

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 31, 2024

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **December 13-15, 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:

- 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 13, 2023

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 1-23-0353 (Manila Drainage Maintenance, Humboldt Co.)

Application of Manila Community Services District to maintain and enhance existing drainage system, including clearing out and creating new bioswales, replacing and adding new culverts, and installing valley gutters and rain gardens to reduce chronic flooding in the unincorporated community of Manila, Humboldt County. (AL-A)

Application No. 4-23-0215 (City of Goleta, Santa Barbara Co.)

Application of City of Goleta to perform a hazardous fuel reduction program including to remove dead/dying trees and non-native vegetation, mow grasses, and reduce fuel ladders across 78 acres at Ellwood Mesa/Sperling Preserve Open Space in the City of Goleta, County of Santa Barbara. (JH-V)

Permit No. 4-16-0333-A1 (Ventura Port District, Ventura)

Request by Ventura Port District to modify the Maintenance Dredging Program in outer and inner areas of Ventura Harbor to: (1) allow use of a temporary approximately 100-ft.-wide, 300-ft.-long, 5-ft.-tall, sand berm/containment dike (using up to approximately 1,000 cu.yds. of native beach sand and placed dredge material); (2) modify disposal locations, including to remove the nearshore area south of San Buenaventura pier; (3) modify requirements for disposal of finer grain sediment near the Santa Clara River mouth; and (4) extend project term expiration to Oct. 10, 2028; at Ventura Harbor and beach deposition sites in Ventura and Oxnard, Ventura County. (WD-V)

Permit No. 4-18-0390-A1 (City of Ventura, Ventura)

Request by City of Ventura to modify the Maintenance Dredging Program in four navigation channels in the Ventura Keys to: (1) allow use of a temporary approximately 100-ft.-wide, 300-ft.-long, 5-ft.-tall, sand berm/containment dike (using up to approximately 1,000 c.y. of native beach sand and placed dredge material); (2) modify requirements for disposal of finer grain sediment near the Santa Clara River mouth; and (3) create, use, and maintain, an Advanced Maintenance Dredging Area with a capacity of up to approximately 65,000 cu.yds., in the Ventura Keys Connecting Channel; at the Ventura

Keys channels and beach deposition sites in Ventura and Oxnard, Ventura County. (WD-V)

Permit No. 5-19-1064-A1 (US 216 Pico Owner LLC, Santa Monica)

Request by Jessica Murphy to amend previously approved permit to request approval for demolition of 24,014 sq.ft. bowling alley and 6,251 sq.ft. mixed-use building and construction of approximately 125,500 sq.ft. mixed-use project to include 186 units (19 units are affordable) and 10,640 sq.ft. of retail in five story, 54 ft. high structure; project includes 346 parking stalls in 3 levels of subterranean parking structure and 273 bicycle stalls. Previously approved CDP was for a project characterized by 105 units, 10,606 sq.ft. of retail, 229 parking stalls, 2 levels of subterranean parking and 185 bicycle stalls at 234 Pico Blvd, Santa Monica, Los Angeles County. (KT-LB)

NORTH COAST DISTRICT

COASTAL PERMIT APPLICATION.

Application No. 1-23-0773 (Caltrans, South Broadway Complete Streets, Eureka)

Application of California Department of Transportation to construct complete streets project including new Class IV separated bikeways, new traffic signal, pedestrian crossings, sidewalks, two new transit stops, and additional complete street measures along US Highway 101/Broadway Street from the southern entrance of the Bayshore Mall to the Herrick Avenue Overpass in Eureka, Humboldt County. (AS-A)

SOUTH CENTRAL COAST DISTRICT

Memorandum on Santa Barbara County's Existing Cannabis Regulations.

Information on the cannabis regulations in Santa Barbara County's certified LCP and comparison of the cannabis regulations that apply in the Coastal Zone versus the inland areas of the County. (MK-V)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT.

LOCAL COASTAL PROGRAMS (LCPS).

City of Santa Monica LUP Amendment No. LCP-5-SNM-22-0041-1.

Public hearing and action on the request by City of Santa Monica to amend the certified

Land Use Plan (LUP) to increase the permissible height and floor-to-area ratio for new development on five parcels at 101 Santa Monica Boulevard, 129 Santa Monica Boulevard, 1327 Ocean Avenue, 1333 Ocean Avenue and 1337 Ocean Avenue in downtown Santa Monica and allow approval of the Ocean Avenue Mixed-Use Development Project. (CS-LB)

COASTAL PERMIT APPLICATION.

Application 5-22-0799 (Ocean Avenue Partners, LLC and Belle Vue Plaza, Santa Monica)
Application of Ocean Avenue Partners, LLC and Belle Vue Plaza to demolish 4 mixed-use structures and 2 private parking lots; consolidate and subdivide 5 parcels resulting in 2 parcels; and construct new, 130-ft. tall, 248,570 sq. ft. mixed-use development, including 120 hotel rooms, 100 dwelling units, and 285 parking spaces, with 108,000 cu.yds. of cut and no fill proposed, at 101 and 129 Santa Monica Boulevard and 1327, 1333, and 1337 Ocean Avenue, Santa Monica, Los Angeles County. (CS-LB)

THURSDAY, December 14, 2023

CONSENT CALENDAR.

Application No. 5-23-0333 (Skylar, Huntington Beach)

Application of Ashley Skylar to remove 8 ft. x 53 ft. floating dock, 4 ft. x 19 ft. gangway, 3 ft. x 7 ft. gangway platform, two 14 in. guide piles, and to terminate an easement on north side of channel. Proposed project also involves creating new easement on south side of channel, to remove unpermitted dock system, consisting of 100 sq.ft. floating dock, 2.5 ft. x 16.5 ft. gangway and two 3 ½ in. guide piles, and construct new approximately 192 sq.ft. floating dock, 3 ft. x 14 ft. gangway, and two 14 in. guide piles. Applicant also proposes to construct new 5 ft. x 22 ft. cantilevered deck with 42 in. high steel wire cable railing, and 10 in. height extension of existing bulkhead located at 16850 Bayview 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.)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 5-22-0939 (Chaim, Newport Beach)

Application of Erez Chaim to install new 240 sq.ft. floating dock supported by two (2) 16-in. square piles, 3-ft. x 24-ft. gangway, and 120 sq.ft. pier supported by two (2) 14-in. square "T" piles, at 2266 Channel Road, Newport Beach, Orange County. (FSY-LB)

Application No. 5-23-0120 (Gage Village Residential Development LLC, Sunset Beach)

Application of Gage Village Residential Development LLC to demolish two-story fourplex with three (3) one-car garages and construct new 3-story, 35-ft. tall, detached duplex with two (2) approximately 350 sq. ft. accessory dwelling units. Each unit will be 2,642 sq.ft. and will include roof deck and 2-car garage, at 16811 14th Street, Sunset Beach, Orange County. (KT-LB)

Application 5-23-0506 (City of Newport Beach Public Works Department, Newport Beach)

Application of City of Newport Beach Public Works Department to repair and add net 103.5 sq.ft. to 10 existing, public dock systems in various locations throughout Newport Harbor, Newport Beach, Orange County. (CS-LB)

Application No. 5-23-0543 (Nucum, Huntington Beach)

Application of Thomas Nucum to remove an 8 ft. x 53 ft. floating dock, 4 ft. x 19 ft. gangway, 3 ft. x 7 ft. gangway platform, two 14 in. guide piles, and to terminate an easement on north side of the channel. Project also proposes create new easement on south side of channel, remove unpermitted swim ladder and two unpermitted 3 in. guide piles and after-the-fact approval to retain unpermitted 8 ft. x 20 ft. dock float, and construct new 3 ft. x 14 ft. gangway and two 14 in. guide piles. Applicant also proposes to construct new 5 ft. x 21 ft. cantilevered deck with 42 in. bird safe glass railing located at 16584 Bayview 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. 6-23-0285 (T-1 Associates LLC, Oceanside)

Application of T-1 Associates LLC to repair existing approximately 38 ft. long rock revetment, including restacking 120 tons of rock that has migrated onto the beach, and remove unpermitted fence on northeast side of revetment at 1101 South Pacific Street, Oceanside, San Diego County. (NI-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. 6-23-0308 (Seabluffe Village HOA, Encinitas)

Application of Seabluffe Village HOA to perform in-kind repairs to damaged concrete pile encasements at bottom of private beach access staircase at 1750 North Coast Highway 101, Encinitas, San Diego County. (JP-SD)

Permit No. 6-21-0519-A1 (Dillion & Hennenhoefer, Oceanside)

Request by Cindy Dillion and Lea Hennenhoefer to amend permit for revetment maintenance and augmentation to repair 300 sq.ft. of filter fabric, and remove unpermitted concrete wall landward of the revetment at 1301 and 1303 South Pacific Street, Oceanside, San Diego County. (NI-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.)

ENFORCEMENT REPORT

Cease and Desist Order No. CCC-23-CD-05 (Rio Del Mar Beach Island Homeowners Association, Aptos, Santa Cruz County)

Public hearing and Commission action on proposed administrative order directing and authorizing the homeowners association including the owners of the addresses from 206 Beach Drive to 300 Beach Drive, in Aptos ("RDMBI HOA") to: 1) comply with the conditions of CDP P-80-87, including

by removing unpermitted development blocking public access to the walkway lying seaward of RDMBI HOA members' properties, and by planting native sand dune plants on top of a revetment; 2) direct the members of RDMBI HOA to stop storing waste cans in the Beach Drive sidewalk, among other actions; and 3) cease and desist from undertaking further unpermitted development.

Administrative Penalty No. CCC-23-AP-04 (Rio Del Mar Beach Island Homeowners Association, Aptos, Santa Cruz County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring RDMBI HOA to pay penalties for its violations of the public access provisions of the Coastal Act, including adjacent to its members' houses.

Administrative Penalty No. CCC-23-AP3-01 (Rio Del Mar Beach Island Homeowners Association, Aptos, Santa Cruz County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring RDMBI HOA to pay penalties for its violations of the non-public access provisions of the Coastal Act, including adjacent to its members' houses.

Cease and Desist Order No. CCC-23-CD-06 (Gaurav Singh and Sonal Puri, Aptos, Santa Cruz County)

Public hearing and Commission action on proposed administrative order directing and authorizing owners of property at 202 Beach Drive, Aptos (APN 043-072-01) to: 1) remove unpermitted development, including a seawall, barriers, fencing, and signs blocking public access to the walkway immediately seaward of that property; and 2) cease and desist from undertaking further unpermitted development.

Administrative Penalty No. CCC-23-AP-05 (Gaurav Singh and Sonal Puri, Aptos, Santa Cruz County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring the owners of the property at 202 Beach Drive, Aptos to pay penalties for violations of the Coastal Act at and around that property.

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. 6-23-0342 (A.J. and Kate Pollock, Solana Beach)

Application of A.J. and Kate Pollock to construct new approx. 300 sq.ft. 1st-floor addition, new approx. 140 sq.ft. garage addition, and interior remodel to 2,866 sq.ft., 1-story single family home with basement and attached 260 sq. ft. garage on 6,021 sq.ft. blufftop lot, at 529 Pacific Ave, Solana Beach, San Diego County. (JP-SD)

FRIDAY, December 15, 2023

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT.

NORTH CENTRAL COAST DISTRICT

LOCAL COASTAL PROGRAMS (LCPS).

San Mateo County LCP Amendment No. LCP-2-SMC-23-0002-1 (Pescadero Fire Station and School).

Public hearing and potential action on request by San Mateo County to modify the LCP Land Use Plan (LUP) by: redesignating a portion of a parcel on Cloverdale Road adjacent to Pescadero Middle/High School from "Agriculture" to "Institutional"; and changing multiple LUP public works policies to (a) facilitate construction of a replacement fire station at that parcel, (b) allow the connection of the replacement fire station and the school to the existing water delivery system, and (c) identify a new fire station and the school as allowed water consuming uses, all located at Butano Cut Off near its intersection with Cloverdale Road in the unincorporated Pescadero area of San Mateo County. (IC-SF)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

LOCAL COASTAL PROGRAMS (LCPS).

City of Santa Cruz LCP Amendment No. LCP-3-STC-23-0045-2-Part A (Downtown Plan).

Public hearing and potential action on request by City of Santa Cruz to amend the LCP Implementation Plan's Downtown Plan to modify hotel and housing standards, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (KF-SC)

Santa Cruz County LCP Amendment No. LCP-3-SCO-23-0004-1-Part B (Sustainability Update).

Public hearing and potential action on request by Santa Cruz County to update the LCP to incorporate increased land use sustainability principles, including primarily making

changes to facilitate increased housing within existing developed areas able to accommodate it. (NC-SC)

PERMIT AMENDMENTS.

Application No. 3-19-1297 (17 Mile Drive Armoring, Del Monte Forest).

Application of the Pebble Beach Company to construct new roughly 1,300-foot long and up to 27-foot high textured, colored, and tied-back concrete armoring in multiple sections; construct a new nearly one-mile blufftop coastal trail segment; replace existing beach access stairs; and restore over 8 acres of dune/bluff habitats, seaward of 17 Mile Drive between Fanshell Beach and Seal Rock Beach, in the unincorporated Del Monte Forest area of Monterey County. (BA-SC)