



## COASTAL EXEMPTION

### Single Jurisdiction Coastal Zone

## Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the [Online Application System \(OAS\)](#) for the Virtual DSC. To submit hard copies, please check the [Development Services](#) webpage for current protocols.

## Eligibility for Exemption

A CEX is only available for projects located within the **Single Jurisdiction Coastal Zone**, as identified in ZIMAS. Under no circumstances shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence<sup>1</sup>, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring<sup>2</sup> in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures<sup>3</sup> destroyed by a Disaster<sup>4</sup> may be eligible for a CDP Exemption as follows:

- The replacement<sup>5</sup> structure conforms to the applicable zoning requirements,
- Maintains the same use,
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

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<sup>1</sup> Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

<sup>2</sup> Including the use of caissons for anything beyond the primary structure.

<sup>3</sup> PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

<sup>4</sup> PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

<sup>5</sup> Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

## Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☐ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
  - If submitting hard copies, provide one set of 11x17 reduced-sized plans.
  - If submitting virtually, submit one PDF through the [OAS](#).
- ☐ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

## THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

**Project Address:** \_\_\_\_\_

**Legal Description (Lot, Block, Tract):** \_\_\_\_\_

**Zone:** \_\_\_\_\_ **Community Plan:** \_\_\_\_\_

**Proposed Scope of Work:**

**Related 15-Digit Building Permit Number(s):** \_\_\_\_\_

**Note:** *If there is related work to be pulled under a separate permit, please include it in the above project description so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.*

**Applicant Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **E-mail Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

## THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which qualifies for an exemption under one or more of the categories checked below:

- ☐ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are normally associated with a single-family residence (e.g., garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses) or retaining walls or pools that may have a potential significant impact on coastal resources (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE Special Grading areas), which may be reviewed on a case-by-case basis.
- ☐ **Improvements to Any Existing Structure Other Than a Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, and additions of less than 10% of the original square footage or height, but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon, and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- ☐ **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion.
- ☐ **Conversion of existing habitable space to an Accessory Dwelling Unit (ADU).** The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure, may not constitute Development under the Coastal Act. Pursuant to the [Coastal Commission Guidance Memorandum on the Implementation of New ADU Laws](#), dated January 21, 2022.
- ☐ **Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):**
  - (1) *The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be*

*for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.*

*(2) As used in this subdivision:*

*(A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.*

*(B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.*

*(C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.*

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with the California Coastal Act, PRC Section 30610, this exemption is null and void.

VINCENT P. BERTONI, AICP  
Director of Planning

Issued By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

Case No.: \_\_\_\_\_

Invoice No.: \_\_\_\_\_

Date: \_\_\_\_\_