

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: REGULAR CALENDAR

Application No.:	5-24-1001
Applicant:	Redondo 100 LLC (Attn: Rupesh Lunia)
Agents:	David Reddy and Ashok Kanagasundram
Location:	1661 S. Crescent Ave and 1627 Beacon St., San Pedro, Los Angeles, Los Angeles County (APN: 07456019027)
Project Description:	Demolition of a single-family residence with garage, a dry-cleaning facility, and 1,259 cy. of cut for site remediation that have already occurred and subdivision of the 20,532 sq. ft. lot into eleven smaller lots, construction of eleven two-story single-family residences varying from 2,761 sq. ft. to 5,379 sq. ft. (one restricted for very-low income household), each with a sub-grade garage/basement level and roof deck, 25 on-site parking spaces, public improvements, removal of six trees, 2,835 sq. ft. of non-invasive landscaping, and approximately 2,925 cy. of cut and 1,806 cy. of fill.
Staff Recommendation:	Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The project site is a 20,532 sq. ft. corner lot in San Pedro located in the dual permit jurisdiction area of the City of Los Angeles. The lot has a land use designation of Medium Residential and is zoned R3-1XL-CPIO by the City of Los Angeles and R3 (Medium Residential) in the certified San Pedro Land Use Plan (LUP). The lot is located approximately 0.16 miles inland of the Main Channel of the Port of Los Angeles. The parcel was previously developed with a dry-cleaning facility and a single-family home that were both demolished without a coastal development permit by a previous owner. Additionally, the previous owner undertook remediation of approximately 1,259 cy. of soil from the northeastern portion to remove soil pollutants in February 2022 without the benefit of a coastal development permit. Currently, the lot is vacant. An application for “after-the-fact” (ATF) development is a coastal development permit application that includes a request for approval of development after it has already been developed. Presently, the applicant is requesting after-the-fact approval for the demolition of previously existing dry-cleaning facility, a one-story, approximately 1,001 sq. ft. single family residence, and approximately 1,259 cy. of soil for remediation. The applicant is also proposing to subdivide the lot into eleven smaller parcels to facilitate the construction of eleven new 26 ft. tall, two-story over semi-subterranean basement level single-family residences. One of the proposed residences is proposed to be restricted to an affordability level for a Very Low-Income household as required by the City of Los Angeles.

The proposed semi-subterranean basement level for each residence will accommodate two off-street parking spaces for each residence (22 parking spaces). The applicant also proposes to include three additional guest parking spaces within the Homeowners Association (HOA) easement, for a total of 25 off-street parking spaces. A total of 2,835 sq. ft. of landscaping limited to drought-tolerant native and non-native, non-invasive vegetation is proposed. Additionally, 2,925 cy. of cut is proposed to accommodate the semi-subterranean garage levels for each residence and for site preparation. Additionally, 1,806 cy. of fill is proposed to recompact the northeastern portion of the parcel.

There is no certified local coastal program (LCP) for the area, but the San Pedro LUP was certified in 1991. Therefore, the standard of review for the proposed project is Chapter 3 of the Coastal Act, with the certified San Pedro LUP providing guidance as to local area considerations.

Commission staff recommends seven special conditions for the 1) Local Approval; 2) Nesting Bird Monitoring and Avoidance Plan; 3) Landscaping - Drought Tolerant, Non-invasive Plants; 4) Storage of Construction Materials, Mechanized Equipment, and Construction Debris; 5) Archaeological, Paleontological, and Tribal Cultural Resource Monitoring and Treatment Plan; 6) Final Tract Map; and 7) Application Fee. As proposed and conditioned, Commission staff recommends the Commission find the project consistent with Chapter 3 of the Coastal Act and **APPROVE** coastal development permit application 5-24-1001. The motion and resolution can be found on page 4.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....	4
II. STANDARD CONDITIONS.....	4
III. SPECIAL CONDITIONS	5
IV. FINDINGS AND DECLARATIONS	9
A. Project Location, Description, and Site History	9
B. Dual Permit Jurisdiction Area	11
C. Development.....	12
D. Public Access.....	18
E. Water Quality and Biological Resources	20
F. Archaeological, Paleontological, and Tribal Cultural Resources	22
G. Unpermitted Development	25
H. Local Coastal Program.....	26
I. California Environmental Quality Act	26
APPENDIX A – SUBSTANTIVE FILE DOCUMENTS.....	28
APPENDIX B – CULTURAL RESOURCES SIGNIFICANCE TESTING PLAN PROCEDURES	29

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Plans

Exhibit 3 – Tentative Tract Map

I. MOTION AND RESOLUTION

Motion:

I move that the Commission approve Coastal Development Permit 5-24-1001 pursuant to the staff recommendation.

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of Commissioners present.

Resolution:

The Commission hereby approves the coastal development permit for the proposed project and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the applicant or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the applicant to bind

all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. **Local Approval.** The proposed development is subject to the review and approval of the local government (City of Los Angeles). This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act. In the event of conflict between the terms and conditions imposed by the local government and those of this coastal development permit, the terms and conditions of Coastal Development Permit 5-24-1001 shall prevail.

2. **Nesting Bird Monitoring and Avoidance Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a Nesting Bird Monitoring and Avoidance Plan that shall include but not be limited to the following provisions:

If project activities must occur during bird nesting season (February 1 through August 31), a qualified biologist, with experience conducting bird surveys, shall survey for active nests within 72 hours prior to commencement of project activities, and once a week thereafter during construction, to detect any such activity within 500 feet of the project area. If an active songbird nest(s) is located within 300 feet of construction activities (500 feet for raptors), the qualified biologist shall halt construction activities to enable the applicant to employ best management practices (BMPs) to ensure that construction activities do not disturb or disrupt nesting activities. Noise levels at active nest sites must not exceed 65 dB unless a noise study has determined that ambient noise in the immediate area exceeds that level. If this is the case, noise levels at the nest site must not exceed the ambient noise level measured. Noise reducing BMPs may include using alternative equipment, equipment noise buffering, sound blankets, etc. Alternatively, construction activities and schedules may be adjusted to avoid active nest areas until the respective young birds have fledged. Unrestricted construction activities may resume when no active nests remain in the construction area. Results of nesting bird surveys, ambient noise surveys, and any follow-up construction avoidance measures shall be documented in monthly reports by the qualified biologist and submitted to the Coastal Commission Executive Director throughout the bird breeding season.

3. **Landscaping - Drought Tolerant, Non-Invasive Plants.** By acceptance of this permit, the permittee agrees that vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California

Department of Water Resources (See:
<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

4. **Storage of Construction Materials, Mechanized Equipment, and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
- A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion;
 - B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers;
 - C. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project;
 - D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;
 - E. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;
 - F. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;
 - G. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;
 - H. All stockpiles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
 - I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;
 - J. The discharge of any hazardous materials into any receiving waters is prohibited;

- K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible;
 - L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity; and
 - M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
 - N. During construction of the project, no runoff, site drainage or dewatering shall be directed from the site into any street, alley or stormdrain, unless specifically authorized by the California Regional Water Quality Control Board.
5. **Archaeological, Paleontological, and Tribal Cultural Resource Monitoring and Treatment Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, an Archaeological, Paleontological, and Tribal Cultural Resources Monitoring and Treatment Plan (Plan) prepared by a qualified resource specialist in consultation with Gabrieleño-affiliated Native American representatives, which shall incorporate the following measures and procedures
- A. All representatives of Gabrieleño-affiliated Native American Tribes listed on an updated Native American Heritage Commission (NAHC) contact list for the area shall be invited to consult on the preparation of the Plan and all who accept the invitation shall be allowed to consult and shall be meaningfully considered in the Plan's development. Evidence of written notification shall be made available to the Executive Director.
 - B. The Plan shall ensure that any archaeological, paleontological, or tribal cultural resources that are present on the site and could be impacted by the approved development will be identified so that a plan for their protection can be developed. The methods of protection of Tribal Cultural Resources shall be developed in consultation with the Native American tribal government(s). If there is disagreement regarding the method(s) of protection of resources, the methods that are most protective of coastal resources shall be selected. To this end, the Plan shall require that the Gabrieleño-affiliated representatives of Native American Tribes listed on an updated Native American Heritage Commission (NAHC) contact list for the area be invited to be present and monitor all ground-disturbing activities and

arrange for any invited Tribal representative that requests to monitor and a qualified archaeological monitor to be present to observe project activities with the potential to impact archaeological and/or tribal cultural resources. The monitor(s) shall have experience monitoring for archaeological, tribal cultural, and/or paleontological resources of the local area during excavation projects, be competent to identify significant resource types, and be aware of recommended Tribal procedures for the inadvertent discovery of archaeological resources and human remains.

- C. There shall be at least one pre-grading conference with the project manager and grading contractor at the project site to discuss the potential for the discovery of archaeological/tribal cultural or paleontological resources. Prior to grading operations, a copy of any and all archaeological or paleontological documents and reports shall be provided to the Native American monitors.
- D. The permittee shall provide sufficient paleontological, archaeological and Gabrieleño-affiliated Native American monitors to assure that all project grading and subsurface construction activities that have any potential to uncover or otherwise disturb cultural or paleontological deposits are monitored at all times.
- E. If any archaeological, paleontological, or cultural deposits, are discovered, including but not limited to skeletal remains and grave-related artifacts, artifacts of traditional cultural, religious or spiritual sites, or any other artifacts relating to the use or habitation sites, all construction shall cease. Should human remains be discovered on-site during the course of the project, immediately after such discovery, the on-site archaeologist, paleontologist, and Native American monitor(s) shall notify the County Coroner within 24 hours of such discovery, and all construction activities shall be temporarily halted until the remains can be identified. The Native American group/person deemed acceptable by the NAHC shall participate in the identification process, pursuant to Public Resources Code Section 5097.98. Should the human remains be determined to be that of a Native American, the permittee shall comply with the requirements of Section 5097.98. Within five (5) calendar days of such notification, the permittee shall notify the Executive Director of the discovery of human remains. Treatment of any archaeological, paleontological, or cultural resource discovery shall be determined by the appropriate monitor(s) or the Most Likely Descendant (MLD) when state law mandates the identification of an MLD. If there is disagreement amongst monitors regarding the treatment of any resource discovery, the treatment that is the most protective of coastal resources shall prevail. Significance testing may be carried out only if acceptable to the affected Native American Tribe(s), in accordance with the attached "Cultural Resources Significance Testing Plan Procedures" (Appendix B). The permittee shall report all discovered resources as soon as possible, by phone and/or by email to the Executive Director. The permittee shall provide the significance testing results and analysis to the Executive Director, if

applicable. A permittee seeking to recommence construction activities shall follow the procedures set forth in Appendix B.

- F. If the Executive Director determines that the discovery is significant or that the treatment method preferred by the affected Native American tribe(s) and most protective of coastal resources is in conflict with the approved development plan, the permittee shall seek an amendment from the Commission to determine how to respond to the discovery and to protect both those and any further deposits that are encountered. Development shall not recommence until an amendment is approved, and then only in compliance with the provisions of such amendment.
 - G. The permittee shall implement the approved Archaeological, Paleontological, and Tribal Cultural Resources Monitoring and Treatment Plan in accordance with this condition. Any proposed changes to the final approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Coastal Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is legally required.
6. **Final Tract Map.** PRIOR TO RECORDATION OF THE FINAL TRACT MAP, the applicant shall submit to the Executive Director for review and approval, the final version of Vesting Tentative Tract Map No. VTT-84075-SL-HCA dated February 23, 2024, and approved by the City of Los Angeles on October 25, 2024. The Executive Director's review shall be for the purpose of ensuring compliance with the standard and special conditions of this Coastal Development Permit. In addition, after recordation of the final map, the applicant shall submit a copy of Final Tract Map No. 84075 to the Executive Director within one month of recordation.
7. **Application Fee.** PRIOR TO THE ISSUANCE OF THIS PERMIT AMENDMENT, the applicant shall submit the remainder of the unpaid application fee, a total of \$78,471, to the Commission.

IV. FINDINGS AND DECLARATIONS

A. Project Location, Description, and Site History

The project site is an approximately 20,532 sq. ft. corner lot located at 1661 S. Crescent Ave and 1627 Beacon St. in the dual permit jurisdiction of the San Pedro segment of the City of Los Angeles. The lot has a land use designation of R3-Medium Residential in the certified Land Use Plan (LUP) and is zoned R3-1XL-CPIO by the City of Los Angeles. The lot is located approximately 0.16 miles inland of the Main Channel of the Los Angeles Harbor ([Exhibit 1](#)) and inland of the first public road and the sea.

According to the Limited Phase II Environmental Site Assessment Report by All Phase Environmental, Inc., dated September 12, 2017, the Phase I Environmental Site Assessment by Fulcrum, a Blew Company, dated October 3, 2024, and the Geotechnical Investigation conducted by Feffer Geotechnical Consulting, dated

November 22, 2022, the northeastern portion of the subject site was previously improved with a dry-cleaning facility from the 1950s to 1976 that was demolished sometime between 1982 and 1983. The southeast portion of the subject lot was previously improved with a one-story 1,001 sq. ft. single-family residence constructed in 1953 and demolished at some point between 2019 and 2020 according to historical imagery on Google Earth.¹ The City of Los Angeles issued its final determination (DIR-2023-2849-CDP-MEL-HCA) on October 25, 2024, which included details regarding the existing unit being vacant during the lookback window and not being deemed affordable due to the extended vacancy. Staff were unable to locate any permits for the demolitions, and the applicant did not provide any evidence of authorization by the Coastal Commission. Currently, the lot is vacant.

The applicant is requesting “after-the-fact” approval for the demolition of previously existing dry-cleaning facility and the single-family residence, and approximately 1,259 cy. of cut for remediation that was undertaken without coastal development permits and are described in more detail below. An application for “after-the-fact” (ATF) development is a coastal development permit application that includes a request for approval of development after it has already been developed.

According to soil tests performed by Fulcrum Resources Environmental and detailed in their report dated March 3, 2022, the northeast portion of the subject lot was identified to have elevated concentrations of gasoline range total petroleum hydrocarbons above levels deemed safe for residential development. As a result, on February 16, 17, and 21, 2022, approximately 1,259 cy. of contaminated soil was removed from the parcel and was transported offsite and outside of the Coastal Zone. The applicant proposes to refill the site with certified artificial fill and to recompact during site preparation.

A component of the proposed project is subdividing the vacant 20,532 sq. ft. parcel into eleven smaller lots with common space/pedestrian reciprocal and vehicular reciprocal easements. Additionally, the entire lot has a reciprocal blanket easement for utilities and drainage purposes. The easements would be held by a Homeowners Association (HOA). The City of Los Angeles approved the Vesting Tentative Tract Map (VTT-84075-SL-HCA) on October 25, 2025 ([Exhibit 3](#)). The subdivision is designed to facilitate the separate ownership of the eleven proposed 26 ft. high, two-story single-family residences. The proposed residences include one 2,761 sq. ft., seven 3,159 sq. ft., one 3,186.5 sq. ft., one 3,418.5 sq. ft., and one 5,379 sq. ft. when accounting for habitable living space, storage, garage, and roof deck square footage. Proposed roof deck railings, which are proposed to be grated steel and wooden slats, would extend 3 ft. above the 26 ft. tall roof line ([Exhibit 2](#)). One of the proposed 3,159 sq. ft. units is proposed to be restricted for a Very Low-Income household as an Inclusionary Residential Unit required pursuant to the City of Los Angeles Department of City Planning project approval dated October 25, 2024 (Case no. DIR-2023-2849-CDP-MEL-

¹ [Google Earth](#)

HCA). The City of Los Angeles requires a covenant to hold the affordable unit to be income-restricted for Very-Low Income tenants (per HUD's Land Use Income and Rent Schedule I) for at least 30 years. **Special Condition 1** requires compliance with the conditions imposed by the City of Los Angeles and specifies that in the event of conflicts between the conditions imposed by the local government and this Coastal Development Permit (CDP), the conditions imposed by this CDP shall prevail.

Each of the proposed residences will include a semi-subterranean basement level that accommodates two parking spaces (22 parking spaces total). The applicant also proposes to include three additional guest parking spaces within Homeowners Association (HOA) shared property, for a total of 25 off-street parking spaces (Exhibit 3). The structures will be supported via a concrete slab and footings system. Stormwater management during construction is proposed to be managed via construction Best Management Practices including fiber rolls, silt fencing, protection for storm drain inlets, and designated concrete washout areas. After construction, onsite runoff from the roof and hardscape are proposed to be directed to an onsite infiltration trench via a catch basin outfitted with a filter to treat for pollution. Overflow from the trench will be pumped out via a sump pump and direct towards municipal drains. The infiltration trench is designed for a 0.75 inch storm event or for the 85th percentile rainfall within 24 hours. A total of 2,835 sq. ft. of landscaping limited to drought-tolerant native and non-native, non-invasive vegetation is proposed. Site preparation would also include removal of six mature trees. Additionally, 2,925 cubic yards of new cut is proposed to accommodate the semi-subterranean garages and for site preparation.

The City of Los Angeles issued a determination letter on October 25, 2024, approving a Coastal Development Permit and Tentative Tract Map for the proposed project, Case Nos. DIR-2023-2849-CDP-MEL-HCA and VTT-84075-SL-HCA. A public hearing for Case Nos. DIR-2023-2849-CDP-MEL-HCA and VTT-84075-SL-HCA was held on April 10, 2024. Three members of the public spoke. One of which was a representative of The Muller House Museum (located across the street from the project site) representative expressed concerns regarding the design, parking, and soil remediation. The other two speakers were representatives from the Chamber of Commerce and the Coastal Neighborhood Council who expressed support for the project.

On November 14, 2024, the Commission received the City's Notice of Permit Issuance for the project and opened the Commission's 20 working-day appeal period. No appeals were received prior to the end of the Commission's appeal period on December 16, 2024.

B. Dual Permit Jurisdiction Area

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the Dual Permit Jurisdiction area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or "dual") coastal development permit from the Coastal Commission. For projects located inland of the areas identified in Section 30601 (i.e.,

projects in the Single Permit Jurisdiction area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

The subject project is within the Dual Permit Jurisdiction area. On November 26, 2024, the applicant submitted a dual CDP application for the subject proposed development. The standard of review is the Chapter 3 policies of the Coastal Act. The certified San Pedro Land Use Plan (LUP) is advisory in nature and provides guidance.

C. Development

Section 30250 of the Coastal Act states, in pertinent part:

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30251 of the Coastal Act states, in pertinent part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Section 30253 of the Coastal Act states, in pertinent part:

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.

(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30604 of the Coastal Act states, in pertinent part:

(f) The commission shall encourage housing opportunities for persons of low and moderate income. In reviewing residential development applications for low- and moderate-income housing, as defined in paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code, the issuing agency or the commission, on appeal, may not require measures that reduce residential densities below the density sought by an applicant if the density sought is within the permitted density or range of density established by local zoning plus the additional density permitted under Section 65915 of the Government Code, unless the issuing agency or the commission on appeal makes a finding, based on substantial evidence in the record, that the density sought by the applicant cannot feasibly be accommodated on the site in a manner that is in conformity with Chapter 3 (commencing with Section 30200) or the certified local coastal program.

(g) The Legislature finds and declares that it is important for the commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.

The Historical, Archeological, Paleontological, and Geological Resources section of the San Pedro LUP states:

Policies 7 and 10 state:

7. New development, including additions to and remodels of existing structures, along coastal bluffs shall not be approved unless it minimizes risk to life and property, assures structural stability and integrity for the economic lifetime of the development, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding areas or any way requires the construction of protective devices that would substantially alter natural landforms.

10. New development shall be reviewed for safety and structural integrity in terms of potential seismic activity and be designed to compensate for seismic hazards, and to meet requirements based on risk, type of occupancy, and location.

The San Pedro LUP main objective state, in relevant part:

6. To preserve scenic views and improve the visual environment of the Community through the protection of its natural features, topography and coastline.

The Coastal Zone Standard Policies of the San Pedro LUP, in relevant part:

2. The scenic and visual Qualities of San Pedro be protected as a resource of Community as well as regional importance, with permitted development cited and designed to: protect views to and along the ocean, harbor, and visual coastal areas; minimize the alteration of natural landforms; be visually compatible with the character of the surrounding area; And prevent the blockage of existing views from designated public seating view areas and Scenic Highways.

The Housing Standards of the San Pedro LUP state, in relevant part:

Objectives:

1. To preserve and protect stable single-family Residential areas from encroachment by other types of uses, including higher density residential development.
5. To provide for the construction of new residential dwelling units necessary to meet the Community's forecasted housing needs to 1995.

Policies:

It is the City's policy that:

11. In those areas designated in the Low-Medium II and Medium density categories on the Plan map, higher densities may be authorized by the Director of Planning in order to permit the construction of housing units deemed affordable to persons having low or moderate incomes (as defined by the U.S. Department of Housing and Urban Development) as allowed by the state affordable housing incentive programs if the development is otherwise found to be consistent with the policies of this Land Use Plan. In order to insure [sic] conformity to this Plan, any such authorization of higher densities shall be subject to each of the following conditions:
 - A. That a Covenant and Agreement be recorded by the developer to insure [sic] that at least 50% of the units contained in the housing development be maintained for a period of at least fifteen (15) years for persons having low or moderate incomes (as defined by HUD); and
 - B. That the development be designed to be compatible with surrounding neighborhood characteristics and scale.

... Height

(a) No building or structure shall be erected or enlarged within that portion of the Coastal Zone designated for residential use which exceeds two stories or a height of 26 feet as measured from the average existing natural grade to the highest point of the roof or parapet wall of the building, whichever is higher (see Appendix B entitled Sloping Lots Height Requirements). Exceptions to the specified height limit shall include only the following and only to the extent the additional height does not block public views to the coast from the designated Scenic Highway and view sites:

- (i) Chimneys
 - (ii) Solar panels
 - (iii) Vents in conjunction with mechanical systems
 - (iv) Plant materials
 - (v) Roof deck railings that do not exceed 36 inches and
 - (vi) Antennae
- (b) Lower level parking may be provided in a building without being counted as a story, provided that the ceiling is not more than 6 feet above average existing natural grade. Entrances, lobbies and utility rooms, but no habitable rooms, may be located on the garage levels.
- (c) A mezzanine level shall be counted as a story
- (d) Allowances for additional building height shall not be permitted.

Hazards

Section 30253 of the Coastal Act requires new development to minimize risks to life and property and assure structural stability and integrity, which is reiterated and specified in San Pedro LUP Geological Resources Policies 7 and 10. While the proposed project site is located on a coastal bluff, the entirety of the parcel is located in an area where the development would be well behind the 1.5 factor of safety at 3.3. Thus, the site is considered sufficiently stable and no impacts from the development to the surrounding properties is expected. The only point of concern for site stability, as proposed, arises from the soil remediation area previously mentioned. While the area was filled prior to the subject application being submitted to the Commission, the Commission's staff geologist raised concerns regarding the potential for instability given the uncertainty of source material for the fill. Specifically, the soils report prepared by Feffer Geological Consulting and dated November 22, 2022, states that "scattered roots, construction debris, bedrock fragments and gravel" are interspersed throughout the onsite fill. The Commission geologist expressed concerns regarding the construction debris and organic material shifting or decaying over time resulting in the surrounding soil becoming unstable over time. As such, following a meeting with the applicant on September 16, 2025, the applicant proposed to refill the site with certified artificial fill and to recompact during site preparation to address these concerns. The proposal to refill the northeastern corner was reiterated in a call with the applicant on October 30, 2025. In addition, the project will go through City Building and Safety review, which ensures the structures are consistent with seismic standards. **Special Condition 1** requires the permittee to receive all necessary local entitlements. Thus, as proposed and conditioned, the project minimizes risk to life and property as is required by Section 30253(a) and (b) of the Coastal Act and Policies 7 and 10 of the Historical, Archeological, Paleontological, and Geological Resources section of the certified San Pedro LUP.

Residential Development

Coastal Act Section 30250 provides that new residential development shall be located in or in close proximity to existing developed areas that are able to accommodate it, or in other areas with adequate public services and where it will not have significant,

cumulative adverse effects on coastal resources. Section 30251 requires new development be designed to be visually compatible with the character of the surrounding area. Section 30253 requires that new development minimize energy consumption and vehicle miles traveled. As the Commission has found in prior actions, these policies together encourage “smart” growth by locating new development in appropriate areas that minimizes impacts on coastal resources and discourages residential sprawl into more rural or sparsely populated areas that are not adequately developed to support new residential development and where coastal resources could be threatened.²

Both the uncertified City of Los Angeles zoning code and the certified San Pedro LUP designates this site as Medium Density (R-3). While the San Pedro LUP does not include specific calculations for residential density for each zone, per the uncertified zoning code, R-3 allows for up to 25 residential structures. The resulting subdivision of the larger lot will provide lots for each of the new single-family units by dividing the 20,532 sq. ft. parcel. The subdivisions would result in three 1, 471 sq. ft. lots, one 1,605 sq. ft. lot, two 1,611 sq. ft. lots, one 1,706 sq. ft. lot, one 1,752 sq. ft. lot, one 2,082 sq. ft. lot, one 2,742 sq. ft. lot, and one 2,980 sq. ft. lot. As proposed, HOA easements across the new lots would exist for vehicular access to the new residences and guest parking and residential access to other common areas via common space/pedestrian reciprocal and vehicular reciprocal easements. Further, the entire lot has a reciprocal blanket easement for utilities and drainage purposes. The easements would be held by a Homeowners Association (HOA). The property will be accessible to residents via a security gate with an intercom. To ensure that the final subdivision map recorded is in the form and content reviewed, **Special Condition 6** requires that applicant to submit a final tract map for the approval for the Executive Director prior to recordation.

The lot is currently vacant but was historically developed with one single-family residence (and a dry-cleaning use). The project would result in an increase of ten dwelling units from the previous single-family home that was once developed, which supports Coastal Act Section 30250 and Section 30253, as outlined above and the Housing Standards Objectives 1 and 5 and Policy 11 of the San Pedro LUP, which require the preservation and protection of stable single-family residential areas from other densities, including higher density development; encourages the provision of residential dwellings; and, outlines the provision of affordable housing in areas designated as Low-Medium II and Medium. In addition, the increase in density is consistent with the certified Medium Density land use designation and the State’s

² Coastal Development Permit No. 5-24-0402
<https://documents.coastal.ca.gov/reports/2025/8/Th17d/Th17d-8-2025-report.pdf>
Coastal Development Permit 5-21-0785
<https://documents.coastal.ca.gov/reports/2022/3/Th15c/Th15c-3-2022-report.pdf>
Coastal Development Permit No. 5-19-0181.
<https://documents.coastal.ca.gov/reports/2019/5/W9b/W9b-5-2019-report.pdf>

priority to create additional housing stock in areas, like this urbanized part of San Pedro, that are able to accommodate it.

Section 30251 of the Coastal Act requires that “development be sited and designed to protect views to and along the ocean and scenic coastal areas” and “to be visually compatible with the character of surrounding areas.” Section 30253(e) requires new development “[to] protect special communities that, because of their unique characteristics, are popular visitor destination points for recreational uses.” Additionally, the San Pedro LUP include policies and objectives, including, a main objective that requires the preservation of scenic views and improvement of the visual qualities of the area via the protection of the coastline and requires development to be visually compatible with the character of the surrounding area. The proposed single-family residences are designed to be 26 ft. tall at the top of the second stories with visually permeable roof deck railings that would extend no higher than three feet above the roof. These heights comply with the certified San Pedro LUP requirements for height and, more broadly, the policies and objective that protect scenic views. The proposed single-family residences are consistent with the character of the area, which is primarily characterized by one and two-story single-family residences and commercial structures. Given that the site is in an already developed area of San Pedro, the proposed project will make use of existing space that is well-suited for housing and increase density at the site without adversely impacting visual resources or community character.

Of the eleven proposed units, one 3,159 sq. ft. residence is proposed to be restricted to an affordability level for a Very-Low Income household in accordance with inclusionary unit requirements per the Mello Act and detailed in the City of Los Angeles’ determination. Per the City of Los Angeles October 25, 2024 determination for Case no. DIR-2023-2849-CDP-MEL-HCA, new development projects that include ten or more units, like the subject proposal, are required to include a unit restricted to either Low or Very Low Income households. The inclusion of the proposed affordable unit aligns with the Coastal Act policy 60604 for the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone. The applicant will be recording a covenant to hold the proposed affordable unit as a Very Low Income-restricted unit (per HUD’s Land Use Income and Rent Schedule I) for a minimum of 30 years as required by the City of Los Angeles.

As proposed and conditioned, the proposed development complies with the relevant Coastal Act and certified San Pedro Land Use Policies for development, coastal hazards, and residential density, as discussed in this subsection.

Application Fee

The subject CDP application did not include the full fee necessary to process the application. The fee associated with the proposed development is \$79,235 based upon the Commission’s fee schedule set forth in section 13055 of Title 14 of the California Code of Regulations. This amount was calculated by factoring all components of the proposed development including the after-the-fact (ATF) demolition of structures and

grading undertaken by a previous owner without a coastal development permit. Typically, ATF applications are subject to additional fees equaling up to five times the total fee that would apply to a regular application. This fee can be reduced by the Executive Director if it is determined that either: the ATF permit application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit), or the owner did not undertake the development for which the owner is seeking the ATF permit. In this case both criteria for reduction are met; therefore, the Executive Director has authorized an ATF fee reduction to two times the total permit fee for this project following a request from the applicant for a fee reduction. The fees were attributed as outlined in the table below.

Fee Type	Calculation	Amount	ATF Multiplier	Subtotal
ATF Grading (1,259 cy.)	1,001 to 10,000 cubic yards	\$3,138	X2	\$6,276
ATF Demolition Development fees \$100,000 or less		4,707	X2	\$9414
Subdivision	5 or more lots, \$18,828 plus \$1,569 per lot above 4 [(1569*6)+18,828]	\$28,242	-	\$28,242
Detached SRF development (11 units)	1,501 to 5,000 sq. ft., greater of \$35,303 or \$2,354 per residence	\$35,303	-	\$35,303
Total				\$79,235

The applicant, thus far, provided an application fee of \$764. **Special Condition 7** requires the applicant to pay the remainder of the application fee, \$78,471 (\$79,235-\$764), prior to the issuance of the permit.

D. Public Access

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation...

The Housing Standards portion of the San Pedro LUP for parking states, in relevant part:

- (a) Adequate on-site parking shall be provided by new development and where feasible and remodels in order to maintain and enhance public access to the coast. New development shall provide on-site parking which is, at a minimum consistent with the parking standards adopted by the Commission and the 1980 South coast regional interpretive guidelines (see Appendix C - parking requirement table).
- (b) Allowances for the reduction of required on-site parking shall not be permitted unless standards comparable to the 1980 South Coast Regional Interpretive Guidelines parking standards are incorporated into the LCP which allow for exceptions.

Appendix D - Parking Requirements Table of the San Pedro LUP states, in relevant part:

Single-family dwellings...2 spaces.

The public access and recreation policies of the Coastal Act ensure the protection and enhancement of public access and recreation opportunities the coast for all people. Section 30252 specifies methods that serve this goal, including provision of adequate parking facilities to avoid spillover of private parking on the public street.

The proposed single-family residences will be located approximately 862 ft. from the main channel of Los Angeles Harbor and directly across the street from a museum and public trails that connect to coastal pedestrian and bike paths and public parks. There is no existing public access across the site. The proposed residences have been designed to include semi-subterranean levels to accommodate two parking spaces per residence within attached garages and three guest parking spaces in a common area; so, the development will have a total of 25 on-site parking spaces. Parking will be accessed through a new 15-foot-wide driveway apron along 16th Street. On-street public parking will not be reduced as a result of the proposed development with a total of 13 public parking spaces maintained. Temporary impacts to five public parking spaces are anticipated to occur for approximately three weeks to accommodate heavy machinery needed to remove soil for site preparation. Machinery must be sited along the public street, in this case, due to rough grading extending to the edges of the property line. The applicant has submitted a construction materials management plan that demonstrates that all materials needed for the development will be housed on-site and

no parking spaces will be otherwise impacted during construction. Thus, there will be no significant adverse impacts to public access as a result of the proposed development.

As proposed, and conditioned, the development would provide adequate on-site parking for the new development and maintain the existing on-street public parking spaces. In addition, per **Special Condition 6**, the parking would be memorialized in the final tract map. Thus, the proposed project conforms to the applicable public access policies of the Coastal Act as well as complies with parking requirements outlined in the San Pedro LUP.

E. Water Quality and Biological Resources

Coastal Act Section 30230 states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Coastal Act Section 30231 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30232 of the Coastal Act states:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur. The above policies of the Coastal Act require protection of marine resources, including the protection of coastal waters by controlling runoff and preventing spillage of hazardous materials.

The subject site is currently vacant, and the applicant is proposing to remove six mature non-protected trees (*Washingtonia sp.*, *Ficus sp.*, and *Phoenix canariensis*) as part of site preparation. The applicant has submitted a biological resource report prepared by the applicant's consultant, England|Ecology, dated April 30, 2024, that describes the presence of avian species on site during a survey. Of the ten species, Mourning Dove (*Zenaida macroura*), White-throated Swift (*Aeronautes saxatalis*), Cassin's Kingbird

(*Tyrannus vociferans*), American Crow (*Corvus brachyrhynchos*), Bushtit (*Psaltirparus minimus*), House Finch (*Haemorhous mexicanus*), and Lesser Goldfinch (*Spinus psaltria*), all are protected under the Migratory Bird Species Act.³ Given the potential for nesting for these protected and ecologically important species, **Special Condition 2** requires that the applicant conduct a nesting bird survey if construction would occur during nesting bird season from February 1st through August 31st and avoid impacts to nesting birds should any be found.

The above policies of the Coastal Act require protection of marine resources, including the protection of coastal waters by controlling runoff and preventing spillage of hazardous materials. As this site sits on a coastal bluff above a public park and the Los Angeles Harbor, the proposed development has the potential of discharge of polluted runoff from the project site into coastal waters. Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal water via rain or wind could result in adverse impacts upon the marine environment that could reduce the water quality and biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. Sediment discharged into coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. During construction the applicant proposes to implement Best Management Practices including fiber rolls, silt fencing, stabilized construction entrances, regular street sweeping and debris removal, protection for storm drain inlets, and designated concrete washout areas. After construction, onsite runoff from the roof and hardscape will be directed to an infiltration trench via a catch basin. The trench will be outfitted with a filter to treat for pollutants before percolating into the groundwater. Permeable pavers are also proposed for the driveway areas. Overflow from the trench will be pumped out and onto 16th Street or Beacon Street and directed towards municipal drains. The infiltration trench is designed for a 0.75 inch storm event or for the 85th percentile rainfall within 24 hours. In order to avoid adverse construction-related impacts to water quality and biological productivity, the Commission imposes **Special Condition 4**, which outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris.

The applicant submitted an updated landscaping plan for the addition of 2,835 sq. ft. of landscaping on June 25, 2025 that is limited to drought tolerant native and non-native, non-invasive species. To ensure that any onsite landscaping minimizes the use of water to prevent drainage that may impact water quality and minimize the spread of invasive vegetation, **Special Condition 3** requires that vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

As conditioned to protect water quality and biological productivity through the implementation of requirements for safe storage of construction materials, safe disposal

³ <https://www.fws.gov/media/list-birds-protected-migratory-bird-treaty-act-2023>

of construction debris and permanent runoff and stormwater management, the project is consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

F. Archaeological, Paleontological, and Tribal Cultural Resources

Coastal Act Section 30244 states:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The Historical, Archeological, Paleontological, and Geological Resources section of the San Pedro LUP states:

Objective 3 states:

To assure that proper scientific and historical surveys are conducted on archeological, historical, paleontological, and geological sites and/or areas prior to their modification when they cannot be preserved wholly or in part.

Policies 1-3 state:

1. Priority in the preservation and/or acquisition of all historical, archaeological, paleontological, and geological sites and or areas be given to those in danger of accelerated decay, those threatened with significant modification, for destruction, and those having scientific significance.
2. Endangered historical, archaeological, paleontological, and geological sites, and or areas be protected by an ordinance that provides for permits, procedures, and provisions for preservation and or salvage operations of sites and or areas that would be adversely affected.
3. All new development, including City projects avoid disturbance of historical, archaeological and paleontological sites and or areas and the event this is not deemed feasible, the Planning Director, based on a report prepared by a certified archaeologist or paleontologist or the appropriate city department, the city shall notify organizations such as the Natural History Museum, Cabrillo Beach Marine Aquarium, local universities, and local Native American groups to allow them sufficient time to study the sites and or areas and make recommendations for preservation or relocation of resources

The project site is currently a vacant lot surrounded by residential development. The City, in its approval of the local CDP, found that no known archaeological or paleontological resources were identified on site. The applicant, however, did reach out to Tribal entities as described in more detail below.

Excavation and other grading activities that disturb native soils or fill that may have

come from the site or another area nearby have the potential to contain in ground archaeological, paleontological, and tribal cultural resources. Tribal cultural resources can be sites, features, cultural landscapes, sacred places, and objects with cultural value and can also qualify as archeological, paleontological, visual, biological, or other resources that the Commission is tasked with protecting pursuant to the Coastal Act. Such resources have the potential to be impacted through ground disturbing activities including the substantial amount of proposed excavation. The proposed design would necessitate approximately 2,925 cy. of cut. The proposed maximum recompaction activity excavation depth is anticipated to extend to approximately 47 ft. and the maximum depth for the foundation work is anticipated to be at a maximum depth of 5 ft. Additionally, there was 1,259 c.y. of grading conducted at the northeast portion of the site in February 2022 (without the benefit of a coastal development permit) for soil remediation. There is no evidence that such activities involved consultation with any Native American tribes or monitoring by Native American, archaeological, or paleontological resource specialists.

The applicant provided a geotechnical investigation prepared by Feffer Geological Consulting on November 22, 2022, that suggests the sediment at the site is composed of bedrock composed of Malaga Mudstone overlain by fill and soil. According to the report, field investigations took place on July 29, 2022, and consisted of the excavation of six test pits to a maximum depth of 15 feet below the existing ground surface. The material encountered consisted of varying amounts of fill soil and weathered bedrock over bedrock. Specifically, artificial fill consisted of silty sand and clayey silty sand, which was observed to range in thickness from 9 inches to 2.5 ft. In the area associated with the previous structures, artificial fill was found to extend up to 14 ft. below existing ground surface. Additionally, the report included that the artificial fill contained “scattered roots, construction debris, bedrock fragments and gravel. The report also noted that the existing fill was not suitable to support new foundations and included recommendations for anchoring footings into the bedrock or a new compacted fill cap that would extend a minimum of three feet below and five feet outside of foundations. Quaternary soils were found beneath artificial fill at depth varying from one to six ft. to consist of silty sand and clay sand. Percolation testing was also conducted by Feffer Geological Consulting as outlined in a report dated October 3, 2024 and support the aforementioned details.

The applicant provided an archaeological and paleontological resource assessment provided by ArchaeoPaleo Resource Management, LLC, dated April 2025, which indicates that paleontological resources have the potential to be onsite and that there are multiple historical archeological sites within 0.5 miles from the project site. Despite known tribal cultural resources not being identified onsite, the report also explains that San Pedro was historically occupied by the Gabrielino Tongva. The applicant’s consultant requested a Sacred Lands File search and Native American Contacts List for the project from the Native American Heritage Commission (NAHC) on February 1, 2025. Outreach to the tribal representatives began on March 13, 2025, which resulted in responses from seven individuals, three of which requested consultation. Specifically, representatives from the Gabrielino Tongva Indians of California and the Gabrielino-Tongva Tribe requested consultation.

The certified San Pedro LUP recognizes the potential for tribal resources on the site and states that “a multitude of archeological (Indian) and paleontological (fossil) sites found no where else on earth” (Page 16) exist in San Pedro. According to the archaeological, paleontological, and cultural resources report submitted, within 300-400 ft. of the project site there is a known prehistoric site. This historical archaeological site and by extension the subject site are also in proximity to two known village sites, Ataviangna and Kingkingna. The report further states, “the proximity of multiple village sites to CA-LAN-145 and the Project location make it extremely likely there are cultural resources nearby.” There is also evidence for a total of three historical archaeological sites, one historical structure, and two open space parks to be within 1/2 mile radius of the project site. Given the lack of information regarding additional historical sites due to inconsistent reporting and recordation prior to current regulations and tracking efforts, there is potential for sensitive resources to be found on site.

The paleontology section of the submitted report clarifies that while no known paleontological resources were found on site, the Monterey Formation which is known for the production of Miocene marine fossils, underlies the project at an unknown depth below the current quaternary alluvium. Additionally, according to the Natural History Museum, sensitive paleontological resources have been uncovered at various depth in proximity to the subject site and there is a “like possibility that impacts to paleontological resources could be potentially significant.” Based upon the findings of the submitted report, paleontological monitoring during project-related grading and excavation is required to mitigate for potential resource impacts.

Taken together, and given the San Pedro LUP policies regarding paleontological, archaeological, and tribal cultural resources, there is potential for sensitive resources to be discovered onsite during ground disturbance activities that should be protected.

Tribal Consultation

The California coastal zone has been home to native populations since time immemorial. The larger project area is located within the ancestral settlements of the Gabrieleño peoples, which are considered sacred to numerous tribes with territorial, ancestral, and/or cultural ties to the area. In accordance with the Commission's Tribal Consultation procedures, on July 22, 2025, via email, Commission staff initiated consultation with all tribes known to have ties to the project area. Commission staff informed tribes affiliated with the subject property of the proposed development and the 2,925 cu. yds. of excavation and export required for construction of the semi-subterranean levels and foundations associated with the eleven single-family residences. Representatives of the Gabrieleño Band of Mission Indians - Kizh Nation responded. Consultation is ongoing.

Based on past consultations with representatives of Native American Tribes with ancestral ties to the area, the use of this area by native peoples for thousands of years

suggests that there is potential for tribal cultural resources to be found at this site. Therefore, **Special Condition 5** is imposed, which requires the applicant to prepare a Resource Treatment and Monitoring Plan prior to issuance of the CDP, prepared in consultation with any tribe on the NAHC contact list that accepts an invitation from the applicant to participate. This Plan must provide for monitoring of all ground-disturbing activities by qualified archaeological, paleontological, and Native American monitors, as well as describe measures for protection-in-place or alternative treatment of any resources discovered, including immediately stopping work upon initial discovery of a resource. Should there be disagreement among consulting Tribes, the archaeologist, and/or the paleontologist about proper treatment of any discovered resources, the methods most protective of coastal resources shall be selected. **Special Condition 5** also requires the applicant notify the Executive Director of any discovery of resources and apply for an amendment to this CDP if project changes are required in order to avoid or mitigate for any impacts to such deposits. Significance testing and data recovery are only permitted if done in consultation with the affected Native American Tribes, and in accordance with the "Cultural Resources Significance Testing Plan Procedures" (Appendix B). This condition also protects other archaeological and paleontological resources that could be impacted by the proposed excavation by requiring those monitors also be onsite and involved with the protection and treatment of discoveries.

Therefore, as proposed and conditioned, the project is consistent with Coastal Act section 30244 and the relevant policies of the San Pedro LUP, as the development will include reasonable mitigation measures to minimize potential adverse impacts to paleontological, archaeological, and tribal cultural resources at the site.

G. Unpermitted Development

Unpermitted development has occurred at the site consisting of the demolition of the dry-cleaning facility and 1,001 sq. ft. single-family residence previously on site, as well as removal of 1,259 cy. of soil in February of 2022. Aerial photographs suggest that the single-family residence previously on site was demolished in 2019 or 2020. City records indicate that the City had previously issued an abatement letter to demolish the residence, which was at that time, but the demolition occurred without the required demolition permit from the City. Subsequently, the City granted the applicant local CDP No.DIR-2023-2849-CDP-MEL-HCA on October 25, 2025 to allow: the legalization of the demolition of a single-family dwelling unit with detached garage, the subdivision of an existing 20,532 sq. ft. lot into 11 new small lots, and the construction, use and maintenance of 11 single-family dwellings.

The applicant is applying for after-the-fact approval of the unpermitted demolition and grading as described above. Approval of this application pursuant to the staff recommendation, issuance of the permit, and the applicant's effectuation of the permit will result in resolution of the unpermitted development specifically described herein. Commission review and action on this permit does not constitute a waiver of any legal

action with regard to the alleged violation (or any other violations), nor does it constitute an implied statement of the Commission's position regarding the legality of the development undertaken on the subject site without a coastal permit, or of any other development, other than the development approved herein, undertaken on the subject site without a coastal permit.

H. Local Coastal Program

Section 30604 (a) of the Coastal Act states:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The City of Los Angeles does not have a certified Local Coastal Program for the San Pedro area. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The certified San Pedro LUP is advisory in nature and may provide guidance.

As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Thus, with the conditions imposed on the proposed development, the subject development will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

I. California Environmental Quality Act

Section 13096(a) of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The findings above are incorporated herein by reference.

The City of Los Angeles is the lead agency for purposes of CEQA. As noted on the City's staff report for local CDP No. DIR-2023-2849-CDP-MEL-HCA dated October 25, 2024, the City determined that the proposed development was categorically exempt from CEQA requirements pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15332 (Class 2). Under Section 15251(c) of Title 14 of the California Code of Regulations, the Commission's CDP regulatory process has been certified as the functional equivalent to the CEQA process. As a certified regulatory program, Section 21080.5(d)(2)(A) of CEQA still applies to the Commission's CDP regulatory process and prohibits a proposed development from being approved if there are feasible alternatives

or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

Accordingly, this report has discussed the relevant coastal resource issues with the proposal, and the Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. No public comments were received by Commission Staff regarding potential significant adverse environmental effects of the project were received by the Commission prior to preparation of the staff report, and the project has been conditioned to address the concerns presented during the City's review. However, as previously mentioned, concerns were raised by a representative of the Muller House regarding the project design, parking, and soil remediation. The project design aligns with the character of the area, parking is all located onsite and no public parking spaces are lost as a result of the development, and the remediated soil area will be recompacted and ground disturbance activities monitored, as required by the Special Conditions. As discussed above, the proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse effect which the development may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative, has no remaining significant environmental effects, either individual or cumulative, and complies with the applicable requirements of the Coastal Act to conform to CEQA.

APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

Coastal Development Permit Application No. 5-24-1001 and associated file documents.

City of Los Angeles Approval of Local Coastal Development Permit (CDP) Nos. DIR-2023-2849-CDP-MEL-HCA and VTT-84075-SL-HCA. October 25, 2025.

All Phase Environmental, Inc., Limited Phase II Environmental Site Assessment Report Vacant Lot. September 12, 2017.

Feffer Geological Consulting, Geotechnical Investigation: Proposed Eleven Two Story Residential Units Over Partially Subterranean Garages 1661 S. Crescent Avenue Los Angeles, CA 90731. November 22, 2022.

Fulcrum: A Blew Company, Phase I Environmental Site Assessment Vacant Land 1661 Crescent Avenue San Pedro, California 90731 Fulcrum Project # 202408-12156. October 3, 2024.

England|Ecology, Supporting information for the Biologist's Statement of Biological Resources for 1661 S Crescent Avenue located in the City of Los Angeles, Los Angeles County, California. April 30, 2024.

ArchaeoPaleo Resource Management, Inc. Archaeological and Paleontological Resources Phase I Assessment for the 1661 S. Crescent Ave. Project, City of Los Angeles, Los Angeles County, California. April 2025.

APPENDIX B – CULTURAL RESOURCES SIGNIFICANCE TESTING PLAN PROCEDURES

- A. An applicant seeking to recommence construction following discovery of the cultural deposits shall submit a Significance Testing Plan for the review and approval of the Executive Director. The Significance Testing Plan shall identify the testing measures that will be undertaken to determine whether the cultural deposits are significant. The Significance Testing Plan shall be prepared by the project archaeologist(s), in consultation with the Native American monitor(s), and the Most Likely Descendent (MLD) when State Law mandates identification of a MLD. The Executive Director shall make a determination regarding the adequacy of the Significance Testing Plan within 10 working days of receipt. If the Executive Director does not make such a determination within the prescribed time, the plan shall be deemed approved and implementation may proceed.
1. If the Executive Director approves the Significance Testing Plan and determines that the Significance Testing Plan's recommended testing measures are de minimis in nature and scope, the significance testing may commence after the Executive Director informs the permittee of that determination.
 2. If the Executive Director approves the Significance Testing Plan but determines that the changes therein are not de minimis, significance testing may not recommence until after an amendment to this permit is approved by the Commission.
 3. Once the measures identified in the significance testing plan are undertaken, the permittee shall submit the results of the testing to the Executive Director for review and approval. The results shall be accompanied by the project archeologist's recommendation as to whether the findings are significant. The project archeologist's recommendation shall be made in consultation with the Native American monitors and the MLD when State Law mandates identification of a MLD. The Executive Director shall make the determination as to whether the deposits are significant based on the information available to the Executive Director. If the deposits are found to be significant, the permittee shall prepare and submit to the Executive Director a supplementary Archeological Plan in accordance with subsection B of this appendix and all other relevant subsections. If the deposits are found to be not significant, then the permittee may recommence grading in accordance with any measures outlined in the significance testing program.
- B. An applicant seeking to recommence construction following a determination by the Executive Director that the cultural deposits discovered are significant shall submit a supplementary Archaeological Plan for the review and approval of the Executive Director. The supplementary Archeological Plan shall be

prepared by the project archaeologist(s), in consultation with the Native American monitor(s), the Most Likely Descendent (MLD) when State Law mandates identification of a MLD, as well as others identified in the special condition. The supplementary Archeological Plan shall identify proposed investigation and mitigation measures. The range of investigation and mitigation measures considered shall not be constrained by the approved development plan. Mitigation measures considered may range from in-situ preservation to recovery and/or relocation. A good faith effort shall be made to avoid impacts to cultural resources through methods such as, but not limited to, project redesign, capping, and placing cultural resource areas in open space. In order to protect cultural resources, any further development may only be undertaken consistent with the provisions of the Supplementary Archaeological Plan.

1. If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after the Executive Director informs the permittee of that determination.
 2. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission.
- C. Prior to submittal to the Executive Director, all plans required to be submitted pursuant to this special condition, except the Significance Testing Plan, shall have received review and written comment by a peer review committee convened in accordance with current professional practice that shall include qualified archeologists and representatives of Native American groups with documented ancestral ties to the area. Names and qualifications of selected peer reviewers shall be submitted for review and approval by the Executive Director. The plans submitted to the Executive Director shall incorporate the recommendations of the peer review committee. Furthermore, upon completion of the peer review process, all plans shall be submitted to the California Office of Historic Preservation (OHP) and the NAHC for their review and an opportunity to comment. The plans submitted to the Executive Director shall incorporate the recommendations of the OHP and NAHC. If the OHP and/or NAHC do not respond within 30 days of their receipt of the plan, the requirement under this permit for that entities' review and comment shall expire, unless the Executive Director extends said deadline for good cause. All plans shall be submitted for the review and approval of the Executive Director.