

acceptance of the terms and conditions, is returned to the City Engineer's office.

- (b) Expiration: If development has not commenced, the permit will expire two years from the permit date as reported from the Coastal Commission. 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.
- (c) Interpretation: Any questions of intent or interpretation of any condition will be resolved by the City Engineer.
- (d) Assignment: The permit may be assigned to any qualified person, provided assignee files with the City Engineer an affidavit accepting all terms and conditions of the permit.
- (e) Terms and Conditions Run with the Land: These terms and conditions shall be perpetual, and it is the intention of the City Engineer and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
- (f) Other approvals: Obtain permit form the State Coastal Commission if project is determined to be a Major Public Works.

II. The following are conditions of approval for the Ramada Inn Marina Homeless Shelter (W.O. E1908870):

- a) PATH, the project operator, shall provide the following elements for operations:
 - i. Install and thereafter maintain a rear barrier along Harrison Ave. to provide better control over access to the project site via Washington Blvd.
 - ii. PATH staff on-site
 - iii. Overnight security guards located on-site
 - iv. Security cameras
 - v. Community hotline
 - vi. HMIS will assist residents to find permanent housing and homeless services

III. FINDINGS: In keeping with the findings and recommendations set forth in the adopted staff report incorporated herein by reference, the City of Los Angeles finds that:

- a) The development is in conformity with Chapter 3 of the California Coastal Act of 1976, and will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program in conformity with said Chapter 3.
 - b) As noted in the Staff Report, the California Coastal Commission's interpretive guidelines (State and Regional) for the Venice area have been reviewed and considered in preparation of these findings and recommendations. However, following prevailing case law (e.g., Pacific Legal Foundation v. Coastal Commission (1982) 33 Cal.3d 158), the City Engineer's determination is based on the cited provisions of the California Coastal Act and other legally established laws and regulations.
 - c) The decision of the permit granting authority, as evidenced in the staff report of this project, has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.
 - d) The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone. The Project site is located approximately 1.3 miles from the Pacific Ocean within an urban area along West Washington Blvd.
 - e) Pursuant to the California Environmental Quality Act (CEQA), the City of Los Angeles City Council found the Project to be statutorily exempt on December 10, 2020. There are no additional evaluations required by the California Environmental Quality Act in connection with the approval of this permit.
- IV. Pursuant to the public hearings held on January 29, 2021 and February 11, 2021, a Notice of Decision on March 08, 2021, and following the denial on April 14, 2021, by the Board of Public Works of the appeal of the permit approval, permit application number 21-01 is hereby approved.
- V. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.
- VI. This permit shall not become effective until the expiration of 20 working days after a COPY of this permit has been received by the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents, unless a valid appeal is filed within that time. The acknowledgement should be returned within ten (10) working days following issuance of the permit but in any case prior to commencement of construction. If the acknowledgement has not been returned within the time for commencement of construction under Section 13156(g), the executive director shall not accept any application for the extension of the permit.
- VII. Work authorized by this permit must commence within two years from the effective date of this permit. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

VIII. Issued: April 20, 2021, pursuant to local government authority as provided in Chapter 7 of the California Coastal Act of 1976.

IX. I, _____, permittee/agent, hereby acknowledge receipt of permit number 21-01 and have accepted its content.



MAPPING AND GIS SERVICES
SCALE 1" = 60'

2009



FIGURE 1 - PROJECT LOCATION MAP