

**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  
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# W15

**Prepared November 08, 2021 (for the November 17, 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 November 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 November 17, 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 November 17th.

With respect to the November 17th 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 November 17, 2021 (see attached)**

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## **Waivers**

- 5-21-0056-W, Joe Ryan (Venice)
- 5-21-0085-W, Conversion of existing structure (Santa Monica)
- 5-21-0334-W, City of Los Angeles Department of Recreation and Parks (Los Angeles)
- 5-21-0444-W, Conversion of garage (Santa Monica)
- 5-21-0446-W, Apartment conversion (Playa Del Rey)
- 5-21-0471-W, Wastewater collection system rehabilitation (Long Beach)
- 5-21-0606-W, Groundwater monitoring wells (Long Beach)

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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November 3, 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:** 5-21-0056-W

**Applicant:** Joe Ryan

**Location:** 25 Union Jack St., Venice (Marina Peninsula subarea), Los Angeles County  
(APN: 4294-006-028)

**Proposed Development:** Demolish a 2-story, 1,662 sq. ft. single-family residence, and construct a three-story, 28-ft. high, 3,386 sq. ft. single-family residence with an attached 537 sq. ft. two-car garage and one uncovered guest parking space, and 670 sq. ft. roof deck on a 3,150 sq. ft. lot.

**Rationale:** The project site is located approximately 220 feet from the inland extent of the beach, 100 feet inland of Ballona Lagoon and is not located between the first public road and the sea. The project site is on a walk street within the Marina Peninsula subarea of Venice, a developed residential neighborhood. The Marina Peninsula subarea, which does not raise the same character issues in a variety of other projects in Venice, is characterized by large single-family and multi-family residences. Commission staff conducted a survey of 27 nearby structures and found an average of 2,936 square feet, 3 stories in height and diverse architectural styles. Therefore, the proposed home is consistent with the character of the surrounding area.

The site is designated Low Medium II Multiple Family Residential under the certified Venice Land Use Plan (LUP) which allows for a maximum of density of two units. The proposed demolition and construction of a single-family home maintains density on the site. Three onsite parking spaces will be provided, consistent with the certified LUP's parking requirements and no public parking will be impacted.

The applicant provided site drainage plans that include several drains around the perimeter and a linear drain at the garage. The applicant also proposes a permeable driveway and walkways, and a sump pump that drains to a Low Impact Development (LID) stormwater planter box. Additionally, the applicant provided an erosion and sediment control plan which includes a sandbag barrier and a silt fence around the perimeter of the site as well as storm drain inlet protection using filter fabric at catch basins.

The proposed project is consistent with the height, setback and walk street standards set forth in the Venice LUP. The height of the proposed residence will be 28 feet high for a total of 38 feet high including a 10-foot elevator house / roof access structure set back 60 feet from the walk street property line. The first floor is set back 15 feet from the property line. The second and third levels are setback an additional 12.5 feet. The proposed home will not have any coastal view impacts.

A portion of the Union Jack Street right-of-way will be maintained as a landscaped and permeable yard area (i.e., walk street encroachment) allowed by the Venice LUP. The proposed 468 square foot encroachment is consistent with the existing encroachment area in size and dimension, and the applicant will apply for a revocable encroachment permit from the City Department of Public Works, per Condition 7 of the City's CDP. The Union Jack Street encroachment is limited to uses including gardens, patios, landscaping, ground level decks, and fences. The encroachment will include a wood fence 42 inches above natural grade consistent with the LUP. The proposed encroachment will not impact public access and the public right-of-way will maintain a 12-foot width consistent with the LUP.

The proposed grading includes 539 cubic yards of cut and no fill, resulting in an export of 539 cubic yards. The grading will accommodate a mat foundation approximately 3 to 5 feet below natural grade with the finished floor at approximately 1.5 to 3 feet below natural grade. Retaining walls are proposed along the property lines to support the proposed finished grade. The proposed retaining walls are up to 4.5 feet in height and the retaining wall footing approximately 5.5 to 6 feet below natural grade.

The existing groundwater level is 12 feet below grade and the proposed home will have subgrade and above grade waterproofing. The proposed project will comply with all recommendations of the geotechnical report prepared by Mark Kruger Geology. The home is not sited in a hazardous area, although the home may encounter flooding due to sea level rise near the end of the expected lifespan of the development. In a signed statement, the applicant acknowledges and agrees that the site may be subject to hazards from flooding and assumes any risks that may result from hazards and flooding.

The proposed residence does not have any adverse impacts on visual or coastal resources, water quality, public access, or public recreation opportunities. 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 Los Angeles 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 **November 17-19, 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  
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PHONE (562) 590-5071



November 3, 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:** 5-21-0085-W**Applicant:** 2<sup>nd</sup> Street Associates, LLC**Location:** 2823 2<sup>nd</sup> Street, Santa Monica, Los Angeles County (APN: 4287-023-029)**Proposed Development:** Convert an existing pre-coastal 1,473 sq. ft., detached storage structure into three ADU's each with 449 sq. ft., 453 sq. ft., and 453 sq. ft. of floor area, and provide 2 new tandem parking spaces in rear yard of a property with an existing 12-unit apartment building.**Rationale:** The project site is located on a developed 7,407 square-foot lot located 0.25 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned OP2 – Ocean Park Low Density Residential by the City and the proposed project conforms to the permitted use and development standards for the OP2 zone. The existing storage structure was built in 1928 and at that time provided 9 garage parking spaces. Use of the structure for parking is non-conforming as to the current Santa Monica parking standards because the spaces are smaller than the City-required standard parking dimensions and do not provide enough back-up distance and turning radius for safe vehicle maneuvering. Therefore, the spaces are not currently usable for parking. The applicant has proposed to provide 2 tandem parking spaces as part of this project, which is the maximum feasible number of parking spaces that can be provided on the site. 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 **November 17-19, 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

Vince Lee  
Coastal Program Analyst

cc: File

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November 3, 2021

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COASTAL ACT SECTION 30624.7**

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**Waiver:** 5-21-0334-W**Applicant:** City of Los Angeles Department of Recreation and Parks**Location:** Rose Avenue playground at the intersection of Ocean Front Walk and Rose Avenue, Venice, Los Angeles County

**Proposed Development:** Replace existing playground equipment with an approximately 20' high play structure, a new swing and shade structure approximately 15' high and add a new shade structure approximately 12' high over the existing slide equipment. A new 11'x11' reinforced concrete pad will replace the concrete area supporting the monkey bar equipment and finished with a rubberized surface. The proposed project also includes a new drinking fountain, new signage, a 42" high, 60' long black vinyl fence and replacement of four existing irrigation nozzles.

**Rationale:** The project site encompasses 0.24-acres of Venice beach directly seaward of Ocean Front Walk and the 1 Rose Avenue public parking lot, and landward of the Marvin Braude public bike trail. The playground construction will last approximately four months and the staging area will be set on the existing playground to avoid public access impacts to the nearby public parking lot, public bike trail, and sandy beach. The placement and height of the new playground equipment will not impact views to ocean or the coastline. The existing irrigation is used for maintaining an approx. 25 ft x 25 ft grass mound and palm trees onsite. The Department of Recreation and Parks conserves water as mandated by the City's water conservation ordinance. As of October 2021, during the current phase of the drought, outdoor irrigation is limited to the hours of 4pm to 9am and limited to three days a week for a total of 24 minutes per week. The City also prohibits watering 48 hours after a measurable rain event. Recreation and Parks has followed these limitations since 2009 and has further limited water use to that only needed to maintain the health of trees and turf in recreational areas such as the Rose Avenue Playground. The repair and maintenance of the irrigation nozzles will not impact water quality or have an adverse environmental impact. The project site, approximately 500 feet from the water, may experience coastal flooding due to sea level rise (SLR) within the estimated twenty-year life of the project. In the event of SLR, the playground has been designed to withstand temporary flooding as all equipment is anchored in concrete.

The proposed playground does not have any adverse impacts on visual or coastal resources, water quality, public access, or public recreation opportunities. 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 Los Angeles 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 **November 17-19, 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

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November 3, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

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**Waiver:** 5-21-0444-W**Applicant:** Fred Tyler**Location:** 652 Kensington Road, Santa Monica, Los Angeles County (APN: 4287-004-009)**Proposed Development:** Construction of a new 813 sq. ft., 2-story, 23-ft. high, detached ADU through conversion of 226 sq. ft. of the existing 480 sq. ft. detached 2-car garage into living space, and addition of 587 sq. ft. to the garage structure.

**Rationale:** The project site is located on a developed 4,983 square-foot lot located 0.6 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned OP – Low Density Multiple Residential in the city of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on October 6, 2021. The project does not propose any changes to the existing single family residence. The proposed development will result in a loss of one (1) off-street parking space. However, the applicant proposes to convert 7.5 linear ft. of the existing driveway ramp on 7<sup>th</sup> Street into a new curb. The new curb will allow space for 3 cars to park on the street in front of the house, where currently there is only space for 2 cars to park. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project design is compatible with the character of surrounding development, 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 **November 17-19, 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

Vince Lee  
Coastal Program Analyst

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November 1, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

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**Waiver:** 5-21-0446-W

**Applicant:** Michael Sarlo

**Location:** 308 Pershing Drive, Playa Del Rey, City of Los Angeles (Los Angeles County)  
(APN: 4116012007)

**Proposed Development:** Conversion of a four-unit apartment complex into four condominium units and retention of all nine parking spaces provided onsite.

**Rationale:** The subject site is located approximately 0.2 miles inland of the beach and the Del Rey Lagoon, on a 5,079 sq. ft. lot located within the City of Los Angeles' Dual Permit Jurisdiction area. The lot is zoned C4 (Commercial) by the uncertified Zoning Code, which allows for condominium use. The existing quadraplex was permitted by the Commission in 1983 and provides two parking spaces for each unit and one guest space on site, consistent with the Commission's typical parking requirements. The proposed project does not include changes to the existing height, area, and density of use. The proposed development will not result in adverse impacts to public access and recreation, coastal views, or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The project is consistent with 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 **November 17-19, 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

Chloe Seifert  
Coastal Program Analyst



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November 3, 2021

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

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**Waiver:** 5-21-0471-W

**Applicant:** City of Long Beach Water Department

**Location:** Within filled State Tidelands on the southwest side of West Shoreline Drive, at 584 Shoreline Drive, City of Long Beach, Los Angeles County; APN: 7278-010-914

**Proposed Development:** Rehabilitation of the existing S-25 sewer lift station, including in-place replacement of all four pumps, all four motors, the majority of piping, emergency generator, other appurtenances and associated electrical equipment. The work also includes lining of the wet well and installation of a new 25-foot deep, 60-inch diameter manhole approximately 16 feet north of the existing lift station within graded areas of the sewer lift station facility. A new approximately 3-foot high, 40-foot long "L"-shaped retaining wall is proposed to retain less than 3-feet of earth on two sides of the new manhole. The lift station was originally constructed in 1967. Dewatering may potentially be necessary for the project, and the City will need to obtain a dewatering permit from the Regional Water Quality Control Board. No structural elements will be changed on the lift station, and the footprint of the lift station will not be expanded. No traffic control or roadway closures will be necessary.

**Rationale:** The existing lift station is a two-level structure with the at-grade level housing the electrical equipment, odor control equipment, and chemical storage areas. The lower level consist of a dry well/wet well that is approximately 20 feet deep and has four sewage pumps. The proposed project intends to make urgent rehabilitation to the wastewater collection system to keep the system operational in case of sudden breakdowns. The project addresses outdated and unreliable equipment and prevents potentially catastrophic effects on public health and safety related to sewage spills. The project will replace the mechanical and electrical systems inside the lift station and reline the influent sewer lines. The purpose of the new manhole will provide redundancy in the event that the wet well fails and will provide a way for emergency bypassing/normal maintenance to prevent sanitary sewer overflows per the sanitary sewer management plan required of all agencies. The purpose of retaining wall proposed to surround the new manhole on two sides is to keep wet-weather drainage sheet flows away from the lift station. To protect water quality, the applicant will implement construction best management practices. As proposed, the project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past

Commission actions in the area, the Long Beach Local Coastal Plan (LCP) and Chapter Three policies of the Coastal Act.

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Sincerely,

John Ainsworth  
Executive Director

Mandy Revell  
Coastal Program Analyst

cc: File

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October 29, 2021

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

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**Waiver:** 5-21-0606-W

**Applicant:** TIC Catalina Landing LLC

**Location:** Filled State Tidelands at 320 & 330 Golden Shore Drive, Long Beach, Los Angeles County (APN: 7278-001-908)

**Proposed Development:** Installation of three approximately 25-foot deep groundwater monitoring wells with 8-inch bore diameters within approximately 50 feet of Queensway Landing Boat Basin.

**Rationale:** The proposed development is located within the public walkway between the commercial buildings located at 310, 320, and 330 Golden Shore Drive and the waters of Queensway Landing Boat Basin, which contains the Catalina Express dock and other loading docks. The groundwater wells are proposed as part of a program that will monitor groundwater levels at the site. Construction, which is expected to last approximately five days, will be subject to construction best management practices and water quality protection measures including proper storage and disposal of materials, appropriate siting and covering of stockpiles, implementation of spill prevention and control measures, and prohibitions of discharge of any materials into coastal waters. The construction areas will be cordoned off from the public, but public access along the waterfront will not be blocked at any time and the bicycle path remain open and be rerouted, if needed. In addition, the staging area is sited landward of the proposed wells and will not impede public access or affect water quality. 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, certified policies of the Long Beach LCP, and Chapter Three policies of the Coastal Act.

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Sincerely,

John Ainsworth  
Executive Director

Dani Ziff  
Coastal Program Analyst

cc: Commissioners/File