

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX (562) 590-5084
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TH16

Prepared April 03, 2023 (for the April 13, 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 April 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 April 13, 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 April 13th.

With respect to the April 13th 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 April 13, 2023 (see attached)

Waivers

- 5-22-0354-W, Belmont Veteran's Memorial Pier (Long Beach)
- 5-22-0663-W, Joey Harris (Pacific Palisades)
- 5-22-1053-W, SFR Redevelopment (Hermosa Beach)
- 5-22-1054-W, Jamie Alan Lipeles (Hermosa Beach)
- 5-22-1057-W, Redevelop Duplex (Hermosa Beach)
- 5-22-0066-W, Remodel and Expansion of SFR (Hermosa Beach)

Immaterial Amendments

- 5-21-0090-A1, RDR Properties, LLC (Santa Monica)
- 5-19-0129-A1, Grant Show and Katherine LaNasa (Venice)

Emergency Permit

- G-5-23-0026, Pacific Palisades Bowl Estates Slope Repair Project (Pacific Palisades)

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March 29, 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: 5-22-0354-W **Applicant:** City of Long Beach

Location: Belmont Veteran's Memorial Pier - 39th PI, Long Beach, Los Angeles County
(APN: 7256-041-901)

Proposed Development: Geotechnical field exploration beneath the Belmont Pier to characterize the subsurface stratigraphy for a potential future pier redevelopment project including, drilling 5 rotary wash borings (2 on the existing pier and 3 on the beach), advancement of 6 cone penetration test (CPT) soundings (3 on the existing pier and 3 on the beach), and completion of an acoustic seismic reflection survey as necessary.

Rationale: The proposed project is located on a public pier within the Commission's area of original jurisdiction. Pursuant to the City of Long Beach certified Local Coastal Program (LCP), the land use designation for the site is Open Space/Parks. The standard of review for the site is Chapter 3 of the Coastal Act, and the certified City of Long Beach LCP may be used as guidance. The proposed geotechnical investigation is designed to identify the stratigraphy beneath the existing pier, which will inform potential future pier realignments, maintenance operations, and preservation of the existing pier's structural integrity in the interim. The applicant has indicated that the proposed construction activity will occur in open coastal waters and beach sand located below the mean high-tide line, but Coastal Act Section 30233(a)(3) allows filling or dredging for geotechnical borings in connection with public recreational piers that provide public access and recreational opportunities. To prevent any unwarranted runoff or sediment transport, the applicant will require the contractor to follow proposed construction and post-construction best management practices. The applicant has also submitted a marine mammal and avian monitoring report and survey, which contain avoidance and noise-reduction measures to avoid impacts to sensitive species in the area during project activities. No grading is proposed except minor excavation work where necessary at each of the borehole sites where the investigation will take place and there will be no impact to adjacent beach sand. At no time will the entire width of the pier be blocked, and public access from the street side of the pier to the seaward side of the pier will remain open. Construction will thus not materially impact public access to pier and amenities. Lastly, the applicant submitted an Assumption of Risk, Waiver of Liability, and Indemnity Agreement for the proposed project. As such, the project is found

Coastal Development Permit Waiver
5-22-0354-W

to be consistent with Coastal Act Sections 30210-30214, 30230-30233, 30340, 30253, and all relevant LCP policies. The proposed development will thus not adversely impact coastal access, coastal resources, public recreation or coastal views, and is consistent the Long Beach certified LCP, 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 **April 12-14, 2023** meeting. If three (3) 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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March 30, 2023

**Coastal Development Permit Waiver
Improvements to Existing Structures or Repair and Maintenance
Coastal Act Section 30610**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-22-0663-W**Applicant:** Joey Harris**Location:** 14755 Pacific Coast Hwy Pacific Palisades (Los Angeles County) (APN: 4410-008-900)

Proposed Development: Application by Joey Harris to install a new 100 sq. ft., 7 ft. 6 in. tall shed and for placement of tables, chairs, and umbrellas for a public picnic area within an approximately 200 sq. ft. concrete area on the landward side of an (E) concessions building, within a non-parking zone of the adjacent public parking lot. Additionally, the proposed project includes placement of an approximately 100 sq. ft. recycled polyester ADA mat in the sand, connecting the business to the bike path. The ADA mat, tables, chairs, and umbrellas will be removed from the beach and concrete area after business hours and placed within the building or shed nightly. The project will include public access signage within the picnic area, with the language "Public Picnic Area: Seating is open to the public and there is no purchase necessary." Within 6 months of the completion of the proposed development, the applicant will implement a robust and comprehensive plan to reduce waste and single-use plastic foodware and packaging, and participate in a Marine Debris Reduction Program such as the ReThink Disposable Program (RTDP) or Surfrider's Ocean Friendly Restaurants (OFR) or a substantially similar program, to reduce waste and single-use plastic foodware and packaging on-site and for takeout orders. This development is limited to a five-year term commencing on the date that this waiver is reported to the Commission and terminating five years from the date the waiver is reported to the Commission.

Coastal Development Permit Waiver
5-22-0663-W

Rationale: The proposed project will provide storage for rental equipment provided by the concessions stand. The storage shed will have no impact on existing public parking areas. The public picnic area will not expand onto the sandy beach or impact public parking, so public access will not be adversely impacted by the project. The applicant has also proposed to participate in a Marine Debris Reduction Program, so pollution will be minimized and reduced by the proposed project. The (E) concessions building is located directly seaward of the proposed shed and seating area, thus there will be no impacts to coastal views. 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.

This waiver will not become effective until reported to the Commission at its April 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Original on File signed by:

Dr. Kate Huckelbridge
Executive Director

Krysten Tomaier
Coastal Program Analyst

cc: Commissioners/File

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March 10, 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 (CDP) 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: 5-22-1053-W**Applicant:** Thomas Speroni**Location:** 330 Manhattan Ave., Hermosa Beach, Los Angeles County (APN: 4188-009-037)

Proposed Development: Demolition of an existing 17-ft. tall, 670 sq. ft. single-family residence and construction of new, 30-ft. tall, 4-story, 2,712 sq. ft. single-family residence with 2 onsite parking spaces. The project proposes 1,067 cy. cut and 292 cy. fill.

Rationale: The subject site is a 1,429 sq. ft. lot located in an urban 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 designation by the certified Hermosa Beach Land Use Plan. There will be no 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. The applicant has proposed mitigation measures to protect tribal cultural resources, including notification of Native American tribes at least one month prior to ground disturbance and arranging for tribal representatives to monitor the excavation. Drainage will be directed from the new roof via downspouts to an onsite storm drain and runoff will be managed using a sump pump to direct treated overflow into the public storm drain. Best Management Practices, including erosion and runoff controls, will be implemented during the construction phase. 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. In addition, the proposed project will not prejudice the City of Hermosa Beach's ability to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its **April 12-14, 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 Hucklebridge
Executive Director

Chloe Seifert
Coastal Program Analyst

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March 10, 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: 5-22-1054-W

Applicant: Jamie Alan Lipeles

Location: 2438 Manhattan Ave., Hermosa Beach, Los Angeles County (APN: 4182-013-010)

Proposed Development: After-the-fact approval for the construction of a 2,382 sq. ft. two-story single-family residence, as well as approval for the addition of a 488 sq. ft. basement, a 564 sq. ft. second floor addition, a 122 sq. ft. first floor addition, and a 385 sq. ft. rooftop deck. The project proposes 175 cu. yd. of grading (cut). No landscaping is proposed.

Rationale: The subject site is a 3,003 sq. ft. lot located in an urbanized neighborhood approximately 500 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 requirement for the R-1 zone, as designated by the certified Hermosa Beach Land Use Plan (LUP). The project would maintain one residential unit onsite. There will be no impacts to public coastal views in the area, and the development is consistent with the character of the surrounding development. Three onsite parking spaces would be provided, consistent with the certified LUP's parking requirements. The applicant has proposed mitigation measures to protect tribal cultural resources, including notification of Native American tribes at least one month prior to ground disturbance and arranging for tribal representatives to monitor the excavation. Downspouts, an Ecorain tank, and a sump pump would redirect and treat runoff onsite before release into the public storm drain system. The proposed basement base floor elevation is anticipated to be above the projected groundwater table throughout the expected life span of the structure. Best Management Practices including erosion and runoff controls will be implemented during the construction phase.

Coastal Development Permit De Minimis Waiver
5-22-1054-W

After-the-fact applications are subject to additional fees equaling up to 5 times the total fee that would apply to a regular application, the applicant paid the after-the-fact fee prior to the Commission hearing. Therefore, the proposed development 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. In addition, the proposed project will not prejudice the City of Hermosa Beach's ability to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its **April 12-14, 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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March 14, 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 (CDP) 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: 5-22-1057-W**Applicant:** Jeffrey Lessman**Location:** 2301 Manhattan Ave, Hermosa Beach, Los Angeles County (APN: 4182-010-015)**Proposed Development:** Demolition of an existing 2-story over basement, 31-ft. tall, 1,779 sq. ft. duplex for construction of a new 3-story over basement, 25' tall, 4,644 sq. ft. duplex with 4 onsite parking spaces. 575 cy of cut and no fill is proposed.

Rationale: The subject site is a 3,106 sq. ft. lot located in an urban 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 designation by the certified Hermosa Beach Land Use Plan. There will be no 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. The applicant has proposed mitigation measures to protect tribal cultural resources, including notification of Native American tribes at least one month prior to ground disturbance and arranging for tribal representatives to monitor the excavation. Drainage will be directed from the new roof via downspouts to an onsite storm drain and runoff will be managed using a sump pump to direct treated overflow into the public storm drain. Best Management Practices, including erosion and runoff controls, will be implemented during the construction phase. 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. In addition, the proposed project will not prejudice the City of Hermosa Beach's ability to prepare a Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at its **April 12-14, 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 Hucklebridge
Executive Director

Chloe Seifert
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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March 29, 2023

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-23-0066-W**Applicants:** Teresa Hoover**Location:** 442 33rd Street, Hermosa Beach, Los Angeles County (APN: 4181-011-019)

Proposed Development: Demolish the entire existing roof, and construct a new sloping roof above a new 399 sq. ft. third floor addition to an existing two-story, 1,704 sq. ft. single-family residence. Install new exterior siding and cladding, reconfigure front and rear stairs, and remodel existing outdoor deck. Height of the structure would increase from 19.5 ft. to 29.5 ft.

Rationale: The project site is located on a developed 2,790 sq. ft. lot located 0.25 mile inland of the public beach, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned R-2 residential by the City and the proposed project conforms to the permitted use for the R-2 zone. While the project does not conform to height requirements for the R-2 zone as designated by the certified Hermosa Beach Land Use Plan (Appendix G, Table XIII), the proposed 30-ft-tall residence would not impact public coastal views in the area. Likewise, the proposed project will not reduce existing parking or restrict alley access. The proposed residence has a two-car garage and two unenclosed spaces, which is 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.

This waiver will not become effective until reported to the Commission at its **April 9-11, 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 three (3) 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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March 23, 2023

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. 5-21-0090-A1**

To: All Interested Parties
From: Dr. Kate Huckelbridge, Executive Director
Subject: Permit No. **5-21-0090** granted to **Robert Resnick** for:

Reconstruction of a 5,808 square foot 3rd floor in a commercial building and change the use from retail to a mix of bar/lounge, restaurant and retail on basement and ground floor and from retail to office on three upper levels.

Project Site: 301 Santa Monica Blvd, Santa Monica, Los Angeles County and 1355 3rd St. Promenade, Santa Monica, Los Angeles County (APN No. 4291-012-010)

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:

Modify the uses of an existing four story 29,996 square foot commercial building containing bar/lounge, restaurant, and retail uses to add office use on the basement level, to retain visitor serving uses on the ground floor, and to add retail use on the second, third, and fourth floors.

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

5-21-0090-A1

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 previously approved project – a mixed-use commercial building- is proposed to be revised to add office use to the basement level, and add retail uses to the second, third, and fourth floors. The first floor of the building will only contain visitor-serving uses (restaurant and general retail). The proposed mix of uses within the building would not significantly alter parking demand previously approved in CDP 5-21-0090 and would not result in any structural changes. The proposed uses to be added are consistent with the project site's Main Street Commercial designation, which allows both visitor-serving and office uses.

CDP No. 5-21-0090 was approved with three special conditions requiring: 1) Participation in a marine debris reduction program to reduce waste and single-use plastic foodware and packaging; 2) Implementation of the TDMP to ensure the project does not impact public access to the coast; and, 3) Adherence to the proposed TDMP and avoidance of all impacts to public access. No changes are proposed to any of the special conditions. All of the previously imposed conditions will remain in effect with the project as amended. With the special conditions imposed, the project as proposed to be amended is consistent with past Commission actions in the area, will remain consistent with the Chapter 3 policies of the Coastal Act, 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 Bailey Warren at the phone number provided above.

Original on File signed by:

Bailey Warren
Coastal Program Analyst
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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March 29, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT****Coastal Development Permit Amendment No. 5-19-0129-A1**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Coastal Development Permit No. **5-19-0129** granted to Katherine LaNasa & Grant Show for: Remodel and 987 sq. ft. addition to an existing 1,615 sq. ft. single family residence, demolition of an existing 456 sq. ft. detached garage, and construction of a new detached 688 sq. ft. accessory dwelling unit above a new 555 sq. ft. three-car garage on a 3,780 sq. ft. lot.

Project Site: 17 Jib St, Venice, Los Angeles (Los Angeles County) (APN: 4225-011-009)

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 project description: After-the-fact demolition of a 1,615 sq. ft. one-story single-family residence and construction of a 2,631 sq. ft., two-story single-family residence, demolition of an existing 456 sq. ft. detached garage, and construction of a new detached 528 sq. ft. accessory dwelling unit above a new 555 sq. ft. three-car garage on a 3,780 sq. ft. lot.

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).

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

Notice of Proposed Immaterial Permit Amendment 5-19-0129-A1

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):

A remodel and addition to the home at the subject site was approved by the City and the Commission pursuant to DIR-2017-3789-CDP-MEL-SPP and CDP 5-19-0129, respectively. However, the entirety of the home was demolished, and the work ceased to qualify as a remodel. On May 7, 2020, the City issued a stop work order. On July 7, 2022, the City issued the approval of the revised project, and no appeals were filed during the Commission's 20-working day appeal period of the local CDP (ZA-2021-406-CDP-SPP-MEL-ZV-ZAA/5-VEN-22-0060). No aspect of the new development approved pursuant to CDP 5-19-0129 (new single family residence, new garage, new ADU) has been constructed.

The proposed project will not materially change from the originally approved project, and is consistent with the building standards set forth in the certified Venice Land Use Plan and conditions of the underlying CDP. The proposed single-family home and ADU is consistent with the existing land use (Multiple Family Residential – Low Medium II) and the neighborhood character of the Marina Peninsula subarea. No change in building footprint, number of parking spaces, or intensity of use is permitted by this amendment. The proposed amendment will not result in adverse impacts to shoreline processes, public access or water quality. The proposed amendment will not prejudice the City's ability to prepare a certified Local Coastal Program that is in conformity with Chapter Three policies of the Coastal Act.

Notice of Proposed Immaterial Permit Amendment
5-19-0129-A1

The project was approved with two special conditions:

1. Compliance with resource agency requirements, and any changes required be reported to the Executive Director of the Coastal Commission to determine whether an amendment is required;
2. Construction Responsibilities and Debris Removal requirements.

No changes are proposed to any of the special conditions. All of the previously imposed special conditions will remain in effect with the project as amended. With the special conditions imposed, the project as proposed to be amended will remain consistent with the 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 Krysten Tomaier at the phone number provided above.

Original on File signed by:

Krysten Tomaier
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-23-0026 (Pacific Palisades Bowl Mobile Estates Slope Stabilization)

Issue Date: March 13, 2023

Permittee: Pacific Palisades Bowl Mobile Estates, LLC

Emergency Location: South-facing slope beneath units 1 through 5 of the Pacific Palisades Bowl Mobile Home Estates located at 16321 Pacific Coast Highway, Pacific Palisades, Los Angeles County (APN 4414-021-025).

Emergency Description: Hillside erosion adjacent to Pacific Coast Highway along the southwestern portion of the Pacific Palisades Bowl Mobile Home Estates, that could result in potential undermining and damage to five existing mobile homes.

Emergency Development: Installation of a ~6,000 square feet, ~250 linear feet, ~20 ft. high TECCO mesh system to the slope spanning the regions from Units 1 through 5 of the Pacific Palisades Bowl Mobile Estates, LLC. The project will also include ~3.3 cubic yards of grading. The TECCO mesh system will be vegetated with native plants or non-native drought-tolerant plants that are non-invasive.

Executive Director's Determination


The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence in the form of slope erosion which could potentially undermine structures 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 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.

Enclosure: ECDP Acceptance Form

cc: (via email):

Emergency CDP G-5-23-0026 (Pacific Palisades Bowl Mobile Estates Slope Stabilization)

DocuSigned by:

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03/13/2023

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 28, 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 identified in the Emergency Permit Application Form dated received in the Commission's South Coast District Office on March 1, 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. Prior to the completion of the work authorized by this permit, the applicant shall submit, for the Executive Director's review and approval, two (2) full sized sets of a planting plan prepared by an appropriately licensed professional that demonstrates the entirety of the TECCO mesh system will be vegetated with native plants or non-native drought-tolerant plants that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist. No plant species listed as a "noxious weed" by the State of California, or the U.S. Federal Government shall be utilized. All plants shall be low water use plants as identified by the California Department of Water Resources (See <https://cimis.water.ca.gov/Content/PDF/wucols00.pdf>). Irrigation shall be limited to use of temporary, above-ground irrigation only. No permanent irrigation shall be installed within the project area. Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or micro-spray irrigation systems may be used. Other water conservation measures shall be considered, such as weather-based irrigation controllers.
4. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by April 12, 2023).
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Los Angeles, 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.
6. 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.

7. 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, tsunamis, 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.
8. 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.
9. Within 30 days of ECDP issuance (i.e., by April 12, 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, unless additional time is authorized by the Executive Director for good cause, 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).

10. Failure to meet any of the applicable requirements of Condition 9 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.
11. 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.
12. 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.
13. 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.

14. 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.).
15. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be prohibited. 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.
16. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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

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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.

22. 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 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.
23. 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.
24. 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.
25. 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, (562) 590-5071.