

**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 7, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **March 12-14, 2025**. 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.

*Shana Gray*

Signature

Shana Gray  
Deputy Director, 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, March 12, 2025**

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

#### **Application No. 2-24-0763 (Munro SFD, Stinson Beach)**

Application by Julie Munro to demolish existing upper and lower decks; construct a newly configured upper deck; replace the lower deck, an existing retaining wall, and existing front fencing, all in kind; and add a new spa and floating dock on a parcel developed with a single-family home at 161 Seadrift Road in the Seadrift subdivision of Stinson Beach, Marin County. (LV-SF)

#### **Notice of Impending Development No. MCO-NOID-0001-25 (Alila Ventana Big Sur Vegetation Management Project, Big Sur)**

Public hearing and potential action on Notice of Impending Development submitted by the Resource Conservation District of Monterey County pursuant to the Monterey County Forest Health and Fire Resilience Public Works Plan for ecological restoration (approximately 39 acres), defensible space (approximately 20 acres), and electrical distribution line (approximately 3 acres) treatments at the Alila Ventana Big Sur Resort, located at 48123 Highway 1 in the unincorporated Big Sur area of Monterey County. (SA-LB) (NOTE: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item, as is explained further in the staff report.)

#### **Application No. 3-25-0079 (Beach Management Plan, Santa Cruz)**

Application by the City of Santa Cruz to authorize the City's Beach Management Plan for the next 5 years, including minor updates and clarifying changes to allowable uses and overall recreation management, at Cowell and Main Beaches between San Lorenzo Point and Collins Cove in the City of Santa Cruz, Santa Cruz County. (KF-SC)

### **NORTH CENTRAL COAST DISTRICT**

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

### **CENTRAL COAST DISTRICT**

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

## **COASTAL PERMIT APPLICATION**

### **Application No. 3-24-0550 (Caltrans' Highway 1 Sign/Speed Limit Project, Big Sur)**

Application by Caltrans to remove, install, and/or replace Highway 1 road signage along an approximately 55-mile stretch of Highway 1 in Big Sur (from the San Luis Obispo/Monterey County line to approximately one-mile north of the Point Sur Naval Facility), resulting in an overall reduction in highway signs, and to decrease the speed limit in select locations, in the unincorporated Big Sur area of Monterey County. (ES-LB)

### **Application No. 3-24-0747 (Caltrans' Mud Creek Landslide Highway 1 Stabilization Project, Big Sur)**

Application by Caltrans to recognize emergency work completed to stabilize the Mud Creek Landslide along Highway 1 in Big Sur (including extensive grading, access roads and catchment basins, shoreline armoring, and redevelopment of the highway) as well as to allow new proposed development (including highway realignment, concrete barriers/guardrails, visual screening, drainage improvements, and revegetation) in the unincorporated Big Sur area of southern Monterey County. (ES-LB)

## THURSDAY, March 13, 2025

### ADMINISTRATIVE CALENDAR

**Application No. 5-24-1052 (Andrew Cohn, Newport Beach)**

Application by Andrew Cohn to remove existing 527 sq. ft floating dock and install new 447sq. ft. floating dock, at 231 Via Lido Soud., Newport Beach, Orange County. (DC-LB)

### CONSENT CALENDAR

**Application No. 5-23-0195 (Cooper, Newport Beach)**

Application by Will Cooper to remove 729 sq. ft. dock system with 16 guide piles and construct new 694 sq. ft. dock system with seven guide piles, resulting in a 35 sq. ft. reduction in overwater coverage and 8.6 sq. ft. reduction of fill at 546 S. Bay Front, Newport Beach, Orange County (EG-LB)

**Application No. 5-24-0034 (Gross, Laguna Beach)**

Application by Jeffrey Gross to demolish 6,845 sq. ft. single-family home and attached garage and construct new 6,071 sq. ft. two-story single-family home and attached garage, new pool and spa, retaining walls, and 6,135 sq. ft. of landscaping, proposing 2,789 cu. yds. of cut and 270 cu. yds. of fill at 2471 Riviera Drive, Laguna Beach, Orange County. (JP-LB)

**Application No. 5-24-0106 (Lowe, Newport Beach)**

Application by Bryan Lowe to remove 761 sq. ft. floating dock system, 788 sq. ft. floating dock system and 10 concrete piles and install new 1,132 sq. ft. floating dock system and 4 concrete piles, resulting in 417 sq. ft. reduction in overwater coverage and a 7.3 sq. ft. reduction of fill at 130 S. Bay Front, Newport Beach, Orange County. (JP-LB)

**Application No. 5-24-0359 (Bay House 2100 LLC, Newport Beach)**

Application by Bay House 2100, LLC for repair and maintenance to existing seawalls, including: to install 12 new tiebacks, two new caissons, and a 2.2-ft. tall wall cap, and construct two new 132 sq. ft. trench drains with no cut or fill proposed, at 2100 and 2102 E. Balboa Boulevard, Newport Beach, Orange County. (CS-LB)

**Application No. 6-24-0461 (Campland, LLC, San Diego)**

Application of Campland LLC to install a 1-story, approx. 900 sq. ft. building and adjacent approx. 1,400 sq. ft. fenced outdoor equipment storage area to replace previous structures destroyed by fire within the Campland leasehold at 2211 Pacific Beach Drive, Mission Bay, San Diego, San Diego County. (AL-SD)

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

### **City of Trinidad LCP Amendment No. LCP-1-TRN-24-0049-2 (Narelle Redesignation/Rezone)**

Public hearing and action on request by City of Trinidad for land use and zoning designation change and associated map changes from Public & Religious (PR) to Suburban Residential (SR) for APN 515-331-016 located at 12 Berry Road, Trinidad, Humboldt County, and if the Commission does not take final action, possible action to extend deadline for final Commission action on the amendment. (RJ-A)

### **City of Carlsbad LCP Amendment No. LCP-6-CVR-23-0051-1 (Village & Barrio Master Plan Objective Design Standards)**

Public hearing and action on the request by City of Carlsbad to amend its Village & Barrio Master Plan (part of certified Land Use Plan and Implementation Plan) to establish objective design standards for multifamily housing and mixed-use housing projects in the Village and Barrio neighborhoods. (CJ-SD)

### **Application No. 6-24-0262 (Connor and Setiadi, Solana Beach)**

Application of Steven Connor and Esther Setiadi to construct 3,638 sq. ft. 2-story single-family home with attached 787 sq. ft. garage on 27,442 sq. ft. vacant lot at 959 Highland Drive, Solana Beach, San Diego County. (LC-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.)

### **Application No. 6-08-110-A4 (Encinitas SCoup, Encinitas)**

Request by City of Encinitas to amend permit for opportunistic beach fill program to extend existing program an additional 10 years, Encinitas, San Diego County. (CP-SD)

## **ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY**

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

### **NORTH COAST DISTRICT**

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

### **SOUTH COAST DISTRICT (ORANGE COUNTY)**

## **DEPUTY DIRECTOR'S REPORT**

### **COASTAL PERMIT APPLICATION**

#### **Application No. 5-23-0233 (Los Cerritos Wetlands Authority, Seal Beach)**

Application by the Los Cerritos Wetlands Authority for two-phase wetlands restoration project of the Lower/Southern Los Cerritos Wetlands, a 103.54-acre site of prior oil operation lands to subtidal, salt marsh, transitional, and upland habitats including remediation or containment of contaminated soil, grading, habitat restoration, replacement of existing culvert along Hellman Channel with a larger culvert, creation of new secondary tidal channels through the wetlands, construction of new public access opportunities including tribal access, parking and trails, interpretive signage, construction of flood management elements, raising of the existing road (1st Street) through the wetlands, and undergrounding of power transmission lines along the road, at 1<sup>st</sup> Street and Pacific Coast Hwy, Seal Beach, Orange County. (LR-LB)

## **SAN DIEGO COAST DISTRICT**

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

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

##### **City of Del Mar LCP Amendment No. LCP-6-DMR-23-0001-2 (ADU Update)**

Public hearing and action on request by City of Del Mar to amend its certified Implementation Plan to update ADU provisions. (SL-SD)

## **FRIDAY, March 14, 2025**

### **CONSENT CALENDAR**

**Application No. 5-23-0788 (2324-2326 Pacific Ave LLC, Venice)**

Application of 2324-2326 Pacific Ave LLC to convert non-conforming 1,935 sq. ft. 8-car garage to three 600 sq. ft. attached ADUs within existing 12-unit apartment structure at 2324-2326 Pacific Avenue, Venice, Los Angeles, Los Angeles County. (VL-LB)

**Application No. 5-23-0915 (Los Angeles County Sanitation Districts Cathodic Protection Repair, Los Angeles Co.)**

Application by the Los Angeles County Sanitation Districts No. 2 to replace and upgrade cathodic protection systems on three existing ocean outfall pipelines offshore of Royal Palms Beach, City of Los Angeles. The project includes the removal and replacement of approximately 224 anodes on the 72-inch outfall, 382 anodes on the 90-inch outfall, and 37 anodes on the 120-inch outfall, with work conducted to ensure the ongoing structural integrity of the pipelines and protection against corrosion. (BQ-LB)

**Pepperdine University Notice of Impending Development No. PEP-NOID-0009-24 (Utility Infrastructure Relocation)**

Public hearing and action on Notice of Impending Development by Pepperdine University for the transfer, relocation, and consolidation of existing electrical and mechanical utility infrastructure to a new concrete utility pad within the existing developed Campus core, just north of the existing baseball stadium at Pepperdine University's Malibu Campus, Los Angeles County. (BL-V)

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

**City of Carpinteria LCP Amendment No. LCP-4-CPN-24-0066-1 (Housing Element Rezones)**

Public hearing and action on the City of Carpinteria's request to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified LCP regarding the establishment of a new residential / mixed use (RMU) zoning district, the rezoning of several sites to "RMU", and the establishment of objective design standards for projects qualifying for streamlined/ministerial review under State law. (SF-V)

**City of Long Beach LCP Amendment No. LCP-5-LOB-24-0067-2**

Public hearing to determine whether the Commission concurs with the Executive Director's

determination that the request by City of Long Beach to amend its certified LCP Implementation Plan to establish new regulations for adult-use cannabis delivery-only dispensaries 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. (VL-LB)

**Application No. 5-24-0365 (Side Hustle Holdings, LLC, Venice)**

Application by Side Hustle Holdings, LLC for after-the-fact approval to demolish existing 958 sq. ft. 1-story single-family home and 1-car detached garage on 2,706 sq. ft lot, and construct new 2,258 sq. ft., 2-story, 27 ft. 5 in. high single-family home on elevated crawl space for flood clearance with an attached at-grade 381 sq. ft. 2-car garage and a 334 sq. ft. rooftop deck with 42 in. guardrails; 152 cy. cut and 152 cy. fill; and yard improvements at 2420 Ocean Avenue, Venice, Los Angeles, Los Angeles County. (JD-LB)

## **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-SNP-24-0027/5-24-0054 (Kiss, San Pedro)**

Application by Frank Kiss to construct new two-story, 26 foot tall, 1,885 sq.ft. single-family home with basement, two car garage, pool, and private road providing legal frontage and access to the property, and total grading of 900 cu. yds. on 5,735 sq.ft. vacant lot at 1482 Hamilton Avenue, San Pedro, Los Angeles, Los Angeles County. (VL-LB)

**Application No. A-5-SNP-24-0028/5-24-0576 (ACS Investments, LLC, San Pedro)**

Application of ACS Investments, LLC to construct new two-story, 26 ft. tall 2,450 sq.ft. single-family home with basement, two car garage, and private street providing legal frontage and access to the properties, and total grading of 980 cu. yds. on 5,592 sq.ft. vacant lot at 1486 Hamilton Avenue, San Pedro, Los Angeles, Los Angeles County. (VL-LB)

**Application No. 5-24-0471 (Marvin Braude Bike Trail Repair, Pacific Palisades)**

Application by the County of Los Angeles Dept. of Public Works to repair and realign a portion of the Marvin Braude Bicycle Trail by removing existing damaged path, 275 cu. yds. of grading for construction of new landward concrete path segment, 7,600 cu. yds. grading of Santa Monica Channel, reuse of excavated material on site, 130 linear ft. of metal sheet piles on either side of the channel outlet to be buried in sand and routine channel maintenance after storm events in the City of Los Angeles, Los Angeles County. (JT-LB)