CURRENTLY APPEALABLE LOCAL PERMITS

The local government coastal development permit (CDP) decisions listed below are currently appealable to the California Coastal Commission. **Note: An appeal of the below actions must be filed in the relevant Coastal Commission District office by 5:00 pm on the end date of the appeal period (shown in bold).**

For each of the following local government decisions, a brief description has been provided with Commission (CCC Post-Cert Number) and local government reference numbers. This notification is provided pursuant to Title 14, California Code of Regulations Section 13110. Additional information is available at: [https://www.coastal.ca.gov/cdp/cdp-forms.html](https://www.coastal.ca.gov/cdp/cdp-forms.html)

To see Frequently Asked Questions about the appeal process:
[https://documents.coastal.ca.gov/assets/cdp/appeals-faq.pdf](https://documents.coastal.ca.gov/assets/cdp/appeals-faq.pdf)

**North Coast District covering Del Norte, Humboldt, and Mendocino Counties**

Local Government CDP Actions Appealable as of: July 28, 2022

<table>
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<tr>
<th>Local Application Number</th>
<th>GP2022-01C</th>
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<td>CCC Post-Cert Number</td>
<td>1-DNC-22-0123</td>
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<td>Del Norte County</td>
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<td>Applicant(s)</td>
<td>Rhiannon Solem</td>
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**Project Location**

16815 Oceanview Dr  
Smith River, Ca 95567 Del Norte County  
Apn:06015-101010009000

**Project Description**

Grading Permit

**Dates**

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<thead>
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<tr>
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<td>Matt Wakefield</td>
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<td>Project Description</td>
<td>Coastal Development Permit for a New Residence in AE-D Zone District.</td>
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**Dates**

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<td>Project Location</td>
<td>Del Norte County Apn:06015-120020022000</td>
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<td>Project Description</td>
<td>Coastal Development Permit for the N. Pebble Beach Drive Public Access Project.</td>
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<tr>
<td>Appeal Period Starts</td>
<td>7/18/2022</td>
</tr>
<tr>
<td>Appeal Period Ends</td>
<td>8/1/2022</td>
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Local Application Number: PLN2022-00016
CCC Post-Cert Number: 2-SMC-22-0595
Local Jurisdiction: San Mateo County
Final Local Action: Approved With Conditions
Applicant(s): San Mateo Resource Conservation District

Project Location: San Mateo County Apn:06081-089230480
Project Description: to implement the Green Oaks Habitat Restoration Project on undeveloped farmland in a section of Ano Nuevo State Park west of Highway 1 (formerly known as Steele Ranch)

Dates
Local Action: 6/22/22
Local Action Notice Received: 7/18/2022
Appeal Period Starts: 7/18/2022
Appeal Period Ends: 8/1/2022
CURRENTLY APPEALABLE LOCAL PERMITS
Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number: SUB 2021-00007/ COAL20-0082
CCC Post-Cert Number: 3-SLO-22-0601
Local Jurisdiction: San Luis Obispo County
Final Local Action: Approved With Conditions

Project Location: Ocated On The Western Side Of Bridge Street (4371, 4363 And 4357 Bridge Street) Approximately 750 Feet North Of The Intersection Of Main Street And Bridge Street Within The Central Business District Of Cambria., San Luis Obispo County  Apn:013-231-002,006,007,009

Project Description: A request by Barton French for a Lot Line Adjustment (SUB2021-00007 / COAL20-0082) 1 Coastal Development Permit to allow an adjustment of the lot lines between four (4) existing parcels of 5,667; 7,717; 4,063 and 8,053 square feet each. The adjustment will result in two (2) parcels of 18,486 and 7,014 square feet each. The adjustment will not result in the creation of any additional parcels. The proposed adjustment is within the Commercial Retail land use category and is located on the western side of Bridge Street (4371, 4363 and 4357 Bridge Street) approximately 750 feet north of the intersection of Main Street and Bridge Street within the Central Business District of Cambria. The site is located in the Cambria Urban Area, North Coast Planning Area within the Coastal Zone.

Dates
Local Action: 7/11/22
Local Action Notice Received: 7/19/2022
Appeal Period Starts: 7/19/2022
Appeal Period Ends: 8/2/2022
**Local Application Number**  
PLN210231

**CCC Post-Cert Number**  
3-MCO-22-0634

**Local Jurisdiction**  
Monterey County

**Final Local Action**  
Approved With Conditions

**Applicant(s)**  
Daryl & Rhonda Huff

**Project Location**  
1125 Spyglass Woods Dr  
Pebble Beach, Ca Monterey County  
Apn:008-023-004-000

**Project Description**  
Coastal Administrative Permit and Design Approval for the construction  
of a 3,951 square foot single family dwelling and 677 square foot  
attached garage. The project includes associated grading of 300 cubic  
yards of cut & fill; and removal of 51 protected trees.

**Dates**

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Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number 21-2116-DPR/CDP/ARB
CCC Post-Cert Number 4-CPN-22-0607
Local Jurisdiction City of Carpinteria
Final Local Action Approved With Conditions
Applicant(s)

Project Location 5550 Carpinteria Ave
Carpinteria, Ca 93013 Santa Barbara County Apn:06083-001-070-039

Project Description A comprehensive landscaping and exterior lighting retrofit project.

Dates
Local Action 7/5/22
Local Action Notice Received 7/21/2022
Appeal Period Starts 7/21/2022
Appeal Period Ends 8/4/2022
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<td>Applicant(s)</td>
<td>Anders Lasater</td>
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<tr>
<td>Project Location</td>
<td>408 Monarch Bay Dr</td>
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<td></td>
<td>Dana Point, Ca 92629 Orange County  Apn:06059-670-151-10</td>
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<td>Project Description</td>
<td>A request to demolish an existing single-family dwelling and detached garage and the construction of a new 2,527 square foot, single-story, single family dwelling with an attached garage and associated exterior improvements including retaining walls which are accompanied with a request (Minor SDP) for increased height allowance thereof in required front and side yards.</td>
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CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number: CDP21-0004
CCC Post-Cert Number: 5-DPT-22-0581
Local Jurisdiction: City of Dana Point
Final Local Action: Approved With Conditions
Applicant(s): Andrade Architects, Inc.

Project Location: 214 Monarch Bay Dr
Dana Point, Ca 92629 Orange County Apn:06059-670-111-01

Project Description: A Coastal Development Permit to demolish an existing single-family dwelling (SFD) and attached garage, and construct a 5,257 sq. ft. two-story, SFD with an attached garage, and a Minor Site Development Permit to allow retaining walls up to six ft. in height within the rear and side yards to create additional outdoor space.

Dates
Local Action: 7/12/22
Local Action Notice Received: 7/14/2022
Appeal Period Starts: 7/14/2022
Appeal Period Ends: 7/28/2022
Local Application Number: CD2022-015 (PA2022-046)
CCC Post-Cert Number: 5-NPB-22-0587
Local Jurisdiction: City of Newport Beach
Final Local Action: Approved
Applicant(s): Thomas Homes

Project Location: 4014 Channel Pl, Newport Beach, Ca 92663 Orange County Apn:06059-423 051 08

Project Description: A Coastal Development Permit (CDP) to allow the demolition of an existing single-family residence and the construction of a new three (3)-story 2,486-square-foot single-family residence with attached 365-square-foot, two (2)-car garage. The project also includes the construction of landscaping, hardscaping, drainage, site walls, and the raising and reinforcing of an existing bulkhead for protection against coastal hazards. The finished floor elevation of the proposed single-family residence is 9.0 feet based on the North American Vertical Datum of 1988 (NAVD 88), which complies with the minimum 9.00 feet (NAVD 88) elevation standard. The highest guardrail is less than 24 feet from established grade of 9.00 feet (NAVD 88) and the highest ridge is no more than 29 feet from established grade. The design complies with all other applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

Dates
Local Action: 6/30/22
Local Action Notice Received: 7/15/2022
Appeal Period Starts: 7/15/2022
Appeal Period Ends: 7/29/2022
CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number  CD2022-009 (PA2022-025)
CCC Post-Cert Number  5-NPB-22-0589
Local Jurisdiction  City of Newport Beach
Final Local Action  Approved
Applicant(s)  Sinclair Associates Architects, Inc

Project Location  925 Via Lido Soud
Newport Beach, Ca 92663 Orange County  Apn:06059-423-281-15

Project Description  A Coastal Development Permit to construct a new bulkhead within private property along the U.S. Bulkhead line at 925 Via Lido Soud, where there are currently no shoreline protective devices to protect existing development on the property and adjacent development. The proposed bulkhead coping would reach 8.75 feet North American Vertical Datum of 1988 (NAVD88) with a stem wall up to 13.5 feet (NAVD88) to match the height of adjacent bulkheads on either side. All work will be performed from the landside of the U.S. Bulkhead Line and all construction would occur from private property (i.e., the landside). The project also includes a grade determination to establish grade for the purposes of measuring height. The proposed grade determination would allow the subject property to construct improvements at a height consistent with the two (2) adjacent properties.

Dates
Local Action  6/30/22
Local Action Notice Received  7/15/2022
Appeal Period Starts  7/15/2022
**Appeal Period Ends**  7/29/2022
CURRENTLY APPEALABLE LOCAL PERMITS
South Coast District covering South Los Angeles and Orange Counties
Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number: CDP-22-0048
CCC Post-Cert Number: 5-LGB-22-0602
Local Jurisdiction: City of Laguna Beach
Final Local Action: Approved With Conditions
Applicant(s): City of Laguna Beach Public Works Department

Project Location: Westerly Terminus Of Moss Street, Laguna Beach, Ca, Orange County
Apn:
Project Description: Improvements to the beach access at Moss Street, including stairway reconstruction, landscaping, and the installation of an enclosed lifeguard tower. One public parking space would be removed to provide adequate access for emergency response vehicles.

Dates:
Local Action: 7/12/22
Local Action Notice Received: 7/18/2022
Appeal Period Starts: 7/18/2022
Appeal Period Ends: 8/1/2022
CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number  DIR-2019-262-CDP-MEL-AMDT1
CCC Post-Cert Number  5-VEN-22-0037
Local Jurisdiction  City of LA - Venice
Final Local Action  Approved With Conditions
Applicant(s)  Ryan McGuire

Project Location  1008 Oakwood Ave
Venice, Ca 90291 Los Angeles County  Apn:06037-4239017012

Project Description  Amend local CDP DIR-2019-262-CDP-MEL to modify the 29-ft. tall roofline, reduce the existing single-family residence size to 2,841 sq. ft., and reduce the size and location of the rooftop deck.

Dates
Local Action  6/24/22
Local Action Notice Received  7/1/2022
Appeal Period Starts  7/1/2022
Appeal Period Ends  8/1/2022
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<td>City of LA - Venice</td>
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<td>Applicant(s)</td>
<td>Jeff Brooks</td>
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<td>Project Location</td>
<td>127 Galleon St</td>
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<td>Venice, Ca Los Angeles County Apn:</td>
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<td>Project Description</td>
<td>Conversion of a 347 square-foot recreation room within a multi-family residential structure to an attached Accessory Dwelling Unit (ADU), maintaining 4 parking spaces.</td>
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### CURRENTLY APPEALABLE LOCAL PERMITS

**South Coast District covering South Los Angeles and Orange Counties**

Local Government CDP Actions Appealable as of: July 28, 2022

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<td>Applicant(s)</td>
<td>Katie Kaput</td>
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<td>Project Location</td>
<td>237 6Th Ave</td>
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<td>Venice, Ca 90291 Los Angeles County Apn:06037-4240004029</td>
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<td>Project Description</td>
<td>Remodel and conversion of an existing detached garage into a 435 square-foot detached Accessory Dwelling Unit (ADU). Two parking spaces will be maintained.</td>
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CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number DIR-2021-10384-CDP-MEL
CCC Post-Cert Number 5-SNP-22-0042
Local Jurisdiction City of LA - San Pedro
Final Local Action Approved With Conditions
Applicant(s) Steven / Lynn Lord

Project Location 1227 Centre St
San Pedro, Ca 90731 Los Angeles County Apn:06037-7456009029

Project Description Construction of a new detached one story 744 square-foot accessory dwelling unit (ADU) with a building height of 17 feet and 4 inches, and providing one (1) new parking space on site, with an existing single-family dwelling to remain.

Dates
Local Action 6/24/22
Local Action Notice Received 7/12/2022
Appeal Period Starts 7/12/2022
Appeal Period Ends 8/9/2022
Local Application Number: DIR-2021-7275-CDP-SPP
CCC Post-Cert Number: 5-VEN-22-0044
Local Jurisdiction: City of LA - Venice
Final Local Action: Approved With Conditions
Applicant(s): Dana Prieto

Project Location: 2321 Abbot Kinney Blvd
Venice, Ca 90291 Los Angeles County  Apn:06037-4229012030
Project Description: Change of use in existing 2-story, 6,142 sq. ft. commercial structure (with a market/cafe, health club/fitness studio, and office use) to 5,237 sq. ft. of new fitness studio use and a 905 sq. ft. cafe, with interior and exterior improvements. Project will provide 16 bicycle parking spaces and 32 vehicle parking spaces, including 28 onsite and 4 offsite spaces.

Dates
Local Action: 6/30/22
Local Action Notice Received: 7/15/2022
Appeal Period Starts: 7/15/2022
Appeal Period Ends: 8/12/2022
CURRENTLY APPEALABLE LOCAL PERMITS
South Coast District covering South Los Angeles and Orange Counties
Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number CPC-2018-7344-GPAJ-VZCJ- HD-SP-SPP-CDP-MEL- SPR-PHP
CCC Post-Cert Number 5-VEN-22-0040
Local Jurisdiction City of LA - Venice
Final Local Action Approved With Conditions
Applicant(s) Venice Community Housing, Hollywood Community Housing Corporation
Project Location 319 Se Venice Blvd
Venice, Ca 90806 Los Angeles County Apn:4238-024-900
Project Description Demolition of an existing surface parking lot (LADOT Lot 731) containing 196 vehicular parking spaces (bisected by Grand Canal) and a two-story, four-unit residential structure; and the merger and re-subdivision of a 115,674 square foot site to create two ground lots and seven airspace lots for the construction, use and maintenance of a 103,957 square foot, mixed-use, 100 percent affordable housing development (a 36,157 square foot structure west of Grand Canal and a 67,800 square foot, structure east of Grand Canal) consisting of 140 dwelling units of which 34 are Joint Living and Work Quarters (136 restricted affordable dwelling units and four unrestricted Manager Units), 685 square feet of supportive services, 2,255 square feet of retail uses, an 810 .square-foot restaurant with 1,060 square feet of indoor and outdoor Service Floor area, and 2,875 square feet of art studio.
The structure west of Grand Canal (West Site) is three-stories and 35 feet in height with a 59-foot in height architectural campanile located at the northwest corner of the subject site with a roof access structure resulting in a structure with a maximum of 67 feet in height and four stories with a mezzanine. The structure east of Grand Canal (East Site) is three-stories and 35 feet in height. The Project will provide a total of 357 automobile parking spaces comprising of 61 residential spaces, 42 commercial spaces, 27 Beach Impact Zone (BIZ) spaces, 226 public spaces, and 136 bicycle parking spaces (19 short-term and 117 long-term).
The Project also includes the export of 9,100 cubic yards of building material and soil, and the removal of 24 non-protected on-site trees and 11 non-protected street trees.

Dates
Local Action 6/15/22
Local Action Notice Received 7/19/2022
Appeal Period Starts 7/19/2022
Appeal Period Ends 8/16/2022
Local Application Number  20-6140  
CCC Post-Cert Number  5-LGB-22-0631  
Local Jurisdiction  City of Laguna Beach  
Final Local Action  Approved With Conditions  
Applicant(s)  Todd Skenderian  

Project Location  20612 Laguna Canyon Rd  
Laguna Beach, Ca 92651 Orange County  
Apn:  

Project Description  Remodel and expansion of the Laguna Beach Animal Shelter and Pacific Marine Mammal Center, including a new water reclamation system housed within a new accessory building.  

Dates  
Local Action  7/6/22  
Local Action Notice Received  7/22/2022  
Appeal Period Starts  7/26/2022  

**Appeal Period Ends**  8/9/2022
Local Application Number: DIR-2021-1117-CDP-MEL-HCA
CCC Post-Cert Number: 5-PPL-22-0045
Local Jurisdiction: City of LA - Pacific Palisades
Final Local Action: Approved With Conditions
Applicant(s): Khalid Oreif

Project Location: 1110 Vista Grande Dr
Pacific Palisades, Ca 90272 Los Angeles County
Apn:06037-4420025034

Project Description: Demolition of an existing single-family dwelling and attached two-car garage and the construction of a new one-story, 5,041 square-foot, single-family dwelling with an attached two-car garage, a 4,774 square-foot basement, retaining walls, and a pool/spa. The project includes the excavation of 2,005 cubic yards of grading and the export of approximately 931 cubic yards of soil; located within the Single Permit Jurisdiction of the Coastal Zone.

Dates:
- Local Action: 6/14/22
- Local Action Notice Received: 7/18/2022
- Appeal Period Starts: 7/18/2022
- Appeal Period Ends: 8/15/2022
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<td><strong>Applicant(s)</strong></td>
<td>Jasmine Von</td>
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<td>Pacific Palisades, Ca 90272 Los Angeles County</td>
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<td>Apn:06037-4415026005</td>
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<td><strong>Project Description</strong></td>
<td>Remodel and addition to a one-story single-family dwelling resulting in a two-story 4,199 square-foot single-family dwelling providing three parking spaces, the demolition of a detached pool house and the construction of a new two-story 1,199 square-foot accessory dwelling unit (ADU) with a rooftop deck, 68 cubic yards of grading and export, and improvements to an existing garden wall; the project is located within the Single Permit Jurisdiction of the Coastal Zone.</td>
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**Dates**
- **Local Action**: 6/7/22
- **Local Action Notice Received**: 7/18/2022
- **Appeal Period Starts**: 7/18/2022
- **Appeal Period Ends**: 8/15/2022
CURRENTLY APPEALABLE LOCAL PERMITS
South Coast District covering South Los Angeles and Orange Counties
Local Government CDP Actions Appealable as of: July 28, 2022

Local Application Number: CDP21-02
CCC Post-Cert Number: 5-PPL-22-0047
Local Jurisdiction: City of LA - Pacific Palisades
Final Local Action: Eileen Schetzow

Project Location: 15851 Asilomar Blvd
Pacific Palisades, Ca 90272 Los Angeles County

Project Description: Construction of a geotechnically stable roadway using a construction method called, “Cement-Deep Soil Mixing (CDSM),” across the landslide area to prevent further sliding of the block beneath Asilomar Boulevard, between Almar Avenue and Wynola Street within the Pacific Palisades Community Plan Area. The duration of the Project will be approximately 1 year. The purpose of the Project is to strengthen the subsurface material under Asilomar Blvd. and to stabilize the slide area beneath the roadway.

Dates
Local Action: 11/17/21
Local Action Notice Received: 7/21/2022
Appeal Period Starts: 7/21/2022
Appeal Period Ends: 8/18/2022
Local Application Number: DIR-2020-6239-CDP-SPP-MEL
CCC Post-Cert Number: 5-VEN-22-0048
Local Jurisdiction: City of LA - Venice
Final Local Action: Approved
Applicant(s): Andrea Michaelson

Project Location: 212 E Sherman Canal
Venice, Ca 90291 Los Angeles County Apn:4227016016

Project Description: Amend the previously approved scope of work under Local CDP DIR-2020-6239-CDP-SPP-MEL (demolition of an existing 2-story, 1,865 sq. ft., single-family dwelling and construction of a new 3-story 4,382 sq.ft. single-family dwelling). The new scope of work is remodel and addition to the existing single-family residence, resulting in a two-story, 2,598 sq. ft., single-family dwelling providing 3 parking spaces onsite.

Dates
Local Action: 7/1/22
Local Action Notice Received: 7/22/2022
Appeal Period Starts: 7/29/2022
Appeal Period Ends: 8/19/2022
Local Application Number: RC21-00013
CCC Post-Cert Number: 6-OCN-22-0590
Local Jurisdiction: City of Oceanside
Final Local Action: Approved With Conditions
Applicant(s): Douglas Austin

Project Location: 802 Pacific St
Oceanside, Ca 92054 San Diego County Apn:06073-1503510100

Project Description: Construction of a four-story mixed-use development including a 10-unit condominium complex, three hotel units, 1,034 sq. ft. of ground level commercial space and a subterranean parking garage on a vacant 10,000 sq. ft. lot.

Dates
Local Action: 6/13/22
Local Action Notice Received: 7/14/2022
Appeal Period Starts: 7/14/2022
Appeal Period Ends: 7/28/2022
Local Application Number  CDP22-009

CCC Post-Cert Number       6-DMR-22-0588

Local Jurisdiction          City of Del Mar

Final Local Action          Approved With Conditions

Applicant(s)                City of Del Mar

Project Location            San Diego County Apn:06073-2992302600

Project Description         Removal of existing playground equipment and play surface, and installation of new play equipment, play surface, and drainage improvements at an approx. 4,900 sq. ft. playground within 140,500 sq. ft. Powerhouse Park.

Dates
Local Action                7/11/22
Local Action Notice Received 7/18/2022
Appeal Period Starts        7/19/2022
Appeal Period Ends          8/1/2022