PLEASE NOTE

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For further updates
Call (562) 590-5071

CURRENT AS OF 27 MAY 2022(12pm)

NOTICE: Effective 1 Jan 2020
Appeals sent via e-mail will only be accepted if e-mailed to:

southcoast@coastal.ca.gov
COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: 05/11/2022
Case No.: ZPC-20220874
Applicant Name: Armond
Project Location: 182 Sunset Terrace
Project Planner: Daniel Latham
Project Description:
Exterior Material Change from siding to stucco

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

☐ Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobile homes, including ancillary structures and landscaping, are not classified as one of the following:
  a) Guest houses and self-contained accessory dwelling units;
  b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
  c) Located between the sea and first public roadway paralleling the sea, or within 300’ of the inland extent of any beach, whichever is the greater distance and result in any of the following:
    1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
    2. An increase in height of more than 10% of any structure,
    3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
  d) Expansion or construction of a water well or septic system;
  e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use;
  f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
  g) An original structure that was issued a CDP that indicates that future improvements would require a CDP;
  h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50’ of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas
Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following:
   1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
   2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
   3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
   4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;

b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;

c) Any method of routine maintenance dredging that involves:
   1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
   2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
   3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;

d) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive area, any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area; or within 20' of any coastal waters or streams that include:
   1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
   2. The presence, whether temporary or permanent, of mechanized equipment (excluding small hand tools, such as power saws, hand drills, nail guns) or outdoor storage of construction materials within the areas identified above in this subsection;

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Community Development Department
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COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: 05/12/2022
Case No.: CDP-22-0885
Applicant Name: Brad and Grace Smithers
Project Location: 2572 Solana Way
Project Planner: Heather Steven, Senior Planner
Project Description:
Replace 7 windows, 1 french door, and one sliding door within existing openings.

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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c) Located between the sea and first public roadway parallel to the sea, or within 300’ of the inland extent of any beach, whichever is the greater distance and result in any of the following:
   1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
   2. An increase in height of more than 10% of any structure,
   3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
d) Expansion or construction of a water well or septic system;
e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
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   1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
   2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
   3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
   4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;

b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;

c) Any method of routine maintenance dredging that involves:
   1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
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   3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;

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   1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
   2. The presence, whether temporary or permanent, of mechanized equipment (excluding small hand tools, such as power saws, hand drills, nail guns) or outdoor storage of construction materials within the areas identified above in this subsection;

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COASTAL DEVELOPMENT PERMIT EXEMPTION
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Date: May 24, 2022
Case No.: CDP-2022-0986
Applicant Name: Byan Cho
Project Location: 1101 South Coast Highway (APN: 644-073-01)
Project Planner: Patricia Garcia, Planning Technician
Project Description:
Repair damage to a portion of the existing exterior stairs, handrails, and adjacent wall. Same size and location, like for like material.

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

☐ Improvements to Structures Other Than Single-Family. The proposed improvements to an existing structure (including attached fixtures and landscaping) other than single-family dwellings or public works facilities are not classified as one of the following:
  1) Non-exemptions (a) through (g) contained in the list above under Improvements to Single-family Homes;
  2) Changes the intensity of use of the structure;
  3) Conversion of an existing multiple-unit residential structure or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold, including but not limited to a condominium or stock cooperative conversion;
  4) Significant alteration of land forms including removal or placement of vegetation on a beach or sand dune, in a wetland or stream, within 100’ of the edge of a coastal bluff or stream or in a highly scenic area, and/or in an environmentally sensitive area.

☑ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:
  a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following:
     1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
     2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
     3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
     4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20’ of coastal waters or streams;
  b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;
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COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: 05/23/2022
Case No.: CDP 22-0970
Applicant Name: Jim Conrad
Project Location: 31702 Seacliff Drive
Project Planner: Daniel Latham
Project Description: Replace siding

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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  - a) Guest houses and self-contained accessory dwelling units;
  - b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
  - c) Located between the sea and first public roadway paralleling the sea, or within 300’ of the inland extent of any beach, whichever is the greater distance and result in any of the following:
    1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
    2. An increase in height of more than 10% of any structure,
    3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
  - d) Expansion or construction of a water well or septic system;
  - e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
  - f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
  - g) An original structure that was issued a CDP that indicates that future improvements would require a CDP.
  - h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50’ of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas.
Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

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   2. The placement, Whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
   3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
   4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;

b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;

c) Any method of routine maintenance dredging that involves:
   1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
   2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
   3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;

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   1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
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COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: 05/18/2022
Case No.: CDP 22-0943
Applicant Name: Chris Miller
Project Location: 31899 Circle Drive

Project Description:
Replace existing exterior stucco like for like.

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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      2. An increase in height of more than 10% of any structure,
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   f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
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COASTAL DEVELOPMENT PERMIT EXEMPTION
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Date: 05/13/2022
Case No.: CDP 22-0898
Applicant Name: Arman Tehrani
Project Location: 12 Lagunita Drive

Project Description:
Replacement of existing railing in same location.

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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