

## **CALIFORNIA COASTAL COMMISSION**

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



# **W7a**

**CDP 5-20-0706 (PLAYA REDONDO, LLC)**

**NOVEMBER 17, 2021**

### **EXHIBITS**

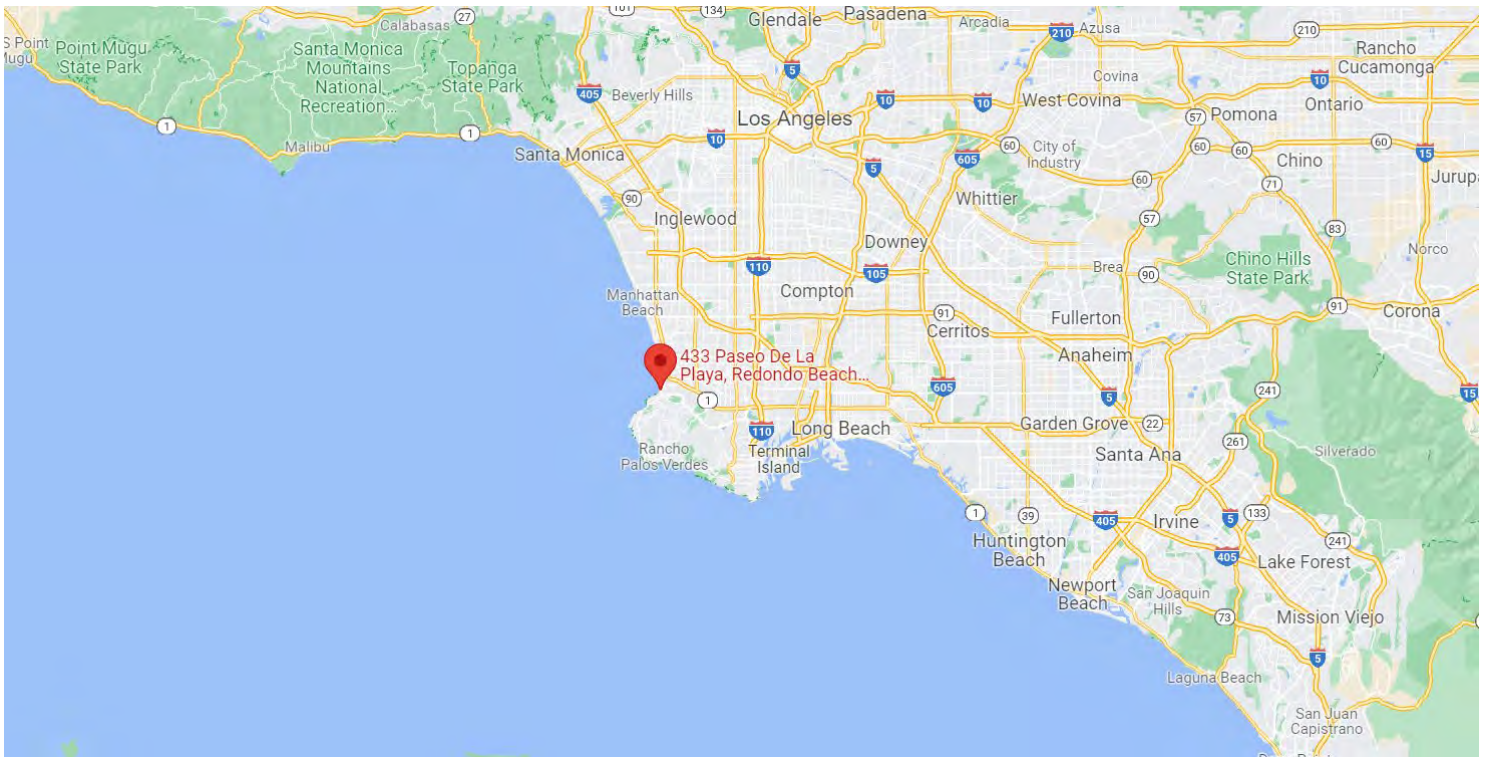
**Exhibit 1: Vicinity Map and Project Site**

**Exhibit 2: Project Plans**

**Exhibit 3: Habitat Survey**

**Exhibit 4: Applicant's Bluff Edge Determination**

**Exhibit 5: CCC's Bluff Edge Delineation and Structural Setback**



California Coastal Commission  
CDP 5-20-0706  
Exhibit 1



SHT. CONTENT

Site Plan, Cover Sheet

CLIENT

PLAYA REDOND LLC  
433 PASEO DE LA PLAYA  
TORRANCE CA

Date

DESS-1904

Project number

G.T.L.

G.T.L.

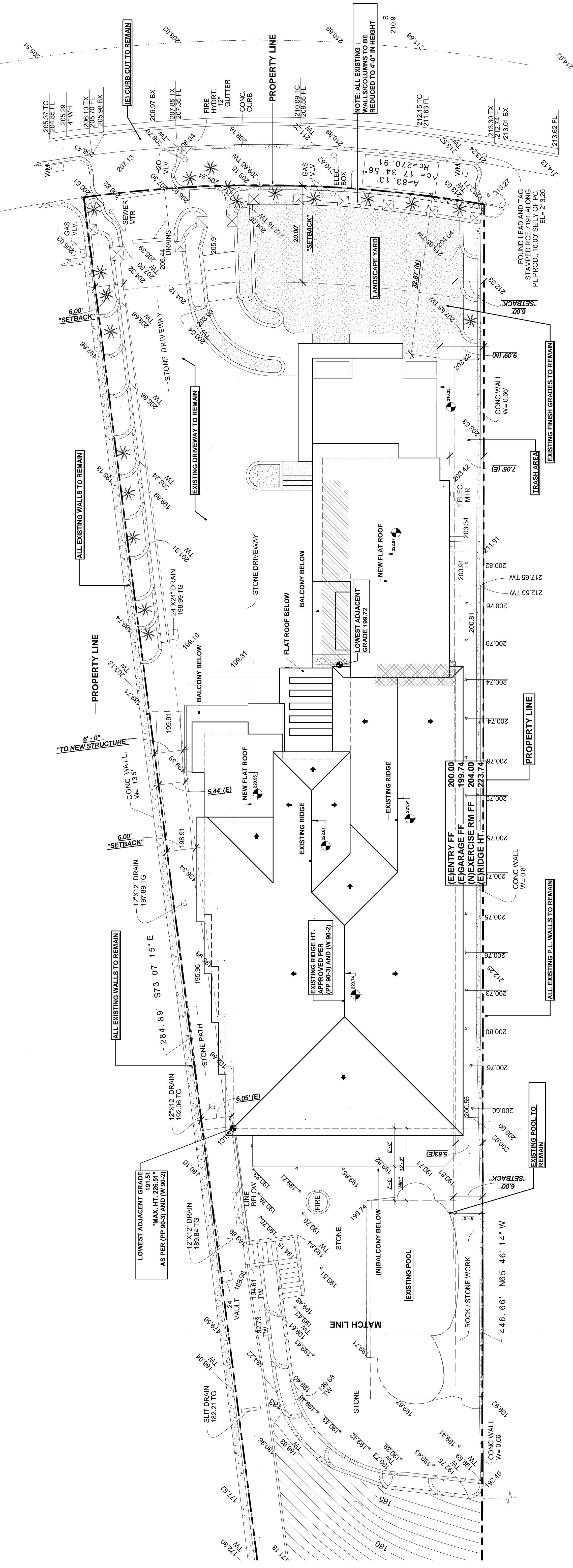
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SHT. ID.

A-00

5/12/2021 3:33:13 PM



② Site 1" = 10'-0"

TABLE OF CONTENTS

SHT.NO.	SHT. NAME	LOT AREA
A-00	Site Plan, Cover Sheet	28825.00 SQ.FT.
A-01	First & Second Floor Plan - Proposed	F.A.R.: MAX (0.8) 18095.00 SQ.FT. PROPOSED (0.43) 11647.00 SQ.FT.
A-02	Roof Plan	
A-03	DEMOLITION PLAN	LOT COVERAGE: MAX (40) 10730.00 SQ.FT. PROPOSED (24) 6860.00 SQ.FT.
A-04	DEMOLITION PLAN	OPEN SPACE MIN (33.3%) 8941.67 SQ.FT. PROPOSED (67.5%) 18095.00 SQ.FT.
A-05	AREA BREAKDOWN	
A-06	PERCENTAGE OF EXISTING AND NEW WALL	LIVING AREA FIRST: 4345 SECOND: 3429 NEW: 700 EXISTING: 1409
A-08	East & West Elevations	
A-09	North Elevation	
A-10	South Elevation	
A-11	Exterior Elevations	

GENERAL INFORMATION

OCCUPANCY GROUP  
TYPE OF CONST.  
NO. OF STORES  
NO. OF UNITS  
ZONING DES.  
AREA DISTRICT  
HILL SIDE OVERLAY DISTRICT

R3-U1  
V-B  
2-STORY  
1-UNIT  
R-1

**SCOPE OF WORK:**  
NEW ADDITION AND REMODEL TO THE EXISTING RESIDENCE.  
RECONFIGURE EXISTING RESIDENCE PER PLAN, NEW SECOND FLOOR BALCONIES, PATCH & PAINT, NEW ARCHITECTURAL STYLE

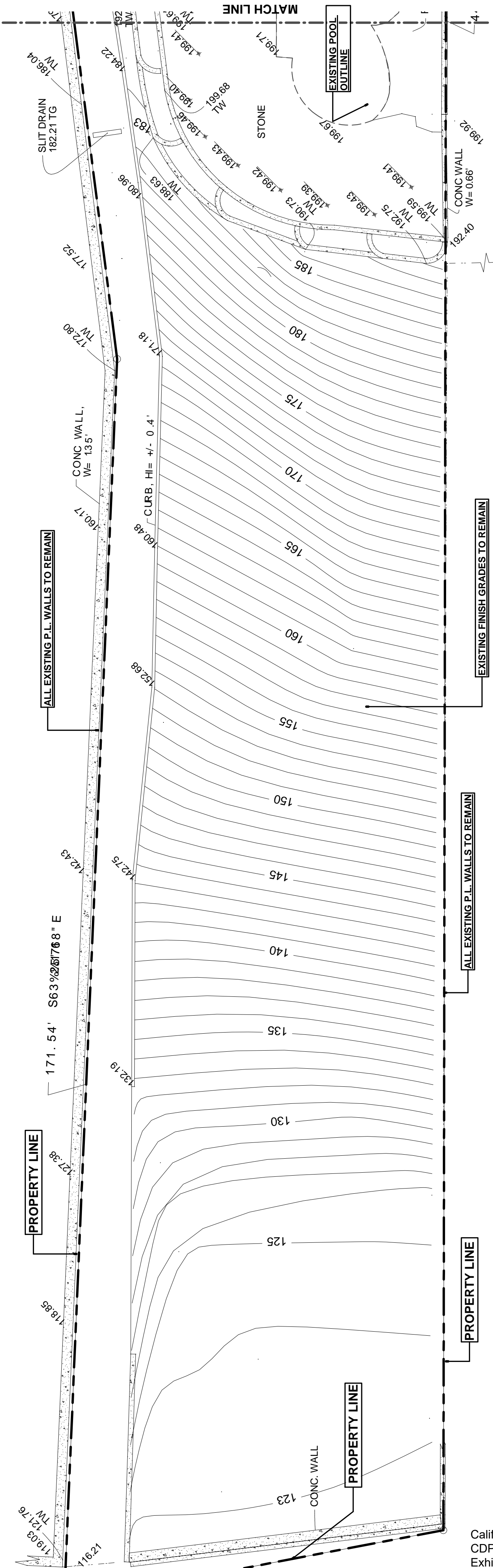
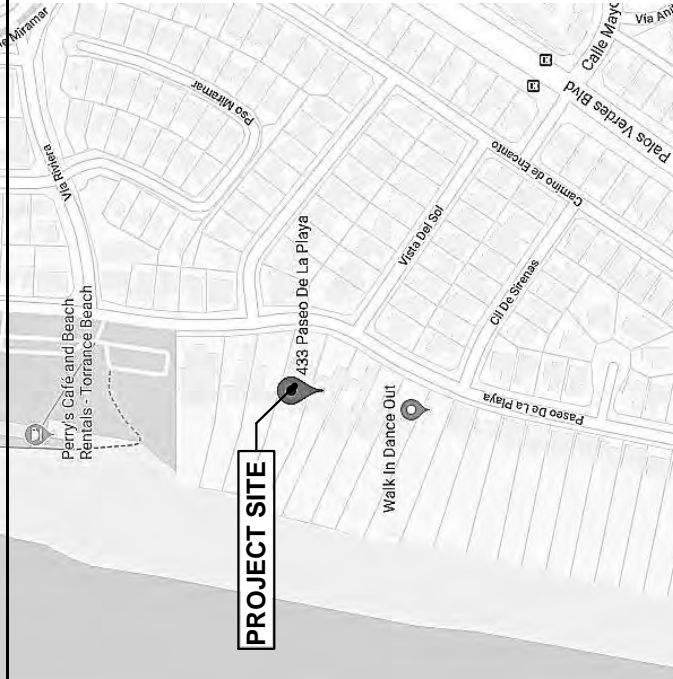
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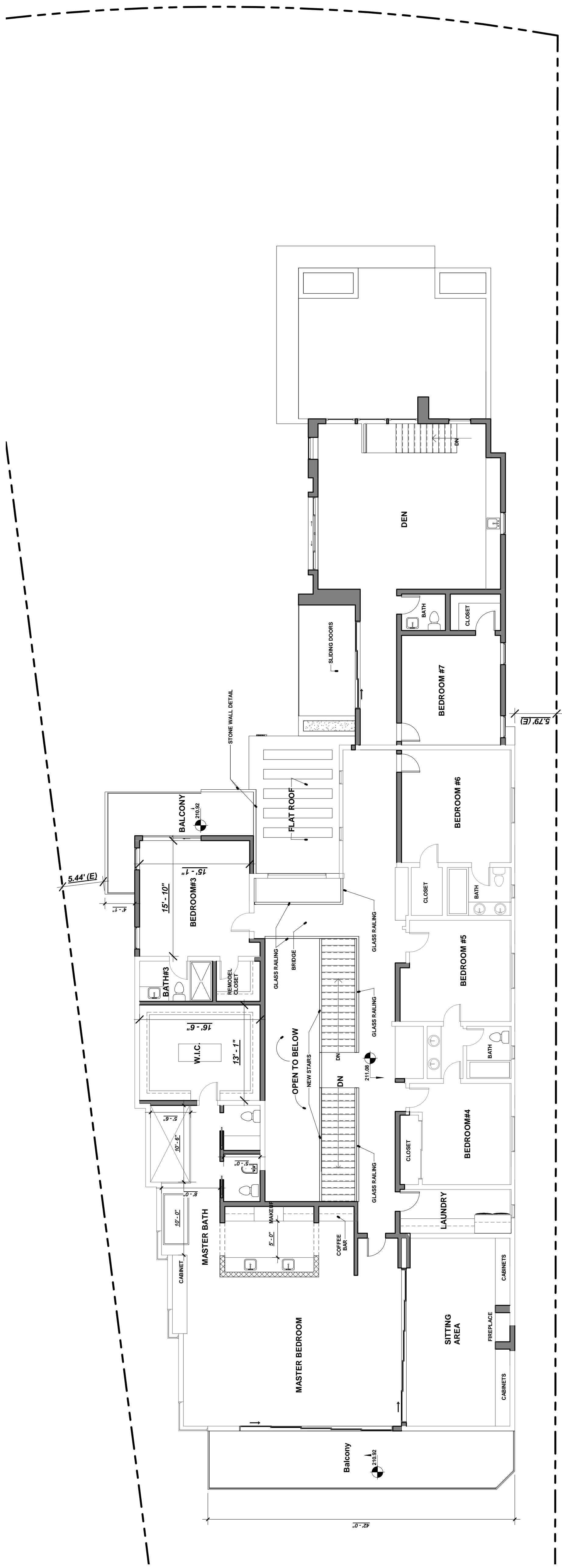
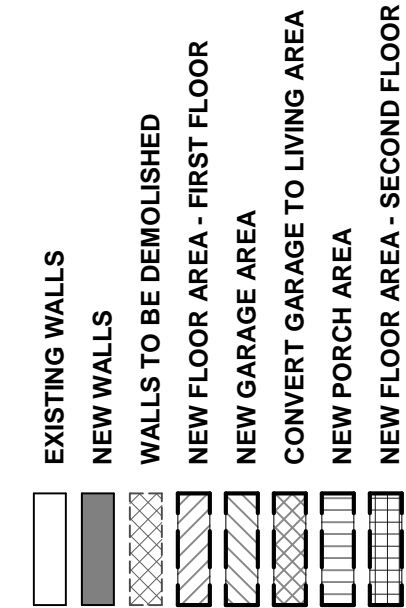
LOT 1  
PARCEL MAP 7028  
MB 73-6  
AIN: 7512-003-021

AREA BREAKDOWN

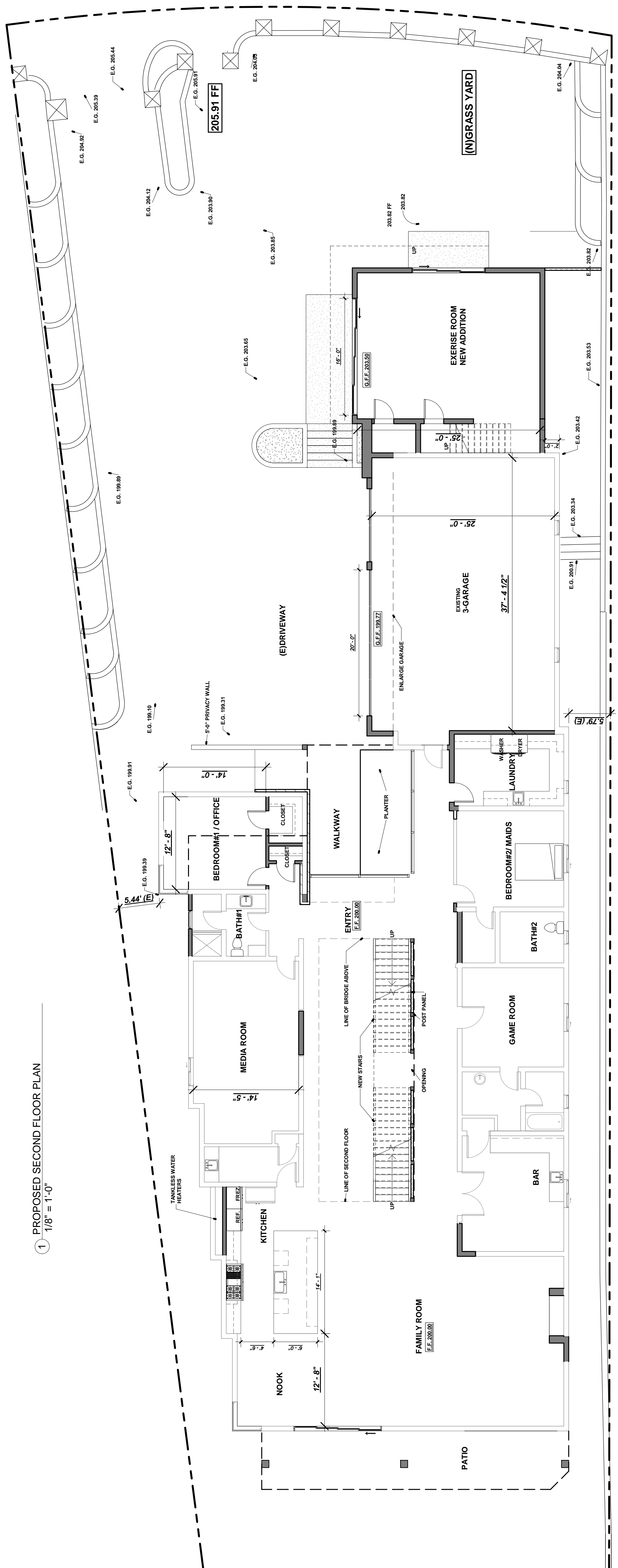
LOT AREA	28825.00 SQ.FT.
F.A.R.: MAX (0.8) 18095.00 SQ.FT. PROPOSED (0.43) 11647.00 SQ.FT.	
LOT COVERAGE: MAX (40) 10730.00 SQ.FT. PROPOSED (24) 6860.00 SQ.FT.	
OPEN SPACE MIN (33.3%) 8941.67 SQ.FT. PROPOSED (67.5%) 18095.00 SQ.FT.	
LIVING AREA FIRST: 4345 SECOND: 3429 NEW: 700 EXISTING: 1409	
DEMOS: 188 195	
GARAGE EXISTING NEW	840.00 SQ.FT.
STORAGE "GARAGE" PORCH (N) ENCLOSED BALCONY AND FLOOR	177.00 SQ.FT. 156.00 SQ.FT. 122.00 SQ.FT.
AVE. FRONT SETBACK AREA	"NO BUILDING IN SETBACK"
AVE. REAR SETBACK AREA	"NO BUILDING IN SETBACK"

VICINITY MAP





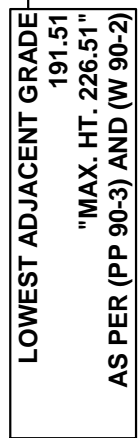
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1/8" = 1'-0"



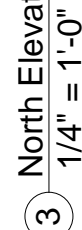
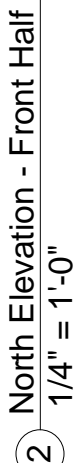
2 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"













SHT. CONTENT

South Elevation

CLIENT

PLAYA REDOND LLC  
433 PASEO DE LA PLAYA  
TORRANCE CA

02.12.21

DESS-1904  
Date

REVISIONS

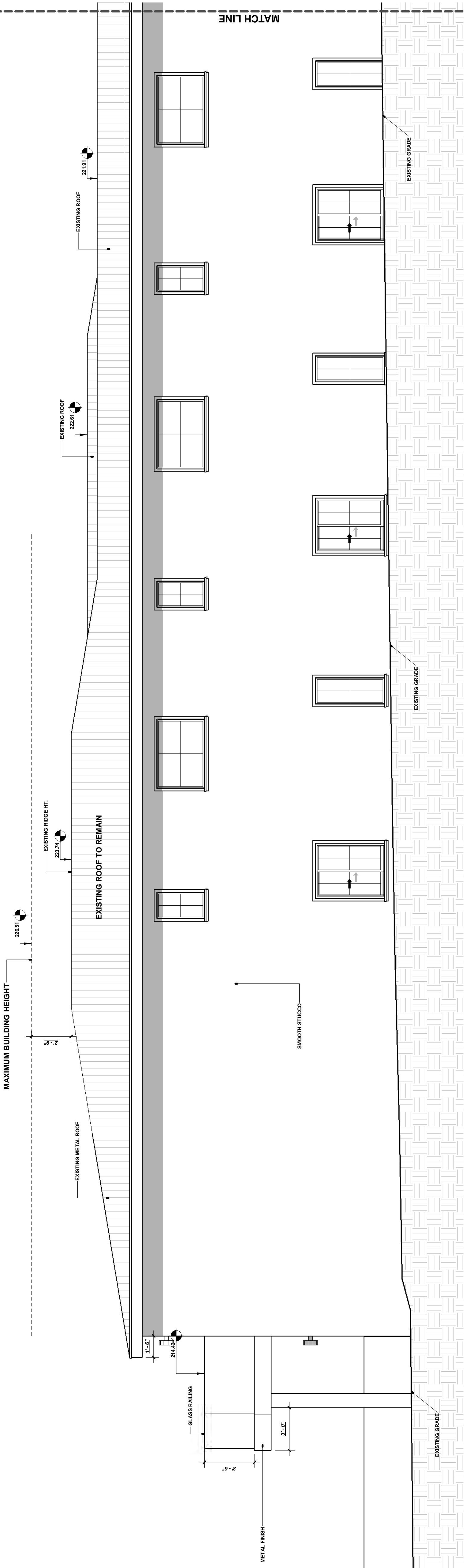
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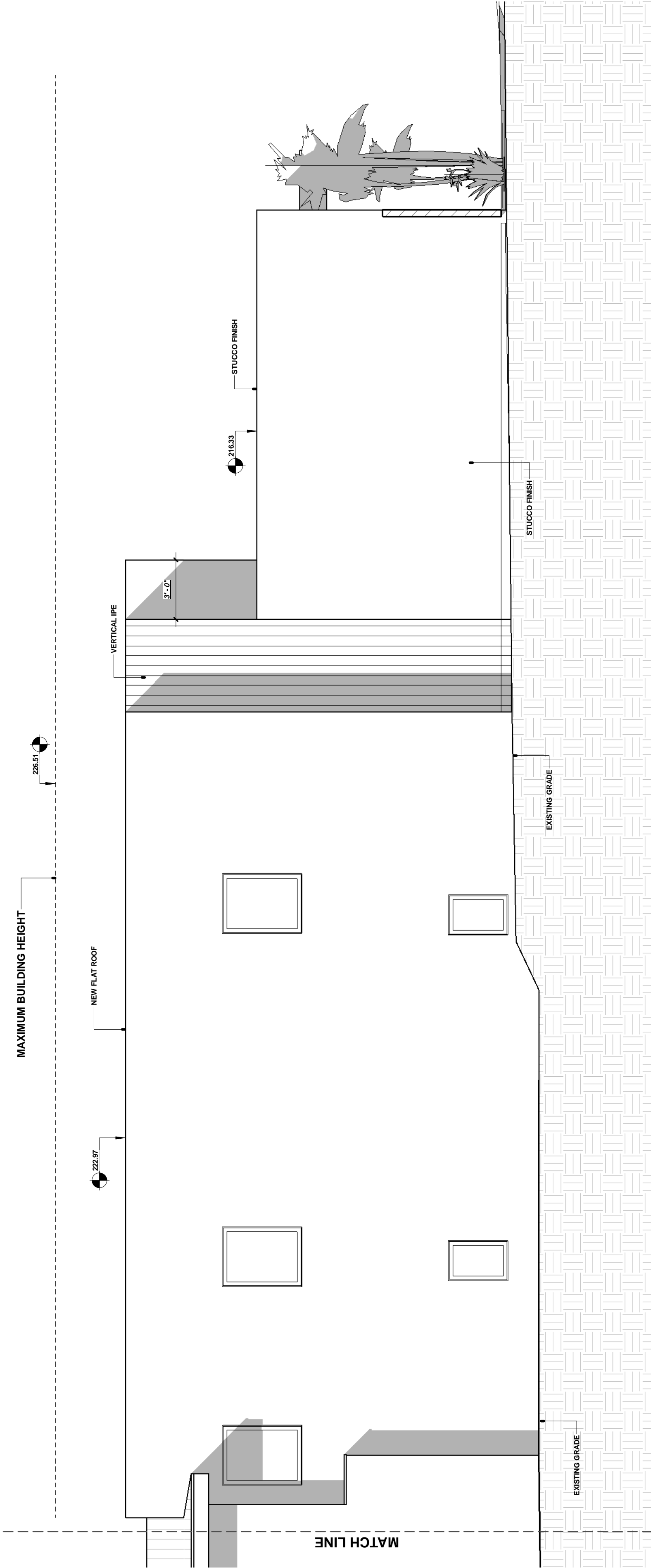
Drawn by

SHT. ID.

A-10



② South Elevation - Rear Half  
1/4" = 1'-0"



① South Elevation - Front Half  
1/4" = 1'-0"

# 433 PASEO DE LA PLAYA HABITAT SURVEY 2021

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*Prepared for:*

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Denn Engineers  
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Torrance, CA 90503

*Prepared by:*

Ann Dalkey, Restoration Ecologist  
USFWS Recovery Permit TE-217663-2  
802 S Juanita Ave  
Redondo Beach, CA 90277

March 24, 2021

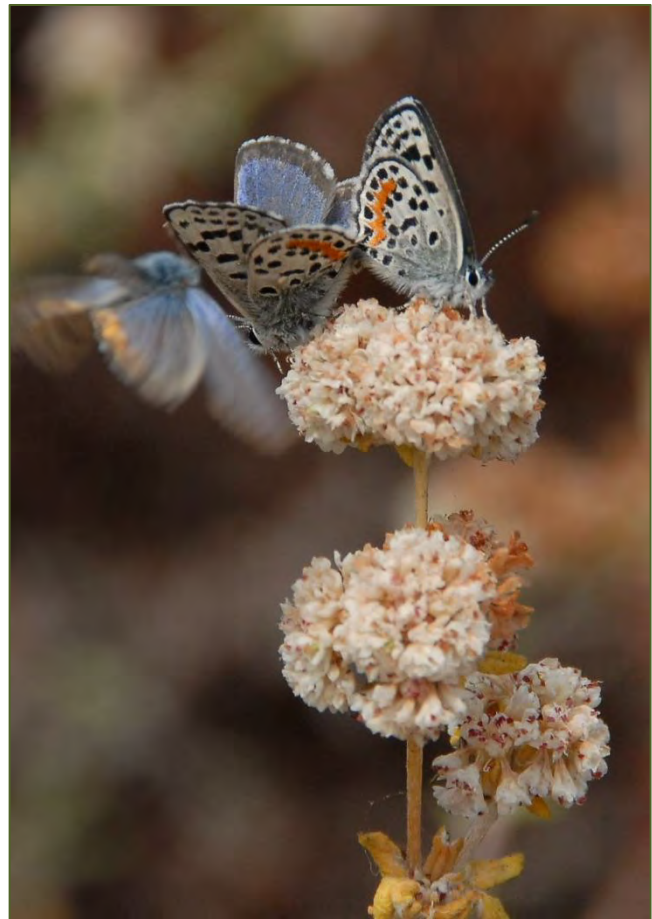


## SUMMARY OF FINDINGS

This habitat survey was conducted for the purposes of determining the type of vegetation present at 433 Paseo de la Playa, Torrance, CA 90277. Specifically, the focus is the area facing the ocean below the pool deck that drops steeply from an approximate elevation of 80 ft (25 m) to the beach sand at approximately 20 ft (6 m), covering an area of about 0.17 ac (0.07 ha).

The habitat survey was conducted on March 4, 2021 and revealed that:

- 50% of plant cover consisted of native plants, including 19% sea-cliff buckwheat cover, the host plant for the endangered El Segundo blue butterfly. Several other native species were present, such as the subshrub California bush sunflower, shrub lemonade berry, and ground covers like suncups and strigose lotus.
- The other 50% of vegetation was non-native and included two notorious invasive plants: freeway iceplant and black wattle.
- Because El Segundo blue butterflies are present locally, it is highly probable that they have colonized this stand of sea-cliff buckwheat. This survey could not determine the butterfly's presence or absence because its butterfly's flight season occurs in summer (June – September).



*A mating pair of El Segundo blue butterflies thwarting an interloping male attempting to steal the female at right.*



## INTRODUCTION

The California Coastal Commission staff has requested that a habitat survey be conducted at 433 Paseo de la Playa to determine what type of vegetation currently exists at the property. The area in question is located on the ocean-facing side of the property that drops steeply from an elevation of 80 ft (25 m) to the beach sand at an elevation of approximately 20 ft (6 m) with an area of approximately 0.71 ac (0.07 ha). In addition, staff desires to learn whether or not there is evidence of the endangered El Segundo blue butterfly (*Euphilotes battoides allyni*<sup>1</sup>, ESB).

I had last visited the property in 2012. At that time, only two individuals of the butterfly's host plant, sea-cliff buckwheat (*Eriogonum parvifolium*), were present on the property. All other plants were a variety of non-native species. Later in 2012, the owners removed all the non-native vegetation and planted native plant species. I prepared a revegetation plan and monitoring plan, following guidance by Commission staff.

It should be noted that the area in the vicinity of Paseo de la Playa is situated within the Torrance Recovery Unit for the El Segundo blue butterfly located in areas containing sea-cliff buckwheat that contain an extant population of the butterfly (USFWS 1998). Since that time, several revegetation efforts have resulted in expansion of ESB populations, including the addition of new site and even the discovery of an additional ESB population at the Palos Verdes Nature Preserve, Vicente Bluffs Reserve (USFWS 2008). Each of these efforts demonstrate that the El Segundo blue butterfly readily colonizes areas vegetated with sea-cliff buckwheat. It is also important to note that areas with more diverse native plants tend to support greater densities of ESB (Osborne 2010). As a participant in this survey, this trend of greater numbers of ESBs in more diverse native plant settings was quite obvious.

Multiple examples illustrate the rapidity that ESBs colonize new habitat. Revegetation efforts in 2003 at Torrance County Beach and in 2004 at Redondo County Beach were not anticipated to result in the colonization of ESBs. In a welcomed surprise, the butterfly was found at both beaches in 2007. Similarly, a 2008 revegetation effort at Dockweiler State Beach attracted the butterfly that summer. Multiple habitat restoration projects at the Palos Verdes Nature Preserve have resulted in a new butterfly population at the Alta Vicente Reserve and expansion of the population at the Vicente Bluffs Reserve.

Closer to the property in question, new habitat was installed at 529-533 Paseo de la Playa where extensive slope repair took place following a significant landslide. Following the repair work, a total of 750 local native plants were installed in February 2020, including 500 individuals of sea-cliff buckwheat. By July 2020, I observed ESBs using the newly installed sea-cliff buckwheat plants. Adults were mating, females were laying eggs, and their larvae (caterpillars) were subsequently found in the flowerheads in an ample demonstration of how quickly the habitat is utilized by the butterfly.

Given this propensity for the El Segundo blue butterfly to readily colonize new habitat, it is expected that the butterfly has already colonized the sea-cliff buckwheat at 433 Paseo de la Playa. However, a survey for the butterfly must be conducted during its summer flight season to verify its presence.

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<sup>1</sup> At this time, a manuscript has been submitted that will result in a change in the species name for this butterfly upon publication, which is anticipated to occur in the near future. Any future correspondence may reflect this name change.

## METHODOLOGY

The habitat survey was conducted on March 4, 2021 utilizing a simplified approach for estimating plant cover developed by the California Native Plant Society's (CNPS's) Vegetation Rapid Assessment Protocol and Field Form (see <https://www.cnps.org/plant-science/field-protocols-guidelines>). The CNPS maintains standardized methodology for conducting vegetation assessments that is employed throughout the State of California. The returned data provide an explanatory backdrop for describing the trends at the assessed site as well as detecting low abundant species that may not be captured in a transect. Wildlife observed were recorded as they were observed.

While I am experienced in identifying the local flora, I am not fully knowledgeable in non-native forbs, shrubs, and tree identification. In March, few of the plants had flowered, making identifications that are typically based upon the plant's flower difficult. Several non-native plants were not identified to species and are listed as unidentified in Table 1 and Figure 2.

Identifications were verified using the Jepson Herbarium's (2013) Jepson Online Interchange for the native plants. Non-native plants were identified using the Western Garden Book (2001) and a variety of websites.

To convey the changes of the landscape that have taken place in the past 9 years, photo points from 2012 and 2021 are included in Appendix 1. Most importantly, the 2021 photos provide an up-to-date depiction of the property as it exists today.

## SURVEY RESULTS

This survey was solely a vegetation survey with incidental bird observations. There were no direct observations of other vertebrates and insects. However, spider webs were visible. I did not include the Western fence lizard in the beak of an American falcon that flew across the property into the adjacent yard. The lizard was evidently served up to the occupants in a nearby nest.

Although there is a large stand of sea-cliff buckwheat, as mentioned above, determination on whether the ESB has occupied this stand cannot be made until the flight season. The butterfly's flight season occurs during summer, June through September. For most of the year, El Segundo blue butterflies exist in their pupal (chrysalis) state, only to emerge as adults in the summer whereupon they can be seen and enumerated. Given the propensity for ESBs to colonize new habitat in this neighborhood, as described above, it is highly probable that the butterfly has found this habitat. A summertime survey can confirm the presence of ESBs.

No comment is provided on the changes from 2012 to the present, other than to include photo points from 2012 to those collected in 2021. These were two separate projects.

## NATIVE PLANTS

Half of the vegetation is native, mostly located on the mid to upper slope of the property (Table 1). Within this portion of the property, sea-cliff buckwheat constitutes 19% of the vegetation, all contained within the center of the slope (Appendix A). Also, there was evidence of sea-cliff buckwheat recruitment. Native sub-shrubs bounded the northern border adjacent to the beach access walkway, sagebrush (*Artemisia californica*, 5% cover). Large native shrubs lined the top and south side

**Table 1.** List of native and non-native plant species observed on March 4, 2021 with percent coverage provided in the right-hand column.

Native Species	Common Name	% Cover
<i>Artemisia californica</i>	California sagebrush	5
<i>Acmispon strigosus</i>	strigose lotus	1
<i>Baccharis salicifolia</i>	mulefat	2
<i>Camissoniopsis cheiranthifolia</i>	suncups	1
<i>Distichlis spicata</i>	salt grass	1
<i>Encelia californica</i>	California bush sunflower	11
<i>Eriogonum parvifolium</i>	sea-cliff buckwheat	19
<i>Heteromeles arbutifolia</i>	toyon	2
<i>Opuntia littoralis</i>	coastal prickly pear	1
<i>Peritoma arborea</i>	bladderpod	3
<i>Rhus integrifolia</i>	lemonade berry	3
<i>Salvia mellifera</i>	black sage	2
<b>Total Native Cover</b>		<b>51</b>
Non-native Species	Common Name	
<i>Acacia concurrens</i>	black wattle	14
<i>Carpobrotus edulis</i>	freeway iceplant	18
Non-native annual grasses	multiple species, including <i>Bromus</i> sp.	3
Non-native forbs	multiple species, incl. <i>Euphorbia terracina</i>	4
<i>Philadelphus</i> sp.	mock orange, uncertain species	1
<i>Raphanus sativus</i>	cultivated radish	<1
Plant, Unidentified #1	See Photo A – ground cover	1
Shrub, Unidentified #4	See Photo B – ornamental shrub	1
Tree, Unidentified #2	See Photo C – small tree	1
Tree, Unidentified #5	See Photo D – dormant tree	1
<b>Total Non-native Cover</b>		<b>44</b>
Bare		5
Litter		1
<b>Total</b>		<b>101</b>

**Figure 1.** Four unidentified non-native plant species as shown in Table 1.

of the upper slope. At the lower slope, sea-cliff buckwheat met with a toyon (*Heteromeles arbutifolia*), California bush sunflower, and a large non-native shrub black wattle (*Acacia concurrens*).

A few native species were found in the sandy beach, especially salt grass (*Distichlis spicata*), numerous suncups (*Camissoniopsis cheiranthifolia*) and a striking strigose lotus (*Acmispon strigosus*) specimen (Figure 2).



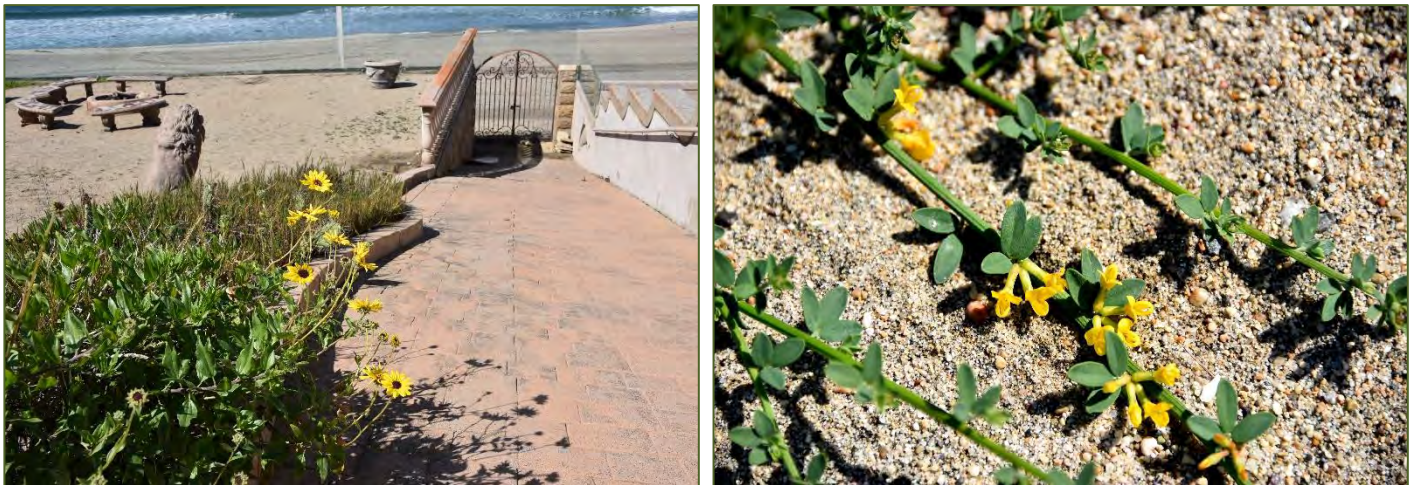
## NON-NATIVE PLANTS

Two non-natives were dominant, and freeway iceplant (*Carpobrotus edulis*, 18% cover) and black wattle (14% cover). Freeway iceplant, a notorious invasive plant, has colonized within the shrubs along the walkway and has also formed large patches lower on the hill and sandy area (Figure 3). Black wattle has formed a huge stand near the base of the slope and appears to be moving into and over California bush sunflower plants and is poised to move into the bottom of the sea-cliff buckwheat stand (Figure 4).

There were a number of forbs and non-native weeds present in relatively low numbers. Most concerning is carnation spurge (*Euphorbia terracina*). It is capable of rapidly expanding at the expense of native species. Another concern about carnation spurge is that its sap is an irritant, although newly emerged plants, can be easily dealt with a hoe. If allowed to form dense patches, it becomes more difficult to remove as there will be a seed bank and crews conducting the removal must wear protective clothing and eye wear. Also present was a newly emerging plant that appears to be a chrysanthemum, possibly *Chrysanthemum coronarium* (Figure 5). Chrysanthemum has the ability to form dense stands and can best removed when there are a few plants.

A note about non-native invasive plants, which typically are imported through intentional or non-intentional means. They have no natural enemies and, therefore, proliferate easily at the expense of native plant species. An excellent resource for managing non-native invasive plants is available on-line at University of California Davis. Species can be searched by scientific or common name:

[https://wric.ucdavis.edu/information/natural%20areas/natural\\_areas\\_scientific\\_C-D.htm](https://wric.ucdavis.edu/information/natural%20areas/natural_areas_scientific_C-D.htm) .



**Figure 2.** *Left:* View of beach area showing salt grass mid-photo above California bush sunflower. *Right:* Close-up of strigose lotus in the beach area





**Figure 3.** *Left:* Example of freeway iceplant invading into the sea-cliff buckwheat area. *Right:* Large mat of freeway buckwheat below the black wattle stand.



**Figure 4.** *Left:* Black wattle invading California bush sunflower. *Right:* Black wattle behind bottom of sea-cliff buckwheat stand.



**Figure 5.** Chrysanthemum sprouts amidst other non-native forbs.



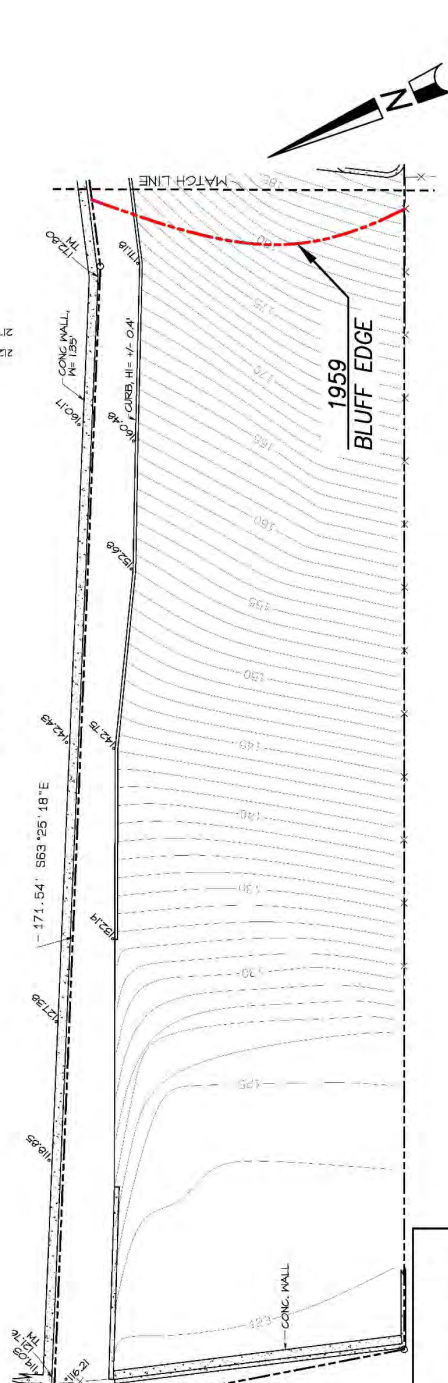
## REFERENCES

- Jepson Herbarium. 2013. Jepson Online Interchange <https://ucjeps.berkeley.edu/interchange/>. Accessed March 6, 2021.
- Osborne, K. 2010. Surveys for the El Segundo Blue Butterfly (*Euphilotes battoides allyni*) at Redondo/Torrance Beaches and Dockweiler State Beach, Los Angeles County, California. Prepared for UrbanWildlands Group, Los Angeles, California.
- Western Garden Book. 2001. Sunset Western Gardening Book, K. Norris Brenzel (ed). Sunset Publishing Corporation, Menlo Park, CA 94025.
- US Fish and Wildlife Service (USFWS). 1998. Recovery Plan for the El Segundo blue butterfly (*Euphilotes battoides allyni*). Portland, Oregon. 67 pp.
- US Fish and Wildlife Service (USFWS). 2008. El Segundo Blue Butterfly (*Euphilotes battoides allyni*) 5-year Review: Summary and Evaluation. Carlsbad Fish and Wildlife Office. 39 pp.
- US Fish and Wildlife Service (USFWS). 2019. Recovery Plan Amendment. 17 pp.



Estimated bluff edge  
(GeoSoils, 2021)

Estimated bluff edge (BARA 2012)



**ALL LOCATIONS ARE APPROXIMATE**

***This document or efile is not a part of the Construction Documents and should not be relied upon as being an accurate depiction of design.***



**BLUFF EDGE  
LOCATION MAP**

## Plate 1

W.O. S8064

DATE: 04/21

SCALE:

**1" = 20'**

### GSI LEGEND

-  — APPROXIMATE LOCATION OF FEB 2021 BLUFF EDGE AND TIE EDGE, QUERIED WHERE UNCERTAIN
-  — APPROXIMATE LOCATION OF 1972 BLUFF EDGE AND TIE EDGE, QUERIED WHERE UNCERTAIN
-  — APPROXIMATE LOCATION OF 1950 BLUFF EDGE AND TIE EDGE, QUERIED WHERE UNCERTAIN

GRAPHIC SCALE



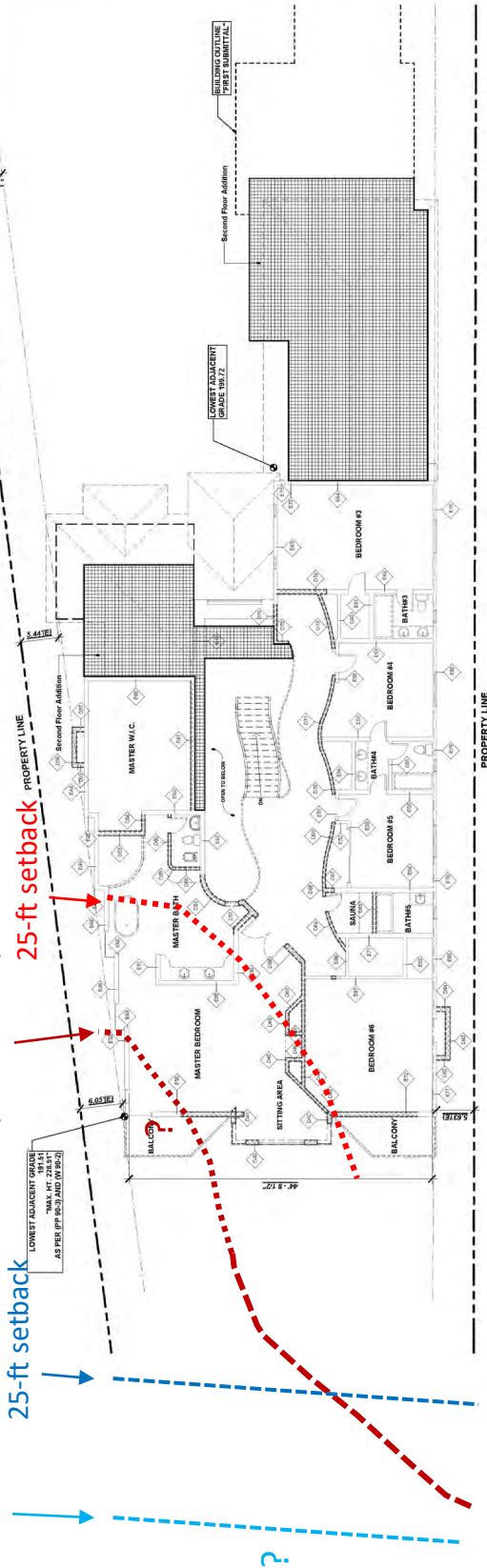
Modified from GeoSoils (2021)

Estimated bluff edge  
(GeoSoils 2021)

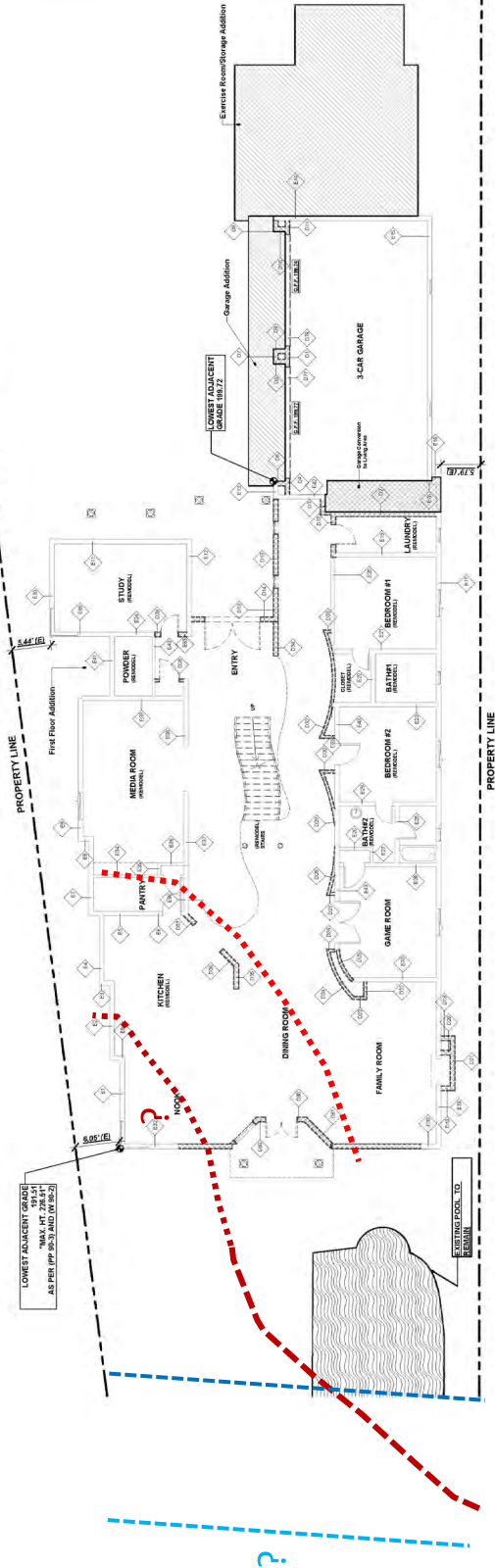
estimated bluff edge  
(BARA 2012)

25-ft setback

25-ft setback



② Second Floor Plan - Demolition  
1/8" = 1'-0"



① First Floor Demolition Plan  
1/8" = 1'-0"

**LANE**  
DESIGN + BUILD  
3000 E. 15TH AVE. SUITE 100  
TORRANCE, CA 90503  
PHONE: (310) 555-0001  
FAX: (310) 555-0002  
WWW.LANEDESIGN.COM

**DEMOLITION PLAN**

**SHT. ID.**  
A-03

**CLIENT**  
PLAYA REDOND LLC  
433 PASO DE LA PLAYA  
TORRANCE, CA

**PROJECT NUMBER**  
DESS-1904

**DATE**  
02.12.21

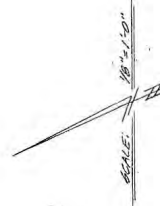
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## GEOLOGIC CROSS-SECTION



SCALE: 1" = 16'  
DATE: 04/19/12  
J.O. 03925

af Artificial Fill  
Qs Beach Sand  
Qu/Te Sand Dune/Terrace  
Ta Altamira Shale  
Retaining Wall

Modified from Brain A. Robinson & Associates ("BARA"), 2012

**Brian A. Robinson & Associates, Inc.**  
P.O. Box 570641, Tarzana, California 913  
(818) 782 - 8282