

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



TH14

Prepared September 28, 2026 (for the October 08, 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 October 2026

The following coastal development permit (CDP) waivers, immaterial CDP amendments, and emergency CDPs for the South Coast District Office are being reported to the Commission on October 08, 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 October 8th.

With respect to the October 8th 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 October 08, 2026 (see attached)

Waivers

- 5-26-0386-W, Guthrie, Conversion of an existing rec room over detached garage to an ADU (Venice)
- 5-26-0532-W, Marshall, Construction of a new second story ADU over detached garage and minor garage addition (San Pedro)
- 5-26-0591-W, Jones, Conversion of an existing garage into an ADU and construction of another second story ADU above the converted garage (Playa Del Rey)
- 5-26-0660-W, City of Santa Monica & Swiss Xmas Inc. Construction of a one time temporary seasonal Swiss Winter Village holiday market event. (Santa Monica)

Immaterial CDP Amendment

- 5-97-392-A1, Jaeb, Partial conversion of 542 sq. ft. of an attached garage to an ADU (Venice)

Emergency Permits

- G-5-26-0037-W, City of Long Beach, Replacement of an existing bridge (Long Beach)
- G-5-26-0067-W, Los Angeles Dept of Water and Power, Removal of sediment and vegetation clearance (Santa Ynez Reservoir)

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September 23, 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: 5-26-0386-W

Applicant: Jeff Guthrie

Location: 321 6th Avenue, Venice, City of Los Angeles, Los Angeles County (APN: 4240-010-012)

Proposed Development: Conversion of an existing 571 sq. ft. rec room on the second story of a detached garage into an Accessory Dwelling Unit (ADU).

Rationale: The proposed project is located on a developed 6,408 sq. ft. residential lot located approximately 3,000 feet inland of the beach, landward of the first public road parallel to the sea in an urbanized residential neighborhood within the Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned RD1.5-1 and designated as Multiple Family Residential Low Medium I 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 3,000 ft. west of the site at Venice Beach.

The proposed development will not adversely impact 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
5-26-0386-W

This waiver will not become effective until reported to the Commission at its **October 7-9, 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

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September 25, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. 5-97-392-A1

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Amendment to Coastal Development Permit No. **5-97-392-A1** issued to Cameron Jaeb

Project Site: 1320 Abbot Kinney Blvd, Venice (Los Angeles County)
(APN: 4238004011)

Original CDP Approval: Construction of a three-story, 30 foot high, 4,393 square foot single unit artist residence with work space and attached three-car garage on a vacant lot. No retail component.

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 change(s):

Changes to the project description to allow for the construction of an accessory dwelling unit (ADU) within the existing structure, and changes to **Special Condition 1 (Parking)** to allow for a reduction of required onsite parking spaces as shown below. Language to be added is shown in underlined text, and language to be deleted is identified in strikethrough. The Commission authorizes no other changes to the project description of special conditions of ~~amended Coastal Development Permit 5-97-392~~ other than the modifications shown blow.

Approved Project Description:

Construction of a three-story, 30-foot-high, 4,393 square-foot single unit artist residence with an attached 542 square-foot ADU, workspace, and attached three one-car garage on a vacant lot. No retail component.

Special Conditions:

1. Parking

Notice of Proposed Immaterial Permit Amendment
5-97-392-A1

A minimum of one three parking spaces shall be provided and maintained in the ground floor garage, and an area for loading and guest parking shall be maintained in the twelve foot rear setback located between the structure and the alley.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ 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 reason(s):

The proposed amendment involves modifying the project description and **Special Condition 1** to remove the requirement of maintaining a minimum of three parking spaces in the ground floor garage to convert part of the three-car garage into a 542 square-foot ADU with one parking space to maintain at the ground floor garage. The proposed changes to the project description and **Special Condition 1** are not anticipated to impact coastal resources including, but not limited to,

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

Notice of Proposed Immaterial Permit Amendment
5-97-392-A1

public access, biological resources, water quality, and marine resources. Thus, the amendment was determined to be immaterial as it does not lessen the intent of the underlying CDP and would not result in any new adverse impacts on sensitive coastal resources. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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 Jose Hernandez at the phone number provided above.

Jose Hernandez
Coastal Program Analyst

cc: Commissioners/File