

**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: April 18, 2024

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **April 10-12, 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, April 10, 2024**

### **CONSENT CALENDAR**

**Application No. 1-22-0358 (Parks & Rec., Stagecoach Hill Azalea Nature Trail Accessibility Improvements, Humboldt Co.)**

Application of California Department of Parks & Recreation North Coast Redwoods District to improve to accessibility standards an approx. 0.5-mile-long nature trail by widening and improving existing trail segments, decommissioning and rerouting trail segments, adding retaining walls, installing ADA-compliant parking stall, wooden bench, and signage, replacing culvert, and enhancing adjacent habitat to mitigate for rare plant impacts, at Stagecoach Hill Azalea Nature Trail, Humboldt Lagoons State Park, Humboldt County. (CM-A)

### **CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)**

**Application No. 1-22-0797 (Tebon, Humboldt County)**

Application of Scott and Jennifer Tebon to construct 3,560-sf, two-story, 2-bedroom single-family home with associated decks, porches, 630-sq.ft. garage, driveway, parking area, onsite wastewater treatment system, convert test well to production well, and approximately 1,700 cu.yds. of grading at 1316 Kane Road, 13 miles north of Trinidad, Humboldt County. (CM-A)

**Application No. 5-23-0628 (Navid Khodayari Family Trust, Pacific Palisades)**

Application of Navid Khodayari Family Trust to demolish existing approximately 4,200 sq. ft. single-family home with a detached 2-car garage and construct a new approximately 10,505 sq. ft., two-story single-family home including a 4,325 sq. ft. basement, attached 4-car garage, pool, and spa at 15851 Asilomar Blvd, Pacific Palisades, Los Angeles County. (ETP-LB)

### **NORTH COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT**

**ENERGY, OCEAN RESOURCES AND FEDERAL  
CONSISTENCY**

**DEPUTY DIRECTOR'S REPORT**

**SOUTH CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT**

**NOTICE OF IMPENDING DEVELOPMENT**

**Pepperdine University Notice of Impending Development No. PEP-NOID-0002-24  
(Firestone Fieldhouse Renovation)**

Public hearing and action on Notice of Impending Development by Pepperdine University for partial renovation and improvements to portions of the existing Firestone Fieldhouse athletics building located within the interior, developed portion of Pepperdine University's Malibu Campus, Los Angeles County. (SF-V)

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

**DEPUTY DIRECTOR'S REPORT**

**COASTAL PERMIT APPLICATION**

**Application No. A-5-VEN-21-0063 (Sutter, Venice)**

Application of 811 Ocean Front Walk LLC to demolish 1,651 sq. ft. single-family home and construct new 35 ft. tall, 5,235 sq. ft. mixed-use development with 469 sq. ft. of ground floor retail use and 4,766 sq. ft. of first, second and third-floor single-family residential use with six on-site parking spaces on 4,498 sq. ft. lot at 811 Ocean Front Walk in Venice, City of Los Angeles, Los Angeles County.

**Application No. 5-23-0210 (California Dept. Of Fish and Wildlife, Marina Del Rey)**

Application of California Department of Fish and Wildlife for after-the-fact approval of installation of 6-ft. high (4-ft. above grade) approx. 1,745 linear ft., T-post and barbless wire wildlife permeable fence along existing pedestrian walking trail within Area A of the Ballona Wetlands Ecological Reserve in Marina del Rey, 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 explained further in the staff report.)

## **THURSDAY, April 11, 2024**

### **CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)**

#### **Application No. 2-23-0879 (Schmehl SFD, Seadrift)**

Application by Mark Schmehl to renovate interior and exterior of 2,145 sq.ft. single-family home and add 90 sq.ft. addition, at 117 Dipsea Road, within private Seadrift community just upcoast of unincorporated Stinson Beach area of Marin County. (LV-SF)

### **NORTH CENTRAL COAST DISTRICT**

#### **DEPUTY DIRECTOR'S REPORT**

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

##### **Marin County LCP Amendment Number LCP-2-MAR-24-0002-1 (Short Term Rentals)**

Public hearing and potential action on request by Marin County to amend the LCP Land Use Plan to establish new short-term rental provisions, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (SR-SF)

##### **Sonoma County LCP Amendment Number LCP-2-SON-23-0042-1 (Vacation Rental Requirements)**

Public hearing and potential action on request by Sonoma County to amend the LCP Implementation Plan to establish new regulations regarding vacation rentals, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (LH-SF)

#### **PUBLIC WORKS PLAN**

##### **Public Works Plan No. PWP-2-MAR-24-0001-1 (Tomales Bay State Park Forest Health and Wildfire Resilience Public Works Plan)**

Public hearing and potential action on California State Parks' 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) in Tomales Bay State Park within the Marin County coastal zone and, if the Commission does not take final action, possible action to extend the deadline for final Commission action on the Public Works Plan. (EP-SF)

## **CENTRAL COAST DISTRICT**

### **Appeal No. A-3-PGR-22-0004 (American Tin Cannery Hotel and Commercial Project, Pacific Grove)**

Appeal by Commissioners Linda Escalante and Caryl Hart, Pacific Grove Coast Watch, Kim Akeman, Thom Akeman, Anthony Ciani, Jane Haines, and Michelle Raine of City of Pacific Grove decision granting CDP with conditions to Foursome Development Company for partial demolition and complete redevelopment and expansion of the existing American Tin Cannery commercial building to create a new 225-room hotel resort with related development (including two pools, a spa and fitness center, restaurants, banquet/meeting rooms, 290 underground and surface parking spaces, and approximately 11,000 sq.ft. of retail uses), totaling roughly 350,000 sq.ft. of total floor area; vacation of portions of the Sloat Avenue public street and Ocean View Boulevard sidewalk for private hotel use; and approximately 47,000 cu. yds. of grading, on a 5.6-acre site at 109/125 Ocean View Boulevard and 124 Central Avenue, Pacific Grove, Monterey County. (MF/KV-SC)

## FRIDAY, April 12, 2024

### ADMINISTRATIVE CALENDAR

**Application No. 5-23-0577 (Lido Isle Community Association, Newport Beach)**

Application of Lido Isle Community Association to remove and replace existing floating dock system like-for-like with new floating dock system consisting of a wooden frame instead of concrete and including four (4) less piles, at 398 Via Lido Nord, Newport Beach, Orange County. (FSY-LB)

**Application No. 5-23-0868 (Dahlstrom, Huntington Beach)**

Application of Greg Dahlstrom to remove and replace existing 383 sq. ft. floating dock with 54 sq. ft. gangway like-for-like. Two existing 16-in. guide piles to be reused in their same location at 16315 Niantic Circle, Huntington Beach, Orange County. (EG-LB)

### CONSENT CALENDAR

**Application No. 5-23-0411 (Lopez, Surfside-Seal Beach)**

Application of Jeff Lopez to demolish existing three-story 2,147 sq. ft. single-family home with attached garage and construct new 2,182 sq. ft. three-story, approximately 35 ft. high, single-family home with attached 407 sq. ft. two-car garage at 50A Surfside Avenue, Surfside – Seal Beach, Orange County. (EG-LB)

**Application No. 5-23-0672 (Olson, Newport Beach)**

Application of Robert Olson to remove two existing U-shaped floating docks with 2,077 sq. ft. of water coverage and 15 piles with 16.8 sq. ft. of fill, and install new 1,538 sq. ft. L-shaped floating dock with 10 piles and 12.5 sq. ft. of fill at 921 Via Lido Soud, Newport Beach, Orange County. (JP-LB)

### CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

**City of Newport Beach LCP Amendment No. LCP-5-NPB-22-0056-1-Part A(Density Bonus)**

Public hearing and action regarding City of Newport Beach's request to amend the Implementation Plan (IP) of the City's Certified Local Coastal Program (LCP) to incorporate standards and establish an approval process for considering density bonuses with housing development projects. (FSY-LB)

**Application No. 5-22-0860 (City of Seal Beach Public Works Dept, Seal Beach)**

Application of the City of Seal Beach to rehabilitate existing 18-inch diameter cast iron potable

water line in-place by using cured in-place pipe (CIPP) lining methods involving excavation of nine (9) pits to provide access to the existing 18-in. water main with 180 cu. yds. of cut and 180 cu. yds. of fill at 1<sup>st</sup> Street within the Los Cerritos Wetlands, Seal Beach, Orange County. (FSY-LB)

**Application No. 5-23-0291 (Caltrans State Route 1 Bicycle and Safety Improvements Project, Huntington Beach and Seal Beach)**

Application of California Department of Transportation to construct continuous 10-mile-long bicycle lane improvement project in both directions, and associated safety features. Bike lane and safety improvements include: widen existing Class II bike lane and refresh existing bike and vehicle lane delineations; high visibility striping of new Class II bike lanes, Class III shared lanes, and crosswalks; widen right-turn pockets; remove existing raised medians and construct 6,800 ft. of median concrete barrier, in order to create more shoulder width for the bike lane; reconstruction of curb ramps and sidewalks; install bike detection sensors; install signage; replace and extend guardrail to protect a traffic signal; install bike-friendly grates; remove 21 ornamental median trees; and relocate traffic signal along State Route 1 between the Santa Ana River Bridge and Anderson Street in Huntington Beach and Seal Beach.(ME-LB)

**Application No. 5-23-0701 (SCRRA & OCTA, San Clemente)**

Application of Southern California Regional Rail Authority (SCRRA) and Orange County Transportation Authority (OCTA) for continued authorization of development undertaken under emergency coastal development permit to construct approximately 250 ft. long, 12 ft. high, temporary soldier pile and timber lagging barrier wall within railroad right-of-way seaward of Casa Romantica Cultural Center and Garden at 415 Avenida Granada at Orange Subdivision Mile Post 204.6, San Clemente, Orange County. (EG-LB)

**City of San Diego LCP Amendment No. LCP-6-SAN-23-0027-2 (Housing Action Package)**

Public hearing and action on request by City of San Diego to amend its certified Local Coastal Program to amend various chapters of the Land Development Code addressing housing and accessory dwelling units to implement Senate Bill 9. (AL-SD)

**City of San Diego LCP Amendment No. LCP-6-SAN-23-0052-3 (Housing Action Package ADU Amendment)**

Concurrence with the Executive Director's determination that the request by City of San Diego to amend its certified Local Coastal Program to change the amount of time an accessory dwelling unit must be deed-restricted as very low-income or low-income housing in order to qualify for an additional accessory dwelling unit is de minimis. (AL-SD)

**Application No. A-6-ENC-22-0059 (Newman, Encinitas)**

Application of Wesley Newman to construct 3,285 sq. ft. 2-story single-family home with 1,083 sq. ft. basement garage on 7,437 sq. ft. vacant lot, at 216 Neptune Ave, Encinitas. (KC-SD)



**SOUTH COAST DISTRICT (ORANGE COUNTY)**

DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY

**SAN DIEGO COAST DISTRICT**

DEPUTY DIRECTOR'S REPORT