

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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W13

Prepared July 28, 2021 (for the August 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 August 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 August 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 August 11th.

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

Waivers

- 5-19-0557-W, Santa Catalina Island Company (Avalon)
- 5-20-0545-W, 40 Rivo Alot Canal (Long Beach)
- 5-21-0082-W, conversion of a ADU unit (Santa Monica)
- 5-21-0332-W, Single family home demo and rebuild (Santa Monica)
- 5-21-0420-W, Colorado Lagoon Playground (Long Beach)
- 5-21-0527-W, Tree trimming (Shoreline Drive Right Of Way And Aquarium Way - South Of Ocean Blvd., Long Beach 90802)

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July 28, 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: 5-19-0557-W **Applicant:** Santa Catalina Island Company

Location: South of the existing rock wall along the western side of the property at 40 Pebbly Beach Road, Avalon, Catalina Island, Los Angeles County (APN: 7480-045-021).

Proposed Development: Construction of a 6-ft. high, approximately 367-ft. long steel tube fence located on the seaward side of the warehouse facility to connect with the existing perimeter fencing. A rolling gate is also proposed within the proposed fence at the boat ramp entrance to the warehouse facility to allow secured ingress and egress for incoming and outgoing freight. The fencing is proposed to be installed entirely on the warehouse premises behind the existing rock wall that serves as the western border of the property. The purpose of the fence is to completely enclose the warehouse property for security. Work will be limited to a 12-ft. area on either side of the proposed fence location. No portion of the fence will project onto the public beach or interfere with lateral public beach access on the seaward side of the facility.

Rationale: The property is used by Avalon Freight Services and the Catalina Island Company as a freight warehouse, which supports transportation of all cargo between the mainland and Catalina Island, including packaged and/or bulk-solid dangerous cargo to and from vessels including diesel fuel, propane, gasoline, acetylene, compressed nitrogen, chlorine and engine oil for Edison, construction companies, gas station, fuel dock, repair shops, car rental companies, etc. on the island. As such, the Maritime Transportation Security Act of 2002 requires all regulated waterfront facilities to be in compliance with 33 Code of Federal Regulations (CFR), which requires facility owners and operators to control access to the facility and prevent unescorted individuals from entering secure areas. Since the seaward portion of the property is currently unfenced, installing a fence with a rolling gate to secure the facility is required. The project site is within the City of Avalon and the applicant received approval of the proposed work from the City on May 30, 2019. Although the City of Avalon's Local Coastal Program was certified by the Commission in 1981, this project is located in an area that remains uncertified because the City annexed this area from the County of Los Angeles after the City's LCP certification. Coastal views will not be impacted since there is already complete blockage of views of the ocean from any vantage point along Pebbly Beach Road running along the southeast side of the warehouse facility due to the presence of the facility and the slatted chain link fencing surrounding the facility on the landward side. The project is consistent with Chapter 3 policies of the Coastal Act and will not prejudice the City's LCP. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities.

This waiver will not become effective until reported to the Commission at their **August 11, 2021**

Coastal Development Permit De Minimis Waiver

5-19-0557-W (Santa Catalina Island Company)

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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July 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: 5-20-0545-W**Applicant:** Gligor Gucev**Location:** 40 Rivo Alto Canal, Long Beach, Los Angeles County (APN: 7244-021-004)

Proposed Development: Removal of the existing 204 sq. ft. dock float, 50 sq. ft. gangway and 12 sq. ft. access platform and stairs, and construction of two new dock floats of equivalent area totaling approximately 204 sq. ft. (Module A is 96 sq. ft., and Module B is 108 sq. ft., respectively). The new 12-foot access platform and stairs will be relocated from the middle of the property to the northeastern edge of the property for more effective use of the dock space. Two pipe moorings will be removed, and five pipe moorings will be installed. No increase in overwater coverage will result from the project, and the applicant has proposed construction and post-construction best management practices.

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 40 Rivo Alto Canal 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 includes the installation of five additional mooring pipes. 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 October 20, 2020, and no eelgrass was detected within the project area. 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 **August 11, 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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July 21, 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: 5-21-0082-W

Applicant: Thomas T. Tatum

Location: 2512 2nd St, Santa Monica, Los Angeles County (APN: 4288001015)

Proposed Development: Convert an existing detached 440 sq. ft. garage into an Accessory Dwelling Unit at the rear yard of an existing 1,040 sq. ft. single family residence.

Rationale: The subject site is a 3,755 sq. ft. lot located approximately 1/4 mile inland from the beach and is not located between the first public road and the sea, nor within 300 ft. of the inland extent of any beach or the mean high tide of the sea. The project location is within a developed residential neighborhood designated OP-2 Low Density Multiple Residential in the city of Santa Monica's certified Land Use Plan (LUP). The proposed development was approved in concept by the City's Planning Division on January 13, 2021. The proposed development will provide two (2) parking spaces for the residential unit in the driveway. The project does not propose any changes to the existing 1,040 sq. ft. single-family structure. 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 **August 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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July 27, 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: 5-21-0332-W **Applicant:** Michael Moss
Location: 2631 4th St, Santa Monica, Los Angeles County (APN: 4287-012-012)

Proposed Development: Demolition of existing one-story, 1,367 sq. ft. single-family residence and 360 sq. ft. detached garage and guest room. In place, construction of a 2-story, 28'2"-tall, 4,371 sq. ft. single-family dwelling (SFD) and detached two-story, 23'9"-tall, 1,190 sq. ft. 2-car garage and accessory dwelling unit (ADU) structure. Main dwelling structure will contain 663 sq. ft. subterranean basement and 175 sq. ft. roof access stair component. Two retaining walls of maximum 3-foot height will be constructed, including 145' on the northern lot line and 141' on the southern lot line. New swimming pool measuring 10'0"x28'6" will also be constructed in between the main SFD structure and accessory structure. All structures will be built on concrete pad and slab foundation.

Rationale: The project is proposed on a 5,510 sq. ft. lot located approximately 0.4 miles inland of the beach and received an Approval in Concept from the City of Santa Monica (4/28/21) and is consistent with the OP-2 (Ocean Park Low-Density Residential) LUP designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structure is not listed on any register of historic structures. The project includes approximately 601 Cu. Yds. of cut for the development of the basement. 227 sq. ft. of landscaping will be removed. All rain is conducted from roof drains and downspouts to catch basins along permeable side yards. Water that falls on impervious hardscape is either sloped to landscaped areas, or collected and directed to permeable areas. All site drainage will comply with the Santa Monica Storm Water Pollution Control Requirements. The project will comply with the applicable water and energy efficiency and conservation measures of the City's adopted 2019 California Green Building Standards Code and other City guidelines. Parking will be compliant with Commission's standard residential requirements and involve no new curb cuts in access to rear alley. Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **August 11-13, 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

Shahar Amitay
 Environmental Services Intern

cc: Commissioners/File

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July 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: 5-21-0420-W

Applicant: City of Long Beach (Brian Polivka)

Location: 5059 Colorado St, Long Beach, Los Angeles County (APN: 7250-021-904)

Proposed Development: Replacement of existing playground equipment; addition of a swing set, concrete seating area, and ADA-compliant pathway; upgrade of 20 existing picnic tables; and ADA accessibility improvements to picnic areas and pedestrian paths adjacent to the playground at Colorado Lagoon.

Rationale: The proposed development is located at the southern end of Colorado Lagoon in Long Beach. The larger park area, including the lagoon, is the subject of a restoration project (CDP No. 5-09-071, as amended). The maintenance of the playground at the project site is authorized under the conditions of CDP No. 5-09-071, as amended, and the proposed development is not in conflict with any other condition imposed on that project. As proposed, the development—including the new concrete seating and playground areas—are not anticipated to be subject to flooding over the 30-year design life of the structures. In any case, the proposed foundation systems are shallow and will not contribute to erosion of the shoreline, and the playground materials are not expected to result in water quality impacts if inundated. Native coastal golden bush exists between the construction area and the lagoon. No impacts to these habitat areas are anticipated; however, if any native plants are damaged during construction activities, they will be replaced with native plants appropriate for the specific project site. In addition, the applicant proposes to implement construction best management practices, including erosion controls, to prevent runoff or debris from entering coastal waters and impacts to existing vegetation. Public access to the project area, including some of the paved pathways will be temporarily impacted; however, access to other areas within the lagoon park will be maintained. 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 **August 11, 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

Dani Ziff
Coastal Program Analyst

cc: Commissioners/File

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July 27, 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 (CDP) is obtained or any discrepancy is resolved in writing.

Waiver: 5-21-0527-W **Applicant:** City of Long Beach, Department of Public Works

Location: Public right-of-way along Shoreline Drive and Aquarium Way (south of Ocean Blvd), Long Beach, Los Angeles County (APNs: 727-801-0911, -12, -13, -14, -19, -25, -800-1908, -2010)

Proposed Development: Maintenance trimming of approximately 241 palm trees during nesting season along the Grand Prix racetrack during the weeks of August 23, and August 30, 2021. All tree trimming activities will be conducted in accordance with the procedures and best management practices required by Coastal Development Permit 5-08-187 (the City's Tree Trimming and Removal Policy in the Commission's retained jurisdiction).

Rationale: The proposed tree trimming is located in the public right-of-way along portions of the Commission-approved temporary Grand Prix event racetrack within the Commission's retained jurisdiction area in the Downtown Shoreline area of Long Beach. The City's Tree Trimming and Removal Policy, which applies in this area, only allows for tree trimming during bird nesting season (January-September) if "a health and safety danger exists." The applicant provided information indicating that if palm fronds were to fall on the track during a race, it could cause damage to life and property. The number of trees proposed to be trimmed has been significantly reduced from the original proposal to only include those with significant potential threat to health and safety. In addition the applicant has proposed to have a biologist on site to ensure consistency with the requirements of CDP 5-08-187 including nesting surveys prior to any trimming, the minimum amount of trimming required to mitigate the health and safety threat, and avoidance of any trees with active nesting or nesting known to have occurred within the last five years. The trimming is proposed to be conducted toward the end of nesting season, approximately one month before the event due to limited access to the trees during and after the construction of the event's grandstands. The Grand Prix is normally held outside of nesting season, but due to the covid-19 pandemic has been scheduled September 24-26, 2021. The proposed development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act and will not prejudice the City's ability to implement its certified LCP.

This waiver will not become effective until reported to the Commission at its **August 11-13, 2021** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Dani Ziff
Coastal Program Analyst