

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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TH17

Updated March 1, 2023 (for the March 09, 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 March 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 March 09, 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 March 9th.

With respect to the March 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 March 09, 2023 (see attached)

Waivers

- 5-23-0102-W, Mobile Coffee Vending Cart (Long Beach)
- 5-23-0164-W, Kasindorf Fire Damaged Home Demolition (Venice)

Emergency Permits

- G-5-23-0022, (City of Avalon Green Pier Repairs)

Miscellaneous Items

- 30611 Emergency Permit Waiver – City of Redondo Beach Sportfishing Pier

CALIFORNIA COASTAL COMMISSION

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February 22, 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: 5-23-0102-W

Applicant: TIC Catalina Landing, LLC

Location: 330 Golden Shore, Long Beach, Los Angeles County (APN: 8940-190-055)

Proposed Development: Placement of a new 161" X 75" mobile vending cart within outdoor patio space at southern portion of the property, outside the public bike path.

Rationale: The project site contains a 4-building urban office fronting Catalina Landing in an urbanized commercial district in the Commission's original permit jurisdiction and is designated as Downtown Shoreline planned development district by the City of Long Beach certified Zoning Code. The project will primarily serve passengers of Catalina Cruise Terminal, which is consistent with the permitted use under the certified LUP (Catalina Cruise Terminal; water-oriented recreational facilities). The proposed project involves temporary placement of a new free standing mobile coffee vending cart within the outdoor patio space at the southern portion of the property. The cart would not interfere with the existing public bike path. The vending cart will only be serving coffee, tea, and pre-packaged pastries in a to-go only manner, and does not require any additional improvements to the property. Because the vending cart would not encroach onto public right-of-way and would not require dining area, the project would not adversely impact public access in the area. Additionally, the proposed project design is compatible with the character of surrounding development, is consistent with City of Long Beach certified Local Coastal Program, and the Chapter 3 policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver

5-23-0102-W

This waiver will not become effective until reported to the Commission at its **March 8-9, 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

Vince Lee
Coastal Program Analyst

cc: File

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February 28, 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: 5-23-0164-W
Applicant: Martin Kasindorf
Location: 419 East Carroll Canal, Venice, Los Angeles County (APN: 4227-002-030)

Proposed Development: Demolition of existing fire-damaged 2-story, 2,092 sq. ft. single family residence on a 2,400 sq. ft. lot. No new construction or grading is proposed.

Rationale: The existing home was destroyed by a fire on October 2, 2022. The fire also destroyed the adjacent home under renovation at 421 East Carroll Canal. The subject Coastal Development Permit Waiver does not include demolition or any other development at 421 East Carroll Canal. The fire caused irreparable damage to the structural system of the home. As proposed, public access along the canal walkway will be maintained at all times, construction equipment will be stored on-site, outside the street travel-way, and waste and recyclable materials will be disposed of outside of the coastal zone. In addition, comprehensive construction and post construction water quality measures are proposed. The home demolition will not result in adverse impacts to coastal resources and the project 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, Chapter 3 policies of the Coastal Act, and the Venice Land Use Plan.

This waiver will not become effective until reported to the Commission at its **March 8-9, 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

Eric Stevens
District Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Corrected

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-23-0022 (Green Pleasure Pier Repairs)

Issue Date: February 17, 2023

Permittee: City of Avalon, Santa Catalina Island

Emergency Location: The Avalon Harbor Green Pleasure Pier within the shoreline and open water of Avalon Harbor, Santa Catalina Island, Los Angeles County (APN 7480-021-900)

Emergency Description: Storm and wave damage over the years have damaged four fender piles and one structural pile of the pier which has limited access to the pier from the waterside, preventing boats from breasting up to the pier, and also has affected the structural integrity of portions of the pier.

Emergency Development: Proposed emergency pier repair includes replacing four fender piles which are sheared below the water surface and one failing structural pile. The four new fender piles will be installed with High-Density Polyethylene (HDPE) Wrap extending the entire length of the piles and sealed completely to prevent any leaching of preservative chemicals into coastal waters, and any place where the protective wraps are required to be punctured for mounting hardware, cross bracing, etc., will be sealed thoroughly with epoxy suited for the marine environment. The one new 15-inch diameter timber structural pile will match the existing pile sheared below water surface. Construction best management practices are proposed that include prevention of the discharge of construction materials or byproducts onto the sandy beach and/or from entering coastal waters. Work would be completed between February 21st and March 10th due to the urgency of the project depending on favorable tide and weather.

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

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:

Shannon Vaughn

02/27/2023

Shannon Vaughn, District Manager, for Steve Hudson, South Coast Deputy Director, for Dr. Kate Huckelbridge, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's South Coast District Office within 15 days of the date of this ECDP (i.e., by March 4, 2023). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received via email on February 16, 2023. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by March 17, 2023).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., Los Angeles County, California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The

Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.

6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunami, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.
7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
8. Within 120 days of ECDP issuance (i.e., by June 17, 2023), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete, then all of the materials placed

and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
10. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
11. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.
12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:
13. Construction activities shall be limited to no more than a total of 14 days, and shall take place on non-holiday weekdays to the maximum extent feasible.
14. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.
15. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; shall be prohibited in ocean waters and/or wetted sand (i.e., areas either wet and/or with a noticeable sheen from tidal and/or wave action); and shall avoid beachgoers and beach recreational areas as much as possible.
16. Any grading of or in intertidal areas shall be prohibited.

17. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by one-hour after sunset each day that work occurs.
18. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
19. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
20. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.
21. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand that is impacted by construction shall be filtered as necessary to remove any construction debris.
22. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
23. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
24. In addition to the above Best Management Practices, the project will implement the following:

If portions of broken piles now existing on the sea floor are functioning as habitat for ocean dwelling organisms, they shall be protected in place and not removed.
25. A qualified biologist or environmental resources specialist acceptable to the Executive Director shall monitor all emergency construction activities (including

but not limited to, placement and removal of deposition equipment, as well as during all vehicular access near habitat areas) to ensure that adverse impacts to sensitive plant and animal species and/or their habitats are avoided and, where avoidance is not possible, are minimized as much as possible and to the satisfaction of both the monitor and the Executive Director. The monitor shall have the authority to stop emergency construction activities if sensitive species and/or their habitats may be threatened in order to consult with the Executive Director on appropriate impact avoidance and minimization measures.

26. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
27. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.
28. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.
29. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions

Emergency CDP G-5-23-0022 (Green Pleasure Pier Repairs)

Issue Date: February 17, 2023

may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.

30. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
31. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
32. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802-4302 (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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**Deputy Directors Report Memo**

February 24, 2023

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: **Memo for Item Th17, South Coast Deputy Director's Report, 30611 Emergency Permit Waiver (City of Redondo Beach Sportfishing Pier) for the Commission Meeting of March 9, 2023.**

On February 6, 2023, the City of Redondo Beach notified Commission staff via email of an emergency situation involving the deteriorated condition of the Sportfishing Pier within the King Harbor Marina in the City of Redondo Beach. On February 13, 2023, the City of Redondo Beach Community Development Director acted on an emergency coastal development permit (CDP-2023-02) for the portion of the subject site within their CDP issuance jurisdiction and found that an emergency existed with relation to the Sportfishing Pier. On February 14, 2023, the City of Redondo Beach notified the Coastal Commission of the emergency action.

Routine inspections of the pier were conducted in August 2021 and September 2022 and the results of those inspections were provided with the emergency notification materials. The inspections included visual inspections above and below the water surface and focused on assessing the soundness of the overall structure. The 2021 inspection found that several structural members showed signs of advanced deterioration and in 2022, the inspection revealed that there was further deterioration of many of the pier's supporting structural members such that 7 of the 12 piles of bents 3 through 6 were 100 percent deteriorated and at risk of collapsing with very little outside forces. The structure was recommended to be demolished immediately to avoid a hazard to the public and possible environmental contaminations.

On January 6, 2023 and January 9, 2023 major storm events further damaged the deteriorating pier, which contained dilapidated buildings with potentially hazardous materials (lead and asbestos), discharged debris into the water, and posed significant risks to public safety and water quality. Therefore, the City of Redondo Beach determined it was necessary to immediately keep the pier closed to the public,¹ relocate the tenants of the existing buildings, and begin removal of the pier to prevent further discharge of debris and hazardous materials into the water and for public safety.

As a result of ongoing deterioration of the pier and anticipated storms, the City of Redondo Beach notified the Commission in accordance with Section 30611 of the Coastal Act that emergency work to remove the pier, including the portions of the pier within the Commission's retained jurisdiction, would begin the week of February 13, 2023 and continue for approximately three months. The emergency development includes closure of the pier to public use and demolition of the Sportfishing Pier including the pier deck, piles, building, utilities, and

¹ The pier was closed to the public in 2018 without the benefit of a coastal development permit.

Emergency CDP G-5-23-0023 (Redondo Beach Sportfishing Pier Demolition)
Issue Date: February 24, 2023

appurtenances using a 40-ton conventional crane, forklift, boom truck, vibrator excavator, barge, and haul trucks. The demolition plan includes: a) installation of structural bracing and repairs (jacketing) of the existing deteriorated piles in order for construction equipment (including a crane) to safely access the pier, b) abatement of the lead/asbestos in the existing buildings on the pier, c) demolition/removal of the existing buildings, d) demolition/removal of the deck, stringers, pile caps, utilities, and appurtenances, e) extraction of existing timber piles; if piles cannot be removed in their entirety, they will be cut off at or near the mudline, and f) removal of large fender piles via crane. All demolition material/debris will be trucked off site and disposed at an appropriate disposal site outside of the coastal zone. The City also provided best management practices prior to construction that include, but are not limited to the use of drip pans or plastic sheeting with beams under all vehicles and equipment placed on the pier, barges, or other structures over or near bodies of water when the vehicle or equipment is expected to be idle for more than one hour; use of floating debris booms around the area of the pier and barge where demolition work is being performed; use of fiber rolls around perimeter of the laydown yard in the parking and around any storm drains or outlets; use of nets to skim water multiple times a day for any small debris; and requirements that employees and subcontractors implement appropriate measures for storage and use of materials and equipment. Any future CDP to reconstruct the pier would address temporal access and project-specific impacts, such as temporary loss of the coastal-dependent and visitor-serving uses and mitigation for habitat impacts.

The City of Redondo Beach has a certified Local Coastal Program with policies that protect fishing uses and the pier, including Recreational Policies 1, 2, and 6, which require the maintenance of public recreational and visitor-serving facilities, protection of lower-cost visitor-serving and recreational facilities, and preservation of existing fishing areas. Given that such policies exist, the City has demonstrated their intent to reconstruct the pier. At a City Council hearing on October 18, 2022, the City introduced a conceptual public amenities plan for the King Harbor area which includes the reconstruction of the pier in the same location. A future CDP would be required for the reconstruction of the pier and is a condition of the City's local approval to remove the pier. Furthermore, the City of Redondo Beach also received a Regional General Permit (RGP) from the U.S. Army Corps of Engineers (COE) for the emergency demolition of the pier.

Therefore, the emergency action to remove the pier after review of the potential impacts to coastal resources, Commission staff determined that this project qualifies for an Emergency Coastal Development Permit Waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by the City of Redondo Beach, a public agency, was necessary to protect life and public property from imminent danger.
2. Commission staff was notified of the emergency situation within three days of the City's discovery of the emergency.
3. The project does not include any permanent erection of any structures.
4. The project impacts are temporary in nature and marine best management practices will be employed during project operations to minimize water quality impacts.