



## INFORMATION BULLETIN / PUBLIC - BUILDING CODE

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# COASTAL DEVELOPMENT PERMIT

## BACKGROUND

The California Coastal Zone Conservation Act (CZCA) regulates construction in the "coastal zone" extending seaward to the State's outer limit of jurisdiction and extending inland generally 1000 yards from the mean high tide line (Section 30103, Public Resources Code (PRC)). Most developments within the State Coastal Zone will be required to obtain a Coastal Clearance from either the Planning Department Development Services Counter or the State Coastal Commission Office. Prior to the certification of its local coastal program, the City has exercised its right to approve or deny any coastal development permit in its Coastal Zone (Section 30600(b) Public Resources Code and Section 12.20.2, Los Angeles Municipal Code). In addition to the permit from the City, a Coastal Development Permit shall also be obtained from the California Coastal Commission for developments located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, whichever is the greater distance [30601 PRC].

## ENFORCEMENT RESPONSIBILITIES

The California Coastal Commission and the Los Angeles City Planning Department have the responsibility of reviewing construction projects which are located in the coastal zone, establishing project conditions, and issuing necessary permits. In addition, the City Planning Department acts as the City's central clearing agency which gives the final authorization for building permit issuance once the State and City coastal requirements are established.

The Department of Building and Safety is responsible for assuring that conditions imposed by the Planning Department and/or the California Coastal Commission are incorporated in the approved building plans prior to issuing the building permit. The Department of Building and Safety is also responsible for inspecting the project during construction to assure that all coastal requirements shown on the approved plans are incorporated in the project.

Parcels located in the Coastal Zone are designated on the Zone Information and Map Access System (ZIMAS) with "Coastal Zone" under the "Additional" tab. Interior alterations, demolition of commercial buildings, site grading in a non-hillside area, and underground tank removals are exempt from Coastal requirements as referenced in the "Building Permit Clearance Handbook" available at:

[http://ladbs.org/LADBSWeb/LADBS\\_Forms/InformationBulletins/clearance\\_handbook.pdf](http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/clearance_handbook.pdf).

## PROCEDURE

1. The Plan Check Engineer is responsible for performing the following tasks in conjunction with the issuance of the building permit when the project site is located within the “Coastal Zone” area:
  - a. Verify that a Coastal Development clearance is obtained in PCIS from the City Planning Department.
    - i. The comment section for the clearance will show:
      - (1) The City Planning coastal development authorization number (usually with CEX or CDP suffix)
      - (2) The California Coastal Commission authorization number and approval letter, if applicable
      - (3) Any conditions of approval, unless exempt or waived
    - ii. Verify that the City Planning and/or California Coastal Commission requirements and any conditions of approval imposed by either agency have been incorporated into the building plans and/or permit.
  - b. Verify that an approval letter from the California Coastal Commission was obtained and that all the conditions of approval stated in the letter are incorporated into the plans and/or permit.
2. If there are revisions or changes to the project either in the plan check phase or construction stage which may affect any conditions set forth by either the City Planning approval and/or the California Coastal Commission, the Department of Building and Safety shall require the applicant to obtain an approval from the affected agency for such revisions or changes prior to issuing the building permits or proceeding any further with the project.