CALIFORNIA COASTAL COMMISSION

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June 27, 2022

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: 5-22-0482-W

Applicant: Los Angeles County Department of Beaches and Harbors **Location**: 2300 Ocean Front Walk, Venice (APN: 4226-002-900)

Proposed Development: Demolition of a two-story, 40-ft. tall lifeguard tower on top of an existing County-owned structure, construction of a new roof where the tower will be removed, and addition of one new parking space to the existing 21-space County staff parking lot. No other work is proposed to the existing 11,600 sq. ft. structure and no grading proposed.

Rationale: The lifeguard tower is attached to a one-story County building with a maintenance yard and 21 parking spaces limited to County staff use. The tower has reached the end of its development lifespan and has not been used since 2017. The applicant proposes to remove the tower and replace the portion of first-floor roof exposed by removal of the tower. The project also includes re-painting the County parking lot (which is not available to the public) to add a new, ADA-accessible parking space. Construction equipment will be staged in the associated parking lot. The applicant will incorporate public access and water quality BMPs and the proposed development will not result in adverse impacts to coastal resources. The project is located within the Commission's retained jurisdiction and will not prejudice the City's ability to prepare a certified Local Coastal Program. The project is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 13-15, 2022** 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.

John Ainsworth
Executive Director

Chloe Seifert Coastal Program Analyst