

CALIFORNIA COASTAL COMMISSION

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