

**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



# W13

**Prepared May 03, 2019 (for the May 08, 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 May 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 May 08, 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 May 8th.

With respect to the May 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 May 08, 2019 (see attached)**

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## Waivers

- 5-18-1234-W, City of Santa Monica (Santa Monica)
- 5-18-1237-W, OP Real Estate Development Corp. (Santa Monica)
- 5-19-0192-W, 401 Ocean Avenue, LLC (Santa Monica)
- 5-19-0217-W, City of Long Beach, Alamitos Bay (Long Beach)

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April 22, 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:** 5-18-1234-W

**Applicant:** City of Santa Monica, Selim Eren

**Location:** 1626 Appian Way, Santa Monica, Los Angeles County (APN: 4290017905)

**Proposed Development:** Installation of a modular containerized Reverse Osmosis water treatment unit, solar panels, and 8.5-ft high security fence at the Santa Monica Urban Runoff Recycling Facility as part of the City's Sustainable Water Infrastructure Project.

**Rationale:** The project is located in the City of Santa Monica Oceanfront Beach Overlay District within 300 feet of the beach, Santa Monica Pier, and Tongva Park. The project will update the existing Santa Monica Urban Runoff Recycling Facility (SMURRF), which reclaims and recycles urban runoff and low flow runoff for non-potable reuse, to improve beach water quality by advance treating water for reuse and future aquifer recharge. This project is part of the City's Sustainable Water Infrastructure Plan, which aims at improving water reclamation City-wide. The addition of solar panels will offset grid energy used at SMURRF. There are blue water views and views of the pier in the project vicinity. The proposed 8.5-foot high security fence is designed to maximize space between steel slats and maintain coastal views. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, 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 Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **May 8-10, 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

Dani Ziff  
Coastal Program Analyst

cc: File

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April 11, 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:** 5-18-1237-W

**Applicant:** OP Real Estate Development Corp., Patrick Poon

**Location:** 2510 & 2512 7th St, Santa Monica (Los Angeles County) (APN(s): 4287003014, 4287003016)

**Proposed Development:** Request for ATF subdivision of one 15,918 sq. ft. lot into a 7,945 sq. ft. lot and a 7,973 sq. ft. lot; and construction of a 3,180 sq. ft., 21.5-ft. high condominium building with 3 market rate units and 6 subterranean parking spaces on the 7,973 sq. ft. lot.

**Rationale:** The project is located in an urbanized neighborhood, designated OP2 (Ocean Park Low Density Residential), approximately 0.6 miles from the beach. The project site, which is currently vacant, was developed with a six-unit apartment building that was demolished pursuant to CDP No. 5-06-092. In March 2018, the City of Santa Monica City Council resolved to approve a final subdivision map that split the vacant lot into two approximately 7,900 square foot vacant lots. The applicant is requesting after-the-fact (ATF) approval for the subdivision. If both lots are developed with at least three units each, then density will be maintained on-site. The applicant's proposal to construct a three-unit condo building on one of the lots accounts for half of the density previously provided on both lots. There are no public coastal views in the project vicinity. The project adheres to the City of Santa Monica certified Land Use Plan 23 foot height limit for flat roofs and setback requirements. Two car parking spaces and four bike parking spaces per unit plus two additional bike parking spaces for the building 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 a sump pump and drainage improvements including downspouts, gutters, and catch basins utilizing eco-rain triple tanks. Existing trees will be protected in place and new landscaping is composed of non-invasive, mostly low water use plant species. 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

**Coastal Development Permit De Minimis Waiver**  
5-18-1237-W

Chapter Three policies of the Coastal Act and will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **May 8-10, 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

Dani Ziff  
Coastal Program Analyst

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April 26, 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:** 5-19-0192-W      **Applicants:** Tabit Ventures, LLC; 401 Ocean Avenue, LLC

**Location:** 401 Ocean Ave, Santa Monica, Los Angeles County (APN: 4293-007-022)

**Proposed Development:** Construction of a 40-ft. high, 4 story, 11,046 sq. ft., 3-unit condominium building behind an existing 30-ft. high, 2-story, 6,842 sq. ft., 2-unit condominium building. The project would provide 5 condominium units with 10 covered residential parking spaces, 1 uncovered guest parking space, and 21 bicycle parking spaces (17 residential spaces and 4 guest spaces). The project also includes the preservation & rehabilitation of the existing building (a City Landmark) an addition on the rear secondstory of the landmarked residence, and a subdivision. The curb cut along Georgina Avenue will be removed, which will create one additional public street parking space.

**Rationale:** The project site is located approximately 700 feet inland of the beach, and is situated on the top of and 150 feet inland of a 158-ft. tall palisade. The neighborhood is urbanized, and is safe from sea level rise hazards (i.e. flooding, wave uprush). Three residential units will be added to the rear of an existing 2-unit building, which is consistent with the housing density requirements in the R-4 zone, in which the project site is located. The 11 on-site parking spaces and one public parking space created through the curb cut elimination will serve to improve public street parking in the area, which is utilized by coastal visitors. The height of the new building is consistent with the certified Land Use Plan requirements, and will not adversely affect public coastal views or community character. An underground cistern and an underground CDS unit will collect runoff for reuse; overflow will be discharged to Ocean Avenue using a curb drain. New landscaping will consist mainly of low water use plantings. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, 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 local coastal program.

This waiver will not become effective until reported to the Commission at its **May 8-10, 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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April 12, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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**Waiver:** 5-19-0217-W

**Applicant:** City of Long Beach, Mouhsen Habib

**Location:** Alamitos Bay, bayward of Bayshore Playground, near 5415 E. Ocean Blvd. and 54<sup>th</sup> Place, Long Beach, Los Angeles County (APN: 7245010900)

**Proposed Development:** Installation of three seasonal (May 15 through October 15) in-water recreational inflatables: one spherical, 12 ft. diameter, and 7 ft. tall; one pyramid-shaped, 16 ft. x. 21 ft., and 14 ft. tall; and one octagonal, 20 ft. diameter, and 3 ft. tall, to be open for public use at no cost. One time installation of 4 helix anchors at depths between 10 ft. and 15 ft. to secure the inflatable shoreward of the existing swim buoy line within Alamitos Bay. This authorization is valid for five years, until October 15, 2023.

**Rationale:** The project site is an existing public recreational swimming area in the waters of Alamitos Bay, east of the Bayshore Pier, and shoreward of the swim buoy line. There is one existing in-water recreational inflatable in the project area. The area is part of the Commission's original jurisdiction and Chapter 3 of the Coastal Act is the standard of review. The proposed project has received an approval in concept from the City of Long Beach Department of Planning and Building (2/14/19) and is consistent with the City's certified zoning designation of Park which allows uses including public access and water-oriented recreation. Public access to the inflatables will remain free and open to the public between May 15 and October 15 for a 5-year period. Public parking is available in the Bayshore and 54<sup>th</sup> Street public parking lots and along Ocean Boulevard and 54<sup>th</sup> Place. While eelgrass is found in Alamitos Bay, the floats will be anchored at depths between 10 and 15 feet, outside of eelgrass habitat area. The inflatables could drift in any direction from its central location, but will not consistently shade any eelgrass habitat. The proposed use of helix anchors minimizes the impact of anchoring on the soft-bottom habitat. These anchors will remain in place during the 5 years of use. As sited, the inflatables will not conflict with other recreational uses of the area including swimming, sailing, kayaking, and stand-up paddle boarding and, furthermore, there are on-site lifeguards to monitor appropriate use of the recreational equipment. The proposed

**Coastal Development Permit De Minimis Waiver**

5-19-0217-W

development will not adversely impact coastal resources and will enhance public access and public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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