

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
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W8

Prepared June 05, 2019 (for the June 12, 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 June 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 June 12, 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 June 12th.

With respect to the June 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 June 12, 2019 (see attached)

Waivers

- 5-19-0090-W, So. Cal. Edison - Alamitos-Norseal 66kV Pole Replacement Project (Long Beach)
- 5-19-0095-W, Young Residence (Hermosa Beach)
- 5-19-0281-W, City of Long Beach Summer Aquatics Camp - 2019, 2020, 2021, 2022, & 2023 (Long Beach)
- 5-19-0341-W, The Hanna Family Trust (Hermosa Beach)

Immaterial Amendments

- 5-17-0234-A1, Janick Residence (Pacific Palisades)
- 5-18-0445-A1, Haley Greenberg- Amend permit for hot tub instead of pool (Pacific Palisades)

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May 31, 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: 5-19-0090-W **Applicant:** Southern California Edison

Location: Adjacent to coastal saltmarsh wetlands within the SCE right-of-way of the Los Angeles Department of Water and Power property, South of East 2nd Street/Westminster Blvd., between Seacrest Ct. and Studebaker Rd., City of Long Beach (Los Angeles County APN: 7237-020-054).

Proposed Development: Replacement of damaged and aging electrical infrastructure on the Alamitos-Norseal 66kV subtransmission line, including replacement of a 100 foot-high lattice steel tower (which was removed after being struck by a vehicle in June of 2017), with a 100 foot-high tubular steel pole to be located approximately 100 feet north of where the lattice tower was located; and removal of two wooden poles and associated electrical infrastructure located within the roadside shoulder. Approximately 2,600 square feet of disturbed upland habitat will be impacted, and the proposed location of the new tubular steel pole will be located approximately 50 feet away from the identified coastal salt marsh wetland. Measures proposed by the applicant to minimize impacts to adjacent habitat include: 1) all components of the proposed project will occur outside of jurisdictional waters including wetlands; 2) vehicle access to work sites for all poles will be achieved via existing paved or dirt access roads or disturbed/nonnative habitat directly off of East 2nd Street/Westminster Blvd., and the entry road to the LADWP facility; 3) a wetlands/waters monitor will be present during all construction activities, and waters adjacent to work areas will be flagged; 4) all work must be conducted during dry conditions; 5) no blading or grading of existing access roads at drainage crossings will be permitted; and 6) appropriate construction Best Management Practices (BMPs) will be implemented. All work is expected to be less than three weeks.

Rationale: Although the Jurisdictional Delineation Letter submitted by the applicant (*Jurisdictional Delineation letter Report Alamitos-Norseal 66kV Subtransmission Pole Replacement Project [TD1280355] Long Beach, Los Angeles County, CA, dated September 18, 2018*) identifies coastal saltmarsh wetland habitat within the survey area, all proposed work, including removing and replacing the poles utilizing heavy vehicles entering and existing the site, will not impact the adjacent wetland or associated habitat.

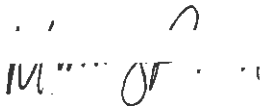
The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals. The measures proposed by the applicant to avoid impacts to jurisdictional and wetland habitat will ensure that the proposed development will not adversely impact coastal resources, public

Coastal Development Permit De Minimis Waiver
5-19-0090-W (Southern California Edison)

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 **June 12-14, 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.

John Ainsworth,
Executive Director


Mandy Revell
Coastal Program Analyst

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May 31, 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: 5-19-0095-W

Applicant: Bryan Young

Location: 337 26th St., Hermosa Beach (Los Angeles County) (APN: 4181-024-028)

Proposed Development: Demolition of a 1,568 square foot residential structure, and construction of a 30-foot high, 3-story, 3,755 square foot single family residence with roof deck and attached 2-car garage on a 2,481 square foot lot. Low and moderate water usage landscaping is proposed.

Rationale: The subject site is located approximately 0.18 mile inland from the beach on a 2,481 sq. ft. lot designated R-2 (Medium-Density Residential) by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. Construction best management practices including daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction are included in the project plans to prevent construction activities from impacting coastal and marine resources and water quality. The existing driveway location will be used to access the new attached two-car garage, with one available guest parking space adjacent to the garage resulting in no change in parking or access. The project has received an approval in concept from the City of Hermosa Beach on January 15, 2019. The proposed project design is compatible with the character of surrounding development and does not have any adverse effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the designation in the City's certified LUP, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 12-15, 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.

Jack Ainsworth
Acting Executive Director

Mandy Revell
Coastal Program Analyst

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May 30, 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: 5-19-0281-W

Applicant: City of Long Beach Parks, Recreation and Marine, Gerardo Mouet

Location: 4320 E. Olympic Plaza, Long Beach, Los Angeles County (APNs: 725639903, 725640902)

Proposed Development: Temporary Summer Aquatics Camp to be operated on the sandy beach near the existing outdoor Belmont Pool. The camp will operate from June-August and will involve the installation of temporary structures including a 6' high, 50' x75' chainlink fence, two 12' high shade canopies, and a 100 sq. ft. storage bin. The camp will provide childcare for approximately 80 children per week, through the summers of 2019, 2020, 2021, 2022, & 2023

Rationale: The City of Long Beach Summer Aquatics Camp program operated at the indoor Belmont Plaza pool until the pool's recent demolition. The temporary location for the camp is outside on the beach between the existing outdoor pool and the beach maintenance building at Belmont Plaza. The temporary structures for the camp will be installed in June and removed in September of each year, and these structures will not impede public access to the beach. The proposed project is consistent with past Commission actions in the area, and this is the first renewal of the prior 2-year approval of this camp (5-17-0329-W). 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 **June 12-14, 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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May 31, 2019

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: 5-19-0341-W **Applicant:** Steven and Jeanine Hanna, Hanna Family Trust

Location: 120 Manhattan Ave., Hermosa Beach, Orange County (APN: 4188-013-042)

Proposed Development: After-the-fact approval of the demolition of an existing single family home and construction of a 32-ft. tall, 3-story, 1,848 sq. ft. duplex, and a new 373 sq. ft. ground floor addition, 742 sq. ft. second floor addition, roof deck, and partial demolition of a balcony.

Rationale: The subject site is a 2,540 sq. ft. lot located on a walk-street approximately 550 ft. inland of the public beach, in the southern end of Hermosa Beach and is designated R-3 High Density Residential by the City of Hermosa Beach's Certified Land Use Plan (LUP). The site was developed with a single family home, however the demolition of this single family home and subsequent construction of the duplex occurred without the benefit of a Coastal Development Permit. This work was not undertaken by the current owner. The site is currently developed with a 1,848 sq. ft., 30 ft. tall, 3-story duplex, 1-car garage, and shed, constructed in 1979. The current proposal also includes a 373 sq. ft. addition of a 2-car garage on the ground floor, and a 742 sq. ft. 2nd floor addition. The proposed development was approved in concept by the City's Planning Department on March 14, 2019. The height increase is consistent with the LUP's height limit of 35 ft. The project will provide 4 parking spaces for 2 dwelling units and will not impact coastal access. The proposed development 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 Program.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2019** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Alexander Yee /
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-17-0234-A1**

May 28, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-17-0234-A1** granted to **MBJJ, LLC / John Janick** for: Construction of a one-story, 36-ft. high, 9,310 sq. ft. single-family residence over a two-level basement with an attached 851 sq. ft. three-car garage on a partial caisson grade beam foundation with retaining walls, restoration of the previously graded bluff edge, and 3,880 cu. yds. of grading on a vacant 31,194 sq. ft. blufftop lot.

Project Site: 14904 Corona Del Mar, Pacific Palisades, 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):

Construction of a new below-grade 754 sq. ft. swimming pool and 84 sq. ft. spa.

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):

As proposed, the swimming pool and spa will be constructed with a conventional foundation and will not utilize a caisson foundation to meet geologic stability requirements. Special Condition No. 2 of the Commission's approval of the home on the site, which is currently under construction, prohibits shoreline or bluff protective devices to protect pools and other accessory structures on the site (Ref: CDP 5-17-0234). Furthermore, the applicant's geotechnical consultant has confirmed that in the unlikely event a slope failure or erosion threatens or exposes the pool, the pool may be removed without further damage to the slope or the residence, as the pool does not include any deepened foundation elements (Ref: Geotechnical Memorandum, dated May 8, 2019, by Byer Geotechnical, Inc.). Thus, as

Notice of Proposed Immaterial Permit Amendment

5-17-0234-A1

proposed, the swimming pool and spa are not expected to result in any adverse geologic or visual impacts and are consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals.

If you have any questions about the proposal or wish to register an objection, please contact Eric Stevens at the phone number provided above.

cc: Commissioners/File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-18-0445-A1**

To: All Interested Parties
From: John Ainsworth, Executive Director
Subject: Permit No. **5-18-0445-A1** granted to **Haley Collins Greenberg** for: demolition of a 1-story, 1,963 sq. ft., single-family residence, and construction of a 1-story, 17-ft. high, 2,812 sq. ft., single-family residence, with an attached 2-car garage and swimming pool.

Project Site: 430 Puerto Del Mar, Pacific Palisades, Los Angeles County (APN: 4414-006-008)

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):

Replace swimming pool (permitted under CDP 5-18-0445) with a spa. The spa shall fit within the footprint of the previously permitted pool, and will require two caissons.

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 project involves minor changes to the project approved under CDP 5-18-0445 on October 10, 2018. Under the proposed amendment, the originally proposed pool would be replaced with a spa. The spa would not require additional grading beyond what was originally approved for the pool (30 cu. yds.). The spa would also only require two caissons, six fewer caissons than would have been necessary for the pool. As the staff report for the original permit explained, the caissons are not designed to function as bluff protective devices, nor will they impact visual resources within the project vicinity. The proposed amendment will not affect the construction of the single-family residence as originally permitted. 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 or at amrita.spencer@coastal.ca.gov.

cc: Commissioners/File