

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



F7

Prepared August 04, 2017 (for the August 11, 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 August 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 August 11, 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 August 11th.

With respect to the August 11th 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 August 11, 2017 (see attached)

Waivers

- 5-17-0393-W, Freadhoff Residence (Playa Del Rey)
- 5-17-0448-W, 226 2nd St Partners LP (Hermosa Beach)
- 5-17-0562-W, 122 Strand St. Condos (Santa Monica)

Immaterial Amendments

- 5-14-0017-A1, City of Long Beach (Long Beach)

Emergency Permits

- G-5-17-0043, Santa Catalina Island Company (Pebbly Beach Landing And Launch Ramp.)

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
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July 28, 2017

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

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#: 5-17-0393-W **APPLICANT:** Charles & Linda Freadhoff

LOCATION: 6730 S. Esplanade Street, Playa del Rey, City of Los Angeles (Los Angeles County)

PROPOSED DEVELOPMENT: Convert the ground floor of the existing 3,782 square foot, three-story, single family dwelling, into a 635 sq. ft. second dwelling unit (duplex), retaining the remaining 237 square feet of the first floor as the main entry for the existing dwelling unit. A new exterior staircase and second floor roof deck are also proposed. The project will not change the height or the footprint of the existing residence. Four on-site parking spaces are provided.

RATIONALE: The project site is located on a developed 4,060 square foot lot approximately 520 feet from the beach and 230 feet from Del Rey Lagoon Park in an established neighborhood of Playa del Rey in the City of Los Angeles. The applicant received a Coastal Development Permit from the City of Los Angeles on February 13, 2017. The subject property is within the Multiple Dwelling R3-1 Zone, and the proposed duplex conversion resulting in two dwelling units is consistent with this designation. The proposed project also provides 4 on-site parking spaces (two uncovered), which is consistent with the 2-parking space requirement per dwelling unit required by the City's zoning code and required by the Commission. The subject site is not between the first public road (Pacific Ave.) and the sea, and will not prejudice the ability of the City to prepare a Local Coastal Plan.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. This waiver will not become effective until reported to the Commission at their **August 9-11, 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,
Executive Director

Mandy Revell
Staff Analyst

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July 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: 5-17-0448-W

Applicant: 226 Second St. Partners, LP Attn: Mike Cleland

Location: 226 2nd St., Hermosa Beach (Los Angeles County) (APN(s): 4188-013-046)

Proposed Development: Demolition of an existing 8-unit multi-residential structure with detached garage, and construction of three detached, three story, 30 foot high condominium units with roof decks. Unit A is proposed to be 3,427 square feet, with an enclosed two car garage with one open guest parking space adjacent to the private garage. Unit B is proposed to be 2,686 square feet, and Unit C is proposed to be 3,278 square feet, both with two open guest parking spaces per unit adjacent to the private garages. In total, the proposed development will result in 11 on-site parking spaces, with two new public parking spaces. The proposed development will reduce the width of an existing curb cut on 2nd St. to provide access to the on-site parking, which will result in the addition of one of the new public parking spaces on 2nd St. Grading consists of approximately 851 cubic yards of cut, and 40 cubic yards of fill. On-site drainage improvements include directing gutters and downspouts to landscaped areas and permeable surfaces.

Rationale: The subject site is a 5,987 sq. ft. lot, approximately 0.15-mile inland from the beach, and is not located between the first public road and the sea. The project site is located within a developed residential neighborhood designated Multiple Family Residential (R-3), in the City of Hermosa Beach's certified Land Use Plan (LUP), and the proposed project conforms to the City zoning standards of a 30 foot height limit above grade as calculated by the City. The proposed development exceeds the Commission's standard of 2 on-site parking spaces per residential unit, and construction best management practices including daily clean up, disposal, and the use of sandbags to control erosion during construction will be incorporated. Drainage plans indicate run-off will be diverted into permeable surfaces and landscaped areas. 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 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. 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 **August 9-11, 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

Coastal Development Permit De Minimis Waiver

5-17-0448-W

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

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



July 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: 5-17-0562-W

Applicant: MAV Partners, LLC

Location: 122 Strand St., City of Santa Monica, Los Angeles County (APN: 4289-023-007)

Proposed Development: Demolition of existing 2-story, 4-unit apartment and 1-story 4-car garage, and construction of a 30 foot high, 2-story, 3-unit condominium with 1-level subterranean parking on a level 6,097 square foot lot. Approximately 1950 cubic yards of cut will be exported to a commercial dump site located outside of the coastal zone.

Rationale: The subject site is a 6,097 square foot lot designated Ocean Park medium density, multiple family residential in the City of Santa Monica's certified Land Use Plan. The proposed project has been approved in concept by the City of Santa Monica and meets the Commission's parking requirement of 2 spaces per residential unit, with 6 spaces total for 3 residential units. The proposed project is designed to be compatible with the character of the surrounding development, with a maximum roof height of 29.86 feet. Adequate measures to address water quality have been incorporated into the project design to direct runoff to the public storm drain system. The subject site is not located between the first public road and the sea. The nearest public coastal access is located at the western end of Strand St., approximately two blocks from the subject site; the proposed project will thus not have an adverse impact on public access. The proposed development does not have any adverse effects on visual or coastal resources, and will not prejudice the City's ability to prepare a Certified LCP. The proposed project is consistent with the land use designation in the City's certified LUP, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

The waiver will not become effective until reported to the Commission at its August 9-11, 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

Daniel Nathan
Coastal Program Analyst

cc: File

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August 1, 2017

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-14-0017-A1****To:** All Interested Parties**From:** John Ainsworth, Executive Director

Subject: Permit No. **5-14-0017** granted to the **City of Long Beach** for: the establishment of an 18 month pilot program for a designated kite boarding lesson area, kite boarding launch and exit areas, and three kite boarding vendor areas on the beach between Claremont and La Verne Avenues.

Project Site: 5340 E. Ocean Ave., City of Long Beach, Los Angeles County (APN: 7247-028-906)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes to Special Condition 1 of the CDP:

- 1. Approved Development – Permit Compliance.** Coastal Development Permit 5-14-0017-~~AI~~ authorizes the ~~establishment~~ continuation of a designated kite boarding lesson area, kite boarding beach launch and exit area, and three kite boarding vendor areas on the beach between Claremont and La Verne Avenues originally authorized by Coastal Development Permit 5-14-0017 consistent with the following conditions. No physical development is proposed or authorized. The extended term of authorization is limited to ~~eighteen months~~ five years, commencing on January 9, 2017 (the expiration date of CDP 5-14-0017) the approval date of this permit and ending ~~eighteen months~~ five years thereafter, on January 9, 2022. A permit amendment will be required in order to extend the authorization beyond the initial additional five-year term. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions. Any proposed change or deviation from the approved plans shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

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

Notice of Proposed Immaterial Permit Amendment
5-14-0017-A1

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 5-14-0017). The designated kite boarding lesson area will not affect the community character of the area 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

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COASTAL DEVELOPMENT PERMIT EMERGENCY PERMIT

Issue Date: August 4, 2017
Emergency Permit No. G-5-17-0043

APPLICANT:

Santa Catalina Island Company
P.O. Box 2102
Avalon, CA 90704

LOCATION OF EMERGENCY WORK:

PEBBLY BEACH, AVALON (LOS ANGELES COUNTY) (APN(s): 7480-045-021)

WORK PROPOSED:

Demolition and removal of the existing 30 foot by 105 foot landing and launch ramp, which will be disposed of outside of the coastal zone, or processed for recycling if suitable. Crushed rock foundation composed of three-quarter-inch rock will be installed, and the landing and launch ramp will be constructed using seven pre-cast reinforced concrete panels, each approximately 9 inches thick and 30 feet wide by 7 feet long, resulting in a 30 foot by 105 foot landing and launch ramp. The upper 56 feet of the ramp above the mean high tide line will be constructed using a cast-in-place method. In addition, a steel sheetpile wall will surround the toe of the ramp and the lower 50 feet of each side of the ramp, which will be contained within the pre-existing 30 foot by 105 foot landing and launch ramp footprint. The proposed steel sheetpiles will be approximately 15 feet long. A minimum of 2 wide-flange steel sleeper rails will be placed on the original subgrade. An approximately 12-inch thick layer of three-quarter-inch crushed rock will be placed and compacted to final elevation level with the top of the sleeper rails. The new ramp panels will be placed on the sleeper rails, the steel sheetpiles will be cut 2 inches below the top of the ramp, and all gaps between the ramp panels and sheetpiles will be filled using anti-washout grout. The resulting landing and launch ramp will replace the pre-existing ramp in-kind, with no new fill of open coastal waters.

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 the existing landing and launch ramp at Pebbly Beach occurred when large south swells undermined the underlying grated support, forming a gap between the landing and launch ramp, causing the underlying newly exposed substrate to collapse. I also understand that this landing and launch ramp provides access to public agency and emergency vehicles (i.e. fire-fighting equipment), to provide necessary services to the nearby City of Avalon in the event of an emergency. Therefore, repairs to the landing and launch ramp require immediate action to potentially 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;

August 4, 2017

Emergency Permit No.: G-5-17-0043

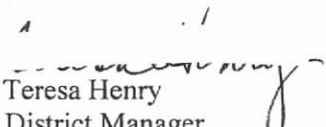
EMERGENCY PERMIT

- (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 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 September 3, 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. The project shall include implementation of "Best Management Practices Pebbly Beach Landing and Launch Ramp Repair, July 2017" as proposed. Additionally, all in-water construction such as sheet pile driving work should be planned and constructed during the lowest tidal conditions in order to avoid turbidity, sedimentation and underwater noise impacts to ocean waters and marine life.
6. 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, and State Lands 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.

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSISON
SOUTH COAST DISTRICT OFFICE
P.O. BOX 1450
200 OCEANGATE, SUITE 1000 (10TH FLOOR)
LONG BEACH, CA 90802-4416

RE: Emergency Permit No.

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by _____), OR I will remove the emergency work authorized by such permit in its entirety within 150 days of the date of the emergency permit (i.e., by _____).

Signature of property owner or
Authorized representative

Name

Address

Date of Signing