PLEASE NOTE
THIS FILE IS ONLY UPDATED ONCE A WEEK

FOR FURTHER UPDATES
PLEASE CALL (562) 590 – 5071

CURRENT AS OF JUNE 9th, 2022

NOTICE:
EFFECTIVE JANUARY 1, 2020
APPEALS SENT VIA EMAIL WILL ONLY BE
ACCEPTED IF EMAILED TO:
SOUTHCOAST@COASTAL.CA.GOV
CASE NO.: ADM-2022-2770-CEX

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:
- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 321 N. Alma Real Drive
LEGAL DESCRIPTION: LOT 21 BLOCK 1 TRACT 9377
ZONE: RE20-1 COMMUNITY PLAN: Brentwood - Pacific Palisades
PROPOSED SCOPE OF WORK: Repair existing site wall and replace with glass railing. Resurfacing of existing view deck. No addition

RELATED PLAN CHECK NUMBER(s): 22026-10000-00145

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Jake Malott
Mailing Address: 7190 Sunset Blvd #507, Los Angeles, CA, 90046
Phone Number: 513.978.6184 E-mail Address: jake@wsdci.com
Signature: __________________________

Received
South Coast Region
5/12/2022
California Coastal Commission

COASTAL EXEMPTION (CEX)
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

☑ Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

☐ Improvements to Any Existing Structure Other Than A Single-Family Residence. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).

☐ Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.

☐ Demolitions required by LADBS. This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By:  
Signature

Anacany Hurtado, City Planning Associate
Print Name and Title

Date: 5/11/22

Invoice No.: 79818  Receipt Number: 110522EC0-FBF29316-B905-4284-A8DA-1CA540CB3A2C

Attached:  
Copy of Invoice with Receipt No. 
Copy of related Building & Safety Clearance Summary Worksheet(s)
1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO PERPENDICULAR PLATE OR PROP. LINE (CRC R307.2). ENCLOSURES MUST BE OF APPROVED RD TOPOGRAPHIC SURVEY. (NUMBER - SEE SPECS) BOARD BUILDING DOUGLAS FIR SCHED CATCH BASIN A9.21 EXTERIOR DETAILS REDWOOD.

5. NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA CEILING CLR SHEATHING SIMILAR CLEAN OUT COLUMN CONTINUOUS FAN CAPABLE OF 5 AIR CHANGES PER HOUR.

A. ULTRA FLUSH WATER CLOSET: 1.6 GALLONS PER FLUSH MAX.

14. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. 15. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE.

PROJECT DATA

GENERAL NOTES

PROFESSIONALS

SYMBOLS

AREA CALCULATIONS

PROJECT DESCRIPTION

VICINITY MAP
LEGEND:

- [ ] NEW or ADDED
- [ ] EXISTING
- [ ] EXTENTS

GENERAL NOTES:

1. PROVIDE AUTOMATIC EARTHQUAKE SHUT-OFF VALVE
2. DIMENSIONS ARE TO THE FACE OF FINISH U.N.O.
3. VERIFY ALL (E) DIMENSIONS IN THE FIELD
4. NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
5. ATTACHED PRIVATE GARAGES SHALL PROVIDE CONDUIT, WIRING, ETC. NECESSARY FOR ELECTRIC VEHICLE (EV) CHARGER INSTALLATIONS.

GENERAL NOTES:  

1. 
2. 
3. 
4. 
5. 

DESCRIPTION DATE: 03.01.22 COASTAL SUBMISSION

PROPOSED SITE PLAN SCALE 1/8"=1'-0"
NEW GLASS GUARDRAIL

PROPERTY LINE

3'-6"

(E) SOLID SITE WALL TO BE REDUCED IN HEIGHT

(E) SITE WALL TO REMAIN

(E) WOODEN GUARDRAIL TO REMAIN

(E) WOODEN GUARDRAIL TO BE REMOVED

01

EXISTING REAR GUARDS & ELEVATION

SCALE 3/16"=1'-0"

OUTLINE OF EXISTING SINGLE FAMILY RESIDENCE

DESCRIPTION

03.01.22 COASTAL SUBMISSION

ALMA RESIDENCE
321 ALMA REAL DRIVE
SANTA MONICA, CA 90402

ADM-2022-2770-CEX
Anacany Hurtado 05/11/2022

ADM-2022-2770-CEX
22026-10000-00145
COASTAL EXEMPTION (CEX)

CASE NO.: ADM-2022-8142-CEX

TO: California Coastal Commission
   South Coastal District
   301 E. Ocean Boulevard, Suite 300
   Long Beach, CA 90802-4302
   (562) 590-5071

FROM: Los Angeles Department of City Planning
       Development Services Center (DSC)
       201 North Figueroa Street, 4th Floor
       Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 1031 N. Marcey Ln., Pacific Palisades, CA, 90272
LEGAL DESCRIPTION: LOT 5 BLOCK None TRACT 17906
ZONE: RE-11-1 COMMUNITY PLAN: Brentwood-Pacific Palisades
PROPOSED SCOPE OF WORK: New Retaining walls, 30" maximum height.

RELATED PLAN CHECK NUMBER(s): B22 VN 01534

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Angel Diaz
Mailing Address: 116 N. Actio Ave, Unit 220, Glendale, CA, 91206
Phone Number: 313-864-5095  E-mail Address: angel@aaudio.com
Signature:

CP-1608.3 Coastal Exemption [03.13.2019]
THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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Vincent P. Bertoni, AICP  
Director of Planning

**Issued By:**

Signature

Print Name and Title

**Date:**  
5/3/20

**Invoice No.: 80158**

**Receipt Number:** 11052868

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
<table>
<thead>
<tr>
<th>SYMBOL LEGEND</th>
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<tr>
<th>S</th>
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**MARONEY RESIDENCE**

### RENTAL NUS

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<thead>
<tr>
<th>GENERAL NOTES</th>
<th>PROJECT DATA/LOG COMPLIANCE</th>
<th>SHEET REFERENCE</th>
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</thead>
</table>

1. **PROPERTY OWNER**: [Name]
2. **CONSTRUCTION**: [Date]
3. **DOCUMENT CHECK**: [Date]
4. **BUILDING CODE**: [Code]
5. **SITE PLAN**: [Plan]
6. **ELECTRICAL PLAN**: [Plan]
7. **MECHANICAL PLAN**: [Plan]
8. **STRUCTURAL PLAN**: [Plan]
9. **PLUMBING PLAN**: [Plan]
10. **SOIL ELEVATION**: [Elevation]
11. **FIRE PROTECTION**: [Protection]
12. **SUSTAINABILITY**: [Sustainability]
13. **ENVIRONMENTAL**: [Environmental]
14. **SAFETY**: [Safety]
15. **MANAGEMENT**: [Management]

### SYMBOL LEGEND

- **S**: Symbol 1
- **M**: Symbol 2
- **D**: Symbol 3

### SCOPE OF WORK

- NEW RETAINING WALLS. 30' MAXIMUM HEIGHT.

### VACANCY MAP

- [Map]

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[Contact Info]

- Phone: [Number]
- Email: [Address]
- Website: [Website]

[Address]

- Street: [Street]
- City: [City]
- State: [State]
- Zip: [Zip]

[Date]

- [Date]

[Name]

- [Name]
This plan has been reviewed and conforms to recommendations of soils engineering/geologic reports dated September 30, 2019.

6. CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND SHALL PERFORM BOTTOM CUT OR FILL SLOPES EXCEED 2:1; CUTS EXCEED 40 FT. IN HEIGHT; CUTS ARE WITHIN WHERE COHESIONLESS SOIL HAVING LESS THAN 15% FINER THAN 0.005 PROCEDURES (>200 CY) (7007.1)

5. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED

4. PROVIDE RAIN GUTTERS OR OTHER SYSTEM FOR COLLECTING RAIN WATER FROM

3. CONTINUOUS SPECIAL INSPECTION IS REQUIRED BY GEOTECHNICAL ENGINEER AS

2. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL ENGINEERING REPORT.

1. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL ENGINEERING REPORT.

7. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THEREFORE, THE CONTRACTOR

8. THE DESIGN DOES NOT INTEND TO SHORE, LIMIT, OR RESTORE ANY CONDITIONS RESULTING FROM PREVIOUS SETTLEMENT

9. IF THE DESIGN HAS BEEN DONE WITHOUT OBTAINING A SOIL REPORT, AND A SOIL REPORT IS DONE IN THE FUTURE, CONTACT

3. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING

b) THE TYPE AND EXTENT OF EACH INSPECTION SHALL BE AS SET FORTH IN SECTION 1704 INCLUDING TABLE 1704.3.

a) SPECIAL/DEPUTY INSPECTIONS ARE REQUIRED FOR MATERIALS, SYSTEMS, COMPONENTS, RESEARCH REPORTS AS LISTED IN

SHALL INCLUDE A "STATEMENT OF SPECIAL INSPECTIONS" ON THE PLANS (1705).

e) FOR EACH TYPE OF INSPECTION REFER TO CHAPTER 1704 AND NOTES ON THESE PLANS TO DETERMINE IF INSPECTIONS ARE

DIAPHRAGMS; L. SEISMIC RESISTING SYSTEMS; M. PILE FOUNDATIONS.

inspector certified for the following types of work, where applicable:

i) THE TYPE AND EXTENT OF EACH INSPECTION SHALL BE AS SET FORTH IN SECTION 1704 INCLUDING TABLE 1704.3.

f) FOR EACH TYPE OF INSPECTION REFER TO CHAPTER 1704 AND NOTES ON THESE PLANS TO DETERMINE IF INSPECTIONS ARE

ii) THE TYPE AND EXTENT OF EACH INSPECTION SHALL BE AS SET FORTH IN SECTION 1704 INCLUDING TABLE 1704.3.

g) FOR EACH TYPE OF INSPECTION REFER TO CHAPTER 1704 AND NOTES ON THESE PLANS TO DETERMINE IF INSPECTIONS ARE

iv) THE TYPE AND EXTENT OF EACH INSPECTION SHALL BE AS SET FORTH IN SECTION 1704 INCLUDING TABLE 1704.3.

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NOTES:
1- MINIMUM ANCHOR BOLT EMBEDMENT SHALL BE 6"
2- MINIMUM BOLT BENDING YIELD STRENGTH SHALL BE 45,000 PSI.

FLOOR  JOIST PER PLAN
FLOOR  SHEATHING PER S-0.2

CONCRETE WALL
f'c = 3000 PSI

ANCHOR BOLT PER LEDGER
SCHEDULE ON S-0.21
SIMPSON PA 18 @ 48" O.C.
LARR PER TABLE ON S-0.11
(12) 10d NAILS
4X BLOCKING
8" A.B. @ 8" OC
CS14 STRAP W/ (11) 10d NAILS PER FOOT

P.T. SILL
ANCHOR BOLT PER S/W SCHEDULE

FOUNDATION AND FRAMING DETAIL
NEW ADDITION ABOVE GARAGE
FF. = 363.75'

NEW GARAGE FF
376.25' (N) T.O. STRUCTURE
357.25' TW
360.00' TW
360.00' NG

1
3

355.50' TW
355.00' (E) GRADE
353.38' (N) FINISH GRADE

356.51' TW
359.00' TW

ADM-2022-3199-CEX
Jason Chan
05/12/2022

SECTION 1
SECTION 2
SECTION 3
CASE NO.: **ADM-2022-3262-CEX**

TO: California Coastal Commission  
South Coastal District  
301 E. Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-6071

FROM: Los Angeles Department of City Planning  
Development Services Center (DSC)  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012

SUBJECT: **COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY**

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- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

**PROJECT ADDRESS:** 16826 Monte Hermoso Drive Pacific Palisades CA 90272

**LEGAL DESCRIPTION:** LOT 42 BLOCK _____ TRACT TR 31935

**ZONE:** RE15-1-H  
**COMMUNITY PLAN:** Coastal Development

**PROPOSED SCOPE OF WORK:** NEW EXTERIOR SWIMMING POOL

**RELATED PLAN CHECK NUMBER(s):** 22047-10000-00512

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

**Applicant Name:** Gilbert Canlobo

**Mailing Address:** 2926 Gramercy St. Pomona CA 91767

**Phone Number:** (626) 483-3508  
**E-mail Address:** gilbertcanlobo@yahoo.com

Signature: __________________________

APPEAL PERIOD ENDS  
**6/10/2022**  
Received  
South Coast Region  
5/12/2022

California Coastal Commission
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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**Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).

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Vincent P. Bertoni, AICP
Director of Planning

Issued By:

Signature

Ruben Vasquez
Planning Associate

Print Name and Title

Date: May 9, 2022

Invoice No.: 80210 Receipt Number: paid on 5/9/22

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
TO: California Coastal Commission  
South Coastal District  
301 E. Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071  

FROM: Los Angeles Department of City Planning  
Development Services Center (DSC)  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY  

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:  
- Remodels which involve the removal of 50% or more of existing exterior walls  
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)  
- Projects which involve significant grading or boring in a Special Grading or Landslide area  
- Any change of use (to a more or less intensive use)  

PROJECT ADDRESS: 321 N. Alma Real Drive  

LEGAL DESCRIPTION: LOT 21 BLOCK 1 TRACT 9377  

ZONE: RE20-1 COMMUNITY PLAN: Brentwood - Pacific Palisades  

PROPOSED SCOPE OF WORK:  
Repair existing site wall and replace with glass railing. Resurfacing of existing view deck. No additon  

RELATED PLAN CHECK NUMBER(s): 22026-10000-00145  

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Jake Malott  
Mailing Address: 7190 Sunset Blvd #507, Los Angeles, CA, 90046  
Phone Number: 513.978.6184 E-mail Address: jake@wsdci.com  
Signature:  

APPEAL PERIOD ENDS  
Received  
AT 5:00 P.M. ON  
South Coast Region  
6/10/2022  
5/12/2022  
California Coastal Commission  

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### Improvements to Any Existing Structure Other Than A Single-Family Residence
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### Repair or Maintenance
This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.

### Demolitions required by LADBS
This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: 

Signature: 

Anacany Hurtado, City Planning Associate

Print Name and Title: 

Date: 5/11/22

Invoice No.: 79818

Receipt Number: 110522EC0-FBF29316-B905-4284-A8DA-1CA540CB3A2C

Attached: 
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
TO: California Coastal Commission  
South Coastal District  
301 E. Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071  

FROM: Los Angeles Department of City Planning Development Services Center (DSC)  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012  

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 857 MILWOOD AVE, VENICE 90291

LEGAL DESCRIPTION: LOT 36 BLOCK 1 TRACT VENICE ANNEX NO. 2

ZONE: R2-1 COMMUNITY PLAN: Venice

PROPOSED SCOPE OF WORK: SINGLE- FAMILY DWELLING TO INTERIOR AND EXTERIOR REMODEL CONVERT THE (E) CLOSET INTO A NEW BATHROOM. ALL WORK BY WFPP

RELATED PLAN CHECK NUMBER(s): B21VN10978

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: JAIME YEMAIL
Mailing Address: 13330 Bloomfield ave. ste 218, Norwalk Ca 90650
Phone Number: (818) 398-3491 E-mail Address: GEMAYEL.KRS@GMAIL.COM
Signature: [Signature]

APPEAL PERIOD ENDS AT 5:00 P.M. ON 5/16/2022  
Received South Coast Region 6/14/2022  
California Coastal Commission
Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

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Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]

NOAH MCCOY, CITY PLANNER
Print Name and Title

Date: APRIL 25, 2022

Invoice No.: 79770 Receipt Number: 190422E3D-278D899F-887F-4A9A-B304-80578246569C

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
857 MILWOOD AVE, VENICE, 90291
INTERIOR AND EXTERIOR REMODEL, CONVERT THE (E) CLOSET INTO A NEW BATHROOM

SCALE OF WORK

PROPERTY DESCRIPTION

TRACT MAP

VOCABULARY MAP

PROJECT DESCRIPTION

SHEET INDEX

PROJECT INFORMATION

APPLICANTS

SITE PLAN

A-1
APPEAL PERIOD ENDS AT 5:00 P.M. ON 6/15/2022

TO: California Coastal Commission
    South Coastal District
    301 E. Ocean Boulevard, Suite 300
    Long Beach, CA 90802-4302
    (562) 590-5071

FROM: Los Angeles Department of City Planning
      Development Services Center (DSC)
      201 North Figueroa Street, 4th Floor
      Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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PROJECT ADDRESS: 430 N Via De La Paz

LEGAL DESCRIPTION: LOT 9 BLOCK 10 TRACT 9300

ZONE: R1-1 COMMUNITY PLAN: Brentwood - Pacific Palisades

PROPOSED SCOPE OF WORK: New pool and spa on a lot with an existing single family dwelling.

RELATED PLAN CHECK NUMBER(s): 22030 - 20000 - 01803 & 22030 - 20000 - 01803

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Chris J. Parker, Pacific Crest Consultants
Mailing Address: 29635 Agoura Rd., Agoura Hills, CA 91301
Phone Number: (818) 591-9309 E-mail Address: Chris@PCCLA.com
Signature: Chris Parker
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

**Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

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Vincent P. Bertoni, AICP  
Director of Planning

Issued By:  

Signature:  

Print Name and Title:  

Date:  

Invoice No.:  

Receipt Number:  

Attached:  

- Copy of Invoice with Receipt No.  
- Copy of related Building & Safety Clearance Summary Worksheet(s)

CP-1608.3 Coastal Exemption [03.13.2019]
CASE NO.: ADM-2022-3117-CEX

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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APPEAL PERIOD ENDS

Received

AT 5:00 P.M. ON
South Coast Region

6/16/2022
5/18/2022

California Coastal Commission

PROJECT ADDRESS: 3103 S. Leland Street, San Pedro, CA

LEGAL DESCRIPTION: LOT 24 BLOCK ________ TRACT APN# 7469-014-024

ZONE: R1 COMMUNITY PLAN: _______________________

PROPOSED SCOPE OF WORK: Interior remodel. Open kitchen / dining area per plans. Reconfigure bathrooms per plans. Replace cabinets, countertops, flooring throughout per plans. Please certain windows like for like per plans.

RELATED PLAN CHECK NUMBER(s): B22LA02140

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Tim Aiu, CS General Contracting, Inc

Mailing Address: 2654 Viewridge Drive, Chino Hills, CA 91710

Phone Number: (951) 264-8873 E-mail Address: tim@webuildca.com

Signature: __________________________

CP-1608.3 Coastal Exemption [03.13.2019]
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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Vincent P. Bertoni, AICP
Director of Planning

Issued By: ____________________________
Signature
Anacany Hurtado, Planning Associate

Date: 5/4/22
Invoice No.: 80089
Receipt Number: 030522E3C-90FBB7A4-1D23-4082-B668-E88F970AD91B

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
APPEAL PERIOD ENDS

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

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PROJECT ADDRESS: 13161 Mindanao Way

LEGAL DESCRIPTION: LOT 4 BLOCK ___ TRACT 26853-c

ZONE: [Qjm1-1] COMMUNITY PLAN: ____________

PROPOSED SCOPE OF WORK: Provide 2 exterior exit doors, 1 storefront entry door, increase concrete staging area

RELATED PLAN CHECK NUMBER(s): 220161000002703

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: McKently Malak Architects c/o Juan Vazquez
Mailing Address: 35 Hugus Alley, Suite 200, Pasadena CA 91101
Phone Number: (626) 429-9141 E-mail Address: Jvazquez@mckently.com
Signature: __________________________

California Coastal Commission
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]

NOAH MCCOVY, CITY PLANNER

Print Name and Title

Date: 5/13/2022

Invoice No.: 80353 Receipt Number: 07A2-4967-9692-6858E35434

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
APPEAL PERIOD ENDS
AT 5:00 P.M. ON
6/22/2022
California Coastal Commission

TO: California Coastal Commission
   South Coastal District
   301 E. Ocean Boulevard, Suite 300
   Long Beach, CA 90802-4302
   (562) 590-5071

FROM: Los Angeles Department of City Planning
      Development Services Center (DSC)
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OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 16620 Linda Terrace, Pacific Palisades, CA 90272
LEGAL DESCRIPTION: LOT 360 BLOCK NONE TRACT TE 17592
ZONE: R1-1 COMMUNITY PLAN: None
PROPOSED SCOPE OF WORK: New Swimming Pool & Spa

RELATED PLAN CHECK NUMBER(s): R22V NO 1841 22047-20000-00239

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Isaac Bitton
Mailing Address: 5621 Wanan Rd #465 Agoura Hills CA 91301
Phone Number: (818) 348-9188 E-mail Address: isaac@aplexpoolspa.com
Signature:
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]

Steven Wechsler, City Planning Associate
Print Name and Title

Date: 5-20-22

Invoice No.: 80359  Receipt Number: 220224002-16

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
Exemption Request for the SEWERS7 – PORTO MARINA WAY R/W (17800) Project

Dear Ms. Vaughn:

As part of the City of Los Angeles (City) infrastructure maintenance and repair program, the Bureau of Engineering is working on a project to remove 6 linear feet of sewer pipe and replace it with new 8-inch vitrified clay pipe and remove and replace approximately one house connection lateral. The repairs would occur between the upstream maintenance hole number 522-12-250 and the downstream maintenance hole number 522-12-113 (see Figure 1: Project Location). The repair project is required to remove a sewage lateral that is protruding into a sewer mainline to prevent possible sewer spills and provide proper maintenance to the sewer reach.

The sewer line is within the city easement between Porto Marina Way and Castellammare Drive in the Brentwood – Pacific Palisades community of the City of Los Angeles (see attached Figure 2: Project Vicinity). The project is located within the dual jurisdiction area of the Coastal Zone.

Enclosed are the Exemption Request Form for the SEWERS7 –PORTO MARINA WAY R/W (17800) project, Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information. We believe the project is exempt from Coastal Development Permit requirements per Coastal Act Section 30610(d).

If you have any questions or need additional information, please contact Bridget Gonzalez at bridget.gonzalez@lacity.org. Thank you for your prompt attention.

Sincerely,

Norman Mundy

for
Maria Martin, Group Manager
Environmental Management Group

MEM:bg
Q:\USERHOME\Bridget\SWC06434 SEWERS7 - Porto Marina Way RW (17800)\CCC Exemption Request - SEWERS7 - PORTO MARINA WAY (17800) SWC06434.docx

Enclosures
cc: Raymond Lam, Bureau of Engineering
EXEMPTION REQUEST FORM

Date: May 25, 2022

1. Name, mailing address, telephone number of all applicants/owners:
   Raymond Lam, P.E. (213) 485-5881
   City of Los Angeles, Bureau of Engineering, Wastewater Conveyance Construction Division
   1149 S. Broadway, 6th Floor, Los Angeles CA 90015

2. Name, mailing address, telephone number of applicant’s representative:
   Bridget Gonzalez, Environmental Specialist II, bridget.gonzalez@lacity.org
   City of Los Angeles, Bureau of Engineering, Environmental Management Group
   1149 S. Broadway, 6th Floor, M/S 939, Los Angeles, CA 90015

3. Project location (Address & APN):
   City easement north of Porto Marina Way and west of the intersection of Porto Marina Way and
   Lecco Lane in the Brentwood – Pacific Palisades community of the City of Los Angeles. Please see
   attached Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Plans and
   Repair Information.

4. Project Description (Include detailed description of the proposed development, including
   existing and proposed square footage, and existing and proposed height, as applicable –
   attach additional sheets if needed):

   The project title is SEWERS7 – Porto Marina Way R/W (17800). Based on the recent maintenance
   inspection (June 30, 2021) and work request (July 13, 2021) by the City of Los Angeles Sanitation
   & Environment (LASAN), the sewer lateral connection was identified to be protruding into the sewer
   mainline. The sewer repair project would remove and replace 6 linear feet of 8-inch vitrified clay
   pipe (VCP) and remove and replace a house connection lateral. The repairs would occur between
   the upstream maintenance hole number 522-12-250 and the downstream maintenance hole number
   522-12-113 (see Figure 1: Project Location).

   The construction would consist of temporary traffic control measures in compliance with the latest
   version of the Work Area Traffic Control Handbook (WATCH); bypass pumping; 6-8 feet of
   excavation and shoring; removing and replacing 6 linear feet of sewer pipe; backfilling; reconnecting
   house laterals; and restoring the trench area to match existing conditions. The construction will take
   place below the street level and the maximum pipe depth is approximately six (6) feet below ground
   surface (bgs). The depth of excavation is anticipated to be less than 8 feet. The project would not
   require the removal of any trees or vegetation. The construction could be located near a residence
   and as such, the Contractor will facilitate the ingress and egress of vehicles during construction
   hours.

   The estimated work period to repair the sewer reach will be approximately seven (7) days. The
   anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday - Friday. If necessary, open
   cut trenches would be cordoned off or covered with steel plates overnight. The work is anticipated
   to begin around July 15, 2022.
5. **Project Plans:** Include two (2) sets of proposed project drawings (site plan, floor plan, and other plans as necessary). Drawings must be to scale with dimensions shown. All oak trees and riparian vegetation (canopy), streams and drainages, wetlands, easements, and public hiking and equestrian trails (including existing offers to dedicate trails) must be identified on the site plan.

Please see attached Figure 1: Project Site, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information.

All projects under the SEWERS7 program, including SEWERS7 – Porto Marina Way R/W (17800), are constructed pursuant to the Bureau of Engineering’s Plans and Specifications, including Division 1, General Conditions and General Requirements for Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEWERS7) contract, which includes Section 01571-1 Stormwater Pollution Control Measures for Construction Activities (henceforth, Section 01571-1). The measures listed in Attachment A are applicable to this project.

6. **Permit History:** Has any application for development on this site including any subdivision been submitted previously to the Coastal Commission? If yes, state previous application number(s), date, and brief description.

The project site has been previously developed for residential uses and the sewer underlaying the site was placed in 1928.

7. **Structures Destroyed by Disaster.** If the proposed development is the replacement of a structure(s) destroyed due to disaster, please include copies of previous building or site plans, if available, to indicate the location, size and height of structure(s). Other potential information that can be used to demonstrate the size and location of structures includes, but is not limited to, photos of the property, surveys showing foundation(s), building permits, and assessor’s records.

The proposed development does not involve the replacement of a structure destroyed due to disaster.

8. **Filing Fee.** Per the application fee schedule (effective July 1, 2020), the filing fee for an exemption determination is $318.00.

Pursuant to Government Code section 6103, public entities are exempt from the fee.
FIGURE 3: PROJECT PLANS AND REPAIR INFORMATION

NOTE:
1. CONTRACTOR TO SUBMIT TO THE ENGINEER A LUMP SUM COST PROPOSAL THAT INCLUDES THE COST BREAKDOWN BY LABOR, EQUIPMENT, AND MATERIAL FOR THE FOLLOWING WORK:
   (A) REMOVAL OF ALL NATURAL AND ARTIFICIAL OBJECTIONABLE MATERIAL IN THE CONSTRUCTION AREAS, ROAD APPROACHES, AND OTHER SUCH AREAS TO BE EXCAVATED FOR SEWER REPAIR WORK PER GREENBOOK SECTION 800-1, INCLUDING DISPOSAL AND ALL DUMP FEES AND (B) PROTECTING, REMOVING, AND RESTORING EXISTING IMPROVEMENTS IN AS NEARLY THE ORIGINAL CONDITION AND LOCATION AS REASONABLY POSSIBLE.
2. AFTER COMPLETING SPOT REPAIR (1), THE CONTRACTOR SHALL SUBMIT POST-CONSTRUCTION CCTV FOOTAGE TO THE ENGINEER FOR REVIEW AND ASSESSMENT.
3. PROJECT IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BMP ATTACHED.

CITY OF LOS ANGELES
GARY LEE MOORE, P.E., ENV SP - CITY ENGINEER
RAYMOND LAM - PROJECT ENGINEER
RYAN M. TOLES, P.E., ENV SP - DIVISION ENGINEER

INDEX NO.: 0002
DATE: 3/14/2022
PAGE 1 OF 1
All projects under the SEWERS7 program are constructed pursuant to Engineering’s Plans and Specifications, including Division 1, General Conditions and General Requirements for *Super Expedited Wastewater Emergency Rehabilitation for Sewers* (SEWERS7) contract, which includes Section 01571-1 *Stormwater Pollution Control Measures for Construction Activities* (henceforth, Section 01571-1). The measures listed below are applicable to this project:

Section 01571-1, defines Construction Activity: Includes clearing, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. Construction activity does not include routine maintenance such as, maintenance of original line and grade, hydraulic capacity, or original purpose of the facility. The Contractor shall exercise every reasonable precaution to protect channels, storm drains, and bodies of water from pollution, and

- Conduct and schedule operations to minimize or avoid muddying and silting channels, drains, and waters.
- Provide any necessary water pollution control devices to prevent, control, and abate water pollution, and implement good housekeeping pollution control measures to reduce the discharge of pollutants from work sites to the maximum extent practicable. These water pollution control devices include drains, gutters, slope protection blankets and retention basins and shall be constructed concurrently with other Work at the earliest practicable time.
- Exercise care in preserving vegetation and protecting property, to avoid disturbing areas beyond the limits of the Work. Promptly repair any damage caused by Contractor operations.

Penalties: Failure to comply with BMPs listed above from GC Section 01571-1 may result in significant fines and possible imprisonment. The Regional Water Quality Control Board (RWQCB) or other prosecuting authority may assess fines of up to $32,500 per day for each violation. Should the City be fined or penalized as a result of the Contractor failing to comply with this Section, the Contractor shall reimburse the City for any and all fines, penalties and related costs.

- Notification and Report: If pollution occurs in the work area for any reason or when the Contractor becomes aware of any violation of this Section, correct the problem and immediately notify the City of Los Angeles Inspector. In addition, submit a written report to the Engineer within seven (7) calendar days describing the incident and the corrective actions taken. If either the Inspector or Engineer is first to observe pollution or a violation, the Contractor shall also explain in the written report why the Work was inadequately monitored.

- Projects with construction activity that will result in less than one acre of disturbed soil, the Contractor shall comply with the following minimum water quality protection requirements:
  - Retain eroded sediments and other pollutants on-site and do not allow transportation from the site by sheet flow, swales, area drains, natural drainage, or wind.
  - Protect stockpiles of earth and other construction-related materials from being transported from the site by wind or water.
  - Properly store and handle fuels, oils, solvents, and other toxic materials to not contaminate the soil or surface waters, enter the groundwater, or be placed where they may enter a live stream, channel, drain, or other water conveyance facility. Protect all approved toxic storage containers from weather. Clean spills immediately and properly.
disposal of cleanup materials. Spills shall not be washed into live streams, channels, drains, or other water conveyance facilities.

- Do not wash excess or waste concrete into the public way or any drainage system. Retain concrete wastes on-site until they can be appropriately disposed of or recycled.
- Deposit trash and construction-related solid wastes in covered receptacles to prevent contamination of rainwater and dispersal by wind.
- Do not allow sediments and other materials to be tracked from the site by vehicle traffic. Stabilize construction entrance roadways to inhibit sediments from being deposited onto public ways. Immediately sweep up accidental depositions. Do not allow depositions to be washed away by rain or by any other means.
- Contain non-stormwater runoff from equipment or vehicle washing and any other activity at the work site.
- At completion of the Work, clear the worksite of debris and restore to a condition at least equal to or better than prior to construction.
NO PERMIT REQUIRED DETERMINATION NOTICE
This finding is made Under the Repair and Maintenance and Utility Hook-Up Exclusion from Permit Requirements for a Public Works Project within the Single-Jurisdiction area of the Coastal Zone in the City of Los Angeles

Dear Ms. Vaughn:

Project Title: LA-1 Intersection Improvement & Protected Left Turn (EA 35950)

Project Location: City of Los Angeles at the intersection of State Route 1 / Lincoln Boulevard and California Avenue in the community of Venice (Post Mile 32.71). Portions of the project site falls within the single-jurisdiction coastal zone in the City of Los Angeles. See Figure 1: Project Location, Figure 2: Project Vicinity Map, and Attachment 1: 95% Project Plans and Information.

Project Background: The California Department of Transportation (Caltrans) is proposing an intersection safety enhancement project on State Route 1 at post mile 32.71 in the Community of Venice within City of Los Angeles, County of Los Angeles. State Route 1 is a north-south state conventional highway in Los Angeles County and is used for interregional, intraregional, recreational and commuter travel through this highly urbanized area. The purpose of this project is to enhance safety by upgrading traffic signals and installing protected left-turn phases at all approaches of the project intersection. This project is needed in order to reduce or eliminate broadside collisions and fatalities.

Project Description: Work will include the addition of left-turn phases at all approaches of Lincoln Boulevard and California Avenue. Additional safety improvements include installing pedestrian push buttons, Audible Pedestrian Signals (APS), bicycle detection, pedestrian lead interval integration, upgrading all American with Disabilities (ADA) curb ramps to current standards, installation of continental crosswalks with limit lines/stop bars, upgrades to street luminaire on signal poles, and upgrading signage. All work will take place within State owned right-of-way.

The estimated work period to complete said improvements will be approximately one year between September 2022 to September 2023. The anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday through Friday. The repair may be located near a driveway; however, the Contractor will facilitate the ingress and egress from the driveway. The project may slightly
increase vehicular trips or traffic congestion during construction, however construction is only expected to last approximately one year and all temporary traffic control will be done in accordance with the latest version of the Work Area Traffic Control Handbook (WATCH manual).

**Exclusion Determination:** The Bureau of Engineering (BOE) administers the Coastal Act on behalf of the City of Los Angeles for projects in the public right-of-way, such as the proposed project. For such projects, BOE determines the applicability of exclusions from permit requirements if the project is in the single jurisdiction area of the Coastal Zone.

BOE has determined that the proposed project falls within the single jurisdiction Coastal Zone and is excluded from coastal development permit requirements under Section 30610(c) of the Coastal Act as interpreted by the *Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements* guidelines adopted by the California Coastal Commission. Per Section II.A of the Guidelines, no permit is required for the repair or maintenance of existing roads including signalization, lighting, signing, and safety improvements within the existing right-of-way. Section 30610(c) of the Coastal Act provides that no coastal development permit shall be required for “repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities . . .” and not involving risk of substantial adverse environmental impact. Given the nature and location of the project within the public street, no risk to public access or public views or risk of substantial adverse environmental impact, including, impact to environmentally sensitive habitat area, or wetlands have been identified. Thus, the project, which consists of intersection safety enhancements and pedestrian infrastructure upgrades do not require a coastal development permit from the City of Los Angeles. (This exclusion from City permit requirements applies to the “single jurisdiction” areas of the coastal zone.)

If you have any questions about this determination, please contact Billy Ho at billy.ho@lacity.org.

Sincerely,

*Norman Mundy*

for

Maria E. Martin, Manager
Environmental Management Group

MEM: bh
Q:\USERHOME\Billy\Caltrans Coastal Exemption Permit request EA 35950\RMU Exclusion letter.docm

Attachments
1. 95% Project Plans and Information

Enclosures
cc: Karl Price, California Department of Transportation
    Rocky Rojas, California Department of Transportation
    Parviz Yeganeh, California Department of Transportation
Attachment 1: Project Plans and Information
NOTES:
1. LOCATION OF CONSTRUCTION AREA SIGNS SHOWN ARE APPROXIMATE. Exact locations to be determined by the Engineer.
2. Sign sizes shown are approximate. Panel size and location will be determined by Engineer.
3. Signs must be removed when no longer needed.

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LEGEND:
1. CONSTRUCTION AREA SIGN LETER
2. CONSTRUCTION AREA SIGN (ONE POST)
3. CONSTRUCTION AREA SIGN (TWO POSTS)

APPROVED FOR CONSTRUCTION AREA SIGN WORK ONLY

C6-1
### Pavement Delineation Quantities

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**Note:**
- Dimensions are approximate and subject to change.
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- Page 17 of 61
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**TOTAL:** 0.00

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Ms. Shannon Vaughn
May 25, 2022
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TYPICAL LANE LINE OR RIGHT EDGE LINE CONTRAST DETAIL

STREET OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKERS
AND TRAFFIC LINES
TYPICAL DETAIL FOR CONTRAST STRIPING

REVISED STANDARD PLAN RSP A20E
Ms. Shannon Vaughn, District Supervisor  
South Coast District  
California Coastal Commission  
301 E. Ocean Blvd., Suite 300  
Long Beach, CA 90802

NO PERMIT REQUIRED DETERMINATION NOTICE  
This finding is made Under the Repair and Maintenance and Utility Hook-Up Exclusion from Permit Requirements for a Public Works Project within the Single-Jurisdiction area of the Coastal Zone in the City of Los Angeles

Dear Ms. Vaughn:

Project Title: LA-1 Intersection Improvement & Protected Left Turn (EA 35950)

Project Location: City of Los Angeles at the intersection of State Route 1 / Lincoln Boulevard and California Avenue in the community of Venice (Post Mile 32.71). Portions of the project site falls within the single-jurisdiction coastal zone in the City of Los Angeles. See Figure 1: Project Location, Figure 2: Project Vicinity Map, and Attachment 1: 95% Project Plans and Information.

Project Background: The California Department of Transportation (Caltrans) is proposing an intersection safety enhancement project on State Route 1 at post mile 32.71 in the Community of Venice within City of Los Angeles, County of Los Angeles. State Route 1 is a north-south state conventional highway in Los Angeles County and is used for interregional, intraregional, recreational and commuter travel through this highly urbanized area. The purpose of this project is to enhance safety by upgrading traffic signals and installing protected left-turn phases at all approaches of the project intersection. This project is needed in order to reduce or eliminate broadside collisions and fatalities.

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The estimated work period to complete said improvements will be approximately one year between September 2022 to September 2023. The anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday through Friday. The repair may be located near a driveway; however, the Contractor will facilitate the ingress and egress from the driveway. The project may slightly
increase vehicular trips or traffic congestion during construction, however construction is only expected to last approximately one year and all temporary traffic control will be done in accordance with the latest version of the Work Area Traffic Control Handbook (WATCH manual).

**Exclusion Determination:** The Bureau of Engineering (BOE) administers the Coastal Act on behalf of the City of Los Angeles for projects in the public right-of-way, such as the proposed project. For such projects, BOE determines the applicability of exclusions from permit requirements if the project is in the *single jurisdiction* area of the Coastal Zone.

BOE has determined that the proposed project falls within the single jurisdiction Coastal Zone and is excluded from coastal development permit requirements under Section 30610(c) of the Coastal Act as interpreted by the *Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements* guidelines adopted by the California Coastal Commission. Per Section II.A of the Guidelines, no permit is required for the repair or maintenance of existing roads including signalization, lighting, signing, and safety improvements within the existing right-of-way. Section 30610(c) of the Coastal Act provides that no coastal development permit shall be required for “repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities . . .” and not involving risk of substantial adverse environmental impact. Given the nature and location of the project within the public street, no risk to public access or public views or risk of substantial adverse environmental impact, including, impact to environmentally sensitive habitat area, or wetlands have been identified. Thus, the project, which consists of intersection safety enhancements and pedestrian infrastructure upgrades do not require a coastal development permit from the City of Los Angeles. (This exclusion from City permit requirements applies to the “single jurisdiction” areas of the coastal zone.)

If you have any questions about this determination, please contact Billy Ho at billy.ho@acity.org.

Sincerely,

*Norman Mundy*

for

Maria E. Martin, Manager
Environmental Management Group

MEM: bh
Q:\USERHOME\Billy\Caltrans Coastal Exemption Permit request EA 35950\RMU Exclusion letter.docm

**Attachments**

1. 95% Project Plans and Information

**Enclosures**

cc: Karl Price, California Department of Transportation
    Rocky Rojas, California Department of Transportation
    Parviz Yeganeh, California Department of Transportation
Figure 1: Project Location

**Single Jurisdiction Coastal Zone**

**Project Limits**

Sources: Esri, HERE, Garmin, Intermap, iDEO, GEBCO, USGS, FAO, NPS, NRCAN, GEOS, Kadaster NL, Ordnance Survey, Esri Japan, AML Leica (Hong Kong), © OpenStreetMap contributors, User Community
## Pavement Delineation Quantities

### Table 1: Thermoplastic Pavement Marking

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### Table 2: Thermoplastic Pavement Marking

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### Table 3: Thermoplastic Pavement Marking

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**Note:** The tables contain data on the quantities and specifications of various pavement marking materials and their applications. The data is organized in a tabular format for clarity and ease of reference.
### ROADSIDE SIGN QUANTITIES

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**Legend**
- **S**: Sign
- **D**: Depth
- **H**: Height
- **P**: Post

**Sign Colors**
- **G**: Green
- **W**: White
- **Y**: Yellow
- **F**: Fluorescent Yellow
- **P**: Pastel

**Material**
- **B**: Brushed Metal
- **S**: Single Face
- **D**: Double Face

**Footnotes**
- **SQ-2**

---

Ms. Shannon Vaughn  
May 25, 2022  
Page 21 of 61
<table>
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<tr>
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LEGEND: D = BLACK  E = GREEN  W = WHITE  F = FLUORESCENT YELLOW  P = PHOSPHORESCENT  B = BLUE  R = RED  Y = YELLOW  F = FLUORESCENT GREEN  G = BROWN

SIGN QUANTITIES

SQ-3
### Conduit

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### Service Equipment

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### Pole-Mounted Service Designation

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### Overhead Sign

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<td>Service</td>
<td>K/P</td>
<td>Description</td>
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### Electrical Systems

**Legend**

- [ ] Single pole, single sign, single flasher
- [ ] Single pole, single sign, single flasher
- [ ] Double pole, single sign, single flasher
- [ ] Double pole, single sign, single flasher
- [ ] Double pole, single sign, single flasher
- [ ] Double pole, single sign, single flasher

**State & Counties**

- [ ] California

**Notes**

- Single pole, single sign, single flasher
- Double pole, single sign, single flasher
- Double pole, single sign, single flasher
- Double pole, single sign, single flasher
- Double pole, single sign, single flasher

**Revised Standard Plan RSP ES-18**

- [ ] Double pole, single sign, single flasher
TUNNEL  FULL CIRCLE  CAP OF CUT AWAY  LEFT ANGLE

VISORS

8' DIA. FRONT VIEW  10' DIA. FRONT VIEW

BACKPLATE

DIRECTIONAL LOUVER

SIGNAL STANDARD PLACEMENT DIMENSIONS AND EQUIPMENT LOCATIONS

TYPICAL SIGNAL HEAD INSTALLATIONS

SIGNAL AjCES

ELECTRICAL SYSTEMS (SIGNAL HEADS AND MOUNTINGS)

REVISED STANDARD PLAN RSP ES-4C
Exemption Request for the SEWERS7 – PORTO MARINA WAY R/W (17800) Project

Dear Ms. Vaughn:

As part of the City of Los Angeles (City) infrastructure maintenance and repair program, the Bureau of Engineering is working on a project to remove 6 linear feet of sewer pipe and replace it with new 8-inch vitrified clay pipe and remove and replace approximately one house connection lateral. The repairs would occur between the upstream maintenance hole number 522-12-250 and the downstream maintenance hole number 522-12-113 (see Figure 1: Project Location). The repair project is required to remove a sewage lateral that is protruding into a sewer mainline to prevent possible sewer spills and provide proper maintenance to the sewer reach.

The sewer line is within the city easement between Porto Marina Way and Castellammare Drive in the Brentwood – Pacific Palisades community of the City of Los Angeles (see attached Figure 2: Project Vicinity). The project is located within the dual jurisdiction area of the Coastal Zone.

Enclosed are the Exemption Request Form for the SEWERS7 – PORTO MARINA WAY R/W (17800) project, Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information. We believe the project is exempt from Coastal Development Permit requirements per Coastal Act Section 30610(d).

If you have any questions or need additional information, please contact Bridget Gonzalez at bridget.gonzalez@lacity.org. Thank you for your prompt attention.

Sincerely,

Norman Mundy

for

Maria Martin, Group Manager
Environmental Management Group

MEM:bg
Q:\USERHOME\Bridget\SWC06434 SEWERS7 - Porto Marina Way RW (17800))CCC Exemption Request - SEWERS7 - PORTO MARINA WAY (17800) SWC06434.docx

Enclosures
cc: Raymond Lam, Bureau of Engineering
EXEMPTION REQUEST FORM

Date: May 25, 2022

1. Name, mailing address, telephone number of all applicants/owners:
   Raymond Lam, P.E. (213) 485-5881
   City of Los Angeles, Bureau of Engineering, Wastewater Conveyance Construction Division
   1149 S. Broadway, 6th Floor, Los Angeles CA 90015

2. Name, mailing address, telephone number of applicant’s representative:
   Bridget Gonzalez, Environmental Specialist II, bridget.gonzalez@lacity.org
   City of Los Angeles, Bureau of Engineering, Environmental Management Group
   1149 S. Broadway, 6th Floor, M/S 939, Los Angeles, CA 90015

3. Project location (Address & APN):
   City easement north of Porto Marina Way and west of the intersection of Porto Marina Way and
   Lecco Lane in the Brentwood – Pacific Palisades community of the City of Los Angeles. Please see
   attached Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Plans and
   Repair Information.

4. Project Description (Include detailed description of the proposed development, including
   existing and proposed square footage, and existing and proposed height, as applicable –
   attach additional sheets if needed):

   The project title is SEWERS7 – Porto Marina Way R/W (17800). Based on the recent maintenance
   inspection (June 30, 2021) and work request (July 13, 2021) by the City of Los Angeles Sanitation
   & Environment (LASAN), the sewer lateral connection was identified to be protruding into the sewer
   mainline. The sewer repair project would remove and replace 6 linear feet of 8-inch vitrified clay
   pipe (VCP) and remove and replace a house connection lateral. The repairs would occur between
   the upstream maintenance hole number 522-12-250 and the downstream maintenance hole number
   522-12-113 (see Figure 1: Project Location).

   The construction would consist of temporary traffic control measures in compliance with the latest
   version of the Work Area Traffic Control Handbook (WATCH); bypass pumping; 6-8 feet of
   excavation and shoring; removing and replacing 6 linear feet of sewer pipe; backfilling; reconnecting
   house laterals; and restoring the trench area to match existing conditions. The construction will take
   place below the street level and the maximum pipe depth is approximately six (6) feet below ground
   surface (bgs). The depth of excavation is anticipated to be less than 8 feet. The project would not
   require the removal of any trees or vegetation. The construction could be located near a residence
   and as such, the Contractor will facilitate the ingress and egress of vehicles during construction
   hours.

   The estimated work period to repair the sewer reach will be approximately seven (7) days. The
   anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday - Friday. If necessary, open
   cut trenches would be cordoned off or covered with steel plates overnight. The work is anticipated
to begin around July 15, 2022.
5. **Project Plans:** Include two (2) sets of proposed project drawings (site plan, floor plan, and other plans as necessary). Drawings must be to scale with dimensions shown. All oak trees and riparian vegetation (canopy), streams and drainages, wetlands, easements, and public hiking and equestrian trails (including existing offers to dedicate trails) must be identified on the site plan.

Please see attached Figure 1: Project Site, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information.

All projects under the SEWERS7 program, including SEWERS7 – Porto Marina Way R/W (17800), are constructed pursuant to the Bureau of Engineering’s Plans and Specifications, including Division 1, General Conditions and General Requirements for Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEWERS7) contract, which includes Section 01571-1 Stormwater Pollution Control Measures for Construction Activities (henceforth, Section 01571-1). The measures listed in Attachment A are applicable to this project.

6. **Permit History:** Has any application for development on this site including any subdivision been submitted previously to the Coastal Commission? If yes, state previous application number(s), date, and brief description.

The project site has been previously developed for residential uses and the sewer underlaying the site was placed in 1928.

7. **Structures Destroyed by Disaster.** If the proposed development is the replacement of a structure(s) destroyed due to disaster, please include copies of previous building or site plans, if available, to indicate the location, size and height of structure(s). Other potential information that can be used to demonstrate the size and location of structures includes, but is not limited to, photos of the property, surveys showing foundation(s), building permits, and assessor’s records.

The proposed development does not involve the replacement of a structure destroyed due to disaster.

8. **Filing Fee.** Per the application fee schedule (effective July 1, 2020), the filing fee for an exemption determination is $318.00.

Pursuant to Government Code section 6103, public entities are exempt from the fee.
Figure 3: Project Plans and Repair Information

Super Expedited Wastewater Emergency Rehabilitation for Sewers (SWC00434)

Project Location

U/S MH #522-12-250
Sta. 2 + 58.53

Castellammare Dr

Flow Direction

EX. STEAM DRAIN 3/"'

Spot Repair (1)

D/S MH #522-12-118
Sta. 0 + 00.00

Porto Marina Way

Note:

1. Contractor to submit to the Engineer a lump sum cost proposal that includes the cost breakdown by labor, equipment, and materials for the following work:
   a. Removal of all natural and artificial objectionable material in the construction areas, road approaches, and other such areas to be excavated for sewer repair work per Greenbook Section 800-1, including disposal and all dump fees and
   b. Protecting, removing, and restoring existing improvements in as nearly the original condition and location as reasonably possible.

2. After completing Spot Repair (1), the Contractor shall submit post-construction CCTV footage to the Engineer for review and assessment.

3. Project is located within a very high fire hazard severity zone. Work shall be performed in accordance with the BMP attached.

City of Los Angeles

Gary Lee Moore, P.E., Env Sp - City Engineer
Wastewater Conveyance Construction Division

Raymond Lam - Project Manager

Index No.: 100494

Date: 3/14/2022

Notes:

1. Spot repair is limited to property line parallel to the coast zone commission authority zone and the dual jurisdictional coastal zone. Work shall be performed in accordance with the BMP attached.

2. Contractor shall be fully aware of possible unmarked utilities (crossing or parallel to the sewer line).
All projects under the SEWERS7 program are constructed pursuant to Engineering’s Plans and Specifications, including Division 1, General Conditions and General Requirements for *Super Expedited Wastewater Emergency Rehabilitation for Sewers* (SEWERS7) contract, which includes Section 01571-1 *Stormwater Pollution Control Measures for Construction Activities* (henceforth, Section 01571-1). The measures listed below are applicable to this project:

Section 01571-1, defines Construction Activity: Includes clearing, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. Construction activity does not include routine maintenance such as, maintenance of original line and grade, hydraulic capacity, or original purpose of the facility. The Contractor shall exercise every reasonable precaution to protect channels, storm drains, and bodies of water from pollution, and

- Conduct and schedule operations to minimize or avoid muddying and silting channels, drains, and waters.
- Provide any necessary water pollution control devices to prevent, control, and abate water pollution, and implement good housekeeping pollution control measures to reduce the discharge of pollutants from work sites to the maximum extent practicable. These water pollution control devices include drains, gutters, slope protection blankets and retention basins and shall be constructed concurrently with other Work at the earliest practicable time.
- Exercise care in preserving vegetation and protecting property, to avoid disturbing areas beyond the limits of the Work. Promptly repair any damage caused by Contractor operations.

Penalties: Failure to comply with BMPs listed above from GC Section 01571-1 may result in significant fines and possible imprisonment. The Regional Water Quality Control Board (RWQCB) or other prosecuting authority may assess fines of up to $32,500 per day for each violation. Should the City be fined or penalized as a result of the Contractor failing to comply with this Section, the Contractor shall reimburse the City for any and all fines, penalties and related costs.

- Notification and Report: If pollution occurs in the work area for any reason or when the Contractor becomes aware of any violation of this Section, correct the problem and immediately notify the City of Los Angeles Inspector. In addition, submit a written report to the Engineer within seven (7) calendar days describing the incident and the corrective actions taken. If either the Inspector or Engineer is first to observe pollution or a violation, the Contractor shall also explain in the written report why the Work was inadequately monitored.

- Projects with construction activity that will result in less than one acre of disturbed soil, the Contractor shall comply with the following minimum water quality protection requirements:
  - Retain eroded sediments and other pollutants on-site and do not allow transportation from the site by sheet flow, swales, area drains, natural drainage, or wind.
  - Protect stockpiles of earth and other construction-related materials from being transported from the site by wind or water.
  - Properly store and handle fuels, oils, solvents, and other toxic materials to not contaminate the soil or surface waters, enter the groundwater, or be placed where they may enter a live stream, channel, drain, or other water conveyance facility. Protect all approved toxic storage containers from weather. Clean spills immediately and properly
dispose of cleanup materials. Spills shall not be washed into live streams, channels, drains, or other water conveyance facilities.

- Do not wash excess or waste concrete into the public way or any drainage system. Retain concrete wastes on-site until they can be appropriately disposed of or recycled.
- Deposit trash and construction-related solid wastes in covered receptacles to prevent contamination of rainwater and dispersal by wind.
- Do not allow sediments and other materials to be tracked from the site by vehicle traffic. Stabilize construction entrance roadways to inhibit sediments from being deposited onto public ways. Immediately sweep up accidental depositions. Do not allow depositions to be washed away by rain or by any other means.
- Contain non-stormwater runoff from equipment or vehicle washing and any other activity at the work site.
- At completion of the Work, clear the worksite of debris and restore to a condition at least equal to or better than prior to construction.
Ms. Shannon Vaughn, District Supervisor
South Coast District
California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA  90802

Dear Ms. Vaughn:

**Project Title:** SEWERS7 - Paseo Miramar (400A)

**Project Location:** The proposed project site is located within the public right of way on Paseo Miramar between Espera Avenue and Via Lucia in the Brentwood-Pacific Palisades community plan area of the City of Los Angeles (City), and within the single jurisdiction of the coastal zone. See **Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Location and Repair Information.**

**Project Background:** The Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEWERS) program includes actions that enable the LA Sanitation and Environment (LASAN) to make urgent repairs to the wastewater collection system to keep the system operational in case of sudden breaks that cannot be prevented. The program addresses leaking or distressed pipes and restores sewer function, while preventing potentially catastrophic effects on public health and safety.

**Project Description:** The SEWERS7 - Paseo Miramar (400A) project (project) proposes to rehabilitate a damaged sewer pipe and 2 maintenance hole (MH) channels. The project will remove and replace approximately 154 linear feet of damaged 8-inch vitrified clay pipe (VCP) with new 8-inch VCP and will remodel the upstream (U/S) MH number 522-12-004 and the downstream (D/S) MH number 522-12-005. Additionally, 2 (two) existing sewer house lateral connections will be removed and replaced within the repair limits. See **Figure 3: Project Location and Repair Information.** This project proposes to remove and replace the entire sewer line and remodel the MH channels connected to the line. The project construction will consist of excavating an open trench, shoring approximately 5 - 10 feet deep, bypass pumping, removing and replacing approximately 154 linear feet of the sewer pipe, removing and replacing 2 house lateral connections, backfill, re-paving the trench area to match existing conditions, and CCTV the entire reach. The project also proposes to perform repair of the MH channels from the inside of the maintenance holes. Remodeling the MH structures will not require excavation but will require bypass pumping.
The estimated work period to repair and restore the sewer structure will be approximately fourteen (14) days, with construction anticipated to start July 2022. The anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday through Friday. If necessary, open cut trenches will be covered overnight with temporary steel plates. Ground excavation is anticipated for this project and the surface will be replaced in kind. All existing nearby water and gas utilities will not be affected by the project. All work is to be at ground or below ground level; the project does not include any above surface features. No trees or vegetation are anticipated to be removed as part of the project.

The repair may be located near a driveway; however, the construction Contractor will facilitate the ingress and egress from the driveway. The construction staging may be located on the street and there may be temporary loss of street parking for the duration of construction. The project will not permanently remove street parking. The project may slightly increase vehicular trips or traffic congestion during construction; however, construction is only expected to last approximately fourteen (14) days and all temporary traffic control will be done in accordance with the latest version of the WATCH.

**Exclusion Determination:** The Bureau of Engineering (BOE) administers the Coastal Act on behalf of the City of Los Angeles for projects in the public right-of-way, such as the proposed project. For such projects, BOE determines the applicability of exclusions from permit requirements if the project is in the *single jurisdiction* area of the Coastal Zone. (If a project is in the *dual jurisdiction* area of the Coastal Zone, the Coastal Commission makes the exclusion determination.) This project is outside the dual jurisdiction zone.

BOE has determined that the proposed project is excluded from coastal development permit requirements under Section 30610(d) of the Coastal Act as interpreted by the *Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements* guidelines adopted by the California Coastal Commission. Per Section II.B.4 of the Guidelines, no permit is required for the repair or maintenance of existing sewer facilities that do not alter service capacity. Section 30610(d) of the Coastal Act provides that no coastal development permit shall be required for “repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities . . .” and not involving risk of substantial adverse environmental impact. Given the nature and location of the project within the public street, no risk to public access or public views or risk of substantial adverse environmental impact, including, impact to environmentally sensitive habitat area, or wetlands have been identified. Thus, the project, which consists of a minor sewer repair, does not require a coastal development permit from the City of Los Angeles. (This exclusion from City permit requirements applies to the “single jurisdiction” areas of the coastal zone.)

If you have any questions about this determination, please contact Amanda Jimenez at amanda.jimenez@lacity.org.

Sincerely,

*Norman Mundy*

for

Maria E. Martin, Manager
Environmental Management Group

MEM/aj
"Q:\USERHOME\Amanda J\SZC14188 SEWERS7 - PASEO MIRAMAR (400A)\CCC\CCC Exemption Request - SEWERS7 - Paseo Miramar (400A).docx"
Enclosures cc: Joe Linn, Bureau of Engineering | Marianna Hempen, Bureau of Engineering
Figure 3: Project Location and Repair Information

Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEwers7 - Pased Mimar, 466A)

Project Title: Sewer7 - Pased Mimar (466A)
Work Order No: 22121455
Thomas Guide: 633-55

Project Information:
- Location: U/S MH #522-12-004 STA. 20 + 18.50
- D/S MH #522-12-005 STA. 18 + 64.84
- Flow Direction: U/S MH Channel
- Repair Information:
  - U/S MH Channel: Remodel
  - D/S MH Channel: Remodel

Notes:
1. Project is located within a very high fire hazard severity zone. Work shall be performed in accordance with the BMP attached.

City of Los Angeles
Gary Lee Moore, P.E., Envs - City Engineer
Wastewater Conveyance Construction Division
Rylan M. Toles, P.E., Envs - Division Engineer

Prepared by:
Marcella Hempel, P.E.
Project Engineer

Checked by:
Joe Upp, P.E.
Project Engineer

Date: 3/17/2022

Page 1 of 1

Notes & Special Instructions:
1. Remodel U/S MH Channel & D/S MH Channel
2. Remove and replace full reach with 8" VCP

In the event of possible unmarked utilities crossing or parallel to the sewer line, contractor shall be fully aware.
APPEAL PERIOD ENDS
AT 5:00 P.M. ON
6/27/2022

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:
- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 3504 S. Carolina Street, San Pedro, CA 90731

LEGAL DESCRIPTION: LOT 34 BLOCK 15 TRACT Pacific Improvement

ZONE: COMMUNITY PLAN:

PROPOSED SCOPE OF WORK: AMENDMENT TO PREVIOUSLY APPROVED SCOPE OF WORK;
New 170 sqft lower floor addition, new 170 sqft upper floor addition,
new 70 sqft garage addition, approx. 900 sqft decks; new drought-tolerant landscaping.

RELATED PLAN CHECK NUMBER(s): B21LA19677FO

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Andrea Wakita
Mailing Address: 1379 Park Western Drive #126, San Pedro, CA 90732
Phone Number: (310) 266-2556 E-mail Address: adylon.design@yahoo.com
Signature: andrea wakita
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong> Improvements to Existing Single-Family Residences.</td>
<td>This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does <strong>not</strong> include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.</td>
</tr>
<tr>
<td></td>
<td><strong>☐</strong> Improvements to Any Existing Structure Other Than A Single-Family Residence.</td>
</tr>
<tr>
<td></td>
<td><strong>☐</strong> Repair or Maintenance.</td>
</tr>
<tr>
<td></td>
<td><strong>☐</strong> Demolitions required by LADBS.</td>
</tr>
</tbody>
</table>

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]

Anacany Hurtado, Planning Associate
Print Name and Title

Date: 5/24/22

Invoice No.: [Redacted] Receipt Number: [Redacted]

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
APPEAL PERIOD ENDS AT 5:00 P.M. ON 

Received

South Coast Region

5/27/2022

APPEAL PERIOD ENDS AT 5:00 P.M. ON 6/27/2022

California Coastal Commission

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 16766 CALLE ARBOLADA

LEGAL DESCRIPTION: LOT 28 BLOCK _______ TRACT TR32186

ZONE: R1-1 COMMUNITY PLAN: BRENTWOOD-PACIFIC PALISADES

PROPOSED SCOPE OF WORK: SUPPLEMENTAL TO 21016-30000-00816 - FOR INTERIOR REMODEL ONLY (NO ADDITIONAL FLOOR AREA, NON-STRUCTURAL WALLS, NEW WINDOW, NEW WET BAR, NEW BEDROOM FAMILY ROOM

RELATED PLAN CHECK NUMBER(s): 21016-30001-00816

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: DAVID KELLEN

Mailing Address: 2701 AIRPORT AVE, SANTA MONICA, CA 90405

Phone Number: (310) 245-3584 E-mail Address: davidkellen117@gmail.com

Signature: [Signature]

CP-1608.3 Coastal Exemption [03.13.2019]
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

X Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

☐ Improvements to Any Existing Structure Other Than A Single-Family Residence. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).

☐ Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.

☐ Demolitions required by LADBS. This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]

Anacany Hurtado
Print Name and Title

Date: 5/25/22

Invoice No.: 80594

Receipt Number: 250522EBF-78DF5674-348D-408C-9FAB-A2AE38FFE8FC

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
APPEAL PERIOD ENDS
Received
AT 5:00 P.M. ON
6/27/2022
South Coast Region
5/27/2022
California Coastal Commission

CASE NO.: ADM-2022-3649-CEX

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:
- Remodels which involve the removal of 50% or more of existing exterior walls
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- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 610 W Channel St

LEGAL DESCRIPTION: LOT BLOCK TRACT

ZONE: __________ COMMUNITY PLAN:

PROPOSED SCOPE OF WORK: Remove (9) existing antennas and install (9) new antennas, paint all new antennas to match existing monopine, install new antenna socks, remove and replace equipment within existing lease area.

RELATED PLAN CHECK NUMBER(s): B22LA00347

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Kyli Selley on behalf of AT&T
Mailing Address: 24310 Moulton Pkwy, Suite O#1009, Laguna Hills, CA 92637
Phone Number: (949) 317-0450 E-mail Address: kselley@coastalbusinessgroup.net
Signature: [Signature]

CP-1608.3 Coastal Exemption [03.13.2019]
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

☐ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

☐ **Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).

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This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By:

[Signature]
Ruben Vasquez, Planning Associate

Date: 5/26/22

Invoice No.: 80582
Receipt Number: 240522ED2-E6B2B74C-98F69BE7-B3EE2675F4

37 4CB

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
TO: California Coastal Commission  
South Coastal District  
301 E. Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071

FROM: Los Angeles Department of City Planning  
Development Services Center (DSC)  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

PROJECT ADDRESS: 3233 S Thatcher Ave

LEGAL DESCRIPTION: LOT P"unnnumber" BLOCK NONE TRACT Raphael & Andres Machado

ZONE: [Q]PF-1XL COMMUNITY PLAN: LA Coastal Transportation Corridor

PROPOSED SCOPE OF WORK:
Install a rooftop Solar P.V. system not visible from the street.

RELATED PLAN CHECK NUMBER(s): 21016-10000-56446

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Abram Villalba
Mailing Address: 3558 Round Barn Blvd., Ste 200, Santa Rosa, CA 95403
Phone Number: (424) 489-1512 E-mail Address: Abram@promiseenergy.com
Signature: Abram Villalba
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]
Print Name and Title: Ruben Vasquez, Planning Associate

Date: 5/24/22
Invoice No.: 79904
Receipt Number:

Attached:
- Copy of Invoice with Receipt No.
- Copy of related Building & Safety Clearance Summary Worksheet(s)
THATCHER YARD PHOTOVOLTAIC SYSTEM
3221-3233 THATCHER AVENUE, LOS ANGELES, CA 90292

PROJECT SCOPE:
The following work is dynamic. THATCHER YARD PHOTOVOLTAIC (PV) system will be located in the roof of 1-1/2 story affordable housing elevated elements. The system is grid interactive, and with the feed-in-tariff, the system will produce electrical power when the utility power fails. The system will be interconnected to the grid. The system will return to normal operation once the utility power is restored.

SYSTEM INFORMATION:
- Solar Panels: LG, MARIO MESA LG-225W (125.225W (417pcs))
- Inverter: SMA Sunny Tripower 15kW
- Mounting System: promotive pl mushroom and unrad FM installed system

The inverter is listed to utility for grid interactive inverters. Grid converter (isolators) will be mounted on each module and interconnect to the grid. The inverter will be interconnected to the utility grid in accordance with NEC 70.9.5.

PROJECT DIRECTORY:
CONTRACTOR INFORMATION:
PRIME ENERGY
3225 E. Colorado Blvd. ST 200
Los Angeles, CA 90041

CLIENT INFORMATION:
THORNTON ENTRUSTED DEVELOPMENT
1999 S. OLADEE AVE
Los Angeles, CA 90041

City of Los Angeles Department of Planning
COASTAL ZONE PLAN APPROVAL

COVER PAGE

1. DESIGNED IN ACCORDANCE WITH THE CALIFORNIA STATE BUILDING CODE. ALL WORK IS TO BE PERformed BY LICENSED WORKERS AND COMPLETED IN ACCORDANCE WITH THE STANDARDS ADOPTED HERE.
2. ALL ELECTRICAL WORK SHALL BE DESIGNED PER 2008 LOS ANGELES ELECTRICAL CODE. 2008 CALIFORNIA ELECTRICAL CODE. AND 2007 NATIONAL ELECTRICAL CODE.
3. ELECTRICAL EQUIPMENT SHALL BE LISTED OR CERTIFIED BY A CITY OF LOS ANGELES RECOGNIZED ELECTRICAL TESTING LABORATORY AS APPROVED BY THE DEPARTMENT.
4. IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THESE DRAWINGS AND CONDITIONS SPECIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH THE AFFECTED WORK.
5. DIMENSION OF EXISTING ELEMENTS SHOWN SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
6. ARRA LAYOUT IS BASED ON A COMBINATION OF SHADING, STRINGING, AND HIRE ZONE PLACEMENT ON THE ROOF. THE PANEL INSTALLATION SHOWN IS AN APPROXIMATION. THE INVERTER INSTALLATION SHALL BE APPROVED BY THE LOCAL UTILITY COMPANY, AND MAY REQUIRE ADDITIONAL PANELS OR STRINGING INTERFERENCE EXISTS NO CUTTING OR DRILLING IS TO BE PERFORMED PRIOR TO LOCATING EXISTING STRUCTURAL MEMBERS AND UTILITIES.
7. ELECTRICAL RACK SHOWN ON PLAN REPRESENT A GENERAL LAYOUT. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LAYOUT IN THE FIELD DURING CONSTRUCTION.
9. PRIOR TO THE INSTALLATION THE CONTRACTOR SHALL CONFIRM THE INVERTER SIZING THAT IT IS FITTED WITH MOUNTING SOLAR PANELS. IF SPACE IS A LIMITED FACTOR THEN THE INVERTER SHALL BE ALLOWED TO FACE PROJECT EAST OR WEST.
10. CONNECTORS SHALL BE OF MATCH-UP OR LOCKING TYPE. CONNECTORS THAT ARE READY ACCESSIBLE AND OPERABLE AT EYESIGHT SHALL BE PROVIDED TO OPERATE AND MACHINE "DO NOT DISCONNECT UNLESS USED OR NOT FOR CURRENT INTERMITTENT"
11. THE ROOF MOUNTED PHOTOVOLTAIC MODULES, PANELS OF SOLAR VOLTAGE AND ROOFING MATERIAL, SHALL BE THE SAME OR BETTER CLASSIFIED FIRE RESISTANCE RATING THAN THE ROOFING MATERIAL CONVENIENT MATERIAL.
12. INSTALL A COMPLETE AND OPERATIONAL PHOTOVOLTAIC SYSTEM INCLUDING THE ELECTRICAL EQUIPMENT MOUNTED DURING PHOTOVOLTAIC INSTALLATION.
13. THESE DRAWINGS AND SPECIFICATIONS DO NOT SHOW ALL MATERIALS INSTALLATION. CONTRACTOR IS REQUIRED TO PROVIDE ALL REQUIREMENTS. CABLE TRAY, CONNECTORS, DUCTS, FITTINGS, STRANDS, RODS, ACCESSORIES, FINS, SHEET, NUTS, BOLTS, AND SCREWS SHOWN. TO COMPLETE THE SYSTEM PV SYSTEMS IN ACCORDANCE WITH THIS WR.
14. SERVICE ENTRANCE INTO EQUIPMENT. CIRCUIT, CIRCUIT, AND METAL BOXES ARE TO BE APPROVED FOR USE BY THE LOCAL UTILITY COMPANY.
15. ELECTRICAL EQUIPMENT INSTALLED MUST BE CABLED, LACED, LISTED, AND INSTALLED ACCORDINGLY.
16. REQUIRED PERMITS AND INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION. THIS WORK WILL REQUIRE A CITY OF LOS ANGELES MUNICIPAL ELECTRICAL PERMIT, A TIE-IN PERMIT FROM THE LOCAL UTILITY COMPANY.
17. ALL CONDUCTORS THROUGH FIRE AND GROUND RATES MUST BE SIZED WITH A FIRE-RATED MATERIAL EQUIVALENT TO THE RATING PERMITTED.
### POWER OPTIMIZER

**Power Optimizer**

For North America

#### PV power optimization at the module level:

1. *Quickly and easily connect to any back-up source*
2. *No installation costs or labor fees*
3. *Easy installation on a single test*
4. *Maximized system efficiency for any demand*
5. *Reduces DC current requirements for any application*

#### Technical Specifications

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#### Installation Guide

1. Connect to the PV module
2. Connect to the DC source
3. Test the system

---

### Three-Phase Loadcenter

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#### Installation Guide

1. Connect to the electrical grid
2. Connect to the PV system
3. Test the system
APPEAL PERIOD ENDS
AT 5:00 P.M. ON
6/28/2022

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

APPEAL PERIOD ENDS
5/31/2022
South Coast Region

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 1028 Pleasant View Ave, Venice, CA 90291
LEGAL DESCRIPTION: LOT 36 BLOCK None TRACT Venice Crest
ZONE: RD 1.5 COMMUNITY PLAN: Venice
PROPOSED SCOPE OF WORK: 1 Bed / 1.5 Bath addition to (E) one story
Single family home. New garage to bring parking into compliance

RELATED PLAN CHECK NUMBER(s): 22014-10000-02556

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Christof Jantzen
Mailing Address: 1028 Pleasant View Ave, Venice, CA 90291
Phone Number: 310.430.2490 E-mail Address: cjantzen@studiojantzen.com
Signature:

CP-1608.3 Coastal Exemption [03.13.2019]
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

- **Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).

- **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.

- **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP  
Director of Planning

Issued By: [Signature]

DANIEL CORONADO PLANNING ASSISTANT

Print Name and Title

Date: 05/31/22

Invoice No.: 80670  
Receipt Number: 270522AD2-FAA83D9B-2F93-434D-AA03-46278B89C3F0

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)

CP-1608.3 Coastal Exemption [03.13.2019]
AREA OF WALL TO REMAIN

EXISTING BUILDING PERIMETER: 130'-10"
EXISTING EXTERIOR WALLS TO REMAIN: 70'-2"
EXISTING EXTERIOR WALLS TO BE DEMOLISHED: 60'-10"
PERCENTAGE OF EXISTING EXTERIOR WALLS TO REMAIN: 54%

AREA OF ROOF TO REMAIN

EXISTING ROOF AREA: 805 sf
EXISTING ROOF AREA TO REMAIN: 546 sf
EXISTING ROOF AREA TO BE DEMOLISHED: 482 sf
PERCENTAGE OF EXISTING ROOF AREA TO REMAIN: 61%
Ms. Shannon Vaughn, District Supervisor  
South Coast District  
California Coastal Commission  
301 E. Ocean Blvd., Suite 300  
Long Beach, CA  90802

Dear Ms. Vaughn:

**Project Title: SEWERS7 - Ocean Avenue (2800)**

**Project Location:** The proposed project site is located within the public right-of-way on Ocean Avenue south of the intersection of Ocean Avenue and 28th Avenue in the Venice community plan area of the City of Los Angeles (City), and within the single jurisdiction of the coastal zone. See **Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Location and Repair Information.**

**Project Background:** The Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEWERS) program includes actions that enable the LA Sanitation and Environment (LASAN) to make urgent repairs to the wastewater collection system to keep the system operational in case of sudden breaks that cannot be prevented. The program addresses leaking or distressed pipes and restores sewer function, while preventing potentially catastrophic effects on public health and safety.

**Project Description:** The SEWERS7 - Ocean Avenue (2800) project (project) proposes to rehabilitate a damaged sewer pipe and maintenance hole (MH) channel. The project is to perform three spot repairs, removing and replacing broken portions of sewer line between upstream (U/S) MH number 561-07-129 and downstream (D/S) MH number 561-07-128. The project will replace approximately 18 linear feet of damaged 8-inch vitrified clay pipe (VCP) with new 8-inch VCP and will remodel the D/S MH channel number 561-07-128. Additionally, 5 (five) existing sewer house lateral connections will be removed and replaced within the repair limits. See **Figure 3: Project Location and Repair Information.** The project construction will consist of saw cutting, removal, and haul away of street pavement; open trenching; excavation; shoring approximately 5 - 10 feet deep; bypass pumping; removing and replacing approximately 18 linear feet of the sewer pipe; removing and replacing 5 house lateral connections; backfilling; re-paving the trench area to match existing conditions, and closed-circuit television (CCTV). The project also proposes to perform repair of the D/S MH channel from the inside of the maintenance hole. Remodeling the MH structure will not require excavation but will require bypass pumping.
The estimated work period to repair and restore the sewer structure will be approximately five (5) days, with construction anticipated to start July 2022. The anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday through Friday. If necessary, open cut trenches will be covered overnight with temporary steel plates. Ground excavation is anticipated for this project and the surface will be replaced in kind. All existing nearby water and gas utilities will not be affected by the project. All work is to be at ground or below ground level; the project does not include any above surface features. No trees or vegetation are anticipated to be removed as part of the project.

The repair may be located near a driveway; however, the construction Contractor will facilitate the ingress and egress from the driveway. The construction staging may be located on the street and there may be temporary loss of street parking for the duration of construction. The project will not permanently remove street parking. The project may slightly increase vehicular trips or traffic congestion during construction; however, construction is only expected to last approximately five (5) days and all temporary traffic control will be done in accordance with the latest version of the WATCH.

**Exclusion Determination:** The Bureau of Engineering (BOE) administers the Coastal Act on behalf of the City of Los Angeles for projects in the public right-of-way, such as the proposed project. For such projects, BOE determines the applicability of exclusions from permit requirements if the project is in the single jurisdiction area of the Coastal Zone. (If a project is in the dual jurisdiction area of the Coastal Zone, the Coastal Commission makes the exclusion determination.) This project is outside the dual jurisdiction zone.

BOE has determined that the proposed project is excluded from coastal development permit requirements under Section 30610(d) of the Coastal Act as interpreted by the *Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements* guidelines adopted by the California Coastal Commission. Per Section II.B.4 of the Guidelines, no permit is required for the repair or maintenance of existing sewer facilities that do not alter service capacity. Section 30610(d) of the Coastal Act provides that no coastal development permit shall be required for “repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities . . .” and not involving risk of substantial adverse environmental impact. Given the nature and location of the project within the public street, no risk to public access or public views or risk of substantial adverse environmental impact, including, impact to environmentally sensitive habitat area, or wetlands have been identified. Thus, the project, which consists of a minor sewer repair, does not require a coastal development permit from the City of Los Angeles. (This exclusion from City permit requirements applies to the “single jurisdiction” areas of the coastal zone.)

If you have any questions, please contact Amanda Jimenez at amanda.jimenez@lacity.org.

Sincerely,

Maria E. Martin, Manager
Bureau of Engineering, EMG

MEM:/aj
\SWC06863 SEWERS7-Ocean Ave (2800)\CCC\RMU Ex_SEWERS7-Ocean Ave (2800).docx"

Enclosures
cc:  Joe Linn, Bureau of Engineering
      Marianna Hempen, Bureau of Engineering
Figure 2: Project Vicinity

SEWERS7 - Ocean Avenue (2800)
CASE NO.: ADM-2022-3334-CEX

TO: California Coastal Commission
    South Coastal District
    301 E. Ocean Boulevard, Suite 300
    Long Beach, CA 90802-4302
    (562) 590-5071

FROM: Los Angeles Department of City Planning
      Development Services Center (DSC)
      201 North Figueroa Street, 4th Floor
      Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

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- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 445 Surfview Drive

LEGAL DESCRIPTION: LOT 50 BLOCK None TRACT TR27667

ZONE: RE15-1-H COMMUNITY PLAN: Brentwood/Palisades

PROPOSED SCOPE OF WORK: Proposing a new Low Retaining Wall at the front of the house

RELATED PLAN CHECK NUMBER(s):

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Peter Liu (Applicant) / Payam Shohadai (Owner)

Mailing Address: 5805 Sepulveda Blvd. 5th Floor Suite 510 Sherman Oaks CA 91411

Phone Number: 909.527.0579 E-mail Address: peter@haymanllc.com

Signature: [Signature]

South Coast Region
6/29/2022

California Coastal Commission
6/1/2022
Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

Improvements to Any Existing Structure Other Than A Single-Family Residence. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).

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This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: 

Signature

DANIEL CORONADO PLANNING ASSISTANT

Print Name and Title

Date: 06/01/2022

Invoice No.: 80266 Receipt Number: 010622A44-865FDFBC-1BD7-4D94-BDC4-CA9CD7BED151

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
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**PROJECT INFORMATION**

**DATE**

**DESCRIPTION**

**PROJECT CONTACTS**

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**COASTAL ZONE PLAN APPROVAL**

**APPROVED**

**SIGNATURE**

446 SURFVIEW
PACIFIC PALISADES, CA 90272
TO: California Coastal Commission  
South Coastal District  
301 E. Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071

FROM: Los Angeles Department of City Planning  
Development Services Center (DSC)  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

PROJECT ADDRESS: 16496 West El Hito Place, Pacific Palisades, CA 90272
LEGAL DESCRIPTION: LOT 51 BLOCK none TRACT 22088
ZONE: RE 15-1-H COMMUNITY PLAN: Brentwood - Pacific Palisades
PROPOSED SCOPE OF WORK: Remodeling of the existing Single Family Residence with no area additions

RELATED PLAN CHECK NUMBER(s): 22016-10000-11149

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Pouya Payan, Labyrinth Design Studio Inc.
Mailing Address: 1600 Sawtelle Blvd, Suite 230, LA, CA 90025
Phone Number: (818) 200-5005 E-mail Address: Pouya@Labyrinth-ds.com
Signature: ________________________________
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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Vincent P. Bertoni, AICP  
Director of Planning

Issued By:  
Signature  

Lois Ortega  
Planning Assistant

Print Name and Title

Date:  
5/26/2022

Invoice No.:  
80635  
Receipt Number:  
2022152001-62

Attached:  
Copy of Invoice with Receipt No. ✓  
Copy of related Building & Safety Clearance Summary Worksheet(s) ✓

CP-1608.3 Coastal Exemption [03.13.2019]
City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit https://planning.lacity.org/pdiscaseinfo/ and enter the Case Number.

Invoice is valid for 60 days, payment must be received by 07/25/2022. For appeal case, your appeal is not valid unless the payment is received prior to 4:30PM on the last day of the appeal period.

Applicant: LABYRINTH DESIGN STUDIO INC. - PAYAN, POUYA ( 818-2005005 )
Representative: 
Project Address: 16496 W EL HITO PL LOS ANGELES, CA 90272

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Council District: 11
Plan Area: Brentwood - Pacific Palisades
Processed by ORTEGA, LOUIS on 05/26/2022

Signature: [Signature]

Printed by ORTEGA, LOUIS on 06/01/2022. Invoice No: 80635 (UCSID:34607). Page 1 of 1
# APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

## 1. TRACT INFORMATION
- **TRACT**: TR 22088
- **BLOCK**: 51
- **LOT**: 1
- **COUNTY MAP REF**: M B 824-43/46
- **PARCEL ID**: 132B121
- **ASSESSOR PARCEL #**: 4420-017-014

## 2. PARCEL INFORMATION
- **LADBS Branch Office**: WLA
- **Council District**: 11
- **Cmp. Fib Grd.**: CFG-1500
- **Census Tract**: 2626.02
- **Coastal Zone Cons. Act**: YES
- **Zone**: RF15-1-H

## 3. DOCUMENTS

## 4. CHECKLIST ITEMS
- Permit Flag - Not a Fire Life Safety Project
- Std. Work Descr - Seismic Gas Shut Off Valve
- Combine HVAC - Wkr. per 91.107.2.1.1.1
- Combine Elec - Wkr. per 91.107.2.1.1.1

## 5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
- **Owner(s)**: SCHY, BRAD M AND MICHELLE
- **Address**: 2917 PACIFIC AVE
- **City**: MANHATTAN BEACH
- **State**: CA
- **Zip Code**: 90266
- **Phone**: (310) 310-3711
- **Tenant**:
- **Applicant**: (Relationship: Agent for Owner)
- **Name**: POUYA PAYAN
- **Phone**: (818) 200-5005

## 6. EXISTING USE
- **Use**: (01) Dwelling - Single Family
- **Use**: (07) Garage - Private

## 7. PROPOSED USE
- **Use**: REMODELING OF EXISTING SFD WITH STRUCTURAL CHANGES

## 8. DESCRIPTION OF WORK

## 9. APPLICATION PROCESSING INFORMATION
- **Bldg. PC By**: DAS PC By:
- **Coord. OK**:
- **Signature**: Date:

## 10. PROJECT VALUATION & FEE INFORMATION

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**Payment Date:**
- **Receipt No.**
- **Amount:**
- **Method:**

**For Cashier's Use Only**

**W/O #: 21611149**
APPLICATIONS:

COASTAL EXEMPTION (CEX)

CASE NO.: ADM-2022-2602

TO: California Coastal Commission
South Coastal District
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4302
(662) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 16650 Calle Haleigh
LEGAL DESCRIPTION: LOT 9 BLOCK None TRACT TR51858
ZONE: (QRD3-1) COMMUNITY PLAN: Brentwood-Pacific Palisades
PROPOSED SCOPE OF WORK: Exterior alteration to (E) SFD, scope of work to include: Replace 3 exterior doors with 3 new doors; 2 (N) sidelight windows; install new retractable awning per engineer’s calcs; (N) space heater.

RELATED PLAN CHECK NUMBER(s): 22016-30000-08739

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Amy Rosenstein, architect, for owner Mary Herne
Mailing Address: 4900 Overland Ave. #325, Culver City CA 90230
Phone Number: (310) 991-5718 E-mail Address: arosenstein@sbcglobal.net
Signature: ____________________________

CP-1608.3 Coastal Exemption [03.13.2019]
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

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<th>Category</th>
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<td>Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.</td>
</tr>
<tr>
<td>□</td>
<td>Improvements to Any Existing Structure Other Than A Single-Family Residence. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).</td>
</tr>
<tr>
<td>□</td>
<td>Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.</td>
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<td>□</td>
<td>Demolitions required by LADBS. This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building &amp; Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building &amp; Safety Notice.</td>
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This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: [Signature]

Date: 4/18/2022

Invoice No.: 79696

Attached:
Copy of invoice with Receipt No. ✓
Copy of related Building & Safety Clearance Summary Worksheet(s) ✓
NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit https://planning.lacity.org/pdiscaseinfo/ and enter the Case Number.

### NOTES:

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### Certificate Information: 16650 W CALLE HALEIGH 90272

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**Permit Application Status History**

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**Permit Application Clearance Information**

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**Contact Information**

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<td>Engineer</td>
<td>Nael, License No.: 52454</td>
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<td>Inspector</td>
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**Pending Inspections**

No Data Available.

**Inspection Request History**

No Data Available.
November 10, 2021

Mary Herne
David Kenin
16650 Calle Haleigh
Pacific Palisades, CA 90272

Dear Mary and David,

The Architectural Committee of the Peninsula Homeowners Association herewith approves your request submitted November 9, 2021 to replace the living and dining room windows overlooking the back of your house along with a new kitchen door. Additionally, an awning and heater, also placed on the back of the house, is approved.

Sincerely,

Terry Margrave & Rich Robinson
The Architectural Committee
The Peninsula at Palisades Highlands Homeowners Association

Cc Ross Morgan & Company Inc.
CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 16650 CALLE HALEIGH

Permit No. and Year: 99013-200601-01299

NEW TWO STORY, TYPE V, 62'-10" X 49' IRREGULAR SHAPED DWELLING AND ATTACHED GARAGE

THIS SUPERCEDES PREVIOUSLY ISSUED CERTIFICATE DATED 4/1/00.

R-3/U OCCUPANCY

Total Parking Provided: NO CHANGE IN PARKING REQUIREMENT.

ALSO SUBJECT TO ANY ADDITIONAL BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By: Office: WEBCITYOC @ L.A. CITY

Owner: CO CONTINENTAL INVESTMENT GROUP
Address: 8740 WILSHIRE, #201
BEVERLY HILLS, CA 90211

Issued: May 30, 2002

ALSO SUBJECT TO ANY AFFIRMATIVE DEPARTMENT OF BUILDING AND WALK-UP.

APPLICATION OF CODES

Applicable codes:

2015 CALIFORNIA BUILDING CODE
2018 LOS ANGELES MUNICIPAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT INFORMATION

Location:

Los Angeles, CA

Gross Floor Area: 7,741 sq ft

Construction Type: VB

Lot Area: 7,741 sq ft

Zoning (No Change): R-3/U

OCCUPANCY (No Change): R-3/U

Number of Stories (No Change): 2

Project Team

Owner: GENERAL CONTRACTOR: TITUS 24 ENERGY:
Mary Ierne/ David Kenin

Construction (No Change): 1608

PACIFIC COAST PROJECTIONS 1608 10TH AVE

Inglewood, CA 90304

Applicable Codes

2015 CALIFORNIA BUILDING CODE
2018 LOS ANGELES MUNICIPAL CODE
2019 CALIFORNIA ENERGY CODE

Sheet List

ADDITIONAL:
A1.0 COVER SHEET, PROJECT INFORMATION AND DRAWINGS, BUILDING DOCUMENTATION
A1.1 SITE PLAN, VIP AND CASTINGS (LAYER 1, FLOOR PLANS AND VIP AND CASTINGS LAYERS)
A1.2 SHEET PLAN, FINISH DETAILS AND STAIRS
A1.3 STRUCTURAL DETAILS

SITE PLAN: 3/32" = 1'-0"
TO: California Coastal Commission  
South Coastal District  
301 E. Ocean Boulevard, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071

FROM:  Los Angeles Department of City Planning  
Development Services Center (DSC)  
201 North Figueroa Street, 4th Floor  
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 3303 S Denison Ave, San Pedro, CA 90731

LEGAL DESCRIPTION: LOT 14 & 15 BLOCK _____ TRACT Pacific improvement tract

ZONE: R1-1XL COMMUNITY PLAN: 

PROPOSED SCOPE OF WORK: Convert 164 sq.ft. of existing porch to living area to enlarge existing living room and bedroom #1, and make new porch

RELATED PLAN CHECK NUMBER(s):

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Yolanda Castro

Mailing Address: 1425 N Warren Ave, Long Beach, CA 90813

Phone Number: (909) 333-9159  
E-mail Address: cpdesignconsultants@yahoo.com

Signature: [Signature]
This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

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- **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

**Issued By:**

Dalia Mokayed

Signature

Dalia Mokayed

Print Name and Title

Date: 06.07.22

Invoice No.: 80757

Receipt Number:

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)
Ms. Shannon Vaughn
California Coastal Commission - South Coast Area
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

Exemption Request for SEWERS7 - ROMA COURT (4200) project

Dear Ms. Vaughn:

As part of the City of Los Angeles (City) infrastructure maintenance and repair program, the Bureau of Engineering Wastewater Conveyance Construction Division is working on a project to rehabilitate a sewer structure by replacing an existing, damaged upstream lamphole terminal structure with a new standard maintenance hole. See Figure 3: Project Plans and Repair Information. The lamphole structure is located on Roma Court between Lighthouse Court and East Lighthouse Mall in the Venice community plan area of the City and it is located within the dual jurisdiction of the Coastal Zone. See Figure 2: Project Vicinity. The project proposes to remove the existing, damaged upstream lamphole structure and install a new maintenance hole structure at current standard dimensions to ensure efficient operation and allow for better access for future maintenance. The new maintenance hole access terminal will not expand sewer capacity, it will prevent further damages and possible sewer spills.

Enclosed are the Exemption Request Form for the SEWERS7 - Roma Court (4200) project, Figure 1: Project Location, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information. We believe the project is exempt from Coastal Development Permit requirements per Coastal Act Section 30610(f).

If you have any questions or need additional information, please contact Amanda Jimenez at amanda.jimenez@lacity.org. Thank you for your prompt attention.

Sincerely,

Maria Martin, Group Manager
Environmental Management Group

MEM:\aj
\SWC06646 SEWERS7 - Roma Court (4200)\CCC\CCC Exemption Request - SEWERS7 - Roma Court (4200).docx"

Enclosures
cc: Joe Linn, Bureau of Engineering
     Esmeralda Bou, Bureau of Engineering
EXEMPTION REQUEST FORM

Date: May 26, 2022

1. Name, mailing address, telephone number of all applicants/owners:
   Joe Linn, P.E. (213) 485 - 5825
   Attn: Esmeralda Bou (213) 485 - 2098
   City of Los Angeles, Bureau of Engineering, Wastewater Conveyance Construction Division
   1149 S. Broadway, 6th Floor, Los Angeles CA 90015

2. Name, mailing address, telephone number of applicant’s representative:
   Amanda Jimenez, Environmental Specialist II, amanda.jimenez@lacity.org
   City of Los Angeles, Bureau of Engineering, Environmental Management Group
   1149 S. Broadway, 6th Floor, M/S 939, Los Angeles, CA 90015

3. Project location (Address & APN):
   The SEWERS7 - Roma Court (4200) project is located on Roma Court between Lighthouse Court
   and East Lighthouse Mall in the Venice Community Plan Area. Please see attached Figure 1: Project
   Location, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information. The
   maintenance hole is adjacent to APN: 4295002030.

4. Project Description (Include detailed description of the proposed development, including existing
   and proposed square footage, and existing and proposed height, as applicable – attach additional
   sheets if needed):

   Based on a maintenance inspection and a work request from January 25, 2022 by the City of Los
   Angeles Sanitation & Environment (LASAN) Bureau, an existing sewer structure revealed broken
   segments at the upstream (U/S) lamphole terminal number 561-11-120. A lamphole structure is a
   vertical pipe extending from the surface of the ground to a sewer where a light (or lamp) may be
   lowered down the pipe for the purpose of inspecting the sewer. The purpose of this project is to
   remove the existing U/S lamphole structure and install a new maintenance hole (MH) structure at
   current standard dimensions to ensure efficient operation and allow better access for future
   maintenance. A maintenance hole terminal structure is a sewer line access point with a removable
   cover that allows for maintenance access. The current lamphole structure measures two feet in
   diameter and nine feet deep. To meet existing dimension standards for maintenance access the
   project will require the installment of a 4-foot diameter, 9-foot-deep precast MH access terminal
   structure.

   The project will take place within the City’s right of way and will comply with temporary traffic control
   measures in compliance with the latest version of the Work Area Traffic Control Handbook
   (WATCH). The project construction will consist of saw cutting, removal, and haul away of street
   pavement; open trenching; excavation; shoring; bypass pumping; removing the existing 2-foot
   diameter lamphole terminal; installing a new precast 4-foot diameter MH access terminal; backfilling;
   re-paving the trench area to match existing conditions; and closed-circuit television (CCTV). The
   construction will take place below the street level and the maximum pipe depth is approximately
   nine feet below ground surface. The project is anticipated to excavate approximately 85 cubic feet
   of soil.
The project does not include any above surface features. No trees or vegetation are anticipated to be removed as part of the project. Based on available as-built plans, existing substructure water and gas utilities are offset of the project repair area limits and will be protected in place during construction. Only replacement of the existing sewer infrastructure is anticipated for this project. The Contractor shall be fully aware of the possible unmarked utilities crossing or parallel to the sewer line. All trenches and excavations shall either be backfilled or covered with temporary steel plates daily so that all traffic and parking lanes are open during non-construction hours. This construction methodology will facilitate this rehabilitation project and future maintenance of the sewer infrastructure.

The estimated work period to repair and restore the sewer pipe will be approximately five days, potentially in July 2022. The anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday through Friday. The contractor shall comply with requirements for sewage bypass and pumping as set forth in the City’s Brown Book as well as the City’s zero-spill policy. The construction will take place on Roma Court and could be located near residential driveways, as such, the Contractor will facilitate the ingress and egress of vehicles during construction hours. The construction staging may be located on Roma Court or nearby and there may be temporary loss of street parking there for the five-day duration of construction. The project will not permanently remove any street parking. The project may slightly increase vehicular trips or traffic congestion during the construction phase; however, construction is only expected to last approximately five days and all temporary traffic control will be done in accordance with the latest edition of the temporary traffic control provisions of the California Manual on Uniform Traffic Control (CA MUTCD), the Work Area Traffic Control Handbook (WATCH), and any traffic control requirements set by the Los Angeles Department of Transportation (LADOT).

5. **Project Plans**: Include two (2) sets of proposed project drawings (site plan, floor plan, and other plans as necessary). Drawings must be to scale with dimensions shown. All oak trees and riparian vegetation (canopy), streams and drainages, wetlands, easements, and public hiking and equestrian trails (including existing offers to dedicate trails) must be identified on the site plan.

   Please see attached Figure 1: Project Site, Figure 2: Project Vicinity, and Figure 3: Project Plans and Repair Information. All projects under the SEWERS7 program, including SEWERS7 - Roma Court (4200), are constructed pursuant to the Bureau of Engineering’s Plans and Specifications, including Division 1, General Conditions and General Requirements for Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEWERS7) contract, which includes Section 01571-1 Stormwater Pollution Control Measures for Construction Activities (henceforth, Section 01571-1). The measures listed in Attachment A are applicable to this project.

6. **Permit History**: Has any application for development on this site including any subdivision been submitted previously to the Coastal Commission? If yes, state previous application number (s), date, and brief description.

   No. The project site has been previously developed as a publicly owned facility and the sewer underlying the site was placed in 1982.

7. **Structures Destroyed by Disaster**. If the proposed development is the replacement of a structure(s) destroyed due to disaster, please include copies of previous building or site plans, if available, to indicate the location, size and height of structure(s). Other potential information that can be used to demonstrate the size and location of structures includes, but is not limited to, photos of the property, surveys showing foundation(s), building permits, and assessor’s records.

   The proposed development does not involve the replacement of a structure destroyed due to disaster.

8. **Filing Fee**. Per the application fee schedule (effective July 1, 2021), the filing fee for an exemption determination is $323.00.
Pursuant to Government Code section 6103, public entities are exempt from the fee.
Figure 1: Project Location
SEWERS7 - Roma Court (4200)
Figure 2: Project Vicinity
SEWERS7 - Roma Court (4200)
Figure 3: Project Plans and Repair Information

SEWERS7 - Roma Court (4200)
ATTACHMENT A – Applicable Best Management Practices

All projects under the SEWERS7 program are constructed pursuant to Engineering’s Plans and Specifications, including Division 1, General Conditions and General Requirements for Super Expedited Wastewater Emergency Rehabilitation for Sewers (SEWERS7) contract, which includes Section 01571-1 Stormwater Pollution Control Measures for Construction Activities (henceforth, Section 01571-1). The measures listed below are applicable to this project:

Section 01571-1, defines Construction Activity: Includes clearing, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. Construction activity does not include routine maintenance such as, maintenance of original line and grade, hydraulic capacity, or original purpose of the facility. The Contractor shall exercise every reasonable precaution to protect channels, storm drains, and bodies of water from pollution, and

- Conduct and schedule operations to minimize or avoid muddying and silting channels, drains, and waters.
- Provide any necessary water pollution control devices to prevent, control, and abate water pollution, and implement good housekeeping pollution control measures to reduce the discharge of pollutants from work sites to the maximum extent practicable. These water pollution control devices include drains, gutters, slope protection blankets and retention basins and shall be constructed concurrently with other Work at the earliest practicable time.
- Exercise care in preserving vegetation and protecting property, to avoid disturbing areas beyond the limits of the Work. Promptly repair any damage caused by Contractor operations.

Penalties: Failure to comply with BMPs listed above from GC Section 01571-1 may result in significant fines and possible imprisonment. The Regional Water Quality Control Board (RWQCB) or other prosecuting authority may assess fines of up to $32,500 per day for each violation. Should the City be fined or penalized as a result of the Contractor failing to comply with this Section, the Contractor shall reimburse the City for any and all fines, penalties and related costs.

- Notification and Report: If pollution occurs in the work area for any reason or when the Contractor becomes aware of any violation of this Section, correct the problem and immediately notify the City of Los Angeles Inspector. In addition, submit a written report to the Engineer within seven (7) calendar days describing the incident and the corrective actions taken. If either the Inspector or Engineer is first to observe pollution or a violation, the Contractor shall also explain in the written report why the Work was inadequately monitored.

- Projects with construction activity that will result in less than one acre of disturbed soil, the Contractor shall comply with the following minimum water quality protection requirements:
  - Retain eroded sediments and other pollutants on-site and do not allow transportation from the site by sheet flow, swales, area drains, natural drainage, or wind.
  - Protect stockpiles of earth and other construction-related materials from being transported from the site by wind or water.
  - Properly store and handle fuels, oils, solvents, and other toxic materials to not contaminate the soil or surface waters, enter the groundwater, or be placed where they may enter a live stream, channel, drain, or other water conveyance facility. Protect all approved toxic storage containers from weather. Clean spills immediately and properly
dispose of cleanup materials. Spills shall not be washed into live streams, channels, drains, or other water conveyance facilities.

- Do not wash excess or waste concrete into the public way or any drainage system. Retain concrete wastes on-site until they can be appropriately disposed of or recycled.
- Deposit trash and construction-related solid wastes in covered receptacles to prevent contamination of rainwater and dispersal by wind.
- Do not allow sediments and other materials to be tracked from the site by vehicle traffic. Stabilize construction entrance roadways to inhibit sediments from being deposited onto public ways. Immediately sweep up accidental depositions. Do not allow depositions to be washed away by rain or by any other means.
- Contain non-stormwater runoff from equipment or vehicle washing and any other activity at the work site.
- At completion of the Work, clear the worksite of debris and restore to a condition at least equal to or better than prior to construction.