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: January 29, 2024

<table>
<thead>
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<th>Local Application Number</th>
<th>UP2320C</th>
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<tr>
<td>CCC Tracking Number</td>
<td>1-DNC-23-1208</td>
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<td>Del Norte County</td>
</tr>
<tr>
<td>Final Local Action</td>
<td>Approved With Conditions</td>
</tr>
<tr>
<td>Applicant(s)</td>
<td>Pat Henderson</td>
</tr>
<tr>
<td>Project Location</td>
<td>3180 Fred D Haight Dr</td>
</tr>
<tr>
<td></td>
<td>Smith River, Ca 95567 Del Norte County Apn:06015-105020087000</td>
</tr>
<tr>
<td>Project Description</td>
<td>The church will be leasing the bottom 2 floors of the building.</td>
</tr>
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<table>
<thead>
<tr>
<th>Dates</th>
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<td>1/18/2024</td>
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<td>1/18/2024</td>
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<tr>
<td><strong>Appeal Period Ends</strong></td>
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Local Application Number  LLA-23-0001; CDP-23-0003  
CCC Tracking Number  1-EUR-23-1308  
Local Jurisdiction  City of Eureka  
Final Local Action  Approved With Conditions  
Applicant(s)  Brice Burtchett  

Project Location  4775 Broadway  
Eureka, Ca 95503 Humboldt County  Apn:06023-30217135  

Project Description  The applicant is proposing to adjust the lot lines between three parcels (identified as one Assessor’s Parcel Number; a legal parcel status review is in-process), resulting in three parcels (see table below). The project site is located in the coastal zone and the proposed lot line adjustment (LLA) is considered development as defined by the Coastal Act; therefore, a coastal development permit (CDP) is also required.  
Per the applicant, Parcel 1 is developed with existing buildings used as a day care for individuals needing assistance with daily tasks; Parcels 2 and 3 are undeveloped. The purpose of the LLA is to convey proposed resultant Parcel A to the current tenants operating the day care (Butler Valley, Inc, a non-profit agency), retain resultant Parcel B, and potentially sell resultant Parcel C in the future. No development is proposed on any of the resultant parcels at this time.  
The project site is approximately (~) 85 acres, and ~54 acres is lowland, mapped as wetland in the U.S. Fish and Wildlife Service’s National Wetlands Inventory, and ~31 acres is upland (~1.4 acres located on the northeastern portion of the property, associated with the existing development, and ~29.5 acres located on the eastern portion of the property). Resultant Parcel A would contain all existing development and contain upland and lowland, resultant Parcel B would contain mostly lowland, and resultant Parcel C would be mostly upland.  

Dates  
Local Action  1/16/24  
Local Action Notice Received  1/19/2024  
Appeal Period Starts  1/19/2024  
**Appeal Period Ends**  2/2/2024
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<tr>
<td><strong>Applicant(s)</strong></td>
<td>Verizon Wireless</td>
</tr>
</tbody>
</table>
| **Project Location**          | 30660 Navarro Ridge Rd  
                              | Albion, Ca 95410 Mendocino County  Apn:06045-12623033 |
| **Project Description**       | Modification to Use Permit of existing communications facility to add nine (9) antennas, ten (10) Remote Radio Units (RRUs), and installation of support cabinets and emergency backup generator. Additional upgrades to power and fiber optic services in existing easements is proposed. |
| **Dates**                     |   |
| **Local Action**              | 12/20/23 |
| **Local Action Notice Received** | 1/22/2024 |
| **Appeal Period Starts**      | 1/22/2024 |
| **Appeal Period Ends**        | 2/5/2024 |
### CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: January 29, 2024

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<tr>
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<th>ERI-23-0001, CDP-21-0004, SDMN-21-0004, CUP-21-003, AA-21-0004</th>
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<td>City of Eureka</td>
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<tr>
<td>Applicant(s)</td>
<td>Kristine Simmons</td>
</tr>
<tr>
<td>Project Location</td>
<td>2525 4Th St Eureka, Ca 95501 Humboldt County Apn:06023-00220108</td>
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<tr>
<td>Project Description</td>
<td>The applicant is requesting an extension of a Coastal Development Permit, Conditional Use Permit, and Design Review to construct an approximately 2,800 square foot restaurant, including parking, landscaping, a patio and a two-lane drive-through on a portion of the parcel northeast of the intersection of HWY 101 and Y Streets. To accommodate this restaurant, the 11.58-acre “Target” parcel will be subdivided into two (2) parcels. Parcel 1 will be 10.8 acres and will retain the existing Target store and its required off-street parking, and Parcel 2 will be .78 acre (33,977 square feet) and will be developed with the drive-through restaurant. The project is located in the Coastal Zone and the proposed restaurant and subdivision require a Coastal Development Permit from the City.</td>
</tr>
<tr>
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Local Application Number  PLN-2023-18249
CCC Tracking Number   1-HUM-23-0638
Local Jurisdiction    Humboldt County
Final Local Action    Approved With Conditions
Applicant(s)          Scott Stephens

Project Location      1577 Peninsula Dr  
                       Arcata, Ca 95521 Humboldt County  Apn:06023-40013101
Project Description   Construction of one 1,600-sf, 34-ft-tall single-family residence with an  
                       attached deck, driveway, and removal of 3,800-sf of eucalyptus trees  
                       to be replaced with native revegetation.

Dates
Local Action         1/4/24
Local Action Notice Received  1/25/2024
Appeal Period Starts  1/25/2024
Appeal Period Ends    2/8/2024
Currently Appealable Local Permits

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

Local Government CDP Actions Appealable as of: January 29, 2024

Local Application Number: PLN-2023-18387
CCC Tracking Number: 1-HUM-23-0870
Local Jurisdiction: Humboldt County
Final Local Action: Approved With Conditions
Applicant(s): Marilyn Flanigan

Project Location: 258 Lupin Dr
Arcata, Ca 95521 Humboldt County Apn:06023-40004155

Project Description: Demolish all structures on site including a manufactured home, a garage/shed, an addition to the manufactured home and an additional shed in order to resolve a Code Enforcement case (CE20-0640). No trees to be removed.

Dates:
Local Action: 1/4/24
Local Action Notice Received: 1/25/2024
Appeal Period Starts: 1/25/2024
Appeal Period Ends: 2/8/2024
Local Application Number: CDP_2023-0023
CCC Tracking Number: 1-MEN-23-0630
Local Jurisdiction: Mendocino County
Final Local Action: Approved With Conditions
Applicant(s): Valerie Walker

Project Location: 33166 Frog Pond Rd, Little River, Ca 95456 Mendocino County Apn:06045-12103040
Project Description: Coastal Development Standard Permit to authorize after-the-fact Major Vegetation Removal of two (2) bishop pine trees adjacent to PG&E distribution lines.

Dates
Local Action: 1/11/24
Local Action Notice Received: 1/25/2024
Appeal Period Starts: 1/25/2024
Appeal Period Ends: 2/8/2024
CURRENTLY APPEALABLE LOCAL PERMITS
North Coast District covering Del Norte, Humboldt, and Mendocino Counties
Local Government CDP Actions Appealable as of: January 29, 2024

Local Application Number   B_2023-0027
CCC Tracking Number        1-MEN-23-1115
Local Jurisdiction          Mendocino County
Final Local Action          Approved With Conditions
Applicant(s)                Peter Brigham

Project Location            46900 Gypsy Flat Dr
                             Gualala, Ca 95545 Mendocino County  Apn:06045-14305007
Project Description         Coastal Development Boundary Line Adjustment to reconfigure the boundaries between the two (2) lots in Gualala. Lot 1 will increase to 2.94± acres, Lot 2 will decrease to 4.02±.. The purpose of the BLA is to to place the leach field (and replacement field) on the same parcel as the residence it serves.

Dates
Local Action               1/11/24
Local Action Notice Received 1/25/2024
Appeal Period Starts       1/25/2024
Appeal Period Ends         2/8/2024
Local Application Number: CPH20-0004
CCC Tracking Number: 2-SON-24-0058
Local Jurisdiction: Sonoma County
Final Local Action: Approved With Conditions
Applicant(s): Ken Tam

Project Location: 2255 Highway 1
Bodega Bay, Ca 94923 Sonoma County Apn:06097-100-020-033

Project Description: Request for a Coastal Permit to construct 0.60 miles of the Bodega Bay Trail - Coastal North Harbor Segment which will be part of the California Coastal Trail. The project starts near the Children's Bell Tower, meanders through State Parks property, and ends near Porto Bodega. The construction activity includes an 8 foot wide by 1,825 linear feet resin stabilized aggregate trail, 8 feet wide by 1,100 linear feet boardwalk, and 8 feet wide by 170 linear feet drainage lens, and asphalt pavement on public road right of way. Habitat restoration work includes the removal of non-native vegetation and hazardous trees.

Dates
Local Action
Local Action Notice Received: 1/18/2024
Appeal Period Starts: 1/18/2024
**Appeal Period Ends**: 2/1/2024
Current Appealable Local Permits

North Central Coast District covering Sonoma, Marin, San Francisco, and San Mateo Counties

Local Government CDP Actions Appealable as of: January 29, 2024

Local Application Number: P4237
CCC Tracking Number: 2-MAR-24-0083
Local Jurisdiction: Marin County
Final Local Action: Approved With Conditions
Applicant(s): Carey Lando

Project Location: 1 Brighton Ave
Bolinas Beach, Ca 94924 Marin County Apn:06041-193-075-13

Project Description: Resubmittal for deficiency notice sent for the following:
The County of Marin Department of Public Works, Transportation Division, requests Coastal Permit approval to authorize a residential parking permit program and parking restrictions along the right-of-way of Brighton Avenue and Wharf Road in the downtown area of Bolinas.

Dates
Local Action: 12/11/23
Local Action Notice Received: 1/19/2024
Appeal Period Starts: 1/19/2024
Appeal Period Ends: 2/2/2024
Local Application Number  22-0296
CCC Tracking Number  3-PGR-24-0040
Local Jurisdiction  City of Pacific Grove
Final Local Action  Approved With Conditions
Applicant(s)  Richard and James LOEHR

Project Location  1353 Arena Ave
Pacific Grove, Ca 93950 Monterey County
Apn:06053-007061003000
Project Description  Lot Line Adjustment between 3 legal lots of record.

Dates
Local Action  12/14/23
Local Action Notice Received  1/12/2024
Appeal Period Starts  1/12/2024
Appeal Period Ends  1/29/2024
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<td><strong>CCC Tracking Number</strong></td>
<td>3-PSB-24-0045</td>
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<tr>
<td><strong>Local Jurisdiction</strong></td>
<td>City of Pismo Beach</td>
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<tr>
<td><strong>Applicant(s)</strong></td>
<td>Sam Hernandez</td>
</tr>
</tbody>
</table>
| **Project Location**        | 132 Vista Del Mar Ave A  
Pismo Beach, Ca 93449 San Luis Obispo County  
Apn:06079-010-221-052 |
| **Project Description**     | Coastal Development Permit and Architectural Review Permit for  
Second Floor and Garage additions to and remodel of an existing  
residence on a multi-family parcel. Location 132 Vista Del Mar  
Avenue. APN- 010-221-052. |
| **Dates**                   |             |
| **Local Action**            | 12/12/23    |
| **Local Action Notice Received** | 1/12/2024 |
| **Appeal Period Starts**    | 1/12/2024   |
| **Appeal Period Ends**      | 1/29/2024   |
Local Application Number: 231290
CCC Tracking Number: 3-SCO-24-0041
Local Jurisdiction: Santa Cruz County
Final Local Action: Approved With Conditions
Applicant(s): ROBERT BANKS

Project Location: 640 Thayer Rd
Santa Cruz, Ca 95060 Santa Cruz County Apn:06087-063-011-33

Project Description: Proposal to recognize construction of a 960 square-foot non-habitable accessory structure.

Dates
Local Action: 12/1/23
Local Action Notice Received: 1/12/2024
Appeal Period Starts: 1/12/2024
**Appeal Period Ends: 1/29/2024**
CURRENTLY APPEALABLE LOCAL PERMITS
Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties
Local Government CDP Actions Appealable as of: January 29, 2024

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<td>San Luis Obispo County</td>
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<td>Applicant(s)</td>
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<tr>
<td>Project Location</td>
<td>160 San Antonia St</td>
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<tr>
<td></td>
<td>Avila Beach, Ca 93424 San Luis Obispo County</td>
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<td>Apn:06079-076-223-021</td>
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<tr>
<td>Project Description</td>
<td>The applicant has requested a permit to establish an accessory dwelling on the project site.</td>
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<td>Dates</td>
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Local Application Number 231111
CCC Tracking Number 3-SCO-24-0050
Local Jurisdiction Santa Cruz County
Final Local Action Approved With Conditions
Applicant(s) Carol MacFarland

Project Location 132 25Th Ave
Santa Cruz, Ca 95062 Santa Cruz County Apn:06087-028-234-12
Project Description Proposal to construct an attached 365 square foot attached Accessory Dwelling Unit (ADU) at the lower floor of an existing, nonconforming 1,671 square foot two-story single-family dwelling with 437 square foot garage and to remodel the structure, including addition of a pitched roof.

Dates
Local Action 12/15/23
Local Action Notice Received 1/18/2024
Appeal Period Starts 1/18/2024
Appeal Period Ends 2/1/2024
Local Application Number       CP23-0162
CCC Tracking Number             3-STC-24-0055
Local Jurisdiction              City of Santa Cruz
Final Local Action              
Applicant(s)                    JAMES LLOYD

Project Location                2102 W Cliff Dr
                                Santa Cruz, Ca 95060 Santa Cruz County  Apn:06087-003-262-12
Project Description             Administrative Coastal Permit to construct an ADU on top of an existing detached garage on a lot in the R-1-5/CZ-O/SP-O/WCD-O (Single-Family Residential/Coastal Zone Overlay/Shoreline Protection Overlay/West Cliff Drive Overlay) zone district.

Dates                          
Local Action                   1/10/24
Local Action Notice Received   1/19/2024
Appeal Period Starts           1/19/2024
Appeal Period Ends             2/2/2024
Local Application Number: PLN210117
CCC Tracking Number: 3-MCO-24-0064
Local Jurisdiction: Monterey County
Final Local Action: Approved With Conditions

Applicant(s):

Project Location: 74 Strawberry Canyon Rd
Royal Oaks, Ca 95076 Monterey County Apn:06053-131111014000

Project Description:
Combined Development Permit consisting of a: 1) Coastal Administrative Permit to allow the demolition of an existing substandard 1,625 square foot single family dwelling (mobile home) and clear Code Enforcement violation (18CE00312), abandonment of a septic tank and restoration of approximately 17,000 square feet of pre-developed area; and 2) Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area.

Dates:
Local Action: 12/14/23
Local Action Notice Received: 1/23/2024
Appeal Period Starts: 1/23/2024
Appeal Period Ends: 2/6/2024
Local Application Number 231054
CCC Tracking Number 3-SCO-24-0065
Local Jurisdiction Santa Cruz County
Final Local Action Approved With Conditions
Applicant(s) Matson Britton Architects

Project Location 610 Sea View Ter
Watsonville, Ca 95076 Santa Cruz County Apn:06087-046-261-26
Project Description Proposal to construct an approximately 3,475 square foot single-family dwelling with an 898 square foot detached Accessory Dwelling Unit (ADU) and 898 square foot detached garage on a vacant CA (Commercial Agricultural) zoned parcel.

Dates
Local Action 12/15/23
Local Action Notice Received 1/23/2024
Appeal Period Starts 1/23/2024
Appeal Period Ends 2/6/2024
Local Application Number: 231291
CCC Tracking Number: 3-SCO-24-0066
Local Jurisdiction: Santa Cruz County
Final Local Action: Approved With Conditions
Applicant(s): Demian Backs

Project Location: 523 Seacliff Dr
Aptos, Ca 95003 Santa Cruz County  Apn:06087-038-173-09
Project Description: Interior and exterior remodel of an existing two-story single-family dwelling, including conversion of a 422 square foot garage to a family room, reducing an existing rear deck to 315 square feet, remodel of second floor to include four bedrooms and two bathrooms, demolition of a second story deck and construction of new deck. Requires a Coastal Development Permit.

Dates
Local Action: 1/3/24
Local Action Notice Received: 1/24/2024
Appeal Period Starts: 1/24/2024
Appeal Period Ends: 2/7/2024
Local Application Number: 23-0221
CCC Tracking Number: 3-PGR-24-0078
Local Jurisdiction: City of Pacific Grove
Final Local Action: Approved With Conditions
Applicant(s): Renewable Energy Development, LLC

Project Location: 270 Central Ave
Pacific Grove, Ca 93950 Monterey County
Apn:06053-006214002000

Project Description: Change of use from multi-family residential to Bed & Breakfast Inn.

Dates
Local Action: 1/17/24
Local Action Notice Received: 1/25/2024
Appeal Period Starts: 1/25/2024
**Appeal Period Ends:** 2/8/2024
CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: January 29, 2024

Local Application Number 22-0264
CCC Tracking Number 3-PGR-24-0079
Local Jurisdiction City of Pacific Grove
Final Local Action Approved With Conditions
Applicant(s) CRAIG J COLLINS

Project Location 111 10Th St
Pacific Grove, Ca 93950 Monterey County
Apn:06053-006218001000
Project Description Major addition/remodel of single family residence

Dates
Local Action 1/17/24
Local Action Notice Received 1/25/2024
Appeal Period Starts 1/25/2024
**Appeal Period Ends 2/8/2024**
Local Application Number: 231370
CCC Tracking Number: 3-SCO-24-0080
Local Jurisdiction: Santa Cruz County
Final Local Action: Approved With Conditions
Applicant(s): JOHN M BARKER III

Project Location: 471 8Th Ave
Santa Cruz, Ca 95062 Santa Cruz County Apn:06087-027-073-02

Project Description: Proposal to construct a two-story, 918 square foot addition and to remodel an existing non-conforming one-story 805 square foot single-family dwelling with attached 310 square foot garage including a conversion of 57 square feet of the existing garage into habitable area to result in a 1,766 square foot single family dwelling with an attached 253 square foot one-car garage.

Dates
Local Action: 1/5/24
Local Action Notice Received: 1/25/2024
Appeal Period Starts: 1/25/2024
Appeal Period Ends: 2/8/2024
CURRENTLY APPEALABLE LOCAL PERMITS

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties
Local Government CDP Actions Appealable as of: January 29, 2024

Local Application Number  PrOJ-14939/ CDP-2-21-58678 and V-2-21-58679
CCC Tracking Number 4-SBV-24-0048
Local Jurisdiction City of San Buenaventura
Final Local Action Approved With Conditions
Applicant(s) Brian Guthrie

Project Location Ventura County Apn:06111-076024332
Project Description Request for a Coastal Development Permit and Variance to construct a 3,471 square-foot two and a half-story single-family residence and garage with a reduced corner side yard setback from 10 feet to 4 feet, 3 inches adjacent to a 4 foot, 6-inch side retaining wall, a new concrete driveway, rear yard hardscape, 207 square feet of landscaping, and 846 cubic yards of grading and sand export on a vacant 0.08-acre site in the Two-Family Beach Zone (R-2-B) zoning district with a land use designation of Existing Urban in the Coastal Zone.

Dates
Local Action 12/18/23
Local Action Notice Received 1/18/2024
Appeal Period Starts 1/18/2024
Appeal Period Ends 2/1/2024
Local Application Number  DIR-2023-3435-CDP-MEL-HCA
CCC Tracking Number  5-VEN-24-0001
Local Jurisdiction  City of LA - Venice
Final Local Action  Approved With Conditions
Applicant(s)  Jerry Pikover

Project Location  749 Vernon Ave
Venice, Ca 90291 Los Angeles County  Apn:06037-4240016065

Project Description  Conversion of an existing 484 square-foot detached two-car garage on a 4,791 square-foot single-family lot to a detached, 484 square-foot Accessory Dwelling Unit (ADU), maintaining four parking spaces on-site.

Dates
Local Action  12/7/23
Local Action Notice Received  1/4/2024
Appeal Period Starts  1/4/2024
Appeal Period Ends  2/2/2024
## CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: January 29, 2024

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</tr>
<tr>
<td>Applicant(s)</td>
<td>Brandon Hsiung</td>
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**Project Location**
725 Indiana Ave
Venice, Ca 90291 Los Angeles County Apn:06037-4239004022

**Project Description**
Demolition of a one-story, 10-foot tall, 832 square-foot, single-family dwelling and an 880 square-foot detached garage on a 4,800 square foot lot and the construction of a new 2,274 square-foot, 24-foot tall, two-story single-family dwelling with a 1,104 square-foot Accessory Dwelling Unit (ADU) over an attached 588 square-foot three car garage and an additional uncovered parking space, resulting in 4,392 total square feet and four parking spaces provided on-site.

**Dates**
<table>
<thead>
<tr>
<th>Date Description</th>
<th>Date</th>
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<tbody>
<tr>
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Local Application Number  DIR-2023-4349-CDP
CCC Tracking Number  5-VEN-24-0003
Local Jurisdiction  City of LA - Venice
Final Local Action  Approved With Conditions
Applicant(s)  Georgina Goodwin

Project Location  24 E Hurricane St
Venice, Ca 90292 Los Angeles County  Apn:

Project Description  Interior remodel and addition to a 2,771 square foot, two-story, single-family dwelling on a 2,885 square foot lot, consisting of first and second-floor renovations and a 24 square foot addition to and enclosure of the existing second floor deck, resulting in a two-story, 2,771 square foot single-family dwelling, maintaining two parking spaces on-site.

Dates
Local Action  12/22/23
Local Action Notice Received  1/4/2024
Appeal Period Starts  1/4/2024
Appeal Period Ends  2/2/2024
Local Application Number: DIR-2022-3555-CDP-MEL-HCA
CCC Tracking Number: 5-VEN-24-0004
Local Jurisdiction: City of LA - Venice
Final Local Action: Approved With Conditions
Applicant(s): John Sun
Project Location: 3105 S Carter Ave, Venice, CA 90291, Los Angeles County
Project Description: Remodel of a 1,527 square-foot two-story, single-family dwelling and 449 square-foot detached garage on a 4,335 square-foot lot consisting of a 205 square-foot, second-story addition, the enclosure of a 385 square-foot first-floor patio and 85 square-foot second-floor balcony, and the conversion of an existing recreation room above the 449 square-foot detached garage into a new 449 square-foot Accessory Dwelling Unit (ADU), providing two parking spaces on-site.

Dates:
Local Action: 12/15/23
Local Action Notice Received: 1/4/2024
Appeal Period Starts: 1/4/2024
Appeal Period Ends: 2/2/2024
Local Application Number: DIR-2023-516-CDP-MEL-HCA
CCC Tracking Number: 5-PPL-24-0005
Local Jurisdiction: City of LA - Pacific Palisades
Final Local Action: Approved With Conditions
Applicant(s): 377 N Las Casas, Holdings LLC

Project Location: 377 N Las Casas Ave
Pacific Palisades, Ca 90272 Los Angeles County
Apn:06037-4415027009

Project Description: Demolition of an existing single-family dwelling; construction of a new 3,975 square-foot two-story single family dwelling with an attached garage, roof deck, swimming pool, spa, retaining wall, and 207 square-foot one-story story detached Accessory Dwelling Unit (ADU), providing two parking spaces; and grading consisting of approximately 552 cubic yards of cut, 512 cubic yards of fill, and export of 40 cubic yards of earth.

Dates:
Local Action: 1/4/24
Local Action Notice Received: 1/10/2024
Appeal Period Starts: 1/10/2024
Appeal Period Ends: 2/8/2024
### CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: January 29, 2024

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<td>CCC Tracking Number</td>
<td>5-VEN-24-0006</td>
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<td>City of LA - Venice</td>
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<td>Final Local Action</td>
<td>Approved With Conditions</td>
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<tr>
<td>Applicant(s)</td>
<td>Evans Wells</td>
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</tbody>
</table>

**Project Location**

4819 S Ocean Front Walk  
Venice, Ca 90292 Los Angeles County  
Apn:

**Project Description**

Substantial demolition, remodel, and addition to an existing 2,500 square-foot, two-story single-family dwelling on a 3,800 square-foot lot resulting in a 5,928 square-foot, three-story single-family dwelling with a rooftop deck and attached three-car garage.

**Dates**

- **Local Action**: 1/8/24  
- **Local Action Notice Received**: 1/10/2024  
- **Appeal Period Starts**: 1/10/2024  
- **Appeal Period Ends**: 2/8/2024
Local Application Number  PE-23-00130/CDP-23-00090
CCC Tracking Number  5-MNB-24-0060
Local Jurisdiction  City of Manhattan Beach
Final Local Action  Approved With Conditions
Applicant(s)  Corinna Cotsen

Project Location  1313 Ocean Dr
Manhattan Beach, Ca 90266 Los Angeles County
Apn:06037-4179026008

Project Description  Demolition of an existing triplex, and construction of a new 3,041 square-foot duplex with attached five-car enclosed garage and a detached 807 square-foot accessory dwelling unit (ADD) (three units total).

Dates
Local Action  1/4/24
Local Action Notice Received  1/22/2024
Appeal Period Starts  1/23/2024
Appeal Period Ends  2/5/2024
Local Application Number: 2308-03 (LCDP23-045)
CCC Tracking Number: 5-LOB-24-0061
Local Jurisdiction: City of Long Beach
Final Local Action: Approved With Conditions
Applicant(s): Edward Gulian

Project Location: 53 Rivo Alto Canal
                            Long Beach, Ca 90803 Los Angeles County
                            Apn:06037-7244012020
Project Description: Demolition of an existing single-family home and the construction of a new, 2,964-square-foot single-family home with an attached 624-square-foot two-car garage, an attached 376-square-foot accessory dwelling unit, and a 550-square-foot roof deck in the R-1-S zoning district.

Dates:
Local Action: 1/18/24
Local Action Notice Received: 1/23/2024
Appeal Period Starts: 1/23/2024
Appeal Period Ends: 2/6/2024
Local Application Number 2306-22 (LCDP23-037)
CCC Tracking Number 5-LOB-24-0062
Local Jurisdiction City of Long Beach
Final Local Action Approved With Conditions
Applicant(s) Edward Gulian

Project Location 5505 E Seaside Walk
Long Beach, Ca Los Angeles County Apn:06037-7245014017
Project Description Demolition of an existing three-story duplex and the construction of a new three-story duplex with an attached three-car rear garage in the R-2-I zoning district.

Dates
Local Action 1/18/24
Local Action Notice Received 1/23/2024
Appeal Period Starts 1/23/2024
**Appeal Period Ends 2/6/2024**
Local Application Number  DIR-2023-3905-CDP
CCC Tracking Number  5-PPL-24-0007
Local Jurisdiction  City of LA - Pacific Palisades
Final Local Action  Approved With Conditions
Applicant(s)  Ramtin Nosrati

Project Location  566 Lucero Ave
Pacific Palisades, Ca 90272 Los Angeles County
Apn:06037-4416007018

Project Description  construction of a new 1,152 square-foot swimming pool and spa on existing foundation with 51 cubic yards of cut to be dispersed on-site in conjunction with a previously permitted new 12,177 square-foot single-family development (ADM-2022-1007-CATEX) on a 51,485 square-foot lot.

Dates
Local Action  1/10/24
Local Action Notice Received  1/18/2024
Appeal Period Starts  1/18/2024
Appeal Period Ends  2/15/2024
CURRENTLY APPEALABLE LOCAL PERMITS
South Coast District covering South Los Angeles and Orange Counties
Local Government CDP Actions Appealable as of: January 29, 2024

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<th>Local Application Number</th>
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<td>Applicant(s)</td>
<td>Mahmoud Khanpour-Ardestani</td>
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<td>Project Location</td>
<td>707 Boccaccio Ave</td>
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<td>Venice, Ca 90291 Los Angeles County  Apn:06037-4237006035</td>
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<td>Project Description</td>
<td>One-year extension to Coastal Development Permit No. DIR-2019-7601-CDP-MEL-EXT for the demolition of a one-story duplex and detached garage and the construction of a new two-story (over non-habitable basement) 3,626 square-foot duplex with an attached garage and five parking spaces provided on a 4,123 square-foot lot.</td>
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<td>Dates</td>
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<td>Appeal Period Starts</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: January 29, 2024

Local Application Number: DIR-2020-7726-CDP-SPP-MEL
CCC Tracking Number: 5-VEN-24-0009
Local Jurisdiction: City of LA - Venice
Final Local Action: Approved With Conditions
Applicant(s): Frank Murphy

Project Location: 438 S Venice Blvd
               Venice, Ca 90291 Los Angeles County Apn:06037-4227002024
Project Description: A Vesting Tentative Tract Map to merge two lots into one 6,186
                     square-foot ground lot and the conversion of five existing apartment
                     units to five residential condominium units, and the conversion of a
                     recreation room to a 758 square-foot Accessory Dwelling Unit (ADU),
                     maintaining 11 parking spaces on-site

Dates
Local Action: 1/5/24
Local Action Notice Received: 1/22/2024
Appeal Period Starts: 1/22/2024
Appeal Period Ends: 2/20/2024