

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
(562) 590-5071 FAX  
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# W12

**Prepared June 03, 2024 (for the June 12, 2024 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 2024**

The following coastal development permit (CDP) waivers, CDP extensions, and immaterial CDP amendments for the South Coast District Office are being reported to the Commission on June 12, 2024. 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 12th.

With respect to the June 12th 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 12, 2024 (see attached)**

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**Waivers**

- 5-23-0381-W, New Duplex (Hermosa Beach)
- 5-23-0853-W, New Fiber Optic Cables for SR 27 (City of Los Angeles)
- 5-23-0885-W, Repair/Maintain SFR, New Residential Unit, New ADU (Santa Monica)
- 5-24-0097-W, New ADU (Playa Del Rey)
- 5-24-0126-W, New ADU (Playa Del Rey)
- 5-24-0127-W, New ADU (Playa Del Rey)
- 5-24-0141-W, Trash Interceptor (Playa Del Rey)
- 5-24-0280-W, New Roof Structure for SFR (Hermosa Beach)
- 5-24-0284-W, Convert Department Store to Health Club (Santa Monica)
- 5-24-0312-W, Laundry Room Conversion in Existing Hotel (Santa Monica)

**CDP Extensions**

- 5-19-0977-E2, Davies Launch Ramp Improvements (Long Beach)
- 5-19-0983-E3, New Mixed-Use Structure (Santa Monica)
- 5-19-0984-E3, New Mixed-Use Structure (Santa Monica)
- 5-21-0139-E1, Miramar Hotel Project (Santa Monica)
- 5-21-0785-E1, 100% Affordable Housing Project (Santa Monica)

**Immaterial Amendment**

- 5-02-138-A1, 112 Culver Blvd. (Playa Del Rey)

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May 30, 2024

## 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:** 5-23-0381-W**Applicant:** Kent McKeown**Location:** 414 Monterey Blvd, Hermosa Beach, Los Angeles County (APN: 4188019066)

**Proposed Development:** Demolition of an existing duplex consisting of one 36 ft. tall, 1,692 sq. ft. unit and one 24 ft. tall, 656 sq. ft. unit. Construction of a new 5-story, 30 ft. tall, 8,554 sq. ft. structure consisting of one 1,921 sq. ft. unit, one 5,198 sq. ft. unit, a 2,218 sq. ft. basement including a 1,435 sq. ft. 4 car garage, and a 753 sq. ft. sub-basement. There is 1,680 cu. yds. of cut and no fill associated with the basement and sub-basement. Additionally, there is 244 sq. ft. of landscaping proposed.

**Rationale:** The project site is located on a developed 3,581 sq. ft. residential lot located 0.2 miles inland from the first public road parallel to the sea and is in an urbanized residential neighborhood. The subject lot is designated as R-3 and allows for "multiple dwellings" per the certified LUP and the uncertified City zoning ordinance. The proposed replacement of a duplex with a new duplex would not constitute a loss of existing housing units. The project conforms with the setback and height requirements established in the certified LUP and does not establish a new pattern of development in the area. In addition to the 4-car garage on site, an additional 2 guest parking spaces are proposed for a total of 6 parking spaces and thus would not adversely impact public access in the area. The applicant also proposes to comply with Commission's Tribal Consultation policies for ground disturbance activities associated with the proposed basement and sub-basement. The proposed landscaping will consist only of low water-use, non-invasive plants. 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 3 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.

**Coastal Development Permit De Minimis Waiver**  
5-23-0381-W

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** 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.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Amrita Spencer, for Elishebah Tate-Pulliam  
Coastal Program Analyst

cc: Commissioners/File

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May 13<sup>th</sup>, 2024

## 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:** 5-23-0853-W

**Applicant:** California Department of Technology (CDT)

**Agent:** California Department of Transportation (Caltrans)

**Location:** State Route 27 Post Mile 2.6 to 3.45 (approximately 0.9 miles) in the City of Los Angeles

**Proposed Development:** Installation of broadband fiber optic cable, including one 2" high density polyethylene conduit, and 3 subterranean pull vaults (30" x 48" x 36") in pavement along State Route 27 within the Caltrans right-of-way. The proposed vaults will be installed flush to existing grade.

**Rationale:** The project would occur within the existing Caltrans' right-of-way roadway prism, and new development would be installed entirely under road pavement except for some disturbance of unpaved highway shoulders. Project construction is anticipated to occur during the night between Sunday through Thursday, starting between 6PM to 8PM and ending between 4 to 6AM. The hours will vary depending on the season. The construction schedule is designed to minimize traffic impacts during high volume/peak traffic periods and noise impacts to biological resources. Closures will be limited to one lane or shoulder and no full closures are anticipated. Flaggers will be present to direct traffic as part of the traffic management plan. All work will remain within the paved roadway of this segment. The anticipated number of working days to complete the project is 100-120. The

## Coastal Development Permit De Minimis Waiver

5-23-0853-W

proposed project will not change the current use of the land or otherwise intensify the use of the property.

In addition, the proposed project includes appropriate construction best management practices and water quality impact avoidance measure to ensure erosion is minimized. All staging will occur on previously disturbed areas within the right-of-way so as to not impact adjacent vegetated areas and public access areas. No cultural resources have been identified within the project limits, thus, the proposed project will not adversely affect coastal resources, including visual resources, water quality, biological resources, cultural resources or public access and is consistent with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its June 2024 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.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Kendall Hines  
Broadband Specialist

cc: Commissioners/File

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May 30, 2024

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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**Waiver:** 5-23-0885-W**Applicant:** Work XYZ LP**Location:** 2525 4th St, Santa Monica, Los Angeles County (APN: 4287007001)

**Proposed Development:** Repair and maintenance of an existing one-story, 15 ft.-6 in. tall, 1,356 sq. ft., single-family residence with a 212 sq. ft. basement that will not result in additional square footage or building height. Construction of a new 2-story, 22 ft.-1in. tall structure consisting of one 986 sq. ft. residential unit on the ground level and one 758 sq. ft. ADU on the second story. Construction of a new 363 sq. ft. ADU above an existing 333 sq. ft., 2-car garage resulting in a 22 ft.-8 in. tall structure. At the conclusion of the project there will be one single family residence, 1 residential unit, and 2 ADUs on site. The applicant proposes to provide one additional parking space on site for a total of 3 parking spaces. There is an existing 912 sq. ft. of landscaping on site that will remain, and an additional 425 sq. ft. of landscaping proposed for a total of 1,337 sq. ft. of landscaped area on site. No grading or fill is proposed.

**Rationale:** The project site is located on a developed 5,583 sq. ft. residential lot located approximately 0.33 miles inland from the first public road parallel to the sea and is in an urbanized residential neighborhood. The lot designated as Ocean Park Low Density Multiple Residential in the City of Santa Monica's Certified Land Use Plan. The project would result in 4 total units. The project conforms with the height requirements established in the certified LUP and the new residential unit received approval from for a reduced setback from the City of Santa Monica via a Approval in Concept dated 9/27/23 and 9/28/23 does not establish a new pattern of development in the area. The project is located within an AB 2097 zone, so no new parking can be required for the project. However, the applicant is proposing to maintain the 2-car garage and add one additional parking space for a total of 3 parking spaces. Moreover, the project site is within a half mile of a major transit station, so public access is not anticipated to be

**Coastal Development Permit De Minimis Waiver**  
5-23-0885-W

adversely impacted. The proposed landscaping is consistent with the City of Santa Monica's requirements for low-water use, noninvasive plantings. 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 3 policies of the Coastal Act. In addition, the proposed project will not prejudice the City of Santa Monica'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 **June 12-14, 2024** 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.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Amrita Spencer, for Elishebah Tate-Pulliam  
Coastal Program Analyst

cc: Commissioners/File



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May 29, 2024

**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:** 5-24-0097-W**Applicant:** Daniels Family Trust**Location:** 114 and 112 E. Rees Street, Playa Del Rey, City of Los Angeles, Los Angeles County (APN: 4116-033-019)**Proposed Development:** Construction of a new, 370 sq. ft. accessory dwelling unit (ADU) over an existing, one-story garage attached to an existing, two-story, 18-ft. tall, 1,872 sq. ft. duplex on a 2,551 sq. ft. lot. The project will result in a 2,242 sq. ft. multi-family residence with no change in the maximum 18-ft. height onsite. Two parking spaces will be retained onsite. No grading is proposed.**Rationale:** The project site is located approximately 150 ft. east of the inland extent of the beach in the Playa Del Rey community of the City of Los Angeles. The subject site is not between the first public road and the sea. The lot is zoned R3-1, "Multiple Dwelling" by the City's uncertified Zoning Code, which allows a maximum of three dwelling units on the subject lot. The existing duplex was constructed in 1956 prior to enactment of the Coastal Act. The lot is located in the Commission's Retained Permit Jurisdiction and only requires a coastal development permit from the Coastal Commission. The proposed ADU will not result in a loss of parking spaces and will maintain separate ingress/egress from the duplex. No remodel or additions are proposed to the duplex beyond the construction of the new, 380 sq. ft. ADU above the existing garage. The proposed development will not adversely impact coastal resources, will not prejudice the City's ability to prepare a certified Local Coastal Program, 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 12-14, 2024** 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.

Kate Huckelbridge, PhD  
Executive Director

Chloe Seifert  
Coastal Program Analyst

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May 29, 2024

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

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**Waiver:** 5-24-0126-W**Applicant:** Daniels Family Trust**Location:** 125 and 127 E. Fowling Street, Playa Del Rey, City of Los Angeles, Los Angeles County (APN: 4116-032-024)**Proposed Development:** Construction of a new, 380 sq. ft. accessory dwelling unit (ADU) over an existing, one-story garage attached to an existing, two-story, 18-ft. tall, 1,872 sq. ft. duplex on a 2,684 sq. ft. lot. The project will result in a 2,252 sq. ft. multi-family residence with no change in the maximum 18-ft. height onsite. Two parking spaces will be retained onsite. No grading is proposed.**Rationale:** The project site is located approximately 350 ft. east of the inland extent of the beach in the Playa Del Rey community of the City of Los Angeles. The subject site is not between the first public road and the sea. The lot is zoned R3-1, "Multiple Dwelling" by the City's uncertified Zoning Code, which allows a maximum of three dwelling units on the subject lot. The existing duplex was constructed in 1956 prior to enactment of the Coastal Act. The lot is located in the Commission's Retained Permit Jurisdiction and only requires a coastal development permit from the Coastal Commission. The proposed ADU will not result in a loss of parking spaces and will maintain separate ingress/egress from the duplex. No remodel or additions are proposed to the duplex beyond the construction of the new, 380 sq. ft. ADU above the existing garage. The proposed development will not adversely impact coastal resources, will not prejudice the City's ability to prepare a certified Local Coastal Program, 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 12-14, 2024** 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.

Kate Huckelbridge, PhD  
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Chloe Seifert  
Coastal Program Analyst

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May 29, 2024

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

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**Waiver:** 5-24-0127-W**Applicant:** Daniels Family Trust**Location:** 124 and 126 E. Montreal Street, Playa Del Rey, City of Los Angeles, Los Angeles County (APN: 4116-032-016)**Proposed Development:** Construction of a new, 370 sq. ft. accessory dwelling unit (ADU) over an existing, one-story garage attached to an existing, two-story, 18-ft. tall, 1,872 sq. ft. duplex on a 2,467 sq. ft. lot. The project will result in a 2,242 sq. ft. multi-family residence with no change in the maximum 18-ft. height onsite. Two parking spaces will be retained onsite. No grading is proposed.**Rationale:** The project site is located approximately 400 ft. east of the inland extent of the beach in the Playa Del Rey community of the City of Los Angeles. The subject site is not between the first public road and the sea. The lot is zoned R3-1, "Multiple Dwelling" by the City's uncertified Zoning Code, which allows a maximum of three dwelling units on the subject lot. The existing duplex was constructed in 1956 prior to enactment of the Coastal Act. The lot is located in the Commission's Retained Permit Jurisdiction and only requires a coastal development permit from the Coastal Commission. The proposed ADU will not result in a loss of parking spaces and will maintain separate ingress/egress from the duplex. No remodel or additions are proposed to the duplex beyond the construction of the new, 380 sq. ft. ADU above the existing garage. The proposed development will not adversely impact coastal resources, will not prejudice the City's ability to prepare a certified Local Coastal Program, 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 12-14, 2024** 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.

Kate Huckelbridge, PhD  
Executive Director

Chloe Seifert  
Coastal Program Analyst

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May 10, 2024

## 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:** 5-24-0141-W**Applicant:** Los Angeles County Public Works**Location:** 6201 Pacific Ave, Playa Del Rey, Los Angeles County (APN: 4116035900)

**Proposed Development:** Continued deployment of a floating, automated trash interceptor system that is fully solar powered near the mouth of the Ballona Creek. The system will be moored to the Ballona Creek North and South Jetties and will be in-place maximum of 1 year to allow for the conclusion of the pilot program. The applicant proposes to make the pilot study information publicly available following data analysis by Summer 2025. Additionally, following data analysis the applicant proposes to return to the Commission for considerations for prolonged deployment for continued trash/debris collection should the pilot study data support the feasibility and usefulness of the interceptor system for trash/debris removal

**Rationale:** The project site is located in the City of Los Angeles, between the communities of Marina del Rey and Playa del Rey, approximately 1.5 miles west of Pacific Coast Highway and 0.5 mile east of the Santa Monica Bay. The project site is characterized by a wide, concrete embankment of Ballona Creek channel trending from east-northeast (upstream) toward the west-southwest (downstream). The location is zoned Open Space (OS-1XL) by the City of Los Angeles Municipal Code. The project will deploy a floating, automated trash interceptor system near the mouth of Ballona Creek where it enters the Pacific Ocean. The purpose of the pilot project is to test the efficiency of the system in capturing and collecting floating trash and debris in Ballona Creek and preventing it from entering and polluting the ocean. The system is composed of a steel catamaran hull, trash boom barriers that extend off the vessel to guide trash and marine debris onto a low-speed conveyor built on the vessel, and a shuttle that distributes trash into six trash receptacles located at the top of the barge. When the trash receptacles are almost full, an

**Coastal Development Permit De Minimis Waiver**  
5-24-0141-W

automatic message will be sent to local operators to remove the waste and bring it to a solid waste facility, outside the Coastal Zone. The system will be approximately 25.9 feet wide x 77.6 feet long x 19.4 feet high. The project would not adversely impact public access in the area. The applicant has submitted information demonstrating that since the initial deployment in October 2022 over 124 tons of trash and debris has been collected. The applicant has also submitted information demonstrating that the system has not lead to bycatch in the area with the only 6 animals being collected and believed to be deceased prior to entering the interceptor system. Additionally, the applicant has submitted evidence that the system is not significantly adding to noise or light pollution in the area. Further, the results from the pilot study are anticipated to become publicly available by Summer 2025. At the conclusion of the proposed deployment and upon analysis of the data collected during the pilot program, the applicant proposes to return to the Commission to explore options for prolonged operation. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its June 2024 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.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Elishebah Tate-Pulliam  
Coastal Program Analyst

cc: Commissioners/File

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May 29, 2024

## **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:** 5-24-0280-W**Applicant:** Abed & Ayman Harb**Location:** 124 Lyndon St, Hermosa Beach, Los Angeles County (APN: 4188015041)

**Proposed Development:** To remove and replace the existing roof on a two single family residence with an accessory dwelling unit. The new framing and insulation will increase the total building height by 2 inches.

**Rationale:** The site is located in an urbanized neighborhood seaward of the first public road closest to the beach. The lot is zoned as Residential Professional (R-P) in the Hermosa Beach certified Land Use Plan (LUP) and conforms to the permitted uses. The new roof height of 21 feet 2 inches is within the allowed maximum building height of 30 feet. The proposed development will not adversely impact coastal resources, public access, views, 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 12-14, 2024** 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

Janet Torres, PhD  
Coastal Program Analyst

cc: Commissioners/File

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**Coastal Development Permit De Minimis Waiver Coastal Act  
Section 30624.7**

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**Waiver:** 5-24-0284-W**Applicant:** Maerich SMP, LP**Location:** 395 Santa Monica Place, Santa Monica, Los Angeles County (APN: 4291026023)**Proposed Development:** Conversion of the first floor of an existing retail department store, Bloomingdale's, to a health club, Club Studio, in an existing three-story, 85-ft. tall, 1,560,000 sq. ft. shopping mall. No additions or grading are proposed.

**Rationale:** The subject site is a 9.9-acre lot located roughly 900 ft. inland of the sandy beach. The site is designated Downtown Commercial by the certified City of Santa Monica Land Use Plan and zoned as C3 "Downtown Commercial" by the City's uncertified Municipal Code. The applicant's consultant submitted a parking demand study with occupancy data showing that the existing 2,207 off-street parking spaces have exceeded demand by at least 200 spaces during July and December. These months reflect peak mall patronage in the days before Christmas and peak parking structure use for beach access (both of which translate to a need for parking spaces). Additionally, the submitted study indicates that health clubs typically generate peak parking demand in January and February. This would occur after the winter holiday season and outside of the overall mall's peak parking demand months. As such, the proposed conversion is unlikely to increase net parking demand onsite beyond the mall's existing parking capacity. 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 proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program that is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** 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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SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4325  
PHONE (562) 590-5071



May 30, 2024

## 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:** 5-24-0312-W**Applicant:** Ocean Avenue Properties LLC**Location:** 28 Arcadia Terrace, Santa Monica, Los Angeles County (APN: 4290-018-015)**Proposed Development:** Convert an existing laundry room back to a guestroom within an existing hotel.

**Rationale:** The project site is a 3,330 sq. ft. commercial lot located 400 ft. inland of the public beach. The City's certified LUP designates the project site as Medium Density Multiple Family Residential, but the existing hotel is a legal non-conforming lodging use. The proposed development was approved in concept by the City's Planning Division on March 25, 2024. The existing laundry room was once a guestroom, which is evidenced by its symmetrical layout to the other guestroom immediately next to it. The laundry equipment was simply placed in the room without altering the layout. Therefore, the current proposal to convert the laundry room back to a guestroom would not change the overall intensity of the lodging use. Furthermore, no additional changes to the hotel are proposed. Therefore, the project will not adversely impact public access to the coast. The proposed development is compatible with the character of the surrounding area and does not have any adverse impacts on visual or coastal resources, public access, or public recreation opportunities. The project is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act, and will not prejudice the City's ability to prepare a certified Local Coastal Program that is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** 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



**CALIFORNIA COASTAL COMMISSION**

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WWW.COASTAL.CA.GOV



May 29, 2024

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

Notice is hereby given that City of Long Beach, Department of Public Works has applied for a second one-year extension (5-19-0977-E2) of 5-19-0977 granted by the California Coastal Commission on May 13, 2021.

for: Replace a 16,960 sf. boat launch ramp with new ramp of same size; demolish a 680 sf. restroom and construct a 506 sf. restroom; remove a 4,320 sf. timber dock system including 13 14-in. diameter piles and install same size concrete dock system with 12 24-in. piles 10 ft. seaward of the existing location; implement eelgrass mitigation adjacent to project area; relocate the entrance gate; add or upgrade the boat wash station, install drainage and sewage pumpout stations, install fire suppression system, re-stripe parking lot (add 5 parking spaces), install fish cleaning station, upgrade signage, and trash facilities; and repair rip rap.

at: 6204 Marina Dr, Long Beach, Los Angeles County (APN: 7242005900)

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

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

Jeffrey Palm  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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VOICE (562) 590-5071



May 20, 2024

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

Notice is hereby given that NXT2 Shutters PropCo, LLC has applied for a third one-year extension (5-19-0983-E3) 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 very-low income households, a corner cafe 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 (APNs: 4290-020-045, 4290-020-041)

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

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

Jennifer Doyle  
Coastal Program Analyst

cc: Commissioners/File

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VOICE (562) 590-5071



May 20, 2024

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

Notice is hereby given that NXT2 Beach PropCo, LLC has applied for a third one-year extension (5-19-0984-E3) 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: 1920-1921 Ocean Front Walk, Santa Monica, Los Angeles County (APN: 4289-025-005)

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

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

Jennifer Doyle  
Coastal Program Analyst

cc: Commissioners/File

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May 29, 2024

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

Notice is hereby given that Ocean Avenue, LLC has applied for a one-year extension of Coastal Development Permit No. 5-21-0139 granted by the California Coastal Commission on March 10, 2022.

For: Redevelopment of an existing, up to 105-ft. tall, 262,284 sq. ft., luxury hotel with 301 hotel rooms and 103 onsite parking spaces, resulting in a new, up to 130-ft. tall, 502,157 sq. ft., mixed-use development with 312 hotel rooms, 60 condominium units, 6,600 sq. ft. of retail space, four café/restaurants, and 428 onsite parking spaces on a 4.5 acre lot. Grading includes 131,075 cy. of cut and 3,375 cy. of fill. The applicant also requests approval of a development agreement.

At: 1133 Ocean Avenue, Santa Monica, Los Angeles County (APN: 429-202-8001)

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,

Dr. Kate Huckelbridge  
Executive Director

cc: Commissioners/File

Chloe Seifert  
Coastal Program Analyst

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May 29, 2024

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

Notice is hereby given that Ocean Avenue, LLC and Community Corporation of Santa Monica has applied for a one-year extension of Coastal Development Permit No. 5-21-0785 granted by the California Coastal Commission on March 10, 2022.

For: At: 1127 and 1129 Second St., Santa Monica, Los Angeles County (APNs: 429-202-1009 and 429-202-1010)

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,

Dr. Kate Huckelbridge  
Executive Director

Chloe Seifert  
Coastal Program Analyst

cc: Commissioners/File

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May 29, 2024

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **5-02-138-A1**

**To:** All Interested Parties

**From:** Dr. Kate Huckelbridge, Executive Director

**Subject:** Permit Number **5-02-138** issued to **The Seaside Living Trust, U/A dated November 23, 2015** for demolition of an existing duplex and construction of a new, three-story, 37-ft. tall, 3,201 sq. ft. duplex with a 687 sq. ft. four-car garage on a 2,170 sq. ft. lot.

**Project Site:** 112 and 116 E. Culver Boulevard, Playa Del Rey, City of Los Angeles, Los Angeles County (APN: 4116-032-002)

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:

Amend Special Condition 1 to include an exception to the 37-ft. height limit and allow the construction of a 96 sq. ft., 40.5-ft. tall glass elevator; see **Exhibit A** for proposed revisions. The project also includes remodel of the existing duplex, enclosure of a 40 sq. ft. balcony, and conversion of a 36 sq. ft. bedroom into an unenclosed balcony. This will result in a 6 sq. ft. net habitable interior addition, with alteration of less than 50% of each major structural component.

**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).

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

## **AMENDMENT TO COASTAL DEVELOPMENT PERMIT**

Coastal Development Permit Amendment No. 5-02-138-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 reasons:

The tenants of the existing duplex are no longer able to access the rooftop deck via stairs and require an elevator for wheelchair accessibility. The proposed elevator would be sited in the center of the building to minimize visibility and avoid any significant increase in mass and scale. The upper elevator shaft has also been designed to minimize height increases to the greatest extent feasible. Special Condition 1 of the underlying permit allowed roof railings with "an open design" to exceed the 37-ft. maximum height by up to 36 inches. The proposed 96 sq. ft. elevator structure would exceed the maximum height by 42 inches at its peak, but all portions located above the roofline would utilize clear, bird-safe glass to mimic the "open design" allowed for roof railings. The Commission's findings for the underlying permit indicate that the 37-ft. height limit for the building was necessary to protect community character based on the range of 20 to 37-ft. tall residences surrounding the project site. However, there are no public views that would be impacted. Additionally, the proposed section of glass elevator shaft proposed to extend above the existing roofline is relatively small and not visible from most public viewpoints. Thus, the proposed elevator would not impact the character of the area. The proposed elevator is a reasonable accommodation for tenants requesting wheelchair accessibility for use of the rooftop deck (which is also accessible to other tenants) and the proposal is consistent with the intent of the Commission's action on the underlying permit. The applicant has proposed the use of glass designed to minimize the risk of bird-strikes, such as Ornilux™. The project also includes remodel of the existing

## AMENDMENT TO COASTAL DEVELOPMENT PERMIT

Coastal Development Permit Amendment No. 5-02-138-A1

duplex, enclosure of a 40 sq. ft. balcony, and conversion of a 36 sq. ft. bedroom into an unenclosed balcony. This will result in a 6 sq. ft. net habitable interior addition, with alteration of less than 50% of each major structural component.

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 Chloe Seifert at [chloe.seifert@coastal.ca.gov](mailto:chloe.seifert@coastal.ca.gov) or (562) 590-5071.

Chloe Seifert  
Coastal Program Analyst

### EXHIBIT A – Standard and Special Conditions pursuant to CDP No. 5-02-138 through CDP Amendment No. 5-02-138-A1.

**NOTE:** Exhibit A includes all standard and special conditions that apply to this permit, as approved by the Commission in its original action and modified and/or supplemented by CDP Amendment No. 5-02-138-A1. Added language is shown in **bold underline** and deleted language is shown in **~~bold strikethrough~~**. This will result in one set of adopted special conditions.

#### STANDARD CONDITIONS

- 1. Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
- 2. Expiration.** If development has not commenced, the permit **amendment** will expire two years from the date on which the Commission voted on the **amendment** application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
- 3. Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
- 4. Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.



## AMENDMENT TO COASTAL DEVELOPMENT PERMIT

Coastal Development Permit Amendment No. 5-02-138-A1

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the applicant to bind all future owners and possessors of the subject property to the terms and conditions.

### SPECIAL CONDITIONS

#### 1. Revised Plans.

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit revised plans to the Executive Director for review and approval. The revised plans shall show the following changes to the project:
- 1) No portion of the structure shall exceed a height of 37 feet above existing grade, except for roof railing with an open design **and** measuring no more than 36 inches in height **and a roof access structure with an open design measuring no more than 42 inches in height.**
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### 2. Drainage and Polluted Runoff Control Plan.

- A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director a drainage and runoff control plan, including supporting calculations, which indicate that drainage and polluted runoff controls shall incorporate structural and non-structural Best Management Practices (BMPs) designed to minimize the volume, velocity and pollutant load of storm water and other runoff leaving the developed site. The plans shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with the geologists' recommendations. All design and construction plans, including but not limited to grading plans, foundation plans, site plans, floor plans, elevation plans, roof plans, landscape and hardscape plans shall be consistent with the final drainage and runoff control plan. In addition to the specifications above, the plans shall be in substantial conformance with the following requirements:
- 1) Selected BMPs (or suites of BMPs) shall be designed to treat or infiltrate the amount of storm water generated by each runoff event up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th

## AMENDMENT TO COASTAL DEVELOPMENT PERMIT

Coastal Development Permit Amendment No. 5-02-138-A1

- percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.
- 2) Design elements, which will serve to reduce directly connected impervious area and maintain permeable space within the development shall be incorporated where feasible. Options include the use of alternative design features such as concrete grid driveways and/or pavers/stepping-stones for walkways, and porous material for or near walkways and driveways.
  - 3) Runoff from all roofs, parking areas, driveways and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. The filter elements shall be designed to 1) trap sediment, particulates, and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey and discharge excess runoff from the building site to the street in a non-erosive manner.
  - 4) The plan shall include provisions for maintaining the drainage and filtration systems, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) the drainage and filtration system shall be inspected, cleaned and repaired prior to the onset of the storm season, no later than September 30<sup>th</sup> each year and (2) should any of the project's surface or subsurface drainage/filtration structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.
- B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
- 3. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
- A. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity;

## **AMENDMENT TO COASTAL DEVELOPMENT PERMIT**

Coastal Development Permit Amendment No. 5-02-138-A1

- B. No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain or be subject to tidal erosion and dispersion;
- C. Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- D. Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
- E. The discharge of any hazardous materials into any receiving waters shall be prohibited;
- F. A pre-construction meeting should be held for all personnel to review procedural and BMP/GHP guidelines;
- G. All BMPs shall be maintained in a functional condition throughout the duration of the project.
- H. Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is required.