

CALIFORNIA COASTAL COMMISSION

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

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

June 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 June 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.

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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
5-16-0347-W Ballast Point Brewery, Attn: Tim Hass	Removal of an existing sign on the roof of a restaurant/commercial building and installation of two new 4' - 7" tall, 210 sq. ft. internally illuminated red channel letters mounted to an aluminum framework roof signs, one facing the parking lot and one facing the ocean; and an 8' tall, 59 sq. ft. non-illuminated glass wall sign on a perimeter wood screen wall facing the parking lot.	110 N. Marina Dr, Long Beach, Ca 90802 (APN(s): 9212800019)
5-16-0487-W Attn: Dr. Bruce Hensel	After-the-fact permit request for an existing 198 sq. ft. deck supported by posts with concrete footings appurtenant to an existing single-family residence.	17526 Tramonto Dr, Pacific Palisades, Ca 90272

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>5-16-0131-W Attn: Belinda Bain</p>	<p>Temporary authorization of a recreational flyboard rental operation for a 4-month period from July 1, 2016 through October 31, 2016. The project would involve installation of an 840 sq. ft. (21 ft. by 40 ft.) dock float including shade canopy and equipment storage area with six removable anchors secured to ocean floor at depth of approximately -44 ft. for use a staging area for the flyboard rental operation. The flyboard rental operation would involve the use of 4 personal watercraft devices (jet skis) and 4 flyboards within a 100-ft. perimeter of the temporary dock float. The proposed project includes the implementation of an operational best management practices plan, biological monitoring plan, and underwater acoustic monitoring plan to confirm the absence of potential impacts to marine species and removal of the dock float and anchor system by no later than November 1, 2016.</p>	<p>Pacific Ocean approximately 100 feet offshore southeast of Frog Rock, Catalina Island, Avalon, (GPS Coordinates 33.21" x 118.19'846").</p>
<p>5-16-0253-W Jonathan Club, Attn: Matthew Allnatt</p>	<p>Construct improvements to existing dining room, exterior dining terrace, and interior lounge bar, dining area, Sorrento room/patio, and service area to include minor interior remodel. Replacement of existing doors and windows, new windows and awnings, replacement of roof over dining area, new flooring, refinish exterior wall façade, replace lighting and windscreens, replace 2 wheelchair lifts and install and ADA complaint ramp, demolish existing interior bar and replace, replace ventilation systems and food service equipment and kitchen equipment. No increase in square footage, no increase in height, no change in intensity.</p>	<p>850 Palisades Beach Rd, Santa Monica, Ca 90403 (APN(s): 4292030006, 4292030033)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0259-W Attn: John Jericiau</p>	<p>Addition and remodel to an existing 2-story, approximately 1,861 sq. ft., single-family residence, resulting in a 2,987 sq. ft., 2-story, single-family residence with 456 sq. ft. attached garage. No grading is proposed. Downspouts and gutters will discharge runoff onto the existing landscape; no landscaping is proposed.</p>	<p>701 Kensington Rd, Santa Monica, Ca (APN(s): 4289001012)</p>
<p>5-16-0293-W Attn: George Kartalis</p>	<p>The applicant proposes to demolish an existing single family residence, and construct a 4,673 sq. ft., 30-ft. high, 3-story over basement, single-family residence with an attached 382 sq. ft. 2-car garage. Two open guest spaces are provided on the apron adjacent to the garage. There is 10,530-cu. yds. of cut proposed for grading. Roof and surface run-off will be captured via area drains, which will be directed to an on-site infiltration system, and proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation.</p>	<p>19 21St Ct, Hermosa Beach, Ca 90254 (APN(s): 4182005008)</p>
<p>5-16-0328-W Attn: John & Tracie Maffei</p>	<p>Second floor addition to existing 1-story, 1,350 sq.ft, pre-coastal single family residence on a walk street with no on-site parking. Addition to be 445 sq. ft. with an approximately 100 sq. ft. deck and will be 24 feet high.</p>	<p>43 Sixth St, Hermosa Beach, Ca (APN(s): 4187016030)</p>
<p>5-16-0354-W Attn: Colleen Wade</p>	<p>Demolish existing duplex and construct approx. 4,114 sq. ft. 25-foot high two-story over basement plus roofdeck single family home with two-car garage, on-site drainage system, drought tolerant landscaping, and perimeter walls/fences.</p>	<p>429 25Th St, Hermosa Beach, Ca 90254 (APN(s): 4182028006)</p>
<p>5-16-0430-W Attn: Katie Adams</p>	<p>Construct a 540 sq. ft. second story addition with deck and remodel an existing 1,176 sq. ft. 1 story single family residence with 2-car garage. The resulting home will be 25 feet high and 1,680 sq. ft. with 3 parking spaces.</p>	<p>425 28Th St, Hermosa Beach, Ca 90254 (APN(s): 4181007011)</p>
<p>5-16-0431-W Triwest Homes II, LP, Attn: Omer Ivanir</p>	<p>Demolition of existing pre-coastal 700 sq. ft. home and garage and construction of 2-story 2,373 sq. ft. 26 foot high single family residence with 2-car garage on a 2,500 sq. ft. lot. A total of 140 cubic yards of cut are required to level and compact the soil for the new foundation.</p>	<p>722 Marine St, Santa Monica, Ca (APN(s): 4287034006)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0438-W Attn: William Tucker</p>	<p>Tennant improvements to an existing 2-level (first floor and basement) 7,500 sq. ft. commercial space and conversion from restaurant to retail. Construction of a new exterior façade, new doors and signage, and interior remodel. No change in height or square footage.</p>	<p>1410 – 3rd Street Promenade, Santa Monica, Ca 90401 (APN(s): 4291016003)</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.

Applicant	Project Description	Project Location
<p>5-02-133-A2 Attn: Steven Thomas</p>	<p>Interior remodel, installation of three new windows, addition of elevator and extension of elevator housing unit to the roof deck level increasing the height of the roof access from 36 feet to 38 feet, and exterior painting.</p>	<p>5102 Pacific Ave, Venice, City Of Los Angeles (APN(s): 4294006032)</p>
<p>a-5-RPV-02-324-A12 Long Point Development, LLC, Attn: Phillip Martinez</p>	<p>Re-stripe entry drive to provide new employee-only vehicle access lane from Palos Verdes Drive South to Terranea Resort hotel entry. Change the two dedicated (Class II) bike lanes on Terranea Way to shared (Class III) bike lanes. Install and maintain self-service bicycle repair station.</p>	<p>100 Terranea Way 10-301, Rancho Palos Verdes, Ca 90275</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
5-16-0074-E1 J. Cubed Properties, LLC, Attn: Bill Jumonville	New 3 story residence with apartment, 2-car garage and 2-car carport. Demolish existing duplex. Grading for new units. Accessory structure for trash enclosure. Raised decks and planters. Thin veneer brick facing on exiting bulkhead wall provide utilities to existing dock.	419 E Edgewater Ave, Newport Beach, Ca 92661 (APN(s): 048-111-07)

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May 31, 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: 5-16-0487-W

Applicant: Dr. Bruce Hensel

Location: 17526 Tramonto Dr., Pacific Palisades (Los Angeles County)
(APN(s): 4416-021-057)

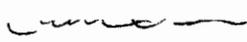
Proposed Development: After-the-fact permit request for an existing 198 sq. ft. deck supported by posts with concrete footings appurtenant to an existing single-family residence.

Rationale: The subject site is a 9,823 sq. ft. lot located approximately 650 feet from the beach on the face of the bluff in an established Pacific Palisades residential area in the City of Los Angeles. The project has been reviewed and approved by the City of Los Angeles Planning Department. The applicant claims the deck has existed in the same location since at least 1987 when the applicant purchased the property and the City is requiring that the applicant obtain all necessary permits. The development is compatible with the character of the surrounding development and does not have any negative 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 Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 8-9, 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


Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

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May 27, 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: 5-16-0131-W

Applicant: Action Zipline Inc. (Belinda Bain)

Location: Pacific Ocean approximately 100 feet offshore southeast of Frog Rock, Catalina Island, Los Angeles County; GPS Coordinates 33.21'490" x 118.19'846"

Proposed Development: Temporary authorization of a recreational flyboard rental operation for a four-month period from July 1, 2016 through October 31, 2016. The project would involve installation of an 840 sq. ft. (21 ft. by 40 ft.) dock float including shade canopy and equipment storage area with six removable anchors secured to ocean floor at depth of approximately -44 feet for use a staging area for the flyboard rental operation. The flyboard rental operation would involve the use of four personal watercraft devices (jet skis) and four flyboards within a 100 foot perimeter of the temporary dock float. The proposed project includes the implementation of an operational best management practices plan, biological monitoring plan, and underwater acoustic monitoring plan to confirm the absence of potential impacts to marine species and removal of the dock float and anchor system by no later than November 1, 2016.

The applicant proposes to operate a commercial business over State waters subject to the requirements of the City of Avalon Harbor Department, the California Department of Fish and Wildlife, and the United States Coast Guard, within an area subject to a lease from the California State Lands Commission, as set forth in the plans and information provided with the subject coastal development permit application and described herein. As proposed, no development shall occur until all other necessary authorizations from the above referenced state and federal agencies have been obtained.

The 840 sq. ft. dock float would be located approximately 100 feet from the shoreline of Catalina Island, in water at a depth of approximately -44 feet, at a distance of 200 feet in any direction from observed kelp beds and a distance of approximately ½ mile from the State Marine Conservation

Coastal Development Permit De Minimis Waiver

5-16-0131-W

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Area at Casino Point, Avalon. The applicant has submitted a biological monitoring plan that will be implemented as part of the proposed project to ensure that the six temporary anchors will be installed only in sandy bottom areas of the sea floor (rather than areas with rocky bottom or mixed sediment) and will submit photographic documentation for the review of the Executive Director within 30 days of the removal of the anchors/platform showing the condition of the ocean floor in the area of each anchor location on the date the anchors are installed and the date the anchors are removed.

Additionally, the proposed project includes implementation of an underwater acoustic monitoring plan to confirm the absence of potential adverse impacts to marine wildlife associated with underwater sound generated by the project. Acoustic monitoring will occur both at the source of an active jet ski and flyboard and in the center of the operational area during one 60 minute period with calm ocean conditions when motorized personal watercraft devices and flyboard operations are at peak use (when all units are in operation) within the first month of the commercial operation. The underwater acoustic monitoring devices will record the sound pressure level at multiple ocean depths (one meter below sea level and 10 meters below sea level if practicable) and at ranges as close as practicable to an active jet ski and flyboard, 100 feet from the dock float, and 300 feet from the dock float. Following recordation of the sound pressure level within the first month of the commercial operation, the proposed plan provides that the applicant shall submit data and a written summary to the Executive Director and the other resource agencies that provides the sound pressure levels in the area associated with the personal watercraft and flyboard operation.

Waiver Rationale: For the following reasons, the proposed project will not have a significant adverse effect, either individually or cumulatively, on coastal resources, nor will it conflict with Chapter 3 policies of the Coastal Act:

- The project is proposed for only a limited four-month trial period only and although the project is not expected to result in potential adverse impacts to marine resources or biological productivity of coastal waters, the project includes implementation of several monitoring programs to assess the effects of the project on the marine environment, including underwater acoustic monitoring and biological monitoring of anchor installation and long-term effects. Specifically, anchoring will occur only in sandy ocean floor areas where no kelp or eelgrass have been observed within 200 feet of the project based on a recent survey (March 1, 2016).
- All refueling of watercraft will occur offsite at the Avalon fuel dock. No adverse impacts to water quality are anticipated as there are no re-fueling operations proposed on the dock float and the personal watercraft are recent models (2012 and 2013) with emission controls.
- Significant adverse impacts to public access and recreation are not anticipated as the project site will be located more than 100 feet from any publicly accessible shoreline swimming or fishing area and the applicant has worked with the City of Avalon Harbor Department to identify an area with an adequate buffer (approximately ½ mile) from the State Marine Conservation Area at Casino Point, which is protected for its essential fish habitat and is a popular public recreation site.

Monitoring of potential impacts to the ocean floor and to marine life is proposed by the applicant in the form of photographic documentation and underwater acoustic sound pressure measurement. Results will be reported to the Executive Director and the other resource agencies and if adverse environmental impacts are identified, the applicant will immediately reduce the number of personal watercraft and flyboards or reduce the underwater acoustic output generated by the devices by

Coastal Development Permit De Minimis Waiver

5-16-0131-W

Page 3 of 3

operating them at reduced power. This temporary authorization and proposed monitoring program will provide the Coastal Commission and the other resource agencies information necessary to analyze the potential impacts of future authorization of the same or similar development.

Important: This waiver will not become effective until reported to the Commission at its June 8-10, 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Zach Rehm
Coastal Program Analyst

cc: File

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May 19, 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: 5-16-0253-W **Applicant:** Jonathan Club, Matthew Allnatt

Location: 850 Palisades Beach Rd, Santa Monica (Los Angeles County) (APN(s): 4292030006, 4292030033)

Proposed Development: Construct improvements to existing dining room, exterior dining terrace, and interior lounge bar, dining area, Sorrento room/patio, and service area to include minor interior remodel. Replacement of existing doors and windows, new windows and awnings, replacement of roof over dining area, new flooring, refinish exterior wall façade, replace lighting and windscreens, replace 2 wheelchair lifts and install and ADA complaint ramp, demolish existing interior bar and replace, replace ventilation systems and food service equipment and kitchen equipment. No increase in square footage, no increase in height, no change in intensity.

Rationale: The proposed improvements are to an existing private beach club facility and will not increase the intensity or change the use of the site. All improvements are on privately owned property and within the developed portion of the property. The existing patios and dining areas were originally approved under Coastal Development Permit No. 5-89-627. Because the improvements will not result in an expansion of the dining area, there are no requirements to provide additional parking. Construction BMPs will be followed to protect water quality. 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 the **June 8-10, 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

Amber Dobson
Coastal Program Analyst

cc: File

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May 25, 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: 5-16-0259-W

Applicant: John Jericiau

Location: 701 Kensington Rd, Santa Monica (Los Angeles County) (APN(s): 4289001012)

Proposed Development: Addition and remodel to an existing 2-story, approximately 1,861 sq. ft., single-family residence, resulting in a 2,987 sq. ft., 2-story, single-family residence with 456 sq. ft. attached garage. No grading is proposed. Downspouts and gutters will discharge runoff into the existing landscape; no landscaping is proposed.

Rationale: The subject site, a 5,910 sq. ft. lot, is approximately 0.6-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 **June 8-10, 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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Mary 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: 5-16-0293-W **Applicant:** George Kartalis

Location: 19 21st Street, City of Hermosa Beach (Los Angeles County)
(APN No. 4182-005-008)

Proposed Development: The applicant proposes to demolish an existing single family residence, and construct a 4,673 square foot, 30 foot high, three story over basement, single family residence with an attached 382 square foot two-car garage. Two open guest spaces are provided on the apron adjacent to the garage. There is 10,530 cubic yards of cut proposed for grading. Roof and surface run-off will be captured via area drains, which will be directed to an on-site infiltration system, and proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 150 feet inland from the beach. The area is zoned R-2B, (Limited Multiple Family Residential), which permits one residential unit on the property based on lot area and development standards. 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 several recent Coastal Commission actions in the vicinity. The proposed parking (2 on-site, and 2 guest parking spaces, for a total of 4 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 to an 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 **June 8-10, 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

Mandy Revell
Coastal Program Analyst

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May 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: 5-16-0328-W **Applicant:** John & Tracie Maffei

Location: 43 Sixth St, Hermosa Beach (Los Angeles County) (APN(s): 4187016030)

Proposed Development: Second floor addition to existing 1-story, 1,350 sq.ft, pre-coastal single family residence on a walk street with no on-site parking. Addition will be 445 sq. ft. with an approximately 100 sq. ft. deck and will be 24 feet high.

Rationale: The proposed project site is not located between the first public road and the sea. The subject site is located 1 block inland from the beach on a 1,884 sq. ft. lot. The area is zoned R-3 (Multi 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. There is no onsite parking and the project received a variance from the City to retain grandfathered zero parking. The additional does not intensify the site, will not require any additional parking, and will not take up area for potential parking. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. There will be no changes to landscaping or exiting drainage patterns. 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 the **June 8 – 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

Amber Dobson
Coastal Program Analyst

cc: 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: 5-16-0354-W **Applicants:** Klas Martin Back and Colleen Mary Wade

Location: 429 25th Street, Hermosa Beach, Los Angeles County (APN: 4182-028-006)

Proposed Development: Demolish existing duplex and construct approx. 4,114 sq. ft. 25-foot high two-story over basement plus roofdeck single family home with two-car garage, on-site drainage system, drought tolerant landscaping, and perimeter walls/fences.

Rationale: The subject site is located approximately 600 feet inland of the public beach on a 3,271 square foot lot designated R-1 (Low Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the project in concept on January 26, 2016. The proposed project includes two covered parking spaces accessed from an existing curbcut at Park Avenue (there is no rear or side alley adjacent to the site), which meets the Commission's parking requirement of two spaces per residential unit. The proposal to divert stormwater runoff to permeable surfaces and/or filter it to an on-site site water infiltration system is consistent with the 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. Proposed grading consists of 737 cubic yards of cut material, which will be disposed of outside the coastal zone. All proposed landscaping consists of low water use non-invasive species. The proposed project complies with the applicable water efficiency and 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 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 April 13-15, 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

by: Zach Rehm
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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May 25, 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: 5-16-0430-W **Applicant:** Katherine Adams and Jerod Cuza

Location: 425 28th St, Hermosa Beach (Los Angeles County) (APN(s): 4181007011)

Proposed Development: Construct a 540 sq. ft. second story addition with deck and remodel an existing 1,176 sq. ft. 1 story single family residence with 2-car garage. The resulting home will be 25 feet high and 1,680 sq. ft. with 3 parking spaces.

Rationale: The proposed project site is not located between the first public road and the sea. The subject site is located approximately ½ mile inland from the beach on a 2,395 sq. ft. lot. The area is zoned R-2, (Two Family Residential). The project was given local approval on 4/11/16 and the proposed project conforms to the proposed City zoning standards. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed parking (2 in garage, and 1 guest parking space, 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. Because this is not a demolition and re-build, drainage plans will not change from the current system; roof and surface run-off will be captured via area drains, which will be directed toward the municipal storm drains, and proposed landscaping will be drought tolerant synthetic grass. 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 the **June 8-9, 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

Amber Dobson
Coastal Program Analyst

cc: File

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May 25, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-16-0431-W

Applicant: Triwest Homes II, LP Attn: Omer Ivanir

Location: 722 Marine St, Santa Monica (Los Angeles County) (APN(s): 4287034006)

Proposed Development: Demolition of existing pre-coastal 700 sq. ft. home and garage and construction of 2-story 2,373 sq. ft. 26 foot high single family residence with 2-car garage on a 2,500 sq. ft. lot. A total of 140 cubic yards of cut are required to level and compact the soil for the new foundation.

Rationale: The proposed project is located approximately 1/2 mile from the beach and within a developed residential neighborhood, and is zoned OP1 (Ocean Park Single Unit Family Residential). The project is consistent with the residential character of the surrounding area and is providing two on-site parking spaces. The development will incorporate best management practices by directing runoff to landscaped areas and permeable paving to reduce urban runoff. Roof and surface run-off will be captured via gutters and area drains, which will be directed toward an underground infiltration pit and with a pre-treatment catch basin and overflow directed to the City's municipal storm water system. The proposed landscaping will be drought tolerant species with micro-drip irrigation. The applicant will comply with the applicable water conservation measures of the Governor's Executive Order B-29-15 concerning irrigation systems and with the statewide and local regulations pertaining to plumbing fixtures and low flow rates. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at the **June 8-9, 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

Amber Dobson
Coastal Program Analyst

cc: File

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May 25, 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: 5-16-0438-W**Applicant:** William Tucker**Location:** 1410 3rd Street Promenade Santa Monica (Los Angeles County) (APN(s): 4291016003)

Proposed Development: Tennant improvements to an existing 2-level (first floor and basement) 7,500 sq. ft. commercial space and conversion from restaurant to retail. Construction of a new exterior façade, new doors and signage, and interior remodel. No change in height or square footage.

Rationale: The proposed improvements are within an existing commercial area, Third Street Promenade in the Downtown Parking District of the City of Santa Monica. The subject site is within the Downtown Specific Plan. The project was given local approval on 5/6/2016. The conversion from restaurant to retail is a reduction in intensity and requires less parking demand. The retail space will be adequately parked through the City's Downtown Parking District, which provides more than 3,000 parking spaces within 6 municipal structures for the Downtown Commercial District. The project will comply with the applicable water and energy efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines. Moreover, 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 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 the **June 8-9, 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

Amber Dobson
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-02-133-A2**

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-02-133-A2** granted to **Emily Alexander & Steven W Thomas** for: Construction of a five-level, 38-foot high (above average grade), 9,540 sq. ft. single-family residence with an attached five-car garage on a vacant lagoon-fronting lot.

Project Site: 5102 Pacific Ave, Venice (Los Angeles County) (APN: 4294006032)

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):

Interior remodel, installation of three new windows, addition of elevator and extension of elevator housing unit to the roof deck level increasing the height of the roof access from 36 feet to 38 feet, and exterior painting.

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 project consists of minor changes to the existing structure and is consistent with the Venice LUP. It will not impact coastal views, coastal resources, or environmentally sensitive areas. The existing 29-foot lagoon-front setback, the five-car garage, and existing landscaping will remain the same. The changes are consistent with surrounding development. All previous conditions apply to this development. As amended, development is consistent with the Chapter 3 policies of the Coastal Act and the underline coastal development permit.

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

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-5-RPV-02-324-A12**

June 3, 2016

To: All Interested Parties
From: John Ainsworth, Acting Executive Director
Subject: Permit No. **A-5-RPV-02-324** granted to **Long Point Development LLC** for:

Construction of a 582 room resort: (400 hotel rooms and 82 units consisting of 50 three-keyed "casitas", and 32 "villas", golf practice facility, club house, conference center, four restaurants, related commercial uses, public trails; 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073, which creates four parcels.

Project Site: 100 Terranea Way, Rancho Palos Verdes, 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):

Re-stripe entry drive (Terranea Way) to provide new employee-only vehicle access lane (in addition to two existing general purpose vehicle lanes and one vehicle parking lane) from Palos Verdes Drive South to Terranea Resort hotel entry. Change the two dedicated (Class II) bike lanes on Terranea Way to shared (Class III) bike lanes. Install and maintain self-service bicycle repair station adjacent to existing bicycle racks at hotel entry. Change Special Condition 2 to require the permittee to amend the public access and recreation easement (Los Angeles County Recorded Document ID 2007-1135403) dedicated to City of Rancho Palos Verdes for trails, sidewalks, bicycle/vehicle lanes, and parking facilities consistent with the plans and updated legal description submitted March 4, 2016. Impose Special Condition 33 requiring permittee to record a new deed restriction indicating that, pursuant to this coastal development permit, as amended, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property and imposing the special conditions of this permit, as amended, as covenants, conditions and restrictions on the use and enjoyment of the property.

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-02-324-A12

Page 2 of 8

FINDINGS:

Pursuant to Title 14 California Code of Regulations 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 reconstructed re-striping of the entry drive will improve automobile circulation within the approved resort and will not adversely affect vehicular, bicycle or pedestrian access to the coast. The re-striping will provide a new employee access lane, which will free up capacity in the general purpose entry lane that is currently subject to extreme congestion, delaying access to the resort, public parking lots, public amenities, and public coastal trails by up to 30 minutes during busy periods.

The existing southbound bicycle lane will be shared with employees accessing the resort in vehicles, while the existing northbound bicycle lane will be shared with vehicles exiting the resort. The shared bicycle/vehicle lanes will feature "sharrow" markings on the pavement indicating that both cyclists and vehicles are permitted to share the lanes. The re-stripped lanes will continue to provide cyclist access to the resort, public parking lots, public amenities, and public coastal trails – and the effects of reduced congestion will be experienced by cyclists as well as motorists. Cyclist access to the resort will not be adversely affected by the proposal to share the lanes because both vehicle and cyclist speed is currently restricted by the design of the entry drive and the frequent congestion. Reduced congestion entering the facility will make cycling safer because it will reduce the frequency of scofflaw drivers using the dedicated cyclist lane (which will now be shared with resort employees) and the cyclist experience will also be improved by the reduction in idling vehicles spewing pollution. The re-stripped lanes will be 10-to-12 feet wide, which is consistent with Los Angeles County design guidelines for shared bicycle/vehicle lanes. Additionally, the permittee proposes to install and maintain a self-service bicycle repair station adjacent to existing bicycle racks at the hotel entry available to any member of the public. The bicycle repair station will improve public access and recreation to and along the coast because members of the public will be able to inflate their tires and make adjustments to their bicycles enabling them to safely ride within the resort area and on the public roads along the Palos Verdes peninsula popular with cyclists.

Vehicle parking on the eastern edge of Terranea Way will be maintained and will continue to provide a minimum of 39 free public parking spaces. Pedestrian access will continue to be provided along existing dedicated sidewalks, with a landscape buffer between the sidewalk and the roadway along the majority of the approximately ¼ mile long entry drive. The existing and proposed pedestrian conditions are consistent with the permit, as amended in A-5-RPV-02-324-A6, to provide a dedicated pedestrian access way (as opposed to a pedestrian access way shared with cyclists originally authorized by the underlying permit).

Coastal Development Permit A-5-RPV-02-324 has been amended ten times previously (Amendment 7 was rejected), and the current approved development is accurately reflected in the recorded public access and recreation easement; however, the recorded deed restriction does not identify all of the updated special conditions of the permit, as amended. Through this

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-02-324-A12

Page 3 of 8

permit amendment, the permittee has proposed to amend public access and recreation easement (Los Angeles County Recorded Document ID 2007-1135403) dedicated to City of Rancho Palos Verdes for trails, sidewalks, bicycle/vehicle lanes, and parking facilities consistent with the plans and updated legal description submitted March 4, 2016 and summarized above. Additionally, the permittee has proposed to record a new deed restriction indicating that, pursuant to this coastal development permit, as amended, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property and imposing the special conditions of this permit, as amended, as covenants, conditions and restrictions on the use and enjoyment of the property.

In order to ensure that the permittee's proposed amendment is identified in recorded documents, the permit amendment changes Special Condition 2 and imposes Special Condition 33 as identified with removed language identified in ~~strike through~~ and new language identified in **bold underline**.

Special Condition 2: Public Access and Recreation/Easement Offers.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT WITHIN ONE YEAR OF THE DATE OF ISSUANCE OF COASTAL DEVELOPMENT PERMIT AMENDMENT A-5-RPV-02-324-A12, or within such additional time as may be granted for good cause by the Executive Director, the applicant shall ~~execute and record document(s)~~ **amend the public access and recreation easement (Los Angeles County Recorded Document ID 2007-1135403) dedicated to City of Rancho Palos Verdes for trails, sidewalks, bicycle/vehicle lanes, and parking facilities consistent with the plans and updated legal description submitted March 4, 2016** in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for public access and passive recreational use over (i) the approved public trails and trail corridors and park areas generally described by the applicant in Page 5 of the Public Benefits Summary dated December 24, 2002 and the Site Grading Plan dated March 17, 2003 and as more specifically shown on Tentative Parcel Map No. 26073, Sheet 1, dated May 24, 2006 and (ii) the roads and parking lots described in Section D of this condition. The areas that must be covered by the easement to be offered are listed below in Sections A, B and D of this condition and shown on Tentative Parcel Map No. 26073, dated May 24, 2006. Passive recreational use includes, but is not limited to, picnicking, viewing, sitting and hiking, but does not include organized sports. The easements shall include the right of the accepting agency to enter the easement areas and repair the trails or park or amenities associated therewith in the event the applicant/owner fails to maintain or repair those facilities as determined by the Executive Director and/or the accepting agency subject to the limitation set forth in Section E.1(b), below.

The recorded document(s) shall include legal descriptions and graphic depictions of both the permittee's entire parcel(s) and the easement areas. The recorded document(s) shall also reflect that development in the offered area is restricted as set forth in Section E of this Special Condition. The offer shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California. The offer shall be binding on

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-02-324-A12

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all successors and assignees, and shall be irrevocable for a period of 21 years, such period running from the date of recordation of the offer.

A. Public Trails:

- 1) Long Point Bluff Top Trail: A 4-foot wide trail in a 10-foot wide corridor, extending from the northwestern corner of the site, adjacent to the Point Vicente Fishing Access, running parallel to the bluff edge and stopping at the southern tip of the ADA Compliant Trail and at the beginning of the existing shoreline access ramp that continues down to the beach.
- 2) Long Point Bluff Top Trail, Vanderlip Link: An ADA compliant, 6-foot wide trail in a 10-foot wide corridor that continues from the top of the ADA Compliant Trail described below in (4), running seaward of the Eastern Casitas, along the top of the bluff and connecting to the off-site Vanderlip Trail.
- 3) Flowerfield trail: A 4-foot wide trail in a 10-foot wide corridor, extending from the northern end of the Resort Entry Trail, running east to the eastern edge of the property and continuing south and terminating on the southeast corner bluff top and connecting to the off-site Vanderlip Trail that continues down coast. This trail also connects to the Long Point Bluff Top Trail.
- 4) ADA-Compliant Coastal Access For Disabled: An ADA compliant 10-foot wide trail located within a 28-foot wide paved fire department designated access road, extending south from the resort parking area, transitioning to a 6-foot wide trail within a 100-foot wide corridor (area on bluff face identified for grading proposed switchbacks) and then continuing over and as part of the 20-foot wide emergency access road and running seaward, adjacent to the lower pool facility and terminating at the eastern shoreline access ramp, Shoreline Access Ramp 1.
- 5) Resort Entry Trail: A pedestrian 6-foot wide trail in a 16-foot wide corridor, extending from Palos Verdes Drive South, running seaward along either the eastern or western edge of the resort entry road shown on Tentative Parcel Map No. 26073, dated May 24, 2006, terminating at the hotel.
- 6) Resort Entry Bike Trail: Two ~~6-foot wide Class II bike lanes~~ **10-foot wide Class III bicycle/vehicle lanes** extending from Palos Verdes Drive South, running seaward along the eastern and western edges of the resort entry road shown on Tentative Parcel Map No. 26073, dated May 24, 2006, **and updated by plans and legal description submitted March 4, 2016,** terminating at the hotel.
- 7) Shoreline Access Ramp 1: An ADA compliant, 6-foot wide ADA access way in a 10-foot wide corridor transitioning to a 100-foot wide corridor identified for grading switchbacks located at the southern tip of the ADA accessible trail described in (4) above and connecting the ADA accessible trail to the beach level at the southeastern corner of the project site.

Notice of Proposed Immaterial Permit Amendment

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- 8) Shoreline Access Ramp 2: A 2-foot wide access way in a 10-foot wide corridor that provides shoreline access, connecting the Long Point Bluff-Top Trail to the beach at the southern tip of the property.

B. Parks:

- 1) Public Bluff Top Park: 2.2 Acre Park at the bluff edge adjacent to the Point Vicente Fishing Access in the northwestern portion of the site as shown on Exhibit #4 of the Commission's June 2003 approval staff report.
- 2) Beach: All areas owned by the applicant located between the beach level property line (mean high tide) and a line drawn approximately at the toe of the bluff.

- C. The easement for public access and passive recreation required to be offered pursuant to this Special Condition over the areas listed in sections 2A and 2B shall be subject to the limitation that it not provide for such access or recreation in those areas during the period between one hour after sundown each day and one hour before dawn the next day. However, the permittee shall not interfere with the public's right of access over those areas during their hours of operation (from one hour before dawn to one hour after sundown).

D. Public streets, parking areas and accessways:

- 1) The revised plans required by Special Condition 1 shall delineate all public streets and public parking areas of the project, including, but not limited to, the following:
 - (a) The 50-car parking lot adjacent to the Point Vicente fishing access.
 - (b) The 65-car and 223-car eastern parking lots in their entirety.
- 2) Streets, Roads and Parking Areas shown on Tentative Parcel Map No. 26073, dated May 24, 2006, including the 288 parking spaces in the eastern parking lots and the 50 parking spaces in the Point Vicente parking lot listed above and the drive aisles of all other parking areas, as shown on the Long Point Parking Study Plan dated March 14, 2007, shall be for public access purposes including, but not limited to, pedestrian, bicycle and vehicular access. The easement shall specify that all streets and roads shall be open for use by the general public 24 hours per day. However, this requirement shall not apply to the drive aisles or the public parking lots in section D.1 of this special condition, which may be closed to the public from one hour after sundown to one hour before sunrise each day.

E. Development Restrictions:

- 1) Public Trails and Bikeways: No development, as defined in Section 30106 of the Coastal Act, shall occur within the access corridors identified above in Section A of this condition and as described and depicted in an exhibit attached to the Notice of

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-02-324-A12

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Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for the following development:

- (a) Grading and construction necessary to construct, install and maintain, the trails, bikeways public seating areas, habitat restoration, signs, interpretive facilities, benches, safety fencing, emergency access roads approved by the Commission, and drainage systems and devices and utilities approved by this permit in accordance with and as identified in the construction, grading, landscaping and public amenity plans approved by the Executive Director as consistent with Special Conditions 1, 2, 3 and 7 of this permit.
 - (b) Maintenance and repair of development authorized by this permit referenced above in subsection (a) that the Executive Director determines does not include significant grading or landform alteration.
 - (c) Planting and removal of vegetation consistent with the final landscape plan approved by the Executive Director as consistent with Special Conditions 7.C and 8 of this permit.
 - (d) Construction of underground utilities, drainage devices, and erosion control and repair consistent with final plans reviewed and approved by the Executive Director as consistent with the Long Point Site Grading Plan, dated March 17, 2003 as consistent with Special Conditions 1, 19 and 20 of this permit, shown on Tentative Parcel Map No. 26073, dated May 24, 2006. Underground utilities, drainage devices, and erosion control systems and devices, and repair and maintenance of the same, shall not diminish public access through any identified corridor.
- 2) Public Park Areas and Beach Areas: No development, as defined in Section 30106 of the Coastal Act, shall occur within the public park areas or beach areas identified in Section B of this Special Condition and as described and depicted in an exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for the following development:
- (a) Within the park area identified in Section 2.B(1) of this Special Condition:
 - (i) Grading and construction necessary to construct, maintain and install the trails, public access facilities, emergency access roads approved by the Commission, public seating areas and recreation facilities and appurtenances authorized in sections 2.A (1)-(8), and 2.B(1) of this permit and more specifically described in the construction, grading, landscaping and public amenity plans approved by the Executive Director consistent with Special Conditions 1, 2 and 3.
 - (ii) Maintenance and repair of development authorized by this permit referenced above in subsection (i) that the Executive Director determines does not include significant grading or landform alteration;

Notice of Proposed Immaterial Permit Amendment

A-5-RPV-02-324-A12

Page 7 of 8

- (iii) Planting and removal of vegetation consistent with the final landscape plan approved by the Executive Director consistent with special conditions 7.C and 8 of this permit.
 - (iv) Construction of underground utilities, drainage devices, and erosion control systems, and repair of these facilities, consistent with final plans approved by the Executive Director consistent with Special Conditions 1, 7, 19 and 20 of this permit and provided that development that diminishes public access through any identified corridor shall be prohibited.
- (b) Within the beach area identified in Section 2.B(2) of this Special Condition:
- (i) Construction and installation of the public benches, and informational signs authorized in this permit.
 - (ii) Drainage facilities authorized by this permit, consistent with Special Condition 1 of this permit.
 - (iii) The following additional development may be also allowed in the areas covered by this condition if approved by the Coastal Commission as an amendment to this coastal development permit or by the Coastal Commission or its successor agency as a new coastal development permit: construction of lifeguard facilities for use by a public agency, or repair or maintenance of seawalls and revetments described in Special Conditions 15 and 16 of this permit.
 - (iv) Planting and removal of vegetation consistent with the final landscape plan approved by the Executive Director consistent with special conditions 7.C and 8 of this permit.
- 3) Public streets and parking areas: Long term or permanent physical obstruction of streets, roads and parking areas discussed in Special Condition 2.D.(2), above, located within Tentative Parcel Map No. 26073, dated May 24, 2006 shall be prohibited. Public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use by the general public (e.g. preferential parking districts, guests-only parking periods/permits, etc.) associated with any streets or public parking areas shall be prohibited.

PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOTICE OF INTENT TO ISSUE A COASTAL DEVELOPMENT PERMIT FOR THIS PERMIT (NOI), the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an exhibit to the NOI, formal legal descriptions and graphic depictions of the portions of the subject property affected by this Section E of this condition, as generally described above and shown on Exhibits 3 and 4 attached to the findings in support of the Commission's 2003 approval of this permit.

Special Condition 33: Deed Restriction.

Notice of Proposed Immaterial Permit Amendment

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WITHIN ONE YEAR OF THE DATE OF ISSUANCE OF COASTAL DEVELOPMENT PERMIT AMENDMENT A-5-RPV-02-324-A12, or within such additional time as may be granted for good cause by the Executive Director, the permittee shall submit to the Executive Director for review and approval documentation demonstrating that the permittee has executed and recorded against the parcel governed by this permit amendment a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this coastal development permit, as amended, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the special conditions of this permit, as amended, as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcel governed by this coastal development permit amendment. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this coastal development permit, as amended, shall continue to restrict the use and enjoyment of the subject property so long as either this coastal development permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property. This deed restriction shall supersede and replace the deed restriction(s) recorded pursuant to Special Condition 29 of Coastal Development Permit No. A-5-RPV-02-324-A6, approved on June 13, 2006, which deed restriction is recorded as Document ID 2007-1135402 in the official records of Los Angeles County.

Changes to special conditions would result in new list of conditions that apply to Coastal Development Permit A-5-RPV-02-324-A12, as identified in Appendix A.

For the reasons stated above, the changes proposed by the amendment are immaterial. The proposed development will not adversely affect coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission actions, and the certified Rancho Palos Verdes LCP. Therefore, staff is recommending that the Commission grant the 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 DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 3, 2016

Notice is hereby given that Jonathan King has applied for a one year extension of CDP 5-14-0074 granted by the California Coastal Commission on June 13, 2014

for: Demolition of an existing two-story, single-family residence with a two-car garage on lot 18 (803 Marco Place), and construction of a two-story, approximately 22-ft. high, 497 sq. ft., two-car garage with a 497 sq. ft. second floor recreation room; landscaping, including a landscaped wall, and a ground level pool. Tie Lot No. 18 to the adjacent lot (Lot No. 19 - 805 Marco Place), which is occupied by the applicants' existing two-story, 28-ft. high, single-family residence. Remodel and addition to the existing residence at 805 Marco Place consisting of a 500 sq. ft. kitchen, 400 sq. ft. second floor bath, and 301 sq. ft. of balconies. Grading consists of 65 cu. yds. of cut.

at: 803 Marco Pl, Venice (Los Angeles County)

805 Marco Pl, Venice (Los Angeles County) (APN(s): 4241022018)

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


Amber Dobson
Coastal Program Analyst

cc: Commissioners/File