

**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  
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# W12

**Prepared January 27, 2022 (for the February 09, 2022 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Steve Hudson, South Coast District Deputy Director  
**Subject:** **South Coast District Deputy Director's Report for Los Angeles County for February 2022**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on February 09, 2022. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on February 9th.

With respect to the February 9th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on February 09, 2022 (see attached)**

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## Waivers

- 5-21-0546-W, SFD addition and new ADU (Santa Monica)
- 5-21-0586-W, New steel landing and gangway (Long Beach)
- 5-21-0671-W, Two-unit condo (Hermosa Beach)
- 5-21-0716-W, Conversion of Existing Game Room to ADU (San Pedro)
- 5-21-0717-W, Sheetal Duggal (Hermosa Beach)
- 5-21-0723-W, Mark Juncosa (Playa Del Rey)
- 5-21-0724-W, Jason & Cindy Spitz (Hermosa Beach)
- 5-21-0727-W, Demolition of single-family home (Hermosa Beach)
- 5-21-0802-W, Renovate and convert to veterinary office (Santa Monica)
- 5-21-0819-W, Convert recreation room to ADU (Venice)
- 5-21-0841-W, Convert JADU (Santa Monica)
- 5-21-0895-W, remodel and addition square footage (Hermosa Beach)
- 5-22-0021-W, Commercial subdivision and renovation (Santa Monica)

**Immaterial Amendments**

- 5-17-0795-A2, City of Long Beach (Long Beach)
- 5-17-1037-A1, Alamitos Beach Concession Project (Long Beach)

**Immaterial Extensions**

- 5-19-0097-E1, City of Los Angeles (Long Beach)

**Emergency Permits**

- G-5-21-0025, Stabilization of a slope (Pacific Palisades)

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January 26, 2022

**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:** 5-21-0546-W**Applicants:** 208 Alta, LLC & D Design Inc.**Location:** 208 Alta Ave., Santa Monica, Los Angeles County (APN:4293-015-006)

**Proposed Development:** Construction of a 1,529 square-foot first and second story addition to an existing approx. 27 ft. high, 2,572 square-foot single-family dwelling including a second level uncovered deck and a new two-story, approx. 23 ft. high, 850 square foot accessory dwelling unit (ADU) over a new attached 350 square-foot one-car garage on an 8,762 square-foot lot.

**Rationale:** The project site is located 0.25 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated as Single Family Residential in the North Side Residential subarea of the City's certified LUP and in the R-1 zone of the City's uncertified zoning code. The uncertified zoning code allows for a single-family home and ADU, meanwhile the certified LUP only allows for 1 unit per parcel. The Commission has regularly found that ADUs are not equivalent to a full unit and thus the proposed development would be consistent with the certified LUP by maintaining one unit on site. The project will provide a total of three parking spaces and is sited near a high-quality transit corridor (Lincoln Blvd.). New landscaping includes non-invasive and low water use plants. The applicant provided construction best management practices and drainage plans with a sump pump and area drains. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. The Santa Monica Planning and Zoning Division's AIC was approved on July 28, 2021. Additionally, 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 **February 9 - 11 2022** 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

Jennifer Doyle  
Coastal Program Analyst

CC: File

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January 26, 2022

## **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:** 5-21-0586-W**Applicant:** Bob Lane**Location:** 5711 Corso Di Napoli, Long Beach, Los Angeles County (APN: 7243-020-022)**Proposed Development:** Replace 3-ft. by 3-ft. steel landing & 2-ft.x 20-ft. gangway like-for-like. The existing dock float and pile will remain in their existing locations.

**Rationale:** The project only proposes to replace the existing access landing and gangway, with no changes to either the existing dock float or one pile. The project would not increase the existing overwater coverage, nor would it require additional fill or piles. The proposed dock float's gangway and gangway platform would be replaced in the same location and would 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 project application also includes best management practices during and after construction in order to avoid any significant adverse effects to marine resources. Finally, the applicant has provided evidence of payment into the City's dock lease program. Additionally, 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 **February 9-11, 2022** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Amrita Spencer  
Coastal Program Analyst

cc: Commissioners/File

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January 26, 2022

## 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:** 5-21-0671-W                      **Applicant:** Kyle & Wendy Bergstresser  
**Location:** 856 Cypress Ave, Hermosa Beach, Los Angeles County (APN: 4187-014-024)

**Proposed Development:** Demolition of existing one-story, 1,340 sq. ft. single-family residence and construction of new three-story, 30-foot-tall structure containing two attached condominium units of 2,060 sq. ft. and 2,574 sq. ft., respectively, and two-car, 364 sq. ft. garage and three additional uncovered carports on ground floor.

**Rationale:** The subject site is located in an urbanized neighborhood approximately 0.3 miles inland of the beach, and is not located between the sea and first public road. The project conforms to the 30-foot height limit and setback requirements for the R-3 zone, as designated by the certified Hermosa Beach Land Use Plan (LUP). There will be no additional impacts to public coastal views in the area, and the development is consistent with the character of the surrounding development. Likewise, the proposed project will not reduce existing onsite parking or restrict access to Clark Field. Drainage will be directed from the new roof via scuppers, gutters, leaderheads, and downspouts onto side yards and permeable surfaces. Runoff will be managed using an infiltration system and a sump pump to direct treated overflow into the public storm drain. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Where landscaping is proposed, native and non-invasive, drought-tolerant vegetation will be planted. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, will not adversely impact coastal access, coastal resources, public recreation or coastal views, 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 **February 9-11, 2022** 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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Executive Director

Shahar Amitay  
Coastal Program Analyst

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**Waiver:** 5-21-0716-W                      **Applicant:** Juliane Hoskins  
**Location:** 2503 & 2505 S. Patton Ave, San Pedro, Los Angeles, Los Angeles County (APN: 7470-001-001)

**Proposed Development:** Conversion of 954 sq. ft. recreation room and storage into an accessory dwelling unit (ADU) of the same size, located on the second floor of an existing detached 23-foot-tall, two-story accessory structure building to a two-story, 2,600 sq. ft. single-family residence. The two-car, 954 sq. ft. garage on first floor of the detached accessory structure will be retained, and an additional uncovered parking space will be provided in driveway.

**Rationale:** The subject site is located in an urbanized neighborhood approximately 0.6 miles inland of the beach, and is not located between the sea and first public road. The project conforms to the 26-foot height limit and setback requirements for the R-1 zone, as designated by the certified San Pedro Land Use Plan (LUP). There will be no additional impacts to public coastal views in the area, and the development is consistent with the character of the surrounding development. Two (2) parking spaces will be retained for the main single-family residence, in compliance with the LUP. The ADU conversion would occur within the existing building area, so there would be no change to overall height or footprint of structure. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, will not adversely impact coastal access, coastal resources, public recreation or coastal views, 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 **February 9-11, 2022** 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  
Coastal Program Analyst

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January 19, 2022

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

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**Waiver:** 5-21-0717-W**Applicant:** Sheetal Duggal**Location:** 1965 Manhattan Avenue, Hermosa Beach, Los Angeles County (APN: 4182-008-007)

**Proposed Development:** Demolish an existing 1,400 sq. ft. single-family residence and construct a new 2-story over a basement, 4,688 sq. ft. single-family residence with a 543 sq. ft. roof deck, an attached two-car garage and one unenclosed guest parking space in the driveway.

**Rationale:** The project site is located on a developed 3,607 sq. ft. lot located 650 ft. inland of the public beach, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned R-1 residential by the City and the proposed project conforms to the permitted use and development standards for the R-1 zone. The proposed residence has a two-car garage and one unenclosed space, which meets the typical Commission-required number of parking spaces. Therefore, the project would not adversely impact public access in the area. Additionally, 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 **February 9-11, 2022** 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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Executive Director

Vince Lee  
Coastal Program Analyst

cc: File

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January 25, 2022

## Coastal Development Permit De Minimis Waiver

### Coastal Act Section 30624.7

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**Waiver:** 5-21-0723-W**Applicant:** Mark Juncosa**Location:** 8125 Tuscany Ave, Playa Del Rey, Los Angeles County (APN: 4115-019-007)

**Proposed Development:** Construct a new 27-ft. high, two story, 2,316 sq. ft. detached accessory structure consisting of a 561 sq. ft. ADU and a 1,755 sq. ft., 4-car garage. The accessory structure would be located behind the existing single-family residence and would not result in any changes to the primary residence.

**Rationale:** The project site is located on an interior hillside lot located 0.78 mile inland from the beach and 0.2 mi. southeast from the Ballona Wetlands. The project is located in the City of Los Angeles Dual Permit Jurisdiction. The project received a local CDP from the City on August 6, 2021. The proposed accessory structure would add four covered parking spaces that would be accessed from Sinaloa Avenue, and would not impact the two existing parking spaces that are accessed from Tuscany Avenue. The accessory structure would not impact public views to or along the coast or the wetlands. Finally, the project would have no impact on the existing single-family residence and would not adversely impact housing supply in the area. 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 the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **February 9-11, 2022** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Amrita Spencer  
Coastal Program Analyst

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January 19, 2022

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

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**Waiver:** 5-21-0724-W**Applicant:** Jason and Cindy Spitz**Location:** 2309 Manhattan Avenue, Hermosa Beach, Los Angeles County (APN: 4182-010-014)**Proposed Development:** Demolish an existing 1,006 sq. ft. single-family residence and construct a new 2-story over a basement, 3,707 sq. ft. single-family residence with an attached two-car garage and one unenclosed guest parking space in the driveway.**Rationale:** The project site is located on a developed 2,726 square-foot lot located 400 ft. inland of the public beach, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned R-1 residential by the City and the proposed project conforms to the permitted use and development standards for the R-1 zone. The proposed residence has a two-car garage and one unenclosed space, which meets the typical Commission-required number of parking spaces. Therefore, the project would not adversely impact public access in the area. Additionally, 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.

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**Waiver:** 5-21-0727-W**Applicant:** Calen and Mimi Lopata**Location:** 2216 Hermosa Avenue, Hermosa Beach, Los Angeles County (APN: 4182-010-004)**Proposed Development:** Demolish an existing 1,538 sq. ft. single-family residence and construct a new 30'-high, 3-story over basement, 2,162 sq. ft. single-family residence with a 588 sq. ft. roof deck, attached two-car garage, and two parking spaces on the driveway.**Rationale:** The project site is located on a developed 1,622 sq. ft. lot located 300 ft. inland of the public beach, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned R-2 residential by the City and the proposed project conforms to the permitted use for the R-2 zone. While the project does not conform to height requirements for the R-2 zone as designated by the certified Hermosa Beach Land Use Plan (Appendix G, Table XIII), the proposed 30-ft-tall residence does not impact public coastal views in the area. Likewise, the proposed project will not reduce existing parking or restrict alley access. The proposed residence has a two-car garage and two unenclosed spaces, which meets the typical Commission-required number of parking spaces. Therefore, the project would not adversely impact public access in the area. 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.

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**Waiver:** 5-21-0802-W **Applicant:** Red Car Main Street Owner I, LLC

**Location:** 2671 Main St., Santa Monica, Los Angeles County (APN:4288-002-035)

**Proposed Development:** Change in use (coffee shop and office space to a veterinary office) and a 4,545 square-foot renovation of the basement and ground floor of an existing two-story, approx. 22 feet high, 9,800 sq. ft. building located within a 4,998 square-foot commercial lot. There are no proposed changes to the height, square footage, or to the existing office use on the second floor (Unit 201).

**Rationale:** The project site is located 0.25 miles from the inland extent of the beach and landward of the first public road parallel to the sea. The lot is designated as Main Street Special Commercial in the Main Street subarea of the City's certified Land Use Plan (LUP) and in the Neighborhood Commercial zone of the City's uncertified zoning code. The uncertified zoning code does allow veterinary services for this site after review and approval of a Minor Use Permit. The City of Santa Monica's Zoning Administrator waived the use requirements and issued a Minor Use Permit on May 27, 2021. Furthermore, the Santa Monica Planning and Zoning Division's AIC was approved on December 15, 2021. The project site has no onsite parking. However, the change of use will result in a reduction in intensity, decreasing parking demand from approximately 60 to 30 parking spaces. Additionally, the project site is located on a high quality transit corridor (Main St.) and the applicant proposes a Transportation Demand Management (TDM) plan to further address parking demand. The TDM plan includes, but is not limited to, providing a transportation information display and a parking cash out option if the tenant subsidizes the Main Street Employee Parking Permit program for employees. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. Additionally, 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 **February 9 - 11 2022** 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:** 5-21-0819-W      **Applicants:** X12 Properties, LLC and Xenon Investment Corp.

**Location:** 17 Northstar St., Venice, Los Angeles County (APN:4294-003-005)

**Proposed Development:** Convert an existing recreation room within an existing 14-unit multi-family structure into a 976 square-foot accessory dwelling unit (ADU) with no change to building height and onsite parking.

**Rationale:** The project site is located approximately 125 feet from the inland extent of the beach, 185 feet inland of Ballona Lagoon and is not located between the first public road and the sea. The project site is on a walk street within the Marina Peninsula subarea of Venice, a developed residential neighborhood. The site is designated Low Medium II Multiple Family Residential under the certified Venice Land Use Plan (LUP) which allows for multi-family structures. The proposed conversion of a recreation room to an ADU in an existing multi-family structure, maintains density on the site. The proposed project will maintain 25 parking spaces within the first-floor parking garage. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. Additionally, 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 **February 9 - 11 2022** 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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## 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:** 5-21-0841-W **Applicant:** 705 Palisades LLC

**Location:** 705 Palisades Beach Rd, Santa Monica, Los Angeles County (APN: 4293-018-019)

**Proposed Development:** Conversion of 280 sq. ft. of existing attached garage to junior accessory dwelling unit (JADU) of same size within 23'4"-tall, 3,768 sq. ft. single-family residence. Interior walls will be reconfigured, finishes and lighting replaced, new windows and exterior door added, and new elevator installed. The surface area and height of the main residential structure will not change, nor would any of the major structural or foundational elements be altered. No grading or modifications to landscaping proposed.

**Rationale:** The project is proposed on a 11,400 sq. ft. beachfront lot and received an Approval in Concept from the City of Santa Monica (8/24/21) and is consistent with surrounding land uses and the R2 (Low-Density Residential) designation of Santa Monica's certified Land Use Plan (LUP). Two (2) parking spaces will be retained for the main single-family residence, in compliance with the LUP. The ADU conversion would occur within the existing building area, so there would be no change to overall height or footprint of structure. 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 **February 9-11, 2022** 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  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
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January 26, 2022

## **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:** 5-21-0895-W

**Applicants:** Scott Biernot

**Location:** 1656 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4183-014-008)

**Proposed Development:** Remodel of and a 164 square-foot addition to an existing 2,843 sq. ft. 30-ft. high, single-family residence on a 2,280 sq. ft. lot, resulting in a 3,007 sq. ft. single-family residence. No grading or new landscaping is proposed for the project.

**Rationale:** The project site is a rectangular-shaped, R-2 zoned lot located approximately 1,000 ft. inland of the beach and landward of the first public road parallel to the sea in a highly urbanized residential neighborhood. The proposed remodel and addition would not result in any changes to the structure's height, setbacks, onsite parking, or street parking in front of the project site. The project site does not provide public coastal views and is not located in an area that is subject to sea level rise impacts. Furthermore, the project is consistent with the requirements of the certified Land Use Plan, which is not a standard of review, but provides guidance. 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. Furthermore, the project will not prejudice the ability of the City to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its **February 9-11, 2022** meeting. If three (3) 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

**CALIFORNIA COASTAL COMMISSION**

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January 26, 2022

**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:** 5-22-0021-W      **Applicants:** Steaven Jones Development Company, Inc.

**Location:** 1417-1419 2<sup>nd</sup> Street, Santa Monica, Los Angeles County (APN:4291-016-017)

**Proposed Development:** Subdivide 1 of 2 existing commercial tenant spaces (gym) into 3 separate tenant spaces (2 retail tenants and 1 medical office) resulting in four total tenants and a 9,514 square-foot renovation of the first and second floors of an existing two-story, approx. 34 feet high, 13,281 square-foot building located within a 7,483 square-foot commercial lot. The new tenant spaces include a 1,750 square foot retail space on the ground floor, 1,301 square foot retail space on the ground floor, and a 6,629 square foot medical office (including 912 sq. ft. of shared pathways) on the ground floor and second level of the building. The overall square footage will increase by 166 square feet for a new total floor area of 13,447 square feet. There are no proposed changes to the overall height or the existing office use of the fourth tenant on the second floor.

**Rationale:** The project site is located approximately 0.20 miles from the inland extent of the beach and landward of the first public road parallel to the sea. The lot is designated as Downtown Commercial in the Downtown subarea of the City's certified Land Use Plan (LUP) and in the Bayside Conservation zone of the City's uncertified zoning code. The certified LUP and uncertified zoning code allow for retail and medical office at this site. The Santa Monica Planning and Zoning Division's Approval in Concept (AIC) was approved on January 4, 2022. The project site has no onsite parking. However, the change of use will result in a reduction in intensity, decreasing parking demand from approximately 63 to 57 parking spaces. Additionally, the project site is located near a high quality transit corridor (Santa Monica Blvd.) and the applicant proposes a Transportation Demand Management (TDM) plan to further address parking demand. The TDM plan includes, but is not limited to, a Property Transportation Coordinator, 100% transit fare reimbursement program and commuter matching services. The proposed project will not have any adverse impacts on coastal resources, public access, or public recreation opportunities. Additionally, 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.

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This waiver will not become effective until reported to the Commission at its **February 9 - 11 2022** 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

Jennifer Doyle  
Coastal Program Analyst

CC: File



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January 26, 2022

## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-17-0795-A2**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **5-17-0795** granted to **City of Long Beach** for: Remodel of existing concession building located on Granada Beach adjacent to bike/pedestrian path, consisting of a new screen wall separating restrooms from concession area, lockable storage space for vendors, shade structure, new concrete boardwalk connecting concession with bike path, children's water play feature, and other ADA improvements.

**Project Site:** 5098 Ocean Blvd., Granada Beach, City of Long Beach, Los Angeles County.

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

Addition of an approximately 6-ft. by 100-ft. Americans with Disabilities Act-compliant removeable public access pathway with an approximately 6-ft. by 31-ft. landing at the seaward end to be installed on the sandy beach between the approved development (CDP No. 5-17-0795) and the shoreline using 20-in. steel stakes and anchoring caps.

### FINDINGS

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

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be

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

**Notice of Proposed Immaterial Permit Amendment**  
5-17-0795-A2

effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

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

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

The proposed ADA access mat improves coastal accessibility for individuals with disabilities without adversely impacting sandy beach habitat. The mat is made of recycled, non-corrosive materials that are easily removed to avoid risk of damage due to coastal hazards.

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the City of Long Beach certified Local Coastal Program, the Chapter 3 policies of the Coastal Act, and previous Commission actions in the area. Therefore, staff is recommending that the Commission grant the immaterial amendment request.

If you have any questions or wish to register an objection to the processing of this amendment application as an immaterial amendment, please contact Mandy Revell and send the objection in writing to the address above.

Mandy Revell  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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January 26, 2022

## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

### Coastal Development Permit Amendment No. **5-17-1037-A1**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **5-17-1037** granted to **City of Long Beach** for: demolition of a one-story, 2,234 sq. ft. concession stand, and replacement with three new buildings (Building A, a 4,240 sq. ft., 27-ft. high concession stand and café with semi-enclosed ground floor deck for picnicking, roof deck, and game area; Building B, a 800 sq. ft., 12-ft. high public restroom and storage facilities; Building C, a 522 sq. ft., 12-ft. high recreational equipment rental facility), and addition of an approximately 5,500 sq. ft. outdoor recreation area (children's play area and game area), public promenade area, and improvements to Alamitos Beach public beach parking lot.

**Project Site:** Alamitos Beach near 780 E. Shoreline Drive, City of Long Beach, Los Angeles County (APNs: 75640210003, 75640210004, 75640210006)

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

Addition of an approximately 6-ft. by 475-ft. Americans with Disabilities Act-compliant removeable public access pathway with an approximately 6-ft. by 31-ft. landing at the seaward end to be installed on the sandy beach between the approved development (CDP No. 5-17-1037) and the shoreline using 20-in. steel stakes and anchoring caps.

### FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice,

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

## **Notice of Proposed Immaterial Permit Amendment**

5-17-1037-A1

the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

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

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

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

The proposed ADA access mat improves coastal accessibility for individuals with disabilities without adversely impacting sandy beach habitat. The mat is made of recycled, non-corrosive materials that are easily removed to avoid risk of damage due to coastal hazards.

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the City of Long Beach certified Local Coastal Program, the Chapter 3 policies of the Coastal Act, and previous Commission actions in the area. Therefore, staff is recommending that the Commission grant the immaterial amendment request.

If you have any questions or wish to register an objection to the processing of this amendment application as an immaterial amendment, please contact Dani Ziff and send the objection in writing to the address above.

Dani Ziff  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
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# NOTICE OF PROPOSED PERMIT EXTENSION

**January 26, 2022****5-19-0097-E1**

On November 13, 2019, the Coastal Commission approved Coastal Development Permit No. 5-19-0097 (City of Long Beach) which allowed:

Demolition of an existing 2-story, approximately 665 square foot junior lifeguard building and associated utilities on the sandy beach adjacent to 55th Place and construction of a new 1-story approximately 960 square foot junior lifeguard building with a 2nd level viewing deck and associated utility extensions, seasonal shade structure, and permanent bike racks on the sandy beach adjacent to Claremont Place.

Notice is hereby given that the applicant has applied for a one-year extension (5-19-0097-E1), which would extend the deadline for the commencement of development under the permit to November 13, 2022.

At: Sandy beach areas in the vicinity of 5374 Ocean Boulevard, Long Beach, Los Angeles County

Pursuant to Section 13169 of the Commission's regulations, the Executive Director's determination and any written objections to it will be reported to the Commission on October 13, 2021, at the Commission's hearing. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled. If three or more Commissioners do not object to the extension, the time for commencement of development shall be extended.

Persons wishing to object or having questions concerning this extension request should contact Dani Ziff at the South Coast District office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Dani Ziff  
Coastal Program Analyst

Cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
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**EMERGENCY PERMIT**

Issue Date: December 23, 2021  
Emergency Permit Number: G-5-21-0025

**APPLICANT:**

Vibe Office Properties. Attn: Kerri Linda Healey

**LOCATION OF EMERGENCY:**

17575 Pacific Coast Hwy, Pacific Palisades, Los Angeles County

**EMERGENCY WORK:**

Stabilization of a slope failure area using a reinforced concrete soldier pile retaining wall system. Existing stone retaining wall will be removed and replaced with 88 ft. long concrete retaining wall with 11, 36"-diameter concrete soldier piles interspersed approximately every 8 to 9 ft. The retaining wall system is composed of reinforced rebar, grade beams, and concrete swale to prevent rain from further exacerbating the hillside erosion along the northwestern portion of the property. 250 cubic yards of cut material will be excavated from the existing slope for further stabilization support. The retaining wall system and slope will be vegetated with native and drought-tolerant plants that are non-invasive.

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 your information that an unexpected occurrence in the form of significant erosion occurred along the northwestern embankment of the property posing a threat to existing structures at 17575 Pacific Coast Hwy, Pacific Palisades, and the potential for a catastrophic slope failure during the next rainstorm requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

(b) Public comment on the proposed emergency development has been reviewed if time allows.

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

**Emergency Permit Number G-5-21-0025**

Page 2

Sincerely,

John Ainsworth  
Executive Director

*Steve Hudson*

By: Steve Hudson  
District Director

cc: Commissioners  
Local Planning Department  
Local Building and Safety Department

## Emergency Permit Number G-5-21-0025

Page 3

### CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER 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. This emergency permit shall not be construed as authorizing any unpermitted development previously undertaken on the subject property.
3. All work shall take place in a time and manner to minimize any potential damages to any resources. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to direct impacts from rain. Water quality shall be protected through best management practices (BMPs) including, but not limited to, proper disposal of construction waste at designated sites and minimization of construction runoff through proper containment and stockpiling.
4. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular "follow-up" coastal development permit (CDP) permanently authorizing the work is approved. The applicant shall immediately obtain a Local Coastal Development Permit from the City of Los Angeles. The applicant shall also submit a complete Coastal Development Permit application to the California Coastal Commission within 180 days of the date of approval of this emergency permit. A regular permit would be subject to all of the provisions of the California Coastal Act<sup>1</sup> and may be conditioned accordingly.
6. 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.

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<sup>1</sup> The California Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.



## Emergency Permit Number G-5-21-0025

Page 4

7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
8. Prior to the completion of the work authorized by this permit, the applicant shall submit, for the Executive Director's review and approval, two (2) full-sized sets of a planting plan prepared by an appropriately licensed professional that demonstrates the entirety of the retaining wall system will be vegetated with native plants or non-native, drought-tolerant plants that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council, <http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized. All plants shall be low water use plants as identified by the California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>). Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or micro-spray irrigation systems may be used. Other water conservation measures shall be considered, such as weather-based irrigation controllers.
9. Failure to a) submit a complete follow-up CDP Application that complies with Condition 5 above, or b) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified herein, or c) remove the emergency-permitted development and restore all affected areas to their prior condition in case of denial of the required follow-up CDP<sup>2</sup> will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

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<sup>2</sup> In some instances, a permit may also be required for removal.