

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.)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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March 30, 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: 5-26-0104-W

Applicant: ALYE 540 Indiana, LLC

Location: 540 Indiana Ave, Venice, Los Angeles (Los Angeles County)
(APN: 4239-009-010)

Proposed Development: Construction of a new, two-story, 24-foot-high, 1,005-square-foot detached Accessory Dwelling Unit (ADU) with concrete slab on grade, no grading or new landscaping on a 5,280-square-foot lot developed with a four-unit apartment structure.

Rationale: The project site is in an urbanized residential neighborhood, within one half mile of a major transit stop, approximately a half mile from the inland extent of the beach, and is not located between the first public road and the sea. The lot is designated as Multiple Family Residential – Low Medium II in the City of Los Angeles' certified Land Use Plan (LUP). The proposed development is consistent with the land use and development standards of the certified Venice LUP. The proposed development does not include any work to the existing four-unit apartment building, nor would it result in any loss of the four existing on-site parking spaces. The proposed development includes the installation of conductor heads to direct water flow from the new structure to downspouts to ensure adequate onsite drainage of water runoff. 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 **April 15-17, 2026** meeting and the site of the proposed development has been appropriately noticed,

Coastal Development Permit De Minimis Waiver
5-26-0104-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

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
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April 24, 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: 5-26-0162-W

Applicant: Andrew Kurstin

Location: 202 Rennie Avenue, Venice, Los Angeles County (APN 4240-005-020)

Proposed Development: Conversion of an existing 370 sq. ft. single-story detached two-car garage to a new 370 sq. ft. one-bedroom Accessory Dwelling Unit (ADU) with a mechanical loft. The project does not propose expansion of the existing footprint, grading, or ground-disturbing activities.

Rationale: The subject site is a 4,132 sq. ft. lot located in an urban neighborhood roughly 0.5 miles inland of the sandy beach. The proposed development is consistent with the residential density and land uses allowed by the relevant 'Low Medium II-Multiple Family Residential' designation and RD2, "Restricted Density" zoning in the City's certified Land Use Plan and uncertified Municipal Code, respectively. The project received approval in concept from the City of Los Angeles on February 24, 2026. No area additions or height increases are proposed. The subject site is located within a half mile of a major transit stop, therefore, no additional parking for the ADU is required. The project is consistent with the character and scale of the surrounding neighborhood. 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 **May 13, 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.

Dr. Kate Huckelbridge
Executive Director

Riley Christie
Coastal Program Analyst

cc: Commissioners/File

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April 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: 5-26-0117-W

Applicant: John Reed and Marisa Solomon, Trustees of the Reed-Solomon Living Trust dated April 2, 2015

Location: 657 Rose Ave, Venice, Los Angeles (Los Angeles County)
(APN: 4240-001-037)

Proposed Development: Conversion of an 890-square-foot portion of an existing 2,102-square-foot, single-story garage into an 890-square-foot attached Accessory Dwelling Unit (ADU) on a 3,972-square-foot lot developed with a 4,668-square-foot, three-story mixed-use building with ground-floor retail and two upper-level residential units. The ADU conversion would result in the loss of three out of seven existing parking spaces and add one new residential parking space for the ADU, for a total of five onsite parking spaces. Also proposed is installation of three onsite bicycle racks and establishment of a program providing 100-percent-subsidized TAP cards along with fully subsidized monthly or annual transit passes for employees.

Rationale: The project site is in an urbanized residential neighborhood, within one half mile of a major transit stop, over half mile from the inland extent of the beach and is not located between the first public road and the sea. The lot is designated as Community Commercial in the City of Los Angeles' Venice segment certified Land Use Plan (LUP). The proposed development is consistent with the land use and development standards of the certified Venice LUP. The proposed development would not result in any changes to the height of the existing structure, the existing retail space or the two residential units on site. Although the project would result in a net loss of two parking spaces, the proposed three onsite bicycle racks and fully subsidized transit passes for employees would offset potential public access impacts. In addition, the remaining five onsite

Coastal Development Permit De Minimis Waiver
5-26-0117-W

parking spaces would continue to adequately support the residential units. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal 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 **May 13-14, 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

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File

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April 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: 5-26-0009-W

Applicant: Jay B. Ramras, Trustee of the Jay Ramras Revocable Trust, dated September 2, 2016

Location: 2508 Pacific Ave, Venice, Los Angeles (Los Angeles County)
(APN: 4227-010-003)

Proposed Development: Conversion of an existing 592.66-square-foot daylighting basement-level attached storage room into an Accessory Dwelling Unit (ADU) and new window openings on Facades A and C (side yard walls) of the proposed ADU on a 2,660-square-foot lot developed with a 3,476-square-foot three-story multi-family building with basement level storage, laundry, electrical and five parking spaces, and four residential units on the two upper levels. The proposed ADU would include four dual function flood vents and a dual function pedestrian entry door.

Rationale: The project site is in an urbanized residential neighborhood, within 200 feet from the inland extent of the Venice Canals and within 600 feet from the inland extent of the beach, and is not located between the first public road and the sea. 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 and development standards of the certified Venice LUP. The proposed development would not result in any changes to the height of the existing structure, the existing residential units, or to the existing five on-site parking spaces. No new parking is required for the proposed ADU conversion, due to the site's proximity within one half mile of a major transit stop. All construction materials would be stored indoors, and any nearby storm drain inlets would be protected during construction.

Coastal Development Permit De Minimis Waiver
5-26-0009-W

activities. Dry clean up methods would be used along with any necessary on-site spill prevention and control measures. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal 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 **May 13-14, 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

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File

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April 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: 5-26-0011-W**Applicant:** Morris Magid**Location:** 5218 S Pacific Avenue, Venice, Los Angeles, LA County (APN: 4294-007-011)

Proposed Development: Conversion of an existing 277 sq. ft. recreation room on the 1st floor of an existing 5,704 sq. ft., 3-story plus mezzanine, multi-family residence which also contains two units and three guest rooms, into an attached 277 sq. ft. Accessory Dwelling Unit (ADU).

Rationale: The project site is in an urbanized residential neighborhood, adjacent to the Ballona Lagoon, and between the first public road and the sea. The lot is designated as Single Family Residential – Low Medium I in the City of Los Angeles' certified Land Use Plan (LUP). The proposed development is consistent with the land use and development standards of the certified Venice LUP. The proposed conversion of a 277 sq. ft. recreation room to an ADU would not involve any modification to the existing two-unit apartment and three guest rooms, nor would it result in any loss of the eight existing on-site parking spaces, which would provide adequate parking for the six total onsite units. The proposed development will not adversely impact coastal resources, coastal views, 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 **May 13-14, 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.

Dr. Kate Huckelbridge
Executive Director

Vince Lee
Coastal Program Analyst

cc: File

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April 29, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-26-0100-W

Applicant: Oskar Bakke & Anna Sunnfors

Location: 3120 Yale Ave, Venice, Los Angeles (Los Angeles County)
(APN: 4229-006-078)

Proposed Development: Legalization of the after-the-fact conversion of an existing recreation room into a 440-square-foot attached Accessory Dwelling Unit (ADU) above an existing one-car 440-square-foot garage, removal of the existing ADU-balcony and installation of new guardrail, installation of fire-rated walls, no grading or new landscaping on a 4,019-square-foot lot developed with a 1,020-square-foot single-family residence.

Rationale: The project site is in an urbanized residential neighborhood, approximately a quarter mile from the inland extent of the beach, and is not located between the first public road and the sea. The lot is designated as Single Family Residential – Low in the City of Los Angeles' certified Land Use Plan (LUP). The proposed development is consistent with the land use and development standards of the certified Venice LUP. The proposed development does not include any work to the existing single-family residence, nor would it result in any loss of the existing on-site parking spaces. No new parking is required for the proposed ADU conversion, due to the site's proximity within one half mile of a major transit stop. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
5-26-0100-W

This waiver will not become effective until reported to the Commission at its **May 13-14, 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

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File

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May 27, 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: 5-26-0016-W**Applicant:** Amirsaeed & Solmaz Saghari**Location:** 728 E Vernon Ave, Venice, City of Los Angeles, Los Angeles County
(APN: 4239-004-007)**Proposed Development:** Convert an existing attached 552 sq. ft., 3-car garage into an Accessory Dwelling Unit (ADU) within an existing 2,004 sq. ft., 4-unit multi-family residence on a 4,802 sq. ft. inland lot.

Rationale: The project site is in an urbanized residential neighborhood located 0.8 mile inland of the ocean, and is not located between the first public road and the sea. 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 ADU development is consistent with the land use and development standards of the certified Venice LUP. The proposed development would not result in any changes to the height of the existing structure or to the existing residential units. One on-site parking space will remain in front of the ADU. Due to changes in state law, replacement parking is not required for the principal residences and the proposed ADU due to the site's proximity within one half mile of a major transit stop. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **June 10-11, 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.

Dr. Kate Huckelbridge
Executive Director

Vince Lee
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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May 26, 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: 5-26-0206-W

Applicant: Jay B. Ramras, Trustee of the Jay Ramras Revocable Trust, dated September 2, 2016

Location: 2510 Pacific Ave, Venice, Los Angeles (Los Angeles County)
(APN: 4227-010-004)

Proposed Development: Conversion of an existing 592.66 sq. ft. daylighting basement-level attached storage room into an Accessory Dwelling Unit (ADU) and new window openings on the side yard walls of the proposed ADU on a 2,660 sq. ft. lot developed with a 3,476 sq. ft. three-story multi-family building with basement level storage, laundry, electrical and five parking spaces, and four residential units on the two upper levels. The proposed ADU would include dual function flood vents and a dual function pedestrian entry door that operates as a flood barrier.

Rationale: The project site is in an urbanized residential neighborhood, within 200 ft. from the inland extent of the Venice Canals and within 600 ft. from the inland extent of the beach, and is not located between the first public road and the sea. 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 and development standards of the certified Venice LUP. The proposed development would not result in any changes to the height of the existing structure, the existing residential units, or to the existing five on-site parking spaces. No new parking is required for the proposed ADU conversion, due to the site's proximity within one half mile of a transit stop. All construction materials would be stored indoors, and any nearby storm drain inlets would be protected during construction activities. Dry

Coastal Development Permit De Minimis Waiver
5-26-0206-W

clean up methods would be used along with any necessary on-site spill prevention and control measures. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **June 10-11, 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 Greer
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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May 26, 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: 5-26-0224-W

Applicant: Joshua and Allison Swedelson

Location: 666 Marr St, Venice (Los Angeles County) (APN(s): 4229011006)

Proposed Development: Conversion of an existing 344 sq. ft. rec room on the second story of a detached garage into an ADU.

Rationale: The proposed project is located on a developed 2,613 sq. ft. residential lot located approximately 4,500 feet inland of the beach and approximately 1,370 feet inland of the Marina Del Rey harbor in an urbanized residential neighborhood within the Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned R-1 and designated as Single Family Residential Low in the Venice LUP. The project consists of converting a recreation room located above an existing detached garage into an ADU. The conversion of a recreation room on the second story of a detached garage 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 4,500 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 **June 10-11, 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

Coastal Development Permit De Minimis Waiver
5-26-0224

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:

Colby Gonzalez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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May 27, 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: 5-26-0322-W

Applicant: Eddie Ortega

Location: 226 Ruth Ave, Venice (Los Angeles County) (APN: 4240-002-013)

Proposed Development: Conversion of an existing 12-foot tall, 360 sq. ft. two-car garage into an Accessory Dwelling Unit (ADU), along with a ground floor 150 sq. ft. addition and associated minor grading for raised foundation, for a total ADU area of 510 sq. ft.

Rationale: The subject site is a 4,232 sq. ft. lot located in an urban neighborhood roughly 0.6 miles inland of the sandy beach. The proposed development is consistent with the residential density and land uses allowed by the relevant 'Low Medium II-Multiple Family Residential' designation and RD2, "Restricted Density" zoning in the City's certified Land Use Plan and uncertified Municipal Code, respectively. The project received approval in concept from the City of Los Angeles on April 17, 2026. No height increases are proposed. The subject site is located 453-feet of a major transit stop, therefore, no additional parking for the ADU is required. The project is consistent with the character and scale of the surrounding neighborhood. 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 10-11, 2026**, meeting and the site of the proposed development has been appropriately

Coastal Development Permit De Minimis Waiver
5-26-0322

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:

Dulce Cortez
Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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May 26, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-26-0325-W

Applicant: Aurelian & Simone Lis

Location: 524 Sunset Avenue, Venice, Los Angeles (Los Angeles County)
(APN: 4240-014-013)

Proposed Development: Demolition of an existing 400 sq. ft. detached garage to the rear of an existing 1402 sq. ft., one-story, single-family residence and construction of a detached 660 sq. ft., two-story Accessory Dwelling Unit (ADU). The project does not propose grading or changes to landscaping.

Rationale: The project site is in an urbanized residential neighborhood, within one half mile of a major transit stop, approximately a half mile from the inland extent of the beach, and is not located between the first public road and the sea. 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 and development standards of the certified Venice LUP. The proposed demolition of an existing two-car garage and construction of a 660 sq. ft. ADU in its place would not involve any modification to the existing single-family residence. Due to changes in state law, replacement parking is not required for the principal residence because the subject site is located within a half mile of multiple bus stops on Main St., Rose Ave., and Sunset Ave., thus, impacts to public access are not anticipated. The proposed development will not adversely impact coastal resources, coastal views, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
5-26-0325-W

This waiver will not become effective until reported to the Commission at its **June 10-11, 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

Seth Villanueva
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



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

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
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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

CALIFORNIA COASTAL COMMISSION

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



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

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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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

CALIFORNIA COASTAL COMMISSION

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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

CALIFORNIA COASTAL COMMISSION

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July 31, 2026

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

SOUTH COAST DISTRICT OFFICE
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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