

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, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **April 9-11, 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:

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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 9, 2025

ADMINISTRATIVE CALENDAR

Application No. 5-24-0802 (Shahbaz Family Trust, Newport Beach)

Application of Shahbaz Family Trust to remove and replace 5-foot x 30-ft. deck cantilevered from the bulkhead like-for-like, located at 51 Linda, Newport Beach, Orange County. (FSY-LB)

Application No. 5-24-0832 (777 Seaview Island LLC, Newport Beach)

Application of 777 Seaview Island LLC to remove 152 sq. ft. floating dock and 16 sq. ft. pier and construct new 162 sq. ft. floating dock. The existing 3 ft. x 24 ft. gangway will be relocated. Two existing 12-in guide piles will be reused in new locations and one 14-in. T-pile will be removed. The proposed project will result in 6 sq. ft. reduction in overwater coverage and 1.36 sq. ft. reduction of fill at 515 36th St., Newport Beach, Orange County (EG-LB)

Application No. 5-24-0843 (Fletcher, Newport Beach)

Application of Michael Fletcher to remove and replace 360 sq. ft. floating dock supported by two-14-in. pipe piles and 57 sq. ft. gangway with a 379 sq. ft. dock supported by two-14-in. pipe piles and 72 sq. ft. gangway, located at 439 Harbor Island Drive, Newport Beach, Orange County. (FSY-LB)

CONSENT CALENDAR

Application No. 6-25-0019 (USS Midway Museum, San Diego)

Application of USS Midway Museum to replace Brow No. 4 with a 42 ft. long, 5 ft. 6 in. wide brow and add 36 ft. 6 in. tall elevator and stair structure on Navy Pier at 910 N. Harbor Drive, San Diego, San Diego County. (ML-SD)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 1-23-0084 (Humboldt County Public Works Department, Lower Bear Creek Habitat Enhancement Project, Humboldt Co.)

Application of Humboldt County Public Works Department in coordination with Mattole Salmon Group and Bureau of Land Management to implement Lower Bear Creek Habitat Enhancement Project involving (1) realigning ~2,000 ft. of Lower Bear Creek and installing large woody debris in realigned channel for fish and wildlife habitat improvement purposes, and (2) raising portions of Lighthouse Road and existing private driveway and installing new culvert and bridge crossings in road and driveway for flood resiliency and to

accommodate creek realignment, along Lower Bear Creek and Lighthouse Road near Mattole River estuary, ~4 miles southwest of Petrolia, Humboldt County. (CM-A)

Application 5-24-0207 (Dunnwald, San Clemente)

Application of Lawrence and Joelle Dunnwald to demolish 1,909 sq. ft. single story, single family home with attached garage and construct new 3,665 sq. ft., 25 ft. high, two story single family home over 2,112 sq. ft. basement, (for total square footage of 5,767 sq. ft.), with attached 626 sq. ft., three-car garage, 420 sq. ft. first floor covered patio and 736 sq. ft. covered second floor balcony at the seaward side of the home, 557 sq. ft. of additional hardscape, 611 sq. ft. of landscaped area, 333 cu. yds. of fill and 1,033 cu. yds. of cut, and pool on 9,832 sq. ft. coastal bluff lot, at 1816 Calle de los Alamos, San Clemente, Orange County. (MV-LB)

City of Del Mar LCP Amendment No. LCP-6-DMR-23-0032-1 (SB 9 Housing Provisions)

Public hearing and action on request by City of Del Mar to amend its certified Implementation Plan to establish procedures and objective development standards for projects subject to Senate Bill 9 (SB 9) (SL-SD)

City of Del Mar LCP Amendment No. LCP-6-DMR-24-0062-3 (North Commercial and Professional Commercial Inclusionary Housing)

Concurrence with the Executive Director's determination that the request by the City of Del Mar to amend its LCP Implementation Plan to make minor corrections so that affordable housing requirements for two zones are consistent with the City's inclusionary housing regulations is de minimis, and if the Commission does not concur with the de minimis determination, possible action to extend the deadline for final Commission action on the amendment. (SL-SD)

Application No. 6-24-0271 (Saliterman, San Diego)

Application of Mark Saliterman to demolish 2,612 sq. ft. 2-story duplex and construct 2,117 sq. ft. 3-story single-family home, attached 530 sq. ft. garage, and attached 500 sq. ft. ADU on a 2,114 sq. ft. beachfront lot, at 701 Sunset Court, Mission Beach, San Diego, San Diego County. (LC-SD)

Application No. 6-24-0817 (Encinitas Grandview Staircase Repairs, Encinitas)

Application of City of Encinitas to repair and replace components of the public beach access staircase to Grandview Beach at Neptune Avenue and Grandview Street, Encinitas, San Diego County. (CP-SD)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Fort Bragg LCP Amendment No. LCP-1-FTB-24-0047-1 (Mill Site Planning Area C Redesignation/Rezone)

Public hearing and action on request by City of Fort Bragg to amend Land Use Plan (LUP) and Implementation Program (IP) to (1) add a third planning subarea to LUP Map LU-4 (i.e., ~120-acre "Plan Area C") related to comprehensive planning process for former Georgia-Pacific Mill Site for lands owned by the City, Noyo Center for Marine Science, and Sherwood Valley Band of Pomo Indians; (2) redesignate and rezone lands (and amend corresponding LUP Map LU-1 and IP Zoning Map) of new Plan Area C from Timber Resources Industrial (IT) to (a) Parks and Recreation (PR) for City lands developed with Noyo Headlands Coastal Trail; (b) Public Facilities (PF) for Noyo Center lands where science center is planned; and (c) Medium-Density Residential for Pomo lands developed with four existing residential units; and (3) add "Science Center" as a new use type allowed with a conditional use permit in the PF zoning district; located on various APNs west of State Route 1 between Glass Beach and Noyo Bay, Fort Bragg. (RY-A)

COASTAL PERMIT APPLICATION

Application No. 1-24-0662 (Caltrans, Blues Beach Land Transfer Project, Mendocino Co.)

Application of the California Department of Transportation to (1) divide 172 acres of state property for the purpose of transferring 136 acres of coastal bluff and beach lands to Kai Poma, a tribally chartered non-profit corporation governed by members of three federally recognized California Native American Tribes, and (2) authorize implementation of a public access management plan on the property by Kai Poma for public access, cultural resources protection, and natural resource preservation, on the west side of State Highway 1, approximately 12 miles north of Fort Bragg and 2 miles south of Westport, Mendocino County. (SD-A)

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. A-5-LGB-21-0012 (Chen, Laguna Beach)

Application of Sung-Tsei Chen & Lina Chento demolish 1,385 sq. ft., 27 ft. high single-family home, and construct new 3,350-sq. ft., 30 ft. high single-family home with attached 421 sq. ft. garage, a spa, and total grading of 1,091 cu. yds. at 6 Lagunita Drive, Laguna Beach, Orange County. (VL-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 6-21-0735 (Steinberg, Encinitas)

Application by Joseph Steinberg to construct erodible concrete walls approx. 15 ft. long and 12 in. thick on the north and south ends of existing seawall and construct approx. 3 ft. wide and 12 ft. long extension to existing southern return wall as a follow-up to emergency action, at the bluff and beach in Encinitas below 645 and 633 W. Circle 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.)

THURSDAY, April 10, 2025

ADMINISTRATIVE CALENDAR

Application No 5-23-0410 (Gaunya, Pacific Palisades)

Application of Joshua Gaunya to demolish one-story, 1,456 sq. ft., single-family home, detached 400 sq. ft., garage, and detached storage shed, and construct new three-level, 2,534 sq. ft., 28 ft. tall, single-family home with a 245 sq. ft. basement, attached 350 sq. ft. two-car garage, detached two-level, 705 sq. ft., 16 ft. tall accessory dwelling unit (ADU), 220 sq. ft. pool/spa, installation of 187 sq. ft. landscaping, and driveway relocation involving 910 c. y. of cut and 791 c. y. of fill at 259 W. Channel Road in Pacific Palisades, Los Angeles County. (ETP-LB)

Application No. 5-24-0981 (Kernen and Knoll, Hermosa Beach)

Application of Mark Kernen (Vision Hermosa 1.0 LLC) and Kathy Knoll (The Wine Shop, LLC) to internally reconfigure existing 1,087 sq. ft. wine store at 302 Pier Ave. and remodel existing adjacent office space to accommodate new 740 sq. ft. wine bar area at 1326-1328 Monterey Boulevard. The existing office space will provide 3 on-site parking spaces and a bike rack. Additionally, the applicant has secured agreements with nearby privately owned businesses to use 23 additional off-site spaces during hours that do not conflict with the existing business hours of operation at 302 Pier Ave. and 1326-1328 Monterey Blvd. Hermosa Beach, Los Angeles County. (ETP-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Malibu Minor LCP Amendment No. LCP-4-MAL-25-0012-1 (Natural Disaster Rebuild)

Public hearing and action on the request by the City of Malibu to amend the IP portion of its certified Local Coastal Program to modify the existing regulations and permit procedures to facilitate the rebuilding of structures damaged or destroyed by natural disaster, including the structure rebuild exemption and CDP waiver provisions including the addition of a definition, de minimis waiver categories, and other minor corrections and language revisions. (GG-V)

Application No. 4-24-0874 (City of San Buenaventura Public Works, San Buenaventura)

Application of the City of San Buenaventura Public Works to perform routine repair and maintenance on the Ventura Pier, including removal of storm-damaged piles and bracing from beach, over a period of five years, at California St. and Harbor Blvd., City of San Buenaventura, Ventura County. (BL-V)

Application 5-24-1003 (Jabour, Santa Monica)

Application of Bradley Jabour (Mashatu, LLC) for 2,356 sq. ft. two-story additions with roof deck, pool, two spas, partial basement, and 217 cu. yds. of cut to an existing 4,735 sq. ft. four-story single-family residence on a 5,490 sq. ft. Lot at 932 Palisades Beach Road in the City of Santa Monica, Los Angeles County. (JT-LB)

ENFORCEMENT

Cease and Desist Order No. CCC-25-CD-01 (Sable Offshore Corp., Santa Barbara County)

Public hearing and Commission action on proposed administrative order directing and authorizing Sable Offshore Corp. to, among other things: 1) cease and desist from undertaking unpermitted development including: excavation with heavy equipment; removal of major vegetation; grading and widening of roads; installation of metal plates over water courses; dewatering and discharge of water; removal, replacement, and reinforcement of pipelines; installation of shutoff valves; and other development associated with the onshore locations along, and surrounding, the Las Flores Pipelines CA-324 and CA-325; and placement of sand/cement bags on the seafloor below and adjacent to Sable's oil and water pipelines at offshore locations of the pipeline, which is part of the larger Santa Ynez Unit, and located in state, coastal waters; and 2) submit an application for a coastal development permit for all unpermitted development undertaken, and for any future, proposed development, at both, onshore locations along the Las Flores Pipelines CA-324 and CA-325, located in Santa Barbara County, as well as offshore locations along the pipeline, which is part of the larger Santa Ynez Unit, and located in state, coastal waters. (SC-SF)

Restoration Order No. CCC-25-RO-01 (Sable Offshore Corp., Santa Barbara County)

Public hearing and Commission action on proposed administrative order directing and authorizing Sable Offshore Corp. to take restorative actions at locations onshore along, and surrounding, the Las Flores Pipelines CA-324 and CA-325, located within Santa Barbara County, where unpermitted development occurred, including remedial grading, erosion control, revegetation, and monitoring activities, as well as restorative actions along offshore locations of the pipeline, which is part of the larger Santa Ynez Unit, and located in state coastal waters. (SC-SF)

Administrative Penalty No. CCC-25-AP3-01 (Sable Offshore Corp., Santa Barbara County)

Public hearing and Commission action on proposed imposition of administrative civil penalties for violations of the resource protection provisions of the Coastal Act that occurred at locations onshore along, and surrounding, the Las Flores Pipelines CA-324 and CA-325, located in Santa Barbara County, as well as along offshore locations of the pipeline, which is part of the larger Santa Ynez Unit, and located in state coastal waters. (SC-SF)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LONG RANGE DEVELOPMENT PLAN

University of California Santa Barbara Long Range Development Amendment No. LRDP-4-UCS-25-0001-1 (San Benito Project)

Public hearing and action on request by UCSB to amend its Long Range Development Plan (LRDP) for the San Benito Student Housing Project at the "Facilities Management" Site, including the modification of LRDP

policies and figures to: concentrate all housing development in the southern portion of the site (south of Mesa Road), increase the maximum building height from 65 ft. to 81 ft., amend ESHA map to reflect on-site wetland and ESHA delineations, allow minor development encroachments into the required 50 ft. wetland buffer, modify parking requirements, allow for retention of treated runoff off-site at the East Storke Wetlands, and revise land use designations at Main Campus, University of California Santa Barbara, Santa Barbara County. (SF-V)

notice of impending development

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0001-25 (San Benito Project)

Public hearing and action on Notice of Impending Development (NOID) by UCSB for the construction of the San Benito Student Housing Project at Main Campus, consisting of: seven new residential and support buildings up to 81 feet in height with 2,224 beds for students and 14 beds for staff; construction of a new Central Utility Plant and vehicle accessway; roadway changes to Stadium Road; new bicycle parking; new pedestrian and bicycle paths; tree removal and replacement; enhancement of an existing on-site wetland; and excavation and revegetation at East Storke Wetlands for treated runoff-supported wetland habitat restoration. The proposed development would be located at Main Campus, Storke Campus, and West Campus at the University of California Santa Barbara, Santa Barbara County. (SF-V)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

FRIDAY, April 11, 2025

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 2-24-1049 (Point Lobos Holdings LLC, Stinson Beach)

Application by Point Lobos Holdings LLC to construct single-family home, new septic system, and other improvements on lot currently developed with tennis court at 229 Seadrift Road in the Seadrift subdivision of Stinson Beach, Marin County. (LV-SF)

City of Pacific Grove LCP Amendment No. LCP-3-PGR-24-0065-1 (Coastal Hazards Update)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Pacific Grove to modify its LCP to clarify terms and procedures related to coastal hazards identification, including through refined mapping and the best available new data, is minor 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. (MS-SC)

Santa Cruz County LCP Amendment No. LCP-3-SCO-24-0061-2 (Ministerial Combining District Zoning Overlay)

Public hearing and potential action on request by Santa Cruz County to modify its LCP to establish a new Ministerial Combining District zoning overlay for a streamlined review and approval process for eligible affordable housing projects, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 9-23-0818 (Southern California Gas Co., Los Angeles Co.)

Application by the Southern California Gas Co. to plug and abandon the Del Rey 14 and Del Rey 19 wells, both part of its underground natural gas storage facility located in the Ballona Wetlands Ecological Reserve in the City of Los Angeles. (JK-SF)

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

Santa Cruz County LCP Amendment No. LCP-3-SCO-24-0067-3 (SB 9)

Public hearing and potential action on request by Santa Cruz County to modify its LCP to implement Senate Bill 9 related to urban lot splits and residential density allowances, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)

PERMIT AMENDMENTS

Permit Amendment No. 3-23-0014-A1 (Grossman, Pismo Beach)

Request by Gary H. Grossman, TRE to amend permit authorizing shoreline armoring to: (a) modify several armoring components, including reducing overall scope and adding screening of existing bluff face development; (b) add a request for after-the-fact approval of work done on the home landward of the armoring; and (c) modify some of the permit's condition language, all at and seaward of 121 Indio Drive in the Sunset Palisades area of Pismo Beach. (KB-SC)