

**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



# Th15

**Prepared August 27, 2020 (for the September 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 September 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 September 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 September 10th.

With respect to the September 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 September 10, 2020 (see attached)**

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## **Waivers**

- 5-20-0182-W, Napoli 5619 (Long Beach)
- 5-20-0320-W, 751 Ozone St. (Santa Monica)
- 5-20-0453-W, Los Angeles Department of Transportation, External Affairs Div. (Los Angeles)

## **Immaterial Extensions**

- 5-14-1387-E4, Eli Cohen, Walter Copenrath, & Joseph Beauchamp (Pacific Palisades)

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August 27, 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:** 5-20-0182-W**Applicant:** Brad Strelman**Location:** 6351 Corso Di Napoli, Long Beach, Los Angeles County (APN: 7244026014)

**Proposed Development:** Removal of the existing 320 sq. ft. dock, construction of a new 332 sq. ft. dock float, and replacement of 54 sq. ft. gangway in same configuration. No work is proposed to the existing 15 sq. ft. landing, and no pile work proposed. Project will result in an increase of 12-sq. ft. of overwater coverage, and includes construction and post-construction best management practices and no new fill.

**Rationale:** The proposed dock system is located over Alamitos Bay in the Commission's area of original jurisdiction within the area where the City of Long Beach is constructing the Naples Island Seawall Repair Project (Phase II), authorized by Coastal Development Permit 5-11-085, as amended. The City is in the process of installing new steel sheet-pile seawalls and other improvements, which has resulted in temporary displacement of pre-existing private boating facilities (access stairways, platforms, gangways, dock floats, guide piles).

The proposed dock system is associated with the single-family residence at 5619 Corso Di Napoli and is intended for recreational boat use only. The proposed access point (gangway and gangway platform) will not obstruct the developed approx. 10-foot wide public walkway within the approx. 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 project does not include additional fill or piles. The project does not extend beyond the City's pierhead line and conforms to City's pierhead specifications. The project application includes a list of best management practices the applicant will carry out during and after construction, in order to avoid adverse effects to marine resources. The City of Long Beach has developed and implemented eelgrass mitigation plans for the Phase I and II areas of the Naples Seawall Repair Project through CDP 5-11-085, as amended. The project has been approved by the City of Long Beach Marine Bureau and Department of Development Services - and is consistent with the Long Beach certified LCP, previous Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **September 9-11, 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

Mandy Revell  
Coastal Program Analyst

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August 24, 2020

## Coastal Development Permit Waiver 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:** 5-20-0320-W

**Applicant:** Kerri Nau

**Location:** 751 Ozone Street, Santa Monica, Los Angeles County (APN: 4287-033-023)

**Proposed Development:** Construction of a 205 sq. ft. second floor addition to an existing detached 238 sq. ft., garage and conversion of the garage into an accessory dwelling unit on a property with an existing 1,299 sq. ft. single-family residence.

**Rationale:** The subject site is located 0.7 mile from the inland extent of the beach and is not located between the first public road and the sea. The project site is within the developed Ocean Park residential neighborhood designated Low Density Multiple Residential in the City of Santa Monica certified Land Use Plan and OP1 (Ocean Park Single-Unit Residential) in the City of Santa Monica uncertified Zoning Code. The project will result in the reduction of onsite parking from two existing spaces to one space. However, the site is located within ½ mile of public transit and the elimination of one parking space at this location will not adversely affect public access or coastal resources. The proposed project is compatible with the character of the surrounding area and does not have any adverse impacts on 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 certified Santa Monica LUP.

This waiver will not become effective until reported to the Commission at its **Sept. 9-11, 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

Chloe Seifert  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
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August 26, 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:** 5-20-0453-W      **Applicant:** City of Los Angeles Department of Transportation

**Location:** City street (public right-of-way) adjacent to 1313 Main Street, Venice, Los Angeles

**Proposed Development:** Install 40-inch high, 22 foot long bike corral for parking up to 18 bicycles

**Rationale:** The project location is on public property approximately 300 feet inland of Ocean Front Walk and Windward Plaza adjacent to the public beach. The project will replace one vehicle parking space, which is currently metered and time restricted to one hour, with a bike corral for free public parking of up to 18 bicycles. The City determined the project was categorically exempt from CEQA review on April 27, 2020. According to the City, the proposed bike corral is needed to accommodate increasing demand for bicycle parking in the area which is popular with beachgoers and locals and tourists accessing the cultural amenities in Venice. The project will not reduce coastal access because it will provide the capacity for more visitors, residents, and workers to use bicycles instead of motor vehicles. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities. The project 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 an LCP.

This waiver will not become effective until reported to the Commission at its **September 9-11, 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

Zach Rehm  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
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## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

August 27, 2020

**5-14-1387-E4**

Notice is hereby given that SMDL, LLC; T2, LLC; and Homesite Holdings LLC have applied for a one-year extension of Coastal Development Permit 5-14-1387, which was granted by the California Coastal Commission on December 11, 2014, with the most recent one-year extension granted on April 11, 2019, which extended the permit expiration date to December 10, 2019. With this extension (5-14-1387-E4), the extended permit expiration date will be December 10, 2020.

for: Construction of two approximately 10-foot high semi-circular retaining walls on two bluff lots, measuring approximately 75 and 120 feet; and re-compaction, for slope stabilization on five bluff lots. Grading consists of 871 cubic yards cut, 127 cubic yards of fill, and 1,862 cubic yards of removal and re-compaction.

at: 17774-17800 Tramonto Drive; 17761 Revello Drive; 17801 and 17807 Castellammare Drive, Pacific Palisades, City of Los Angeles (Los Angeles County)

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

Marlene Alvarado  
Coastal Program Analyst

cc: Commissioners/File