

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



F11

Prepared August 31, 2026 (for the September 11, 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 September 2026

The following coastal development permit (CDP) waivers, CDP extensions, emergency CDP, and Executive Director Concurrence for the South Coast District Office are being reported to the Commission on September 11, 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 September 11th.

With respect to the September 11th 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 September 11, 2026 (see attached)

Waivers

- 5-25-0753-W, Costa Del Sol Boat Slip Owners Association, Increase the height of five marina entrance gates (Long Beach)
- 5-25-0795-W, Ganson, Conversion of an existing detached garage to an ADU (Venice)
- 5-26-0008-W, Callans, Construction of new detached ADU (Venice)
- 5-26-0166-W, Selbo Bay LLC., Conversion of carport to an ADU (Santa Monica)
- 5-26-0214-W, 2408 Boone Holdings LLC., Conversion of garage to an ADU (Venice)
- 5-26-0380-W, Toomey, Demolition of existing and construction of new SFR with attached 2-car garage (Hermosa Beach)
- 5-26-0410-W, Zukauskas, Construction of a new 2-story ADU with varied roofline (Venice)
- 5-26-0450-W, Cotti Tech LLC., Conversion and change of use to a Coffee shop (Santa Monica)
- 5-26-0479-W, Scherb & Schaffran, Conversion of recreational gym to an ADU (Hermosa Beach)
- 5-26-0560-W, Jackson, Conversion of detached garage to an ADU (Venice)
- 5-26-0580-W, DJS Power Investments LLC., Conversion of garage to ADU (Venice)
- 5-26-0603-W, Hammond, Construction of a new 2-story ADU (San Pedro)

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August 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: 5-25-0795-W

Applicant: Blair Ganson

Location: 1223 Cabrillo Ave, Los Angeles (Los Angeles County) (APN: 4239-003-035)

Proposed Development: Conversion of an existing 250 sq. ft. detached garage to an Accessory Dwelling Unit (ADU), including a 149 sq. ft. addition to the structure and a 253 sq. ft. rooftop deck, associated with an existing two-story single-family residence.

Rationale: The subject site is a 2,558 sq. ft. lot in an urban residential neighborhood. The proposed development is consistent with the residential density and land uses allowed by the relevant "Low Medium II Residential" designation and RD1.5, "Restricted Density" zoning in the City's certified Land Use Plan and uncertified Municipal Code, respectively. The project consists of converting an existing 250 sq. ft. detached garage to an ADU, including a 149 sq. ft. addition to the structure and a 253 sq. ft. rooftop deck. No parking is required for the ADU. Visual resources will not be impacted because the project site does not offer public coastal views. The ADU will be sited on previously paved area; because the footprint is already impervious, the project will not result in a net increase of impermeable surface, thus avoiding adverse impacts to water quality resources. 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.

Coastal Development Permit De Minimis Waiver
5-25-0795-W

This waiver will not become effective until reported to the Commission at its **September 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.

Kate Huckelbridge, PhD
Executive Director

Willie Rounaghi
Coastal Program Analyst

cc: Commissioners/File

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301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071
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August 26, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-26-0008-W

Applicant: Jim Callans

Location: 625 Crestmoore Pl, Los Angeles (Los Angeles County) (APN: 4237-012-008)

Proposed Development: Placement of a new, detached, pre-fabricated Accessory Dwelling Unit (ADU) approximately 14 ft. high, and 800 sq. ft., requiring approximately 13 cu. yds. grading for site preparation, associated with an existing single-family residential lot. No landscaping or other improvements proposed.

Rationale: The subject site is a 4,200 sq. ft. lot in an urban residential neighborhood, developed with an existing 969 sq. ft. single-family residence. The proposed development is consistent with the residential density and land uses allowed by the relevant "Low Medium I Residential" designation and R2 zoning in the City's certified Land Use Plan (LUP) and uncertified Municipal Code, respectively. The project consists of placement of a new, detached, factory-built ADU of approximately 800 sq. ft., resulting in approximately 13 cubic yards of cut; the applicant proposes tribal monitoring during all ground-disturbing activities. No additional parking is required for the ADU. Visual resources will not be impacted because the project site does not offer public coastal views. The ADU will be sited on previously paved area; because the footprint is already impervious, the project will not result in a net increase of impermeable surface, thus avoiding adverse impacts to water quality resources. The proposed development will not adversely impact coastal resources, coastal access, public recreation, or coastal views; or prejudice the City's ability to prepare a certified Local Coastal Program. Additionally, the project is consistent with the land use designation in the City's certified

Coastal Development Permit De Minimis Waiver
5-26-0008-W

LUP, 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 **September 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.

Kate Huckelbridge, PhD
Executive Director

Willie Rounaghi
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



August 25, 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: 5-26-0214-W**Applicant:** 2408 Boone Holdings LLC**Location:** 2408 Boone Ave., Venice, City of Los Angeles, Los Angeles County
(APN: 4228-101-002)**Proposed Development:** Convert an existing detached garage into a 258 sq. ft. accessory dwelling unit (ADU) at an existing single-family residence.

Rationale: The subject site is a 3,601 sq. ft. lot located in an urban neighborhood approximately $\frac{3}{4}$ mile inland of the sandy beach. The existing single-family residence was constructed in 1950 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 Residential' designation and R1 zoning in the City's certified Land Use Plan and uncertified Municipal Code, respectively. The City issued an approval in-concept on June 23, 2026, for the development. The existing one-car garage parking space would be replaced onsite, and no additional parking is required for the ADU. The applicant proposes drainage improvements to protect water quality, including gutters and downspouts directed towards onsite drainage, 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 **September 9-11, 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.

Coastal Development Permit De Minimis Waiver
5-26-0214-W

Sincerely,

Kate Huckelbridge, PhD
Executive Director
cc: Commissioners/File

Jeffrey Palm
Coastal Program Analyst II

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LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071
WWW.COASTAL.CA.GOV



August 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: 5-26-0410-W

Applicant: Povilas Zukauskas

Location: 2512 Ocean Ave., Venice, City of Los Angeles Los Angeles County (APN: 4228-014-003)

Proposed Development: Construction of a new, two-story, 30-foot-high with varied roofline, 1,197-square foot detached Accessory Dwelling Unit (ADU) with deepened footing foundation, roof deck, and rear fence, and removal of a sweetgum tree, to the rear of an existing 765 sq. ft. single-family residence on a 2,702-square-foot lot.

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 development does not include any work to the existing single-family principal structure. The subject site is located within a half mile of multiple bus stops on Washington Blvd. and Pacific Ave., thus, impacts to public access are not anticipated. The proposal will result in an increase in height of development on the site, but is consistent with the building height standards of the certified LUP for varied rooflines, is located at the rear of the property, and is in line with the scale and massing of other two-story structures located on adjacent properties and in the immediate vicinity of the subject site. Minimal grading is necessary for site preparation and installation of foundation footings. Stormwater runoff from the ADU is being directed to the rear

Coastal Development Permit De Minimis Waiver
5-26-0410-W

alleyway for processing by city sanitation. The applicant will also conduct a nesting bird survey prior to construction for the proposed removal of a sweetgum tree. If nesting birds are identified, the tree shall not be trimmed or removed until they have fledged. 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 **September 9-11, 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.

Kate Huckelbridge, PhD
Executive Director

Seth Villanueva
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



August 28, 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: 5-26-0560-W**Applicant:** Alexandria Jackson**Location:** 1039 Pleasant View Ave, Venice, Los Angeles, Los Angeles County (APN: 4239-017-032)**PROPOSED DEVELOPMENT:** Conversion of an existing 286 sq. ft. one-car garage to a detached accessory dwelling unit (ADU) at an existing single-family residence.

RATIONALE: The proposed project is located on a developed 4,200 sq. ft. residential lot located approximately ¾ mile inland of the beach and approximately ½ mile inland of the Venice Canals in an urbanized residential neighborhood within the Oakwood subarea and Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned RD1.5-1 in the uncertified City Zoning Code and designated as Multiple Family Residential Low Medium II in the certified Venice LUP. The project, which was carried out prior to 2010, converted a detached garage located at the rear of the property into an ADU. The conversion did not result in any changes to the existing landscaping on site or ground disturbance and did not change public views. The proposed project would replace the lost off-street garage parking space with a parking space in the driveway; therefore, there is no anticipated impact to public access.

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 September 9-11 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.

Coastal Development Permit De Minimis Waiver

5-26-0560-W

Dr. Kate Huckelbridge
Executive Director

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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August 27, 2026

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Waiver: 5-26-0580-W

Applicant: DJS Power Investments, LLC

Location: 2603 Abbot Kinney Blvd., Venice, City of Los Angeles Los Angeles County (APN: 4229-013-013)

Proposed Development: Conversion and addition to an existing rear alley-entry 364 sq. ft. and 11 ft.-tall attached two-car garage to construct an 803 sq. ft. Accessory Dwelling Unit (ADU) including a 435 sq. ft. ground floor addition, associated with an existing 2,769 sq. ft., two-story duplex. No grading or landscaping changes proposed.

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-Medium in the City of Los Angeles' Venice segment certified Land Use Plan (LUP) and is developed with a duplex. The proposed development is consistent with the land use and development standards of the certified Venice LUP. The proposed 435 sq. ft. garage addition and conversion of the garage to an ADU would not involve any modification to the existing multi-family structure. As proposed, the square footage addition is on the ground floor and will not result in an increase in height or building massing. Two driveway parking spaces will be maintained onsite, and due to changes in state law, replacement parking is not required for the principal units because the subject site is located within a half mile of multiple bus stops on Abbot Kinney Blvd. and Venice Blvd. Thus, impacts to public access are not anticipated. Additionally, the proposed development will not result in adverse impacts to coastal resources, coastal views, public coastal access, or public recreation

Coastal Development Permit De Minimis Waiver
5-26-0580-W

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 **September 9-11, 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.

Kate Huckelbridge, PhD
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