

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



W18

Prepared December 06, 2018 (for the December 12, 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 December 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 December 12, 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 December 12th.

With respect to the December 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 December 12, 2018 (see attached)

Waivers

- 5-18-0366-W, James V. Coane & Associates (Santa Monica)
- 5-18-1012-W, Gerald Seiner, Jr. (Santa Monica)
- 5-18-1160-W, Venice Bridge Housing Project (Venice)
- 5-18-1162-W, City of Los Angeles/Metro (Venice)

Immaterial Amendments

- 5-16-0305-A1, Hall Residence - Demo & New SFR (Venice)

Immaterial Extensions

- 5-15-1029-E2, Los Angeles County Flood Control District (Rustic Creek Canyon Soft-Bottom Channel (Sbc) Reach 118, Starting At The Rustic Road Bridge And Extending Upstream For 200 Feet, Pacific Palisades, City Of Los Angeles (Los Angeles County))
- 5-15-1065-E2, Los Angeles County Flood Control District (Ballona Creek Soft-Bottom Channel (Sbc) Reach 112, Marina Freeway (Ca-90) To Pacific Avenue, City Of Los Angeles (Los Angeles County))
- 5-15-1760-E2, Los Angeles County Flood Control District (Lower Section Of Dominguez Soft-Bottom Channel Reach 113, Los Angeles , Los Angeles County)
- 5-16-0778-E1, 1633 Ocean Front Walk (Santa Monica)
- 5-90-789-E26, Boardwalk Sunset, LLC (Venice)

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December 3, 2018

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-18-0366-W **Applicant:** Universal Capital Investment LP

Location: 1309 Palisades Beach Road, Santa Monica (County of Los Angeles)

Proposed Development: Construct a 530 sq. ft. addition to the existing 411 sq. ft. roof deck.

Rationale: The subject site is a 2,500 sq. ft. lot located between the first public road and the sea developed with a duplex. The project location is within a developed residential neighborhood designated R-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 18, 2018. The addition to the roof deck will not increase the height of the building. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Directing storm drain runoff to permeable surfaces 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 its **December 12-14, 2018** meeting. If three (3) 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

cc: File

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November 29, 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: 5-18-1012-W

Applicant: Gerald Seiner, Jr.

Location: 653 Ashland Ave, Santa Monica, Los Angeles County (APN: 4287018013)

Proposed Development: Remodel and approximately 1,129 sq. ft. addition to a one-story, 1,364 sq. ft. single-family residence resulting in a 26.5 ft. high, two-story single-family residence; demolition of a one-car garage and addition of a 399 sq. ft. detached accessory dwelling unit with two uncovered tandem parking spaces; replacement of windows and front porch; and addition of an approximately 250 sq. ft. deck and other yard improvements.

Rationale: The project site is located on a 5,662 square foot lot, designated OP-2 (Ocean Park Low Density Residential), approximately 0.6 miles from the beach in a developed neighborhood. There are no public coastal views in the project vicinity. The project adheres to the City of Santa Monica certified Land Use Plan 30 foot height limit and setback requirements. One covered parking space on-site will be removed; however, two on-site tandem parking spaces will be provided. No public street parking spaces will be impacted as a result of this project. Runoff will be managed through the addition of permeable paving and drainage improvements including new downspouts, gutters, and catch basins utilizing eco-rain triple tanks. Existing landscaping, including a mature tree (*Ficus microcarpa*), will be protected in place. The project also includes construction of a new accessory dwelling unit which increases opportunities for lower-cost housing in the coastal zone. The proposed development is designed to be visually compatible with the character of the surrounding area and 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 **December 12-14, 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

Dani Ziff
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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November 30, 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: 5-18-1160-W

Applicants: City of Los Angeles & LA County Metropolitan Transportation Authority (Metro)

Location: 100 E. Sunset Avenue, Venice, Los Angeles, Los Angeles County (APN: 4286-015-900)

Proposed Development: Install a temporary housing facility to shelter 100 homeless adults and 54 transitional-age youth on an existing, unused, paved maintenance yard owned by Metro for a time period not to exceed three years. The proposed facilities include: one 27-foot high, 9,900 sq. ft. tension membrane (tent) structure; nine 18-foot high modular trailers for habitation totaling 6,480 sq. ft., including: 1,680 sq. ft. of hygiene trailers, 1,920 sq. ft. of storage facilities, 4,800 sq. ft. of administrative and service provider offices (including indoor meeting and programming space), a shaded centralized dining area, shaded gathering areas, an outdoor pet exercise area, bicycle racks, landscaping, and perimeter walls/fences. After three years of installation, the facilities shall be removed by the City within a six month period unless a CDP is issued to retain the facilities for a longer period of time.

Rationale: The project site is a 3.15 acre lot that is currently developed with a paved surface parking lot and one unused, on-site structure adjacent to Thornton Place. Metro currently owns the property, and previously used it for bus storage and administrative functions. Metro would continue to maintain the existing on-site building, which will not be used for the temporary "bridge" housing facilities for homeless individuals. The certified Venice Land Use Plan (LUP) currently designates the site as Limited Industry. However, LUP Policy I.C.7 states that if the subject property becomes available for re-development, priority uses shall include affordable housing (which may be provided in a mixed use residential-commercial project), and a public parking structure to improve public access. Metro has initiated a long-term planning process to re-develop the site, and has authorized the City to submit the CDP application for interim development on the site that is not to exceed three years. Although Metro's long-term plans for re-developing the site are not clear at this time, the proposed interim use of the site as a temporary bridge housing facility for homeless populations is consistent with LUP Policy I.C.7's prioritization of affordable housing. The City will be responsible for the construction, operation, and removal of the proposed temporary facilities. According to the City, the temporary facilities will serve homeless adults and youth who already live in Venice and who do not currently have vehicles.

As proposed, the project will not impede coastal access to the shoreline because the intended residents of the facilities are not expected to have vehicles. Additionally, the project will provide temporary habitation and sanitation amenities in an area where such facilities are currently overburdened (e.g. the Venice Beach public restrooms). The project includes the provision of 79 vehicle parking spaces and additional bicycle parking spaces to be provided on-site for approximately 15 service providers, which leaves ample parking for visitors to the site. The City has indicated that the facility is intended to primarily provide temporary housing for

Coastal Development Permit De Minimis Waiver

5-18-1060-W

homeless individuals without vehicles, thus, it is expected that the project would have a large surplus of onsite parking adequate to avoid displacement of beach parking spaces along surrounding streets. In addition, because the project is located on a paved urban lot developed would not result in the removal of native vegetation or have any adverse impacts to sensitive habitat. The proposed 27-ft. high tent structure and 18-ft. high module trailers are below the 30-ft. flat roof height limit and the 35-ft. varied roof height limit established in the LUP and are generally consistent with the size and scale of development on surrounding parcels, including several other large structures located to the northwest. The proposed temporary facilities would be located about two blocks inland of the beach and will not block coastal or bluewater views. Therefore, for the reasons stated above, the project will not adversely impact any coastal resources, public access, or public recreation opportunities. The project is consistent with past Commission actions in the area and all Chapter Three policies of the Coastal Act, and will not prejudice the City's ability to prepare an LCP. If the City chooses to extend the project beyond the proposed three year maximum time limit, the City would need to obtain a new coastal development permit or waiver.

This waiver will not become effective until reported to the Commission at its **December 12-14, 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

CALIFORNIA COASTAL COMMISSION

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November 30, 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: 5-18-1162-W

Applicants: City of Los Angeles and LA County Metropolitan Transportation Authority (Metro)

Location: 100 Sunset Avenue, Venice, Los Angeles, Los Angeles County (APN: 4286-015-900)

Proposed Development: After-the-fact removal of seven underground fuel storage tanks (UST), restoration of the site where the tanks were removed through necessary soil removal and remediation along with backfill and re-compaction of soil on site, and the removal of construction related debris from the site.

Rationale: The project location is a 3.15 acre lot that is currently developed with a paved surface parking lot and one unused building adjacent to Thornton Place. The property is owned by Metro, which previously used it for bus storage and administrative functions. After the bus storage facility ceased operations, the City obtained a local approval from the Los Angeles Fire Department Underground Storage Tank Unit in September 2016 to remove seven USTs from the site; the project (removal of the USTs) did not obtain the required coastal approvals from either the City or the Coastal Commission at that time. In preparation for after-the-fact request to remove the USTs, the City prepared a soils report. The Los Angeles Regional Water Quality Control Board determined that the residual concentrations of fuel constituents posed a low threat to human health, soil quality, and groundwater quality. The City determined the project to be categorically exempt from CEQA on because "[t]he project would prevent the release of hazardous materials and dispose of contaminated soils." The applicant has also provided documentation demonstrating that the soil removed as part of the UST removal was transported to a landfill outside of the coastal zone that is certified to accept such soil. 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 the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **December 12-14, 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

CALIFORNIA COASTAL COMMISSION

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

**5-16-0305-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: November 30, 2018

SUBJECT: Coastal Development Permit No. 5-16-0305 granted to Javier Hall, for:

Renovate and enlarge a 3-story, single-family residence with attached 2-car garage, resulting in a 4,092 sq. ft., 3-story, 32.67-ft.-high, single-family residence with 3 on-site parking spaces.

PROJECT SITE: 4513 Via Dolce (Lot 13, Block 12, Silver Strand Tract), Venice, City of Los Angeles, Los Angeles County (APN: 4295-004-040)

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):

Revise the project description to reflect “demolition of an existing 3-story single-family residence and construction of a new 3-story, 32.67-ft. high, 4,092 sq. ft. single family residence with 3 on-site parking spaces” in lieu of renovation and enlargement.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified 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 is consistent with the building standards set forth in the certified Venice Land Use Plan and conditions of the underlying CDP. The proposed single-family home is consistent with the existing land use (residential) and the neighborhood character of the Silver Strand subarea. No change in building footprint, number of parking spaces, or intensity of use is permitted by this amendment. The proposed amendment will not result in adverse impacts to shoreline processes, public access or water quality. The proposed amendment will not prejudice the City's ability to prepare a certified Local Coastal Program that is in conformity with Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Denise Truong at the Commission District Office in Long Beach (562) 590-5071.

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**5-15-1029-E2**

November 27, 2018

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Flood Control District (LACFCD) has applied for a second one year extension of 5-15-1029 granted by the California Coastal Commission on October 9, 2015.

for: Long-term routine maintenance plan for an existing soft-bottom flood control channel within the Coastal Zone. The proposed project consists of minor structural repairs to the channel.

at: Rustic Creek Canyon Soft-bottom Channel (SBC) Reach 118, starting at the Rustic Road Bridge and extending upstream for 200 feet, Pacific Palisades, City of Los Angeles, Los Angeles County (APN: 4409-026-901)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

Dani Ziff
Coastal Program Analyst

cc: Sree Kumar, LACFCD
Commissioners/File

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**5-15-1065-E2**

November 27, 2018

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Flood Control District (LACFCD) has applied for a second one year extension of 5-15-1065 granted by the California Coastal Commission on October 9, 2015.

for: Long-term routine, minimal impact maintenance plan for an existing concrete-sided, soft-bottom flood control channel within the Coastal Zone. The proposed project consists of trash, debris and non-native/invasive vegetation removal.

at: Ballona Creek Channel, Ends At Pacific Marina Del Rey, Los Angeles County (APNs: 4116-035-900, 4211-007-012, 4211-007-030, 4211-007-036, 4211-007-917, 4211-007-918, 4211-007-919, 4211-015-903, 4211-015-904, 4211-016-902, 4211-016-903, 4211-017-900, 4211-017-901, 4211-007-916)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

Dani Ziff
Coastal Program Analyst

cc: Sree Kumar, LACFCD
Commissioners/File

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**5-15-1760-E2**

November 27, 2018

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Los Angeles County Flood Control District (LACFCD) has applied for a second one year extension of 5-15-1760 granted by the California Coastal Commission on December 10, 2015.

for: Long-term routine, minimal impact maintenance plan for an existing concrete-sided, soft-bottom flood control channel within the Coastal Zone. The proposed project consists of trash, debris, non-native/invasive and sparse woody vegetation removal, and minor structural repairs throughout the riverside slopes of the channel reach.

at: Dominguez Channel, Los Angeles County (APN: 7440002032)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

Dani Ziff
Coastal Program Analyst

cc: Sree Kumar, LACFCD
Commissioners/File

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November 30, 2018

5-16-0778-E1**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that the **Global Franchise Management** and **The City of Santa Monica**, have applied for a one year extension of Coastal Development Permit No. **5-16-0778** granted by the California Coastal Commission on **November 3, 2016** for development consisting of:

Demolish the existing 440 SF Hot Dog on a Stick snack shop and construct a new 16.5 foot high, 660 SF take-out restaurant in the same location along the Santa Monica Beach Promenade to meet ADA accessibility requirements for employees.

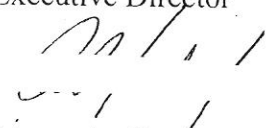
At: 1633 Ocean Front Walk, Santa Monica, Los Angeles County (APN: 4290-023-900)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director


Alexander Yee
Coastal Program Analyst

cc: Judith Meister, City of Santa Monica
Commissioners/File