

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 20, 2024

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **June 12-14, 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, June 12, 2024

CONSENT CALENDAR

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0003-24 (Facilities Management Site Demolition)

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for the demolition of approximately 17 buildings within a six-acre area on the Main Campus at the University of California Santa Barbara, Santa Barbara County. (SF-V)

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0004-24 (North Hall Bicycle Parking)

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for the expansion of an existing bicycle parking area on the Main Campus at the University of California Santa Barbara, Santa Barbara County. (SF-V)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. A-5-VEN-20-0054 (HJG CA LLC, Venice)

Application of HJG CA LLC to demolish 773-sq. ft. one-story single-family home and construct new 7,495 sq. ft., two-story, 25-ft. high single-family home with basement, attached first-floor Accessory Dwelling Unit, attached two-car garage, roof deck with 9-ft. high roof access structure, swimming pool, hardscape and landscape improvements, and approximately 1,600 cu.yds. of grading on 8,206 sq. ft. lot at 717 California Avenue, Venice, City of Los Angeles, Los Angeles County. (TS-LB)

THURSDAY, June 13, 2024

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 2-23-0862 (Vista Grande Drainage Improvements, Daly City/San Francisco/San Mateo Co.)

Application by City of Daly City to modify drainage and wastewater infrastructure in the lower Vista Grande sub-basin extending into San Francisco, including measures to direct drainage to Lake Merced and to replace bluff and beach related infrastructure at the outlet on/at Fort Funston, located across the jurisdictions of City of Daly City, the City and County of San Francisco, and unincorporated San Mateo County. (OR-SF)

Application No. 2-24-0241 (Caltrans Sonoma Safety Improvements, Sonoma Co.)

Application of the California Department of Transportation to install centerline rumble strips and wet-night visibility striping, 2 biofiltration areas, modified drainage inlets, highway signage, and shoulder widening (at nearly 30 locations, to improve bicycle access and safety) along approximately 50 miles of Highway 1 through Sonoma County, between the Marin and Mendocino County lines. (MA-LB)

Application No. 3-24-0149 (801 Embarcadero Restaurant/Hotel, Morro Bay)

Application of California Coastal Investments, LLC to demolish existing building (containing restaurant and office uses) fronting on Morro Bay and along the Embarcadero, and to construct new commercial building (with ground floor retail and restaurant space and a second story 7-unit hotel), new floating docks, improved lateral and vertical accessway components, and related amenities at 801 Embarcadero in Morro Bay, San Luis Obispo County. (SM-SC)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Pacifica LCP Amendment No. LCP-2-PAC-23-0023-1 (Short-Term Rentals)

Public hearing and potential action on request by the City of Pacifica to amend the LCP

Implementation Plan's 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. (OR-SF)

DISPUTE RESOLUTION

Application No. A-2-SMC-11-041-A1-EDD (Hodge, Miramar)

Appeal by David and Hi-Jin Hodge of the Executive Director's determination that their proposed CDP amendment (to construct an ADU in a habitat restoration deed restricted area) lessens and avoids the intended effect of the CDP (pursuant to CCR § 13166), at 201 Magellan Avenue in the unincorporated Miramar area of San Mateo County. (IC-SF) (Note: the Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as referenced in the staff report.)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0028-1-Part G (Los Osos Community Plan)

Public hearing and potential action on request by San Luis Obispo County to add a Los Osos Community Plan to the LCP's Estero Area Plan, where the Community Plan is structured to address long-standing issues related to development constraints in that unincorporated community just south of Morro Bay, including related to water supply, wastewater services, and ESHA, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (RM/DJ-SC)

COASTAL PERMIT APPLICATION

Application No. 3-24-0020 (Morro Bay/Cayucos CCT, Morro Bay/Cayucos)

Application of San Luis Obispo County Department of Parks and Recreation to construct a 1.25-mile segment of the California Coastal Trail, comprised of a multi-use public recreational trail seaward of Highway 1, and to restore/enhance dune habitats between the unincorporated community of Cayucos and the City of Morro Bay in San Luis Obispo County. (RM-SC)

FRIDAY, June 14, 2024

ADMINISTRATIVE CALENDAR

Application No. 5-24-0057 (Athey, Huntington Beach)

Application of Yuko Athey to remove 10-ft., 5-in. long wood deck cantilevered 5-ft. beyond the bulkhead, and replace it with new, concrete deck of same dimensions. Also proposed to construct separate, new, 8-ft., 9-in. long concrete deck, cantilevered 5 ft. beyond the bulkhead, at 16506 Cotuit Circle, Huntington Beach, Orange County. (MV-LB)

CONSENT CALENDAR

Application No. 5-23-0178 (Bartusick & Newport Harbor Property Partners LLC, Newport Beach)

Application of Jason Bartusick and Newport Harbor Property Partners LLC to remove 302.25 sq. ft. "U" shaped shared dock with 3 ft. by 19 ft. gangway and construct new 300 sq.ft. "I" shaped shared dock with 3 ft. by 24 ft. Gangway, remove four 14 in. square concrete guide pile and install two new 12 in. steel pipe pile. The existing pier and pier platform to remain and be redecked at 335 and 337 E. Bay Front, Newport Beach, Orange County. (EG-LB)

Application No. 5-23-0330 (Inter-Pro Property Corporation, Newport Beach)

Application of Inter-Pro Property Corporation to remove two "U" shaped floating dock systems, including their gangways and pier platforms, totaling approximately 1,854 sq.ft., and construct new approximately 884 sq.ft. "U" shaped dock system and approximately 618 sq.ft. "L" shaped dock system, including gangways and pier platforms, totaling 1,502 sq.ft. Remove six 14 in. square concrete guide piles and four 14 in. square "T" piles (totaling ten piles) and install two new 14 in. square piles, three new 16 in. square piles, and two new 14 in. square "T" piles (totaling seven piles) at 520 and 522 Via Lido Nord, Newport Beach, Orange County. (EG-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. A-5-LGB-22-0060 (City of Laguna Beach, Laguna Beach)

Application of City of Laguna Beach to demolish and replace existing sewer lift station, reconstruct stairway, Anita Street end improvements, landscaping, and install permanent lifeguard tower at the Westerly Terminus of Anita Street, Public-Right-of-Way, Laguna Beach, Orange County. (JP-LB)

Application No. A-5-LGB-22-0025 (Gray, Laguna Beach)

Application of Mike & Lori Gray for the after-the-fact demolition of majority of existing home, and construct three-story, 30-ft. high, 3,546 sq.ft. single-family home and attached 605 sq.ft. garage.

The project also includes the construction of a public ADA compliant parking space within a revokable permit area at 1007 Gaviota Dr., Laguna Beach, Orange County. (JP-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.)

Application No. 5-23-0532 (University of California Natural Reserve System, Irvine)

Application of University of California Natural Reserve System for improvements to the San Joaquin Marsh, including excavation of swales, raising berms and dirt roads, and replacing pipes with slide gates to improve water distribution and water quality; project includes 8,100 cu. yds. of grading (4,500 cu. yds of cut and 3,600 cu. yds. of fill, southwest of Campus Drive and University Drive, Irvine, Orange County. (MR-LB)

ENFORCEMENT

Consent Cease and Desist Order No. CCC-24-CD-02 (Esperanza Carmel Commercial, LLC; Big Sur, Monterey County)

Public hearing and Commission action on proposed administrative order directing and authorizing owner of land in Big Sur to: 1) remove unpermitted development located on land owned by Esperanza Carmel Commercial, LLC, the County of Monterey, and adjacent privately owned APN 243-251-025, including obstructions to public access and unpermitted grading of environmentally sensitive habitat area, 2) address civil liabilities, including by recording public access and conservation easements, and providing public access amenities, and 3) cease and desist from undertaking additional unpermitted development at and around 36700 Highway One, Big Sur, Monterey County (Rocky Point Restaurant) (RM-SF)

Consent Restoration Order No. CCC-24-RO-02 (Esperanza Carmel Commercial, LLC; Big Sur, Monterey County)

Public hearing and Commission action on proposed consent administrative order directing and authorizing Esperanza Carmel Commercial, LLC to: 1) take restorative actions at the site of the unpermitted development, including: removal, erosion control, and revegetation activities; 2) provide additional mitigation and ecological enhancement where the unpermitted development occurred and on surrounding areas to address temporal losses of habitat; and 3) implement a long-term monitoring program to address impacts of unpermitted development, including: unpermitted grading and construction of structures in environmentally sensitive habitat area at and around 36700 Highway One, Big Sur, Monterey County (Rocky Point Restaurant) (RM-SF)

Consent Administrative Penalty No. CCC-24-AP-02 (Esperanza Carmel Commercial, LLC; Big Sur, Monterey County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring Esperanza Carmel Commercial, LLC to, among other things, record public access easements and provide public access amenities, to resolve penalties for violations of the public access provisions of the Coastal Act at the site, which, if unresolved, could result in the recordation of a lien on the property at 36700 Highway One, Big Sur, Monterey County (Rocky Point Restaurant) (RM-SF)

**Consent Administrative Penalty No. CCC-24-AP3-02 (Esperanza Carmel Commercial, LLC;
Big Sur, Monterey County)**

Public hearing and Commission action on proposed imposition of administrative penalties, requiring Esperanza Carmel Commercial, LLC to, among other things, record a conservation easement, to resolve penalties for violations of the resource provisions of the Coastal Act at the site, which, if unresolved, could result in the recordation of a lien on the property at 36700 Highway One, Big Sur, Monterey County (Rocky Point Restaurant) (RM-SF)

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY

LOCAL COASTAL PROGRAMS (LCPS)

City of Dana Point LCP Amendment No. LCP-5-DPT-21-0079-2 (Dana Point Harbor Hotels)

Public hearing and action on request by City of Dana Point to amend the Land Use Plan (LUP) and the Implementation Plan (IP) of the certified LCP to allow for two hotels and to modify the allotted square footage for boater service facilities and visitor-serving commercial uses in Planning Area 3 of the Dana Point Harbor Revitalization Plan in Dana Point, Orange County. (SA-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT