

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: November 27, 2024

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **November 13-15, 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, November 13, 2024

EXECUTIVE DIRECTOR'S REPORT

Sea Level Rise Policy Guidance

Public hearing and possible Commission action on the 2024 Update to the Sea Level Rise Policy Guidance to reflect: 1) evolving best available science; 2) integration of environmental justice principles and planning considerations; and 3) guidelines regarding updating Local Coastal Programs consistent with SB 272. (KD-SF)

CONSENT CALENDAR

Application No. 5-24-0218 (City of Santa Monica, Santa Monica)

Application by City of Santa Monica to replace the Santa Monica Pier Bridge with a seismically safe bridge for continued vehicle, bicycle, and pedestrian use of the Santa Monica Pier. Santa Monica, Los Angeles County (JS-LB)

Application No. 5-24-0294 (Lola HB Properties, LLC, Hermosa Beach)

Application by Lola HB Properties, LLC to demolish two-story, 2,321 sq. ft. single-family home, and construct new three-story, 24.82-ft. tall, 1,491 sq. ft. single-family home with attached two-car garage and one guest parking space at 2840 The Strand, Hermosa Beach, Los Angeles County. (JT-LB)

Application No. 5-24-0486 (123 West Pomona, LLC, Hermosa Beach)

Application by 123 West Pomona to convert existing attached garage into 349 sq. ft. one-bedroom accessory dwelling unit in two-story detached 21 ft. 4 in. tall duplex, removing two covered parking spaces leaving two spaces at 247 Manhattan Ave, Hermosa Beach, Los Angeles County. (JT-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 9-23-0807 (Mad River Slough Shellfish Nursery, Arcata)

Application by Mad River Slough Shellfish Nursery to install and operate a floating upwelling system and pump raft in Mad River Slough, Arcata Bay, and restart an existing upland facility for setting and maturing shellfish seed at 6210 Lanphere Rd., Arcata, Humboldt County. (JK-SF)

Application No. 4-24-0707 (CDFW Fisheries Restoration Grant Program, Maria Ygnacio Fish Passage Project, Santa Barbara Co. and Elk Creek Beaver Dam Analogue Project, Del Norte Co.)

Application by California Department of Fish & Wildlife (CDFW) to implement a fisheries restoration project funded through the Fisheries Restoration Grant Program, consisting of two parts: (1) reconstruct ~ 300 lin. ft. of creek channel and improve migration of southern steelhead trout by removing a portion of the grouted rock slope protection below the Patterson Avenue bridge and replacing it with a fish-friendly concrete channel lined with engineered streambed material in Maria Ygnacio Creek, Santa Barbara County; enhance ~400 lin. ft. of stream habitat by installing 8 beaver dam analogue structures and enhance ~1,200 lin. ft. of riparian habitat to restore juvenile rearing habitat for salmonids within Elk Creek, and install 2,000 ft. of cattle exclusion fencing along Elk Creek, inland of Crescent City in Del Norte County. (EP-SD)

Application No. 5-24-0125 (Burton & Jones, Hermosa Beach)

Application by Burton & Jones to demolish existing 2,192 sq. ft. duplex and detached garage on 2,856 sq. ft. lot and construct new, three-story 4,456 sq.ft. structure of two residential units with attached garage consisting of a 2,314 sq. ft. unit and a 1,779 sq. ft. unit, with attached 478 sq.ft., two-car garage, unenclosed guest parking space, and grading (66 cy. of cut) at 52 18th Street, Hermosa Beach, Los Angeles County. (JT-LB)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

POST LCP JURISDICTION MAP

Revised City of Oxnard Post LCP Certification Permit and Appeal Jurisdiction Map

Public hearing and action on revised map that depicts areas within the City of Oxnard that are subject to the Commission's permit and appeal jurisdiction after transfer of permit authority pursuant to Coastal Act Section 30613. (GB/EE-SF)

NOTICE OF IMPENDING DEVELOPMENT

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0008-24 (Lagoon Road)

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for after-the-fact approval of the placement and limited-term retention of 300 sandbags for erosion protection on the seaward side of the southern extent of Lagoon Road at Campus Point Beach at the University of California Santa Barbara, Santa Barbara County. (SF-V)

(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.)

COASTAL PERMIT APPLICATIONS

Application No. 4-24-0418 (Ventura Port District, Ventura)

Application by Ventura Port District for implementation of paid parking management plan and placement of parking fee signs and kiosk for the Harbor Cove Beach parking lot, converting all parking spaces into paid parking subject to a \$1 per hour fee or a \$10 day pass. The fee will be required from 10:00 AM to 8:00 PM on Fridays, Saturdays, Sundays, and Holidays, Ventura Harbor, City of Ventura, Ventura County. (BL-V)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

THURSDAY, November 14, 2024

CONSENT CALENDAR

Application No. 1-14-0635 (Brown, Mendocino Co.)

Application by Steve & Tina Brown for improvements to Westport Beach RV Park including (1) proposed stormwater management features along campground access road, and (2) authorizing after-the fact grading and temporary stockpiles, 120-sq.ft. shed; and 144-sq.ft. entry booth, located 1 mile north of Westport, Mendocino County. (TG-A) (Note: The Commission's enforcement division has opened an investigation into Coastal Act violations associated with this item and site, as is explained further in the staff report.)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Santa Cruz County LCP Amendment No. LCP-3-SCO-24-0040-1 (Cannabis Updates)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by Santa Cruz County to amend its certified LCP Implementation Plan to clarify and update the required setbacks for commercial cannabis cultivation in the Commercial Agriculture zoning district 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. (NC-SC)

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

Sonoma County Local Coastal Program Amendment Number LCP-2-SON-23-0058-2 (Land Use Plan Update)

Public hearing and potential action on request by Sonoma County to comprehensively update the LCP Land Use Plan, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (SR/LH - SF)

New Appeals

Appeal No. A-2-SMC-24-0010 (Caltrans Roadway Rehabilitation Project, San Mateo Co.)

Appeal by Kathryn Slater-Carter of San Mateo County decision granting permit with conditions for the portion of the Caltrans' Highway 1 Multi-Asset Roadway Rehabilitation project in the

unincorporated county near Half Moon Bay, including pavement rehabilitation, “complete street” elements, Class II bike lanes (replacing existing parking), and other related roadway improvements along Highway 1 between postmiles 31.1 and 34.8 in unincorporated San Mateo County. (MA-LB)

Appeal No. A-2-HMB-24-0025 (Caltrans Roadway Rehabilitation Project, Half Moon Bay)

Appeal by Jane Lewis and Paul Nagengast of Half Moon Bay decision granting permit with conditions for the portion of the Caltrans’ Highway 1 Multi-Asset Roadway Rehabilitation project in the City, including pavement rehabilitation, “complete street” elements, Class II bike lanes (replacing existing parking), and other related roadway improvements along Highway 1 between postmiles 27.5 and 31.1 in the City of Half Moon Bay, San Mateo County. (MA-LB)

COASTAL PERMIT APPLICATIONS

Application No. 2-21-0912 (SFPUC Ocean Beach Armoring, San Francisco)

Application by the San Francisco Public Utilities Commission (SFPUC) to remove temporarily authorized armoring; to close and demolish the Great Highway; to construct a SFPUC-only service road; to construct a public recreational pathway, beach access stairway, parking lot, and restrooms; to construct new intersection improvements (at Sloat/Great Highway, Sloat/47th Avenue, and Great Highway/Skyline intersections); to construct a buried seawall and related armoring (to protect subsurface wastewater infrastructure); and to enhance/restore dune and related habitats; all along nearly a mile of shoreline between Sloat and Skyline Boulevards and seaward of the San Francisco Zoo and SFPUC’s Westside Pump Station and Oceanside Water Pollution Control Plant in the City and County of San Francisco. (SR/LH – 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.)

Application No. 2-24-0786 (Lagunitas Creek Bridge Replacement, Point Reyes Station)

Application by Caltrans to demolish and replace the existing two-lane Highway 1 bridge crossing over Lagunitas Creek with a 162-ft.-long and 42.2-ft.-wide three-span, precast concrete bridge, including permeation grouting, large woody debris creek enhancement, cycling lane shoulders, widened pedestrian crossing, sidewalks, other related improvements, and habitat and trail restoration, all along Highway 1 (between postmiles 28.3 and 28.7) within and just south of the unincorporated town of Point Reyes Station, Marin County. (MA-LB)

Application No. 2-24-0867 (Wildlands Conservancy Access Improvements, Bodega Bay)

Application of The Wildlands Conservancy to improve a network of approximately five miles of public access trails leading to overlooks, kayak access points to the Estero Americano, and a public restroom, all on the 547-acre Estero Ranch site at 2000 Estero Lane, Bodega Bay, Sonoma County. (ES-LB) (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

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

FRIDAY, November 15, 2024

ADMINISTRATIVE CALENDAR

Application No. 5-23-0726 (Flores, Newport Beach)

Application by Richard Flores to remove and replace existing 192 sq. ft. floating dock with new 192 sq. ft. floating dock, including relocation of two existing 12-in square concrete guide piles and existing 3-ft x 24-ft gangway. The existing pier approach and pier platform supported by three, 14-in diameter concrete "T" piles will remain, at 1111 N. Bay Front, Newport Beach, Orange County. (FSY-LB)

Application No. 5-23-0747 (J Cubed Properties LLC, Newport Beach)

Application by J Cubed Properties LLC to remove existing 192 sq. ft. dock float and 70 sq. ft. gangway and install new 190 sq. ft. dock float, 72 sq. ft. gangway, and 16 sq. ft. pier platform extension including relocation of two concrete marina piles proposing no change to fill at 419 Edgewater Ave, Newport Beach, Orange County. (JP-LB)

Application No. 5-24-0502 (Emerald Dreams LLC, Huntington Beach)

Application by Emerald Dreams LLC to remove existing "L" shaped boat dock and replace with new 67'7" by 8'7" and 71'7" "L" boat dock float with two 3' by 17.5' gangways. Three 15" diameter piles are to remain in place and be re-used. Project will increase overwater coverage by 230 sq. ft. on the in the interior, landward side of the dock at 16355 Maruffa Circle, Huntington Beach, Orange County. (MV-LB)

CONSENT CALENDAR

Application No. 5-21-0874 (Campbell, Newport Beach)

Application by Argyle Campbell to remove existing 658 sq. ft. floating dock supported by three, 14-in square guide piles, 72 sq. ft. gangway, 188 sq. ft. pier approach and pier platform supported by four, 12-in square piles and a 14-in diameter "T" pile. install 400 sq. ft. floating dock supported by two, 14-in square guide piles, 72 sq. ft. gangway, 249 sq. ft. pier approach and pier platform supported by two, 14-in diameter "T" piles. The applicant is also seeking After-the-Fact approval for removal of an existing deck and stairway on sandy beach and installation of rear deck supported by four, 2-ft diameter caissons, located at 605 Via Lido Soud, Newport Beach, Orange County. (FSY-LB)

Application No. 5-24-0120 (Ron Tarbell Living Trust, San Clemente)

Application by Ron Tarbell Living Trust to remove existing 1,213-sq. ft. one-story, 14 ft. 2 in. -tall mobile/manufactured home and replace with new 1,312-sq. ft., one-story, 15 ft. 8 in.-tall mobile/manufactured home with a 6 ft.-tall fence, a 659 sq. ft. patio, and front yard planters on a

beachfront mobile/manufactured home space at 1880 N. El Camino Real, Unit 24, San Clemente, Orange County. (EG-LB)

Application No. 5-24-0361 (Talbot Revocable Trust, Surfside - Seal Beach)

Application by Talbot Revocable Trust to demolish existing two-story 849 sq. ft. single-family home with attached garage and construct new 2,656 sq. ft. three-story approximately 35-ft. high single-family home with attached 363 sq. ft. two-car garage and 932 sq. ft. roof-top deck at 94A Surfside Ave., Surfside - Seal Beach, Orange County. (EG-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 5-24-0094 (Ava Equities LLC, Laguna Beach)

Application of Ava Equities LLC to remodel existing three-story single-family home including 345 sq. ft. addition, replace existing retaining walls, new rooftop deck, new garage, new 571 sq. ft. Accessory Dwelling Unit, patio expansion, and landscaping throughout proposing 528 cu. yds. of cut and 18 cu. yds. of fill with no change to the existing height of the structure at 10 N La Senda Drive, Laguna Beach, Orange County. (JP-LB)

Application No. 6-24-0382 (California Dept. of Parks and Recreation Torrey Pines stairway, San Diego)

Application of California Depart. of Parks and Recreation to construct an approx. 40-ft. long above-grade public beach access stairway to replace an existing at-grade stairway at Torrey Pines State Natural Reserve, 12600 N Torrey Pines Rd, San Diego, San Diego County. (AL-SD)

Application No. 6-24-0479 (California Dept. of Parks and Recreation Cardiff State Beach parking lot revetment, Encinitas)

Application of California Dept. of Parks and Recreation to retain an approx. 190-ft. long revetment consisting of approx. 1,200 tons of 3-ton rock, 615 tons of 0.25-ton underlayer rock, and 16,000 sq. ft. of geotextile fabric as a follow-up to emergency action at Cardiff State Beach, Highway 101, Encinitas, San Diego County (AL-SD)

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

Request for the Executive Director's Determination of the City of Laguna Beach's Interpretation of Categorical Exclusion Order E-93-1. (MV-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT