

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105-2421
VOICE (415) 904-5200
WEB: WWW.COASTAL.CA.GOV

**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 5, 2024

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **February 7-9, 2024**. 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, February 7, 2024

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0004-23 (Ellwood Marine Terminal)

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for the demolition and removal of decommissioned oil infrastructure; tree trimming, removal, and replacement; restorative grading and habitat restoration; and installation of new public trails and access amenities at the 19.2-acre Ellwood Marine Terminal Site located on the University's North Campus at the University of California Santa Barbara, Santa Barbara County.

City of Malibu LCP Amendment No. LCP-4-MAL-21-0048-1-Part A (Wireless Communication Facilities Update)

Public hearing and action on the City of Malibu's request to amend the Implementation Plan portion of its certified LCP to modify definitions, development standards, and permit procedures related to wireless communications facilities. (DC-V)

County of Santa Barbara LCP Amendment No. LCP-4-STB-23-0007-1 (Childcare Facilities)

Public hearing and action on the County of Santa Barbara's request to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified LCP to amend sections of the IP/CZO regarding childcare facilities and make other minor corrections and revisions. (DG-V)

City of San Buenaventura LCP Amendment No. LCP-4-SBV-23-0057-1 (Accessory Dwelling Units)

Concurrence with the Executive Director's determination that the request by the City of San Buenaventura to amend the Implementation Plan portion of its certified LCP to add provisions relating to Accessory Dwelling Units to conform to new state law requirements is de minimis. (WD-V)

County of Santa Barbara LCP Amendment No. LCP-4-STB-23-0061-2 (ADU Update)

Concurrence with the Executive Director's determination that the request by the County of Santa Barbara to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO)

portion of its certified LCP to add provisions relating to Accessory Dwelling Units to conform to new state law requirements is de minimis. (DG-V)

City of San Buenaventura LCP Amendment No. LCP-4-SBV-22-0029-1 (Streamlining Procedures)

Public hearing and action on the City of San Buenaventura's request to amend the Implementation Plan portion of its certified LCP to add a new section to the City's Zoning Regulations to implement streamlining measures for the permitting process within the coastal zone and to make other minor revisions. (WD-V)

Application 5-23-0119 (Levine, Torrance)

Application of Stuart Levine to demolish the existing two-story, 3,676 sq. ft. SFR, pool and pool house, as well as unpermitted development on bluff face of the property including a concrete staircase, railroad tie pathway, retaining walls, drainage pipes and riprap; construction of new 2-story over basement 13,562 sq.ft. home with attached three car garage; and 5,227 sq.ft restoration of bluff with native coastal bluff scrub species at 425 Paseo de la Playa, Torrance, Los Angeles 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.)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

THURSDAY, February 8, 2024

ADMINISTRATIVE PERMIT

Application No. 5-23-0380 (Brittingham, Newport Beach)

Application of Kathy Brittingham to remove existing 160 sq. ft. floating dock, 490 sq. ft. pier platform, 48 sq. ft. gangway, and six concrete marina piles, as well as relocate one 12" concrete marina pile, and remove and replace one 12' concrete marina pile. Also proposes to construct new 192 sq. ft. floating dock, 396 sq. ft. pier platform, and 72 sq. ft. gangway and install two new 14" "T" piles resulting in decrease of 38 sq. ft. of overwater coverage and 4 sq. ft. of fill at 1400 Bay Front Ave, Newport Beach, Orange County. (ETP-LB)

Application No. 5-23-0416 (First Street Partners LLC, Huntington Beach)

Application of First Street Partners LLC to remove and replace a 42' long concrete deck cantilevered 5' beyond the bulkhead over harbor waters and with a 42' long concrete cantilevered deck, including a 42-in. high, bird safe railing along the perimeter of the deck at 16861 Edgewater Lane, Huntington Beach, Orange County. (MV-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Permit No. 1-87-233-A1 (Melendi, Mendocino Co.)

Request by Bob and Julie Melendi to amend previously approved permit for single family home and detached garage to (1) construct 537-sq.ft. max. 22-ft-high guest cottage addition to garage, (2) authorize after-the-fact fencing along property boundaries, and (3) remove unpermitted fencing and other development from and restore areas within public access easement and environmentally sensitive habitats at 45575 S. Caspar Dr., Mendocino, Mendocino County. (TRG-A) (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.)

City of Laguna Beach Local Coastal Program Amendment No. LCP-5-LGB-23-0038-3

Public hearing and action on request by City of Laguna Beach to modify the Implementation Plan (IP) of the certified LCP to add development standards/regulations and allow for certain one- or two-unit housing developments and urban lot splits to be approved ministerially in single-family residential zones pursuant to Senate Bill 9. (JP-LB)

City of Newport Beach Local Coastal Program Amendment No. LCP-5-NPB-22-0056-1 (Part B)

Public hearing and action regarding City of Newport Beach's request to amend the Coastal Land Use Plan (CLUP) and the Implementation Plan (IP) of the City's Certified Local Coastal Program (LCP) to increase the allowable development limit for properties located at 3300 Newport Boulevard (Lido House Hotel) and 475 32nd Street from 103,470 sq.ft. to 118,572 sq.ft.(15,103 sq.ft. increase), remove reference to a fire station, and correct a reference regarding height limits. (FSY-LB)

Application No. 5-14-1785-A2 (Lido House, LLC, Newport Beach)

Application of Lido House, LLC for an amendment to increase the site's maximum allowed gross square footage by 15,103 sq.ft. with the addition of five (5) guest cottages; enclosure of storage space; covered walkway and pre-function, breakout meeting space; greenhouse breakout sitting room and enlargement of three (3) existing guestrooms. The project also includes revised parking areas, the demolition of an existing non-functioning Fire Station and the creation of fourteen (14) public parking spaces and installation of fencing along portions of the 32nd Street and Newport Boulevard frontages. Grading will consist of 900 cu. yds. of cut, 200 cu. yds. of fill and 700 cu. yds. of export, located at 3300 Newport Boulevard and 475 32nd Street, Newport Beach, Orange County. (FSY-LB)

Application No. 5-23-0397 (City of San Clemente, San Clemente)

Application of the City of San Clemente to construct a replacement sewer lift station in a 7-ft. diameter by 28-ft. deep circular wet well with a valve vault and a meter fault connecting to the existing force main, install a 10-in. diameter overflow pipe to convey sewage flows to the existing lift station's wet well, replace approximately 217 linear ft. of damaged storm drain within the existing alignment and easement, construct approximately 168 ft. of lateral storm drain pipelines with six catch basins, repair the motor control center and steps leading to the sewer lift station electrical room, replace approximately 1,100 linear ft. of 6-in. sewer force main pipe with new 6-in. PVC pipe, conduct minor maintenance of vehicular access road, and plant 2,071 sq. ft. of native vegetation in its place near Cyprus Shore Community Building west of Avenida De Las Palmera and Calle Ariana intersection, San Clemente, Orange County. (EG-LB)

City of Oceanside LCP Amendment No. LCP-6-OCN-23-0035-1 (Coast Highway Corridor Incentive District)

Public hearing and action on request by the City of Oceanside to amend its Land Use Plan to facilitate redevelopment along Coast Highway. (TR-SD)

City of Carlsbad LCP Amendment No. LCP-6-CAR-22-0052-2 (Zoning Cleanup 2022)

Public hearing and action on request by the City of Carlsbad to amend its certified LCP Implementation Plan with various text changes and corrections to the municipal code relating to grading permit exemptions, density provisions, building height and setbacks, building separation zones, family home day care requirements, mobile home policies, personal services, employee housing, small wireless facilities, and other code changes. (CJ-SD)

City of Carlsbad LCP Amendment No. LCP-6-CAR-22-0053-2 (Housing Element Program Implementation)

Public hearing and action on request by the City of Carlsbad to amend its certified LCP Implementation Plan to add and update various sections regarding objective design standards for affordable multi-family residential projects. (CJ-SD)

Application No. 6-23-0574 (Symphony Asset Pool XVI, LLC, San Diego)

Application of Symphony Asset Pool XVI, LLC for interior and exterior remodel of Building 7 at Belmont Park to install new indoor and outdoor bar area at 3146 Mission Blvd, Mission Beach, San Diego, San Diego County. (AL-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.)

Permit No. 6-08-038-A3 (Solana Beach Sand Compatibility and Opportunistic Use Program, Solana Beach)

Request by City of Solana Beach to amend permit for opportunistic beach fill program to extend existing program 25 years, Solana Beach, San Diego County. (LC-SD)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY

COASTAL PERMIT APPLICATION

Application No. 5-18-0930 (Graham Property Management, LLC, San Clemente)

Application of Graham Property Management, LLC (on remand from judicial settlement) to construct new 3-level, 25-ft. tall above natural grade, 4,527 sq. ft. single-family home,

two garages totaling 862 sq. ft., 1,826 sq. ft. terrace/deck areas, grading for construction of semi-subterranean level, 20 caissons for stabilization of the building pad area, radiant heat barrier wall surrounding development, new cul-de-sac/fire truck turnaround with driveway cut-out, install new fire hydrant at cul-de-sac, drainage improvements, new landscaping and restoration of native vegetation on vacant 34,784 sq. ft. coastal canyon lot at 217 Vista Marina, San Clemente, Orange County. (LR-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

FRIDAY, February 9, 2024

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 9-23-0389 (Southern California Gas Company, San Luis Obispo Co.)

Application of Southern California Gas Company for removal of section of exposed gas pipeline that spans Old Creek and follow-up authorization for emergency repairs consisting of installations of 1350 ft. of replacement gas pipeline via horizontal directional drilling 24 ft. under Old Creek near Morro Strand State Beach, San Luis Obispo County. (HM-SF)

Application No. 2-24-0002 (Caltrans Broadband Network, San Mateo Co.)

Application by Caltrans to construct a portion of the statewide 'Broadband Middle Mile Network' through the installation of conduit, cable, vaults, fiber optic markers, and related development along approximately 23 miles of State Highways 1, 35, and 92 in San Mateo County. (MP-SF)

Monterey County LCP Amendment No. LCP-3-MCO-23-0043-1-Part A (Del Monte Forest Property Redesignation)

Public hearing and potential action on request by Monterey County to change the LCP land use and zoning designations of a property currently developed with a residence from Open Space Forest and Resource Conservation to Medium Density Residential, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (BA-SC)

Monterey County LCP Amendment No. LCP-3-MCO-23-0044-1-Part B (Moss Landing Property Redesignation)

Public hearing and potential action on request by Monterey County to change the LCP land use and zoning designations of a developed property in Moss Landing from Public/Quasi-Public to General Commercial, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (BA-SC)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

FEE WAIVER

Request by the National Marine Sanctuary Foundation to waive the coastal development permit application fee for a proposed project to remove large marine debris in the Greater Farallones, Monterey Bay, and Channel Islands National Marine Sanctuaries in Northern, Central and Southern California.

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT