

CALIFORNIA COASTAL COMMISSION

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



W21

Prepared June 02, 2017 (for the June 07, 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 June 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 June 07, 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 June 7th.

With respect to the June 7th 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 June 07, 2017 (see attached)

Waivers

- 5-17-0265-W, 1305-2nd Street SM, LLC/Remodel to office space (Santa Monica)
- 5-17-0285-W, Doughty Residence (Hermosa Beach)
- 5-17-0394-W, Abronson Residence (Santa Monica)

Immaterial Amendments

- 5-87-500-A1, Hammond Residence (Venice)
- 5-98-156-A24, City of Long Beach/DDR Urban (Long Beach)

Emergency Permits

- G-5-17-0031, Bluewater Grill Repairs (Avalon)

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May 25, 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: 5-17-0265-W **Applicant:** 1305-2nd Street SM, LLC

Location: 1305 2nd Street, Santa Monica, CA (LOS ANGELES COUNTY)

Proposed Development: Remodel an existing 41 foot high, 3-story plus basement, 7,420 SF historic building and conversion from residential to office space with retail on first floor. Improvements include a seismic retrofit, interior remodel, installation of an elevator, restripe the parking lot for 10 spaces, and installation of new landscaping. No increase in square footage or height.

Rationale: 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 and is not between the first public road and the sea. The proposed change in use will increase the intensity of use and the parking demand by 59 spaces however, recent data indicates that there is an adequate supply of parking in the Downtown Parking District to support the proposal during peak beach use times; weekend afternoons show an average surplus of more than 100 spaces in each parking structure. Additionally, the office spaces will not increase the demand for parking on the weekends. The proposed project will not result in adverse impacts 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 the June 7-8, 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

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May 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: 5-17-0285-W

Applicant: Drew Doughty

Location: 2043-2045 Monterey Blvd., Hermosa Beach (Los Angeles County) (APN: 4182-018-013, 4182-018-014, 4182-018-015)

Proposed Development: Demolition of existing residential structure consisting of an owner's residence, two rental units, and detached garage, and construction of a 2-story over basement, 30' high, 8,404 sq. ft. single family residence with enclosed parking for 3 vehicles, and 3 open guest spaces adjacent to the garage on Bayview Drive along the rear of the property utilizing existing driveway. Three existing parcels will be merged as a result of the project. Low water usage and non-invasive landscaping is proposed.

Rationale: The subject site is a 6,648 sq. ft. lot designated R-1 Low Density Residential by the City of Hermosa Beach's certified Land Use Plan (LUP), and is approximately 0.20 miles inland from the beach. The proposed project has been Approved in Concept by the City of Hermosa Beach (Feb. 27, 2017), and is not located between the first public road and the sea. The proposed development exceeds the Commission's standard of 2 required parking spaces with 3 garage spaces and 3 uncovered onsite parking spaces. Adequate measures to address runoff including roof gutters and downspouts directing water to permeable and landscaped surfaces have been incorporated into the project plans. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and Best Management Practices (BMPs) including erosion control will be utilized during construction. The proposed project design is compatible with the character of the surrounding development, and 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 **June 7-8, 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

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May 25, 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: 5-17-0394-W **Applicant:** Stephen Abronson

Location: 2530 Beverley Ave., Santa Monica (Los Angeles County) (APN: 4287-005-008)

Proposed Development: Major remodel of an existing one-story over basement single-family residence, including an approximately 874 sq. ft. second story addition, construction of decks/balconies totaling approximately 501 sq. ft., and installation of a rainwater capture cistern at the basement level. The proposed project will result in a 3,667 sq. ft. two-story over basement single-family residence with mezzanine level, an attached 371 sq. ft. one-car garage. No grading is proposed. The project involves hardscape improvements and new drought-tolerant, non-invasive landscaping, which will be irrigated through a drip irrigation system.

Rationale: The subject site is a 2,900 sq. ft. lot approximately ½-mile inland from the beach and is not located between the first public road and the sea. The project location is within a developed residential neighborhood designated OP-2 Low Density Residential in the City of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on April 24, 2017 and conforms to the 30 ft. height limit specified in the City's LUP. The proposed development meets the Commission's standard of two (2) parking spaces per residential unit with one covered garage space proposed, and adequate area for one uncovered parking space in the driveway. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Additionally, the proposed project incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and the construction of an underground cistern to capture rainwater and reuse for irrigation is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a Certified Local Coastal Plan (LCP).

This waiver will not become effective until reported to the Commission at their **June 7-9, 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

Marlene Alvarado
Coastal Program Analyst

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-87-500-A1**

To: All Interested Parties June 1, 2017
From: John Ainsworth, Executive Director
Subject: Permit No. **5-87-500** originally granted to **Clifford D. Rome** for: construction of three, 5,083 sq. ft., 43-ft. high single-family residences on three contiguous lots on the west bank of the Ballona Lagoon.
Project Site: 5318 Pacific Avenue, Venice, Los Angeles County (APN: 4294-007-028)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit granted to **Sandra Hammond**, which would result in the following change(s):

Interior remodel; removal of a basement-level habitable room at the lagoon-fronting portion of the residence under the terrace; removal of rooftop features, including part of the canal-fronting roof and a chimney; removal of a rear chimney; extension of a first-floor terrace with a bridsafe glass railing that spans the width of the residence; remodel of the roof deck, including new railings; removal of an approximately 40-foot long wall within the lagoon buffer setback; and restoration of native vegetation within the lagoon buffer setback.

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 5-87-500) which requires the maintenance of easements to protect public access and habitat, a permanent drainage and runoff control plan, building height and setback restrictions, and landscaping to preserve and enhance native vegetation. 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

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**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**

June 1, 2017

Coastal Development Permit Amendment No. **5-98-156-A24**

To: All Interested Parties

From: John Ainsworth, Executive Director

Date: May 26, 2017

Subject: Coastal Development Permit No. **5-98-156** granted to **City of Long Beach** and **DDR Urban, LP** on February 3, 1999 for:

Construction of a 508,550 square foot commercial retail and entertainment complex on the waterfront (Pike at Rainbow Harbor). More specifically described in the permit file in the Commission's South Coast District Office.

Project Site: 81 Aquarium Way (Pike Building F), Downtown Shoreline (LCP Subarea 6), City of Long Beach, Los Angeles County

DESCRIPTION OF AMENDMENT REQUEST (5-98-156-A24):

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):

Replace existing metal fence with new composite fence, approximately 4-feet high with pilasters, at same location. Resurface portion of outdoor patio adjacent to building entrance.

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 fence replacement will have no adverse effects on coastal resources. The site is located within a private leasehold currently occupied by a Restoration Hardware commercial business at the intersection of West Shoreline Drive and Aquarium Way. The project site is situated on State Tidelands that are administered by the City of Long Beach.

Notice of Proposed Immaterial Permit Amendment
5-98-156-A24

On February 3, 1999, the Commission approved Coastal Development Permit 5-98-156 for the construction of a 508,550 square foot commercial retail and entertainment complex on the waterfront in the Downtown Shoreline are of Long Beach. The approved Pike at Rainbow Harbor commercial project includes a multi-screen movie theater, Ferris wheel, carousel, numerous restaurants and retail establishments, a 2,195-stall parking structure, and public amenities.

The co-permittees have demonstrated that the currently proposed development complies with all of the conditions of Coastal Development Permit 5-98-156, as amended, including restrictions on development within protected view corridors and adjacent to public access ways. The development will also be required to be constructed consistent with the water quality and construction best management practices imposed by special conditions of the permit, as amended. The proposed development and amendment will have no negative effects on coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission actions, and the certified Long Beach LCP. Therefore, staff is recommending that the Commission concur with the granting of the amendment request.

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

cc: Commissioners/File

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COASTAL DEVELOPMENT PERMIT EMERGENCY PERMIT

Issue Date: May 31, 2017
Emergency Permit No. G-5-17-0031

APPLICANT:

Santa Catalina Island Company
150 Metropole Way, Avalon, CA 90704

LOCATION OF EMERGENCY WORK:

306 CRESCENT AVE, AVALON (LOS ANGELES COUNTY) (APN(s): 7480021007)

WORK PROPOSED:

Repair three damaged piles that support the foundation for the existing structure (Bluewater Grill Restaurant), utilizing the spliced pile repair method. New timber piles will be treated with ammoniacal copper zinc arsenate (ACZA), and will be wrapped with a fiberglass jacket and grout system around the new spliced pile. The jacket will extend 2 feet below the splice and a minimum of 12 inches below the mud-line. Should hard substrate be encountered while installing the new piles, excavation below the mud-line will be limited to the depth of the rock or 6 inches, whichever is greater. Cross-bracing will also be installed in the location of the failed piles to assist in transferring loads from the repaired piles to the existing piles, to reduce stress from the splice locations. The work shall take place during low tide only.

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 that an unexpected occurrence in the form of storm damage to pile-supported foundation causing deflection of the support structure 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,

Jack Ainsworth
Executive Director

May 31, 2017

Emergency Permit No.: G-5-17-0031

EMERGENCY PERMIT

By: Teresa Henry
District Manager

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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 Santa Catalina Island Company 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 30 days of the date of this permit (i.e., by July 1, 2017).
4. 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.
5. 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.)

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.