

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



W15

Prepared December 09, 2019 (for the December 11, 2019 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 2019**

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 11, 2019. 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 11th.

With respect to the December 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 December 11, 2019 (see attached)

Waivers

- 5-19-0967-W, Kelli and Tawab Abawi – Demo SFR/Construct new SFR (Hermosa Beach)
- 5-19-1021-W, Thomas and Katalin Reichert- Demo SFR/Construct SFR (Hermosa Beach)
- 5-19-1129-W, Lisa Veasman – Demo SFR/Construct new SFR (Hermosa Beach)

Immaterial Amendments

- 5-17-0795-A1, City of Long Beach (Long Beach)

Emergency Permits

- G-5-19-0054, Emergency erosion control at BWER, Area B (Area B of Ballona Wetlands Ecological Reserve)

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November 27, 2019

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: 5-19-0967**Applicant:** Kelli and Tawab Abawi**Location:** 1648 Palm Drive, Hermosa Beach, Los Angeles County (APN: 4183-010-020)

Proposed Development: Demolish two-story, 1,196 sq. ft. single-family residence. Construct 2-story, 30-ft. high, 1,945 sq. ft. single-family residence with attached two-car garage and one guest space adjacent to the garage on a 1,346 sq. ft. lot.

Rationale: The project site is located approximately 800 ft. inland of the beach, landward of the first public road, in a highly urbanized residential area. Although the project site is zoned R-3, the lot size is only 1,346 sq. ft., which could only accommodate a single-family residence under the certified Land Use Plan (LUP). The proposed replacement of a single-family residence would not result in a loss of existing housing density. The project would provide three onsite parking spaces, and there is no public parking along Palm Drive, so public access would not be impacted by the project. Public coastal views would not be impacted because there are no public views from the project site. Runoff will be managed onsite through the utilization of downspouts, catch basins, ECORAIN tanks, and sump pumps to redirect roof and surface water away from the site and treat runoff before releasing the runoff to the public storm drain. All proposed landscaping would incorporate native and nonnative, low-water use plants. 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, and will not prejudice the City's ability to prepare a certifiable local coastal program.

This waiver will not become effective until reported to the Commission at its **December 11-13 2019** 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: 5-19-1021-W**Applicant:** Thomas and Katalin Reichert**Location:** 221 28th St, Hermosa Beach, Los Angeles County (APN: 4181-022-006)

Proposed Development: Demolish existing two-story, 1,400 sq. ft. single-family residence. Construct a 3-story, 30-ft. high, 3,475 sq. ft. single-family residence with a roof deck, attached 2-car garage and one guest space adjacent to the garage.

Rationale: The project is located approximately 600 ft. inland of the beach, landward of the first public road, in an urbanized residential area. Although the lot is zoned R-2B, the lot size is 2,300 sq. ft., which could only accommodate a single-family residence under the certified Land Use Plan. The proposed replacement of a single-family residence would not result in a loss of existing housing density. The project would provide three onsite parking spaces which would be accessed through the 29th Court alleyway, where no public parking is allowed. There will also be no new curb cut on 28th Street, so public access would not be adversely impacted by the project. There are no public views from the project site. Runoff will be managed onsite through the utilization of downspouts, a parkway drain, a modular wetland, and a sump pump to redirect roof and surface water away from the site and treat runoff before releasing the runoff to the public storm drain. All proposed landscaping would incorporate native and nonnative, low-water use plants. 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, and will not prejudice the City's ability to prepare a certifiable local coastal program.

This waiver will not become effective until reported to the Commission at its **December 11-13, 2019** 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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November 27, 2019

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: 5-19-1129-W**Applicant:** Lisa Veasman**Location:** 1516 Bayview Drive, Hermosa Beach, Los Angeles County (APN: 4183-013-031)**Proposed Development:** Demolish 1782 sq. ft. single-family residence. Construct 2-story, 30-ft. high, 2,554 sq. ft. single-family residence with an attached 2-car garage and one guest space adjacent to the garage.

Rationale: The project site is located 0.21 mile inland of the beach, landward of the first public road, in a highly urbanized residential area. Although the project site is zoned R-3, the lot size is only 1,755 sq. ft., which could only accommodate a single-family residence under the certified Land Use Plan (LUP). The proposed replacement of a single-family residence would not result in a loss of existing housing density. The project would provide three onsite parking spaces, and there is no public parking along Bayview Drive, so public access would not be impacted by the project. The project will not impact public views to or along the coast. Runoff will be managed onsite through the utilization of downspouts, an ECORAIN infiltration basin, permeable soils and a sump pump to redirect roof and surface water away from the site and treat runoff before releasing the runoff to the public storm drain. All proposed landscaping would incorporate native and nonnative, low-water use plants. 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, and will not prejudice the City's ability to prepare a certifiable local coastal program.

This waiver will not become effective until reported to the Commission at its **December 11-13 2019 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 District Office
301 E. Ocean Blvd., Suite 300
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084

**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

Coastal Development Permit Amendment No. **5-17-0795-A1**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: December 2, 2019

SUBJECT: Coastal Development Permit No. 5-17-0795 for the City of Long Beach approved by the California Coastal Commission on October 10, 2018 for:

Remodel of existing concession building located on Granada Beach adjacent to bike/pedestrian path, consisting of a new screen wall separating restrooms from concession area, lockable storage space for vendors, shade structure, new concrete boardwalk connecting concession with bike path, children's water play feature, and other ADA improvements.

LOCATION: 5098 Ocean Blvd., Granada Beach, City of Long Beach, Los Angeles County.

DESCRIPTION OF AMENDMENT REQUEST (5-14-0200-A1):

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):

The square footage of the Children's Water Play Feature will increase from 470 square feet to 1,543 square feet.

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):

While the City's proposed amendment will increase the square footage of the Children's Water Play Feature by 1,073 square feet, the overall improvements will result in a reduction of 378 square feet of concrete on the sandy beach. Commission staff finds that it will have no negative effects on coastal resources, and improves coastal access, specifically for beach visitors with disabilities consistent with the Americans with Disabilities Act (ADA). The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act, and

Permit Amendment

5-17-0795-A1

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previous Commission actions. 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 Mandy Revell at the South Coast District Office: (562) 590-5071.

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**EMERGENCY PERMIT**

Issue Date: November 27, 2019
Emergency Permit No.: G-5-19-0054

APPLICANT:

California Department of Fish and Wildlife
Attn: Richard Brody, Land Manager
PO Box 1653, Topanga, CA 90290

LOCATION OF EMERGENCY:

Area B of the Ballona Wetlands Ecological Reserve, south of Marina del Rey and east of Playa del Rey
Los Angeles, CA 90293

EMERGENCY WORK:

Erosion control methods and the placement of plastic sheeting, matting, staking, silt fencing. Work includes correction of the deep tire tread marks (caused by violations of the Coastal Act permitting requirements). All work will be done by hand.

This letter constitutes approval of the emergency work you or your representative has requested to be completed at the location listed above. I understand from your information that an unexpected occurrence in the form of an imminent severe rain event following unpermitted dumping of fill materials in, and driving through, the wetlands will cause erosion of the fill materials and erosion of the areas that were subject to unpermitted vegetation removal, which will impact the habitat areas below the hillside, which 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 that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 1-2 days unless otherwise specified by the terms of this Emergency Permit; and

(b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth
Executive Director

 (Anker Dobson)

By: Steve Hudson, Deputy Director, Los Angeles County
for

November 27, 2019

Emergency Permit No.: G-5-19-0054

cc: Local Planning Department
Karina Johnston, The Bay Foundation

Enclosure: Emergency Permit Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the permittee 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. This emergency permit shall not be construed as authorizing any unpermitted development previously undertaken on the subject property.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including wildlife.
4. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended in writing by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered to be temporarily authorized pursuant to this permit. The applicant must obtain a regular coastal development permit for the work undertaken pursuant to this permit as part of an ongoing plan (or an amendment to the previously issued restoration permit, or as part of the submitted application for the restoration of the Ballona Wetlands, or as otherwise addressed through any Consent orders or Cease and Desist orders that may be required of the violator). A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.
6. 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.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, or local governments, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, and U.S. Army Corps of Engineers.
8. The proposed work will be done by qualified representatives from the Bay Foundation or the Department of Fish and Wildlife.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-19-0054

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 permanent. A regular coastal development permit will be obtained for the work undertaken pursuant to this permit as part of an ongoing plan, CDP application, resolution to the violation or otherwise. A regular permit will be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

Signature of Property Owner or
Authorized Representative

Name

Address

Date