

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: June 28, 2023

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **June 7-8, 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.

Brittney Cozzolino

Signature

Brittney Cozzolino
Supervisor, 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:

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 - 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, June 7, 2023

CONSENT CALENDAR – (Removed From Regular Calendar)

Application No. 1-22-1055 (Humboldt County Dept. of Public Works, Loleta)

Application of Humboldt County Department of Public Works to repair 150 ft. of Cock Robin Island Road (~Post Mile 50) damaged during winter storms of 2019 and 2017 and armor a 200-ft.-long stretch of the adjacent Eel River with a bioengineered stabilization structure consisting of rock slope protection and locally harvested willow cuttings at Cock Robin Island, Loleta, Humboldt County. (CM-A)

Application No. 2-23-0300 (Caltrans Highway 1 Rehabilitation, West Marin County)

Application of California Department of Transportation for rehabilitation of two existing segments of Highway 1 totaling approximately 12.57 miles including pavement resurfacing, curb ramp and crosswalk upgrades to meet current American with Disabilities Act (ADA) standards, culvert replacements, shoulder and guardrail work, and shoulder widening in select locations to improve bicycle access, along Highway 1 between the unincorporated communities of Point Reyes Station and Tomales in Marin County (between approx. post miles 25.93 and 33.0, and between PMs 45.0 and 50.5). (MA-LB)

EXECUTIVE DIRECTOR'S REPORT

SONGS Mitigation Program

Review and possible Commission action on the proposed 2024-2025 Work Program and Budget for technical oversight and independent monitoring under San Onofre Nuclear Generating Station mitigation program required as a condition of Permit No. 6-81-330 (Southern California Edison), San Diego County. (AB-SF)

ENFORCEMENT

Consent Cease and Desist Order No. CCC-23-CD-02 (Wildman Family Trust, Malibu, Los Angeles County)

Public hearing and Commission action on proposed administrative order directing and authorizing property owner Wildman Family Trust to 1) remove unpermitted driveways and landscaping obstructing a public parking easement, 2) remove an unpermitted private beach access walkway and other unpermitted development on property owned by the Mancuso Family Revocable Trust, 3) apply for a CDP Amendment to move a vertical public access easement and construct a public access walkway on the new vertical public access easement, and to expand the public parking easement and build a public parking lot and other improvements there, 4) open both the public parking easement and vertical public access easement in compliance with previously issued CDPs and improve them for public access, 5) apply for an after-the-fact permit for an unpermitted garage,

among other items, 6) address civil liabilities; and 7) cease and desist from undertaking additional unpermitted development at 27910, 27920, and 27856 Pacific Coast Highway, Malibu, Los Angeles County. (RM-SF)

Consent Restoration Order No. CCC-23-RO-01 (Wildman Family Trust, Malibu, Los Angeles County)

Public hearing and Commission action on proposed administrative order directing and authorizing property owner Wildman Family Trust to: 1) take restorative actions, including: removal, erosion control, remedial grading, and revegetation activities; 2) provide additional enhancement and protection of coastal resources where unpermitted development occurred; and 3) implement long-term monitoring program; to address unpermitted development, including: a private beach access walkway, at 27910 and 27920 Pacific Coast Highway, Malibu, Los Angeles County. (RM-SF)

Consent Administrative Penalty No. CCC-23-AP-01 (Wildman Family Trust, Malibu, Los Angeles County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring property owner Wildman Family Trust to move a vertical public access easement and construct a public access walkway within it, and expand a public parking easement and construct a public parking lot and other improvements within it, to resolve monetary liability for violations of the public access provisions of the Coastal Act, at 27910 and 27920 Pacific Coast Highway, Malibu, Los Angeles County. (RM-SF)

Consent Cease and Desist Order No. CCC-23-CD-03 (Mancuso Family Revocable Trust, Malibu, Los Angeles County)

Public hearing and Commission action on proposed administrative order directing and authorizing property owner Mancuso Family Revocable Trust to 1) remove unpermitted development, including an unpermitted driveway outlet blocking public access to parking on Pacific Coast Highway, 2) address civil liabilities, and 3) cease and desist from undertaking additional unpermitted development at 27920 Pacific Coast Highway, Malibu, Los Angeles County. (RM-SF)

Consent Restoration Order No. CCC-23-RO-02 (Mancuso Family Revocable Trust, Malibu, Los Angeles County)

Public hearing and Commission action on proposed administrative order directing and authorizing property owner Mancuso Family Revocable Trust to: 1) take restorative actions, including: removal, and if necessary, erosion control, remedial grading, and revegetation activities; and, if necessary, 2) implement long-term monitoring program; to address unpermitted development, including: part of an unpermitted private beach access walkway placed by the Wildman Family Trust, at 27920 Pacific Coast Highway, Malibu, Los Angeles County. (RM-SF)

Consent Administrative Penalty No. CCC-23-AP-02 (Mancuso Family Revocable Trust, Malibu, Los Angeles County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring property owner Mancuso Family Revocable Trust to pay penalties for public access

violations of the Coastal Act, at 27920 Pacific Coast Highway, Malibu, Los Angeles County. (RM-SF)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

NORTH COAST DISTRICT

Deputy Director's Report

NORTH CENTRAL COAST DISTRICT

COASTAL PERMIT APPLICATION

Application No. 2-17-0815 (Demmel Pier, Inverness)

Application by Wayne Demmel to redevelop approx. 150-ft. long private pier structure (including overwater, approx. 1,000 sq.ft. single-story building with restroom), and related development (including wastewater holding tank, foundations, stairways, parking area, etc.) on western shoreline of Tomales Bay in unincorporated Inverness area of Marin County. (HM-SF)

CENTRAL COAST DISTRICT

Deputy Director's Report

NOTICE OF IMPENDING DEVELOPMENT

SLT-NOID-0002-23 (Cambria Pines and Rancho Marino Reserves Forest Health and Vegetation Treatment Projects)

Public hearing and potential action on Notice of Impending Development submitted by the Upper Salinas-Las Tablas Resource Conservation District (RCD) for: 1) ecological restoration treatments in collaboration with the California Department of Fish and Wildlife on up to 104 acres of land within the Cambria Pines Ecological Reserve, and 2) ecological restoration treatments on up to 170 acres and shaded fuel break treatments on up to 17 acres of land within the Kenneth S. Norris Rancho Marino Reserve pursuant to the RCD's Public Works Plan applicable to northern San Luis Obispo County. (MM-SF)

SLT-NOID-0003-23 (Hearst Ranch Forest Health Project)

Public hearing and potential action on Notice of Impending Development submitted by

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the Upper Salinas-Las Tablas Resource Conservation District (RCD) for implementation by CAL FIRE in coordination with the San Luis Obispo County Fire Safe Council of ecological restoration treatments on up to 762 acres of land (up to 132 acres at San Simeon Point and up to 630 acres at Pico Creek) pursuant to the RCD's Public Works Plan applicable to northern San Luis Obispo County. (MM-SF)

THURSDAY, June 8, 2023

ADMINISTRATIVE CALENDAR

Application No. 5-22-1059 (June Landing LLC, Newport Beach)

Application of June Landing LLC to remove 10 ft. x 18 ft. floating dock, 3 ft. x 19 ft. gangway, and 4 ft. x 6 ft. pier, and construct new 10 ft. x 18 ft. floating dock, 3 ft. x 24 ft. gangway, and 6 ft. x 10 ft. pier; two existing 14-in guide piles will be reused in new locations and one 3-ft. T-pile will be removed and replaced in existing location at 3907 & 3909 Marcus Avenue, Newport Beach, Orange County. (EG-LB)

Application No. 5-22-0235 (Meyers, Newport Beach)

Application of Gary Meyers to remove 811 sq.ft. "U" shaped dock and two (2) 12 in. square concrete piles. The existing pier, gangway and one (1) 12-in. concrete pile will be reused in same locations. Also, two (2) 18-in. square concrete marina piles will be reused and relocated and one (1) new 18-in. square concrete pile will be installed. In addition, install new smaller 644 sq.ft. "L" shaped floating dock, at 22 Harbor Island, Newport Beach, Orange County. (FSY-LB)

Application No. 5-23-0015 (BASH Investments, LLC, Newport Beach)

Application of BASH Investments LLC (Attn: Alan Schnur) to remove 416 sq.ft. floating dock with three 14-in. square concrete marina piles, 60 sq.ft. gangway, and 236 sq.ft. pier with four 12-in. square concrete anchor piles, and construct new 338 sq.ft. floating dock with three relocated 14-in. concrete marina piles, 72 sq.ft. gangway, and 156 sq.ft. pier with two new 14-in. square concrete T-piles at 642 Via Lido Nord, Newport Beach, Orange County. (EG-LB)

Application No. 5-23-0121 (Drew Street Investments, LLC, Huntington Beach)

Application of Drew Street Investments LLC (Attn: Mark Monroe) to demolish 50 ft. x 5 ft. cantilevered deck and construct new 74 ft. x 5 ft. cantilevered deck with 42-in. high bird safe glass railing at 3292 Easter Circle, Huntington Beach, Orange County. (EG-LB)

Application No. 5-22-0661 (Ashwill, Newport Beach)

Application of Greg Ashwill to remove 642 sq.ft. floating dock system supported by three (3) 16-in. round piles and replace with 600 sq.ft. floating dock system supported by four (4) 16-in. square piles and one (1) 18-in square pile; 3 ft. x 24 ft. gangway will remain, at 404 Evening Star Lane, Newport Beach, Orange County. (FSY-LB)

CONSENT CALENDAR

Application No. 5-22-0386 (Santa Monica Properties LLC, Santa Monica)

Application of Santa Monica Properties LLC to convert non-conforming detached 1-story, 9-car garage structure into 2-story, 30-ft. high, 3,297 sq.ft., 4-unit ADU structure with roof decks in rear of property developed with two-story, three-building 16- unit apartment complex at 425 Ocean Avenue, Santa Monica, Los Angeles County. (VL-LB)

Application No. 5-22-0948 (Tallman, Torrance)

Application of Laurie and Andy Tallman to remodel exterior and interior of 21-ft. high, two story, 3,179 sq.ft single-family home with attached two-car garage on coastal bluff top lot at 529 Paseo de la Playa, Torrance, Los Angeles County (MR-LB)

Application No. 5-22-1037 (Cabber NB, LLC, Newport Beach)

Application of Cabber NB, LLC to remove and replace boat dock and bulkhead at subject site. Proposed boat dock changes include: to remove 8 ft. x 12 ft. rectangular boat dock float, two, 12-in. square, concrete piles, and 3 ft. x 20 ft. gangway; construct new 8-ft. x 17-ft. boat dock float, 2 new 12-in. square concrete piles, and new 3-ft. x 24-ft. gangway. Proposed bulkhead changes include: to remove failing bulkhead and construct new bulkhead comprised of Truline Pile sheet piles, topped with 2' 6" concrete coping, and 3-ft. high concrete stem wall; replacement bulkhead is proposed in same alignment as existing bulkhead, at 504 38th Street, Newport Beach, Orange County. (MV-LB)

CONSENT CALENDAR – (Removed From Regular Calendar)

City of Carpinteria LCP Amendment No. LCP-4-CPN-23-0011-1 (Formula Businesses)

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 Formula Businesses, including new Formula Business Regulations Exclusion Zone language and map, is de minimis. (SF-V)

Application No. 4-22-0862 (Ventura Yacht Club, Ventura)

Application of David Boatner, on behalf of Ventura Yacht Club, to improve and reconfigure marina, The proposed project would include: demolish, replace, and reconfigure walkway, fingers, slips, pilings, and utilities at Docks B and D resulting in loss of one existing slip, change in overall slip-mix at marina, install fire suppression system, add new ADA-compliant gangway, and use of staging area within existing marina parking lot during construction at 1755 Spinnaker Drive, Ventura, County of Ventura. (SF-V)

Local Coastal Program Amendment No. LCP-5-LGB-23-0001-1

Public hearing and action on request by City of Laguna Beach to modify the Implementation Plan/Title 25 to: 1) add new Emergency Shelter Overlay District to one parcel in the Laguna Canyon Annexation Area Specific Plan; 2) facilitate approval of agricultural employee housing in the Agriculture-Recreation zone; and, 3) streamline the approval process for housing for low income and general multifamily use in the R-3 zone, Laguna Beach, Orange County. (MV-LB)

Application 5-22-0259 (Donovan, San Clemente)

Application by James Donovan to remodel 1,365 sq.ft., 11 ft. 6 in.-tall mobile home and construct second-story addition resulting in 2,505 sq.ft., 18 ft. 6 in.-tall mobile home with 160 sq.ft. upper deck, 219 sq.ft. patio cover, and 65 sq.ft. shed on beachfront mobile home space at 1880 N. El Camino Real, Unit 85, San Clemente, Orange County. (KT-LB)

City of Encinitas LCP Amendment No. LCP-6-ENC-22-0051-3 (Appeal Period Timelines)

Concurrence with the Executive Director's determination that the request by the City of Encinitas to amend its LCP Implementation Plan to clarify and consolidate references to the City's local appeal procedure time limits for city actions on subdivisions, lot line adjustments, and other approvals, is de minimis. (JP-SD)

City of San Diego LCP Amendment No. LCP-6-SAN-22-0045-2 (Climate Action Plan Update)

Public hearing and action on request by the City of San Diego to amend its certified LCP Implementation Plan to add new Climate Action Plan Consistency Regulations; add an Urban Tree Canopy Fee; and update the Green House Gas Emissions Significance Determinations under CEQA. (ME-SD)

Application No. 6-22-0893 (Oceanside Loma Alta Slough restoration, Oceanside)

Application of City of Oceanside to implement Phase I of the Loma Alta Slough Restoration Plan including enhancement of 5.8-acres of existing marsh and transitional uplands at Loma Alta Slough, Oceanside, San Diego County. (TR-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.)

SOUTH CENTRAL COAST DISTRICT

Deputy Director's Report

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

Deputy Director's Report for LOS ANGELES County

LOCAL COASTAL PROGRAMS (LCPS)

Los Angeles Ordinance Amendment

Public hearing and action on proposed amendment to City of Los Angeles ordinance that allows the City to approve coastal development permits before certification of its LCP; amendment primarily consists of changes and clarifications related to coastal development permit public hearing and appeal processes. (JD-LB)

City of Long Beach LCP Amendment No. LCP-5-LOB-21-0088-2

Public hearing and action on request by the City of Long Beach to amend the Implementation Plan (IP) portion of the certified LCP to add enhanced density bonus regulations. (DZ-LB)

COASTAL PERMIT APPLICATION

Application No. 5-23-0383 (Naples Restaurant Group LLC, Long Beach)

Application of Naples Restaurant Group LLC (Attn: John Morris) for the temporary use and closure of public walkways, public areas, approximately 50 parking spaces, and part of the Marina Drive right-of-way north of the Boathouse on the Bay restaurant in Alamitos Bay Landing for approx. 24 hours beginning on July 3, 2023, for the Big Bang on the Bay fundraising event and fireworks display, the net proceeds of which are proposed to be entirely donated to at least 15 local Long Beach charities. Temporary development includes installation of vendor booths, DJ/concert stage, perimeter fencing for fee-ticketed block party, fireworks staging area and safety zone, and the 20-minute fireworks display would launch from a barge in Alamitos Bay, in connection with the block party at 190 N. Marina Drive, Long Beach, Los Angeles County. (SA-LB)

SOUTH COAST DISTRICT (ORANGE COUNTY)

Deputy Director's Report for ORANGE County

COASTAL PERMIT APPLICATION

Application No. 5-21-0562 (Hometown America LLC, Laguna Terrace MHP, Laguna Beach)

Application by Hometown America LLC to install 14.5-ft. high, 1,864 sq.ft. manufactured home, and 48 sq.ft. storage shed on 4,547 sq.ft. mobile home lot (Space K-53) within Laguna Terrace Mobile Home Park. Onsite and offsite revegetation/restoration is also proposed at 30802 South Coast Highway, Laguna Beach, Orange County. (MR-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.)

SAN DIEGO COAST DISTRICT

Deputy Director's Report

LOCAL COASTAL PROGRAMS (LCPS)

City of San Diego LCP Amendment No. LCP-6-BRL-22-0022-1 (Barro Logan Community Plan Update)

Public hearing and action on request by City of San Diego to adopt a comprehensive update to the certified Barrio Logan Community Plan (LUP) to separate land uses and provide new public space amenities and mobility options; and amend the Land Development Code (IP) to remove the Barrio Logan Planned District Ordinance, adopt city-wide zones, add a community overlay implementation zone to establish a transition between industrial port and residential areas, and add inclusionary housing requirements and dwelling unit protections for existing residents. (ML-SD)