

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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W15

Prepared April 01, 2021 (for the April 14th, 2021 Hearing) CORRECTED APRIL 5, 2021

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 April 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 April 14th, 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 April 14th.

With respect to the April 14th 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 April 14th, 2021 (see attached)

Waivers

- 5-21-0005-W, 1 Palermo Walk dock replacement (Long Beach)
- 5-21-0009-W, 2 Palermo Walk dock replacement (Long Beach)
- 5-21-0062-W, Liam Thornton (Hermosa Beach)
- 5-21-0064-W, 326 Adelaide Dr. (Santa Monica)
- 5-21-0156-W, City of Long Beach (Long Beach)
- 5-21-0157-W, City of Long Beach (Long Beach)

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March 30, 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: 5-21-0005-W**Applicant:** Steve Flam**Location:** 1 Palermo Walk, Long Beach, Los Angeles County (APN: 7244-027-014)

Proposed Development: Removal and like-for-like replacement of an existing 605.5 sq. ft. floating dock, 50 sq. ft. gangway, and 12 sq. ft. landing. No change in overwater coverage and no new piles or fill are proposed. The project includes Best Management Practices to protect water quality.

Rationale: The proposed dock system is located within Phase II of the Naples Island Seawall Repair Project, authorized by Coastal Development Permit (CDP) No. 5-11-085-A1. Phase II of the seawall repair activities, authorized by CDP No. 5-11-085-A1, extends along the existing vertical seawalls of The Colonnade/Boca del Naples, the south and eastern ends of Treasure Island, and the western end of the Naples Peninsula. Subject to the conditions of CDP No. 5-11-085-A1, the City is in the process of installing new steel sheet-pile seawalls and several other improvements, including the replacement of existing private boating facilities (access stairways, platforms and dock guide piles). This has necessitated the temporary removal of private dock floats and associated structures, resulting in dock replacement necessary for compatibility with the repaired seawall.

The proposed dock system is associated with the single family residence at 1 Palermo Walk and is intended for recreational use only. The existing overwater coverage will not change. The existing dock float, gangway and gangway platform are proposed to be replaced like-for-like and do not obstruct the approximately 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 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 City of Long Beach developed eelgrass mitigation plans for the Phase One and Phase Two areas of the Naples Seawall Repair Project under Coastal Development Permits 5-11-085 and 5-11-085-A1, respectively. The project site is located within the Phase Two area of the Naples Seawall Repair project, and therefore falls within the City's established eelgrass mitigation area. Therefore, the project will not have any significant adverse effects on marine resources or public access. 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 **April 14-16, 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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Waiver: 5-21-0009-W**Applicant:** Perry Sands**Location:** 2 Palermo Walk, Long Beach, Los Angeles County (APN: 7244-026-016)

Proposed Development: Removal and like-for-like replacement of an existing 404.5 sq. ft. floating dock, 45 sq. ft. gangway, and 12 sq. ft. landing. No change in overwater coverage and no new piles or fill are proposed. The project includes Best Management Practices to protect water quality.

Rationale: The proposed dock system is located within Phase II of the Naples Island Seawall Repair Project, authorized by Coastal Development Permit (CDP) No. 5-11-085-A1. Phase II of the seawall repair activities, authorized by CDP No. 5-11-085-A1, extends along the existing vertical seawalls of The Colonnade/Boca del Naples, the south and eastern ends of Treasure Island, and the western end of the Naples Peninsula. Subject to the conditions of CDP No. 5-11-085-A1, the City is in the process of installing new steel sheet-pile seawalls and several other improvements, including the replacement of existing private boating facilities (access stairways, platforms and dock guide piles). This has necessitated the temporary removal of private dock floats and associated structures, resulting in dock replacement necessary for compatibility with the repaired seawall.

The proposed dock system is associated with the single family residence at 2 Palermo Walk and is intended for recreational use only. The existing overwater coverage will not change. The existing dock float, gangway and gangway platform are proposed to be replaced like-for-like and do not obstruct the approximately 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 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 City of Long Beach developed eelgrass mitigation plans for the Phase One and Phase Two areas of the Naples Seawall Repair Project under Coastal Development Permits 5-11-085 and 5-11-085-A1, respectively. The project site is located within the Phase Two area of the Naples Seawall Repair project, and therefore falls within the City's established eelgrass mitigation area. Therefore, the project will not have any significant adverse effects on marine resources or public access. 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 **April 14-16, 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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March 30, 2021

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

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Waiver: 5-21-0062-W

Applicant: Liam Thornton

Location: 2546 Manhattan Ave, Hermosa Beach (Los Angeles County) (APN(s): 4182012027)

Proposed Development: Addition and remodel of an existing 2,912 square foot two-story, single-family residence with an attached 392 square foot two-car garage. The proposed project includes: (1) conversion of a 204 square foot utility room into a Junior Accessory Dwelling Unit; (2) addition of 88 square feet of living area; (3) exterior modifications including new windows, doors, finish materials, and lighting; (4) change the first floor roof at the front of the building into a new deck. No changes to the hardscape or landscape is proposed. No changes to the maximum height of building.

Rationale: The project site is in a developed residential neighborhood on a 4,759 sq. ft. lot designated as R1 (single-family residential) by the City of Hermosa Beach certified Land Use Plan. The lot 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 addition of a junior accessory dwelling unit. The project is not anticipated to 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.

This waiver will not become effective until reported to the Commission at its **April 14-16, 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

Carol Socorro Martinez
Environmental Services Intern

cc: Commissioners/File

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March 31, 2021

**Coastal Development Permit De Minimis Waiver
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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: 5-21-0064-W

Applicant: DIS Trust, Attn: Noah Riley

Location: 326 Adelaide Dr, Santa Monica (Los Angeles County) (APN(s): 4293002011)

Proposed Development: Partial conversion of existing 578 sq. ft. three-car garage into a 305 sq. ft. Junior Accessory Dwelling Unit at the rear of a 5,998 sq. ft. single-family residence. A 273 sq. ft. one-car garage space will remain, in addition to two other parking spaces on the lot will be maintained. No structural work, no changes to the height, and no new landscaping is proposed.

Rationale: The subject site is located 0.3 miles from the inland extent of the beach and not located between the first public road and the sea, nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The project site is within the developed North Side residential neighborhood designated for Medium Density Residential use in the City of Santa Monica certified Land Use Plan. Although the proposed project will result in the downsizing of the garage parking space, from a three-car garage to a one-car garage, the applicants have provided parking plans which indicate two additional spaces (one parking space is on the driveway adjacent to Adelaide Drive and the other space is a carport at the end of the driveway) to avoid any net loss of parking spaces. The project does not propose any changes to the existing 5,998 sq. ft. single-family structure, nor any changes to the height. The proposed project 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, Chapter 3 policies of the Coastal Act, and the certified Santa Monica LUP.

This waiver will not become effective until reported to the Commission at its **April 14-16, 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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Waiver: 5-21-0156-W**Applicant:** City of Long Beach**Location:** 65 Cedar Avenue, Long Beach, Los Angeles County (APN: 7278-010-919)**Proposed Development:** Installation of rooftop solar panels with a maximum height of approximately 14 feet atop the Pike parking structure.

Rationale: The proposed project is located on the rooftop of the Pike public parking structure in the Downtown Shoreline area of Long Beach within the Commission's retained jurisdiction area. The development involves the installation of solar panel shade structures that have a maximum height of 14 feet. The certified Long Beach LCP includes policies for this area that require rooftops to be attractively treated and new development to minimize impacts to views of the water from public viewpoints, as well as from other buildings (PD-6 Subarea 4, Special Design Features & PD-6 Subarea 5, Building and Site Design). The solar panels do not exceed the height of other rooftop structures onsite and are designed to be attractive and minimally obtrusive to minimize view impacts from other buildings in the vicinity. The rooftop structures are not visible from most public walkways and do not adversely impact blue water views from public viewpoints. In addition, the project will reduce greenhouse gas emissions, which contribute to rising sea levels and adverse impacts to the coastal environment. No existing trees or rooftop landscaping will be altered. 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.

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Dani Ziff
Coastal Program Analyst

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Waiver: 5-21-0157-W**Applicant:** City of Long Beach**Location:** 200 Shoreline Drive, Long Beach, Los Angeles County (APN: 7278-010-914)**Proposed Development:** Installation of rooftop solar panels with a maximum height of approximately 14 feet atop the Aquarium of the Pacific parking structure.

Rationale: The proposed project is located on the rooftop of the Aquarium of the Pacific public parking structure in the Downtown Shoreline area of Long Beach within the Commission's retained jurisdiction area. The development involves the installation of solar panel shade structures that have a maximum height of 14 feet. The certified Long Beach LCP includes policies for this area that require rooftops to be attractively treated and new development to minimize impacts to views of the water from public viewpoints, as well as from other buildings (PD-6 Subarea 4, Special Design Features & PD-6 Subarea 5, Building and Site Design). The solar panels do not exceed the height of other rooftop structures onsite and are designed to be attractive and minimally obtrusive to minimize view impacts from other buildings in the vicinity. The rooftop structures are not visible from most public walkways and do not adversely impact blue water views from public viewpoints. In addition, the project will reduce greenhouse gas emissions, which contribute to rising sea levels and adverse impacts to the coastal environment. No existing trees or rooftop landscaping will be altered. 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.

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