

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF DECISION**

TO: Office of the Secretary for Resources
1416 Ninth Street, Ste 1311
Sacramento, CA 95814

FROM: California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

SUBJECT: **Filing Notice of Decision in compliance with Section 21080.5 of the Public Resources Code**

DATE: January 4, 2023

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **December 14-16, 2022**. Some of the projects or plans have been approved subject to conditions or suggested modifications which require mitigation measures or alternatives to the projects to lessen or avoid significant effects on the environment.

1. The projects or plans as approved will not have significant effects on the environment.
2. Environmental analysis documents were prepared for these projects pursuant to Sections 21080.5 of CEQA and Section 15252 of Title 14 of the Administrative Code.
3. The records of projects or plan approvals may be examined at the respective district offices of the Coastal Commission as set out on the attached list.
4. Mitigation measures were in some cases made conditions of the approvals of the projects.

Shana Gray

Signature

Shana Gray
Deputy Director, Statewide Planning Unit

Received for Filing:

Date: _____

By: _____

MORE INFORMATION. At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (E=Eureka SF=San Francisco SC=Santa Cruz V=Ventura LB=Long Beach SD=San Diego). For more information about this agenda, contact one of the following staff members:

- E (Del Norte, Humboldt & Mendocino Counties) Melissa Kraemer (707) 826-8950
 - SF (Sonoma, Marin, San Francisco & San Mateo Counties) Stephanie Rexing (415) 904-5260
 - SC (Santa Cruz, Monterey & San Luis Obispo Counties) Kevin Kahn (831) 427-4863
 - V (Santa Barbara & Ventura Counties, Malibu & Santa Monica Mountains) Barbara Carey (805) 585-1800
 - LB (Los Angeles, Orange County) Shannon Vaughn (562) 590-5071
 - SD (San Diego County) Diana Lilly or Kanani Leslie (619) 767-2370
- A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

WEDNESDAY, December 14, 2022

CONSENT CALENDAR

Application No. 6-22-0490 (Del Mar Riverpath Trail Phase III Extension, Del Mar)

Application of City of Del Mar to construct approx. 2,070-ft. long pedestrian public access trail including 589 ft. decomposed granite trail, 286 ft. at-grade boardwalk, and 1,195 ft. of elevated boardwalk along the southern shore of the San Dieguito Lagoon northeast of San Dieguito Drive, between Grand Avenue Lookout and Racetrack View Drive, Del Mar, San Diego County. (SL-SD)

Application No. 6-22-0491 (UCSD Kendall-Frost Field Station and Learning Center, San Diego)

Application of University of California, San Diego to remove existing 600 sq. ft. trailer and ancillary structures, and construct new approx. 1,400 sq. ft. 1-story modular building, 565 sq. ft. attached deck, 30 sq. ft. shed area, and 3 parking spaces on 6,522 sq. ft. of an approx. 7.21-acre lot, at 2055 Pacific Beach Drive, Pacific Beach, San Diego, San Diego County. (SL-SD)

CONSENT CALENDAR – (Removed From Regular Calendar)

Application No. 5-10-220-A1 (City of Seal Beach, Seal Beach)

Application of the City of Seal Beach to amend the parking hours and rates for the 1st Street Public Parking Lot, located at the intersection of 1st Street and Ocean Avenue, Seal Beach, Orange County. (FSY-LB) (NOTE: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

Application No. 6-22-0185 (CHSP TRS Mission Bay LLC, San Diego)

Application of CHSP TRS Mission Bay LLC for after-the-fact authorization to place two event tents at Hyatt Regency Mission Bay Spa and Marina, 1441 Quivira Road, Mission Bay Park, San Diego, San Diego County. (CB-SD) (Note: the Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report)

Application No. 6-22-0448 (Toppila Chang, San Diego)

Application of Brian Toppila and Michelle Chang to add approx. 400 sq. ft. to 3-story, 30-ft. tall, 3,300 sq. ft. single family home to create 3,700 sq. ft. structure with approx. 2,900 sq. ft. primary home and 800 sq. ft. ADU on 2,500 sq. ft. beachfront lot, at 2605 Ocean Front Walk, Mission Beach, San Diego, San Diego County. (AL-SD)

ADMINISTRATIVE CALENDAR

Application No. 5-22-0612 (Devir, Newport Beach)

Application of John Devir to remove 595 sq.ft. dock system and 4 14" square piles for replacement with new 544 sq.ft. dock system and 4 14" square piles in new locations, at 508 Via Lido Nord, Newport Beach, Orange County. (CS-LB)

Application No. 5-22-0114 (Bill Foster, Huntington Beach)

Application of Bill Foster to remove unpermitted dock and construct new 576 sq.ft. floating dock, with 2 14" guide piles and a 3' x 18' gangway at 3551 Courtside Circle, Huntington Beach, Orange County. (EG-LB) (NOTE: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report)

SOUTH COAST DISTRICT (ORANGE COUNTY)

Deputy Director's Report for ORANGE County

COASTAL PERMIT APPLICATION

Application No. 5-21-0910 (South Coast Water District, Laguna Beach)

Application by South Coast Water District to demolish existing sewer lift station and construct new sewer lift station (SCWD's Lift Station No. 2); construct new intertie between the new sewer lift station and the City's North Coast Interceptor (NCI) sewer pipeline; and related development, at 31104 Country Club Drive, Laguna Beach, Orange County. (MV-LB)

SAN DIEGO COAST DISTRICT

Deputy Director's Report

LOCAL COASTAL PROGRAMS (LCPS)

City of San Diego LCP Amendment No. LCP-6-SAN-21-0091-3 (Spaces as Places)

Public hearing and action on request by the City of San Diego to amend its LCP Implementation Plan to adopt new design guidelines and permitting for outdoor dining spaces and promenades. (AL-SD)

COASTAL PERMIT APPLICATION

Application No. A-6-ENC-20-0022 (Hanlon, Encinitas)

Application of Nicole and Marco Hanlon to demolish two single family homes, consolidate the two lots into one, and construct a new 6,415 sq. ft. 2-story home and 1,000 sq. ft. attached ADU

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over a 3,799 sq. ft. basement on a 22,852 sq. ft. blufftop lot, at 100 & 104 5th Street, Encinitas, San Diego County. (JP-SD)

THURSDAY, December 15, 2022

CONSENT CALENDAR

Application No. 5-22-0590 (117 Hart, LLC, Santa Monica)

Application of 117 Hart, LLC to demolish two-story 3,600 sq.ft. single-family home and construct new 5,248 sq.ft., two-story over basement single-family home with 1,000 sq.ft. attached accessory dwelling unit on second floor, 2-vehicle carport, covered patio areas, roof deck, pool and spa at 117 Hart Avenue, Santa Monica, Los Angeles County. (VL-LB)

CONSENT CALENDAR – (Removed From Regular Calendar)

City of Carpinteria LCP Amendment No. LCP-4-CPN-22-0050-1 (ADUs)

Concurrence with the Executive Director's determination that the request by the City of Carpinteria to amend the Implementation Plan portion of its certified LCP to add provisions relating to Accessory Dwelling Units, including new Accessory Dwelling Unit Beach Overlay District language and map is de minimis. (SF-V)

Ventura County Channel Islands Harbor Public Works Plan Notice of Impending Development (NOID) No. NOID-0006-22 (Anacapa Isle Marina Replacement)

Public hearing and action on NOID by Ventura County Harbor Department for reconstruction of the Anacapa Isle Marina, consisting of: (1) phased in-kind replacement of all floats in Docks A through E (number of slips and mix of slip sizes would not change); (2) replacement of appurtenances on Dock G; (3) replacement of one gangway and abutment at Dock C with an ADA-compliant gangway and abutment; and (4) replacement of one concrete guide pile at Dock A, located within the existing footprint of Anacapa Isle Marina, at 3001 Peninsula Rd., City of Oxnard, Ventura County. (SF-V)

Application No. 4-22-0897 (Caltrans, Malibu)

Application by Caltrans to stabilize roadway and protect supporting embankment by removing shotcrete and constructing a secant pile wall in southbound shoulder of Pacific Coast Highway, 0.1 mile south of Big Rock Drive in Malibu, Los Angeles County. (JS-V)

Revised City of Long Beach Post LCP Certification Permit and Appeal Jurisdiction Map

Public hearing and action on draft map that depicts areas within the City of Long Beach that are subject to the Commission's permit and appeal jurisdiction after transfer of permit authority pursuant to certification of the LCP (AC-SF)

Application No. 5-22-0198 (Gregg Telshof, Long Beach)

Application by Gregg Telshof to install 17.5 ft. x 6 ft. dock, one 18.5 ft. x 2 ft. gangway, and new 4.5 ft. x 3.5 ft. gangway platform with 132 sq. ft. of overwater coverage. One of two existing 2-in. diameter piles will be retained, and one pile will be moved and replaced to accommodate new

dock; dock access gate will be moved from the west side of bulkhead to east side of bulkhead at 73 Rivo Alto Canal, Long Beach, Los Angeles County. (AS-LB)

Application No. 5-22-0506 (29 6th Street, LLC, Hermosa Beach)

Application of 29 6th Street, LLC to demolish 3,200 sq.ft. duplex and construct new 3-story, 5,323 sq.ft. duplex (over full basement), consisting of 4,796 sq.ft. unit and 527 sq.ft. unit, with attached 488 sq.ft. 2-car garage, two unenclosed guest parking spaces, and associated grading (583 cu.yds. of cut) at 29 6th Street, Hermosa Beach, Los Angeles County. (SA-LB)

ADMINISTRATIVE CALENDAR

Application No. 4-22-0497 (Harwood, Ventura)

Application of James Harwood to install new 280 sq. ft. floating dock, gangway, and two new 14-in. square piles within Ventura Keys waterway for boating related purposes, at 2764 Bayshore Ave., City of Ventura, Ventura County. (SF-V)

SOUTH CENTRAL COAST DISTRICT

Deputy Director's Report

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

Deputy Director's Report for LOS ANGELES County

COASTAL PERMIT APPLICATION

Appeal No. A-5-VEN-21-0011 (Wynkoop Properties, LLC, Venice)

Application by Wynkoop Properties, LLC to demolish 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 1021-1033 Abbot Kinney Boulevard, 1047-1051 Abbot Kinney Boulevard, and 1011 Electric Avenue Venice, City of Los Angeles, Los Angeles County. (AS-LB)

Application No. 5-21-0541 (California Department of Fish & Wildlife (CDFW) and Friends of Ballona Wetlands, Playa del Rey)

Application of CDFW and Friends of Ballona Wetlands for phased removal of 48 nonnative trees and 83 nonnative shrubs to restore 1.18 acres of riparian, 0.66 acre of transitional salt marsh and 0.54 acre of coastal dune habitat in an 8-acre area of West Area B over the course of ten years

within Ballona Wetlands Ecological Reserve, north of Culver Blvd, and east of Vista del Mar in Playa del Rey, Los Angeles County. (MR-LB)

Application No. 5-22-0750 (California Department of Fish & Wildlife (CDFW), Playa del Rey)
Application of CDFW to drill ten 8-10" diameter borings 25-60 ft. deep for geotechnical analysis and six 2-3" chemical borings 6 ft. deep within areas of previously disturbed soils within South and Southeast Area B of the Ballona Wetlands Ecological Reserve in Playa del Rey, Los Angeles County. (MR-LB)

FRIDAY, December 16, 2022

CONSENT CALENDAR

Permit Amendment No. A-1-HMB-99-022-A2 (Pacific Ridge, Half Moon Bay)

Request by Ailanto Properties, Inc. to amend the permit to extend the construction completion deadline for additional five years for the Pacific Ridge development project located adjacent to the eastern ends of Grandview Boulevard and Terrace Avenue, north of Highway 92 and east of Highway 1, Half Moon Bay, San Mateo County. (SR-SF)

CONSENT CALENDAR – (Removed From Regular Calendar)

Application No. 9-21-0714 (Southern California Gas Co., Goleta)

Application by the Southern California Gas Co. for the removal and replacement of a section of above-ground natural gas pipeline and support structures for a separate above-ground natural gas pipeline adjacent to Goleta Slough in Santa Barbara County (AB-SF)

Application No. 1-22-0616 (Strachan, Humboldt County)

Application of Terry and Gary Strachan to improve 1,230-sq.ft., single-story home to include: (1) remodel interior; (2) replace roofing and exterior siding; (3) convert attached garage to living space; and (4) replace detached 700-sq.ft. metal storage building with new 576-sq.ft. garage at 129 Quarnada Ln., approximately 6 miles north of Trinidad, Humboldt Co. (CM-A)

City of Pacifica LCP Amendment Number LCP-2-PAC-20-0036-1 (City of Pacifica LUP Update)

Public hearing and action to extend time limit for Commission action up to one year on the City of Pacifica's proposed LCP Land Use Plan update. (OR-SF)

City of Grover Beach LCP Amendment No. LCP-3-GRB-22-0030-1 (IP Housing Update) Public hearing and potential action on request by the City of Grover Beach to modify LCP Implementation Plan housing provisions, including with respect to Senate Bill 9 lot split and residential density allowances. (SM-SC)

Application No. 3-22-0165 (Murray Street Bridge Improvements, Santa Cruz)

Application by the City of Santa Cruz to strengthen, widen, and otherwise improve Murray Street bridge (which connects the Live Oak neighborhood to the Seabright neighborhood over Santa Cruz Harbor), including to provide for widened sidewalks and bike lanes and utility connections, located within the downcoast portion of the City of Santa Cruz in Santa Cruz County. (KF-SC)

Application No. 3-22-0280 (Santa Cruz Harbor Minor Improvements Program, Santa Cruz)

Application by the Santa Cruz Port District to implement 5-year minor improvements program for the Santa Cruz Small Craft Harbor, located within downcoast portion of Santa Cruz in Santa Cruz County. (KF-SC)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

NORTH COAST DISTRICT

Deputy Director's Report

LOCAL COASTAL PROGRAMS (LCPS)

City of Trinidad LCP Amendment No. LCP-1-TRN-22-0034-1 (STR Update)

Public hearing and action on request by City of Trinidad to update the LCP Implementation Plan (IP) provisions for Short-Term Rentals (STRs) to, among other changes, modify the caps for the number of full-time STRs allowed in certain zones and impose a new City-wide cap on full-time STRs, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (DC-A)

NORTH CENTRAL COAST DISTRICT

Deputy Director's Report

CENTRAL COAST DISTRICT

Deputy Director's Report