

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



TH10

Prepared March 01, 2021 (for the March 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 March 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 March 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 March 11th.

With respect to the March 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 March 11, 2021 (see attached)

Waivers

- 5-19-0830-W, Tillman - Zoller Family Trust (Long Beach)
- 5-19-0881-W, 5438 E The Toledo (Long Beach)
- 5-20-0496-W, Sailfish (Hermosa Beach)
- 5-20-0524-W, 411 Ocean Park Blvd (Santa Monica)
- 5-20-0651-W, 1461 Monterey Blvd (Hermosa Beach)
- 5-20-0658-W, 725 Navy Street (Santa Monica)
- 5-20-0707-W, 914 Paseo del Mar (San Pedro)
- 5-21-0024-W, Garrett & Paige Smith (Hermosa Beach)
- 5-21-0042-W, Scott & Rachel Hayes (Hermosa Beach)
- 5-21-0060-W, City of Long Beach (Alamitos Bay Basin #3 And Marketplace Marsh)
- 5-21-0095-W, Navy Yacht Club Long Beach (Long Beach)

Immaterial Amendments

- 5-18-0039-A1, Santa Catalina Island Company (Avalon)

Immaterial Extensions

- 5-17-1045-E1, 938 Palisades Beach Road (Santa Monica)
- 5-17-1046-E1, 940 Palisades Beach Road (Santa Monica)

Emergency Permits

- G-5-19-0045, Alamitos Bay Pump Station (Long Beach)

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February 24, 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: 5-19-0830-W**Applicant:** David Tillman**Location:** 5544 E. The Toledo, Long Beach, Los Angeles County (APN: 7244-019-012)

Proposed Development: Removal of the existing 412 sq. ft. "L" shaped dock and construction of one new 548 sq. ft. dock float in the same configuration. No pile work is proposed as they are reusing the 3 existing piles. Project will result in an increase of 136-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 the Naples Canal in the Commission's area of original jurisdiction. The proposed dock system is associated with the single-family residence at 5544 East The Toledo 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 the Naples Canal. 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 September 29, 2019, 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 **March 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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February 24, 2021

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Waiver: 5-19-0881-W**Applicant:** Steven Eckenhausen**Location:** 5438 E The Toledo, Long Beach, Los Angeles County (APN: 7244-016-012)

Proposed Development: Like-for-like replacement of a two-finger, approximately 1,500 sf. private dock and request for after-the-fact authorization for repair of an approximately 255 sf. cantilevered deck and installation of seven helical tie-backs into an existing seawall. The project includes Best Management Practices to protect water quality, and no new piles or fill are proposed.

Rationale: The proposed development is located at a waterfront property on Naples Island within Alamitos Bay and associated with a single-family residence. The installation of the tie-backs into the existing, permitted seawall onsite (Coastal Development Permit No. 5-92-086) and repair of the existing cantilevered deck (constructed prior to the Coastal Act) were conducted with redevelopment of the site, which was permitted by the City of Long Beach, however, the seawall and cantilevered deck are located within the Commission's retained permit jurisdiction area. Approximately 30% of the cantilevered deck was reinforced, which did not result in substantial redevelopment of the structure. In addition, the helical tie-backs were the least invasive engineering alternative for reinforcement of the permitted seawall. A Construction Best Management Plan that included construction, waste management, and water quality protection best management practices was implemented for the deck and seawall work.

The proposed dock system is intended for recreational use only and its proposed replacement will not increase the existing overwater coverage. The subject development does not propose additional fill or piles. The project application also includes best management practices during and after construction in order to avoid any significant adverse effects to marine resources. The replacement dock, which will be floated to the site and attached to existing structures, will have the same shape and size of the existing system and, therefore, is not anticipated to impact eelgrass in the project vicinity. Thus, the project will not have any significant adverse effects on marine resources or public access. Additionally, the proposed project is consistent with the City's certified Local Coastal Program, 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 **March 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

Dani Ziff
Coastal Program Analyst

cc: File

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February 24, 2021

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7
****Corrected March 2, 2021****

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Waiver: 5-20-0496-W**Applicant:** Sailfish Holdings, LLC**Location:** 1301 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4183-013-148)

Proposed Development: Construct a 2,278 sq. ft. office addition to an existing two-story, 15,565 sq. ft. mixed-use commercial building and convert 6,560 sq. ft. of currently vacant restaurant and retail space to office space, resulting in an 18,481 sq. ft. office building.

Rationale: The project site is a 15,510 sq. ft. commercially-zoned lot located approximately 800 ft. inland of the beach and landward of the first public road parallel to the sea. The site is zoned C-2, which allows offices, general retail, and restaurants to be developed onsite. The proposed project would not increase the height or footprint of the existing building (the proposed addition would be accomplished by reconfiguring interior space). There are no public coastal views in the project vicinity, so public coastal views would not be impacted by the project. The project would maintain 76 subterranean parking spaces onsite, which is sufficient to accommodate the proposed 18,481 sq. ft. of office use and would not impact coastal public access. 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. In addition, the proposed project would not prejudice the ability of the City of Hermosa Beach to develop a Local Coastal Program (LCP) that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its March 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
cc: Commissioners/File

Amrita Spencer
Coastal Program Analyst

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February 23, 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: 5-20-0524-W**Applicant:** Jean-Paul Buchanan**Location:** 411 Ocean Park Boulevard, Santa Monica, Los Angeles County (APN: 4287-007-002)

Proposed Development: Demolition of an existing one-story, 932 sf. single-family residence, 325 sf. carport, and 48 sf. storage shed and construction of a new two-story, approximately 26 ft.-high, 2,318 sf. single-family residence with a rooftop deck and access structure, a 386 sf. 2-car attached garage, 380 sf. basement, and plunge pool.

Rationale: The project site is located approximately 0.4 miles from the inland extent of the beach and is not located between the first public road and the sea. The project site is within a developed residential neighborhood (Subarea 8) that is zoned for low-density and single-family residential uses and contains a mix of single- and multi-family residential development that is required to be retained in the Santa Monica certified Land Use Plan (LUP). The proposed project is consistent with the policies set forth in the certified LUP. Proposed grading includes 551 cubic yards of cut and 321 cubic yards of fill, resulting in an export of 230 cubic yards of cut outside the Coastal Zone. The applicant provided a soils engineering investigation with recommendations that will be implemented during construction. A trench drain around the pool and sump pump will be installed. Roof and other drainage is directed to landscaped planters, and planter and overflow runoff will be directed toward the street. The proposed project design 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, the City's certified LUP, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 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

Dani Ziff
Coastal Program Analyst

cc: File

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February 24, 2021

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Waiver: 5-20-0651-W**Applicant:** Monterey Circle, LLC**Location:** 1461 Monterey Blvd, Hermosa Beach, Los Angeles County (APN: 4183-013-166)

Proposed Development: Construction of a detached three story, 30-foot high, 2,969 second condominium unit on a site with an existing three story, 30-foot high, 1,230 sq. ft. condominium unit, resulting in a two-unit condominium development with 7 onsite parking spaces. 307 cubic yards of grading is also proposed.

Rationale: The project site is a 2,920 sq. ft. lot located in an urbanized neighborhood 0.2 miles inland from the beach, inland of the first public road parallel to the sea. The lot is zoned R-2, which allows two residential units to be developed on-site. The project proposes to add one housing unit onsite. The proposed height and setbacks are consistent with the certified Land Use Plan (LUP) standards for R-2 lots, and there are no public coastal views within the vicinity. Four onsite parking spaces, in addition to the 3 existing onsite parking spaces for the existing unit, would be provided and accessed through an existing curb cut off Monterey Boulevard; therefore, the project would not impact public street parking or public coastal access. 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. The project would also not prejudice the ability of the City of Hermosa Beach to develop a Local Coastal Program (LCP) that is consistent with the Coastal Act policies.

This waiver will not become effective until reported to the Commission at its March 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
cc: Commissioners/File

Amrita Spencer
Coastal Program Analyst

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Waiver: 5-20-0658-W

Applicant: Jake Glick & Megan Mauck

Location: 725 Navy St, Santa Monica, Los Angeles County (APN: 4287034030)

Proposed Development: Demolish an existing 1,064 sq. ft., one-story single family residence and construct a 1,876 sq. ft., 27 ft.-high, two-story single family residence with a 2 car covered carport.

Rationale: The subject site is a 2,017 sq. ft. lot located approximately 0.7-mile inland from the beach and is not located between the first public road and the sea. The project location is within a developed residential neighborhood designated OP-1 Single Family 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 November 17, 2020 and conforms to the 27 ft. height limit specified in the City's LUP. The proposed development will provide two (2) parking spaces for the residential unit. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Directing runoff to City storm drain is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a Certified Local Coastal Plan (LCP).

This waiver will not become effective until reported to the Commission at its **March 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

Vince Lee
Coastal Program Analyst

cc: Commissioners/File

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February 23, 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: 5-20-0707-W**Applicant:** Kevin Phillipp**Location:** 914 Paseo del Mar, San Pedro, Los Angeles County (APN: 7496-027-030)

Proposed Development: Remodel an existing 2-story single family residence including first floor bathroom remodel, 2nd floor addition of 585 sq. ft. (new bedroom, studio, and deck), retrofitting garage stem wall to improve drainage, and new garage door, windows, storage, and attic.

Rationale: The project site is located inland of the first public road (Paseo del Mar) and is approximately 150 ft. from the bluff edge. The proposed addition will not encroach any further seaward than the existing residence and will not extend the height of the existing roof line. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R1 Single-Family Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drain lines that drain to the street. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act, and will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **March 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 three (3) 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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Waiver: 5-21-0024-W**Applicant:** Garrett Smith**Location:** 2423 Manhattan Ave, Hermosa Beach, Los Angeles County (APN:4182-011-020)

Proposed Development: Remodel of 46 sq. ft. (less than 50%) of exterior walls of an existing two-story, 3-bdrm, 2-bath 1,605 sq. ft. single-family residence; including a net addition of 346 sq. ft., 1 new bath, more efficient windows, doors, mechanical/electrical/plumbing systems, and construction of a pool and spa.

Rationale: The project site is in a developed residential neighborhood on a 2,700 sq. ft. lot designated as R1 (single-family residential) in the certified LUP, lies landward of the first road parallel to the sea, and is located approximately 350 feet from the beach. The project consists of a minor remodel and retains the existing structure as a single-family residence. The project poses no known geologic impacts and all site drainage will terminate at an approved public way location via a nonerosive device. New landscaping includes non-invasive and low water use plants. There is no driveway and the garage is accessed through the alley. Since the nonconforming garage will remain, only one parking space can continue to be provided. The project will not increase the height of the existing structure and will 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 and Chapter 3 policies of the Coastal Act. In addition, the proposed project will not prejudice the ability for the City of Hermosa Beach to prepare a Local Coastal Program that is consistent with the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 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
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Jennifer Doyle
Coastal Program Analyst

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Waiver: 5-21-0042-W**Applicant:** Scott & Rachel Hayes**Location:** 122 1st St, Hermosa Beach, Los Angeles County (APN: 4188-014-042)

Proposed Development: Convert lower storage area within one unit (Unit A) of an existing duplex into a 205 sq. ft. JADU, and convert 81 square feet of Unit A garage into a laundry area and bathroom. The laundry conversion will reduce the size of two garage parking spaces, but will not reduce onsite parking. No additional improvements are proposed to the existing duplex.

Rationale: The project site is a 3,034 sq. ft. residential lot located in an urbanized neighborhood approximately 300 feet inland from beach, landward of the first public road parallel to the sea. The lot is zoned R-3, which allows multi-family residential development onsite. The project would not remove either of the existing full duplex units and the existing four parking spaces would be retained. The ADU conversion would occur within the footprint of the existing duplex unit, so there would be no change to the overall height or footprint of the structure. In addition, the project would not remove any onsite parking spaces. Therefore, the project would have no adverse impact on coastal views or public access. 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. In addition, the project will not prejudice the ability of the City of Hermosa Beach to develop a Local Coastal Program (LCP) that is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 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.

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Amrita Spencer
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Waiver: 5-21-0060-W**Applicant:** City of Long Beach**Location:** Alamitos Bay Basin #3 and Marketplace Marsh, Long Beach, Los Angeles County

Proposed Development: Installation of one wooden pole with an approximately 10-in. base and a maximum height of 39 ft. that supports four bird nesting platforms in Marketplace Marsh and planting of four mature, 20-ft. tall palm trees adjacent to existing palm trees at Alamitos Bay Basin #3.

Rationale: In May 2020, the City of Long Beach conducted tree trimming without the benefit of a coastal development permit. After coordination with Coastal Commission enforcement and planning staff, the subject project is proposed to mitigate for impacts to Great Blue Heron (GBH) nesting habitat. The location of the proposed nesting platforms, which incorporate a design that has been successful in recruiting breeding GBHs for at least forty years, is within Marketplace Marsh in the southeast area of Long Beach. The pole will be placed in a disturbed upland area approximately five feet above the marsh elevation that is close to wetland habitat regularly used by GBHs for foraging. The new, mature trees will be planted in existing grass planters between Alamitos Bay and the Basin #3 parking lot seaward of the first public road and clustered with other palm trees to facilitate the colony behavior of wading bird species that are known to nest in similar habitat areas. Approximately 20-foot high Mexican fan palms (*Washingtonia robusta*) will be used, which are non-invasive, naturalized in the area, and known to support wading bird nesting in Long Beach. The selected project site avoids impacts to sensitive habitat and enhances habitat for wading birds, which play an important role in the marine ecosystem in Long Beach. The project design 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, the City's certified LCP, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 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.

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February 24, 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: 5-21-0095-W **Applicant:** Navy Yacht Club Long Beach

Location: 223 N. Marina Drive, Long Beach, CA 90803 (Los Angeles County) (APN: 7242-014-900)

Proposed Development: Installation of a 385 sq. ft. patio cover with 325 sq. ft. concrete slab under the existing roof overhang. The patio cover (28 x 15ft with a 7x5 ft. cut-out) is attached to an existing roof overhang and will be the same height (9ft) as the existing roof. The patio cover design will include a rain gutter, on the north side, with downspout to direct rainwater on-site to the lawn area. The east side edge of the patio cover roof shall be installed with rake flashing to direct water down to the gutter on the north side. The new patio cover will not be enclosed and will remain open. The proposed project will not require grading and will not represent a change of use of the existing structure. The project includes a request for after-the-fact approval for removal of a shed previously approved by the Commission on the site where the patio will be located.

Rationale: The proposed project is located at the Alamitos Bay Marina in southeast Long Beach on the inland side of an eight-foot wide public waterfront walkway that runs along the seawall between Basins One and Two in the Alamitos Bay Marina. The proposed patio cover is for the use of the members and guests of The Navy Yacht Club (NYC), an existing private recreational boating association, which leases the clubhouse property from the City of Long Beach. The adjacent facilities on the mole include a fueling dock, a sewer pump-out, a small public park with picnic tables, and a public parking area with 24 parking spaces. The proposed project does not include any changes to the parking lot management or configuration. Although 40 ft. on the East and North sides, adjacent to the patio cover, will be blocked during construction for public safety, the proposed project will not interfere with future public use of the walkway that exists between the marina's seawall and the leased clubhouse property, and all public areas will reopen daily after 4pm until construction of the patio cover is complete. A previous Coastal Development Permit (5-08-028) was approved for the installation of a portable nine-foot high, eighty square foot (8'x 10') storage shed, which has been removed to make room for the open patio cover. The removal of solid material requires a Coastal Development Permit and the applicant has included in the subject application a request for after-the-fact approval for the removal. In addition, the Commission previously approved CDP Waiver No 5-05-487 for removal of 94 feet of existing guardrail to replace with a new five-foot high see-through windscreen consisting of 1/4" thick tempered glass. There were no impacts associated with removal of the pre-existing shed and there will be no change to the windscreen. As proposed to capture drainage off

the roof and patio cover, there will be no adverse impacts of stormwater runoff into public areas or the bay. The Navy Yacht Club Long Beach has acknowledged the potential of sea level rise to impact the development and will remove the patio cover if it is damaged in the future due to rising sea level or coastal hazards. The proposed project is situated on Tidelands within the Commission's original development permit jurisdiction and has been approved by the City of Long Beach Planning Bureau, and will not: (a) obstruct public views to or along the coast; (b) adversely impact public access to and use of the water; (c) adversely impact public recreational use of a public park or beach; or (d) otherwise adversely affect recreation, access or the visual resources of the coast. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals and will not prejudice the City's ability to implement its LCP in areas adjacent to the Tidelands.

This waiver will not become effective until reported to the Commission at their **March 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 enclosed Notice Card 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

Carol Socorro Martinez
Environmental Services Intern

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



NOTICE OF PROPOSED PERMIT AMENDMENT

Date: February 24, 2021
To: All Interested Parties
From: Amber Dobson, South Coast District Manager
Mandy Revell, Coastal Planner
Subject: **Amendment to Coastal Development Permit (CDP) 5-18-0039**
Applicant: Santa Catalina Island Company

Original CDP Approval

CDP No. 5-18-0039 was approved by the Coastal Commission on April 12, 2018, and provided for the in-kind replacement of 30-foot by 105-foot concrete landing and launch ramp, utilizing a mix of cast-in-place concrete and ten 30-foot by 5-foot precast concrete panels, four 15-foot long H-piles, and four 12-inch by 12-inch square concrete sleeper rails located along the shoreline of Pebbly Beach in Avalon, Los Angeles County.

Proposed CDP Amendment

CDP No. 5-18-0039 would be amended to modify the dimensions of the concrete landing and launch ramp replacement from 30-foot by 105-foot to 66-foot by 125-foot. The Commission's reference number for this proposed amendment is **5-18-0039-A1**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The project site is within the shoreline of Pebbly Beach, located immediately south of the City of Avalon. The amended project would expand the approved dimensions of the concrete landing and launch ramp to reflect the actual dimensions of the ramp that existed prior to the damage in July 2017 during Hurricane Eugene. The original CDP application relied upon the dimensions articulated in the existing lease with the California State Lands Commission (CSLC, Lease PRC 7332.1 dated January 5, 2016). However, subsequent on-site field surveys conducted for pre-construction preparation revealed the footings and steel plates of the original structure were inconsistent with the existing California State Lands Commission lease (CSLC, Lease PRC 7332) which was amended to reflect the actual dimensions requested in this amendment and authorized by the CSLC on August 24, 2020. Although the dimensions are larger, the expanded project site does not contain the primary constituent elements identified by National Marine Fisheries Service for sensitive species, specifically black abalone (*Haliotis cracherodii*) (76 Fed. Reg. 208), nor is the project site a rocky intertidal and subtidal habitat, including at the lower elevations presented in the modification request. Therefore, the amendment request is consistent with the Chapter 3 policies of the

Coastal Development Permit (CDP) Amendment 5-18-0039-A1
Page 2 of 2

Coastal Act, previous Commission action, and will not prejudice the City's ability to prepare an LCP for the area.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the South Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on March 11, 2021 through a virtual hearing. Virtual hearing procedures are available here: https://documents.coastal.ca.gov/assets/virtual-hearing/FINAL_VIRTUAL%20HEARING_PROCEDURES.pdf. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Mandy Revell in the South Coast District office.

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 22, 2021

Notice is hereby given that **Steven Bohbot, The Standard Oil Investment Group** has applied for a one year extension of **5-17-1045** granted by the California Coastal Commission on **December 12, 2018**.

for: **Demolish existing 1,416 sq. ft. single-family residence and construct a 39 ft. high, 3-story, 5,721 sq. ft. single-family residence and construct a pool with a total of 105 cubic yards of grading on a 5,512 sq. ft. beachfront lot.**

at: **938 Palisades Beach Road, Santa Monica, (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

Christine Pereira
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 22, 2021

Notice is hereby given that **Steven Bohbot, The Standard Oil Investment Group** has applied for a one year extension of **5-17-1046** granted by the California Coastal Commission on **December 12, 2018**.

for: **Demolish existing 960 sq. ft. single-family residence and construct a 39 ft. high, 3-story, 6,119 sq. ft. single-family residence and construct a pool with a total of 158 cubic yards of grading on a 5,524 sq. ft. beachfront lot.**

at: **940 Palisades Beach Road, Santa Monica, (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

Christine Pereira
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

**COASTAL DEVELOPMENT PERMIT
EMERGENCY PERMIT**

Issue Date: December 17, 2019
Emergency Permit No. G-5-19-0045

APPLICANT:

Los Angeles County Flood Control District
900 South Fremont Ave.
Alhambra, CA 91803

LOCATION OF EMERGENCY WORK:

WITHIN THE SHORELINE AND OPEN WATER ALONG THE SOUTH SIDE OF ALAMITOS BAY, 5437 OCEAN BLVD., LONG BEACH (LOS ANGELES COUNTY)

WORK PROPOSED:

Partial removal of the pump station associated with the stormwater discharge line structure in Alamitos Bay, including the demolition and removal of Piers 5 through 8, the lifeguard station, timber deck and railing, and removal of all discharge lines north of Pier 4. Pier pilings will be cut flush to grade. Construction equipment will include a loader and/or excavator operated from the shoreline, which will be driven approximately 3 feet into the water to complete the demolition. The existing low flow diversion pump located within the pump station would remain operational during construction. Construction staging will occur on the Los Angeles County Flood Control District (LAFCD) right-of-way within an existing kayak storage area located between the pump station and the Leeway Sailing and Aquatics Center. Kayaks will be relocated to a temporary storage area surrounded by fencing with two gates which will be utilized as the ingress/egress access point to the site. A debris containment boom and silt curtain will be installed in a horseshoe shape around the discharge line, and secured with a metal rod driven into the sand on the shoreline.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that while going through the standard environmental process for the replacement of the dilapidated pump station which is planned to begin in 2021, conditions of the discharge pier have worsened to the point where it is considered a high-risk public safety hazard in an area which is heavily utilized by the public for recreational purposes.¹ Failure of the piers will result in the collapse of the discharge lines as well as the collapse of the obsolete lifeguard station located above the discharge lines.

The site was surveyed on October 29, 2019 by a qualified marine biologist for Pacific seahorses (*Hippocampus ingens*), eelgrass (*Zostera marina*), and invasive algae (*Caulerpa taxifolia*) within and around the vicinity of the site. No Pacific seahorses were located during the focused and intensive survey of habitat surrounding the pump station discharge unit, and no caulerpa was found. The total amount of vegetated eelgrass in the project area that may be indirectly impacted due to increased turbidity related to the project totaled 0.19 acre (8,221 sq. ft.).

¹ Coastal Development Permit Application No. 5-18-1259 is still incomplete pending a local CDP from the City of Long Beach.

December 17, 2019

Emergency Permit No.: G-5-19-0045

EMERGENCY PERMIT

As stated, repairs to the pump station require immediate action to potentially prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to conditions listed on the attached page.

Sincerely,

John Ainsworth
Executive Director



By: Steve Hudson
District Director

cc: City of Long Beach Department of Development Services

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the Los Angeles Flood Control District and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 60 days of the date of this permit (i.e., by March 17, 2020), unless additional time is granted for good cause by the Executive Director.
4. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
5. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Land Commission.)
6. Per the Marine Resources Assessment 2019, during construction the following BMPs will be

December 17, 2019

Emergency Permit No.: G-5-19-0045

EMERGENCY PERMIT

followed to minimize on-site damages to existing eelgrass bed resources:

- a. Prior to the start of any construction work, the project marine biologist will mark the positions of eelgrass beds in the vicinity of the pump station discharge structure with buoys.
- b. Excavator operations will minimize the impacts to eelgrass vegetation and maintain a 6-foot buffer around any eelgrass, as practical.
- c. The containment boom and silt curtain shall be maintained in good working condition to ensure that eelgrass vegetation outside the proposed work zone is minimally affected by construction operations.
- d. Anchoring systems for the containment boom and silt curtain shall not be placed over any eelgrass vegetation.

7. In addition to the above Best Management Practices, the project will implement the following:

- a. Before the debris containment boom and silt curtains are installed, a marine biologist will survey the area for sensitive species (such as green sea turtles, marine mammals, and seahorses). If green sea turtles or marine mammals are present onsite, the project will suspend construction activities until they leave the site on their own.
- b. If seahorses are present onsite, they will be collected by a qualified marine biologist that will collect them by hand, place in an aerated 5-gallon bucket, and move the seahorses out of the project area. Locations of the seahorse placement will be marked with a GPS.
- c. Any additional macrofauna that may be impacted during the demolition would be relocated as recommended by the qualified marine biologist.

8. Post-Construction Eelgrass Survey. Given that eelgrass has been identified within the project site and the 10m buffer area, within 30 days of completion of construction, or within the first 30 days of the next active growth period following completion of construction that occurs outside of the active growth period, the applicant shall survey the project site and the 10m buffer area to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the CEMP adopted by the NMFS (except as modified by this special condition), and in consultation with the CDFW. If side-scan sonar methods are to be used, evidence of a valid permit from CSLC must also be provided prior to the commencement of each survey period. The applicant shall submit the post-construction eelgrass survey for the review and approval of the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been adversely impacted, the applicant shall replace the impacted eelgrass at a minimum final 1.38:1 (mitigation:impact) ratio on-site, or at another location, in accordance with the CEMP. Any exceptions to the required 1.38:1 minimum final mitigation ratio found within the CEMP shall not apply. Based on past performance of eelgrass mitigation efforts, in order to achieve this minimum, the appropriate regional initial planting ratio provided in the CEMP should be used. Implementation of mitigation to ensure success in achieving the minimum final mitigation ratio (1.38:1) shall require an amendment to this permit or a new coastal development permit unless the Executive Director provides a written determination that no amendment or new permit is required.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.