

**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



# Th16

**Prepared February 28, 2018 (for the March 08, 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 March 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 March 08, 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 March 8th.

With respect to the March 8th 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 March 08, 2018 (see attached)**

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**Waivers**

- 5-17-0989-W, Mashatu, LLC (Santa Monica)
- 5-17-0990-W, Tyler Leshney (Long Beach)
- 5-18-0125-W, Lava Mae c/o Paul Asplund & L. A. Councilmember Mike Bonin c/o Taylor Bazley (Los Angeles)

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February 20, 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:** 5-17-0989-W **Applicant:** Matashu, LLC

**Location:** 932 Palisades Beach Road, Santa Monica, Los Angeles County  
(APN: 4292031013)

**Proposed Development:** Removal of unpermitted staircase on second-floor deck, lower staircase landing, and 5 ft. high concrete support wall for the staircase landing. All structures are located on the seaward side of existing single-family residence.

**Rationale:** The project site is located adjacent to the beach, along a street that has been developed with large single-family residences and visitor-serving establishments. The staircase, landing, and support wall were constructed without a coastal development permit, and extend approximately 18 feet seaward of the residence. The removal of the unpermitted structures will return the single-family residence to its original condition prior to the construction of the unpermitted structures, with no additional seaward structures. The project will not impact public coastal views and will not add height or internal floor area to the residence. In addition, there are no changes to public beach access, on-site parking for the residence, or water quality maintenance for the residence.

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

Amrita Spencer  
Coastal Program Analyst

cc: Commissioners/File

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South Coast District Office  
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February 22, 2018

**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#:** 5-17-0990-W **APPLICANT:** Tyler Leshney

**LOCATION:** 5545 East Sorrento Drive, Long Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Replace decking on the existing dock float, gangway, and pier with TREX composite decking material. Remove and replace fascia and rubstrip on dock float, and install new posts, top rail, and stainless steel cable side rails at the pier and gangway.

**RATIONALE:** The proposed project concerns the cosmetic repair of an existing residential boating facility associated with a single-family residence on Naples Island in Long Beach. The size and configuration of the existing boat dock float will not be changed. No new piles are proposed or permitted. Eelgrass beds will not be impacted as no bottom disturbance is proposed or permitted. No work is to take place in the water. No preservative-treated wood, paints, or sealers are proposed. The proposed project will not interfere with the public accessway that exists immediately inland of the seawall in this location. Adequate measures to address water quality have been incorporated during project construction in order to prevent any material from contacting the water and to avoid any significant adverse effects on marine resources. The proposed project is compatible with the character of surrounding development and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The proposed project has been approved by the City of Long Beach Marine Bureau, and is consistent with the certified City of Long Beach Local Coastal Program (LCP), the Chapter 3 policies of the Coastal Act, and previous Commission actions.

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 **March 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 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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February 22, 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:** 5-18-0125-W

**Applicants:** Lava Mae c/o Paul Asplund, and City of Los Angeles c/o Taylor Bazley (co-applicant)

**Location:** Public Beach Parking Lot seaward of 1 Rose Avenue, Venice, City of Los Angeles, Los Angeles County (APN 4286-030-903)

**Proposed Development:** Use of two public parking spaces twice a week (Tuesdays and Thursdays) in the Rose Avenue Public Beach Parking Lot for the placement of a 45-foot long truck and trailer providing free-of-charge portable hygienic shower services for unhoused individuals. The parking spaces will be vacated and returned to public use at the end of each session.

**Rationale:** The site of the proposed use is located at the northwestern portion (exact location at Latitude 33.995084, Longitude -118.481493) of a gated, fee-based public parking lot on the beach seaward of Ocean Front Walk in Venice. The 267-stall public parking lot is owned by the City of Los Angeles, but operated by the County of Los Angeles Department of Beaches and Harbors. A parking attendant in a kiosk collects fees paid for use of the parking lot daily between the hours of 6am and midnight. The parking lot is located adjacent to public restrooms, a bicycle/pedestrian trail, and a playground. According to the Venice certified-LUP, the site is designated Open Space/Public Facilities in the North Venice subarea. The proposed use involves a truck and a 25-foot long trailer that contains three portable shower rooms (1 ADA and 2 standing). The trailer will be parked in the same location at each weekday session. The trailer will be attached to the existing water supply and sewer system at the site. After each session, the water supply and discharge pipes will be disconnected, and the site will be cleaned. The two parking spaces will be vacated and returned to public use by 2:30pm at the end of each session. The sessions will occur every Tuesday and Thursday from 7am to 2:30pm on an on-going basis. The Department of Beaches and Harbors will be providing traffic cones during the night prior to each session in order to reserve the two parking spaces for the following day. The traffic cones will be removed and returned to Beaches and Harbors by staff of Lava Mae, the 501(c)(3) nonprofit organization that runs the showers on wheels program. Although the proposed development will occur on two public parking spaces otherwise utilized for coastal access, the sessions occur only on weekdays; not on the weekend during the area's most impacted time. The project is not located near any environmentally sensitive habitat areas. The proposed development will not significantly impact the public parking supply that supports public access and recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **March 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