

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: May 27, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **May 7-9, 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, May 7, 2025

ADMINISTRATIVE CALENDAR

Application No. 5-24-0487 (Flutter, Newport Beach)

Application of Russell Flutter to remove and replace 1,060 sq. ft. floating dock supported by two-14-in. square piles and four-16-in. square concrete guide piles, 60 sq. ft. gangway, and approximately 170 sq. ft. pier supported by four-14-in. square T-piles with new 700 sq. ft. floating dock supported by five-18-in. square concrete guide piles and 72 sq. ft. gangway; existing approximately 128 sq. ft. pier platform supported by two-14-in. square concrete piles will remain, at 103 Linda Isle, Newport Beach, Orange County. (FSY-LB)

CONSENT CALENDAR

Application No. 5-24-0163 (Lybbert, Seal Beach)

Application by to construct new 2 story single family home on landscaped portion of lot zoned RHD-20 with existing two-story dwelling and attached 2-car garage. The proposed construction consists of 2,466 sq ft of living space and 907 sq. ft. of decks with 3 bedrooms and 3.5 baths and maintaining existing 924 sq. ft. dwelling as an ADU, at 138 12th Steet, Seal Beach, Orange County. (JT-LB).

Application No. 5-24-0553 (Hong, Seal Beach)

Application of Berkman Hong to demolish existing one-story, 1,320 sq. ft., single-family home with detached two-car garage and construct new approximately 24-ft. high, two-story, 2,833 sq. ft. single-family home with attached 409 sq. ft. two-car garage. Grading will consist of 175 cu.yds. of fill. Drainage will be directed to permeable areas and landscaped areas, at 133 12th Street, Seal Beach, Orange County. (FSY-LB)

Application No. 5-24-0635 (Newman Trust, Newport Beach)

Application of the Newman Trust to reinforce existing seawall using two (2) diagonal Dywidag tiebacks to connect two (2) existing concrete coping sections together and In addition, construct new concrete stem wall (+2 ft.) on top of existing coping/seawall so top wall elevation will be at +10.90 ft. NAVD88, at 2609 Cove Street, Newport Beach, Orange County. (FSY-LB)

Application No. 5-24-0892 (The Laura R. Zaeske Revocable Trust, Newport Beach)

Application of The Laura R. Zaeske Revocable Trust to remove existing 30-ft. long, cast-in place bulkhead that is failing and replace back along its previous alignment prior to failing with new Truline pile wall; and install three (3) new tie-backs connecting to one (1) new concrete deadman. In addition, an existing 3 ft. x

7 ft. pier supported by 12" "T" pile and 3 ft. x 20 ft. gangway will be removed and replaced with a 3 ft. x 27 ft. gangway, at 4009 Marcus Avenue, Newport Beach, Orange County. (FSY-LB)

Application No. 6-25-0109 (Loews Coronado Bay Resort and California State Parks, Coronado)

Application by the Loews Coronado Bay Resort and California State Parks to place a temporary beach hut in the public parking lot, to provide chairs/umbrella rentals on the beach and provide limited food/beverage service during the summer for hotel and the public, at Silver Strand, Coronado, San Diego County. (MBG-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.)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 1-22-0509 (City of Crescent City, Beachfront Park Improvements, Crescent City, Del Norte Co.)

Application of City of Crescent City to develop various improvements at Beachfront Park, including: (1) 1,200 linear ft. of reconstructed Coastal Trail with interpretive nodes to honor Tolowa culture; (2) a Tolowa botanical garden; (3) an amphitheater and stage with raised berms for seating; (4) two plazas; (5) an inclusive play area; (6) a 1-mile long paved walking loop; (7) restrooms; (8) parking; (9) landscaping; (10) signage, lighting, and utilities; (11) cultural center entryway and gateway structures; and (12) removal of 45 Monterey cypress and pine trees; at 391 Front Street, Crescent City, Del Norte County. (RJ-A)

City of Dana Point LCP Amendment No. LCP-5-DPT-25-0008-1 (Strand Transit System Language Update)

Public hearing and action on request by City of Dana Point to amend the Implementation Plan and Land Use Plan of the City's certified Local Coastal Program to replace references to the "Funicular" and "inclined elevator" with "Strand Transit System" (STS); City of Dana Point, Orange County. (KT-LB)

Application No. 5-24-0195 (1st Street Parking Lot Fee Increase, Seal Beach)

Application by City of Seal Beach to increase parking rates at the 1st Street Beach Parking Lot to \$3.00 per hour (with a daily maximum of \$15.00), maintain a \$4.00 flat fee after 6:00 PM, and update associated signage at 95 1st Street, Seal Beach, Orange County. (JT-LB) (Note: This will have a combined hearing and staff report) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

Application No. 5-24-0196 (Beach Lot Parking Fee, Seal Beach)

Application by City of Seal Beach to increase parking rate at the 8th Street Beach Parking Lot to \$3.00 per hour (with a daily maximum of \$15.00), maintain a \$4.00 flat fee after 6:00 PM, and update associated signage plan at 2 8th Street, Seal Beach, Orange County. (JT-LB) (Note: This will have a combined hearing and staff report) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

Application No. 5-24-0198 (Beach Lot Parking Fee, Seal Beach)

Application by City of Seal Beach to increase parking rate at 10th Street Beach Parking Lot to \$3.00 per hour (with a daily maximum of \$15.00), maintain a \$4.00 flat fee after 6:00 PM, and update associated signage plan at 60 10th Street, Seal Beach, Orange County. (JT-LB) (Note: This will have a combined hearing and staff report) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

Encinitas LCP Amendment No. LCP-6-ENC-24-0052-1 (El Camino Real Specific Plan)

Concurrence with the Executive Director's determination that the request by the City of Encinitas to amend its LCP Land Use Plan and Implementation Plan to adopt the El Camino Real Specific Plan is de minimis. (CP-SD)

City of Imperial Beach LCP Amendment No. LCP-6-IMB-23-0025-2 (Alternative & Temporary Housing; Density Bonus Update)

Public hearing and action on request by the City of Imperial Beach to amend its certified LCP Implementation Plan to reflect current state housing laws related to permanent supportive housing and low barrier navigation centers and update density bonus regulations. (CJ-SD)

Application No. 6-23-0589 (Bates, Solana Beach)

Application of Peter and Sarah Bates to remodel existing 3,985 sq. ft. 2-story single family home with attached 690 sq. ft. garage on 7,260 sq. ft. blufftop lot at 403 Pacific Ave, Solana Beach, San Diego County. (LC-SD)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Newport Beach LCP Amendment No. LCP-5-NPB-24-0004-1, Parts A, B, and C (STRs in Mixed-Use, 1602 E. Coast Hwy, and IP Clean-Up)

Public hearing and action regarding City of Newport Beach's request to amend the Implementation Plan of the City's certified Local Coastal Program. The amendment includes three parts to: A) allow up to 75 short-term vacation rentals in two mixed-use zones, B) increase maximum development standards at 1602 E. Coast Highway, and C) streamline regulation language and create a new local exemption process. (CS-LB)

COASTAL PERMIT APPLICATION

Application No. 5-24-0398 (Orange County Transit Authority (OCTA) and Southern California Regional Rail Authority (SCRRA), San Clemente)

Application by Orange County Transit Authority (OCTA) to make permanent development undertaken by ECDP 5-25-0013 to demolish remaining portions of the Mariposa Pedestrian Bridge Structure at “Area 3” and proposes new development to demolish temporary barrier wall and construct new soldier pile catchment wall in two sections flanking the Mariposa Beach Access Point located mostly within railroad Right-of-Way (ROW) and varying in height from 6-ft. to 29-ft. maximum. Section 1 a 1,180-ft length wall, averaging 20.9-ft. in height, spanning from MP 204.07 to MP 204.29; and Section 2 a 180-ft length wall, averaging 16.8 ft in height, spanning from MP 204.30 to MP 204.34; and re-establishment of City of San Clemente’s Mariposa Pedestrian Trail on seaward side of proposed new catchment wall located in San Clemente, Orange County. (LR-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR’S REPORT

THURSDAY, May 8, 2025

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Capitola LCP Amendment No. LCP-3-CAP-25-0004-1-Part A (Implementation Plan Refinements)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Capitola to amend its certified LCP Implementation Plan to update and refine provisions 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).

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Pacifica LCP Amendment No. LCP-2-PAC-23-0056-3 (City of Pacifica LUP Update)

Public hearing and action on request by the City of Pacifica 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 (OR/JH – SF)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. A-3-SLO-23-0020 (Dick SFD, Los Osos)

Application of Roger Dick to construct new single story, 1,910 square-foot single-family home with an attached 573 square-foot two-car garage on a vacant lot at 1153 11th Street in the unincorporated Los Osos community of San Luis Obispo. (RM-SC)

Application No. A-3-SLO-24-0011 (Brawer/Watt SFD, Los Osos)

Application of Steven Brawer and Leanne Watt to construct new roughly 2,000 sq.ft. single-family home, 550 sq.ft. garage, 900 sq.ft. deck, 1,000 sq.ft. patio and associated improvements at 208 Madera Street in the unincorporated Los Osos community of San Luis Obispo. (RM-SC)

FRIDAY, May 9, 2025

CONSENT CALENDAR

Application No. 5-24-0678 (Kozacko Pham Trust; Artinian & Reisian; Freiburg; and Tortoise Management LLC, Long Beach)

Application by Kozacko Pham Trust; Vatche Artinian and Linda Reisian; Mark and Jennifer Freiburg; and Tortoise Management LLC for after-the-fact removal and replacement of two existing slips within established marina like for like, as well as new like-for-like replacement of two additional slips at 1,755 sq. ft. floating dock system with reuse of two gangways and six existing 14 in. concrete marina guide piles adjacent to 6006, 6024, 6028, and 6032 Lido Lane, Long Beach, Los Angeles County. (EG-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.)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-25-0001-1 (PE Building Replacement)

Public hearing and action on request by Santa Barbara City College to amend the certified Public Works Plan to allow for the replacement of the Physical Education Building and construction of a new Campus Security Facility, consisting of two Campus Security staff offices, an internal storage and locksmith office, and a fenced area for security vehicle parking, East Campus, City of Santa Barbara, Santa Barbara County. (BL-V)

Santa Barbara City College Notice of Impending Development No. CSB-NOID-0003-25 (PE Building Replacement)

Public hearing and action on Notice of Impending Development by Santa Barbara City College for the demolition of the existing 77,849 gross sq. ft., Physical Education Facility and construction of a new 77,000 gross sq. ft. Physical Education Facility between 3 and 4 stories (53 to 68.5 ft. high) and associated landscaping as well as the construction of a temporary Campus Security storage and work yard area on the College's East Campus, City of Santa Barbara, Santa Barbara County. (BL-V)

Ventura County Channel Islands Harbor Public Works Plan Notice of Impending Development No. CIH-NOID-0001-24 (Harbor View Park)

Public hearing and action on notice of impending development by Ventura County Harbor Department for the construction of a new ADA-compliant playground within an existing grass parcel located off South Harbor Boulevard on the west side of Channel Islands Harbor, City of Oxnard, Ventura County. (SF-V)

Application No. 5-25-0177 (Port of Los Angeles, Wilmington)

Application by the Port of Los Angeles to demolish existing industrial structures and water tank, closure of segments of N. Avalon Blvd. and W. A St, and construct approx. 6-acre open space park that includes grading (approximately 150 cy. of cut, 100,000 cy. of fill) and a 584 lf. retaining wall, landscaping, hardscape, 48 parking stalls, lighting, public amphitheater, walkways and a pedestrian bridge to connect the new park to the Wilmington Waterfront Promenade Park, at 121 S Avalon Boulevard, Wilmington, Los Angeles, Los Angeles County. (SV-LB)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 4-23-0184 (Sanddew LLC, Santa Barbara Co.)

Application of Sanddew LLC to construct an approximately 4,843 sq. ft. single-family residence (including 3,550 sq. ft. of elevated habitable space, 771 sq. ft. carport, 416 sq. ft. mechanical vault, and 106 sq. ft. trash enclosure) 1,667 sq. ft. of deck and stairs, an elevated 335 sq. ft. pool and hot tub, all supported by caissons, 85 cu. yds. of grading (60 cu. yds of cut and 25 cu. yds. of fill), and approximately 0.79 acre of dune habitat restoration on a vacant beachfront lot at 501 Sand Point Road, in the Carpinteria area of unincorporated Santa Barbara County. (MK-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.)

Application No. 4-24-0248 (Ventura Port District, Ventura)

Application by Ventura Port District to implement a sand management plan involving beach maintenance activities, sand clearance and redistribution, beach grooming, and the installation of seasonal ADA-accessible beach mats, at Harbor Cove, South Jetty, and Surfer's Point Beaches, along Spinnaker Drive, City of Ventura, Ventura County. (TL-V)

SOUTH COAST DISTRICT (Los ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 5-25-0002 (Naples Restaurant Group, LLC, Long Beach)

Application of Naples Restaurant Group, LLC for temporary use and closure of public walkways, public areas, approximately 50 parking spaces, and part of the Marina Drive right-of-way north of the Boathouse on the Bay restaurant in Alamitos Bay Landing for approximately 24 hours beginning on July 3, 2025 and occurring annually for five years, for the Big Bang on the Bay fundraising event and fireworks display, the net proceeds of which are proposed to be distributed to local beneficiaries. Temporary development includes installation of vendor booths, DJ/concert stage, perimeter fencing for fee-ticketed block party, fireworks staging area and safety zone, and the 20-minute fireworks display would launch from a barge in Alamitos Bay, in connection with the block party at 190 N. Marina Drive, Long Beach, Los Angeles County. (JP-LB)

PERMIT AMENDMENTS

Permit No. A-5-MDR-19-0217-A1 (E & S Ring Management Corp., Marina del Rey)

Request by E & S Management Corp. to amend previous the approved permit and donate \$134, 847 to the Los Angeles Audubon Society in-lieu of installing two nesting poles with three nesting platforms each and planting five trees (three Tecate Cypress and two Monterey Cypress) in and around Ballona Lagoon as part of mitigation and penalties incurred for the unpermitted removal of 11 unoccupied nests from four trees in Mariners Village apartment complex on Marina del Rey Parcel 113. The applicant proposes to still removal approximately 10. cu.yds. of concrete debris along the western bank of Ballona Lagoon canal in Marina del Rey, Los Angeles County. (ETP-LB)