

**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: March 3, 2023

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **February 8-10, 2023**. 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, February 8, 2023**

### **CONSENT CALENDAR – (Removed From Regular Calendar)**

#### **City of Santa Barbara LCP Amendment No. LCP-4-SBC-22-0042-1 (Senate Bill 9)**

Concurrence with the Executive Director's determination that the request by the City of Santa Barbara to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified LCP to add provisions with respect to Senate Bill 9 residential density allowances is de minimis. (DG-V)

#### **Application No. 5-21-0906 (City of Los Angeles Pacific Palisades, Los Angeles)**

Application of City of Los Angeles to install 346 4.5-ft.-diameter, 90-ft.-deep columns within 7,881 sq.ft. section of City's right-of-way using Cement Deep Soil Mixing (CDSM) technique to stabilize the roadway and coastal bluff along Asilomar Boulevard between Almar Avenue and Wynola Avenue, Pacific Palisades, Los Angeles, Los Angeles County. (SA-LB)

## **SOUTH CENTRAL COAST DISTRICT**

### **Deputy Director's Report**

### **LOCAL COASTAL PROGRAMS (LCPS)**

**City of Malibu LCP Amendment No. LCP-4-MAL-21-0073-2 (Sea View Hotel Project)** Public hearing and action on City of Malibu's request to amend the Land Use Plan and Local Implementation Plan of its certified LCP to change the land use and zoning designation of two parcels from Community Commercial to Commercial Visitor Serving-Two, add new overlay district with special development standards for the development of new hotel; approve Development Agreement to allow increase in allowable floor area ratio from 0.15 to 0.52 for public benefits. (DG-V)

## **SOUTH COAST DISTRICT (LOS ANGELES COUNTY)**

### **Deputy Director's Report for LOS ANGELES County**

### **COASTAL PERMIT APPLICATION**

#### **Application No. 5-22-0658 (Girgis, Playa Del Rey, Los Angeles)**

Application of Rafi Girgis to construct 3-story over basement, 3,897 sq.ft. single-family home with 2-car garage, swimming pool, and rain garden on vacant 7,334 sq.ft. lot at 8100 S. Calabar Ave, Playa Del Rey, Los Angeles County. (VL-LB)

Coastal Permits and Plans Approved  
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**Application No. 5-22-0659 (Girgis, Playa Del Rey, Los Angeles)**

Application of Rafi Girgis to construct 3-story over basement, 3,195 sq.ft. single-family home with 2-car garage, swimming pool, and rain garden on vacant 6,050 sq.ft. lot at 8104 S. Calabar Ave, Playa Del Rey, Los Angeles County. (VL-LB)

# THURSDAY, February 9, 2023

## ADMINISTRATIVE CALENDAR

### **Application No. 5-21-0805 (Buettner, Huntington Beach)**

Application of Brad and Lynn Buettner to remove unpermitted dock float and construct new 1,244 sq.ft. floating dock with four (4) 14" guide piles and two (2) 3' x 18' gangways, at 3832 Seascape Drive, 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 is explained further in the staff report.)

### **Application No. 5-22-0447 (Neuah, Huntington Beach)**

Application of Niantic Trust dd 2/23/2016, to repair voids beneath toe of seawall footing and deteriorated timber piles, remove 17.17 sq.ft. of concrete overpour at base of seawall, and install 4.76 sq.ft. of sheet piles along toe of 100 ft.-long footing, in association with 5,200 sq.ft. single-family home at 16302 Niantic Circle, Huntington Beach, Orange County. (SA-LB)

## CONSENT CALENDAR

### **Application No. 6-22-0694 (Laska, San Diego)**

Application of Wayne and Catherine Laska to construct 74 sq. ft. 2<sup>nd</sup> story addition and 417 sq.ft. new 3<sup>rd</sup> floor to existing two-story, 1,673 sq. ft. single-family home with attached 400 sq. ft. garage on 1,303 sq. ft. lot, at 715 Windemere Court, Mission Beach, San Diego, San Diego County. (ML-SD)

## CONSENT CALENDAR – (Removed From Regular Calendar)

### **City of Dana Point LCP Amendment No. LCP-5-DPT-21-0059-5 (Dana Point, Doheny Village)**

Public hearing and action regarding City of Dana Point's request to modify and add provisions to the Land Use Element of the General Plan and Zoning Ordinance, both of which are components of the City of Dana Point Local Coastal Program, commonly known as the "1996" LCP. The purpose of this amendment is to preserve and enhance the eclectic combination of commercial, light industrial, and residential mixes uses in the Doheny Village area. (FSY-LB)

### **City of Laguna Beach LCP Amendment No. LCP-5-LGB-22-0003-3 Part A (Accessory Dwelling Units)**

Public hearing and action on request by the City of Laguna Beach to amend provisions of the Municipal Code with new regulations for accessory dwelling units in zones that permit residential uses. (BW-LB)

### **City of Laguna Beach LCP Amendment No. LCP-5-LGB-22-0003-3 Part B and C (Local Coastal Development Permit Procedures)**

Public hearing and action on request by the City of Laguna Beach to amend provisions of the Municipal Code with updates to local coastal development permit procedures to correct clerical errors, modify time extensions, and authorize administrative actions to bring local permits into conformity with Commission-approved permits (BW-LB)

**City of Carlsbad LCP Amendment No. LCP-6-CII-22-0017-1 (Chick-Fil-A Map Amendment)**

Public hearing and action on request by City of Carlsbad to amend the Mello II segment of its certified Land Use Plan and Implementation Plan to redesignate land uses on two parcels from Planned Industrial to Visitor Commercial, and rezone from Planned Industrial with Commercial/Visitor Serving Overlay (P-M-Q) to Commercial Tourist with Commercial/Visitor-Serving and Qualified Development Overlays (C-T-Q), at 5850 Avenida Encinas, Carlsbad, San Diego County. (JP-SD)

**City of Encinitas LCP Amendment No. LCP-6-ENC-21-0076-2 (Tandem & Inclusionary Parking)**

Concurrence with the Executive Director's determination that the request by City of Encinitas to amend its certified LCP Implementation Plan to allow tandem parking for residential development and adopt new parking requirements for inclusionary housing, is de minimis. (KC-SD)

**City of San Diego LCP Amendment No. LCP-6-SAN-22-0063-3 (Cannabis Code Amendment)**

Concurrence with the Executive Director's determination that the request by City of San Diego to amend its certified LCP Implementation Plan related to siting and processing of Cannabis Outlets and Cannabis Production Facilities is de minimis.(JP-SD)

**Application No. 6-22-0078 (Del Mar Paid Parking Facilities, Del Mar)**

Application of City of Del Mar to modify paid parking program to allow for increase in fees for 422 parking spaces, Del Mar, San Diego County. (SL-SD)

## **ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY**

**Deputy Director's Report**

### **SOUTH COAST DISTRICT (ORANGE COUNTY)**

**Deputy Director's Report for ORANGE County**

**SAN DIEGO COAST DISTRICT**

**Deputy Director's Report**

**COASTAL PERMIT APPLICATION**

**Application No. 6-22-1069 (San Diego Port & USS Midway Museum Navy Pier Park, San Diego)**

Application of San Diego Unified Port District and USS Midway Museum to construct 3.6 acre park, demolish head house building, retain portion of pier for parking, increase parking rates; reconfigure circulation on Navy Pier, at 960 North Harbor Dr., San Diego, San Diego County. (ML-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.)

## FRIDAY, February 10, 2023

### **CONSENT CALENDAR – (Removed From Regular Calendar)**

#### **County of Humboldt LCP Amendment No. LCP-1-HUM-21-0067-3 (Accessory Dwelling Units)**

Public hearing and action on request by County of Humboldt to amend each of the County's six Land Use Plans and the Implementation Plan to update regulations for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with State law. (MBK-A)

#### **City of Eureka LCP Amendment No. LCP-1-EUR-22-0049-1 (Cannabis Regulations Update)**

Public hearing and action on request by City of Eureka to update the LCP Implementation Plan provisions of Articles 7, 8, 9, 10, 29, and 30 related to cannabis licensing, enforcement, events, and uses allowed in the Commercial Waterfront (CW) zone district and other zone districts, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (TRG-A)

#### **City of Eureka LCP Amendment No. LCP-1-EUR-22-0054-2 (Digital Sign Prohibition)**

Public hearing and action on request by City of Eureka to update the LCP Implementation Plan provisions of Articles 17 (Signs) and 22 (Nonconforming Uses, Structures, and Signs) to (1) prohibit new digital signs in all zone districts and (2) ensure that existing nonconforming digital signs adhere to the specific standards for brightness, message display, and design, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (TRG-A)

#### **City of Capitola LCP Amendment No. LCP-3-CAP-22-0037-1-Part B (SB 9 Housing Provisions)**

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Capitola to modify its LCP to implement Senate Bill 9 related to lot splits and residential density allowances is de minimis and thus should be approved as submitted, and if the Commission objects to such determination, possible action to extend the deadline for final Commission action on the amendment. (RG-SC)

#### **Santa Cruz County LCP Amendment No. LCP-3-SCO-22-0058-2 (Septic Systems)**

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by Santa Cruz County to modify the LCP's onsite wastewater treatment system requirements is de minimis and thus should be approved as submitted, and if the Commission objects to such determination, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)



**Monterey County LCP Amendment No. LCP-3-MCO-22-0062-2 (Highway 156)**

Public hearing and potential action on request by Monterey County to amend the LCP's coastal resource protection requirements to allow for construction of a highway interchange and other public safety improvements at the intersection of State Highway 156 and Castroville Boulevard, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (SD-SC)

**Public Works Plan No. PWP-3-MCO-22-0002-1 (Monterey County Resource Conservation District Forest Health and Fire Resilience Public Works Plan)**

Public hearing and potential action on RCD's proposed Public Works Plan that would allow a 10-year vegetation treatment program designed to enhance ecosystems and improve wildfire resilience (in tandem and pursuant to the State Board of Forestry's certified California Vegetation Treatment Program Programmatic Environmental Impact Report) within the Monterey County coastal zone. (DN-SF)

## **NORTH COAST DISTRICT**

### **Deputy Director's Report**

### **COASTAL PERMIT APPLICATION**

**Application No. A-2-MAR-21-0048 (Groneman/Sibley SFD, Muir Beach)**

Application by Graham Groneman and Brett Sibley to construct new, approximately 3,000 sq.ft. single-family home (2,160 sq.ft. home, 430 sq.ft. garage, and 369 sq.ft. storage space), new septic/leach field system protected by buried piers, and related development, all fronted by unpermitted armoring, on vacant bluff-face property at 183 Sunset Way in the unincorporated Muir Beach area of Marin County. (HM-SF) (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. 2-22-0792 (Munro SFD, Seadrift)**

Application by Julie Munro to demolish house, garage, and deck; and to construct new 2,230 sq.ft. single-family home, 425 sq.ft. Junior Accessory Dwelling Unit, new deck, floating dock, septic system, and landscaping at 161 Seadrift Road, within the private Seadrift community just upcoast of the unincorporated Stinson Beach area of Marin County. (HM-SF)

### **PERMIT AMENDMENTS**

**Application No. 1-18-0630-A1 (Trinidad Civic Club & Trinidad Rancheria, Trinidad)**

Request by Trinidad Civic Club and Cher-Ae Heights Indian Community of Trinidad Rancheria to amend original permit authorizing in part the temporary placement of Trinidad memorial lighthouse and fog bell in Trinidad Harbor to allow for permanent siting of lighthouse and bell in same location adjacent to harbor parking lot, to elevate lighthouse on raised concrete foundation with maximum structure height of 25 ft., and to construct concrete wall, steel railing, pedestrian walkway and

concrete pedestal to support bell, two observation benches, historic anchor, lighting, and utility connections, located in Trinidad. (DC-A)

## **CENTRAL COAST DISTRICT**

### **Deputy Director's Report**

#### **COASTAL PERMIT APPLICATION**

##### **Application No. 3-23-0014 (Grossman Armoring, Pismo Beach)**

Application of Gary Grossman to authorize construction previously completed pursuant to emergency CDPs G-3-20-0025, G-3-21-0023, and G-3-21-0035 (to fill a 70-ft. long, up to 27-ft. deep, up to 6-ft. high sea cave with 73 cu. yds. of shotcrete and construct new 83-ft. long, 18- to 24-in. wide, and 5- to 9-ft. high contoured and textured cutoff wall); to allow additional new armoring (install three new up to 83-ft. deep tiebacks; to remove up to 20 cu. yds. of upper bluff soils and add new shotcrete facing over new 400-sq.ft. area); to install new bluff area drainage apparatus and landscaping; to repair upper bluff shotcrete (previously installed pursuant to CDP A-3-PSB-02-016); to authorize after-the-fact nine soil nails embedded some 30 ft. into bluff without benefit a CDP in 2005, all located on and in the bluff, at toe of bluff, and on beach seaward of 121 Indio Drive, Sunset Palisades area, Pismo Beach. (KB-SC) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and/or this site, as is explained further in the staff report.)