

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



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Prepared June 25, 2020 (for the July 10, 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 July 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 July 10, 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 July 10th.

With respect to the July 10th 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 July 10, 2020 (see attached)

Waivers

- 5-20-0301-W, Bayview (Hermosa Beach)
- 5-20-0052-W, New dock (Long Beach)

Immaterial Amendments

- 5-83-411-A2, Le Meridien Delfina Hotel - Santa Monica (Santa Monica)

Immaterial Extensions

- 5-17-0776-E1, Maria Nikitina new construction (Venice)

Emergency Permits

- G-5-20-0027, Pacific Palisades Mobile Estates embankment repairs (Pacific Palisades)

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SOUTH COAST DISTRICT OFFICE
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PHONE (562) 590-5071



June 19, 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: 5-20-0301-W**Applicant:** Jeffrey and Lauren Bruksch**Location:** 1520 Bayview Drive, Hermosa Beach, Los Angeles County (APN: 4183-013-045)**Proposed Development:** Remodel and 625 sq. ft. addition to an existing 1,976 sq. ft. single-family residence. No change to existing building footprint or site drainage.

Rationale: The subject site is located 0.2 miles from the inland extent of the beach and is not located between the first public road and the sea. The project site is within a developed neighborhood designated R-3, high-density residential in the City of Hermosa Beach Zoning Code. There will be no change to the existing three on-site parking spaces. The project includes alteration to greater than 50% of the existing roof structure to construct a third-story roof deck with walls 3.5-ft. in height, resulting in a total 33.5 ft. building height compliant with the City's Zoning Code and certified Land Use Plan. The proposed project is compatible with the character of the surrounding area and does not pose any adverse impacts to visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with past Commission actions in the area, Chapter 3 policies of the Coastal Act, and the City's certified Land Use Plan.

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

cc: File

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June 25, 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: 5-20-0052-W**Applicant:** Scott Merrill**Location:** 5659 East Corso Di Napoli, Long Beach, Los Angeles County (APN: 7244-025-017)**Proposed Development:** Removal and like-for-like replacement of an existing 377 sq. ft. floating dock. The project includes Best Management Practices to protect water quality, and no new piles or fill are proposed.**Rationale:** The proposed dock system is located within Phase II of the Naples Island Seawall Repair Project, authorized by Coastal Development Permit (CDP) No. 5-11-085-A1. Phase II of the seawall repair activities, authorized by CDP No. 5-11-085-A1, extends along the existing vertical seawalls of The Colonnade/Boca del Naples, the south and eastern ends of Treasure Island, and the western end of the Naples Peninsula. Subject to the conditions of CDP No. 5-11-085-A1, the City is in the process of installing new steel sheet-pile seawalls and several other improvements, including the replacement of existing private boating facilities (access stairways, platforms and dock guide piles). This has necessitated the temporary removal of private dock floats and associated structures, resulting in dock replacement necessary for compatibility with the repaired seawall.

The proposed dock system is associated with the duplex at 5659 East Corso Di Napoli and is intended for recreational use only. The proposed dock replacement will not increase the existing 377 sq. ft. overwater coverage. The existing dock float's gangway and gangway platform are not being replaced and do not obstruct the approximately 20-foot wide public right-of-way that runs between the applicant's property and Alamitos Bay. The applicant is not proposing any landscaping or improvements in the public right-of-way. The subject development does not propose additional fill or piles. The project application also includes best management practices during and after construction in order to avoid any significant adverse effects to marine resources. The City of Long Beach developed eelgrass mitigation plans for the Phase One and Phase Two areas of the Naples Seawall Repair Project under Coastal Development Permits 5-11-085 and 5-11-085-A1, respectively. The project site is located within the Phase Two area of the Naples Seawall Repair project, and therefore falls within the City's established eelgrass mitigation area. Therefore, the project will not have any significant adverse effects on marine resources or public access. 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 **July 8-10, 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

Amrita Spencer
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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

**NOTICE OF PROPOSED PERMIT AMENDMENT**

Date: June 24, 2020

From: Shannon Vaughn, Coastal Program Manager
Alexander Yee, Coastal Planner

Subject: Amendment to Coastal Development Permit 5-83-411

Applicant: Blue Devils Owner LLC

Original CDP Approval

Addition of 134 new hotel rooms to existing 184-unit hotel: Project includes removal of 6 rental units to location outside of coastal zone, construction of 6 new rental units in existing 97-unit apartment building, construction of subterranean parking garage and remodeling of existing hotel lobby and food service areas.

Proposed CDP Amendment

The conversion of interior meeting/office space and storage space totaling approximately 1,801 sq. ft. into five guestrooms within an existing 310 room hotel, resulting in a 315 room hotel. The Commission's reference number for this proposed amendment is 5-83-411-A2.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The subject hotel was constructed prior to the enactment of the Coastal Act as a 184 room hotel with adjoining 97-unit apartment building. In 1983, the hotel was expanded pursuant to a coastal development permit (CDP), which authorized the addition of 134 rooms. By this time, multiple legal documents including the local staff reports, an EIR, building permit, and the Commission's own CDP staff report indicate that at the time of this approval, the hotel only contained 182 rooms. No contemporary as-built plans for the 134 room addition appear to exist. However, based on the Certificate of Occupancy, it appears that only 133 rooms were actually constructed, resulting in a 315 room hotel (182 + 133). In 1984, the Commission approved an amendment to the CDP (5-83-411-A1) for a lot division to separate the hotel from the apartment complex.

In or about 2004, five rooms appear to have been converted to other uses, and today the hotel has 310 rooms. The subject amendment requests the restoration of these rooms by converting interior meeting/office and storage space throughout the hotel.

The proposed project will not have an adverse impact on coastal access, including public parking. There are currently 276 on-site parking spaces to serve the hotel. Based on the conducted parking demand survey, under normal conditions (i.e. outside of special events)

there is a surplus of unused parking spaces during both weekday and weekend peak periods. Based on past Commission action, the 5 rooms proposed in the subject application would typically require a total of 2 spaces, which could be accommodated by the amount of surplus parking. Moreover, the current use includes 320 sq. ft. of meeting use and 1,048 sq. ft. of office use, which would require 13 parking spaces; thus, the proposed project to convert these spaces to guest rooms would result in a decrease in required parking. In addition, the hotel is within walking distance to transit such as light rail and bus stops, and there are shared mobility devices which further ensure that the project will not displace public street parking that would otherwise be used by visitors to access the nearby beach.

Public access is also measured by the ability of visitors who reside far from the coast to obtain reasonably low-priced accommodations in order to access the coast. Typically, when lower-cost overnight accommodation is not provided in new hotel or motel projects, the Commission and local governments have required mitigation fees to be paid in-lieu of providing in-kind lower-cost accommodations. In this case, the five rooms that would be added by the proposed development would not be considered "new rooms;" these rooms were removed without the benefit of a CDP, and would be replaced consistent with the approved original use under this amendment. Therefore, there would not be a substantial alteration to the room makeup of the hotel. Although the proposed rooms are not lower-cost rooms, they would increase the overall supply of hotel rooms in Santa Monica. Therefore, the proposed project would not have an adverse impact on public access and recreation and can be considered immaterial.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the South Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Friday, July 10, 2020 through a virtual hearing. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Alexander Yee in the South Coast District office.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 26, 2020

Notice is hereby given that **Maria Nikitina** has applied for a one year extension of **5-17-0776** granted by the California Coastal Commission on **May 10, 2018**

for: **Construction of a four-story, 45-foot high, 4,203 square-foot single-family residence with an attached 560 square-foot, three-car garage on a vacant 3,150 square-foot lot.**

at: **127 Via Marina, Venice (Los Angeles County) (APN: 4295009009)**

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

Christine Pereira
Coastal Program Analyst

cc: Commissioners/File

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**EMERGENCY PERMIT**

Issue Date: June 16, 2020
Emergency Permit Number: G-5-20-0027

APPLICANT:

Pacific Palisades Bowl Mobile Estates, LLC

LOCATION OF EMERGENCY:

16321 Pacific Coast Hwy, Pacific Palisades, Los Angeles County

EMERGENCY WORK:

Installation of a two-tiered retaining wall system, including one 10 ft. tall wall and one 8 ft. tall wall, separated by a 4 ft. setback; wall is approximately 150 ft. long and has a surface area of approximately 2,450 sq. ft. The retaining wall system is composed of wire truss with a spiral soil nailing system to prevent rain from further exacerbating the hillside erosion adjacent to Pacific Coast Highway along the northwestern portion of the Pacific Palisades Bowl Mobile Home Estates. The retaining wall system will be vegetated with native and drought-tolerant plants that are non-invasive.

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 your information that an unexpected occurrence in the form of significant erosion along the northwestern embankment of the Pacific Palisades Bowl Mobile Home Estates directly over Pacific Coast Highway occurred and the potential for a catastrophic slope failure during the next rain storm requires 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.

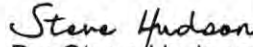
Emergency Permit Number G-5-20-0027

Page 2

Sincerely,

John Ainsworth
Executive Director

DocuSigned by:

Steve Hudson

By: Steve Hudson
District Director

cc: Commissioners
Local Planning Department
California Department of Housing and Community Development (HCD)

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER 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. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to direct impacts from rain. Water quality shall be protected through best management practices including, but not limited to proper disposal of construction waste at designated sites and minimization of construction runoff through proper containment and stockpiling.
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 by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. The applicant shall obtain a Local Coastal Development Permit from the City of Los Angeles. The applicant shall also submit a complete Coastal Development Permit application to the California Coastal Commission within 180 days of the date of approval of this emergency permit. 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, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
8. Prior to the completion of the work authorized by this permit, the applicant shall submit, for the Executive Director's review and approval, two (2) full-sized sets of a planting plan prepared by an appropriately licensed

profession that demonstrates the entirety of the retaining wall will be vegetated with native plants or non-native drought-tolerant plants that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized. All plants shall be low water use plants as identified by the California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>). Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or micro-spray irrigation systems may be used. Other water conservation measures shall be considered, such as weather-based irrigation controllers.