

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



W17

Prepared February 04, 2020 (for the February 12, 2020 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 February 2020**

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 February 12, 2020. 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 February 12th.

With respect to the February 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 February 12, 2020 (see attached)

Waivers

- 5-19-0978-W, Alamitos Beach Seasonal Inflatables (Long Beach)
- 5-19-1169-W, Milan and Brittany Lucic- Demo SFR/Construct SFR (Hermosa Beach)
- 5-19-1300-W, Seventh Street Real Estate Group LLC (Hermosa Beach)
- 5-19-1380-W, City of Los Angeles, Department of Transportation (Los Angeles)
- 5-20-0005-W, Erika Mamber (Hermosa Beach)

Immaterial Amendments

- 5-18-1082-A1, City of Los Angeles, Department of Recreation and Parks (Los Angeles)

Immaterial Extensions

- 5-17-0590-E1, Viola Residence (Venice)

Emergency Permits

- G-5-19-0045, Alamitos Bay Pump Station (Long Beach)
- G-5-19-0061, Bel-Air Bay Club, LTD (Pacific Palisades)

CALIFORNIA COASTAL COMMISSION

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



January 10, 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: 5-19-0978-W

Applicant: City of Long Beach

Location: Pacific Ocean off Alamitos Beach, Long Beach, Los Angeles County

Proposed Development: Installation of one seasonal (May 15 through October 15), 2,910 sq. ft. figure-8-shaped, in-water recreational inflatable with a maximum height of approximately 15 ft. to be open for public use at no cost. One time installation of 29 helix anchors at a depth of approximately 11.5 ft. to secure the inflatable in the Pacific Ocean at Alamitos Beach. This authorization is valid for five years, until October 15, 2024.

Rationale: The project site is located in the Pacific Ocean, approximately 100 feet off of Alamitos Beach, in alignment with 6th Place. 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 (7/9/19). 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 Alamitos Beach public parking lot, Marina Green public parking lot, and along some of the adjacent streets. While patches of eelgrass and Essential Fish Habitat exist in the project vicinity, the inflatable will be temporarily anchored at a depth of approximately 11.5 feet, outside of eelgrass habitat area, and in a manner that does not interfere with fish mobility. The inflatable could drift slightly in any direction from its central location, but is not expected to 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 inflatable will not conflict with other recreational uses of the area and, furthermore, is in close proximity to lifeguards who will monitor appropriate use of the recreational equipment. The proposed development will not adversely impact coastal resources, 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.

Coastal Development Permit De Minimis Waiver

5-19-0978-W

This waiver will not become effective until reported to the Commission at its **February 12-14, 2020** 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

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



January 28, 2020

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: 5-19-1169-W

Applicant: Milan & Brittany Lucic

Location: 2481 Valley Dr, Hermosa Beach (Los Angeles County) (APN: 4182-026-002)

Proposed Development: Demolish a two-story, 1,616 sq. ft. single-family residence and accessory structure. Construct a two-story, 25-ft. high, 6,108 sq. ft. single-family residence and accessory dwelling unit on a 6,640 sq. ft. lot. Landscaping will incorporate non-invasive low water use plants.

Rationale: The project site is located 0.4 mile inland from the beach, landward of the first public road parallel to the sea, in an urbanized neighborhood. The 6,640 sq. ft. lot is zoned R-2 under the certified Land Use Plan (LUP), which allows single-family residences to be developed. The proposed replacement of a single-family residence will not reduce the existing onsite density. Four onsite parking spaces will be provided, consistent with the certified LUP's parking requirements for residential development, and will be accessed through an existing curb cut off Valley Drive. Therefore, no public parking will be impacted. The project proposes downspouts, trench drains, an ECORAIN filter, and permeable yard area to capture and treat runoff before redirecting it to the public storm drain system. The project is consistent with the LUP's height and setback requirements, and moreover will not impact public access or visual resources. 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. Also, the project will not prejudice the ability for the City of Hermosa Beach to develop a Local Coastal Program that is consistent with the Coastal Act.

This waiver will not become effective until reported to the Commission at its **February 12-14, 2020** 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
cc: File

Amrita Spencer
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



January 29, 2020

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: 5-19-1300-W**Applicant:** Seventh Street Real Estate Group LLC**Location:** 57 7th St, Hermosa Beach, Los Angeles County (APN: 4187015045)

Proposed Development: Demolition of existing single-level 1,908 sq. ft. single family residence and construction of a new three-level 2,849 sq. ft. single family residence 30 ft. above natural grade (32.5 ft. above finished grade), with addition of one new parking space to two existing enclosed spaces. 120 cubic yards of cut, 4 cubic yards of fill, and 116 cubic yards of export.

Rationale: The subject site is located approximately 315 ft. inland from the beach on a 2,849 sq. ft. lot designated R-3 (High-Density Residential) by the City of Hermosa Beach's certified Land Use Plan (LUP); it is not located between the first public road and the sea. The City of Hermosa Beach Planning Department provided an Approval-in-Concept, dated October 29, 2019. Construction best management plans, including daily clean-up, disposal and/or recycling of debris at authorized landfill sites, and protection of nearby storm drain structures from construction debris, are outlined in the project plans to prevent construction activities from impacting coastal and marine resources. The existing driveway location on 8th Court will be used to access the two existing enclosed parking spaces, with the addition of a single guest parking space immediately behind the garage resulting in no reduction in parking or access, consistent with the Commission's common parking requirement of a minimum of two spaces per residential unit. No construction or staging activities are proposed or authorized along the adjacent walk street. The proposed project design is compatible with the character of surrounding development and will not have any adverse effects on visual or coastal resources, public access, and public recreation opportunities. All proposed landscaping consists of low water-use non-invasive species. The development will be at risk of temporary flooding during severe storm events and during astronomical tides in conjunction with the future sea level rise. The applicant has indicated in writing that they acknowledge and accept all risks of the development and has included planning measures for the lower level, such as run-off infiltration pits and permeable pavement, to adapt to temporary flooding. Additionally, the proposed project 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 Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **February 12-14, 2020** 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

Chloe Seifert
Coastal Program Analyst

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
WWW.COASTAL.CA.GOV



January 29, 2020

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: 5-19-1380-W

APPLICANTS: City of Los Angeles Department of Transportation

LOCATION: Various locations throughout Venice and Playa Del Rey (City of Los Angeles)

PROPOSED DEVELOPMENT: Installation of 5 bike share stations that will support approximately 75 bikes and remove 4 public vehicle parking spaces.

RATIONALE: The proposed bike share station locations have been recommended by the office of Los Angeles Council District 11 and the Los Angeles County Metropolitan Transportation Authority (Metro). The City of Los Angeles Department of Transportation provided Approval-in-Concept No. 19-01, dated September 10, 2019. Metro has already installed 65 stations in Downtown Los Angeles, 15 sites in Venice and Santa Monica, and other locations throughout the county. All stations subject to this waiver will be installed within existing paved areas or within existing parkways within the public right-of-way and will comply with ADA requirements. The bike share stations consist of bicycle docks mounted on steel plates with one approximately 12-foot high payment kiosk per station. The kiosk will include solar panels, a map, and other use-related information. No utility connections are required. The stations will not require any drilling or other means of attachment to a surface due to their weight and cannot be moved without special equipment. Metro is responsible for maintaining both the bicycles and stations; this will include cleaning the area around each station and monitoring bicycles for cleaning, repairing, and balancing as needed, in order to retain availability to the public in good condition at all times. No advertising is permitted on any part of any station. Two stations are proposed for installation on Dockweiler State Beach, but will be located in existing developed areas (not directly on sandy beach) and will not have significant impacts on visual resources or public access. The remaining stations will not be installed in established view corridors, and thus will not adversely affect visual resources. There will be no net loss in existing bike parking spaces. There will be a net loss of 4 vehicle parking spaces associated with the project; however, the City has conducted comprehensive studies allowing community feedback on proposed changes, including a crowdsourcing map, NAPSAs guide, and discussion with the neighborhood council in an effort to accommodate community input on transportation. The proposed development will enhance public access and encourage recreational opportunities along the coast by providing an alternative mode of low-cost

Coastal Development Permit De Minimis Waiver

5-19-1380-W

transportation. Additionally, the project will serve recreational purposes for tourists in the area. The project is consistent with Chapter 3 policies of the Coastal Act, will not adversely impact coastal resources, 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 their **February 12-14, 2020** 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
Acting Executive Director

Chloe Seifert
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



January 24, 2020

**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: 5-20-0005-W**Applicant:** Erika Mamber**Location:** 85 18th St, Hermosa Beach, Los Angeles County (APN: 4183008027)

Proposed Development: Remodel of an existing 16'6", one-story, 1,784 square foot single family residence; and second story addition resulting in a 29'1", 2-story, 3,003 square foot single family residence on a 2,847 square foot lot; demolish existing detached two-car garage and rebuild as an attached two-car garage resulting in two off-street residence spaces and one guest space; and a new roof and roof deck.

Rationale: The project site is located approximately 475 feet from the inland extent of the beach on a 2,847 square foot lot designated Medium-Density Residential by the City of Hermosa Beach's certified Land Use Plan (LUP); not between the first public road and the sea. The City of Hermosa Beach Planning Department provided an Approval-in-Concept, dated January 22, 2020. Best management practices will be incorporated throughout the course of construction including daily clean up, disposal and/or recycling of construction debris at authorized landfill sites throughout the County and pursuant to City ordinance, covering of all stock piles and construction materials, protection of any nearby storm drain structures from construction debris or materials, and the use of sandbags or gravel bags to control surface water run-off and monitoring of construction personnel to ensure a full understanding of environmental protection procedures. There will be no change to vehicle or pedestrian access and no landscaping modifications will be made. The existing driveway location will be used to construct the new attached two-car garage, resulting in two off-street residence parking spaces and one guest space. No construction or staging activities are proposed or authorized along the adjacent walk street. The development will be at risk of temporary flooding during severe storm events and during astronomical tides in conjunction with future sea level rise. The applicant has indicated in writing that they acknowledge and accept all risks of the development and has planned the lower level to adapt to temporary flooding. 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. The proposed development 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 certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **February 12-14, 2020** 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

Christine Pereira
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-18-1082-A1**

January 29, 2020

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-18-1082-A1** granted to **City of Los Angeles, Department of Recreation and Parks**

for: Rehabilitation of the Venice Pier including replacement of the 157 ft. long pier approach structure, structural repairs to 39 concrete piles and 155 cap beams, deck surface and soffit repairs, and removal and replacement of existing utilities.

Project Site: 1800 Ocean Front Walk, Venice, Los Angeles (Los Angeles County) (APN(s): 4225012900)

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):

Amend CDP No. 5-18-1082 to modify Special Condition 1 for the permit term.

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):

Venice Pier Rehabilitation Project was placed on hold before being made public for bids by Contractors and no work has been completed thus far. This amendment extends the permit term for an additional year. Existing Special Condition 1 of CDP No. 5-18-1082 requires that all work be completed prior to Memorial Day weekend 2020 (May 24, 2020). As amended all work must be completed prior to Memorial Day weekend 2021 (May 31, 2021). Consistent with the underlying permit, no work is proposed during the prime summer months (Memorial Day to Labor Day). Therefore, there is no additional impact to public access, and the

Notice of Proposed Immaterial Permit Amendment

5-18-1082-A1

amendment does not have the potential to create adverse impacts, either individually or cumulatively, on coastal resources or public access to and along coastal waters.

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

NOTE: ALL OF THE COMMISSION'S PREVIOUSLY ADOPTED SPECIAL CONDITIONS CONTINUE TO APPLY IN THEIR MOST RECENTLY APPROVED FORM UNLESS EXPLICITLY CHANGED BY THIS ACTION.

Special Condition 1 of CDP No. 5-18-1082 shall be modified as follows:

- 1. Scope and Term of Permit Approval.** No development authorized by this coastal development permit shall be carried out after ~~Memorial Day weekend 2020 (May 24, 2020)~~ Memorial Day weekend 2021 (May 31, 2021). If development authorized by this coastal development permit is not completed prior to ~~Memorial Day weekend 2020 (May 24, 2020)~~ Memorial Day weekend 2021 (May 31, 2021), the applicant shall apply for an amendment to this coastal development permit, unless the Executive Director determines that no additional amendment is legally required.

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 18, 2019

Notice is hereby given that 2801 Sanborn, LLC has applied for a one year extension of 5-17-0590 granted by the California Coastal Commission on November 9, 2017

for: Demolition of 1,076 square foot one-story single family dwelling with detached garage, and construction of a 3,084 square foot, 25-foot high, two-story single family dwelling with roof deck and attached two-car garage.

at: 2801 Sanborn Ave, Venice (Los Angeles County) (APN(s): 4227019019)

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

Eric Stevens
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



COASTAL DEVELOPMENT PERMIT EMERGENCY PERMIT

Issue Date: December 17, 2019
Emergency Permit No. G-5-19-0045

APPLICANT:

Los Angeles County Flood Control District
900 South Fremont Ave.
Alhambra, CA 91803

LOCATION OF EMERGENCY WORK:

WITHIN THE SHORELINE AND OPEN WATER ALONG THE SOUTH SIDE OF ALAMITOS BAY, 5437 OCEAN BLVD., LONG BEACH (LOS ANGELES COUNTY)

WORK PROPOSED:

Partial removal of the pump station associated with the stormwater discharge line structure in Alamitos Bay, including the demolition and removal of Piers 5 through 8, the lifeguard station, timber deck and railing, and removal of all discharge lines north of Pier 4. Pier pilings will be cut flush to grade. Construction equipment will include a loader and/or excavator operated from the shoreline, which will be driven approximately 3 feet into the water to complete the demolition. The existing low flow diversion pump located within the pump station would remain operational during construction. Construction staging will occur on the Los Angeles County Flood Control District (LAFCD) right-of-way within an existing kayak storage area located between the pump station and the Leeway Sailing and Aquatics Center. Kayaks will be relocated to a temporary storage area surrounded by fencing with two gates which will be utilized as the ingress/egress access point to the site. A debris containment boom and silt curtain will be installed in a horseshoe shape around the discharge line, and secured with a metal rod driven into the sand on the shoreline.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that while going through the standard environmental process for the replacement of the dilapidated pump station which is planned to begin in 2021, conditions of the discharge pier have worsened to the point where it is considered a high-risk public safety hazard in an area which is heavily utilized by the public for recreational purposes.¹ Failure of the piers will result in the collapse of the discharge lines as well as the collapse of the obsolete lifeguard station located above the discharge lines.

The site was surveyed on October 29, 2019 by a qualified marine biologist for Pacific seahorses (*Hippocampus ingens*), eelgrass (*Zostera marina*), and invasive algae (*Caulerpa taxifolia*) within and around the vicinity of the site. No Pacific seahorses were located during the focused and intensive survey of habitat surrounding the pump station discharge unit, and no caulerpa was found. The total amount of vegetated eelgrass in the project area that may be indirectly impacted due to increased turbidity related to the project totaled 0.19 acre (8,221 sq. ft.).

¹ Coastal Development Permit Application No. 5-18-1259 is still incomplete pending a local CDP from the City of Long Beach.

EMERGENCY PERMIT

As stated, repairs to the pump station require immediate action to potentially 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 which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

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

Sincerely,

John Ainsworth
Executive Director



By: Steve Hudson
District Director

cc: City of Long Beach Department of Development Services
Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the Los Angeles Flood Control District 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.
3. The work authorized by this permit must be completed within 60 days of the date of this permit (i.e., by March 17, 2020), unless additional time is granted for good cause by the Executive Director.
4. Any additional work requires separate authorization from the Executive Director. 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.
5. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Land Commission.)
6. Per the Marine Resources Assessment 2019, during construction the following BMPs will be

EMERGENCY PERMIT

followed to minimize on-site damages to existing eelgrass bed resources:

- a. Prior to the start of any construction work, the project marine biologist will mark the positions of eelgrass beds in the vicinity of the pump station discharge structure with buoys.
- b. Excavator operations will minimize the impacts to eelgrass vegetation and maintain a 6-foot buffer around any eelgrass, as practical.
- c. The containment boom and silt curtain shall be maintained in good working condition to ensure that eelgrass vegetation outside the proposed work zone is minimally affected by construction operations.
- d. Anchoring systems for the containment boom and silt curtain shall not be placed over any eelgrass vegetation.

7. In addition to the above Best Management Practices, the project will implement the following:
 - a. Before the debris containment boom and silt curtains are installed, a marine biologist will survey the area for sensitive species (such as green sea turtles, marine mammals, and seahorses). If green sea turtles or marine mammals are present onsite, the project will suspend construction activities until they leave the site on their own.
 - b. If seahorses are present onsite, they will be collected by a qualified marine biologist that will collect them by hand, place in an aerated 5-gallon bucket, and move the seahorses out of the project area. Locations of the seahorse placement will be marked with a GPS.
 - c. Any additional macrofauna that may be impacted during the demolition would be relocated as recommended by the qualified marine biologist.
8. Post-Construction Eelgrass Survey. Given that eelgrass has been identified within the project site and the 10m buffer area, within 30 days of completion of construction, or within the first 30 days of the next active growth period following completion of construction that occurs outside of the active growth period, the applicant shall survey the project site and the 10m buffer area to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the CEMP adopted by the NMFS (except as modified by this special condition), and in consultation with the CDFW. If side-scan sonar methods are to be used, evidence of a valid permit from CSLC must also be provided prior to the commencement of each survey period. The applicant shall submit the post-construction eelgrass survey for the review and approval of the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been adversely impacted, the applicant shall replace the impacted eelgrass at a minimum final 1.38:1 (mitigation:impact) ratio on-site, or at another location, in accordance with the CEMP. Any exceptions to the required 1.38:1 minimum final mitigation ratio found within the CEMP shall not apply. Based on past performance of eelgrass mitigation efforts, in order to achieve this minimum, the appropriate regional initial planting ratio provided in the CEMP should be used. Implementation of mitigation to ensure success in achieving the minimum final mitigation ratio (1.38:1) shall require an amendment to this permit or a new coastal development permit unless the Executive Director provides a written determination that no amendment or new permit is required.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

Issue Date: December 20, 2019

Emergency Permit No. G-5-19-0061

APPLICANT: Bel-Air Bay Club
Attn: Bill Howard
16801 Pacific Coast Highway
Pacific Palisades, CA 90272

LOCATION OF EMERGENCY:

16801 PACIFIC COAST HIGHWAY, PACIFIC PALISADES (LOS ANGELES COUNTY)
(APNs: 4415-.36-001 and 4415-036-900)

EMERGENCY WORK:

Construction of a 430-foot long, 12 – 15- foot wide, 8 – 15-foot high sand berm on the sand beach seaward of the Bel Air Bay Club in order to protect the Clubhouse structure from flooding associated with high tide and storm events on December 22, 2010 to December 27, 2019; January 8, 2020 to January 13, 2020; and January 21, 2020 to January 25, 2020.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information provided that unexpected occurrences of high tides and wave uprush from winter storms threaten to undermine and damage a portion of the clubhouse structure on the site that is not protected by a seawall, require immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California 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 30 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

A handwritten signature in dark ink, appearing to read "John Ainsworth".

By: Amber Dobson, District Manager
For: Steve Hudson, Deputy Director

cc: Local Planning Department

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed returned to our office within 15 days.
2. Only that work specifically described above and as more specifically described in the Commission's file for this Emergency Coastal Development Permit (CDP) Application, is authorized for the specific property listed above, subject to the conditions set forth below. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit is only authorized for December 20, 2019 to December 27, 2019; January 8, 2020 to January 13, 2020; and January 21, 2020 to January 25, 2020, or as extended by the Executive Director through correspondence. The sand berm shall not be constructed more than 24 hours prior to an expected event and shall be removed within 24 hours following each event. The work authorized by the permit shall take place in a manner to minimize any potential damages to any resources. Public access shall be maintained with the use of signs directing the public around both the seaward and landward areas of the berm for the duration that the temporary berm is maintained.
4. By January 31, 2020, the permittee shall submit all required information to complete Coastal Development Permit application 5-19-0243 to authorize the emergency work and address long-term solutions to respond to wave-caused erosion during high tide events on the site. In addition to a full evaluation of the potential need for any future construction of a sand berm on site, the information required to complete Coastal Development Permit application 5-19-0243 includes ***a full evaluation of all feasible alternatives*** to the continued construction of a sand berm in the future, ***including other methods to provide protection for the clubhouse and removal and/or relocation of accessory development on site*** (including at-grade structures on the sandy beach such as dining areas, lanai/patio, playground equipment, cabanas, and shade structures) threatened by wave-caused erosion and flooding. If the permittee does not submit the information required to complete Coastal Development Permit application 5-19-0243 by January 31, 2020, then the permittee shall submit a plan to remove all structures on the site that are threatened by flooding and shall complete the removal of such structures no later than March 31, 2020 pursuant to this Emergency Coastal Development Permit.
5. In exercising this permit, the permittee 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.

December 20, 2019

Emergency Permit No.: G-5-19-0061

6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to, Army Corp of Engineers, and the State Lands Commission, as applicable.