

**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



# W9

**Prepared October 30, 2018 (for the November 07, 2018 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 November 2018

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 November 07, 2018. 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 November 7th.

With respect to the November 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 November 07, 2018 (see attached)**

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**Waivers**

- 5-18-0781-W, Gottlieb Residence - New SFD (Santa Monica)
- 5-18-0791-W, City of Hermosa Beach, construct new restroom building (Hermosa Beach)
- 5-18-0792-W, City of Hermosa Beach- South Park New Restroom Building (Hermosa Beach)
- 5-18-1043-W, City of Los Angeles – Bike Corral for 18 bicycles (Venice)

**Immaterial Amendments**

- 5-15-0810-A1, City of Los Angeles Bureau of Engineering- Venice Dual Force Main Amendment (Venice)

**Emergency Permit Waivers**

- G-5-18-0003-W, Venice Pier Fire Emergency Repairs (Venice)

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October 25, 2018

## **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:** 5-18-0781-W**Applicant:** Richard Gottlieb**Location:** 310 Marguerita Avenue, Santa Monica, Los Angeles County (APN: 4293008049)

**Proposed Development:** Demolition of an existing two-story, 6,597 sq. ft. single-family residence with attached garage, detached guest house, gazebo, and swimming pool and construction of new two-story, 27-ft. high above natural grade, 22,187 sq. ft. single-family residence over basement with detached two-car garage (and one uncovered parking space), and detached 14-ft high cabana and swimming pool. Export of approximately 6,400 c. y. of soil outside the coastal zone.

**Rationale:** The site is located approximately 0.3 miles from the beach in an urbanized residential area. Single-family homes with varying height, bulk, and scale characterize the neighborhood. The City of Santa Monica's maximum height limit for R1 zone is 28 feet and is consistent with City's setback, height, and parking requirements. The proposed project will occur over two lots which are tied, and is compatible with the community. The applicant submitted a drainage plan which shows that rain from roof downspouts will be directed to two (2) 1,725 gallon underground rainwater collection tanks in the front yard. The stored rainwater will be utilized for drip irrigation purposes for 5,578 sq. ft. of landscape area on site. Additional drainage will be directed to area drains throughout the site that are conveyed towards storm drains via a sump pump. In addition, the applicant submitted a geotechnical soils report dated 10/2/15. The proposed grading includes 6,470 c. y. of cut and 70 c. y. of fill, resulting in 6,400 c. y. of export. The structures will utilize conventional spread footings and conventional concrete slab foundation over re-compacted fill, and concluded that the site is suitable for the proposed project bearing on native compact soils. The proposed development received a CEQA status as categorically exempt. The proposed single-family home meets all local zoning requirements and was approved in concept through the City of Santa Monica on 9/7/18. 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 **November 7-9, 2018** 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

Denise Truong  
Coastal Program Analyst

cc: File

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**Waiver:** 5-18-0791-W

**Applicant:** City of Hermosa Beach (c/o Kristy Morris)

**Location:** 861 Valley Drive, Hermosa Beach, Los Angeles County (APN: 4187-017-900)

**Proposed Development:** Convert existing 720 sq. ft. restroom within Clark Field into storage space. Construct a new 9.5-ft. tall, 755 sq. ft. restroom building adjacent to the existing restroom building.

**Rationale:** The project is located in an urbanized area 0.3 miles inland from the beach. The project received local approval from the Hermosa Beach Planning Commission on January 22, 2018. There will be no impacts (temporary or permanent) to public access during the construction period. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities; the project is also consistent with past Commission actions in the area, the Chapter Three policies of the Coastal Act, and the certified Land Use Plan for the City of Hermosa Beach.

This waiver will not become effective until reported to the Commission at its **November 7-9, 2018** 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

Amrita Spencer  
Coastal Program Analyst

cc: File

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**Waiver:** 5-18-0792-W

**Applicant:** City of Hermosa Beach (c/o: Kristy Morris)

**Location:** 425 Valley Drive, Hermosa Beach, Los Angeles County (APN: 4188-019-907)

**Proposed Development:** Construct a new 12-ft. high, 250 sq. ft. restroom building within South Park with three standard-size stalls and one ADA accessible stall.

**Rationale:** The project is located in an urbanized area 0.2 miles inland from the beach. The project received local approval from the Hermosa Beach Planning Commission on January 22, 2018. There will be no impacts (temporary or permanent) to public access during the construction period. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities; the project is also consistent with past Commission actions in the area, the Chapter Three policies of the Coastal Act, and the certified Land Use Plan for the City of Hermosa Beach.

This waiver will not become effective until reported to the Commission at its **November 7-9, 2018** 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

Amrita Spencer  
Coastal Program Analyst

cc: File

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October 25, 2018

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**Waiver:** 5-18-1043-W

**Applicant:** City of Los Angeles Department of Transportation

**Location:** City street (public right-of-way) adjacent to 56 Windward Avenue, Venice, Los Angeles

**Proposed Development:** Install 40-inch high, 18 foot wide bike corral for parking up to 18 bicycles

**Rationale:** The project location is on public property approximately 100 feet inland of Ocean Front Walk and Windward Plaza and 300 feet inland of the public beach. The project will replace two vehicle parking spaces, which are currently metered and time restricted to one hour, with a bike corral for free public parking of up to 18 bicycles. The City determined the project was categorically exempt from CEQA review (Class 3, Item 6) on May 31, 2018. According to the City, the proposed bike corral is needed to accommodate increasing demand for bicycle parking in the area which is popular with beachgoers and locals and tourists accessing the cultural amenities in Venice. The project will not reduce coastal access because it will provide the capacity for more visitors, residents, and workers to use bicycles instead of cars. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities. The project 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 an LCP.

This waiver will not become effective until reported to the Commission at its **November 7-9, 2018** 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

Zach Rehm  
Senior Transportation Program Analyst

cc: File



**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST AREA OFFICE  
200 OCEANGATE, SUITE 1000  
LONG BEACH, CA 90802-4302  
(562) 590-5071



## **NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

### **Coastal Development Permit Amendment No. 5-15-0810-A1**

October 25, 2018

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **5-15-0810** granted to the **City of Los Angeles (Department of Public Works)** for: Construction of a 54-inch diameter force main sewer approximately two miles in length.

**Project Site:** Area beneath Hurricane Street, Marquesas Way, Via Marina, Pacific Ave, Culver Boulevard, Vista del Mar, and Marina del Rey Channel, City of Los Angeles and 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):

**Changes in construction methodology to the Venice Dual Force Main project, including the modification of 400 feet of cut and cover trench digging to micro-tunneling, the elimination of shafts 3 and 7, adjustment of Trench 6's shape and size, and the adjustment of Shaft 1's location.**

### **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 involves minor changes to the Venice Dual Force Main pipeline project, which was approved on October 9, 2015. Under the proposed amendment, 400 feet of the 900-foot cut and cover trench technique would be replaced with a micro-tunneling technique, which is currently being used for the rest of the pipeline. In addition, the project is being modified to include slight adjustments for Shafts 1 and 6 as well as the deletion of Shafts 3 and 7.

The proposed transition to the micro tunneling technique will not result in an increase of adverse environmental impacts. The micro tunneling technique reduces visual impacts and access impacts -- there will be less street and sidewalk disruption affecting the travelling public during the construction period because the trench will not be dug. Meanwhile, the absence of a trench means fewer barricades and similar items that may impact views to and along Vista Del Mar. Biological resources, paleontological resources, and geologic resources will not be adversely impacted by this modification.

The adjustments of Shafts 1 and 6 will not result in an increase of adverse environmental impacts. The adjustments are no more than a few hundred feet, and do not change the overall function of the shafts. Therefore, any anticipated impacts (as outlined in the EIR) would not change as a result of the adjustments. The deletion of Shafts 3 and 7 will not result in an increase of adverse environmental impacts. Biological resources, paleontological resources, and geologic resources will not be adversely impacted by these modifications.

The above mentioned actions are minor modifications that are being implemented under the existing, amended permit, and the modifications do not conflict with any of the conditions or terms of the underlying coastal development permit. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's ability to prepare an LCP.

If you have any questions about the proposal or wish to register an objection, please contact Amrita Spencer at 562-590-5071.

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



October 25, 2018

City of Los Angeles, Department of Recreation and Parks  
Attn: Elena Maggioni  
221 N. Figueroa Street, Room 400  
Los Angeles, CA 90012

Subject: Response to Notice of Emergency Action Regarding Venice Pier Fire Damage (July 2018)  
**Emergency Waiver No. G-5-18-0003-W**

Dear Ms. Maggioni:

On July 2, 2018, the Executive Director received your notice of emergency action without a permit. Commission staff has reviewed your notice and will report it to the Coastal Commission with a summary of the facts at the Commission meeting November 7-9, 2018 at San Francisco.

Based on your letter, additional information submitted regarding the project, and phone conversations and email exchanges with City staff and their representatives, Commission staff understands that the City of Los Angeles has taken action to repair the fire-damaged structure at foot of the Venice Pier so that it can re-open to the public. The immediately necessary repairs include: 1) shoring the damaged beams below the pier deck; 2) remove and replace damaged wooden guardrails (12 linear feet); 3) remove and replace damaged electrical conduits and sewer pipe; and, 4) install temporary steel plate over the expansion joint connecting the ramp to the pier.

The fire occurred, and was extinguished, on June 26, 2018. The repairs were completed and the City re-opened the pier to the public on June 30, 2018.

The City's emergency action is consistent with the provisions of Section 30611 of the Coastal Act. We understand that the City will soon be applying for a coastal development permit to make more substantial long-term repairs to the entire pier structure.

Thank you for providing notice of the City's action. You may reach the Commission's South Coast District staff at (562) 590-5071 if you have any questions.

John Ainsworth  
Executive Director

By: Charles Posner  
Coastal Program Analyst

cc: Commissioners/File