LUPC — Agenda Item 12, November 5, 2026

Proposed Motion 718 S. 4th Avenue Demolition and Coastal Zone Procedures

Whereas, the demolition notice posted at 718 4th Ave raises concerns regarding the City's processing of demolition applications in the Coastal Zone before a Coastal Development Permit (CDP) application has been submitted, as well as the adequacy of public notification and historic resources review; and

Whereas, the Department of Building and Safety (DBS) demolition procedures and Information Bulletin P/BC 2023-039 do not clearly explain the additional requirements applicable to demolition in the Coastal Zone;

Resolved, the Venice Neighborhood Council (VNC) requests that the DBS and the Department of City Planning (DCP):

1. **Coastal Zone Clearance:** Ensure that all Coastal Zone demolition permit applications explicitly identify a Coastal Zone clearance requiring verification of an approved CDP or legally valid coastal exemption determination before permit issuance;
2. **Historic Resources Review:** Ensure that demolition applications for buildings more than 55 years old receive all applicable historic resources screening and review, with the screening/reviews documented before demolition permits are issued;
3. **Public Notification:** Revise demolition notices for Coastal Zone properties to prominently disclose when coastal approvals remain outstanding and that demolition has not yet been authorized;
4. **Demolition Procedures:** Revise DBS demolition bulletins and procedures to clearly distinguish Coastal Zone requirements from general Citywide demolition procedures, including the need for applicable CDP approval.
5. **Project Review:** Ensure that demolition and associated replacement development are appropriately evaluated together where required under the Coastal Act and applicable City regulations.

Be it further resolved, the VNC requests that DBS and DCP provide written clarification of these procedures and confirm that no demolition permit for 718 4th Ave will be issued until all applicable coastal and historic resources review requirements have been satisfied.