

CALIFORNIA COASTAL COMMISSION

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

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W13

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
January 2017 Meeting of the California Coastal Commission*

January 04, 2017

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 January 2017 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
5-16-0896-W City of Long Beach, Department of Public Works, Attn: Eric Lopez	Remodel of 568 sq. ft. public restroom at Colorado Lagoon along Colorado Street, including structural repairs, plumbing fixture reconfiguration, replacement of window louvers and entry doors, new rinse station, and new outdoor hydration station. Reconfiguration of two ADA parking spaces along Appian Way to provide ramps and sidewalk access.	Northeast corner of Colorado Street and Appian Way, Long Beach (Los Angeles County) (APN(s): 7250021904)
5-16-0969-W CDCF III Pacific Catalina Landing Long Beach LLC, Attn: Eliza Dixon	Remove two berms at perimeter of existing office building perimeter and construct two 1,135 sq. ft. patios in same location. Construct 20-inch high concrete wall topped by 18-inch high tempered glass partition around perimeter of each patio. Implement proposed construction best management practices. No change in parking, no change in use.	330 Golden Shore, Long Beach, Ca

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
5-16-0945-W Attn: Michael Kelly	Remodel of existing two-story 1,744 sq. ft. home, expansion of outdoor balconies, and construction of new roof deck. No change in parking within existing 213 sq. ft. two-car garage.	2408 Hermosa Ave, Hermosa Beach, Ca 90254 (APN(s): 4182011002)
5-16-0959-W Attn: Kevin Pelton	Remodel of existing two-story 1,374 sq. ft. single family home and addition of 500 sq. ft. third story. New permeable area at side yards. No change to existing 177 sq. ft. one-car garage.	132 Neptune Ave, Hermosa Beach, Ca 90254 (APN(s): 4181033008)
5-16-0979-W 121 16th Street, LLC, Attn: Robert Salim	Demolition of two-story home and construction of 4,086 sq. ft. 30-foot high three-story over basement plus roofdeck home, attached 448 sq. ft. two-car garage, low water use landscaping, on-site drainage system, and perimeter walls/fences.	121 16th St, Hermosa Beach, Ca 90254 (APN(s): 4183010028)
5-16-1039-W City of Santa Monica	Replace exterior electrical switchboard panel on the pier and replace the fence and wall around the trash and electrical enclosure with visual screening.	349 Santa Monica Pier, Santa Monica, Ca 90401
5-16-1087-W Attn: Eric Oakes	Demolition of existing two-story home and construction of a 3,541 sq. ft. 30-foot high three-story over basement, home, including attached two-car garage, low water use plant species, and perimeter walls/fences.	626 Loma Ave, Hermosa Beach, Ca 90254 (APN(s): 4187030018)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-16-1118-W

City of Long Beach,
Attn: Johnny Vallejo

Removal of four power poles, removal of damaged transformer and platform, removal of fencing, removal up to 23 non-native trees including fan palms (*Washingtonia*) and brazilian pepper trees (*Schinus terebinthifolius*). Strengthening of foundation of existing power pole and re-routing of existing power lines. No new power poles. All debris will be disposed at an authorized dump site outside the coastal zone. All work will be supervised by a qualified biologist or wetland ecologist to ensure that no bird nests will be disturbed. Tree removal will take place outside of the breeding and nesting season of marsh bird and other sensitive bird species, which is February 1 through September 30. All tree trimmings will be disposed of at an appropriate off-site location.

Marketplace Marsh, South of 2nd St. and East of Shopkeeper Rd., Long Beach, Los Angeles County (APN(s): 7237020021)

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December 30, 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: 5-16-0896-W

Applicant: City of Long Beach, Attn: Reuben Tolentino

Location: Northeast corner of Colorado Street and Appian Way, Long Beach (Los Angeles County)

Proposed Development: Remodel of 568 sq. ft. public restroom at Colorado Lagoon along Colorado Street, including structural repairs, plumbing fixture reconfiguration, replacement of window louvers and entry doors, new rinse station, and new outdoor hydration station. Reconfiguration of two ADA parking spaces along Appian Way to provide ramps and sidewalk access.

Rationale: The proposed development consists of improvements to existing visitor serving facilities adjacent to Colorado Lagoon within the Commission's area of original jurisdiction. The applicant proposes to remodel an existing public restroom and provide rinsing and hydration facilities that will enhance the public's ability to recreate in the area. Additionally, the applicant proposes to reconfigure two ADA parking spaces with new ramps, which will improve access to the lagoon for people with disabilities. The project will not remove any trees and minimal concrete is proposed in areas currently covered by non-native grass/sod. No in-water construction is proposed or permitted. The applicant will implement construction best management practices to avoid spilling debris or contaminants into the Colorado Lagoon and the adjacent public beaches. The City of Long Beach approved the project in concept on November 21, 2016. As proposed, the development is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act, and is consistent with the certified Local Coastal Program for Long Beach.

This waiver will not become effective until reported to the Commission at their January 11-13, 2017 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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December 30, 2016

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Waiver: 5-16-0969-W

Applicant: CDCF III Pacific Catalina Landing Long Beach LLC, Attn: Eliza Dixon

Location: 330 Golden Shore, Long Beach (Los Angeles County)

Proposed Development: Remove two berms at perimeter of existing office building perimeter and construct two 1,135 sq. ft. patios in same location. Construct 20-inch high concrete wall topped by 18-inch high tempered glass partition around perimeter of each patio. Implement proposed construction best management practices. No change in parking, no change in use.

Rationale: The proposed development consists of improvements to the exterior of an existing mixed use office building over State Tidelands within the Commission's area of original jurisdiction. The applicant does not propose any change in use of the existing structure or the associated public and private parking areas. The entire project site is constructed on fill, including the above-grade artificial berms constructed out of debris, dirt, and grass, which are proposed to be removed and replaced with two at grade patios. Adjacent to the office building is a public promenade and public bike path, which will not be affected by the proposed development. No in-water construction is proposed or permitted. The applicant proposes construction best management practices to avoid spilling debris or contaminants into the adjacent water body, at the mouth of the Los Angeles River and the Pacific Ocean. The City of Long Beach approved the project in concept on November 7, 2016. As proposed, the development is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act, and is consistent with the certified Local Coastal Program for Long Beach.

This waiver will not become effective until reported to the Commission at their January 11-13, 2017 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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December 30, 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: 5-16-0945-W**Applicant:** Michael Kelly**Location:** 2408 Hermosa Ave, Hermosa Beach, Los Angeles County (APN: 4182-011-002)

Proposed Development: Remodel of existing two-story 1,744 sq. ft. home, expansion of outdoor balconies, and construction of new roof deck. No change in parking within existing 213 sq. ft. two-car garage.

Rationale: The subject site is located approximately 200 feet inland of the public beach on a 2,400 square foot parcel designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed development in concept on October 22, 2016. The existing home includes two covered parking spaces, accessed from the alley designated as Palm Drive, and the proposed development 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 the City's stormwater 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. No grading, dewatering, or new landscaping is proposed. The proposed 30-foot maximum 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 January 11-13, 2017 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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December 30, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-16-0959-W**Applicant:** Jennifer and Kevin Pelton**Location:** 132 Neptune Ave, Hermosa Beach, Los Angeles County (APN: 4181-033-008)**Proposed Development:** Remodel of existing two-story 1,374 sq. ft. single family home and addition of 500 sq. ft. third story. New permeable area at side yards. No change to existing 177 sq. ft. one-car garage.

Rationale: The subject site is located approximately 150 feet inland of the public beach on a sloping 1,073 square foot parcel designated R-3 (High Density Residential) by the Hermosa Beach General Plan and Zoning Code. The applicant indicates that the majority (approximately 80%) of the existing structure, which is non-conforming for setbacks and parking, is proposed to remain. The Hermosa Beach Community Development Department approved the proposed development in concept on September 12, 2016. The existing home includes one covered parking space accessed from 1st Street, which is proposed to remain and will not result in the removal of any on-street public parking spaces. The proposal to divert stormwater runoff to permeable surfaces in the side and rear yards 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. No grading, dewatering, or new landscaping is proposed. The proposed 30-foot maximum 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 January 11-13, 2017 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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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-16-0979-W**Applicant:** 121 16th Street LLC**Location:** 121 16th Street, Hermosa Beach, Los Angeles County (APN: 4183-010-028)

Proposed Development: Demolition of two-story home and construction of 4,086 sq. ft. 30-foot high three-story over basement plus roofdeck home, attached 448 sq. ft. two-car garage, low water use landscaping, on-site drainage system, and perimeter walls/fences.

Rationale: The subject site is located approximately 400 feet inland of the public beach on a sloping 2,220 square foot parcel designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed development in concept on October 29, 2016. The proposed home includes two covered parking spaces, accessed from the alley designated as Palm Drive, and the proposed development 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 drainage system including an underground 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. Landscaping consists entirely of low water use plant species which will be irrigated by water captured in the cistern when water is available, and a low water use system compliant with CalGreen standards at all other times. 680 cubic yards of grading (cut to a maximum depth of 15 feet) is proposed. All graded material will be disposed of at a location outside the coastal zone. The subject site is approximately 30 feet above sea level and dewatering in order to construct the basement is not proposed or permitted. The proposed 30-foot maximum 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 January 11-13, 2017 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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December 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: 5-16-1039-W**Applicant:** City of Santa Monica**Location:** 349 Santa Monica Pier, Santa Monica (Los Angeles County)

Proposed Development: Replace exterior electrical switchboard panel on the pier and replace the fence and wall around the trash and electrical enclosure with visual screening.

Rationale: The subject site is a on public pier in the City of Santa Monica, however the existing electrical enclosure is not open to the public. The electrical panel is behind the Playland Arcade and is being upgraded and replaced for safety. Construction BMPs will be followed to prevent pre and post construction activities from impacting coastal and marine resources. Because the pier will remain open during improvements, the proposed project will not have any impacts on coastal access. The existing wall and chain link fence around the enclosure will be replaced with a screened chain link fence for visual screening, but will not close off any publically available space from the pier.

Except for the improvements to the fencing, work is largely exempt under: *Repair, Maintenance, and Utility Hook-up Exclusions Guidelines* adopted by the Commission in 1978, subsection C and E of 30610 for repair and replacement of existing electrical systems. 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.

This waiver will not become effective until reported to the Commission at their **January 11-13, 2017** 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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December 30, 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: 5-16-1087-W**Applicant:** Belinda and Eric Oakes**Location:** 626 Loma Ave, Hermosa Beach, Los Angeles County (APN: 4187-030-018)

Proposed Development: Demolition of existing two-story home and construction of a 3,541 sq. ft. 30-foot high three-story over basement, home, including attached two-car garage, low water use plant species, and perimeter walls/fences.

Rationale: The subject site is located approximately ¼ mile inland of the public beach on a 3,180 square foot parcel designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the proposed development in concept on November 22, 2016. The proposed home includes two covered parking spaces, accessed from the Loma Drive, which is a narrow public street. The proposed development 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 drainage system including eco-rain tanks 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. Landscaping consists entirely of low water use plant species which will be irrigated by a low water use system compliant with CalGreen standards. 148 cubic yards of grading (cut to a maximum depth of 6 feet) is proposed. All graded material will be disposed of at a location outside the coastal zone. The subject site is approximately 100 feet above sea level and dewatering in order to construct the basement is not proposed or permitted. The proposed 30-foot maximum 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 January 11-13, 2017 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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December 30, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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 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: 5-16-1118-W**Applicant:** City of Long Beach**Location:** Open space south of Second St. and east of Shopkeeper Rd., Los Cerritos Wetlands, Long Beach, Los Angeles County

Proposed Development: Removal of four power poles, removal of damaged transformer and platform, removal of fencing, removal up to 23 non-native trees including fan palms (*Washingtonia*) and (*Schinus terebinthifolius*). Anchoring of existing power pole and re-routing of existing power lines. No new power poles. All debris will be disposed at an authorized dump site outside the coastal zone. All work will be supervised by a qualified biologist or wetland ecologist to ensure that no bird nests will be disturbed. Tree removal will take place outside of the breeding and nesting season of marsh bird and other sensitive bird species, which is February 1 through September 30. All tree trimmings will be disposed of at an appropriate off-site location.

Rationale: The project site is located in an open space area in southeast Long Beach. The project site is an active oil production site with active oil wells, pipelines, above-ground power lines, and other associated oil infrastructure. The project site also provides habitat for common shorebirds, marsh birds, water fowl and birds of prey. The proposed project is necessary to remove and relocate downed power lines which are a danger to public safety. Additionally, the project is necessary to remove a damaged transformer and platform that are in danger of leaking chemicals and debris into a wetland. The proposed removal of non-native fan palms and Brazilian pepper trees will reduce fire hazard, benefit native vegetation, and enhance natural habitat in this sensitive open space area. The proposed activities will occur outside of the breeding and nesting season of sensitive bird species and will be supervised by a qualified biologist or wetland ecologist. A front loader will be utilized to remove the power poles, transformer, and non-native trees. A bucket truck will be utilized to relocate the power lines to an existing power pole. The front loader will enter the site from the nearest existing dirt road and back out on the same way, atop temporary plywood which will minimize impacts to native vegetation in the wetland. The proposed project will not adversely affect public access and recreation since the site is currently closed to the public. The project will enhance visual resources by removing power poles and non-native vegetation from the wetland. The proposed project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City of Long Beach's ability to prepare a Local Coastal Program for the area.

This waiver will not become effective until reported to the Commission at its January 11-13, 2017 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

Zach Rehm
Coastal Program Analyst