimize the project's contrast with and be compatible in color to the adjacent natural bluff's earth tones. The proposed project does not have any adverse effects on visual or coastal resources, community character, public recreation or coastal access. 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 **May 11-13, 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.

John Ainsworth
Acting Executive Director

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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Waiver: 5-16-0245-W

Applicant: City of Santa Monica, Pub. Works Dept./Civil Engin. Div. Tom Shahbazi

Location: Ocean Ave. - Moomat Ahiko Way to Vicente Terrace, Seaside Terrace south of Ocean Ave., and Olympic Place South, south of Ocean Ave., Santa Monica, Los Angeles County

Proposed Development: Replace approximately 2,200 ft. of the existing 8" cast iron pipe water main with new 12" PVC. The existing adjacent water main will be abandoned in place. No removal of vegetation or trees is proposed. The applicant has indicated that construction BMPs, as outlined in the City of Santa Monica Construction General Conditions for water main replacement projects, will be implemented.

Rationale: Based on the information provided, the proposed development may result in a change in the service capacity (replacement of a water pipe with a larger one), therefore a coastal development permit is required. The proposed work is to replace cast iron water mains, identified in the City's 2011 Water Resources Division study of cast iron pipes constructed prior to the 1970s that have the potential for failure, with new PVC water mains of a slightly larger size and is not an upsize for purposes of accommodating new development consistent with Section 30250 of the Coastal Act. The proposed work will commence in September and is anticipated to occur over a 3 month period. Construction staging and storage will be limited to City right-of-way with traffic control plans implemented to permit traffic through the work area. The project will be consistent with the applicable Chapter 3 policies of the Coastal Act. Any revisions to the project will require a new permit unless the Executive Director determines no permit is required.

This waiver will not become effective until reported to the Commission at their **May 11-13, 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

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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-16-0247-W

Applicant: Verizon Wireless

Location: In Public Right-of-Way South of 16969 Sunset Boulevard (West Side), Pacific Palisades, Los Angeles, CA 90272 (LOS ANGELES COUNTY)

Proposed Development: Installation of an approximately 26.3 ft. utility concrete pole within a concrete sidewalk, with mounted Data Collection Unit (DCU), solar panel, and antenna boom by the Southern California Gas Company.

Rationale: The subject site is within the pedestrian public right-of-way, or cement sidewalk, on the west side of Sunset Boulevard, between Marquez Place and Salerno Drive, in the Pacific Palisades, Los Angeles. Moreover, on February 29, 2016, the City of Los Angeles issued Local Coastal Development Permit No. 15-11 for the proposed project. The proposed project design is compatible with the character of surrounding development and does 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 **May 11-13, 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.

John Ainsworth,
Acting Executive Director

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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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: 5-16-0260-W**Applicant:** South Bay Land Management & Development, LLC**Location:** 1120 Palm Drive, Hermosa Beach, Los Angeles County (APN: 4187-006-015)**Proposed Development:** Construct two detached residential condominium housing units on vacant lot. Each unit is approximately 2,800 square feet, 29-feet high, three-stories plus roofdeck and each unit includes a two-car garage.

Rationale: The subject site is located approximately 500 feet inland of the public beach on a 3,995 square foot parcel designated R-3 (Multi Family Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Planning Commission approved the development and Vesting Tentative Parcel Map No. 73779 under PC Resolution 16-3 on January 19, 2016. The proposed project includes two covered parking spaces for each unit, 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 470 cubic yards of grading, up to 8'6" below grade, which is approximately 30 feet above sea level and will not penetrate beneath the water table. Graded material will be disposed of outside of the Coastal Zone. All proposed landscaping consists of drought tolerant 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 29-foot height and project design are compatible with the character of surrounding development, which includes other large multi-family 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 May 11-13, 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

by: Zach Rehm
Coastal Program Analyst

cc: File

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**Coastal Development Permit De Minimis Waiver
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Waiver: 5-16-0267-W

Applicant: Los Angeles County Flood Control District (LACFCD)

Location: Along the Beach near Storm Drain #5241, Dockweiler State Beach, City of Los Angeles (APN: 4129001902)

Proposed Development: Subsurface exploration to a maximum depth of 90 feet at four locations near the Storm Drain #5241, utilizing the Cone Penetration Test (CPT) with a 1.4-inch diameter cone. The exploration will occur on dry sand surface. The work will take approximately 1 to 2 days to complete. A qualified biologist will monitor the site during the subsurface exploration activities and conduct sensitive species pre-construction surveys to ensure

Rationale: The project site is located on the beach, near Storm Drain #5241. Since the proposed subsurface exploration activities will be conducted during the seasonally predicted grunion run period and egg incubation period, as identified by the California Department of Fish and Wildlife (CDFW), the applicant has indicated that a qualified Biologist will conduct a sensitive species pre-construction survey. If any grunion spawning activity is occurring and/or grunion are present in or adjacent to the project site, then no subsurface exploration will occur on, or adjacent to, the area of the beach where grunion have been observed to spawn. All proposed work will take place at low tide and on dry sand minimizing any potential impact. 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 **May 11-13, 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.

John Ainsworth
Acting Executive Director

Marlene Alvarado
Staff Analyst

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Waiver: 5-16-0296-W **Applicant:** Cheryl F. Lewis, Trustee of the CFL Trust

Location: 315 26th Street, City of Hermosa Beach (Los Angeles County)
(APN No. 4181-024-027)

Proposed Development: The applicant proposes to demolish an existing triplex, and construct a 4,152 square foot, 29 foot high, three story, single family residence plus basement with an attached 428 square foot, two-car garage. One open guest parking space is provided on the apron adjacent to the garage. Garage and guest parking access will be taken from the alley. The existing curb cut and driveway on 26th Street will be closed, thus adding a new public parking space on 26th Street. Grading in the amount of 633 cubic yards is proposed to accommodate the basement level. Roof and surface run-off will be captured via area drains, which will be directed to an on-site infiltration system. Proposed landscaping will be drought tolerant and irrigation will be automatic drip with soil moisture sensor and rain shutoff control.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 4 blocks inland from the beach. The area is zoned R-2, (Two Family Residential). The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of past Coastal Commission actions in the vicinity. The proposed parking (2 on-site and 1 guest site, for a total of 3 spaces) is consistent with the development standards contained within the City's Certified LUP. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. Diverting runoff into on-site infiltration system is consistent with the marine protection policies of the Coastal Act. 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 **May 11-13, 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.

John Ainsworth,
Acting Executive Director

Meg Vaughn
Coastal Program Analyst

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-06-132-A2**

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **5-06-132-A2** granted to **California Department of Fish and Wildlife** for:

Project Site: Ballona Wetlands, Adjacent to Fiji Way, PLAYA DEL REY, (LOS ANGELES COUNTY)

Install informational signs at five locations on periphery of the wetland, remove unauthorized signs including "no trespassing" and "private property" signs, install trash and recycling receptacles in four locations: (1) at Gordon's Market, (near western end of Jefferson), (2) at the Freshwater Marsh on Jefferson Boulevard; (3) in Area C at the Ballona Creek Bike path adjacent to the maintenance gates and (4) at La Villa Marina Avenue adjacent to the maintenance gates; repair and replace existing fencing; install new 48-inch high fencing along westernmost property line; install 48 high split rail fence and/or temporary removable barriers at several locations along Culver Boulevard to prevent unauthorized vehicular access.

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):

Install approximately 280 ft. of new perimeter fencing along the periphery of the southwest and southeast sides of the Ballona Wetlands; decorative pedestrian and vehicular gateway at the junction of the Ballona Creek Bikepath and the Marvin Braude Bikepath; 180 lineal feet of decomposed granite on the pedestrian path running directly adjacent to the Ballona Creek Bikepath between the new gateway and the east end of the project; one 24 inch x 36 inch interpretive display panel, bench, trash receptacle and bike rack with 7 bike loops directly adjacent to the existing decorative gate/entry into the Ballona Wetlands; and 160 ft. of natural earthen trail inside the Wetlands which will form a connection to the existing earthen path. Improvements are located adjacent to the bike path owned by the Los Angeles County Flood Control District. All improvements will be located in areas already disturbed and not within any delineated wetland area, thereby minimizing any potential impacts.

Notice of Proposed Immaterial Permit Amendment

5-06-132-A2

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 improvements will be within and adjacent to a public recreational area associated with the Ballona Wetlands. The proposed improvements will be available to the public and will enhance public recreation. The proposed improvements will be within disturbed areas and not within any wetland delineated areas, thereby minimizing any potential impacts, and will not interfere with any other public recreational activities in the area. The proposed amendment is consistent with all applicable policies of the Coastal Act, and is consistent with past Commission action in the area.

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. **5-10-052-A2**

May 2, 2016

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-10-052-A2** granted to **County Of Los Angeles, Dept. Of Public Works, Ed Dingman** for: Repavement and realignment of sections of the Marvin Braude Bike Trail, totaling 1.71 miles of improvements.

Project Site: Dockweiler State Beach Playa Del Rey (Los Angeles County)

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):

Repair and realign an approximately 650 ft. section of the Marvin Braude Bike Trail in Playa Del Rey (curve "S"). Realignment of the concrete path between the County Beaches and Harbors Maintenance facility and the Dockweiler State Beach parking lot will relocate the path away from the section damaged by wave action along the bottom of the reverse S in the alignment to the undamaged straight section of the path located further inland. Non-functional remnants of the path will be removed. 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.

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 path between the County Beaches and Harbors Maintenance facility and the Dockweiler State Beach parking lot will be repaired and realigned further inland—from a couple of feet up to approximately 200 ft. inland of the damaged section. The new path will be approximately 480 ft. in length by 3 ft. in width and will restore the existing continuous bike path from Torrance to Pacific Palisades. 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, reduce the potential of future wave impact and damage, and will not result in any adverse impacts to coastal access, coastal resources, or public recreation. The originally approved permit, 5-10-052 included five special conditions. Each of these special conditions remains in effect under the approved coastal development permit.

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

cc: Commissioners/File