

CALIFORNIA COASTAL COMMISSION

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



W13

Prepared January 31, 2023 (for the February 08, 2023 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 2023**

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 08, 2023. 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 8th.

With respect to the February 8th 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 08, 2023 (see attached)

Waivers

- 5-22-0746-W, Demo and construct SFR (Hermosa Beach)
- 5-22-0796-W, Triplex Apartment to Condo Conversion (Venice)
- 5-22-0994-W, Demo and Construct SFR (Hermosa Beach)
- 5-22-1035-W, ADU Conversion (Santa Monica)
- 5-22-0874-W, Pump Station Maintenance (Long Beach)
- 5-23-0045-W, Demo and Construct SFR (Hermosa Beach)

Immaterial Amendments

- 5-19-0953-A2, LA Jazz Festival (El Segundo)
- 5-85-177-A3, Conversion of Theater (Santa Monica)

Emergency Permits

- G-5-23-0004, Marvin Braude Beach Trail Bridge

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January 23, 2023

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: 5-22-0746-W

Applicant: 2227 Hermosa Ave LP

Location: 2227 Hermosa Ave, Hermosa Beach, Los Angeles County, (APN: 4182-003-010)

Proposed Development: Demolish an existing one story, 1,200 sq. ft. single-family residence and construct a new three story, 30 ft. tall, 3,405 sq. ft. single-family residence with a roof deck and attached 466 sq. ft. 2-car garage and one uncovered guest space. Project includes 290 cu. yd. of grading and noninvasive, drought-tolerant plantings.

Rationale: The site is located in an urbanized neighborhood seaward of the first public road closest to the beach and is not located on or near sensitive habitat areas. The project site is developed with a pre-coastal single-family residence on a 2,194 sq. ft. lot zoned R-2 under the certified Land Use Plan (LUP). The proposed project would maintain one residential unit onsite. The project site is not within the first line of development and is not vulnerable to coastal hazards, including coastal flooding, wave uprush, and groundwater-induced flooding. The proposed height and setbacks are consistent with the certified LUP requirements, and three onsite parking spaces would be provided, consistent with the certified LUP's parking requirements. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. In addition, the project would not prejudice the ability of the City of Hermosa Beach to develop a Local Coastal Program that is consistent with the Coastal Act Chapter 3 policies.

Coastal Development Permit De Minimis Waiver
5-22-0746

This waiver will not become effective until reported to the Commission at its **February 8-10, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Emily Greer
Coastal Program Analyst

cc: Commissioners/File

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January 24, 2023

**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: 5-22-0796-W **Applicant:** Perry Rod

Location: 3818 Pacific Ave, Venice, City of Los Angeles (APN(s): 4225008015)

Proposed Development: Sub-divide an existing three-unit apartment building into three condominium units. All six existing parking spaces will be retained.

Rationale: The subject site is located approximately 0.1 miles inland of the beach, on a 3,111 sq. ft. lot located within the City of Los Angeles' Dual Permit Jurisdiction area. The lot is designated Low Medium II Residential by the certified Venice LUP and is zoned R3-1 by the uncertified Zoning Code. The proposed project was approved by the City of Los Angeles Planning Department (DIR-2021-346-CDP-SPP-MEL/Tentative Parcel Map No. AA-2021-347-PMLA-CC) on 5/31/2022. The local approval was not appealed to the Commission. The existing triplex was built in 1966, prior to the implementation of the Coastal Act and provides six parking spaces. The proposed project does not include changes to the existing height, area, and density of use. The proposed development will not result in adverse impacts to public access and recreation, coastal views, or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The project is consistent with past Commission actions 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 8-10, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Krysten Tomaier
Coastal Program Analyst

cc: Commissioners/File

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January 25, 2023

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: 5-22-0994-W **Applicant:** 3313 Manhattan LLC
Location: 3313 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4181-032-015)

Proposed Development: Demolition of an existing one-story, 937 sq. ft. single-family residence and construction of new three-story, 3,381 sq. ft. single-family residence with an attached 479 sq. ft. two-car garage and one unenclosed guest parking space. 190 cu. yds. of grading (cut) proposed.

Rationale: The subject site is a 2,250 sq. ft. lot located in an urbanized neighborhood approximately 400 ft. inland of the beach, and is not located between the sea and first public road. The project conforms to the 30-ft. 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. The proposed project will not reduce existing onsite parking or restrict access to the public right-of-way. 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 8-10, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Shahar Amitay
Coastal Program Analyst

cc: Commissioners/File

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January 25, 2023

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: 5-22-1035-W **Applicant:** Julien & Jennifer Scholnick
Location: 326 Entrada Dr, Pacific Palisades, Los Angeles, Los Angeles County (APN: 4410-005-009)

Proposed Development: Convert a 532 sq. ft. detached recreational room into an accessory dwelling unit ("ADU"), associated with an existing 3,133 sq. ft., two-story single-family residence.

Rationale: The subject site is a flat lot measuring 7,270 sq. ft. located approximately ¼-mile inland from Will Rogers State Beach, in an established residential area of Pacific Palisades, City of Los Angeles. The lot is designated as low-density (R1-1) residential use in the City's uncertified zoning code. The proposed ADU will be conversion of existing habitable area, and no change in the existing number of parking spaces is proposed. To protect water quality, the applicant has proposed construction responsibilities and debris removal measures, post-construction best management practices, and adequate drainage measures redirecting runoff onto permeable surfaces. Where landscaping is proposed, native and non-invasive, drought-tolerant vegetation will be planted. Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, 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 8-10, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Shahar Amitay
Coastal Program Analyst

cc: Commissioners/File

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January 25, 2023

**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: 5-22-0874-W**Applicant:** LA Dept. of Water and Power**Locations:** Existing Pump Station facilities within the bridges of West Toledo, East Toledo and West Neapolitan of Naples Island, Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Removal of the flap gates at the sea wall in the Naples Canal and installation of discharge pipes for the new main pumps and sump pump associated with replacement and upgrades of three pump stations. Work requires temporary closures of the canal pursuant to implementation of Best Management Practices (BMPs), including water quality monitoring, during project activities to protect water quality and potentially sensitive habitat within the Canal.

RATIONALE: All three pump stations were constructed in 1973 and include similarly aged operating equipment. The pumps contain three electric motor driven main pumps and one submersible sump pump. The original mechanical and electrical equipment associated with the pumps has never undergone major renovation or upgrades and may be near the end of its service life. Since the pumps are located within a residential area, reliable standby pumping performance and efficient electrical control operations are crucial in providing flood protection for surrounding residences. During a field inspection in November 2017 and two follow-up assessments in April 2019 and April 2020, the mechanical and electrical equipment was determined to be in need of rehabilitation to enhance future reliability. Most of the work will be performed within the interior of the pump station or its immediate right of way within the City's permit jurisdiction in accordance with LCDP Nos. 2206-12 (LCDP22-035), 2206-13 (LCDP22-036) and 2206-14 (LCDP22-037). A boat may be required in the canal adjacent to the pump station during construction for rehabilitation of the discharge lines and flap gates which are water-adjacent and located under the bridge within the Commission's retained jurisdiction area. All work within the canal will be completed in 1-2 working days, and the canal would only be closed or partially closed during working hours. Therefore the standard of review for this portion of the project is the Chapter 3 policies of the Coastal Act, with the certified Long Beach LCP as guidance. The project is consistent with the Chapter 3 policies of the Coastal Act, and is consistent with past Commission actions in the area.

Coastal Development Permit De Minimis Waiver

5-22-0874-W

This waiver will not become effective until reported to the Commission at its **February 8, 2023** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge
Executive Director

Mandy Revell
Coastal Program Analyst

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January 25, 2023

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: 5-23-0045-W **Applicant:** Charles Wilson & Mary Stansbury-Wilson
Location: 1921 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4182-008-002)

Proposed Development: Demolition of an existing one-story, 1,486 sq. ft. single-family residence and construction of new three-story, 4,660 sq. ft. single-family residence and 1,000 sq. ft. accessory dwelling unit ("ADU") with an attached 595 sq. ft. two-car garage and two unenclosed guest parking spaces. 1,025 cu. yds. of grading (cut) proposed.

Rationale: The subject site is a 3,608 sq. ft. lot located in an urbanized neighborhood approximately 700 ft. inland of the beach, and is not located between the sea and first public road. The project conforms to the 25-ft. height limit and setback requirements for the R-1 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. The proposed project will not reduce existing onsite parking, number of residential units, or restrict access to the public right-of-way. 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 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 8-10, 2023** 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.

Dr. Kate Huckelbridge
Executive Director

Shahar Amitay
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **5-19-0953-A2**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Permit No. **5-19-0953** granted to **Bridge Street and Los Angeles County Department of Beaches & Harbors** for:

Three-year authorization for a temporary live music and community events associated with the Los Angeles Jazz Festival held on Dockweiler Beach with a free one-day youth camp for 2,000 people ages 12-19 from low income census tracts and community service programs that uses music and coastal education to recognize and overcome environmental injustices (8/20/22, 8/19/23, 8/17/24); two (2) days of live music (Saturday and Sunday 8/27-28/22, 8/26-27/23, 8/24-25/24); three (3) days of set-up/take-down activities; a celebrity-led volunteer beach clean-up (8/30/22, 8/29/23, 8/27/24); two (2) days of free coastal cultural tours along LA County beaches (8/23-24/22, 8/22-23/23, 8/20-21/24); and a two-day Jazz conference in Marina del Rey (8/25-26/22, 8/24-25/23, 8/22-23/24). The project includes temporary use of approximately 320,000 sq. ft. of sandy beach for construction of a temporary concert venue, approximately 130,427 sq. ft. of sandy beach for the one-day youth camp, and all or a portion of the public parking spaces within the Bluff Parking Lot (depending on the activities occurring at the site).

Project Site: Dockweiler State Beach, City of Los Angeles, Los Angeles County (APN: 4138016012)

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

Revise Special Conditions 1 (Duration and Scope of Permit) and 3 (Temporary Shoreline Access Program) of 5-19-0953 to reflect a two-year delay in the event dates due to the COVID-19 pandemic. The Commission's reference number for this proposed amendment is **5-19-0953-A2**. See **Exhibit A** for the proposed changes to these conditions.

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0953-A2

FINDINGS

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

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

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

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

The proposed amendment would revise Special Conditions 1 (Duration and Scope of Permit) and 3 (Temporary Shoreline Access Program) of 5-19-0953 to reflect a second one-year delay in the event dates due to the COVID-19 pandemic. The 2022 event was cancelled (CDP Amendment No. 5-19-0953-A1). The subject amendment would reflect the cancellation of the 2023 event; the 2024 and 2025 events remain the same; and a 2026 event is added that is consistent in scope with the other events. The proposed amendment is minor in nature and serves to shift the three-year authorization back one year without lessening the force or effect of the special conditions. Therefore, the proposed amendment will not result in any new adverse effects to coastal resources and is consistent with Chapter 3 policies of the Coastal Act.

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

If you have any questions about this notice, please contact Vince Lee at vince.lee@coastal.ca.gov, or alternatively at (562) 590-5071.

¹ The Commission's regulations are codified in Title 14, Division 5.5 of the California Code of Regulations.

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0953-A2

EXHIBIT A – Standard and Special Conditions pursuant to CDP No. 5-19-0953 through CDP Amendment No. 5-19-0953-A2

NOTE: Exhibit A includes all standard and special conditions that apply to this permit, as approved by the Commission in its original action and modified and/or supplemented by CDP Amendment No. 5-19-0953-A2. Added language is shown in **bold underline** and deleted language is shown in **~~bold strikethrough~~**. This will result in one set of adopted special conditions.

STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the applicant or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit **amendment** will expire two years from the date on which the Commission voted on the **amendment** application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the applicant to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS

1. Duration and Scope of Permit.

A. Coastal Development Permit No. 5-19-0953, **as amended**, shall only authorize:

1. A one-day Summer Youth Jazz Camp to be held ~~August 19, 2023~~, August 17, 2024, ~~and August 16, 2025~~, **and August 22, 2026**;
2. A two-day “On the Beach” concert to be held Saturday and Sunday ~~August 26-27, 2023~~, August 24-25, 2024, ~~and August 23-24, 2025~~, **and August 29-30, 2026**;

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0953-A2

3. A one-day volunteer beach clean-up to be held after “On the Beach” event clean-up and take-down ~~August 29, 2023~~, August 27, 2024, ~~and~~ August 26, 2025, and September 1, 2026;
 4. Set-up and timely removal of those facilities necessary to stage the events, as set forth in the Site Plan submitted to the South Coast District office on June 29, 2021. For the youth camp, set-up activities shall begin no earlier than the night before the camp and the de-construction shall conclude the night of the day-camp. For the “On the Beach” event, set-up activities shall begin no earlier than three nights prior to the concert event and de-construction activities shall conclude no later than thirty hours following the conclusion of the concert event.
- B. The permittees shall submit evidence of compliance with the special conditions of this permit (except for conditions that apply exclusively to the “On the Beach” event) to the Executive Director at least two days prior to the set-up of the “On the Beach” concert events. The permittees shall be responsible to provide all other related free programming (i.e. Summer Youth Jazz Camp, Coastal History Tours, distribution of 7,500 free tickets, allocation of Junior Lifeguard scholarships, Jazz After Dark events, Jazz in the Parks Water Conservation events, Jazz Conference, and Street Festival) at the approximate levels laid out in the Free Tickets document submitted to the South Coast District Office June 29, 2021; or if the programming is not implemented as described herein, including if attendance in free events does not meet expectations, the permittees shall submit revised plans at least three months before the next event that protect coastal resources and provide 75% free seating for paid events located on the beach or equivalent public benefit for review and approval by the Executive Director. The Executive Director shall determine if there are substantial changes to the project and if a coastal development permit amendment is required.
- C. The permittees shall undertake development in accordance with the approved plans. Any request for a change to the installation, operation, or removal schedule of the facilities shall be reported to the Executive Director. The Executive Director shall determine if there are substantial changes to the project and if a coastal development permit amendment is required.
- D. Within 30 days of the culmination of each authorized LA Jazz Festival (~~2023~~, 2024, ~~and~~ 2025, and 2026), the permittees shall provide a report that demonstrates compliance with all conditions of the subject coastal development permit (CDP No. 5-19-0953). If there is evidence that conditions of this permit were not complied with during the ~~2023~~ 2024 and/or ~~2024~~ 2025 beach events, the permittees shall submit revised plans at least three months before the next event that protect coastal resources and provide 75% free seating for paid events located on the beach or equivalent public benefit for review and approval by the Executive Director. The Executive Director shall determine if there are substantial changes to the project and if a coastal development permit amendment is required.

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0953-A2

2. Required Approvals. By acceptance of this permit, the permittees agree that they shall obtain all other necessary local, state, and federal permits that may be necessary for all aspects of the temporary development, including approvals from the City of Los Angeles, Los Angeles Regional Water Quality Control Board, Los Angeles County (Beaches & Harbors and/or Sanitation District), City of El Segundo, State Lands Commission, State Parks, and any federal and state agency with jurisdiction over sensitive resources at this location unless confirmation is received from those agencies that such approvals are not required.

3. Temporary Shoreline Access Program.

- A. Admission Fees. The permittees shall submit to the Executive Director proof that at least 7,500 of the “On the Beach” annual live music event tickets have been distributed to the general public free of charge. All other related events—the LA Jazz Fest Summer Youth Jazz Camp, the Coastal Cultural History Tours, the State of Jazz conference, the Jazz in the Parks events, the Jazz after Dark events, the Caribbean Street Festival, and beach clean-up—shall be offered free of charge. The 50 Junior Lifeguard Scholarships shall be given out each year of the events to underserved youth.
- B. Adjacent Access. Public access to and along the beach shall be maintained during the entire duration of the events, including set-up and take-down activities. Although a temporary fence will be installed around approximately eleven acres of public beach and state tidelands, the public shall be able to gather and sit around the exterior of the camp area and the northern and southern “On the Beach” event fence lines without charge or harassment, attend the community events for free, and at least 7,500 members of the public shall have the opportunity to attend the concert events for free each year (3,250 each concert day). The areas to the east and west of the temporary “On the Beach” event fence lines are limited to public pass and repass during the concert events. A small area immediately adjacent to the northern fence line may also be reserved for pass and repass during the concert events if there are public safety concerns. The fencing surrounding the temporary stadium and summer camp area shall be located at least 50 feet inland of the mean high tide line. Lateral access along the shoreline shall not be impeded by the events.
- C. Public Access Signs. The permittees shall install temporary signs that facilitate, manage, and provide public access to and around the approved event sites and identify any public features that will be provided during set-up, take-down, and event activities. The signs shall be conspicuously sited to maximize visibility from the parking lots, regional bike path, open beach areas, and water and be designed to provide clear information to beach goers and bike path and pedestrian path users without significantly impacting public views and visual resources. All signs shall include translation into languages used commonly in Los Angeles, including but not limited to English and Spanish.
- D. Bike Path. The temporary event facilities (stage, tents, fencing, etc.) shall be sited so as not to interfere with the public’s use of the regional bicycle and

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pedestrian route that runs through the site and along the beaches of Santa Monica Bay. If temporary closure of the bicycle and pedestrian path is necessary for safety during installation or tear-down of equipment between 5am and 10pm, an interruption of traffic on the pedestrian and bicycle route is authorized with a flagperson to stop bicycle and pedestrian traffic for no longer than 5 minutes at a time. If temporary closure of the bicycle and pedestrian path is necessary for safety during installation or tear-down of equipment between 10pm and 5am, an interruption of traffic on the pedestrian and bicycle route is authorized with a flagperson to stop and redirect bicycle and pedestrian traffic for no longer than one hour at a time.

- E. Marketing and Outreach. Outreach and marketing for the events shall be conducted as described in the materials submitted to the South Coast District office on April 21, 2021.
- F. Parking Management. The permittees shall offer offsite parking outside of the coastal zone and an electric tram and shuttle system for the “On the Beach” event as described in the materials submitted to the South Coast District office on May 24, 2021. Use of public beach parking lots and parking spaces shall be the minimum necessary for public safety and operation of the electric tram. This permit authorizes temporary use of only the following public beach parking areas (no other exclusive use of parking resources in the coastal zone is authorized):
1. The RV parking lot ~~August 25-27, 2023~~, August 23-25, 2024, ~~and~~ August 22-24, 2025, and August 28-30, 2026;
 2. The El Segundo/Grand Avenue parking lot the evening of ~~August 20-28, 2023~~, August ~~18~~21-26, 2024, ~~and~~ August ~~17~~20-25, 2025, and August 26-31, 2026; and
 3. One-third of the parking spaces in the Dockweiler/Bluff parking lot ~~August 19, 2023~~, August 17, 2024, ~~and~~ August 16, 2025, and August 22, 2026.
- G. Traffic Management. The permittees shall develop and implement a Traffic Management Plan, as described in the materials submitted to the South Coast District office on April 21, 2021, in cooperation with the cities of Los Angeles and El Segundo.
- H. The permittees shall undertake development in accordance with the approved plans. Any request for a change to the installation, operation, or removal schedule of the facilities shall be reported to the Executive Director. The Executive Director shall determine if there are substantial changes to the project and if a coastal development permit amendment is required.
4. **Biological Resource Protection Program**. The permittees shall carry out development in accordance with the recommendations of the Biological Survey Report submitted to the South Coast District office on June 28, 2021. In addition, the following protection measures shall be implemented:

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- A. Sound and Lighting Design. All speakers, including amplified speakers shall be directionalized to focus sound within the stadium and youth camp area. All nighttime lighting shall be shielded and focused downward and inward toward the event areas. Up-lighting and “event” searchlights or spotlights are prohibited. Soft up-lighting for decorative stage and compound elements shall be allowed. Structures, including concession and merchandise tents, shall be designed to minimize light spillage and maximize light shielding to the maximum extent feasible.
- B. Protection of Dune Habitat. A minimum 10-foot buffer shall be maintained between any project materials and environmentally sensitive habitat areas (ESHA), including dune habitat, during event-related activities. The buffer shall be demarcated with wildlife-permeable fencing that is raised at least 10 inches above the sand. Where 10-foot buffers are infeasible due to existing public amenities, including parking lots, sidewalks, and the bike path, the maximum feasible buffer shall be provided, marked by wildlife-permeable fencing that is raised at least 10 inches above grade. The temporary fencing shall be punctuated with educational signs in English and Spanish informing the public of the sensitive habitat area.

Any temporary fencing shall be installed in a manner that minimizes ground disturbance and landform alteration.

- C. Protection of Special Status Species. The permittees shall coordinate with the Los Angeles Audubon chapter to acquire data on Western snowy plover observations at Dockweiler State Beach no more than two weeks before event activities. The permittees shall retain the services of a qualified biologist with the appropriate recovery permit(s) to conduct biological surveys and submit the name and qualifications of that individual, for the review and approval of the Executive Director, at least two weeks before the events. 72 hours prior to any event activities, the approved biologist shall survey the project site and the area within a 300-foot radius of the project site on foot. The surveys shall be submitted to the Executive Director within two days of completion.

The permittees shall implement the proposed festival contingency plan submitted to the South Coast District office on June 29, 2021, the recommended Western snowy plover protection measures included in the Biological Survey Report submitted to the South Coast District office on June 28, 2021, and the Western snowy plover protection measures included in the U.S. Fish & Wildlife Service letter dated January 19, 2016 and submitted to the South Coast District office on July 14, 2021. If any roosting plovers or plover nests are observed in the project vicinity, then a 500-foot buffer from the roosting or nesting site shall be installed using wildlife-permeable fencing with appropriate educational and warning signs.

- D. Protection of Beach Wrack. Event activities, including set-up and take-down, shall be implemented in a manner that avoids the removal or disturbance of beach wrack to the maximum extent feasible.

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- E. The permittees shall undertake development in accordance with the approved plans. Any request for a change to the installation, operation, or removal schedule of the facilities shall be reported to the Executive Director. The Executive Director shall determine if there are substantial changes to the project and if a coastal development permit amendment is required.
- 5. Water Quality.** The permittees shall implement the Pollution Prevention/Protection Plan submitted to the South Coast District office on May 24, 2021. Additionally, the following best management practices shall be implemented:
- A. The permittees shall remove and legally dispose of all trash, waste, oil, grease, and other materials that may be deposited within the event area incidental to public use of the beach and adjacent parking facilities.
 - B. The event sites shall be cleared of trash by the end of each day of event activities, including set-up and take-down.
 - C. The permittees shall surround all fuel storage areas with a double layer of sand or gravel bags to contain any fuel that is spilled and keep absorbent spill clean-up materials on hand in the event of a spill.
 - D. The permittees shall install temporary smoke-free signage within and around the exterior of the temporary concert venue.
 - E. The permittees shall submit a Waste Management Report to the Executive Director no later than two weeks after the last event on the beach each year that details the amount of waste (including trash, oil, grease, and other materials that may be deposited within the event area) produced by the event and implemented methods of disposal, and provides photographic documentation of the project site before and after the temporary event.

CALIFORNIA COASTAL COMMISSION

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



January 23, 2023

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. 5-85-177-A3**

To: All Interested Parties
From: Dr. Kate Huckelbridge, Executive Director
Subject: Permit No. **5-85-177** granted to **Abby Sher** for:

Demolish 3 buildings (5,817 sq. ft.), partially demolish a structure and convert it to a 10,000 sq. ft. museum, rehabilitate and convert 2 other structures to a 2,800 sq. ft. restaurant and 7,850 sq. ft. of retail use, construct a 2-story retail (7,200 sq. ft.) and office (6,700 sq. ft.) structure for a project total of 34,550 sq. ft. of gross floor area and 100 on-site parking spaces.

Project Site: 2415-2449 Main Street, Santa Monica, Los Angeles County
(APN: 4288-001-042)

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:

Convert existing live performance theater (which was formerly converted from museum pursuant to 5-85-177-A2) into creative office space and associated tenant improvements.

FINDINGS

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

Pursuant to Section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the Executive Director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at

¹ The Commission's regulations are codified in Title 14, Division 5.5 of the California Code of Regulations.

Notice of Proposed Permit Amendment

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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 project site is located on a 50,000 sq. ft. commercial lot located 1,000 ft. inland of the public beach. The City's certified LUP designates the project site as Main Street Commercial, and the proposed creative office use is consistent with the land use designation. The proposed conversion from live performance theater to creative office would result in a reduction in parking demand. Therefore, the project would not adversely impact public access or other coastal resources, is consistent with past Commission actions in the area, is consistent with the Chapter 3 Coastal Act policies, and will not prejudice the City's ability to prepare a certified Local Coastal Program.

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

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5200
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**EMERGENCY COASTAL DEVELOPMENT PERMIT**

Emergency CDP G-5-23-0004

(Marvin Braude Beach Trail Bridge)

Issue Date: January 11, 2023

Permittee: County of Los Angeles Department of Public Works

Emergency Location: Marvin Braude Beach Trail Bridge at the Will Rogers State Beach and flood control outlet and channel seaward of E. Pacific Coast Highway (APN: 441-000-9900) owned by the California Department of Parks and Recreation (California State Parks) in the Dual Permit Jurisdiction area and the Commission's retained jurisdiction in Los Angeles County.

Emergency Description: On January 5, 2023, a storm event produced a high surge of storm water from the outlet structure located at the Marvin Braude Beach Trail bridge site that is currently under construction pursuant to CDP 5-19-0365. The high volume of surge eroded the embankment supporting the bridge piles and abutments of the bridge, and exposed the piles supporting the end of the abutment. A new major storm is forecasted in the next three days which will further erode the backfill. The following work is proposed to minimize and prevent further erosion around the exposed bridge piles, abutments, and retaining walls supporting the bridge.

Emergency Development: Installation of a metal plate at the end of the existing channel wall and temporary placement of 150 tons of riprap 10 feet seaward from each side of the existing flood channel walls below the beach trail. The riprap will be installed in the next 24 hours and installation will last for approximately three days. The riprap will be transported to the north Will Rogers State Beach parking lot, trucked to the site, off-loaded at the existing staging area, and placed by an excavator. No trucks will be accessing the beach.

Executive Director's Determination

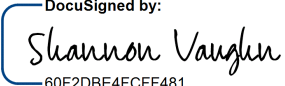
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement

Enclosure: ECDP Acceptance Form

cc: (via email): Reyna Soriano (Los Angeles County); Ebigalle Voigt (Los Angeles County)
file

and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

DocuSigned by:
 For Steve Hudson
60E2DBE4ECCF481
Steve Hudson, South Coast District Director, for John Ainsworth, Executive Director

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.
3. 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.
4. The extent of the approved metal plates and riprap work shall not exceed 10 feet seaward at the end of the channel walls. In the event that the metal plates and rock placed at the end of the channel walls are dislodged or otherwise migrate seaward of the limit authorized herein, and until the emergency authorization is superseded by a follow-up action by the Commission, the permittee shall, to the extent feasible, retrieve any metal plate or errant rock and either place it back along the embankment or remove it from the project site. As part of the follow-up coastal development permit application, the applicant shall submit a plan to address, on an ongoing basis, retrieval of metal plates or rocks that have migrated more than 10 feet seaward at the end of the channel walls.
5. Upon completion of the project, the permittee shall submit as-built plans of the metal plates and 300 tons of rock approved by Emergency Permit G-5-23-0004, delineating the footprint of the reconstructed embankment shown relative to the mean high tide and the boundaries of the channel walls. The permittee shall submit plans depicting the features indicated above in plan view and with as many cross sections as necessary to depict the information. Plans showing a comparison of the existing and as-built condition of the channel walls shall also be submitted. The plan shall be submitted in accordance with the conditions of this Emergency CDP (G-5-23-0004).
6. To prevent and address potential spills of equipment fuels, lubricants, and similar materials, the repair work shall incorporate the following measures: (a) no equipment fueling shall occur on the site; (b) all equipment used during installation shall be free of oil and fuel leaks at all times; (c) oil absorbent booms and/or pads shall be on site

at all times during project installation and deployed if necessary in the event of a spill; and (d) all spills shall be reported immediately to the appropriate public and emergency services response agencies.

7. Any installation debris shall be removed from the site and disposed of only at an authorized disposal site. Any hazardous materials removed from the site shall be taken to an appropriate disposal site licensed to accept hazardous materials.
8. All work shall take place in a time and manner to minimize impacts to public access and biological resources, including but not limited to intertidal and shorebird species.
9. 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.
10. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
11. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by the metal plates and riprap to maintain the largest portion of beach possible. Public access to the beach fronting the site shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
12. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
13. This permit does not obviate the need to obtain necessary authorizations and/or permits from landowners and/or other agencies, including but not limited to the City of Los Angeles, U.S. Army Corps of Engineers, State Lands Commission, California Department of Fish and Wildlife, and Regional Water Quality Control Board.
14. The permittee recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.
15. The permittee will continue to work with Commission staff to file a follow-up CDP or CDP Amendment application. Failure to (a) submit a complete follow-up CDP or CDP amendment application, (b) comply with all terms and conditions of the required follow-up CDP or CDP amendment, including any deadlines identified therein, or (c) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP or CDP

amendment,¹ will constitute a knowing and intentional violation of the Coastal Act² 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.

¹ As noted above, in some instances, a permit may also be required for removal.

² The 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.