

CALIFORNIA COASTAL COMMISSION

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



TH13

Prepared August 03, 2026 (for the August 13, 2026 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 August 2026

The following coastal development permit (CDP) waivers, immaterial CDP amendments, and CDP extensions for the South Coast District Office are being reported to the Commission on August 13, 2026. 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 August 13th.

With respect to the August 13th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on August 13, 2026 (see attached)

Waivers

- 5-26-0017-W, Adler, New Detached ADU (Venice)
- 5-26-0176-W, Gaillard, Garage conversion to an ADU and minor addition (Venice)
- 5-26-0184-W, Bisciotti, Construction of a JADU and new detached ADU (Venice)
- 5-26-0231-W, Vargas, Remodel of existing SFR (San Pedro)
- 5-26-0384-W, Santa Monica Amusements LLC, Demo existing temporary structures Trapeze and installation of rope course School (Santa Monica)
- 5-26-0396-W, Misra, New 2-story attached ADU (Hermosa Beach)
- 5-26-0397-W, 234 Marquerita Ave, LLC, remodel & 2-story addition to existing SFR (Santa Monica)
- 5-26-0427-W, McSpadden, Construction of ADU above existing garage (Venice)
- 5-26-0451-W, X12 Properties LLC, ADU Conversion of existing storage room (Venice)

Immaterial Amendments

- A-5-VEN-17-0042-A1, Soberay, Demo of single-family home of two adjoining residential lots (Venice)
- A-5-VEN-17-0044-A2, Soberay, Demo of single-family home of two adjoining residential lots (Venice)

CDP Extensions

- 5-19-0983-E5, NXT2 Shutters PropCo LLC, Construction of a 5-story mixed-use building with apartment units (Santa Monica)
- 5-19-0984-E5, NXT2 Shutters PropCo LLC, Construction of a 5-story mixed-use building with apartment units (Santa Monica)
- 5-23-0568-E2, WSBO LLC, Construction of two single-family residences each with ADU (Pacific Palisades)
- 5-23-0569-E2, WSBO LLC, Construction of two single-family residences each with ADU (Pacific Palisades)

CALIFORNIA COASTAL COMMISSION

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July 29, 2026

**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: 5-26-0184-W**Applicant:** Flavio Bisciotti

Location: 710 Boccaccio Ave., Venice, City of Los Angeles, Los Angeles County
(APN: 4237-008-008)

Proposed Development: Construction of a 395 sq. ft. junior accessory dwelling unit within the footprint of an existing single-family residence and construction of a new unattached 1,041 sq. ft. two-story, 25-ft. tall accessory dwelling unit with a rooftop deck and carport proposing 10 cubic yards of cut.

Rationale: The subject site is a 4,124 sq. ft. lot located in an urban neighborhood approximately one mile inland of the sandy beach. The existing single-family residence was constructed in 1963 prior to the enactment of the Coastal Act. The proposed development is consistent with the residential density and land uses allowed by the relevant 'Low Medium I-Multiple Family Residential' designation and R2 zoning in the City's certified Land Use Plan and uncertified Municipal Code, respectively. The City issued an approval in-concept on March 4, 2026, for the development. The project would maintain the existing one-car garage parking space onsite, and although additional parking is not required for the ADU, the applicant is proposing to provide a new carport space to accommodate the proposed ADU. The applicant proposes to retain archaeological and Native American monitors to be present during ground disturbing activities. The applicant proposes drainage improvements to protect water quality, including gutters and downspouts directed towards a rain tank, and BMPs during construction. The project location does not pose a unique degree of flood risk compared to other residential neighborhoods within Venice and is an appropriate location to increase housing density. 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 **August 12-14, 2026** meeting and the site of the proposed development has been appropriately noticed,

Coastal Development Permit De Minimis Waiver
5-26-0184-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

Jeffrey Palm
Coastal Program Analyst II

cc: Commissioners/File

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July 21, 2026

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: 5-26-0176-W

Applicant: Jason Gaillard

Location: 708 Brooks Ave., Venice, Los Angeles (Los Angeles County)
(APN: 4239-013-019)

Proposed Development: After-the-fact request for approval for conversion of a 158 sq. ft. approximately 11-ft.10-in. tall, detached garage associated with a 1,366 sq. ft. single family residence into an Accessory Dwelling Unit (ADU) and a 260 sq. ft. addition for a total ADU size of 418 sq. ft.

Rationale: The project site is located on a developed 5,202 sq. ft. lot located approximately $\frac{3}{4}$ mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated as Multiple Family Residential-Low Medium II in the City of Los Angeles' Venice segment certified Land Use Plan (LUP). The proposed development is consistent with the land use designation and policies of the certified Venice LUP. The proposed development would not result in any changes to the existing residence. One covered parking space in the garage would be lost on site as a result of the proposed project, however one off-street driveway parking space would remain. No new parking is required for the proposed ADU, due to the site's proximity within one half mile of a transit stop. Adequate measures to address water quality have been incorporated into the final design and construction phase of the ADU, including but not limited to, the construction of roof gutters and downspouts to direct stormwater to landscaped and permeable areas where feasible and the implementation of erosion and runoff controls during construction.

Coastal Development Permit De Minimis Waiver
5-26-0176-W

After-the-fact applications are subject to additional fees equaling up to five times the total fee that would apply to a regular application. The applicant paid the after-the-fact fee on June 26, 2026. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with previous Commission action in the area, and Chapter 3 policies of the Coastal Act. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program

This waiver will not become effective until reported to the Commission at its **August 12-14, 2026** 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

Emily Zavisubin
Coastal Program Analyst

cc: Commissioners/File

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July 29, 2026

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: 5-26-0017-W**Applicant:** Lila Adler

Location: 636 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County
(APN: 4239-003-013)

Proposed Development: Construction of foundation with shallow footings and utilities and installation of an 800 sq. ft., 11 ft. tall factory built accessory dwelling unit adjacent to an existing single-family residence including 13 cubic yards of cut.

Rationale: The subject site is a 4,803 sq. ft. lot located in an urban neighborhood roughly 3,500 ft. inland of the sandy beach. The existing single-family residence was constructed in 1908 prior to the enactment of the Coastal Act. The proposed development is consistent with the residential density and land uses allowed by the relevant 'Low Medium II-Multiple Family Residential' designation and RD1.5, "Restricted Density" zoning in the City's certified Land Use Plan and uncertified Municipal Code, respectively. The City issued an approval in-concept on April 28, 2026, for the development. The applicant proposes drainage improvements to protect water quality, including gutters and downspouts to direct drainage to landscaped areas onsite, and BMPs during construction. The project would maintain two existing tandem parking spaces onsite, and no additional parking is required for the proposed ADU. The project would not have an adverse impact on public coastal access, given the site is located within a half mile of public transit. The applicant proposes to retain archaeological and Native American monitors to be present during ground disturbing activities. The project location does not pose a unique degree of flood risk compared to other residential neighborhoods within Venice and is an appropriate location to increase housing density. 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 **August 12-14, 2026** 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

Coastal Development Permit De Minimis Waiver
5-26-0017-W

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

Jeffrey Palm
Coastal Program Analyst II

cc: Commissioners/File

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July 31, 2026

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: 5-26-0427-W**Applicant:** Charles McSpadden**Location:** 846 Superba, Venice (Los Angeles County) (APN: 4241022005)**Proposed Development:** Construction of a 325 sq. ft. ADU above an existing 12 ft. tall two-car garage, resulting in an approximately 20-ft. tall structure.

Rationale: The proposed project is located on a developed 3,327 sq. ft. residential lot located approximately 4,300 feet inland of the beach in an urbanized residential neighborhood within the Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned R2-1 and designated as Low Medium I in the Venice LUP. The proposed development is consistent with the land use designation. The project consists of the construction of an ADU above an existing two-car garage. The addition of a new ADU above an existing garage will not result in any changes to the existing landscaping on site, will not result in any ground disturbance or the proposed second story addition meets the City's height requirement and will not result in adverse impacts to existing public coastal views. Parking will not be required for the new ADU due to proximity to existing transit stops. Public access to the beach is located approximately 4,300 ft. south of the site at Mothers Beach. 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 August 12-14 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

Coastal Development Permit De Minimis Waiver
5-26-0427-W

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

Colby Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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July 31, 2026

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: 5-26-0451-W

Applicant: X12 Properties LLC and Xenon Investment Group

Location: 17 Northstar St, Venice (Los Angeles County) (APN(s): 4294003005)

Proposed Development: Convert an existing 390 sq. ft. storage room in an existing apartment building into an ADU.

Rationale: The proposed project is located on a developed 3,150 sq. ft. residential lot located approximately 130 feet inland of the beach in an urbanized residential neighborhood within the Dual Permit Jurisdiction of the City of Los Angeles. The lot is zoned R-3 and designated as Low Medium II in the Venice LUP. The proposed development is consistent with the land use designation. The project consists of converting a storage room in an existing multi-family structure into an ADU. The conversion of a storage room to an ADU will not result in any changes to the existing landscaping on site, will not result in any ground disturbance or changes to public views. Parking would not be required for the new ADU due to proximity to existing transit stops. Public access to the beach is located approximately 130 ft. west of the site at Venice Beach.

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 August 12-14 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

Coastal Development Permit De Minimis Waiver
5-26-0451

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

Colby Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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July 31, 2026

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT****Coastal Development Permit Amendment No. A-5-VEN-17-0042-A1**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Amendment to Coastal Development Permit (CDP) A-5-VEN-17-0042

Applicant: Mark Soberay

Project Site: 676 Marr St., Venice, City of Los Angeles, Los Angeles County (APN: 4229-011-034).

Original CDP Approval: Demolition of a 756 sq. ft. single-family home on two adjoining residential lots and construction of an approximately 24-foot high, 2,060 sq. ft.¹, 3-level, single-family residence with a rooftop deck and attached two-car garage on one 2,401 sq. ft. lot.

Proposed CDP Amendment:

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Convert the previously approved 300 sq. ft.² attached garage into a 360 sq. ft.³ junior accessory dwelling unit (JADU) and remove the previously approved 737 sq. ft.⁴ basement from the proposed project, resulting in a 2-story approximately

¹ Calculation does not include exterior walls.

² Calculation does not include exterior walls.

³ Calculation includes exterior walls.

⁴ Calculation does not include exterior walls.

NOTICE OF PROPOSED IMMATERIAL AMENDMENT
A-5-VEN-17-0044-A2

24-foot high, 1,465 sq. ft.⁵, 2-level single-family residence with an attached 360 sq. ft. JADU and a rooftop deck on one 2,401 sq. ft. lot.

FINDINGS:

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of Section 13166(b) of the Commission's regulations.⁶ Pursuant to Section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to Section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the Executive Director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at 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 proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed amendment consists of modifications resulting in an approximately 737 sq. ft. reduction in the

⁵ Calculation includes exterior walls.

⁶ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

NOTICE OF PROPOSED IMMATERIAL AMENDMENT
A-5-VEN-17-0044-A2

overall square footage of the originally approved single-family residence by removing the proposed basement and the conversion of the previously approved two-car garage into a JADU. Two driveway parking spaces would remain on site. Providing two off-street parking spaces for the single-family residence is consistent with the certified Venice LUP requirements for this area. In addition, because the property is located within one-half mile of a public transit stop, no parking is required for the JADU. Therefore, the proposed reduction in the number of proposed on-site parking spaces would not result in an adverse impact to public coastal access.

The proposed structure's height, massing, and overall footprint would remain substantially the same as the originally approved. While the proposed structure would be reconfigured from three stories to two stories, this modification would not significantly alter the project's visual profile as the third story that was lost was a subterranean basement.

Overall, the proposed amendment would not result in any new potential impacts beyond what was previously analyzed and addressed in the underlying CDP findings and required special conditions. The proposed changes do not result in any new or increased impacts to public access, visual resources, or any other coastal resources. The proposed development remains compatible with the surrounding community character and continues to be consistent with the intent of the Commission's original approval. No new special conditions or changes to the original special conditions are deemed necessary. Thus, the amendment is determined to be immaterial. The amendment is consistent with Chapter 3 policies of the Coastal Act, past Commission actions in the area, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Therefore, staff recommends the Commission grant the amendment request.

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 Willie Rounaghi at willie.rounaghi@coastal.ca.gov.

Willie Rounaghi
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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July 31, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-5-VEN-17-0044-A2**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: 2nd Amendment to Coastal Development Permit (CDP) A-5-VEN-17-0044

Applicant: Mark Soberay

Project Site: 678 Marr St., Venice, City of Los Angeles, Los Angeles County (APN: 4229-011-002).

Original CDP Approval: Demolition of a 756 sq. ft. single-family home on two adjoining residential lots and construction of an approximately 24-foot high, 1,560 sq. ft.¹, 3-level, single-family residence with a rooftop deck and attached two-car garage on one 2,011.6 sq. ft. lot.

1st CDP Amendment: Expansion of existing approximately 8-ft. driveway with a 13-ft., 9-in. curb cut to a width of 16-ft. with an approximately 18-ft. curb cut at a 2,011.6 sq. ft. lot development with a 3-level single-family residence.

Proposed 2nd CDP Amendment:

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Convert the previously approved 318 sq. ft.² attached garage into a 360 sq. ft.³ junior accessory dwelling unit (JADU) and remove the previously approved 561

¹ Calculation does not include exterior walls.

² Calculation does not include exterior walls.

³ Calculation includes exterior walls.

NOTICE OF PROPOSED IMMATERIAL AMENDMENT
A-5-VEN-17-0044-A2

sq. ft.⁴ basement from the proposed project, resulting in a 2-story approximately 24-foot high, 1,222 sq. ft.⁵, 2-level single-family residence with an attached 360 sq. ft. JADU and a rooftop deck on one 2,011.6 sq. ft. lot.

FINDINGS:

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of Section 13166(b) of the Commission's regulations.⁶ Pursuant to Section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to Section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the Executive Director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at 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:

⁴ Calculation does not include exterior walls.

⁵ Calculation includes exterior walls.

⁶ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

NOTICE OF PROPOSED IMMATERIAL AMENDMENT
A-5-VEN-17-0044-A2

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed amendment consists of modifications resulting in an approximately 561 sq. ft. reduction in the overall square footage of the originally approved single-family residence by removing the proposed basement and the conversion of the previously approved two-car garage into a JADU. Two driveway parking spaces would remain on site. Providing two off-street parking spaces for the single-family residence is consistent with the certified Venice LUP requirements for this area. In addition, because the property is located within one-half mile of a public transit stop, no parking is required for the JADU. Therefore, the proposed reduction in the number of proposed on-site parking spaces would not result in an adverse impact to public coastal access.

The proposed structure's height, massing, and overall footprint would remain substantially the same as the originally approved. While the proposed structure would be reconfigured from three stories to two stories, this modification would not significantly alter the project's visual profile as the third story that was lost was a subterranean basement.

Overall, the proposed amendment would not result in any new potential impacts beyond what was previously analyzed and addressed in the underlying CDP findings and required special conditions. The proposed changes do not result in any new or increased impacts to public access, visual resources, or any other coastal resources. The project, as conditioned, remains compatible with the surrounding community character and continues to be consistent with the intent of the Commission's original approval. No new special conditions or changes to the original special conditions are deemed necessary. Thus, the amendment is determined to be immaterial. The amendment is consistent with Chapter 3 policies of the Coastal Act, past Commission actions in the area, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Therefore, staff recommends the Commission grant the amendment request.

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 Emily Zavisubin at emily.greer@coastal.ca.gov or (562) 590-5071.

Original on File signed by:

Emily Zavisubin
Coastal Program Analyst

Section 30624.7 **Waivers from permit requirements for de minimis developments; procedure for issuance**

The commission may, after a public hearing, by regulation, adopt procedures for the issuance by the executive director of waivers from coastal development permit requirements for any development that is de minimis. A proposed development is de minimis if the executive director determines that it involves no potential for any adverse

effect, either individually or cumulatively, on coastal resources and that it will be consistent with the policies of Chapter 3 (commencing with Section [30200](#)).

A waiver shall not take effect until it has been reported to the commission at the regularly scheduled meeting following its issuance by the executive director. If one-third of the appointed membership of the commission so request, at this meeting, such issuance shall not be effective and, instead, an application for a coastal development permit shall be required and processed in accordance with the provisions of this chapter.

(Added by Ch. 43, Stats. 1982.)