

CALIFORNIA COASTAL COMMISSION

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

**F 7****SOUTH COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

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

August 05, 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 August 2016 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

DE MINIMIS WAIVERS

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

Applicant	Project Description	Project Location
5-16-0563-W Leslie Persell	Demolition of an existing 2 story single family residence and construction of a 28 ft. 10 in. high, 3-story plus roof deck, 2,723 sq. ft. single family home with 2 car garage. The project will maintain the existing driveway access of the alley.	3225 Highland Ave., Hermosa Beach, CA 90254 (APN(s): 4181018037)
5-16-0565-W Nancy Roberts	Repair fire damage to a 1,281 square-foot, single-story, single-family residence consisting of: removal and replacement of damaged part of roof, floor, walls, and framing; replace interior and exterior finishes damaged by fire; Replacement of seven foundation footings.	4000 Bluff Place, San Pedro, CA 90731 (APN(s): 7467025001)
5-16-0573-W California Custom Homes, Inc.	Demolish existing single family home and construct 30 foot high, three story over basement plus roofdeck approximately 5,000 sq. ft. single family home, drought tolerant non-invasive landscaping, and perimeter walls/fences	123 34th Street, Hermosa Beach, CA 90254 (APN(s): 4181033020)

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>5-06-460-A4 OC Public Works, Regulatory and Policy Division</p>	<p>Pave approximately 1/4 mile of existing gravel access road and implement construction best management practices.</p>	<p>1000-ft. South of Westminster Ave., between Studebaker Rd. and Seal Beach Blvd., Long Beach & Seal Beach (Los Angeles & Orange County)</p>
<p>5-16-0138-A1 Bob Fletcher</p>	<p>Temporarily maintain existing non-conforming eight foot wide 162 square foot dock float and install conforming six foot wide 144 square foot dock float approved by Coastal Development Permit 5-16-0138 no later than December 2022</p>	<p>159 Rivo Alto Canal, Long Beach, CA 90803 (APN(s): 7243009042)</p>

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July 26, 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: 5-16-0563-W **Applicant:** Leslie Persell

Location: 3225 Highland Ave., Hermosa Beach (Los Angeles County)

Proposed Development: Demolition of an existing 2 story single family residence and construction of a 28 ft. 10 in. high, 3 story plus roof deck, 2,723 sq. ft. single family home with 2 car garage. The project will maintain the existing driveway access of the alley.

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 1,916 sq. ft. lot. The area is zoned R-2, (Two Family Residential, medium density). The project was given local approval on 5/26/16 and the proposed project conforms to the proposed City zoning standards. The proposed project is consistent with past Coastal Commission permit action in the vicinity. The proposed parking (2 in garage, and 1 guest parking space, for a total of 3 spaces), height, and density 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. Roof gutters and downspouts will direct water toward permeable areas on site and plater beds. The proposed landscaping will be drought tolerant species. 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 **August 10-12, 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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July 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: 5-16-0565-W

Applicant: Nancy Roberts

Location: 4000 Bluff Place, San Pedro (Los Angeles County) (APN: 7467025001)

Proposed Development: Repair fire damage to a 1,281 square-foot, single-story, single-family residence consisting of: removal and replacement of damaged part of roof, floor, walls, and framing; replace interior and exterior finishes damaged by fire; Replacement of seven foundation footings.

Rationale: The subject site is located in between the first public road and the sea in the dual permit jurisdiction of the City of Los Angeles on a 14,834 square-foot bluff-top lot. The applicant proposes to restore elements of the residence damaged by fire with in kind materials. The project received a coastal development permit from the City (DIR-2015-3594-CDP, ENV-2015-3595-CE) on February 9, 2016 and is designed to be compatible with the character of the surrounding area. The repairs will not lead to encroachments further bluffward. Adequate measures to address water quality have been incorporated during construction activities. The proposed development will not adversely impact public access, coastal resources, public recreation or coastal views. 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 Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 10-12, 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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July 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: 5-16-0573-W**Applicant:** California Custom Homes, Inc.**Location:** 123 34th Street, Hermosa Beach, Los Angeles County (APN: 4181033020)

Proposed Development: Demolish existing single family home and construct 30 foot high, three-story over basement plus roofdeck approximately 5,000 sq. ft. single family home, drought tolerant non-invasive landscaping, and perimeter walls/fences.

Rationale: The subject site is located approximately 200 feet inland of the public beach on a 2,501 square foot parcel designated R-3 (Multi Family Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed development in concept on June 1, 2016. The proposed home includes three covered parking spaces, accessed from the alley designated as Palm Drive, which will not result in the removal of any on-street public parking spaces and is consistent with previous Commission-approved projects in Hermosa Beach. The proposal to divert stormwater runoff to permeable surfaces and an on-site infiltration system is consistent with the water quality policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. The project includes 900 cubic yards of grading, up to 17 feet below grade, which is approximately 20 feet above sea level. Exploratory borings did not encounter any water at a depth of -18.5 feet; dewatering is not expected or proposed and any future proposal to dewater will require a coastal development permit and discharge permit from the Water Board and/or Sanitation District. Graded material will be disposed of outside of the Coastal Zone. All proposed landscaping consists of low water use, non-invasive species. The proposed project complies with the applicable water efficiency and energy conservation measures of the City's adopted CALGreen standards and other City guidelines concerning irrigation systems and efficient fixtures and appliances. The proposed 30-foot height and project design are compatible with the character of surrounding development, which consists entirely of residential structures and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 10-12, 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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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-06-460-A4**

August 1, 2016

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-06-460** granted to **OC Public Works, Regulatory and Policy Division** for: Construction of a 24-foot high, 9,486 square foot pump station to house four new natural gas-powered stormwater pumps, implementation of specific habitat mitigation measures including the creation of 0.28 acres of new wetlands, and the subsequent demolition of the existing outdated pump station.

Project Site: 1000 feet South of Westminster Ave., between Studebaker Rd. and Seal Beach Blvd., Long Beach & Seal Beach (Los Angeles County & Orange 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):

Pave approximately ¼ mile of existing gravel access road and implement construction best management practices.

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 reasons:

The proposed development will not result in adverse impacts to marine resources, water quality, biological resources, public access, or recreation. The proposed amendment is consistent with the underlying permit approval (CDP 5-06-460) which required construction best management practices and drainage controls to prevent runoff into the adjacent Los Cerritos Wetlands. The alignment and the width of the existing access road will not change; the proposal to remove approximately one vertical foot of gravel and pave approximately six vertical inches of asphalt will not cause new impacts to coastal resources. The applicant

Notice of Proposed Immaterial Permit Amendment

5-06-460-A4

proposes to implement construction best management practices during paving activities including placement of silt curtains, straw wattles, and sandbags adjacent to the roadway to prevent runoff into the wetlands. Construction staging will take place on existing roadways and paved areas near the Los Alamitos Pump Station which is served by the access road. Construction will take place outside of the winter rainy season. The existing drainage features between the roadway and the wetlands will be maintained in a functional state during and following construction. The development is located within both the cities of Long Beach and Seal Beach, but within an uncertified area subject to Coastal Commission jurisdiction. The permit amendment is consistent with the policies of the City of Long Beach certified LCP. The permit amendment will not prejudice the City of Seal Beach's ability to prepare a certified LCP. Additionally, the permit amendment is consistent with previous Commission actions in the area and with Chapter 3 policies of the Coastal Act, which are the standard of review.

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

cc: Commissioners/File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-16-0138-A1**

August 1, 2016

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-16-0138** granted to **Bob Fletcher** for: Remove existing 162 square foot dock float and install 144 square foot dock float, 60 square foot gangway, and 12 square foot platform.

Project Site: 159 Rivo Alto Canal, Long Beach, Los Angeles County (APN: 7243009042)

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):

Temporarily maintain existing non-conforming eight foot wide 162 square foot dock float and install conforming six foot wide 144 square foot dock float approved by Coastal Development Permit 5-16-0138 no later than December 2022.

FINDINGS

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

The proposed development will not result in adverse impacts to marine resources, water quality, biological resources, public access, or recreation. The proposed amendment is consistent with the underlying permit approval (CDP 5-16-0138) which requires construction best management practices to prevent runoff into Rivo Alto Canal. The applicant will install a new gangway and pier platform approved by the underlying permit, but will maintain the existing non-conforming dock float until it is replaced with the conforming dock float approved by the underlying permit. The applicant has submitted a letter agreeing to replace the non-conforming dock float (which extends into Rivo Alto Canal and partially obstructs public access and recreation within the public waterway) no later than December 2022, which

Notice of Proposed Immaterial Permit Amendment

5-16-0138-A1

is consistent with the terms of Coastal Development Permit 5-11-085 [Naples Seawall Repair Project (Phase 1), City of Long Beach]. That permit and related City requirements authorize private residential dock floats and marine related infrastructure over State Lands, which are subject to a Dock and Pier Lease Program that supports public access and recreation improvements. The proposal to conform with the requirements no later than 2022 is consistent with the agreement between the City of Long Beach and the Coastal Commission and is consistent with at least one Commission-approved development in the canal which authorized a delayed installation of a conforming six-foot wide dock float (CDP 5-16-0104, Mosier). Therefore, the permit amendment is consistent with the policies of the City of Long Beach certified LCP, with previous Commission actions in the area, and with Chapter 3 policies of the Coastal Act.

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

cc: Commissioners/File