

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



TH11

Prepared January 29, 2021 (for the February 11, 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 February 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 February 11, 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 February 11th.

With respect to the February 11th 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 February 11, 2021 (see attached)

Waivers

- 5-20-0450-W, M Bozarth (Long Beach)
- 5-20-0467-W, Richard Plaster 2501 LLC (Santa Monica)

Immaterial Amendment

- 5-08-235-A1, Mike Bolger (Venice)

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January 29, 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: 5-20-0450-W**Applicant:** Mike Bozarth**Location:** 5903 Corso Di Napoli, Long Beach, Los Angeles County (APN: 7243024035)

Proposed Development: Removal of two existing 190 sq. ft. docks and two 90 sq. ft. gangways, and construction of one new 498 sq. ft. dock float and 48 sq. ft. gangway in same configuration. No pile work is proposed as they are reusing the existing piles. Project will result in an increase of 68-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. Prior to the lot merger approved by the City of Long Beach in 2018, there were two separate residences on two separate parcels that each had an associated dock. The proposed dock system is associated with the single-family residence at 5903 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 applicant submitted a pre-construction eelgrass survey conducted on June 21, 2020, and although there is eelgrass located within 15 feet of the proposed project, there will be no eelgrass impacts associated with the proposed project. 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 **February 10-12, 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

Mandy Revell
Coastal Program Analyst

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January 26, 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: 5-20-0467-W **Applicant:** 2501 LLC (Attn: Richard Plaster)

Location: 2501 Second St, Santa Monica, Los Angeles County (APN: 4287-010-011)

Proposed Development: Demolish existing two-car garage and accessory dwelling unit associated with a one-story, 1,578 sq. ft. single-family residence. Construct a basement addition to the single-family residence and convert the single-family residence into a condominium unit. Construct two 23-ft. high, three story, 1,529 sq. ft. condominium units and a six-space subterranean parking garage. The project would result three condominium units that would be served with six vehicle parking spaces and 10 bicycle parking spaces.

Rationale: The project site is a 6,477 sq. ft. residential lot located in an urbanized neighborhood approximately 0.27 mile inland of the beach, landward of the first public road parallel to the sea. The neighborhood is safe from sea level rise hazards (i.e. flooding, wave uprush). The three proposed residential units would increase the number of onsite housing units and are consistent with the housing density requirements in the city's OP2 zone, where the project site is located. The six proposed on-site parking spaces would adequately serve the development and would not impact public street parking. The height and setbacks of the new building is consistent with the certified Land Use Plan requirements and will not adversely affect public coastal views or community character. Runoff will be managed onsite using downspouts, a sump pump, and street gutters. New landscaping will consist mainly of low water use plantings. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, 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 a local coastal program.

This waiver will not become effective until reported to the Commission at its **February 10-12, 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

Amrita Spencer
Coastal Program Analyst

cc: Commissioners/File

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January 21, 2021

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **5-08-235-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-08-235** granted to **Joel William & Joanne Vuylsteke** for: Construction of a three-story, 35-ft. high, 5,802 sq. ft. single-family residence with an attached three-car garage on a vacant 3,644 square foot beachfront lot.

Project Site: 5109 Ocean Front Walk, Venice, Los Angeles County
(APN:4294006062)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Revise project description to include the construction of a roof deck and dumbwaiter, exterior gates and fencing, and minor interior remodeling. Amend Special Condition 2 to allow for construction of a roof access structure with a height limit of 45 ft.

Special Condition 2 of permit 5-08-235 should be amended to read as indicated below (changes in ~~strike-through~~ for deletions and **underline bold** for insertions):

2. Building Height

The roof of the approved structure shall not exceed thirty-five feet (35') in elevation above the Ocean Front Walk right-of-way. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may extend up to forty feet (40') in elevation above the Ocean Front Walk right-of-way. ~~This permit approves no roof access structure that exceeds the 35-foot height limit.~~ **One roof access structure is permitted, not to exceed the 45-foot height limit allowed for roof access structures per the certified Venice LUP.** No portion of the structure shall exceed forty-**five** feet (~~40-45'~~) in elevation above the Ocean Front Walk right-of-way.

Notice of Proposed Immaterial Permit Amendment

5-08-235-A1

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The original permit did not allow for a roof access structure because it was not included in the approved project plans. However, the certified Venice Land Use Plan allows roof access structures per Policy I.A.1(a):

- a. **Roof Access Structures.** Building heights and bulks shall be controlled to preserve the nature and character of existing residential neighborhoods. Residential structures may have an enclosed stairway (roof access structure) to provide access to a roof provided that: i) the roof access structure shall not exceed the specified flat roof height limit by more than 10 feet; ii) the roof access structure shall be designed and oriented so as to reduce its visibility from adjacent public walkways and recreation areas; iii) the area within the outside walls of the roof access structure shall be minimized and shall not exceed 100 square feet in area as measured from the outside walls; and iv) all roof access

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment

5-08-235-A1

structures shall be set back at least 60 horizontal feet from the mean high tide line of Ballona Lagoon, Venice Canals, Grand Canal and the inland side of the Esplanade (City right-of-way).

The existing building height will not exceed the 35-foot height limit and the proposed 10-foot tall, 100 square foot roof access structure will not exceed the additional 10 feet allowed for such structures. The roof access structure and proposed rooftop deck will be consistent with the community character of the surrounding area and has been designed to reduce visibility from the public beach. Therefore, staff is recommending that the Commission grant the amendment request. The proposed amendment may be subject to local review and approval. If the local government requires changes to the project which are not identified in the Commission-approved plans, the applicant will be required to submit a revised plan for Commission review.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Chloe Seifert at the phone number provided above.

cc: Commissioners/File