

CALIFORNIA COASTAL COMMISSION

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



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to staff report

W15b

5-21-0906 (City of Los Angeles)

FEBRUARY 8, 2023

CORRESPONDENCE

Position: **OBJECT** in order to be allowed to publicly comment and request an additional “special condition to address lower slope”

Coastal Commission Required Header

- Agenda Item: W15b
- Application Number: 5-21-0906
- Name: Joseph Vermeulen Palisades Bowl Mobile Home Park Resident
- Position: **OBJECT** in order to be allowed to publicly comment and request an additional “special condition to address lower slope”

Permit 5-21-0906 must consider
the slope in it's entirety

Prepared by the "The Residents@TheBowl" HOA, for the Hearing for
PERMIT NUMBER: 5-21-0906

February 8th 2023

The Residents@TheBowl HOA

- We are a group of homeowner who resided at the Palisades Bowl Mobile Home Park located at 16321 Pacific Coast Hwy, Pacific Palisades, CA 90272.
- We are deeply concerned for not only the upper slope stabilization planned by the City Of LA, **but also the slope stabilization of the lower part of the same slope**
- With the record rainfall and atmospheric storms we honestly feel our **homes and lives are at risk.**

Approximate De-watering well Locations permitted by Permit 5-8-245



HOA Goal

- We feel that the Permit 5-21-0906 must include consideration of the entire Asilomar slope and are **seeking Coastal Commission support in bring the completely abandoned Asilomar slope dewatering system, at the lower part of the slope, into compliance with the “deed restricted” special conditions imposed by the CCC on permit 5-8-245**
- We want to make the Coastal Commission, the City of LA, and all local residents aware of the dire situation at the lower portion of the Asilomar slope and to enlist their support in correcting this situation. What happens at the lower part of the slope could significantly impact the upper slope.
- **Permit 5-21-0906 needs a 10th “special condition” to address the enforcement of “special conditions” in permit 5-8-245**

CCC Permit 5-8-245 (1 of 4)

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY
ARNOLD SCHWARZENEGGER, Governor

CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Coastway, Suite 1000
Long Beach, CA 90802-4302
(562) 599-5071

FILE COPY Page 1 of 4
Date: July 27, 2010
Permit: 5-08-245

RECEIVED
South Coast Region
AUG 13 2010
CALIFORNIA COASTAL COMMISSION

COASTAL DEVELOPMENT PERMIT

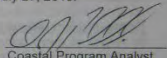
On April 8, 2009, the California Coastal Commission granted to **Pacific Palisades Bowl Mobile Estates, LLC** Coastal Development Permit **5-08-245**, subject to the attached Standard and Special Conditions, for development consisting of: **To permanently authorize the construction allowed under emergency permit 5-05-401-G for installation of subsurface dewatering drains, main drains and area drains, dewatering well and pump. The project will also include removal of 4,000 cubic yards of fill and regrading and paving access road.**

More specifically described in the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at **16321 Pacific Coast Highway, Pacific Palisades (Los Angeles County)**.

Issued on behalf of the California Coastal Commission on July 27, 2010.

PETER DOUGLAS
Executive Director

By: 
Title: Coastal Program Analyst

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance . . . of any permit . . ." applies to the issuance of this permit.

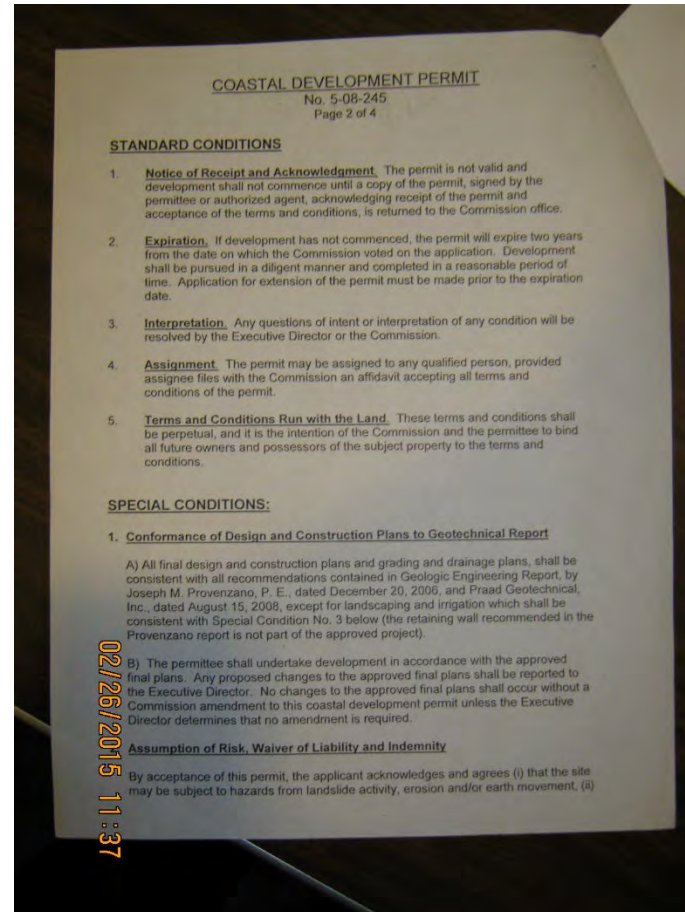
IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 CAL. ADMIN. CODE SECTION 13158(a).

Date _____ Signature of Permittee _____

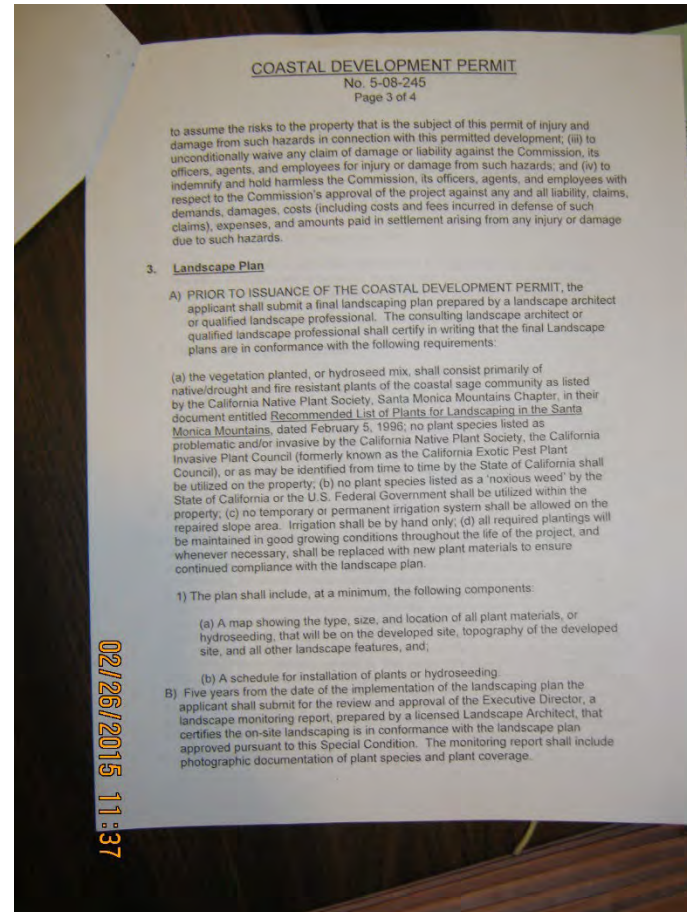
Please sign and return one copy of this form to the Commission office at the above address.

02/26/2015 11:37

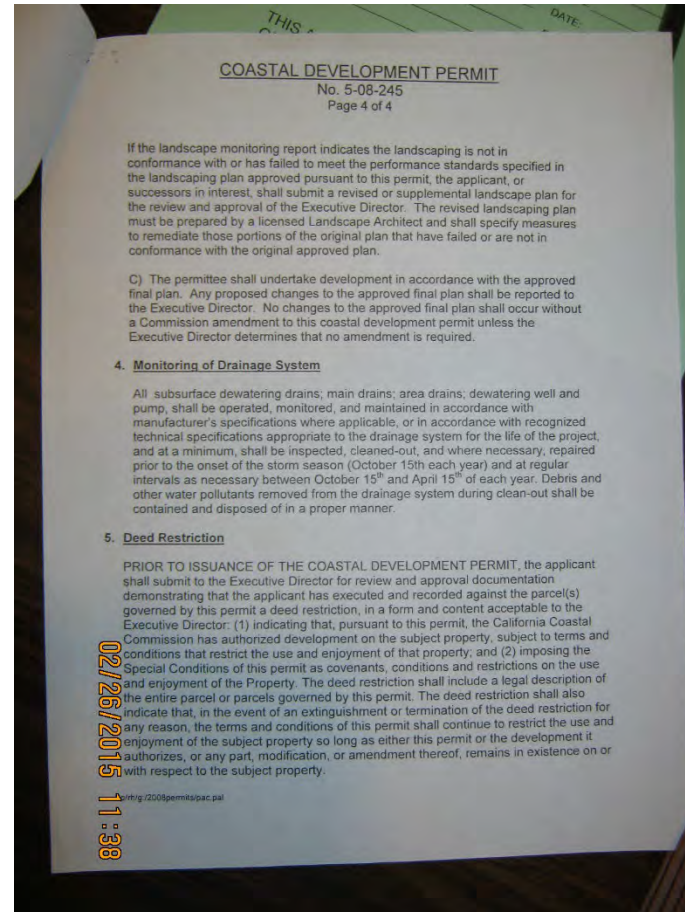
CCC Permit 5-8-245 (2 of 4)



CCC Permit 5-8-245 (3 of 4)



CCC Permit 5-8-245 (4 of 4)



CCC Permit 5-8-245 “Deed Restricted” Special Conditions (de-watering system maintenance and landscaping)

- 4. Monitoring of Drainage System
 - All subsurface dewatering drains; main drains; area drains; **dewater well and pumps shall be operated, monitored, and maintained** in accordance with the manufacturer's specifications where applicable, or in accordance with recognized technical specifications appropriate to the drainage system **for the life of the project**, and at a minimum, shall be inspected cleaned-out, and where necessary, repaired prior to the onset of the storm season (October 15th each year) and at regular intervals as necessary between October 15th and April 15th of each year. Debris and other water pollutants removed from the drainage system during clean-out shall be contained and disposed of in a proper manner.

Status of the De-watering system

- As the photographic evidence will show the de-watering wells, the most critical part of the de-watering system, have been completely abandoned for many years and are in critical need of repair.
- Each well head requires an electrical connection for the pump and a discharge line for the water that is pumped out.

The Asilomar Slope and Well Sites(1 of 2)



The Asilomar Slope and Well Sites(1 of 2)



De-watering Well 1 (electrical conduit disconnected)



De-watering Well 2 (electrical conduit disconnected)



De-watering Well 3 (turned off)



De-watering Well 4 (electrical conduit disconnected, discharge line disconnected)



De-watering Well 5 (electrical conduit disconnected)



Conclusion

- We desperately need the special conditions for CC permit **5-8-245 to be enforced by the Coastal Commission, for the health and safety of all residents.** When this was raised to the attention of the CC long beach office, via an email (email included in this presentation) on Jan 20th 2023, **we were told by the Coastal Commission that there is no enforcement officer for the long beach office and that it may take a week or two to hire someone.** We need assurances from the Coastal Commissioners that the special conditions in permit **5-8-245** will be enforced for the safety of the residents.
- We request that a special condition be added to the LA City CC Permit 5-21-0906 to address the maintenance of the de-watering system installed via CC permit 5-8-245.

Backup Data

- Email exchange between the HOA and the Coastal Commission

On Feb 1, 2023, at 11:02 AM, Willis, Andrew@Coastal <Andrew.Willis@coastal.ca.gov> wrote:

Hello Rachael, we are still a week or two away from hiring an enforcement officer for the Long Beach office, which covers LA and Orange counties. This case has been placed on the list of issues to first investigate. In the meantime, as a heads up, although I imagine that you're already aware of the item, the Commission is scheduled to act on the City's bluff stabilization project on the upper portion of the slope next Wednesday. Thank you, Andrew

From: RACHAEL MCDONALD <bab.s\issd\eriznn.net>
Sent: Monday, January 30, 2023 10:15 PM
To: Willis, Andrew@Coastal <Andrew.Willis@coastal.ca.gov>
Cc: John Bouton <johnbouton156a@gmail.com>
Subject: Re: Palisades Bowl CD Permit 5-08-245 Hillside Dewatering System

Andrew,

We, once again, received more precipitation last night than what was expected. This, again, underlines the urgency in addressing the dewatering system. We wanted to follow up with you to see if the case has been assigned to an officer that we can meet with in-person at the site to walk through the affected areas.

Thanks for you support!

Sincerely,

Rachael McDonald and John Bouton
On behalf of The Residents@TheBowl

Sent from my iPhone

On Jan 23, 2023, at 10:05 PM, RACHAEL MCDONALD <bahYs.viss71@erizon.net> wrote:

Thank You Andrew, and much understood.
We welcome your oversight when possible.
Sincerely,
Rachael and John

On behalf of the Residents at The Bowl

Sent from my iPhone

On Jan 23, 2023, at 2:34 PM, Willis, Andrew@Coastal <~~Andrew.Willis@coastal.ca.gov~~> wrote:

Hello Rachael McDonald and John Bouton, we are short-staffed at the moment, but we will look into this report in more detail as soon as possible, certainly sometime this week. For the time being, until we can assign an officer to the report, please feel free to contact me directly regarding this issue. Thank you, Andrew

<image001.png>

Andrew Willis | Enforcement Manager
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802
[\(562\) 590-5071](tel:562-590-5071)

From: babvsv.isst1@cri1.011.net <babvsv.isst1@cri1.011.net>

Sent: Friday, January 20, 2023 1:19 PM

To: McLendon, Aaron@Coastal <Aaron.McLendon@coastal.ca.gov>; Tealer, Nicholas@Coastal <nicholas.tealer@coastal.ca.gov>; Willis, Andrew@Coastal <Andrew.Willis@coastal.ca.gov>; jack.ainsworth@coastal.ca.gov

Cc: John Bouton <johnbouton156@mail.com>

Subject: Palisades Bowl CD Permit 5-08-245 Hillside Dewatering System

January 20, 2023

Dear Aaron McLendon, (Aaron.McLendon@coastal.ca.gov),

Nicholas Tealer (nicholas.tealer@coastal.ca.gov),

Andrew Willis (Andrew.Willis@coastal.ca.gov),

Jack Ainsworth (jack.ainsworth@coastal.ca.gov)

I apologize for the wide distribution but I'm having trouble determining the correct contact within your office.

I am writing you on behalf of the residents of the Palisades Bowl Mobile Home Park(MHP), with regard to enforcement of the special conditions listed in the Coastal Development Permit 5-08-245 (4-page permit attached as 4 attachments). I'm also attaching numerous photographs that were taken on 12/29/22.

At issue is the complete abandonment of the Hillside dewatering system installed at 16321 Pacific Coast Hwy, Pacific Palisades, CA 90272, commonly known as Palisades Bowl MHP. The dewatering system was installed as part of this permit but as you can see from the photographs, none of the dewatering wells have been maintained. The electrical power is no longer attached to them and many of them have the well discharge line completely detached.

With the recent 9 storms (atmospheric rivers) that pounded the coast, and the complete abandonment of the hillside dewatering system, the residents of the Mobile Home Park are extremely concerned.

We need your help in the enforcement of special condition #4 which reads:

- 4. Monitoring of Drainage System
 - All subsurface dewatering drains; main drains; area drains; dewater well and pumps shall be operated, monitored, and maintained in accordance with the manufacturer's specifications where applicable, or in accordance with recognized technical specifications appropriate to the drainage system for the life of the project, and at a minimum, shall be inspected cleaned-out, and where necessary, repaired prior to the onset of the storm season (October 15th each year) and at regular intervals as necessary between October 15th and April 15th of each year. Debris and other water pollutants removed from the drainage system during clean-out shall be contained and disposed of in a proper manner.

Because these conditions are "deed restricted" the current property owner at the time the permit was secured, as well as any/all successors of interest of the property, are and continue to be responsible for compliance.

The threat to the residents due to the failure to maintain this dewatering system is exacerbated by the failure to adhere to Special condition 5, which is the maintenance of the landscape plan.

This maintenance plan requires monitoring and maintaining the vegetation and a 5 year update with photographs provided to the Coastal Commission.

Has this happened?.

Currently none of the hydro seeding, nor any of the plants that were planted, have been maintained and what is left is seasonal weeds which are not providing the engineered erosion control.

Would it be possible to meet you at the site to show you, in-person, the status of the hillside dewatering system and landscaping? Please understand the urgency of this request given the unprecedented rainfall and hillside saturation that has occurred.

Respectfully,

Rachael McDonald and John Bouton

On behalf of The Residents@TheBowl