STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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Prepared October 26, 2026 (for the November 06, 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 November 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 November 06, 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 November 6th.

With respect to the November 6th 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 November 06, 2026 (see attached)

Waivers

- 5-26-0114-W, Besser, Remodel of an existing two-story SFR (Santa Monica)
- 5-26-0324-W, Gorka, Request for After-the-fact authorization for construction of ADU (Venice)
- 5-26-0481-W, Boskovich & Kagel, Replacement of two existing retaining walls & repair failing exterior staircase associated with existing SFR (San Pedro)
- 5-26-0554-W, Horacek, Conversion of storage space into an ADU (Playa Del Rey)
- 5-26-0599-W, Port of Long Beach, Sampling of borings and seafloor sediment core samples (Long Beach)
- 5-26-0690-W, Denby, Addition & conversion of detached garage to an ADU (Venice)
- 5-26-0762-W, Monterey Blvd HB LLC, Conversion of three existing garages into three ADUs (Hermosa Beach)
- 5-26-0790-W, Graham, Construction of a new ADU above existing detached garage (Venice)
- 5-26-0847-W, Ligthart, Demolition of an existing detached garage for construction of a new two-unit ADU and a new attached one-unit ADU (Venice)

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October 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: 5-26-0790-W **Applicant**: Jeff Graham

Location: 2404 Clement Ave, Venice, City of Los Angeles, Los Angeles County (APN: 4228-012-017)

PROPOSED DEVELOPMENT: Construction of a new 560 sq. ft. detached accessory dwelling unit (ADU) above an existing 391 sq. ft., two-car detached garage at an existing single-family residence.

RATIONALE: The proposed project is located on a developed 3,602 sq. ft. residential lot located approximately 0.7 mile inland of the beach and approximately 1,700 ft. 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 RD1-1-O in the uncertified zoning code and designated as Single Family Residential Low in the certified Venice Land Use Plan (LUP). The project consists of constructing a second-floor 560 sq. ft. addition above an existing garage for the ADU. Two parking spaces in the garage 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. The construction of the ADU will not result in any changes to the existing landscaping on site and will not involve any ground disturbance or changes to public views. Drainage from the new addition will be retained on-site through downspouts and gutters directing water towards permeable areas and alleys.

The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **November 4-6, 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

5-26-0790-W

Dr. Kate Huckelbridge
Executive Director

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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October 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: 5-26-0690-W **Applicant**: Lisa Denby

Location: 225 Windward Ave, Venice, City of Los Angeles, Los Angeles County (APN: 4238-01-3009)

PROPOSED DEVELOPMENT: Conversion of 272 sq. ft. of a 400 sq. two-car detached garage, addition of 72 sq. ft. to the first floor of the garage, and construction of a 411 sq. ft. second floor to the garage for a detached accessory dwelling unit (ADU) at an existing single-family residence, resulting in a detached structure containing a 202 sq. ft. one-car garage with a 683 sq. ft. ADU.

RATIONALE: The proposed project is located on a developed 2,850 sq. ft. residential lot located approximately 1,500 ft. inland of the beach and approximately 4,900 ft. 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 RD1.5-1-O in the uncertified zoning code and designated as Multiple Family Residential Low Medium II in the Venice Land Use Plan (LUP). The project consists of converting a detached, two-car garage located at the rear of the property into an ADU and constructing a second-floor addition for the ADU. One 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. The conversion of a detached garage to an ADU will not result in any changes to the existing landscaping on site and will not involve any ground disturbance or changes to public views. Drainage from the new addition will be retained on-site through downspouts and gutters directing water towards permeable areas.

The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified LUP, previous Commission action in the area, and Chapter 3 policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **November 4-6 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

Coastal Development Permit De Minimis Waiver

5-26-0690-W

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

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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October 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: 5-26-0324-W **Applicant**: Magdalena Gorka

Location: 230 S Ruth Avenue, Venice, City of Los Angeles, Los Angeles County (APN: 4240-002-012)

Proposed Development: After-the-fact request to authorize the conversion of an existing detached garage into a 367 sq. ft. into an Accessory Dwelling Unit (ADU) within an existing 1,312 sq. ft. single-family residence property.

Rationale: The project site is in an urbanized residential neighborhood located 0.625 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 unit. Two tandem on-site parking spaces will remain in front of the ADU. Due to changes in state law, replacement parking is not required for the principal residence and the proposed ADU due to the site's proximity within one half mile of a major transit stop. Because the application was an after-the-fact request, the applicant submitted two times the regular application fee. 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 **November 4-6, 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

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October 20, 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: 5-26-0847-W

Applicant: Brandon Ligthart

Location: 1036 Garfield Ave., Venice, City of Los Angeles (Los Angeles County) (APN: 4237025013)

Proposed Development: Demolition of an existing detached garage to construct a new two-story, two-unit Accessory Dwelling Unit (ADU) and an addition to the existing two-unit duplex to create a new two-story, one-unit ADU attached to the Multifamily (2) Residence. Parking will be maintained on the driveway adjacent to the existing duplex and a bike rack will be installed in area between the new ADUs.

Rationale: The project site is located on a developed 4,204 sq. ft. lot located approximately one mile inland of the sandy beach in a residential neighborhood. The lot is designated Low Medium I Residential (R2-1) by the City's certified land use plan (LUP) and conforms to the permitted uses and development standards of the LUP. The project will maintain one on-site parking space in the driveway adjacent to the existing Multifamily Residence and bike racks will be installed in area between the new ADUs. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

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.

Coastal Development Permit De Minimis Waiver

5-26-0847-W

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

Jose Hernandez
Coastal Program Analyst

cc: Commissioners/File