

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: December 20, 2024

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **December 11-13, 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, December 11, 2024

CONSENT CALENDAR

Application No. 5-24-0643 (Reinis, Hermosa Beach)

Application by Richard Reinis for major remodel of 1,415 sq.ft. of attached duplex consisting of one-story 1,265 sq.ft. primary unit, 456 sq.ft. unit above 456 sq.ft. 2-car garage; Project to include 1) remove 117 sq.ft. of habitable space from primary unit, 2) add 76 sq.ft. laundry, roof deck with railings, fire pit, hot tub and BBQ area, 3) replace stairs between existing units, window/door replacements at 626 The Strand, Hermosa Beach, Los Angeles County.

Application No. 5-24-0468 (Ennis, Venice)

Application by Thomas Ennis to demolish 4,024 sq. ft. two-story 26 ft.-4in. tall duplex and construct new 6,282 sq.ft. three-story 35 ft tall duplex with roof deck on 6,283 sq. ft. lot at 4815-4817 Ocean Front Walk in Venice, Los Angeles County. (JT-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 5-24-0231 (The Marina Trust, Venice)

Application by The Marina Trust to substantially demolish, remodel, and add to 2,500 sq. ft. 2-story single-family home on 3,800 sq. ft. beach-fronting corner lot resulting in 5,605 sq. ft., 3-story, 32 ft. 3 in. high single-family home with attached 764 sq. ft. 3-car garage, 2nd and 3rd floor balconies, 94 sq. ft. rooftop deck with 33 in. guardrails and 2 10 ft. high, 38 sq. ft. and 61 sq. ft. roof access structures; 361 cy. cut and export for semi-subterranean 1st floor; removal of encroachments into Ocean Front Walk and Reef Street public access ways, including invasive plant species, and restoration of sandy beach; construction of Ocean Front Walk public path segment along front property line; and yard improvements within front yard, side yard, and encroachment areas, including removal of one tree, construction of stairs and deck, landscaping, and installation of 42 in. high wall and gates at 4819 Ocean Front Walk, Venice, Los Angeles, Los Angeles County (DZ-LB).

City of Santa Cruz LCP Amendment LCP-3-STC-24-0050-1 (Outdoor Dining Areas)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Santa Cruz to amend its certified LCP Implementation Plan to provide standards for private outdoor dining facilities (on private land outside the public right-of-way) related to eating and/or drinking establishments is de minimis and thus should be

approved as submitted, and if the Commission objects to such determination, possible action to extend the deadline for final Commission action on the amendment. (KF-SC)

Application No. 3-24-0755 (30 Old Fisherman's Wharf, Monterey)

Application by the City of Monterey for improvements to former restaurant building over coastal waters at 30 Old Fisherman's Wharf in the City of Monterey, Monterey County (MS-SC)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Los Angeles LUP Amendment No. LCP-5-VEN-23-0037-1 (Venice Dell, Venice)

Public hearing and action regarding City of Los Angeles' request to amend the certified Venice Land Use Plan to re-designate, re-zone, and create a new subarea for 40 lots (or 2.65 acres) located on the Venice Median associated with the Venice Dell Project, in the City of Los Angeles, Venice, Los Angeles County. (CS-LB)

NEW APPEALS

Appeal No. A-5-VEN-22-0042 (Venice Dell, Venice)

Appeal by 11 appellants from City of Los Angeles decision granting approval with conditions of a local coastal development permit for the Venice Dell Community Project, including 1) demolition of a public City parking lot and private four-unit quadraplex; 2) consolidation of 40 lots and subdivision into two ground lots; and 3) construction of a new, four-story, 35-ft. tall, 103,957 sq. ft. mixed-use development with 140 affordable dwelling units and 252 public parking spaces, at 2.65 acres located on the Venice Median in the City of Los Angeles, Venice, Los Angeles County. (CS-LB)

Appeal No. A-5-VEN-24-0001 (Tiedemann Hisako, Venice)

Appeal by David Feige, Zev Weinstein, Duncan Marshall, Jud Fine and Barbara McCarren from City of Los Angeles granting permit with conditions to Hisako Tiedeman for remodel and 910 sq. ft. addition to existing 3-story single-family home with attached three-car garage, including conversion of the rear portion of structure to Accessory Dwelling Unit (ADU), resulting in 3,606 sq. ft. single-family structure with attached 717 sq. ft. ADU (actual size of local approved ADU is 1,188 sq. ft.), 1,899 sq. ft. of roof of decks and two roof access structures on a 2,650 sq. ft. lot at 10 30th Ave. in Venice, City of Los Angeles, Los Angeles County. (SV-LB)

PERMIT AMENDMENTS

Permit No. 5-91-681-A1 (Tiedemann Hisako, Venice)

Request by Hisako Tiedeman to amend permit granted with conditions for the authorization to remodel and add approx. 330 sq. ft. to existing approx. 4,700 sq. ft. single-family home with 309 sq.ft. roof deck and one 99 sq.ft. roof access structure resulting in an approx. 5,000 sq.ft. single-family home with attached 1,188 sq.ft. accessory dwelling unit, 1,899 sq. ft. of roof decks, two approx. 80 sq.ft. roof access structures, with unknown amount of grading, and an attached three-car garage on 2,650 sq.ft. lot at 10 30th Ave. in Venice, Los Angeles, Los Angeles County. (SV-LB)

COASTAL PERMIT APPLICATION

Application No. 5-22-0588 (Venice Dell, Venice)

Application of Venice Community Housing Corporation and Hollywood Community Housing Corporation for Venice Dell Community Project, including 1) demolish public City parking lot and private four-unit quadraplex; 2) consolidate 40 lots and subdivision into two ground lots; and 3) construct new, four-story, 35-ft. tall, 97,050 sq. ft. mixed-use development with 120 affordable dwelling units and 231 public parking spaces, at 2.65 acres located on the Venice Median, Venice, Los Angeles, Los Angeles County. (CS-LB)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

THURSDAY, December 12, 2024

CONSENT CALENDAR

Application No. 5-24-0348 (Caruso, Newport Beach)

Application by Rick Caruso to raise existing seawall by 2' 2" to +11.1 MLLW and construct four new tiebacks to new 20 ft deadman and two additional tiebacks to return wall on western corner; raise yard approximately 2 ft. to match height of seawall cap; project also proposes back yard improvements including: to remove two palm trees, pool, and approximately 486 sq.ft. of hardscape, construct approximately 647 sq.ft. of hardscape including patio and spa, approximately 1,840 sq.ft. of landscape (lawn), barbeque counter, and new 6-ft. fence at easterly side property line that reduces to height of 3 ft. 6 in. for the first 30 ft. from bulkhead at 2021 E Bay St. Newport Beach, Orange County. (JT-LB)

Application No. 6-23-0627 (San Diego De Anza Cove South Comfort Station, Playground, and Parking Lot Improvements, San Diego)

Application of City of San Diego to construct comfort station, reconstruct upper boat launch ramp, construct parking lot improvements for ADA accessibility, playground, stormwater system, and lighting at De Anza South, Mission Bay Park, San Diego, San Diego County. (LC-SD)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

County of Santa Barbara LCP Amendment No. LCP-4-STB-24-0027-1-Part A (Housing Bill Implementation Ordinance)

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 various sections of the IP/CZO regarding supportive housing, state density bonus law, design standards for multiple-unit and mixed-use housing, low barrier navigation centers, and permit procedures to conform to new state housing laws. (DG-V)

Local Coastal Program Amendment No. LCP-5-DPT-23-0063-1 (Housing Zoning Code Update)

Public hearing and action on the request by the City of Dana Point to amend the Implementation Plan (Zoning Code) of its certified LCP to: 1) add parking standards for Emergency Shelters; 2) remove the prohibition of manufactured homes on single-family residential lots located near development on the National Register of Historic Places; 3) update the existing definitions of Residential Care Facilities for the Elderly and Residential Facilities, and 4) establish application procedures, development standards, operational standards, and definitions for supportive housing and low barrier navigation centers; Dana Point, Orange County. (EG-LB)

Application No. A-5-LGB-19-0171 (Estafanous, Laguna Beach)

Application of Emil & Nadia Estafanous for 337 sq.ft. addition and interior remodel to existing three level, 30 ft. high (maximum height above grade), 2,140 sq.ft. single family home resulting in 2,477 sq.ft., three level, 27 ft. high (at maximum point above grade), single family home with attached two car garage, at 31893 Circle Drive, Laguna Beach, Orange County. (MV-LB)

City of Coronado LCP Amendment No. LCP-6-COR-24-0018-1 (Coronado Housing Element Update)

Public hearing and action on request by the City of Coronado to amend its certified Land Use Plan and Implementation Plan to update residential parking standards, add a Housing Element Overlay to zoning maps, and allow for by-right approval of affordable multi-family residential projects at designated sites. (ML-SD)

Application No. 6-24-0347 (Seaforth Marina Dock Replacement, San Diego)

Application of Seaforth Marina to remove 12,160 sq. ft. from two wooden docks and replace with 10,743 sq. ft. of aluminum floating docks with wood-plastic composite decking at private marina at 1717 Quivira Drive, Mission Bay Park, San Diego, San Diego County. (LC-SD)

Application No. 6-24-0480 (Del Mar Camino Del Mar Bridge Replacement, Del Mar)

Application of City of Del Mar to demolish and replace Camino Del Mar bridge over San Dieguito River with new bridge with sidewalks and bike lanes on both sides, two pedestrian overlooks on west side, temporary access roads and trestles, biofiltration tree wells, coastal access trail connections, and reconfiguration of roadway approaches and embankments, Del Mar, San Diego County. (ME-SD)

Application No. 6-20-0240-A1 (Channelside Water Resources LP, Carlsbad) Request by Channelside Water Resources LP to amend permit for maintenance dredging of up to 500,000 cu. yds. of lagoon bottom sand within existing approved dredge limits of outer basin of Agua Hedionda Lagoon and deposit on nearby beaches, to allow for two additional dredge cycles, Carlsbad, San Diego County. (CJ-SD)

NORTH CENTRAL COAST DISTRICT

COASTAL PERMIT APPLICATION

Application No. 2-24-0933 (Great Highway Vehicular Closure/Sloat Bike Lanes) Application by the City and County of San Francisco to permanently close the Upper Great Highway from Sloat Boulevard to Lincoln Way to vehicular traffic (in accordance with the recently-approved Proposition K ballot measure), to implement pedestrian safety and dune protection/restoration measures in that area and seaward of it, and to construct pedestrian safety improvements and a protected bike lane along Sloat Boulevard from the Upper Great Highway intersection to Skyline Boulevard, all on the westside of the City/County of San Francisco just inland of Ocean Beach. (LH - SF)

ENFORCEMENT

Consent Cease and Desist Order No. CCC-24-CD-03 (HMBAP, LLC; Pacific Palisades, City of Los Angeles, Los Angeles Co.)

Public hearing and Commission action on proposed administrative order directing and authorizing HMBAP, LLC, the owner of property at Assessor's Parcel Numbers ("APNs") 4416-019-029, 4416-019-030, 4416-022-042, 4416-022-043, 4416-022-044, and 4416-022-045 near Paseo Miramar Drive to: 1) remove unpermitted development; 2) continue to cease and desist from undertaking any further unpermitted development, including maintenance grading and the removal of major vegetation; 3) refrain from obstructing public access; and 4) remove soil stockpiled or placed within sensitive habitat areas, a public right of way, and along the boundary of Topanga State Park, all in Pacific Palisades, Los Angeles County. (RM-SF)

Consent Restoration Order No. CCC-24-RO-03 (HMBAP, LLC; Pacific Palisades, City of Los Angeles, Los Angeles Co.)

Public hearing and Commission action on proposed administrative order directing and authorizing HMBAP, LLC, the owner of property at Assessor's Parcel Numbers ("APNs") 4416-019-029, 4416-019-030, 4416-022-042, 4416-022-043, 4416-022-044, and 4416-022-045 near Paseo Miramar Drive, to: 1) take restorative actions at the site of the unpermitted development that occurred on and in the vicinity the above APNs, as well as within a public right of way and along the boundary of Topanga State Park, including: 1) carrying out immediate partial erosion containment measures, as well as 2) undertake a full restoration including erosion control, revegetation, and remedial grading activities; 3) provide additional mitigation and ecological enhancement where the unpermitted development occurred and on surrounding areas to address temporal losses of habitat; and 4) implement a long-term monitoring program to address impacts of unpermitted development at the site in Pacific Palisades, Los Angeles County. (RM-SF)

Administrative Penalty No. CCC-24-AP3-03 (HMBAP, LLC; Pacific Palisades, City of Los Angeles, Los Angeles Co.)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring HMBAP, LLC, the owner of property at Assessor's Parcel Numbers ("APNs") 4416-019-029, 4416-019-030, 4416-022-042, 4416-022-043, 4416-022-044, and 4416-022-045 near Paseo Miramar Drive, to pay penalties and dedicate land to resolve violations of the non-public access provisions of the Coastal Act that occurred on and in the vicinity of the above APNs, as well as within the public right of way and along the boundary of Topanga State Park, including for impacts to water quality, geological stability, and environmentally sensitive habitat area in Pacific Palisades, Los Angeles County. (RM-SF)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

FRIDAY, December 13, 2024

CONSENT CALENDAR

Report to the Commission regarding the Executive Director's review of the materials submitted by the City of Huntington Beach intended to accept and agree with the Commission's action to certify LCP Amendment No. LCP-5-HNB-24-0003-1 with suggested modifications.

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 9-24-0741 (SubCom LLC and Vero Fiber Networks, LLC, Los Angeles)

Application of SubCom LLC and Vero Fiber Networks, LLC, to install and operate one submarine fiber optic cable extending from one of four existing landing pipes through state and federal waters and terminating in the South Pacific; install and operate one ocean ground bed and a buried terrestrial conduit system to connect the landing site to a data center outside of the Coastal Zone, at Dockweiler State Beach, Los Angeles, Los Angeles County. (WD-SF)

Application No. 1-24-0244 (PG&E, Arcata Substation Fence Replacement, Arcata)

Application by Pacific Gas and Electric Company to replace 626-ft.-long, 8-ft.-high perimeter non-compliant chain-link safety fence with new 10- to 15-ft.-high fire-retardant Shakespeare fence, install ~250-sf battery enclosure and four Potential Transformers, and remove trees and trim ~700 sq.ft. of vegetation around the substation, including along Jolly Giant Creek, at 621 I Street, Arcata. (BJ-A)

Application No. 1-24-0406 (Caltrans, Highway 101 Drainage Project, Humboldt County)

Application by California Department of Transportation to (1) rehabilitate drainage systems at 39 locations by replacing and upgrading culverts and related infrastructure, regrading drainage channels, and other improvements, and (2) construct or repair elements of Transportation Management Systems at 10 locations, including but not limited to, changeable message signs, controller cabinets, and other elements, along a ~53-mile segment of Highway 101 from Loleta (Post Mile 65.23) to Orick (PM 117.89), Humboldt County. (AS-A)

Permit No. 1-90-104-A5 (City of Eureka, Palco Marsh Enhancement Project Amendment, Eureka)

Request by City of Eureka to amend permit granted for the Palco Marsh Enhancement Project to authorize portions of the City's larger Flood Reduction and Sea Level Rise Resiliency Project within and around Palco Marsh, including: (1) discharge redirected partially treated stormwater into the marsh; (2) upgrade existing stormwater infrastructure at north end of marsh and add a trash capture device; (3) enhance the tidal prism and estuarine habitats within the marsh by dredging

new and deepening existing tidal channels and placing excavated sediments on the marsh plain;
and (4) upgrade drainage infrastructure between the marsh and Humboldt Bay, between Broadway
Street (Highway 101) and Humboldt Bay, south of Del Norte Street, Eureka. (AL-A)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT