

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX
WWW.COASTAL.CA.GOV



F9

Prepared January 26, 2026 (for the February 06, 2026 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Coast District Deputy Director
Subject: **South Coast District Deputy Director's Report for Los Angeles County for February 2026**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extension, and emergency CDP for the South Coast District Office are being reported to the Commission on February 06, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on February 6th.

With respect to the February 6th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on February 06, 2026 (see attached)

Waivers

- 5-25-0341-W, Myrtle Ave LLC, Demo SFR and construct SFR (Hermosa Beach)
- 5-25-0445-W, Fields, like-for-like replacement of floating dock system (Long Beach)
- 5-25-0523-W, Catalina Island Yacht Club, Repair and like-for-like replacement of piles (Avalon)
- 5-25-0535-W, Todare, Install gangway for existing dock (Long Beach)
- 5-25-0749-W, JW Powers Construction, Demo SFR and construct 2-unit condominium (Hermosa Beach)
- 5-25-0767-W, 220 29th St., LP, Demo SFR and construct a new SFR (Hermosa Beach)
- 5-25-0778-W, The Richard S Hirschfield Trust, Construct 2 detached ADUs (Santa Monica)
- 5-25-0798-W, Kramer, 2 Detached ADUs Garage and Storage Units (Santa Monica)

Immaterial Amendments

- 5-01-196-A1, The RAND Corporation, ATF conversion portion of parking structure to interior floor area (Santa Monica)
- 5-01-445-A1, The RAND Corporation, ATF conversion portion of parking structure to interior floor area (Santa Monica)

CDP Extension

- A-5-VEN-21-0011-E2, Wynkoop Properties LLC, Venice Place Hotel (Venice)

Emergency Permit

- G-5-25-0045, American Geotechnical Inc, Installation of soldier pile wall (Rancho Palos Verdes)

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January 21, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0341-W **Applicant:** Myrtle Ave LLC c/o Richard Meaglia

Location: 2425 Myrtle Ave, Hermosa Beach, Los Angeles County (APN: 4182-013-034)

Proposed Development: Demolition of three approximately 8 ft. tall, non-conforming garages/storage spaces and construction a new three-story, 3,738 sq. ft. single family residence with an attached 2-car garage and an additional guest parking space, a 554 sq ft deck on the third level, a 308 sq. ft. roof deck, 644 sq. ft. of landscaping, 277 cy. of cut, and 43 cy. of fill.

Rationale: The project site is a 3,010 sq. ft. residential lot located approximately 0.07 miles inland from the first public road parallel to the sea and is in an urbanized residential neighborhood. The lot is designated Medium Residential in the certified Hermosa Beach Land Use Plan and is currently developed with three one-story non-conforming garage/storage spaces which were constructed prior to the enactment of the Coastal Act. The project entails the demolition of the existing structures and construction of a new three-story single-family residence as described above. The project received an Approval in Concept from the City of Hermosa Beach on April 14, 2025. The project is designed to include the minimum amount of ground disturbance of 277 cy. of cut and 43 cy. of fill which is required due to the sloped nature of the lot. The applicant has proposed monitoring by qualified Tribal Monitors and Archeologists during ground disturbance activities. The project includes a total of three parking spaces, as such, the project will not generate new impacts to public access. Additionally, the landscaping proposed will be limited to native and non-native, non-invasive vegetation therefore the project will not result in any new impacts to sensitive biological resources.

Coastal Development Permit De Minimis Waiver
5-25-0341-W

The project will also incorporate a drainage system that directs water towards municipal sewers. Thus, the proposed development will not impact water quality resources. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 4-6 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

E. Tate-Pulliam
Coastal Program Analyst

cc: Commissioners/File

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January 23, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0445-W

Applicant: Carrie and George Fields

Location: 225 Bay Shore Ave., Long Beach (Los Angeles County) (APN: 7249-016-004)

Proposed Development: Repair and like-for-like replacement of existing dock, gangway, and associated marina components, including limited replacement of dock framing, decking, pontoon floats, whaler boards, gangway framing and decking, railings, rub rails, bumpers, cleats, and pile guides. No new dock structures or expansion are proposed.

Rationale: The proposed dock system, located on public waters within Alamitos Bay, is associated with the single-family residence at 225 Bayshore Ave. and is intended for recreational use. The existing dock would be replaced, and the overwater coverage will not change. The proposed work would not obstruct the public right-of-way that runs between the applicant's property and Alamitos Bay. The applicant is not proposing any landscaping or improvements in the public right-of-way. The subject development does not propose additional fill or piles. The project application also includes best management practices that would be implemented during and after construction to avoid any significant adverse effects to marine resources. The applicant has submitted an eelgrass survey which concluded no impact to eelgrass would result from the proposed dock replacement. Therefore, the project will not have any significant adverse effects on marine resources or public access. The proposed project is consistent with the City's certified Local Coastal Program and is consistent with previous Commission action in the area and the Chapter 3 policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
5-25-0445-W

This waiver will not become effective until reported to the Commission at its February 4-6, 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

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January 20, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0523-W

Applicant: Catalina Island Yacht Club

Location: 30 Casino Way, Avalon, Los Angeles County (APN: 8940-017-008)

Proposed Development: Request to make permanent repairs to the Catalina Island Yacht Club approved under emergency permit G-5-25-0016 issued on April 16, 2025. The work included complete like-for-like replacement of six existing 12 in. diameter piles (D6, D6.1, D5, D5.1, D3, and D3.1) and repair of two existing 12 in. diameter piles (A3 and A3.1).

Rationale: The subject site is a privately-owned yacht club located in the City of Avalon on Catalina Island. The yacht club was damaged following an extreme weather event and strong storm surge which caused two existing piles (D6 and D6.1) to be detached from their concrete footings and severe undermining to four existing piles (D5, D5.1, D3, and D3.1) caused by exposed rebar, resulting in potential failure/detachment of those four piles. An additional two piles (A3 and A3.1) were also severely undermined as a result of the weather event. The Commission found that the damage required immediate action to prevent loss or damage to life health, property and issued Emergency CDP G-5-25-0016. This follow-up CDP application 5-25-0523-W would make the completed repairs permanent, submitted final as-built project plans show that no additional development was required or is approved herein. Eelgrass surveys of the site indicated no eelgrass in the project vicinity, therefore, the project did not result in adverse impacts to biological resources. Additionally, the applicant has proposed to monitor the piles and submit monitoring reports to the Executive Director every five years. Thus, the proposed development will not adversely impact coastal resources,

Coastal Development Permit De Minimis Waiver
5-25-0523-W

public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **February 4-6, 2026**, meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge
Executive Director

Emily Greer
Coastal Program Analyst

cc: Commissioners/File

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January 20, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0535-W

Applicant: Brooke Todare

Location: 192 Rivo Alto Canal, Long Beach, Los Angeles County
(APN: 7243-018-016)

Proposed Development: Installation of a new 2.5 ft. by 20 ft. gangway to accommodate an existing dock onsite.

Rationale: The existing floating dock, located on public waters within Naples Canal, is associated with the single-family residence at 192 Rivo Alto Canal and is intended for recreational use only. The existing floating dock would remain and be relocated, and the proposed gangway would result in a 12 sq. ft. increase in overwater coverage, which is the minimum necessary in order to accommodate the installation of a gangway at this location. The proposed work would not obstruct the public right-of-way that runs between the applicant's property and Naples Canal. The applicant is not proposing any landscaping or improvements in the public right-of-way. The subject development would not propose additional fill or piles. The project application also includes best management practices that would be implemented during and after construction in order to avoid any significant adverse effects to marine resources. The applicant has submitted an eelgrass survey which concluded no impact to eelgrass would result from the proposed gangway installation. Therefore, the project will not have any significant adverse effects on marine resources or public access. The proposed project is consistent with the City's certified Local Coastal Program and is consistent with previous Commission action in the area and the Chapter 3 policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
5-25-0535-W

This waiver will not become effective until reported to the Commission at its February 4-6, 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Jeffrey Palm
Coastal Program Analyst

cc: Commissioners/File

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January 21, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0749-W

Applicant: JW Powers Construction Inc

Location: 1011 Manhattan Ave, Hermosa Beach (Los Angeles County) (APN: 4187006023)

Proposed Development: Application of JW Powers Construction, Inc. to demolish an existing single-family residence and construct a new 30 ft. tall, two-unit condominium building (Vesting Tentative Parcel Map 84662) with two, two-car garages, two guest parking spaces, 993 cu. yds. of grading (990 cubic yards of cut and 3 cubic yards of fill), hardscape improvements consisting of new walkways in the side yards, new retaining walls on the sides of the property, and new pavement on Palm Drive at the rear of the property, 4" storm drainpipes and two single ecorain tanks; and surface drainage directed to a new infiltration pit along Palm Dr., and new low water use, non-invasive landscaping in a 147 square foot area within a 158 square ft. encroachment area. The remaining 11 square feet of the encroachment area would be paved.

Rationale: The project site is a 3,994 square foot lot zoned R-3, Multiple-Family Residential by the City's uncertified zoning code and designated High Density Residential in the City's certified land use plan (LUP). The lot is located approximately 650 ft. inland of the beach and landward of the first public road parallel to the sea. The proposed new three-story duplex with below-grade parking is consistent with the development setback requirements in the City's certified LUP and would provide six on-site parking spaces, consistent with the parking requirements established in the LUP. The project as proposed would include work within a 158-square-foot encroachment area located along Manhattan Avenue. This encroachment area is located 650 feet inland of the beach and would not block pedestrian access along Manhattan Avenue.

Coastal Development Permit De Minimis Waiver
5-25-0749-W

Landscaping proposed in the encroachment area would consist entirely of non-invasive drought tolerant vegetation. Therefore, no public access impacts would occur with this project. The proposed development is consistent with height requirements of the LUP and the character of the surrounding area. The applicant proposes to retain a tribal monitor associated with Gabrieleno Native American tribes during on-site grading. The project as proposed would include a new infiltration pit and sump pump with two single ecorain tanks which would be used to clean stormwater runoff. The proposed runoff control measures are consistent with the marine/water quality protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **February 4-6, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Colby Gonzalez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 21, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-25-0767-W

Applicant: 220 29th Street LP

Location: 220 29th Street, Hermosa Beach, Los Angeles County (APN: 4181-022-007)

PROPOSED DEVELOPMENT: Demolition of a 1,688 sq. ft., 27.82 ft. high single family residence and a detached two-car garage. The applicant proposes a 3,884 sq. ft., 29.97 ft. high single-family residence with a 454 sq. ft. attached two-car garage. The applicant also proposes 996 sq. ft. of landscaping with non-invasive, drought-tolerant plants, installation of a sump pump and drainage system, and grading consisting of 174 cu. yds. of cut for site preparation.

RATIONALE: The proposed project is located on a 2,402 sq. ft. lot approximately 390 ft. inland of the first public road parallel to the sea and in an urbanized residential neighborhood. The lot is designated R-2 in the City of Hermosa Beach's certified Land Use Plan (LUP) and currently developed with a single-family residence with a detached garage built in 1913. The proposed project conforms to the land use designation and development standards of the certified Land Use Plan. The development complies with the height limits outlined in the uncertified Hermosa Beach zoning code and will not result in any privatization of public spaces nor new patterns of development. The applicant also proposes 996 sq. ft. of landscaped areas which will be filled with drought-tolerant plants and a new drainage-control system on site to address potential water quality impacts. The applicant proposes 174 cu. yds. of cut to be exported outside the coastal zone. The applicant proposes to monitor for Tribal Cultural, Archeological, and Paleontological resources during all grading activities and mitigate for any potential impacts to such resources. All onsite parking will be maintained via the proposed attached garage and one new guest space will be available in the driveway to the garage. Therefore, the project is not anticipated to impact public access. The City of Hermosa Beach Planning Department issued an Approval-in-Concept for the proposed project on October 20, 2025. As proposed, the project is consistent with the previous Commission actions in the area and the Chapter 3 policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver

5-25-0767-W

This waiver will not become effective until reported to the Commission at its **February 4-6, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge
Executive Director

Willie Rounaghi
Coastal Program Analyst

cc: Commissioners/File

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January 21, 2025

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Waiver: 5-25-0778-W

Applicant: The Richard S Hirschfield Trust

Location: 2628 5th St, Santa Monica (Los Angeles County) (APN(s): 4287012028)

Proposed Development: Two new 1,084.3 sf, two-story detached ADU's. Site work will include the demolition of existing walkways, the removal of non-protected vegetation and the construction of new walkway paves to connect the new building to the existing new pedestrian circulation paths. Grading work will consist of the export of 13 Cu. Yd. of superficial soils to calibrate the surrounding grading with the proposed first floor finish elevation

Rationale: The proposed project is located on a developed 12,777 sq. ft. residential lot located approximately 0.35 miles inland from the first public road parallel to the sea and is in an urbanized residential neighborhood. The lot is designated Ocean Park Low Density Residential (OP-2) in the City of Santa Monica's uncertified zoning code and is currently developed with a 6,165 square foot apartment building containing nine units and a second 1,272 sq. ft. apartment building containing two units. The project would include the construction of a new two-story, approximately 20 feet and 3 inches high, 1,084 sq. ft. building containing two ADU's. The project received an Approval in Concept from the City of Santa Monica on October 14, 2025. The proposed project will not result in a net change in onsite parking since the ADU's proposed would not require additional parking. Thus, the project will not generate new impacts to public access. As proposed, stormwater would be conveyed with scuppers to two 130-gallon Slimline Rainwater Tanks to capture roof waters. Retained waters would be utilized for site landscaping. Overflow waters would be directed via a 3" pipe to the street curb. Thus the proposed development will not impact water quality resources.

Coastal Development Permit De Minimis Waiver
5-25-0778-W

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 4-6 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Colby Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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January 21, 2026

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Waiver: 5-25-0798-W

Applicant: David Kramer

Location: 431 Raymond Ave, Santa Monica, Los Angeles County (APN: 4287-021-020)

Proposed Development: Demolition of an existing one-story, 4-car carport at the rear of an existing multi-family lot and construction of new three-level, 24 ft. tall structure with a new 4-car garage and storage on the first level, two new ADUs on the second level (761 sq. ft. ADU and 755 sq. ft. ADU, each with loft), and a 763 sq. ft roof deck/common area. The existing 5,900 sq. ft. multi-family structure will remain. No landscaping or ground disturbance is proposed.

Rationale: The project site is a 7,381 sq. ft. residential lot located approximately 0.40 miles inland from the first public road parallel to the sea and is in an urbanized residential neighborhood. The lot is designated Ocean Park Low Density Residential (OP-2). The project received an Approval in Concept from the City of Santa Monica on November 3, 2025. Pursuant to current state law, no additional parking is required in this location for this project. The proposed development is not anticipated to impact public access to the California coast nor recreational opportunities. Additionally, no grading nor landscaping is proposed therefore the project will not result in any new impacts to sensitive Tribal Cultural or archeological resources, nor biological resources. Thus the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 4-6 meeting and the site of the proposed development has been appropriately noticed,

Coastal Development Permit De Minimis Waiver
5-25-0798-W

pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

E.Tate-Pulliam
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 23, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendments No. **5-01-196-A1**

To: All Interested Parties
From: Kate Huckelbridge, PhD, Executive Director
Subject: Permit No. **5-01-196-A1** granted to **RAND Corporation** for:

Project Site: 1776 Main St, Santa Monica (Los Angeles County) (APN: 4290-014-014, 015, 4290-015-035)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Amend the previously approved project for the RAND Corporation headquarters. The proposed amendment includes after-the-fact authorization for minor modifications to the circulation and parking design, including relocation for the approved pedestrian pathway to the adjacent Ocean Avenue and conversion of a portion of the P-1 parking level to additional interior floor area. These changes result in an as-built total of approximately 314, 355 sq. ft. of building area and 799 parking spaces.

The amendment also updates the Development Agreement to replace outdated permitted-use language with modernized uses, including office, creative office, media production support, and limited life-sciences research and development space. No changes are proposed to the building footprint, height, exterior, or site grading, and all required public-access and sidewalk improvements have been completed and accepted by the city. The amendment does not modify any mitigation measures required under CDP 5-01-0196.

Notice of Proposed Immaterial Permit Amendment

5-01-196-A1

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed below within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The applicant proposes limited modification to the previously approved development, including after-the-fact recognition of minor interior changes and adjustments to the circulation and parking layout, with no expansion of the building footprint, height, or massing, and no intensification of use beyond the existing institutional research and office functions. The project will maintain a development character consistent with the surrounding Civic Center Area. The proposed amendment does not conflict with any conditions or terms of the underlying coastal development permit, and all special conditions CDP 5-01-0196, including the deed-restricted transportation demand management and public access requirements, will remain in effect.

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment
5-01-196-A1

The amendment does not present the potential for adverse impacts, individually or cumulatively, on coastal resources or public access, as the as-built circulation improvements and parking supply continue to support access consistent with coastal act policies.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Dulce Cortez at the phone number provided above.

Original on File signed by:

Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
VOICE (562) 590-5071
WWW.COASTAL.CA.GOV



January 23, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendments No. **5-01-445-A1**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **5-01-445-A1** granted to **RAND Corporation** for:

Project Site: 1776 Main St, Santa Monica (Los Angeles County) (APN: 4290-105-207)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Amend the previously approved project for the RAND Corporation headquarters. The proposed amendment includes after-the-fact authorization for minor modifications to the circulation and parking design, including relocation for the approved pedestrian pathway to the adjacent Ocean Avenue and conversion of a portion of the P-1 parking level to additional interior floor area. These changes result in an as-built total of approximately 314, 355 sq. ft. of building area and 799 parking spaces.

The amendment also updates the Development Agreement to replace outdated permitted-use language with modernized uses, including office, creative office, media production support, and limited life-sciences research and development space. No changes are proposed to the building footprint, height, exterior, or site grading, and all required public-access and sidewalk improvements have been completed and accepted by the city. The amendment does not modify any mitigation measures required under CDP 5-01-0196.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment

5-01-445-A1

13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed below within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The applicant proposes limited modification to the previously approved development, including after-the-fact recognition of minor interior changes and adjustments to the circulation and parking layout, with no expansion of the building footprint, height, or massing, and no intensification of use beyond the existing institutional research and office functions. The project will maintain a development character consistent with the surrounding Civic Center Area. The proposed amendment does not conflict with any conditions or terms of the underlying coastal development permit, and all special conditions CDP 5-01-0196, including the deed-restricted transportation demand management and public access requirements, will remain in effect.

The amendment does not present the potential for adverse impacts, individually or cumulatively, on coastal resources or public access, as the as-built circulation improvements and parking supply continue to support access consistent with coastal act policies.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

Notice of Proposed Immaterial Permit Amendment
5-01-445-A1

If you have any questions about this notice, please contact Dulce Cortez at the phone number provided above.

Original on File signed by:

Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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LONG BEACH, CALIFORNIA 90802-4830
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January 23, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Wynkoop Properties, LLC has applied for a one-year extension of A-5-VEN-21-0011 granted by the California Coastal Commission on December 15, 2022

for: Demolition one 2,442 sq. ft. restaurant, 1,572 sq. ft. private school comprised of 3 former residential structures, 2,200 sq. ft. of office space, and a 60-space surface parking lot; and construct 2-3 story, 70,310 sq. ft. (including existing and new floor area), mixed-use restaurant, retail, spa, office, 78-room hotel (with 10 lower-cost rooms), and residential development in 4 buildings with a 3-level subterranean garage. The proposed grading includes 30,936 cy. of excavation and export.

at: 1051 Abbot Kinney Blvd, Venice (APNs: 4239021017, 4239021018, 4239021023, 4239021024, 4239021025, 4239021026, 4239021027, 4239021029)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Notice of Extension Request for Coastal Development Permit
A-5-VEN-21-0011-E2

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Janet Torres, PhD
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PHONE: (562) 590-5071
FAX: (562) 590-5084
WEB: WWW.COASTAL.CA.GOV

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-25-0045 (Marino Residence)****Issue Date: December 24, 2025****Permittee:** Joseph Marino**Emergency Location:** 49 Marguerite Dr., Rancho Palos Verdes, CA 90275

Emergency Description: On September 27, 2025, a bluff failure occurred along the rear yard of three homes located on Marguerite Drive in Rancho Palos Verdes. The bluff failure resulted in the destruction and destabilization of the rear yard at 49 Marguerite Dr. A significant portion of the rear yard slid down to the toe of the bluff and onto the beach, leaving an existing storm drain that runs seaward of the homes along Marguerite Dr. vulnerable to collapse. According to the geotechnical engineer, the landslide is currently "unstable and creeping landward" toward the storm drain and "the landslide mass has dropped by several feet in the past weeks/days." The supplemental geotechnical report states that the collapse of the storm drain "would have significant impact on the entire community." During a meeting with the geotechnical engineers on December 23, 2025, we discussed the collapse of the storm drain may result in improper drainage, and presents as a danger through further bluff collapse to the existing home and/or adjacent bluff-top lots.

Emergency Development: Installation of an approximately 100-foot-long soldier pile wall system across the rear yard, approximately 20 feet seaward of the storm drain, with a single row of tiebacks attached to the top of the soldier pile wall system, and a four-foot-high 16-inch-thick continuous anchor block approximately 10 feet seaward of the storm drain. Excavation will occur during the installation of the soldier pile wall and backfilling will occur after the tiebacks are constructed.

Executive Director's Determination

The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be

Enclosure: ECDP Acceptance Form

cc: (via email): Joseph Marino (Property Owner)

Emergency CDP G-5-25-0045 (Marino Residence)
Issue Date: December 24, 2025

removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

DocuSigned by:

14EBFBFD71A84CC...

12/24/2025

Steve Hudson, South Coast Deputy Director, for Dr. Kate Huckelbridge, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **January 8, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Commission's South Coast District Office on December 22, 2025 with supplemental information, including a revised location of the soldier pile wall further inland, received on December 24, 2025. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed **within 30 days** of ECDP issuance (i.e., by **January 23, 2026**), which may be extended by the Executive Director for good cause.
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Rancho Palos Verdes, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior

Emergency CDP G-5-25-0045 (Marino Residence)
Issue Date: December 24, 2025

to initiation of the temporary emergency development that is the subject of this ECDP.

6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunamis, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.
7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
8. **Within 90 days** of ECDP issuance (i.e., by **March 24, 2026**), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); **or** (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP through the City of Rancho Palos Verdes for development located in the City's permit jurisdiction and a separate regular CDP through the Commission for development located in the Commission's permit jurisdiction to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission or denied by the City, or if it remains incomplete for a period of 120 days after the application is deemed incomplete, then all of the materials placed

Emergency CDP G-5-25-0045 (Marino Residence)
Issue Date: December 24, 2025

and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better. Any restoration or removal of development shall be subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
10. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
11. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.
12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:
13. Construction activities shall be limited to no more than a total of 30 days, and shall take place on non-holiday weekdays to the maximum extent feasible.
14. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.
15. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
16. All construction activities that result in discharge of materials, polluted runoff, or

Emergency CDP G-5-25-0045 (Marino Residence)
Issue Date: December 24, 2025

wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the waterway. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.

17. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
19. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
20. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.
21. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.

Emergency CDP G-5-25-0045 (Marino Residence)
Issue Date: December 24, 2025

22. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.
 23. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
 24. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
 25. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
- If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-25-0045

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 90 days of the date of the emergency permit (i.e., by March 24, 2025), OR I will remove the emergency work authorized by such permit in its entirety within 90 days of the date of the emergency permit (i.e., by March 24, 2025).

Signature of Property Owner or
Authorized Representative

Name

Address

Date