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

To see Frequently Asked Questions about the appeal process:
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 19, 2022

<table>
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<tr>
<th>Local Application Number</th>
<th>CDP_2021-0014</th>
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<tr>
<td>CCC Post-Cert Number</td>
<td>1-MEN-21-0597</td>
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<td>Local Jurisdiction</td>
<td>Mendocino County</td>
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<tr>
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<tr>
<td>Applicant(s)</td>
<td>Mendocino Baptist Church</td>
</tr>
<tr>
<td>Project Location</td>
<td>45171 Little Lake St Mendocino, Ca 95460 Mendocino County Apn:06045-11916011</td>
</tr>
<tr>
<td>Project Description</td>
<td>Standard Coastal Development Permit to renovate the existing lawnmower shed foyer and accessibility ramp (ADA); on the south side, add awning, storage, and deck; and improve ground surface with compacted crushed rock extending 40 feet beyond the new deck.</td>
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**Dates**

| Local Action                  | 6/23/22 |
| Local Action Notice Received  | 7/11/2022 |
| Appeal Period Starts          | 7/11/2022 |
| **Appeal Period Ends**        | 7/25/2022 |
Local Application Number: CDP_2020-0023
CCC Post-Cert Number: 1-MEN-21-1142
Local Jurisdiction: Mendocino County
Final Local Action: Approved With Conditions
Applicant(s): Lori Zhang

Project Location: 30735 Highway 1
Gualala, Ca 95445 Mendocino County  Apn:06045-14205207

Project Description:
Coastal Development Permit to complete construction of a single-family residence and ancillary uses, within fifty (50) feet of a surveyed Bishop Pine Forest Environmentally Sensitive Habitat Area (ESHA) and where previous authorization lapsed without vesting.

Dates
Local Action: 6/23/22
Local Action Notice Received: 7/11/2022
Appeal Period Starts: 7/11/2022
Appeal Period Ends: 7/25/2022
CURRENTLY APPEALABLE LOCAL PERMITS
North Coast District covering Del Norte, Humboldt, and Mendocino Counties
Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number  CDPM_2022-0003
CCC Post-Cert Number  1-MEN-22-0436
Local Jurisdiction  Mendocino County
Final Local Action  Approved With Conditions
Applicant(s)  Ann Zollinger

Project Location  33975 Albion River South Side Rd
                 Albion, Ca 95410 Mendocino County  Apn:06045-12315051
Project Description  Amendment to Standard Coastal Development Permit CDPM #

Dates
Local Action  6/13/22
Local Action Notice Received  7/11/2022
Appeal Period Starts  7/11/2022
Appeal Period Ends  7/25/2022
Local Application Number       CDP 3-22
CCC Post-Cert Number              1-FTB-22-0345
Local Jurisdiction               City of Fort Bragg
Final Local Action               Approved With Conditions
Applicant(s)                     Josh & Sarah Colter

Project Location                 311 Harbor Dr
                                   Fort Bragg, Ca 95437 Mendocino County  Apn:06045-01821017
Project Description              Construct a 947 sq. ft. accessory dwelling unit.

Dates
Local Action                      7/1/22
Local Action Notice Received      7/12/2022
Appeal Period Starts              7/12/2022
**Appeal Period Ends**            **7/26/2022**
## Currently Appealable Local Permits

**Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties**

Local Government CDP Actions Appealable as of: July 19, 2022

<table>
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<td>Final Local Action</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>Applicant(s)</td>
<td>Anthony David</td>
</tr>
</tbody>
</table>

**Project Location**
4123 Sunset Ln  
Pebble Beach, Ca Monterey County  
Apn:008-082-015-000

**Project Description**
Construction of a 3,684 square foot two-story single family dwelling inclusive of a 541 square foot attached garage with a 996 square foot finished basement and an 821 square foot deck; and 2) Coastal Development Permit for removal of three (3) Oak, three (3) Pine & two (2) Cypress trees.

**Dates**

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<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tr>
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**Current Appealable Local Permits**

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Government CDP Actions Appealable as of: July 19, 2022

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<td>Applicant(s)</td>
<td>Karen Goldey</td>
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<tr>
<td>Project Location</td>
<td>617 Seacliff Dr</td>
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<td></td>
<td>Santa Cruz, Ca 95062 Santa Cruz County Apn:038-166-07</td>
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<tr>
<td>Project Description</td>
<td>Proposal to remodel and reconstruct a non-conforming single-family dwelling</td>
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**Dates**

- Local Action: 6/17/22
- Local Action Notice Received: 7/7/2022
- Appeal Period Starts: 7/7/2022
- **Appeal Period Ends**: 7/21/2022
Currently Appealable Local Permits

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Government CDP Actions Appealable as of: July 19, 2022

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<td>Applicant(s)</td>
<td>The Big Sur Land Trust</td>
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<td>Project Location</td>
<td>3400 Red Wolf Dr</td>
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<td>Carmel, Ca Monterey County    Apn:416-011-007-000</td>
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<tr>
<td>Project Description</td>
<td>Coastal Administrative Permit to allow the construction of a test well.</td>
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**Dates**

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Local Application Number
PLN210060

CCC Post-Cert Number  3-MCO-22-0564

Local Jurisdiction Monterey County

Final Local Action Approved With Conditions

Applicant(s)

Project Location 1272 Padre Ln
Pebble Beach, Ca Monterey County Apn:008-471-005-000

Project Description Combined Development Permit consisting of: 1) Coastal Administrative Permit & Design Approval to allow demolition of a 7,068 square foot one-story single family dwelling & construction of a 7,842 square foot two-story single family dwelling, inclusive of a 563 square foot attached garage; and 2) Coastal Development Permit & Design Approval to allow development on slopes in excess of 30%, including replacement of an existing retaining wall system.

Dates
Local Action 6/9/22
Local Action Notice Received 7/12/2022
Appeal Period Starts 7/12/2022
Appeal Period Ends 7/26/2022
CURRENTLY APPEALABLE LOCAL PERMITS

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number PLN190430
CCC Post-Cert Number 3-MCO-22-0565
Local Jurisdiction Monterey County
Final Local Action Approved With Conditions
Applicant(s)

Project Location 1401 Viscaino Rd
Pebble Beach, Ca Monterey County Apn:008-031-020-000
Project Description Coastal Administrative Permit and Design Approval to allow the construction of a 3,907 square foot one-story single family dwelling with an attached 699 square foot garage & 441 square foot junior accessory dwelling unit, a 392 square foot covered entry, 340 square foot covered patio and 385 linear feet of site walls. The project includes the removal of 44 trees (Monterey Pine).

Dates
Local Action 6/1/22
Local Action Notice Received 7/12/2022
Appeal Period Starts 7/12/2022
Appeal Period Ends 7/26/2022
CURRENTLY APPEALABLE LOCAL PERMITS
Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties
Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number: DRC2021-00120
CCC Post-Cert Number: 3-SLO-22-0562
Local Jurisdiction: San Luis Obispo County
Final Local Action: Approved With Conditions
Applicant(s): Jean Harley

Project Location: 5165 Windsor Blvd
Cambria, Ca 93428 San Luis Obispo County  Apn:022-282-014

Project Description: Minor Use Permit/ Coastal Development Permit (DRC2021-00120) to allow for the addition of approximately 388 square feet of living space to an existing 1,518 square foot home, resulting in a total new GSA of 1,906 square feet. This project also includes two new decks totaling 328 square feet.

Dates
Local Action: 6/17/22
Local Action Notice Received: 7/12/2022
Appeal Period Starts: 7/12/2022
**Appeal Period Ends**: 7/26/2022
CURRENTLY APPEALABLE LOCAL PERMITS

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number: PROJ-15427/ ACDP-3-22-62157
CCC Post-Cert Number: 4-SBV-22-0551
Local Jurisdiction: City of San Buenaventura
Final Local Action: Approved With Conditions
Applicant(s): City of Ventura

Project Location: Ventura County
Project Description: Request for an administrative coastal development permit for the construction of a new public sidewalk on the north side of Harbor Boulevard between Sanjon Road and Vista Del Mar Drive in the public right-of-way.

Dates:
Local Action: 6/23/22
Local Action Notice Received: 7/11/2022
Appeal Period Starts: 7/11/2022
Appeal Period Ends: 7/25/2022
## Local Application Number
CD2022-007

## CCC Post-Cert Number
5-NPB-22-0540

## Local Jurisdiction
City of Newport Beach

## Final Local Action
Approved

## Applicant(s)
Brian Jowett

## Project Location
319 Via Lido Soud Dr
Newport Beach, Ca 92663 Orange County  Apn:06059-423-166-05

## Project Description
The applicant requests a coastal development permit (CDP) to allow the demolition of an existing single-family residence and construction of a new, two-story 5,170-squarefoot single-family residence and attached 764-square-foot, three-car garage. The project includes the raising and reinforcing of an existing bulkhead for protection against coastal hazards, additional appurtenances such as site walls, fences, patios, a spa, drainage devices, and landscaping. The design complies with all applicable development standards, including height, setbacks and floor area limit, and no deviations are requested. The finished first floor elevation of the living area is 13.11 feet based on the North American Vertical Datum of 1988 (NAVD88), exceeding the minimum required 9.00-foot (NAVD88) elevation standard.

## Dates

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<tr>
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<tbody>
<tr>
<td>Local Action</td>
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<td>7/5/2022</td>
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<td>Appeal Period Starts</td>
<td>7/5/2022</td>
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<td><strong>Appeal Period Ends</strong></td>
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Local Application Number: CD2022-020
CCC Post-Cert Number: 5-NPB-22-0543
Local Jurisdiction: City of Newport Beach
Final Local Action: Approved
Applicant(s): Thomas Burger

Project Location: 2641 Circle Dr
Newport Beach, CA 92629 Orange County Apn: 06059-049-175-12

Project Description:
Demolish an attached two-car garage and guest room and to construct a new 641 square-foot two-car garage with golf cart garage and a 596 square-foot Accessory Dwelling Unit (ADU) above. A CDP is required for the project since the proposed addition exceeds 10 percent of the existing floor area. No site improvements are proposed as part of the scope of work. The project complies with all applicable development standards, including height, setbacks, and parking, and no deviations are requested. The finished first floor elevation of the proposed garage is 12.94 feet based on the North American Vertical Datum of 1988 (NAVD88) and the new living area (ADU) is located above the garage with a finish floor elevation of 25.70 feet, which exceeds the minimum required 9.00-foot (NAVD88) elevation standard.

Dates
Local Action: 6/16/22
Local Action Notice Received: 7/5/2022
Appeal Period Starts: 7/5/2022
**Appeal Period Ends: 7/19/2022**
Local Application Number: DIR-2019-6956-CDP-MEL
CCC Post-Cert Number: 5-PPL-22-0035
Local Jurisdiction: City of LA - Pacific Palisades
Final Local Action: Approved With Conditions
Applicant(s): Edwin Novel

Project Location: 15206 Earlham St
Pacific Palisades, Ca 90272 Los Angeles County
Apn:06037-4412027902

Project Description: Demolition of a single-family dwelling and the construction of a new two-story, 4,338 square-foot single-family dwelling, basement, attached two-car garage, deck, swimming pool, and retaining wall. The project includes the excavation of 1,619 cubic yards of cut and fill and the export of 953 cubic yards of soil; located within the Single Permit Jurisdiction of the Coastal Zone.

Dates
Local Action: 5/6/22
Local Action Notice Received: 6/23/2022
Appeal Period Starts: 6/23/2022
**Appeal Period Ends**: 7/22/2022
CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number  DIR-2021-2649-CDP-SPP
CCC Post-Cert Number  5-VEN-22-0033
Local Jurisdiction  City of LA - Venice
Final Local Action  Approved With Conditions
Applicant(s)  Grandview Real Estate Investments LLC

Project Location  29 27Th Ave
Venice, Ca 90291 Los Angeles County  Apn:06037-4226019010
Project Description  Remodel of an existing 1,212 square-foot, one-story, single-family dwelling resulting in a two-story 2,190 square-foot single-family dwelling, providing two parking spaces.

Dates
Local Action  6/8/22
Local Action Notice Received  6/27/2022
Appeal Period Starts  6/27/2022
Appeal Period Ends  7/26/2022
Local Application Number: DIR-2021-346-CDP-SPP-MEL

CCC Post-Cert Number: 5-VEN-22-0036

Local Jurisdiction: City of LA - Venice

Final Local Action: Approved With Conditions

Applicant(s): Perry Rod

Project Location: 3818 S Pacific Ave
Venice, Ca 90292 Los Angeles County Apn:

Project Description: Preliminary Parcel Map for the conversion of three dwelling units within a two-story, 3,928 square-foot triplex into three residential condominium units, with six parking spaces.

Dates
Local Action: 6/15/22
Local Action Notice Received: 6/27/2022
Appeal Period Starts: 6/27/2022
Appeal Period Ends: 7/26/2022
CURRENTLY APPEALABLE LOCAL PERMITS
South Coast District covering South Los Angeles and Orange Counties
Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number: CDP20-0007
CCC Post-Cert Number: 5-DPT-22-0566
Local Jurisdiction: City of Dana Point
Final Local Action: Approved With Conditions
Applicant(s): Ladan & Babak Fallahzadeh

Project Location: 35525 Beach Rd
Dana Point, Ca 92624 Orange County Apn:06037-691-161-05

Project Description: The subject site is a 4,809 square-foot oceanfront vacant lot located within the Capistrano Beach Community Services District. The project includes the construction of a 4,132 square-foot, two-story single-family residence and a 528 square-foot attached two-car garage. Two levels of living area include five bedrooms, six bathrooms, and an open concept living, dining, and kitchen area. Exterior improvements include a low-level deck, second-floor balcony, and a roof deck on the seaward side of the house. A site specific wave runup study evaluated the project site to establish a future base flood elevation (BFE) that factored in sea level rise over the anticipated life of the structure (75 years) to ensure the lowest horizontal structural elements for the habitable porting of the building is elevated above the future BFE. The study determined the Future BFE to be 21 feet NAVD88 which was confirmed by the City’s 3rd party Coastal Engineer, Moffatt and Nichol. The project complies with the development standards including maximum projections into the required setbacks, such as walls, balconies, and decks, with the exception of the stairs on the seaward side of the structure that lead to the ocean front deck. The applicant requested an AMS to allow the stairs from the habitable first floor to the rear deck to encroach three feet beyond the structure stringline. The seaward concrete deck is 30 inches above grade and designed on caissons to comply with the provisions of the Floodplain Overlay District. The property is located within the Residential Beach Road (RBR 12) Zoning District and is located within the Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission.

Dates
Local Action: 7/13/22
Local Action Notice Received: 7/13/2022
Appeal Period Starts: 7/13/2022
Appeal Period Ends: 7/27/2022
CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: July 19, 2022

Local Application Number: CDP22-0010

CCC Post-Cert Number: 5-DPT-22-0583

Local Jurisdiction: City of Dana Point

Final Local Action: Approved With Conditions

Applicant(s): John Ciampa

Project Location: 33282 Golden Lantern St
Dana Point, Ca 92629 Orange County  Apn:

Project Description: Establish a short-term rental (STR) Program to regulate the permitting and operation for STRs within the Dana Point Coastal Zone. The STR Program includes all types of STRs to provide a range of affordable options for overnight accommodations (in addition to the hotel and campsites) in the City and improve coastal access for visitors. The project is only for the City's Coastal Overlay District (the California Coastal Zone) which also include the area in the Appeals Jurisdiction of the California Coastal Commission. For details of the STR Program see Exhibit A of the approved City Council Resolution 22-07-12-01, attached to this NOFA.

Dates
Local Action: 7/12/22
Local Action Notice Received: 7/13/2022
Appeal Period Starts: 7/13/2022
Appeal Period Ends: 7/27/2022
Local Application Number: CDP22-0003
CCC Post-Cert Number: 5-DPT-22-0579
Local Jurisdiction: City of Dana Point
Final Local Action: Approved With Conditions
Applicant(s): Anders Lasater

Project Location: 408 Monarch Bay Dr
               Dana Point, Ca 92629 Orange County  Apn:06059-670-151-10
Project Description: 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.

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: 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  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><strong>Applicant(s)</strong></td>
<td>Jeff Brooks</td>
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<td><strong>Project Location</strong></td>
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<td>Venice, Ca Los Angeles County Apn:</td>
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<td><strong>Project Description</strong></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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<td>Katie Kaput</td>
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<td>Project Location</td>
<td>237 6Th Ave 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 19, 2022

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<tr>
<td>Applicant(s)</td>
<td>Port of Long Beach</td>
</tr>
</tbody>
</table>

Project Location: The Project Is In The Community Of Wilmington - Harbor City, Los Angeles, California, Los Angeles County  Apn:

Project Description: Port of Long Beach Pier B On - Dock Rail Support Facility Project.

**Dates**

<table>
<thead>
<tr>
<th>Dates</th>
<th></th>
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<tbody>
<tr>
<td>Local Action</td>
<td>7/8/22</td>
</tr>
<tr>
<td>Local Action Notice Received</td>
<td>7/13/2022</td>
</tr>
<tr>
<td>Appeal Period Starts</td>
<td>7/13/2022</td>
</tr>
<tr>
<td><strong>Appeal Period Ends</strong></td>
<td><strong>8/10/2022</strong></td>
</tr>
</tbody>
</table>
Local Application Number: CDP-005208-2022
CCC Post-Cert Number: 6-ENC-22-0548
Local Jurisdiction: City of Encinitas
Final Local Action: 
Applicant(s): Elsie Woolley

Project Location: 459 4Th St
Encinitas, Ca 92024 San Diego County Apn:06073-2580711000

Project Description: Construction of a new 952 sq. ft. second-story addition and a new 264 sq. ft. deck to an existing, approximately 1,974 sq. ft. single-family residence on 4,984 sq. ft. lot.

Dates
Local Action: 6/14/22
Local Action Notice Received: 7/7/2022
Appeal Period Starts: 7/8/2022
Appeal Period Ends: 7/21/2022
<table>
<thead>
<tr>
<th>Local Application Number</th>
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<tbody>
<tr>
<td>CCC Post-Cert Number</td>
<td>6-DMR-22-0588</td>
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<tr>
<td>Local Jurisdiction</td>
<td>City of Del Mar</td>
</tr>
<tr>
<td>Final Local Action</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>Applicant(s)</td>
<td>City of Del Mar</td>
</tr>
<tr>
<td>Project Location</td>
<td>San Diego County Apn:06073-2992302600</td>
</tr>
<tr>
<td>Project Description</td>
<td>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.</td>
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<tr>
<td>Dates</td>
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<tr>
<td>Local Action</td>
<td>7/11/22</td>
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<tr>
<td>Local Action Notice Received</td>
<td>7/18/2022</td>
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<tr>
<td>Appeal Period Starts</td>
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