

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



W10

Prepared September 30, 2021 (for the October 13, 2021 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 October 2021**

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 October 13, 2021. 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 October 13th.

With respect to the October 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 October 13, 2021 (see attached)

Waivers

- 5-21-0092-W, Kenza Promenade, LLC (Santa Monica)
- 5-21-0472-W, Roof deck addition (Hermosa Beach)
- 5-21-0495-W, LA Living Shore Project (Playa Del Rey)
- 5-21-0601-W, Pier railing replacement (Manhattan Beach)

Immaterial Extensions

- A-5-VEN-15-0038-E2, Hampton Drive (Venice)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



September 22, 2021

**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: 5-21-0092-W**Applicant:** KENZA Promenade, LLC**Location:** 1404-1408 3rd Street Promenade, Santa Monica, Los Angeles County (APN: 4291-016-002)

Proposed Development: Demolish an existing 17,312 square foot building with 3 stories over a partial basement with 4,762 square feet of retail space, 8,713 square feet of office space and 3,836 square feet of theater space; and construct a 21,578 square foot, 3-story, 70 feet high, office and retail building including a 2,553 square foot basement on a 7,504 square foot lot. The proposed development will include 6,130 square feet of retail space on the ground floor and 12,670 square feet of office space on the second and third floors. A 225 square foot trash room will also be located on the ground floor. The project will also include an elevator and stair roof access structure to a 2,935 square foot roof terrace with garden.

Rationale: The project site is located 0.3 miles from the inland extent of the beach and is not located between the first public road and the sea. The proposed site is located within the Downtown Core subarea as outlined in the certified Santa Monica Land Use Plan (LUP) and is consistent with the land use and development standards of the LUP. The project site is also in Santa Monica's downtown Parking Assessment District. The site does not currently have any onsite parking, and as proposed, the project will not provide onsite parking. Parking demand for the development will be served through several public parking structures in the Parking Assessment District. The District provides a total of 3,068 parking spaces across parking structures 1-2 and 4-6 for all development within the District. The parking analysis prepared by Walker Consultants in May 2021, identified that during peak summer days from June to August approximately 265 – 821 parking spaces in the public parking structures are projected to be available. Though the square footage of the building is proposed to be increased, the change in proposed uses will decrease the building's parking demand. The proposed grading includes the cut and export of 1,320 cubic yards, and no fill is proposed. The applicant will address urban runoff with an in-lieu fee and channel drains across the roof. Additionally, the applicant provided a construction erosion and sediment control plan which uses sandbag barriers, street sweeping and vacuuming, and storm drain inlet protection practices. The proposed project will not adversely impact coastal resources or access to the coast. The proposed development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. Also, the project will not prejudice the ability for the City of Santa Monica 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 **October 13-15, 2021** 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

Jennifer Doyle
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



September 22, 2021

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: 5-21-0472-W **Applicant:** Will Rollins & John Benvenuto

Location: 316 29th Ct, Hermosa Beach, Los Angeles County (APN: 4181-022-039)

Proposed Development: Demolish and reconstruct the 2nd-floor balcony and roof of an existing two-story, 20'6"-tall, 1,262 sq. ft. single-family residence. 80% of the structural elements of the former gable roof will be removed and replaced with 558 sq. ft. roof deck at a height of 30 feet above grade. No increase in internal living area of the home is proposed.

Rationale: The subject site is located in an urbanized neighborhood approximately 900 yards inland of the beach and is not located between the sea and first public road. While the project does not conform to height requirements for the R-2 zone as designated by the certified Hermosa Beach Land Use Plan (Appendix G, Table XIII), the proposed 30-ft-tall residence does not impact public coastal views in the area. Likewise, the proposed project will not reduce existing parking or restrict alley access. Drainage will be directed from the new roof deck via scuppers, gutters, leaderheads, and downspouts onto side yards and permeable hardscape. No landscaping is proposed, and existing native and non-invasive, drought-tolerant vegetation will remain. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, will not adversely impact coastal access, coastal resources, public recreation or coastal views, 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 **October 13-15, 2021** 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

Shahar Amitay
 Environmental Services Intern

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



September 20, 2021

**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: 5-21-0495-W

Applicant: County of Los Angeles Department of Beaches and Harbors (Michael Tripp)

Location: Between Vista del Mar and the Pacific Ocean near Lifeguard Station 47, Dockweiler State Beach, Playa del Rey, Los Angeles, Los Angeles County (APN: 4117-001-902)

Proposed Development: Restoration of 3.35 acres of sandy coastal strand and dune habitat, including snowy plover enclosure, by suspending grooming activities, seeding the area with a native mixture of dune species, and installing biomimicry stakes and sand fencing. Installation of public access pathways and signs outside of the plover enclosure within the dune restoration area. Restoration of 0.6 acres of coastal bluff habitat through hand-removal of invasive iceplant and planting native coastal bluff scrub habitat. Restoration activities (Los Angeles Living Shoreline Project) to begin winter 2021 with active restoration complete in approximately 6 months and five years of habitat monitoring, adaptive management, as needed, and annual reporting to the Executive Director. Request for after-the-fact authorization for a 0.7-acre western snowy plover habitat enclosure.

Rationale: The subject project site is split into two areas (bluff site and beach site) that run parallel to one another and parallel to the shore at the north end of Dockweiler State Beach just up-coast of Tower 47 between Vista del Mar and the Pacific Ocean in Playa del Rey. The bluff site is approximately 0.6 acres located between Vista del Mar and Marine Avenue. There are no informal foot paths in the area proposed to be restored. There is approximately 150 feet between the toe of the bluff site and the proposed approximately 3.35-acre dune restoration area that includes Marine Avenue and the regional bike path (beach site). This specific segment of sandy beach area is less heavily used by humans and part of the site is currently developed with an approximately 0.7-acre protective area fenced in on three sides for western snowy plovers that was established in 2008 and is collaboratively maintained by the Los Angeles Audubon Society, United States Fish and Wildlife Service, and the applicant. The plover enclosure is located within a larger 34-acre designated critical habitat for the federally threatened species and is required to protect the population from human activities, including beach grooming. This enclosure is proposed to be expanded, enhanced, and managed as part of the proposed project.

No grading is proposed in connection with either restoration site. The sandy beach area will be restored by suspending grooming activities within the site, seeding the area with a native

Coastal Development Permit De Minimis Waiver
5-21-0495

mixture of dune species, and installing biomimicry stakes and sand fencing. The bluff will be restored through careful hand-removal of invasive species, including the iceplant that dominates the area, immediate planting of native coastal bluff scrub container stock plants, and installation of erosion control restoration elements. Erosion control elements include the use of straw wattles, jute matting, or rolls of removed iceplant along the slope. No native plants will be removed. Conservation Measures including prohibitions on bringing pets to the site, avoidance or minimization of any activities within the areas during snowy plover breeding season (beach site) and butterfly flight season (bluff site), designation of buffer areas around seacliff buckwheat plants (bluff site) to protect the endangered El Segundo Blue Butterfly, and implementation of erosion control measures like conducting work in one direction and walking on top of jute matting/straw wattles (bluff site). The sites will be monitored for five years following the six months of restoration activities to assess baseline and control area conditions (conditions on the adjacent beach/bluff), topographic dune growth, biological, physical, and human use of the areas, and erosion at the sites. If qualified monitors identify issues onsite, adaptive management techniques—spot watering, weed removal by hand, trash removal, supplemental seeding or planting, erosion control maintenance, and replacement of biomimicry stakes or fencing—that are required to encourage success of the habitat area are authorized to occur under this permit. However, the applicant shall inform the Commission's Executive Director of any proposed changes to the development such as grading, erection of new structures, and other activities not contemplated in the application materials; such changes may require a new coastal development permit.

The main goal of the project is to increase the resilience of the sites to sea level rise by restoring natural habitat morphology and function. The monitoring reports for each year will be submitted to the Executive Director. At the end of the five-year monitoring and adaptive management period, the final monitoring report that evaluates the project relative to the success criteria included in the June 2021 Restoration and Monitoring Plan will be sent to the Executive Director for review and approval. If the report indicates the project failed to meet the performance standards specified in the June 2021 Restoration and Monitoring Plan, the applicant shall apply for a new coastal development permit to modify and/or maintain the restoration areas and the snowy plover enclosure or shall remove the development. 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 October 2021 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

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



September 22, 2021

**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: 5-21-0601-W **Applicant:** City of Manhattan Beach

Location: Manhattan Beach Pier - 1 Manhattan Beach Blvd, Manhattan Beach, Los Angeles County (APN: 0000-000-002, adjacent to 4179-031-903)

Proposed Development: Repair and maintenance project consisting of handrail and gate replacement and minor concrete repairs at the existing Manhattan Beach Pier. At the Main Pier, approx. 1,950 linear feet of existing 3.5 ft. high 4-rail system will be replaced with new 3.5 ft. high 5-rail system with rail gap reduced from 5 in. to 3.5 in. Approx. 270 linear feet of similar rail replacement is proposed for the perimeter around the Comfort Station Restroom Facility. At the Bicycle Path and Parking Lot, approx. 860 linear feet of 3.5 ft. high 2-rail system will be replaced with 3.5 ft. high 5- or 7-rail system with rail gap reduced from 21 in. to 3.5 in. Approx. 140 linear feet of 3.5 ft. high 5- or 7- rail system with reduced rail gap from 21 in. to 3.2 in. is also proposed for Pier Beach Access Stairways. The entry gate to Pier will be completely replaced and with a new like-for-like gate. Minor repairs to concrete and concrete curbs on and near existing handrail systems.

Rationale: The proposed project is located on a public pier partially within the Commission's area of original jurisdiction, and partially within the City's (appealable) permitting jurisdiction pursuant to its certified Local Coastal Program (LCP). The City has requested that the Commission act on a consolidated CDP for the entire project per Coastal Act Section 30601.3. Per past Commission actions in the area, the standard of review for the site is Chapter 3 policies of the Coastal Act, and the certified City of Manhattan Beach LCP may be used as guidance. The proposed rail replacement system is designed to meet current building code, state, and federal requirements for ADA compliance, maintenance operations, and preservation of structural integrity. Additionally, as proposed, the project will be in accordance with the Operating Agreement between City and the California Department of Parks and Recreation (DPR), and U.S. Army Corps of Engineers permit requirements under the Rivers and Harbors Act and the Clean Water Act. The applicant has demonstrated that the proposed work would not involve a discharge of dredged or fill material into navigable waters, and construction shall not occur in coastal waters or beach sand located below the mean high-tide line. To prevent any unwarranted runoff or sediment transport, the applicant shall oblige the contractor to follow proposed construction and post-construction best management practices (BMPs), and the Los Angeles County Department of Beaches and Harbors will conduct an inspection of the site during and after construction. No grading is proposed, and there will be no impact to adjacent beach sand, except minor excavation work where necessary at the foot of each staircase to facilitate access from the pier to the beach. Approximately 50-ft.-long by 8-ft.-wide sections of the pier will be delineated a work zone at any time. At no time will the entire 22-ft.-wide pier be blocked, and public access from the street side of the pier to the seaward side of the pier will remain open. Construction will not materially impact public access to pier and amenities. Lastly, the applicant submitted an Assumption of Risk, Waiver of Liability and Indemnity Agreement for the proposed project. As such, the project is

Coastal Development Permit Waiver
5-21-0601-W

found to be consistent with Coastal Act Sections 30210-30214, 30253, and 30230-3023, and all relevant LCP policies. The proposed development will thus not adversely impact coastal access, coastal resources, public recreation or coastal views, and is consistent the Manhattan Beach certified LCP, 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 its **October 13-15, 2021** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Shahar Amitay
Environmental Services Intern

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4302
WWW.COASTAL.CA.GOV



September 29, 2021

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Dunes Development, LLC has applied for a one year extension of A-5-VEN-15-0038 granted by the California Coastal Commission on August 9, 2018, with the most recent one-year extension granted to extend the permit expiration date to August 9, 2021. With this extension (A-5-VEN-15-0038-E2), the extended permit expiration date will be August 9, 2022.

for: After-the-fact authorization for change of use from tool engineering shop to a full-service restaurant and new proposed substantial renovation and 1,113 sq. ft. addition to a 1,558 sq. ft., 1-story structure resulting in a 2,671 sq. ft., two-story, restaurant with 745 sq. ft. of service floor area; provision of 12 bicycle parking stalls and operation of a valet parking program during evening hours with off-site leased parking.

at: 259 Hampton Drive, Venice (Los Angeles County) (APN: 4286-003-010)

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with Chapter 3 of the Coastal Act. Pursuant to Section 13169 of the Commission's regulations, the Executive Director's determination and any written objections to it will be reported to the Commission on October 13, 2021 at the Commission's hearing. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled. If three or more Commissioners do not object to the extension, the time for commencement of development shall be extended.

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