

**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



# F10

**Prepared March 06, 2020 (for the March 13, 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 March 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 March 13, 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 March 13th.

With respect to the March 13th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on March 13, 2020 (see attached)**

---

**Immaterial Amendments**

- 5-17-0772-A1, Shuman Residence (Pacific Palisades)

**Emergency Permits**

- G-5-20-0014, 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



February 28, 2020

## **NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

Coastal Development Permit Amendment No. **5-17-0772-A1**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **5-17-0772** granted to **Lawrence Shuman & Rebekah Fleishman** for:  
Demolition of an existing 2-story sfr and construction of a two-story 6,816 sq. ft. sfr with basement and three-car garage. Will grade 2,800 cu. yards for proposed 3,598 sq. ft. basement. Reconfigure pool and landscaping.

**Project Site:** 14901 Corona Del Mar, Pacific Palisades, Los Angeles County  
(APN: 4411024031)

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):

Reduce the square footage of the previously approved 6,816 sq. ft. single family residence to 5,452 sq. ft. within the building footprint. Reduce the square footage of the previously approved 3,598 sq. ft. basement to 1,301 sq. ft. Reduce the amount of grading from 2,800 cubic yards to 1,900 cubic yards. The height and geometric shape of the development will be maintained. 7 of the 18 previously approved caissons will be eliminated from the project.

### **FINDINGS**

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

---

<sup>1</sup> The Commission's regulations are codified in Title 14 of the California Code of Regulations.

**Notice of Proposed Immaterial Permit Amendment**  
5-17-0772-A1

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed amendment simply reduces the size of the development within the previously approved building footprint, and 7 of the 18 previously approved caissons are proposed to be removed from the plan. Therefore, staff is recommending that the Commission grant the amendment request. The proposed amendment may be subject to local review and approval. If the local government requires changes to the project which are not identified in the Commission-approved plans, the applicant will be required to submit a revised plan for Commission review.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Vince Lee at the phone number provided above.

cc: Commissioners/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

**CORRECTED EMERGENCY PERMIT**

Original Issue Date: February 7, 2020  
Corrected Issuance Date: February 14, 2020  
Emergency Permit No. G-5-20-0014

**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 between February 7, 2020 to May 15, 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 black ink, appearing to read "Shannon Vaughn".

By: Shannon Vaughn, Coastal Program Manager  
For: Steve Hudson, Deputy Director

February 14, 2020

Emergency Permit No.: G-5-20-0014

**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 high tide events of 6+ feet or greater or 5+ feet that coincide with swell heights of 2 feet or more as forecasted for Santa Monica station 9410840 between February 7, 2020 to May 15, 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 February 28, 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 is included in the third Notice of Incomplete Application letter that was transmitted to the permittee on January 17, 2020. If the permittee fails to submit the information required to complete Coastal Development Permit application 5-19-0243 by February 28, 2020, the permittee agrees to 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 30, 2020 pursuant to this emergency permit.
5. Pursuant to Condition 4 of G-5-19-0061, the permittee did submit all of the information required to complete Coastal Development Permit application 5-19-0243, as such, the permittee is required to 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 Emergency Coastal Development Permit G-5-19-0061, which was accepted by the permittee and signed on December 26, 2019.

6. 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.
7. 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.