

**CALIFORNIA COASTAL COMMISSION**

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# W7a

## ADDENDUM

DATE: November 12, 2024

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W7a, CDP APPLICATION NO. 5-24-0218 FOR THE COMMISSION MEETING ON November 13, 2024.**

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This addendum is designed to achieve the following objectives. First, the addendum adds a new special condition to require the applicant to submit an Adjacent Structures Monitoring Plan to address and minimize the impacts of construction activities on nearby facilities. The addendum adds minor modifications to the staff report to include findings on proposed mitigation of impacts to nearby historic structures and biological resources located within the Heal the Bay Aquarium. These modifications do not change staff's recommendation of Approval with Conditions.

### I. MODIFICATIONS TO STAFF RECCOMENDATIONS AND FINDINGS

The following changes and modifications are made to the staff report dated October 23, 2024 to add further protections to the proposed Adjacent Structure Monitoring Plan. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

- a) Add a new Special Condition 7 on Page 9 as follows:

**7. Adjacent Structure Monitoring Plan.** PRIOR TO COMMENCEMENT, the applicant shall submit an Adjacent Structure Monitoring Plan to safeguard adjacent biological resources contained within the Heal the Bay Aquarium, and to protect other adjacent historical structures, during construction from damage due to vibration, demolition, excavation, and general construction activities and to mitigate the possibility of settlement due to the removal of soil.

- A. The Monitoring Plan shall define protective measures specific to individual biological resources; assign monitoring responsibilities; provide for installation

and maintenance of construction fencing for screening and security; and ensure safe public circulation and access during construction. Any protective measures shall be designed and installed in such a way that they are completely reversible with no impacts on historic or biological resources. As part of the Monitoring Plan, prior to construction the project site and adjacent historic resources will be photographed to record their existing preconstruction condition and character-defining features to be kept on file with the publicly accessible property records at the City of Santa Monica.

- B. The Monitoring Plan shall be prepared by a qualified and California-licensed Professional Engineer who is approved by the City of Santa Monica. The Monitoring Plan shall be developed in conjunction with a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards in their respective field(s), pursuant to 36 CFR 61. All monitoring shall be conducted to the extent allowed by the property owners.
- C. The Monitoring Plan shall include performance standards that specify:
- i. All new construction work will be performed so that adjacent buildings and resources, including Heal the Bay Aquarium, will not be adversely affected.
  - ii. A qualified and California-licensed Professional Engineer will develop monitoring recommendations, based on preconstruction surveys and photo documentation of existing conditions of adjacent historic resources. Monitoring may include the use of vibration monitors, elevation and lateral monitoring points, crack monitors, or other instrumentation determined necessary to protect adjacent buildings and structures from construction-related damage.
  - iii. Vertical and horizontal movement will be determined by a California-licensed land surveyor or qualified professional engineer, and vibration thresholds will be established and maintained to levels below that which could damage adjacent buildings. If thresholds of the .2 peak particle velocity are met/exceeded, or if noticeable structural damage becomes evident to the project contractor, work shall stop until feasible steps to reduce vibratory levels have been undertaken and minimization measures have been implemented to stabilize adjacent building and prevent construction-related damage. Any damage to historic finish materials at nearby buildings shall be repaired in consultation with the affected property owner and a qualified preservation consultant and, if warranted, in a manner that meets the Secretary of the Interior's Standards.
  - iv. If necessary, as determined by a California-licensed Professional Engineer, a shoring plan shall be developed to protect adjacent biological resources, and historic structures, from excavation or general construction procedures. The shoring plan will be developed by the contractor and submitted to the City of Santa Monica for review.
- D. BY ACCEPTANCE OF THIS PERMIT, the permittee agrees to 1) notify Heal The Bay Aquarium staff of construction start times, potential outages, spill, leak, or disaster that prevents access to the facility, creates an unsafe work

environment, or requires operational closure etc. at the earliest possible time and 2) continue to coordinate and meet with Heal the Bay Aquarium staff throughout construction.

- b) Add the following language to the second full paragraph on Page 14:

Proposed palm trees would replace all removed trees, resulting in no loss of potential bird nesting habitat.

The proposed project is located adjacent to the Heal the Bay Aquarium, a small marine education facility that hosts over 100 local species (including the critically endangered giant black sea bass) and provides daily educational programming to the public and K-12 students across Los Angeles County, including Title 1 schools. Construction activities that would occur in the area as a result of the project have the potential to generate low levels of ground-borne vibration. Construction equipment anticipated to be used as part of the project and the relative distances to the closest noise sensitive receptor (which in this case would be the closest vibration sensitive receptor) are referenced in Table 3.2-6 of the Final EIR. The closest phase of construction that would include vibration intensive construction equipment would be the removal of the existing stairs, which at its closest would be within 20 feet of the Pier Bridge. This phase of construction would include the use of a jackhammer. The City's Final EIR determined that at the respective closest distances (20 and 30 feet) vibration levels for a jackhammer and a caisson drill would be 0.05 and 0.07 peak particle velocity (ppv), which is below the impact criteria of 0.2 ppv. However, even low levels of vibrations could have the unintended impact of disturbing species within the Aquarium. To address this concern, the City, in its Final EIR, identified a mitigation measure to develop an Adjacent Structure Monitoring Plan and Shoring Plan, identified as Measure CR-3. Measure CR-3 would require the contractor to document structure conditions (photos and video) before, during, and after construction to ensure construction activities would not result in damage to adjacent historic buildings, including the Aquarium, the Looff's Hippodrome and the buildings located at 1619 Ocean Front Walk. To ensure that nearby historic structures and biological species within the Aquarium are adequately protected, the Commission imposes **Special Condition 7** to require submittal of the Adjacent Structures monitoring plan prior to commencement of construction.