

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 23, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **June 11-13, 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 County) Shannon Vaughn, (Orange County) Amrita Spencer (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 11, 2025

CONSENT CALENDAR

Application No. 5-24-0064 (City of Los Angeles, Venice)

Application of City of Los Angeles for after-the-fact to demolish playground and construct new playground equipment, new recycled synthetic rubber playground surfacing, 13 benches, 1 ADA-compliant picnic table, a 42"-48"-high perimeter fence, and 4,782 sq. ft. of new ADA-compliant concrete walkways on the beach at Windward Plaza, Venice, Los Angeles County. (KT-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. 5-24-0845 (City of Long Beach, Long Beach)

Application by City of Long Beach for dredging up to 415,000 cu.yds. of sediment in Alamitos Bay Entrance Channel and placement of beach quality sediment on Peninsula Beach for beach replenishment to mitigate erosion in Long Beach, Los Angeles County. (JP-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Ventura County Channel Islands Harbor Public Works Plan Notice of Impending Development No. CIH-NOID-0004-25 (Kiddie Beach Guardrail)

Public hearing and action on notice of impending development by Ventura County Harbor Department for the construction of a new 216 linear foot long sidewalk guardrail at Kiddie Beach located off Victoria Avenue on the east side of Channel Islands Harbor, City of Oxnard, Ventura County. (DG-V)

Application No. 4-24-0774 (California State Parks, Santa Monica Mountains, Los Angeles Co.)

Application by California Department of Parks and Recreation to replace damaged arch culvert with 16-ft. wide by 70-ft.-long clear span bridge in Stokes Creek to improve hydraulic function and restore the natural configuration of Stokes Creek at Malibu Creek State Park, 1925 Las Virgenes Road, Santa Monica Mountains, Los Angeles County. (GG-V)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

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)

Extension of the City of Los Angeles' six-month deadline to acknowledge and accept Coastal Commission suggested modifications related to the Commission's December 2024 action on the City's proposed Land Use Plan amendment related to the Venice Dell Project. (CS-LB)

PERMIT AMENDMENTS

Application No. 5-18-0554-A1 (CDFW, Los Angeles Co.)

Request by California Department of Fish and Wildlife (CDFW) to amend previously approved permit for the removal of unpermitted drains in Ballona Wetlands to cut and remove top 1-ft. portions of (2) lateral risers below ground level, fill risers with approx. 1.25 cu. yds. of concrete, cover with soil and vegetate area of removed risers, and abandon remaining lateral reinforced concrete pipes in place in their current condition (capped, sealed and rendered non-functional), located north and south of the Culver Blvd. in Ballona Wetlands, Los Angeles County. (DC-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.

THURSDAY, June 12, 2025

ADMINISTRATIVE CALENDAR

Application No. 5-23-0873 (Van Tuyl, Newport Beach)

Application of Lawrence Van Tuyl to remove existing 1,564 sq. ft. floating dock, gangway, pier platform and pier approach and remove six (6) 12 in. square concrete anchor piles supporting the pier platform and pier approach and seven (7) existing 12 in. round marina pipe piles supporting the floating dock; install new 1,436 sq. ft. L Shaped floating dock, gangway, pier platform and pier approach including five (5) new 18 in. round anchor piles supporting pier platform and pier approach and four (4) new 16 in. round marina pipe piles supporting floating dock, at 101 Bayside Dr, Newport Beach, Orange County. (FSY-LB)

Application No. 5-24-0930 (Messinger, Newport Beach)

Application of Michael Messinger for like for like rebuild of existing 21-ft. x 14-ft. dock float supported by two (2) 12-in. concrete piles and a 30-ft. x 3.5-ft. gangway; existing 6-ft. x 24-ft. pier supported by four (4) 12-in. concrete piles will be revised to increase size to 10-ft. x 17-ft. supported by four (4) existing 12-in. concrete piles. No new piles are proposed, at 2286 Channel Road, Newport Beach, Orange County. (FSY-LB)

CONSENT CALENDAR

Application No. 5-24-0864 (Polos, Newport Beach)

Application of Peter Polos to demolish existing, 36-in. tall perimeter wall located 11-ft. seaward of beach-fronting property line and construct new, 36-in. tall perimeter wall and 153 sq. ft. patio located 15-ft. seaward of beach-fronting property line associated with existing single-family home in the City's allowable beach encroachment area, at 6110 W. Oceanfront, Newport Beach, Orange County. (CS-LB)

Application No. 5-24-1015 (Vogelgesang, Seal Beach)

Application of Keith Vogelgesang to remodel and construct additions to existing 2,725 sq. ft. two-story single-family home, including: 1) 310 sq. ft. first-floor and 917 sq. ft. second floor additions; 2) 188 sq. ft. addition to existing 449 sq. ft. attached garage; 3) 254 sq. ft. first floor deck; and 4) 32 cu.yds. of grading at 1420 Crystal Cove Way, Seal Beach, Orange County. (JT-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Newport Beach LCP Amendment No. LCP-5-NPB-23-0039-3-Part A (Non-Residential Parking Standards)

Public hearing and action on the request by City of Newport Beach to amend the Implementation Plan of the City's certified Local Coastal Program to revise off-street parking requirements for non-residential development. (CS-LB)

Application No. 5-23-0831 (Thompson Trust and First American Trust, Newport Beach) Application by Gerald L. Thompson & Kathleen A. Thompson Trust and First American Trust FSB to demolish 26-ft. tall, two-story, 5,276 sq. ft. single-family home and construct new, 30-ft. tall, three-story, 6,749 sq. ft. single-family home with spa, as well as repair and improvement of existing bulkheads, with 110 cu.yds. of cut and no fill, at 2701 Shell Street, Corona Del Mar, Newport Beach, Orange County. (CS-LB)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 5-23-0010 (Carver, San Clemente)

Application by Clara and Kevin Carver to remove existing one-story, 12.5-ft.-tall, 1,491 sq. ft. mobile home with pitched roof and replace with new two-story, 25-ft.-tall, 2,989 sq. ft. mobile home with variable pitched roof; minor landscaping and drainage improvements also proposed on beachfront mobile/manufactured home space at 1880 N. El Camino Real, Unit 19, San Clemente, Orange County. (EG-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 6-24-0375 (Rubenstein, San Diego)

Application of Craig and Terri Rubenstein to demolish 4,675 sq. ft. 3-story duplex with attached garage and construct 4,602 sq. ft. 3-story duplex with attached 565 sq. ft. garage on 4,323 sq. ft. lot at 2865 and 2867 Ocean Front Walk, Mission Beach, San Diego, San Diego County. (LC-SD)

FRIDAY, June 13, 2025

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Carmel-by-the-Sea LCP Amendment No. LCP-3-CML-25-0009-1 (Wireless Facilities Updates)

Public hearing and potential Commission action on request by the City of Carmel-by-the-Sea to update the LCP's wireless telecommunications facilities provisions, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (MS-SC)

COASTAL PERMIT APPLICATION

Application No. 3-25-0124 (Caltrans' Toro Creek Bridge, San Luis Obispo Co.)

Application of Caltrans to replace the southbound Highway 1 bridge at Toro Creek between Cayucos and the City of Morro Bay in the city of Morro Bay and in unincorporated San Luis Obispo County. (ES-LB)