

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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F12

Prepared May 03, 2017 (for the May 12, 2017 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Coast District Deputy Director
Subject: South Coast District Deputy Director's Report for Los Angeles County for May 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on May 12, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on May 12th.

With respect to the May 12th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on May 12, 2017 (see attached)

Waivers

- 5-16-1078-W, Weiss Residence (Hermosa Beach)
- 5-16-1100-W, Izant Residence (Hermosa Beach)

- 5-17-0035-W, HB Valley, LLC (Hermosa Beach)
- 5-17-0040-W, HB Valley, LLC (Hermosa Beach)
- 5-17-0095-W, Action Zipline, Inc. dba Action Flyboarding (Catalina Island)
- 5-17-0100-W, Borzi Residence (Hermosa Beach)
- 5-17-0136-W, Benjamin Lee - 139 Hollister LLC (Santa Monica)
- 5-17-0204-W, Blank Residence (Santa Monica)
- 5-17-0222-W, Galvan Residence (Hermosa Beach)
- 5-17-0242-W, LA County Sanitation Dist. No. 2 - Clearwater Program final design (Kay Fiorentino Drive Off Of W. Paseo Del Mar, Los Angeles, Los Angeles County)
- 5-17-0256, Russell No. 8 Santa Monica Prop., LLC (Santa Monica)
- 5-17-0257, Long Beach Convention & Entertainment Center Parking Rate (Long Beach)
- 5-17-0329-W, City of Long Beach Summer Aquatics Camp (Long Beach)
- 5-17-0349-W, City of Long Beach Alamitos Beach Special Event (Long Beach)

Immaterial Amendments

- 5-14-1387-A1, Eli Cohen, Walter & Suzanne Coppenrath, & Joseph Beauchamp (Pacific Palisades)
- 5-14-1858-A1, Zaks Residence (Pacific Palisades)
- 5-91-141-A9, 17300 PCH Parking Lot & Viewing Deck (Pacific Palisades)
- 5-98-132-A3, California Pizza Kitchen (Santa Monica)

Emergency Permits

- G-5-17-0025, Dylan & Emmeli Bruno (San Pedro)

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April 28, 2017

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: 5-16-1078-W**Applicant:** Carol and Seth Weiss**Location:** 2307 Hermosa Avenue, Hermosa Beach, Los Angeles County (APN: 4182-003-030)

Proposed Development: Demolish single family home and construct approx. 2,378 sq. ft., 30-foot high, two-story over basement single family home plus roof deck and attached two-car garage. Install low water use non-invasive landscaping, on-site drainage and stormwater infiltration system and perimeter walls/fences. Construction of garage and first floor habitable area up to four feet below natural grade, at elevation approximately 17 feet above mean sea level in area subject to flood and earthquake hazard. No dewatering is proposed or authorized by this waiver of permit requirements and the property owner has submitted written acknowledgement and acceptance of all risks of the development associated with hazards associated with storms, sea level rise, earthquakes, and other natural phenomenon.

Rationale: The subject site is located approximately 50 feet inland of the public beach, one parcel inland of the existing line of residential development along The Strand bicycle and pedestrian path, on a 1,872 square foot lot designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the project in concept on November 29, 2016. The proposed project includes two covered parking spaces accessed from the rear alley (Beach Drive), which meets the Commission's parking requirement of two spaces per residential unit. An existing curb cut along Hermosa Avenue will be closed and an on-street public parking space restored. The proposal to divert stormwater runoff to permeable surfaces and 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.

The development will be at risk of flooding during severe storm events and during astronomical tides in conjunction with future sea level rise. The applicant has indicated in writing that it acknowledges and accepts all risks of the development and has planned the lower level to adapt to temporary flooding with sump pumps and waterproof materials.

Coastal Development Permit De Minimis Waiver

5-16-1078-W

Page 2 of 2

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 30-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 **May 10-12, 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.

John Ainsworth
Executive Director

by: 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: 5-16-1100-W**Applicant:** Stephen Izant**Location:** 54 20th Court, Hermosa Beach, Los Angeles County (APN: 4182-006-017)

Proposed Development: Demolish single family home and construct approx. 2,647 sq. ft., 30-foot high, two-story over basement single family home plus roofdeck and attached four-car garage. Install low water use non-invasive landscaping, on-site drainage and stormwater infiltration system and perimeter walls/fences. Construction of garage and basement up to five feet below natural grade, at elevation approximately 10 feet above mean sea level in area subject to flood and earthquake hazard. No dewatering onto or across the public beach is proposed or authorized by this waiver of permit requirements and the property owner has submitted written acknowledgment and assumption of all risks of the development associated with hazards associated with storms, sea level rise, earthquakes, and other natural phenomenon.

Rationale: The subject site is located approximately 150 feet inland of the public beach, six parcels inland of the existing line of residential development along The Strand bicycle and pedestrian path, on a 2,842 square foot lot designated R-2 (Medium Density Residential) by the Hermosa Beach General Plan and Zoning Code. The Hermosa Beach Community Development Department approved the project in concept on November 23, 2016. The proposed project includes four covered parking spaces accessed from the alley (20th Court), which exceeds the Commission's parking requirement of two spaces per residential unit. No public parking spaces will be removed in order to construct the development. The low wall and rear yard landscaping adjacent to the 19th Street walk street (vertical beach accessway) will be replaced with a new low wall (maximum 42 inches high) and drought tolerant non-invasive landscaping. The proposal to divert stormwater runoff to permeable surfaces and filter it to an on-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.

Dewatering may be required during construction and following future storm events. Dewatering onto or across the public beach is not authorized by this waiver of permit requirements. Dewatering into the sewer system or stormwater system will require authorization from the sanitation district or water quality control board. The development will be at risk of flooding during severe storm events and during astronomical tides in conjunction with future sea level rise. The applicant has indicated in writing that it acknowledges

Coastal Development Permit De Minimis Waiver

5-16-1100-W

Page 2 of 2

and accepts all risks of the development and has planned the lower level to adapt to temporary flooding with sump pumps and waterproof materials. The lower level consists of parking and storage space and does not contain habitable area.

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 30-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 May 10-12, 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.

John Ainsworth
Executive Director

by: Zach Rehm
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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



April 27, 2017

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: 5-17-0026-W

APPLICANT: City of Hermosa Beach

LOCATION: On the sandy beach between 14th and 15th St., City of Hermosa Beach, Los Angeles County.

PROPOSED DEVELOPMENT: After the fact approval of three beach tennis sand courts installed without a coastal development permit in 2010, and installation of three new tennis courts, for a total of six tennis courts on the sandy beach located approximately 50 feet seaward of The Strand, and 108 feet landward of the mean high tide line. The development consists of eight posts that are nine feet in height, with 5 foot four inch nets in between for general public use. Two main courts, consisting of three 1,740 square foot individual courts each, approximately 29.5 feet x 59 feet in length, will be installed approximately 41 feet apart. Temporary lines to delineate the court boundaries are utilized by the players, and removed after each use.

RATIONALE: The proposed public beach improvements are located on State Tidelands (public beach) administered by the City of Hermosa Beach. The proposed project has been approved by the City of Hermosa Beach City Council. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed posts will be installed in the sand, so the project does not involve any concrete surface or other paving of sandy beach. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **May 10-12, 2017 meeting in San Diego** 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.

Jack Ainsworth
Executive Director

Mandy Revell
Coastal Program Analyst

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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-17-0035-W

Applicant: HB Valley, LLC Attn: Kim Komick

Location: 449-451 28th St., Hermosa Beach (Los Angeles County) (APN(s): 4181-007-021)

Proposed Development: Demolition of a single family residence and a portion of a second single family residence straddling the lot line between two tied adjoining lots at 445-447 28th St. and 449-451 28th St. and construction of a one 30-ft. high, 3-story, 4,108 sq. ft. single-family residence including an attached 2-car garage, 277 sq. ft. second story balcony deck, and 132 sq. ft. permeable landscaped area. Minor grading consisting of over-excavation and re-compaction for site preparation, new hardscape including perimeter property walls, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed.

Rationale: The subject site is an inland 2,396 sq. ft. lot within a developed residential neighborhood designated Multiple Family Residential (R-2), in the City of Hermosa Beach's certified Land Use Plan (LUP). The proposed project conforms to the City 30' height limit above grade standard and meets the Commission's parking requirement of 2 spaces per unit. The project is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access is available ~460 yards west of the site. The proposed development and will not adversely impact coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally, the proposed development 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 its **May 10-12, 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
Executive Director

Liliana Roman
Coastal Program Analyst

cc: File

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Waiver: 5-17-0040

Applicant: HB Valley, LLC Attn: Kim Komick, Manager

Location: 445-447 28th St, Hermosa Beach (Los Angeles County) (APN(s): 4181-007-021)

Proposed Development: Demolition of a single family residence and a portion of a second single family residence straddling the lot line between two tied adjoining lots at 445-447 28th St. and 449-451 28th St. and construction of a one 30-ft. high, 3-story, 4,108 sq. ft. single-family residence including an attached 2-car garage, 277 sq. ft. second story balcony deck, and 128 sq. ft. permeable landscaped area. Minor grading consisting of over-excavation and re-compaction for site preparation, new hardscape including perimeter property walls, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed.

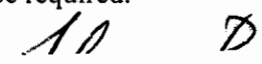
Rationale: The subject site is an inland 2,396 sq. ft. lot within a developed residential neighborhood designated Multiple Family Residential (R-2), in the City of Hermosa Beach's certified Land Use Plan (LUP). The proposed project conforms to the City 30' height limit above grade standard and meets the Commission's parking requirement of 2 spaces per unit. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access is available ~460 yards west of the site. The proposed development and will not adversely impact coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally, the proposed development 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 its May 10-12, 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
Executive Director

cc: File


Liliana Roman
Coastal Program Analyst

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April 27, 2017

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Waiver: 5-17-0095-W

Applicant: Action Zipline Inc. (Belinda Bain)

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

Proposed Development: Temporary authorization of a commercial recreational flyboard rental operation for a six-month period from May 26, 2017 through November 30, 2017. The project involves temporary 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 as a staging area for the flyboard rental operation. The dock float will be located approximately 100 ft. from the shoreline of Catalina Island, and involves the use of four personal watercraft devices (jet skis) and four flyboards to be used within a 100 ft. perimeter of the temporary dock float. The dock float will be removed by November 30, 2017, and stored offsite.

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. The applicant received a Revocable Waterside Permit from the City of Avalon for a term of one year (January 1, 2017 until December 31, 2017) and maintains a lease agreement with the State of California State Lands Commission for a term of ten years (June 28, 2016 through June 27, 2016). The applicant also submitted a letter from the California Department of Fish and Wildlife confirming that the proposed activity does not require a Special Use Permit from the Department.

The dock float is located approximately 200 ft. in any direction from observed kelp beds and a distance of approximately ½ mile from the State Marine Conservation Area at Casino Point, Avalon.

Coastal Development Permit De Minimis Waiver

5-17-0095-W

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The applicant submitted an Eelgrass and Caulerpa taxifolia survey for the proposed project conducted on March 1, 2016, which reported no Eelgrass or Caulerpa taxifolia were observed at the proposed project site. Additionally, the applicant submitted an underwater acoustic monitoring plan (Jetski and Flyboard Operations Underwater Noise Level Data Certification conducted by John Matagos, Senior Acoustical Engineer and Noise and Vibration Consultant on August 22, 2016), which concluded that while some of the sound levels generated by this project were recorded at or near the lower end of some of the established impact thresholds, the noise levels were not likely to be reached often enough or for a sufficient duration to justify concerns about adverse impacts to marine wildlife. Coastal Commission staff has reviewed this analysis and agrees with its conclusions.

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 six-month period and is not expected to result in potential adverse impacts to marine resources or biological productivity of coastal waters, as demonstrated in the biological surveys and underwater acoustic monitoring report.
- 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.

Important: This waiver will not become effective until reported to the Commission at its May 10-12, 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
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

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April 26, 2017

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: 5-17-0100-W

Applicant: Carol and William Borzi

Location: 17 7th St, Hermosa Beach (Los Angeles County) (APN(s): 4187015039)

Proposed Development: Demolition of a multi-unit residential structure and construction of a 29'-7" high, 3-story, 4,445 sq. ft. single-family residence, 361 sq. ft. second story balcony deck, 86 sq. ft. third story balcony deck and a 550 sq. ft. attached 2-car garage, construction of new perimeter property walls including a 42" tall perimeter wall, paved patio and planter areas within the City's encroachment area on the 7th St. walk-street. Minor grading consisting of over-excavation and re-compaction for site preparation, new hardscape, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed.

Rationale: The subject site is an inland 3,206 sq. ft. lot within a developed residential neighborhood designated Multiple Family Residential (R-3), in the City of Hermosa Beach's certified Land Use Plan (LUP). The proposed project conforms to the City 30' height limit above grade standard and meets the Commission's parking requirement of 2 spaces per unit. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access is available ~100 feet west of the site. The proposed development and will not adversely impact coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally, the proposed development 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 its **May 10-12, 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
Executive Director

Liliana Roman
Coastal Program Analyst

cc: File

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April 14, 2017

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-17-0136-W**Applicant:** Benjamin Lee, Hollister LLC**Location:** 139 and 141 Hollister Ave. Santa Monica (Los Angeles County)

Proposed Development: Demolish an 8-unit, 2 story, apartment building and detached garage on 4 lots. The 4 lots would be consolidated into 2 separate single family residence lots. Construct two new single family residences, each 2 story and 3,409 sq. ft., with a day-lighting partial basement, a roof deck, and a 2-car subterranean parking garage and one shared driveway at 139 and 141 Hollister Ave.

Rationale: The proposed 2 tied lots would be: 3,831 SF and 3,859 SF. The site is approximately 500 feet inland from the beach and is not located between the first public road and the sea. It is within a developed residential neighborhood designated OP2 (Ocean Park Low Density Residential). The project is consistent with the residential character of the surrounding area in size and density and provides adequate parking based on the Commission's standard of two (2) parking spaces per unit. The project will include approximately 1,800 cubic yards of grading for the subterranean garage. The City has determined the project is consistent with the Ellis Act for demolition of the apartment building. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and development will not adversely impact coastal resources, public access, or public recreation opportunities. It is also consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. The project will not prejudice the City's ability to prepare a Certified Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their **May 10-12, 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

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Waiver: 5-17-0204-W**Applicant:** Kyle Blank**Location:** 655 Ozone Street, Santa Monica (Los Angeles County) (APN: 4287-036-017)

Proposed Development: Major remodel of an existing one-story 744 sq. ft. single-family residence. Improvements include demolition of an existing detached garage and construction of a new attached 360 sq. ft. garage, a 360 sq. ft. roof deck over garage, approximately 141sq. ft. first floor addition, and approximately 780 sq. ft. second story addition with balcony. The proposed structure will be a two-story, approximately 25.5 ft. high and 1,665 sq. ft. residence upon project completion. The existing driveway will be adjusted to align with the new garage and new rear yard fences will be installed. All landscaping will be non-invasive and primarily drought tolerant. No grading is proposed.

Rationale: The subject site is a 2,720 sq. ft. lot and is not located between the first public road and the sea. The project site is within a developed residential neighborhood designated OP-1 Single Family Residential in the City of Santa Monica's certified Land Use Plan (LUP), and the project plans have been Approved in Concept by the City (January 12, 2017). The proposed project conforms to the City of Santa Monica certified Land Use Plan (LUP) height limit of 27 ft. The proposed residence will continue to provide two (2) required parking spaces. Storm drain runoff will be diverted into permeable surfaces and/or into an on-site water infiltration system, which is consistent with the policies of the Coastal Act. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. In addition, the proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. The proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's certified LUP.

This waiver will not become effective until reported to the Commission at their **May 10-12, 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
Executive Director

Marlene Alvarado
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
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April 27, 2017

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: 5-17-0222-W**Applicant:** Janine A. Galvan**Location:** 1620 Bayview Dr. Hermosa Beach 90254 (Los Angeles County) (APN: 4183-014-027)

Proposed Development: Demolition of an existing 1-story single family residence and construction a 3-story plus roof deck 30-ft. high, 1,941 sq. ft. single family residence. Project scope includes a 2-car 388 sq. ft. garage, 509 sq. ft. of balcony and roof deck area, and new concrete retaining walls and wood fencing in the side and rear yards. All proposed landscaping consists of low water use and non-invasive species. No grading is proposed.

Rationale: The subject site is an approximately 1,451 sq. ft. lot designated R-2B (Medium Density Residential) by the City of Hermosa Beach's Certified Land Use Plan, and is approximately .20 miles inland from the beach. The City of Hermosa Beach Community Development Department approved the project in concept on January 31, 2017. The proposed project plans include two covered garage parking spaces and one uncovered driveway space which meet the Commission's standard of two spaces per residential unit. Bayview Dr. is a narrow street that does not provide any on-street public parking. There is no alley behind the existing residence, therefore accessing the garage via Bayview Dr. is the only option for the new development, and the new driveway will not adversely impact public parking. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and construction best management practices (BMPs) including daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion will be implemented during the construction phase. Stormwater runoff will be diverted to landscaped and permeable areas which is consistent with the marine protection policies of the Coastal Act. The proposed structure conforms to the City's 30 foot height limit and the project design is compatible with the character of surrounding development. The proposed project will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 10-12, 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
Executive Director
cc: File

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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April 27, 2017

**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: 5-17-0242-W

Applicant: Sanitation District No. 2 of Los Angeles County

Location: Kay Fiorentino Drive off of W. Paseo Del Mar at Royal Palms Beach, San Pedro, City of Los Angeles, Los Angeles County (APN(s): 7563002908, 7563005907)

Proposed Development: Construction of five (5) exploratory soil borings on Kay Fiorentino Drive. Each borehole will be approximately 6 inches in diameter and 2-5 feet deep, and will be drilled using a hand coring tool or small drill rig. The proposed project will be completed on a weekday over a 1-day period, and the road will be repaired to pre-work condition when the work is completed. Purpose of the soil borings is to obtain geotechnical information for the Clearwater Program Tunnel, Shaft Site, and Underground Manifold Structure final design.

Rationale: The proposed project is located on Kay Fiorentino Drive, an access road to Royal Palms Beach. The access road will be partially blocked for the duration of this project, however traffic control measures have been incorporated into the project plans and work will be scheduled for a week day to ensure beach access will be available at all times while work is in progress. Therefore, the project will not interfere with public access to the beach. The applicant has received a Categorical Exemption §15306 and § 15304 of the CEQA Guidelines dated January 30, 2017 for the proposed project. The proposed 5 exploratory soil borings will provide site-specific characterizations and recommendations to support final design and mitigate potential geotechnical issues for the Clearwater Program, a future 6.9-mile-long storm water tunnel alignment in San Pedro. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act and will not prejudice the City's ability to prepare an LCP.

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 its **May 10-12, 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
Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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April 14, 2017

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: 5-17-0256-W

Applicant: Russell No. 8 Santa Monica Properties, LLC, Attn: Martin Mink

Location: 1609, 1611, 1615 Ocean Front Walk Santa Monica (Los Angeles County)
(APN(s): 4290023002, 4290023003, 4290023004)

Proposed Development: Remodel of existing restaurant at 1615 and 1611 Ocean Front Walk and expansion into the adjacent tenant space at 1609 Ocean Front Walk, which was formerly a restaurant. Total addition of 2,342 sq ft to include: 652 sq ft of interior service floor area and 504 sq ft of exterior patio seating and new kitchen, storage, ADA restrooms, and employee room. Proposal includes construction of 4 bicycle parking spaces onsite.

Rationale: The proposed project site is zoned Oceanfront- Beach Overlay and is located immediately adjacent to the City's pier, between the first public road and the sea. The project does not involve a change in use and does not increase the parking demand for the restaurant and is consistent with the visitor serving character of the area. The project plans have been Approved in Concept by the City (Feb. 26, 2017). The proposed project will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed project would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 10-12, 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
Executive Director

Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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April 24, 2017

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: 5-17-0257-W**Applicant:** City of Long Beach**Location:** 300 E. Ocean Blvd., Long Beach, Los Angeles County**Proposed Development:** Increase the parking rate at the City-owned Long Beach Convention and Entertainment Center from \$10 to \$15 per day.

Rationale: The proposed development would increase the daily rates from \$10 to \$15 per day. A coastal development permit (or permit waiver) is required from the Commission for the proposed change because the parking facility is on State Tidelands within the Commission's area of original jurisdiction. The adjacent public parking lots have rates of \$15 per day including the City-owned parking structure for the Aquarium and Rainbow Harbor, the Pike parking structure, and the Queen Mary. The on-street hourly meters in the area have a rate of \$3 per hour, and a full day is 5 hours or more, for a \$15 daily maximum. Because the proposed rates will be consistent with the area, the change will not have a negative impact on public access and will not affect available street parking.

The proposed rate increase will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 10-12, 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.

Jack Ainsworth,
Executive Director

Amber Dobson
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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April 27, 2017

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: 5-17-0329-W **Applicant:** City of Long Beach

Location: 4320 E. Olympic Plaza, Long Beach 90803 (Los Angeles County)

Proposed Development: Temporary Summer Aquatics Camp to be operated on the sandy beach near the existing outdoor Belmont Pool. The camp will operate from June-August and will involve the installation of temporary structures including a 6' high, 50'x75' chainlink fence, two 12' high shade canopies, and a 100 sq. ft. storage bin. The camp will provide childcare for approximately 80 children per week. This waiver will be effective through the summers of 2017 and 2018.

Rationale: The City of Long Beach Summer Aquatics Camp program operated at the indoor Belmont Plaza pool until the pool's recent demolition. The temporary location for the camp is outside on the beach between the existing outdoor pool and the beach maintenance building at Belmont Plaza. The temporary structures for the camp will be installed in June and removed in September of each year, and these structures will not impede public access to the beach. The proposed project is consistent with past Commission actions in the area, and this is the first renewal of the prior 2-year approval of this camp (5-14-1836-W). The proposed project will not adversely impact visual or coastal resources, public access, or public recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act. Additionally, it will not prejudice the City's ability to prepare a Certified Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their May 10-12, 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
Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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April 28, 2017

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: 5-17-0349-W

Applicant: Stacey Chatwan

Location: On Alamitos Beach (seaward of the intersection of Shoreline Drive and Ocean Blvd. and adjacent to the Alamitos Beach Volleyball Courts), Long Beach (Los Angeles County)

Proposed Development: Temporary installation of 34,300 sq. ft. fenced event space for a private reception event for the 2U organization on Alamitos Beach. The event space will include two 20'x10' kitchen tents and portable restrooms. The reception is for 1,400 people, and will take place over approximately 1 day, with setup beginning at 7AM on Monday, June 12, 2017 and tear-down completed by 7AM on Tuesday, June 13, 2017. The actual event will take place from 5-10PM on June 12, 2017.

Rationale: The event will take place on Alamitos Beach, directly adjacent to the Alamitos Beach Volleyball courts. The temporary event received local approval from the City of Long Beach Planning Department on April 25, 2017. Ten (10) parking spaces in the Alamitos Beach parking lot will temporarily be posted as 'No Parking' to the public to allow for shuttle pick-up and drop-off for reception guests. The event is private and not open to the public, however it will not prevent public access to the remainder of Alamitos Beach. The bike path and public walkways are to remain open to the public all times and not be impeded for any reason. The proposed project will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, and will not prejudice the City's ability to prepare a Certified Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their **May 10-12, 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
Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-14-1387-A1**

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Coastal Development Permit No. 5-14-1387 originally granted to Joseph Beauchamp, Eli Cohen, Walter Coppenrath, for:

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

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

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):

Relocation of proposed subsurface and lateral drainage line, approximately 6 ft. north of the City of Los Angeles dedicated walkway and within the boundaries of the project site.

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 change is consistent with and will satisfy the requirements of Special Condition 9 of the underlying approval (Coastal Development Permit No. 5-14-1387), which required an amendment to realign the drain line outside of the City's dedicated walkway. The proposed amendment would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Marlene Alvarado 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
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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-14-1858-A1**

To: All Interested Parties **May 2, 2017**
From: John Ainsworth, Acting Executive Director
Subject: Permit No. **5-14-1858** granted to **Clay Lorinsky** for: remodel of a single-family residence including demolition and replacement of 1,380 sq. ft. plus an addition of 34 sq. ft.; the construction of a new 1,429 sq. ft. basement below the remodeled area; interior remodel throughout the house; new windows; new exterior finishes; re-roofing at existing height; and grading of 646 cu. yds. to build a new basement.
Project Site: 17880 Vicino Way, Pacific Palisades, Los Angeles County (APN: 4416-017-021)

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):

Addition of 712 sq. ft. to the 1,429 sq. ft. basement requiring 311 cu. yds. of additional grading and resulting in a 2,141 sq. ft. basement.

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 5-14-1858) which requires construction best management practices, an interim erosion control plan, and a permanent drainage and runoff control plan that are designed to control volume, velocity, and pollutant load runoff leaving the site during and after construction activities. The addition will not affect the community character of the area and the additional grading is minor and will not result in a significant visual impact. The amended project is consistent with the underlying CDP, 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 Shannon Vaughn at the phone number provided above.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-91-141-A9**

April 24, 2017

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-91-141** granted to: Sea View Restaurants, Inc. for:
Expansion of indoor and outdoor dining areas of existing Gladstones-4-Fish Restaurant. Erection of signs and a 300 square foot seasonal tent cover, and the placement of 320 square foot pre-fabricated storage container on a coastal bluff for restaurant dry goods storage.

Project Site: 17300 Pacific Coast Hwy, Pacific Palisades (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):

Permit Amendment request to continue use of the public parking lot and beach front public viewing deck for restaurant use from January 13, 2017 to January 13, 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):

Since 1991, the restaurant has permitted the shared use of the public parking lot and viewing deck and has obtained subsequent amendments for the continued use of the parking lot. The applicant has continuously submitted summer parking data. The parking data indicates that there is adequate parking available for the public and the parking operation is operating consistent with the conditions of the permit. The continued use of the parking lot will not adversely impact public access and the applicant will continue to provide summer parking data. The commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-98-132-A3**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Coastal Development Permit No 5-98-132 originally granted on June 10, 1998 to Second Street Retail, L.P transferred to **Street Retail West 10, LP**, for:

Construction of a new two-story, 45-foot high, approximately 48,200 gross square foot mixed-use commercial building with a 34 space subterranean parking level. The ground floor will contain 15,975 gross square feet of retail use and the second floor will contain 14,957 gross square feet of office. The propose site is currently improved with a private parking lot providing 33 parking spaces.

Project Site: 214 Wilshire Boulevard, Santa Monica (County of Los Angeles).

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):

Request for after-the-fact approval of a change in the intensity of use of an existing ground floor tenant space from the currently granted retail use to a restaurant within an existing office and retail mixed-use building. The restaurant space consists of a total of approximately 5,000 sq. ft. and will offer seating for 173 patrons.

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 site is zoned Downtown Commercial in the certified City of Santa Monica Land Use Plan (LUP), and is located within the City's Downtown Parking Assessment District (PAD), not between the first public road and the sea. The PAD provides a supply of parking for all retail and commercial development within the district. The proposed change in use will increase the intensity of use and change the parking demand by

Notice of Proposed Immaterial Permit Amendment

5-98-132-A3

approximately 32 parking spaces; however, the applicant has submitted a parking study indicating that there is an adequate supply of parking in PAD to support the change of use. The development proposed by this amendment will not extend beyond the previously approved footprint of development, and will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed amendment would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

Issue Date: May 1, 2017
Emergency Permit No.: G-5-17-0025

APPLICANT: Dylan and Emmeli Bruno

LOCATION OF EMERGENCY WORK:

1481 West Paseo Del Mar, San Pedro, CA 90731

WORK PROPOSED:

Foundation underpinning of an existing single-family residence and stabilization of the adjacent coastal bluff at 1481 W. Paseo Del Mar, San Pedro in Los Angeles, which is adjacent to the White Point Landslide on the Palos Verdes Peninsula. The proposed project involves underpinning the rear portion of the residence with four (4) 24-inch wide by 36-inch deep reinforced concrete grade beams, four (2) 24-inch diameter reinforced concrete caissons, new reinforced concrete footing and a new 12-inch structural mat slab. The project also includes the construction of a 40-inch by 48-inch reaction wall and the installation of five (5) tie-back anchors in the west side yard parcel that is owned by the City of Los Angeles. The improvements associated with both repair measures will be located entirely underground and not visible from any vantage point. The underpinning activities will be performed from the interior of the residence and will not be visible during construction. The tie-back anchors will be installed within a temporary trench excavated in the side yard such that the construction activities will not be visible from the coast or offshore areas.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of earth movement following the White Point Landslide and the potential for a catastrophic slope failure due to the existing geological conditions and the forecast of heavy El Nino rains for the next storm season requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to conditions listed on the attached page.

Sincerely,

JOHN AINSWORTH,
Executive Director

By: Teresa Henry, District Manager

cc: Local Planning Department

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 120 days of the date of this permit (i.e., by August 29, 2017).
4. Within 180 days of the date of this permit (i.e., by October 28, 2017), the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 240 days of the date of this permit (i.e., by December 27, 2017), unless this requirement is waived in writing by the Executive Director.
5. Prior to submittal of a Coastal Development Permit to the California Coastal Commission, the applicant shall obtain a Local Coastal Development Permit from the City of Los Angeles.
6. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Land Commission.)

As noted in Condition #4, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.