

**CALIFORNIA COASTAL COMMISSION**

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



# TH11

**Prepared May 30, 2023 (for the June 08, 2023 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Steve Hudson, South Coast District Deputy Director  
**Subject:** **South Coast District Deputy Director's Report for Los Angeles County for June 2023**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions for the South Coast District Office are being reported to the Commission on June 08, 2023. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on June 8th.

With respect to the June 8th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on June 08, 2023 (see attached)**

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**Waivers**

- 5-23-0441-W, Marvin Braude Bike Trail Realignment (Playa del Rey)
- 5-23-0197-W, Detached ADU (Santa Monica)
- 5-23-0373-W, ADA Improvements (Long Beach)

**Immaterial Amendment**

- 5-14-0543-A1, Sohail LLC (Hermosa Beach)

**Extension**

- 5-19-0983-E2, 1828 Ocean Ave (Santa Monica)
- 5-19-0984-E2, 1921 Ocean Front Walk (Santa Monica)

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May 26, 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:** 5-23-0441-W

**Applicant:** Los Angeles County Public Works

**Location:** Marvin Braude Bike Trail at Dockweiler State Beach, Playa Del Rey, Los Angeles County (APN(s): 4117-001-902, 4117-001-904)

**Proposed Development:** To remove an approximately 1,170-foot-long portion of the Marvin Braude Bike Trail damaged by recent storms. The bike path will be realigned landward of the original path, toward South Marine Avenue, a service road located between the bluffs and the sandy beach. The proposed bike path width will be consistent with the existing width of 14 feet and will be approximately 980 feet long. The existing pedestrian path leading to the public restrooms will also be moved to the east to connect with the new bike path.

**Rationale:** The proposed project will repair and realign a portion of the Marvin Braude Bike Trail for public use. The total construction duration is approximately 6 weeks. The proposed project would not result in adverse impacts to public access. The proposed repairs and replacement of the existing pavement would allow for the continued use of a valuable public accessway. The bike trail provides a convenient way for residents and visitors to travel along the beach and helps the public to reach areas of the beach that are farther from public access points. Additionally, it serves as a continuous link to beaches in the region, and as a valuable low-cost visitor serving facility.

Due to the construction activities occurring on the bike path, access along the bike path will need to be closed during construction. However, construction will not result in a

**Coastal Development Permit Waiver**  
5-23-0441-W

major impact to public access, as the County has already provided a detour which minimizes the impacts of construction on public access. The public will be redirected from the bike path to Marine Avenue, a service road located just inland of the bike path. This detour allows bicyclists to pass through the project area without significant disruption. The applicant will also provide a construction staging plan that will identify the specific location of staging and equipment storage areas, areas where any debris and excavated soils are proposed to be temporarily stockpiled, and the access corridors to the project site. The concrete from the existing bike path will be discarded outside the Coastal Zone.

The proposed project includes construction on the sandy portion of the beach. To protect the marine and beach environment from construction debris, the applicant has proposed best management practices regarding debris removal, and prevention of polluted runoff. The applicant has also included in their best management practices a plan to avoid any negative impacts to native vegetation, as well as to place temporary silt fencing around all vegetation and dunes for the duration of construction.

The proposed work will occur in a location where there is a potential for pollutants to be discharged from the project site into coastal waters, which would result in an adverse effect on the marine environment. To reduce the potential for construction and post-construction related impacts on water quality, the applicant has proposed the appropriate storage, placement, and handling of construction material, debris, waste, and equipment to eliminate and minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices following construction.

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 June 7-8, 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Krysten Tomaier  
Coastal Program Analyst

cc: Commissioners/File

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May 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:** 5-23-0197-W**Applicant:** Work XYZ LP**Location:** 431 Marine Street, Santa Monica, Los Angeles County  
(APN: 4287-027-022)

**Proposed Development:** Construction of a two-story, 24 foot tall, 772 square foot, two-unit, detached accessory dwelling unit (ADU) structure above an existing 442 square foot surface parking area at the rear of the lot. The ADU structure will contain a 393 square foot unit and a 379 square foot unit. The existing seven parking spaces will be maintained and there are no proposed changes to the existing eleven-unit apartment building at the front of the property.

**Rationale:** The proposed project is located on a 7,513 square foot residential lot approximately 0.4 mile inland of the beach, within an urbanized neighborhood, and landward of the first public road parallel to the sea. The lot designated as Ocean Park Low Density Multiple Residential in the City of Santa Monica's Certified Land Use Plan. The proposed project will maintain the existing seven parking spaces required for the existing apartment building and no parking is required for the ADU; thus the development will not adversely impact public access to the coast. There are no public views to or along the coast from or adjacent to the project site, so visual resources will not be adversely impacted. The applicant will implement construction best management practices. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program that is consistent with the Chapter 3 Coastal Act policies, will not adversely impact coastal access, coastal resources, public recreation or coastal views, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its June 7-9, 2023 meeting and the site of the proposed development has been appropriately noticed,

**Coastal Development Permit De Minimis Waiver**  
5-23-0197-W

pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director  
cc: Commissioners/File

Bailey Warren  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



May 19, 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:** 5-23-0373-W**Applicant:** Navy Yacht Club Long Beach**Location:** 223 N. Marina Drive, Long Beach, Los Angeles County  
(APN: 7242-014-900)**Proposed Development:** Add 48 sq. ft. of ADA-accessible kitchen space and wheelchair access ramp to the existing 260 sq. ft. yacht clubhouse.

**Rationale:** The proposed project is located on public tidelands at the Alamitos Bay Marina in southeast Long Beach on the inland side of an eight-foot-wide public waterfront walkway that runs along the seawall between Basins One and Two in the Alamitos Bay Marina. The proposed kitchen addition would be located southeast of the Navy Yacht Club Long Beach (NYCLB), an existing private recreational boating association, which leases the clubhouse property from the City of Long Beach, and is for use by members and guests of NYCLB. The adjacent facilities on the mole include a fueling dock, sewer pump-out, small public park with picnic tables, and public parking area with 24 parking spaces. The proposed project does not include any changes to the parking lot management or configuration. Approximately 40 feet of the adjacent public walkway will be blocked during construction for public safety (2-3 weeks), and all public areas will reopen daily after 4 pm until construction is complete. The proposed project will not interfere with future public use of the walkway that exists between the marina's seawall and the leased clubhouse property. As designed to capture drainage off the roof, there will be no adverse impacts of stormwater runoff into public areas or the bay. The NYCLB has acknowledged the potential of sea level rise to impact the development and will remove the patio cover if it is damaged in the future due to rising sea level or coastal hazards. The proposed project is situated on Tidelands within the Commission's original development permit jurisdiction and has been approved by the City of Long Beach Planning Bureau, and will not: (a) obstruct public views to or along the coast; (b) adversely impact public access to and use of the water; (c) adversely impact public recreational use of a public park or beach; or (d) otherwise adversely affect recreation, access or the visual resources of the coast. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals and will not prejudice the City's ability to implement its LCP in areas adjacent to the Tidelands.

## Coastal Development Permit Waiver

5-23-0373-W

This waiver will not become effective until reported to the Commission at its **June 7- 8, 2023** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The 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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May 23, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **5-14-0543-A1****To:** All Interested Parties**From:** Kate Hucklebridge, Executive Director**Subject:** Permit No. **5-14-0543** granted to **Five Corners LLC** for:

Demolition of an existing two-unit apartment structure and restaurant and construction of a 30' high three-story over subterranean parking structure with three apartment units and a ground floor commercial space

**Project Site:** 2700 Manhattan Ave., Hermosa Beach, Los Angeles County  
(APN: 4181-023-002)

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):

Modify the existing driveway approach to the subterranean garage by removing 8 ft.-6 in. of existing guardrails and widening the driveway approach by approximately 22%. One commercial parking space will be removed.

**FINDINGS**

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

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive

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

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

5-14-0543-A1

director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

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

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

The Commission approved a three-story structure with three apartment units, a 1,123 sq. ft. ground floor commercial space, and subterranean parking garage with eight residential parking spaces at the subject site pursuant to CDP 5-14-0543. The previously approved project is proposed to be revised to widen the existing driveway approach to the subterranean garage. The modification will result in the loss of one commercial parking space. Currently there are eight subterranean parking spaces for the three apartment units (two tandem spaces per unit plus two guest spaces), which is consistent with City requirements and Commission standards. Six commercial parking spaces are currently provided on the ground floor, which exceeds City requirements (three spaces) and previous Commission parking guidelines (one space per 225 sq. ft. of gross floor area for general retail, or five spaces for the approved commercial space). The residential parking spaces will not be affected by the proposed modification. As such, the loss of one commercial parking space will not negatively impact parking in the area.

The proposed project will not materially change from the originally approved project and is consistent with the building standards set forth in the certified Hermosa Beach Land Use Plan and conditions of the underlying CDP. The approved structure is consistent with the existing land use (C-1 - Neighborhood Commercial) and the neighborhood character of the area. No change in building footprint 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**  
5-14-0543-A1

The project was approved with one special condition:

**1. Approved Development and Use.** The approved development is a three-unit apartment structure with a ground level commercial space classified and operated as a food store or retail store. Should the applicant or a future owner or lessee of the property propose to change the use of the ground floor space into a restaurant, an amendment to this permit shall be required.

No changes are proposed to the special condition. The previously imposed special condition will remain in effect with the project as amended. With the special condition 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.

Krysten Tomaier  
Coastal Program Analyst

cc: Commissioners/File

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May 25, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that NXT2 Shutters, LLC has applied for a one-year extension of 5-19-0983 granted by the California Coastal Commission on July 10, 2020

for: Construction of an 81,630 sq. ft., 5-story mixed-use building with 83 apartment units including 16 affordable units for low-income households, a corner café, and a 105,995 sq. ft. 2 level 273 parking space subterranean garage on an existing parking lot.

at: 1828 Ocean Ave, Santa Monica, Los Angeles County (APN(s): 4290-020-045, 4290020041)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Bailey Warren  
Coastal Program Analyst

cc: Commissioners/File

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May 25, 2023

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that NTX2 Beach, LLC has applied for a one-year extension of 5-19-0984 granted by the California Coastal Commission on July 10, 2020.

for: Construction of a 5-story, 47-foot high, 34,750 square foot residential/commercial mixed-use development consisting of 22 market-rate residential units, 3,574 square feet of ground floor commercial space, and a two-level partial subterranean parking garage with 56 parking spaces on a 23,258 square foot vacant beach front lot.

at: 1920 Ocean Front Walk Santa Monica, Los Angeles County

1921 Ocean Front Walk Santa Monica, Los Angeles County (APN: 4289025005)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Bailey Warren  
Coastal Program Analyst

cc: Commissioners/File