

**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: July 22, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **July 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:

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, July 9, 2025

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

**Application No. 4-25-0366 (Carpinteria Winter Berm, Santa Barbara Co.)**

Application of City of Carpinteria to construct approx. 1,440 ft. long, 9.5 ft. high, 40 ft. wide seasonal winter sand berm, with approx. 13,200 cu. yds. of cut and 13,200 cu. yds. of fill, constructed in the fall and removed in the spring, at Carpinteria City Beach, Carpinteria, Santa Barbara County. (SF-V)

**Application 5-25-0013 (Caltrans San Gabriel River Highway 1 Bridge, Long Beach and Seal Beach)**

Application of California Department of Transportation to widen existing four-lane San Gabriel River Highway 1 Bridge by a maximum of 25 ft., upgrade bridge railings, and improve with 8-ft. Class II bicycle lane/shoulders and 8-ft. pedestrian sidewalks and other associated improvements at Highway 1, between North Studebaker Road and 1st Street, spanning Long Beach (Los Angeles County) and Seal Beach (Orange County). (MA-LB)

### ENFORCEMENT

**Consent Cease and Desist Order No. CCC-25-CD-02 (Kirill Ayzenberg, Villa Anastasia LLC, Malibu)**

Public hearing and Commission action on proposed administrative consent order directing and authorizing Kirk Ayzenberg and Villa Anastasia LLC to remove obstructions that block a public access easement and to construct and improve a public access trail for hiking and equestrian use within a public access easement located at 6437 Meadows Court, Malibu, CA 90265 (APN 4460 008-040), as required by Coastal Development Permits, and to improve the entirety of the trail by installing directional signage and benches. (SW-SF)

**Consent Administrative Penalty No. CCC-25-AP-02 (Kirill Ayzenberg, Villa Anastasia LLC, Malibu)**

Public hearing and Commission action on proposed imposition of consent administrative civil penalties for violations of Coastal Development Permits, located at 6437 Meadows Court, Malibu, CA 90265 (APN 4460 008-040), including blocking a public access easement and failing to construct a public hiking and equestrian trail. (SW-SF)

**Consent Administrative Penalty No. CCC-25-AP-03 (Louis Diblosi, Jr., LMD International, Inc., Malibu)**

Public hearing and Commission action on proposed imposition of consent administrative civil penalties for violations of Coastal Development Permit No. 5-81-011 and 5-91-130 at 6437 Meadows Court, Malibu, CA 90265 (APN 4460-008-040), including blocking a public access easement and failing to construct a public

hiking and equestrian trail. (SW-SF)

## **SOUTH CENTRAL COAST DISTRICT**

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

#### **COASTAL PERMIT APPLICATION**

##### **Application No. 4-24-0422 (Derecktor Marine Holdings, Ventura)**

Application of Derecktor Marine Holdings to adjust the lot lines of Port District Parcel 20; replace, reconfigure, and expand existing timber docks and piles with new precast concrete floating docks and prestressed concrete piles; replace dock access gates and gangways; install a fire-suppression system; replace the existing fuel pumps and live bait receives; and install a sewage pump-out station and electric boat charger along Anchors Way in the Ventura Harbor, City of Ventura, Ventura County. (TL-V)

## **SOUTH COAST DISTRICT (Los ANGELES COUNTY)**

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

## THURSDAY, July 10, 2025

### ADMINISTRATIVE CALENDAR

**Application No. 5-24-0562 (Bolero HH, LLC, Huntington Beach)**

Application of Lindsay Senozan to remove existing 40 ft. long concrete deck cantilevered 5 ft. beyond the bulkhead and replacement with new 40 ft. long concrete deck cantilevered 5 ft. beyond the bulkhead, with 3 ft., 6 in. high glass guardrail along perimeter of deck; guardrail will be minimum 11/16 in. thick laminated tempered non-PVB interlayer anti bird strike glass panels, located at 16791 Bolero Lane, Huntington Beach, Orange County. (KT-LB)

**Application No. 5-24-0614 (Ron and Shelly Arakelian Trust under Declaration Of Trust dated March 3, 1995, Newport Beach)**

Application of Ron Arakelian Jr. Tuyl to remove existing 369 sq. ft. floating dock and gangway and install 574 sq. ft. floating dock and gangway; three (3) existing 14 in. square concrete guide piles will be re-used; one (1) new 14 in. square concrete guide pile is proposed, at 83 Linda Isle, Newport Beach, Orange County. (FSY-LB)

**Application No. 5-25-0066 (Chow, Huntington Beach)**

Application of Blake and April Chow to remove and replace existing 29 ft. long wood deck cantilevered 5 ft. beyond the bulkhead with new deck in same location with same dimensions, and construct new, separate 17 ft. 6 in. long deck. The material for both decks will be concrete and wood and both will cantilever 5 ft. over the existing bulkhead. The wood will be pressure treated or naturally durable (such as ipe or redwood). The two decks will be separated by 4 ft. 3 in. to accommodate the existing gangway; decks will include 3 ft. 6 in. high, open cable guardrail along the waterward edges of deck. No work to existing bulkhead or boat dock is proposed, at 3291 Devon Circle, Huntington Beach, Orange County. (KT-LB)

### CONSENT CALENDAR

**Application No. 6-24-0571 (3891 Garfield Street LLC, Solana Beach)**

Application of 3891 Garfield Street LLC to demolish two existing 3-story duplex structures and two existing 2-story duplex structures with attached garages and construct 13-unit attached multi-family structure with attached garages, site improvements, and consolidation of 2 existing lots to create approx. 32,000 sq. ft. lot, at 718-732 Stevens Avenue, Solana Beach, San Diego County. (LC-SD)

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

**Application No. 6-23-0064 (CA Dept. of Parks and Rec. Torrey Pines Reserve comfort station, San Diego)**

Application of California Department of Parks and Recreation to replace existing abandoned comfort station

with new comfort station, install new accessible sidewalks and related improvements, and install new utility hookups for park facilities at Torrey Pines State Natural Reserve at 12600 N Torrey Pines Rd, San Diego, San Diego County (AL-SD)

**CDP Amendment No. 6-16-0340-A3 (Moss, Carlsbad)**

Request by Janet and Steven Moss to amend permit to demolish home and construct new bluff top single family home; to demolish two bluff retaining walls, install at-grade stepstones, and replace and repair portions of existing private access staircase on bluff face at 5015 Tierra Del Oro, Carlsbad, San Diego County. (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.) (CP-SD)

**City of Newport Beach LCP Amendment No. LCP-5-NPB-23-0039-3-Part B**

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 establish a Special Flood Hazard (VE)' overlay allowing accessory structure encroachments within setbacks in beachfront lots. (CS-LB)

**Application No. 5-25-0020 (Orange County Public Works, Various Ocean Outlets)**

Application by Orange County Public Works for 10-year Maintenance Plan to primarily remove sand within all of the outlets and placement of sand on nearby beaches, flap gate maintenance at Estrella Storm Channel, and repair/maintenance of rock slope at the Santa Ana River Outlet at five ocean outlets in Orange County: Talbert Channel Outlet in Huntington Beach, Santa Ana River Outlet at the border of City of Huntington Beach and City of Newport Beach, Salt Creek Outlet in Dana Point, Estrella Storm Channel Outlet in Dana Point, and Segunda Deshecha Canada outlet in San Clemente. (LR-LB)

## **SAN DIEGO COAST DISTRICT**

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

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

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

### **COASTAL PERMIT APPLICATION**

**Appeal/CDP de novo No. A-5-DPT-22-0066 (Sansone, Dana Point)**

Appeal by Commissioners Brownsey and Hart from decision of City of Dana Point approving permit to Roland Sansone for addition and remodel to existing 3,820 sq. ft., two-story single-family home, including enclosure of 364 sq. ft. portion of second-floor deck, deck expansions, retaining wall, relocation and

expansion of existing private stairs, new spa, and fire pit on bluff slope on 8,672 sq. ft. graded bluff lot at 8 Breaker Isle, Dana Point, Orange County. (VL-LB)

## **CENTRAL COAST DISTRICT**

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

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

##### **Santa Cruz County LCP Amendment No. LCP-3-SCO-25-0021-1-Part A (Wells and Water Systems)**

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 update provisions related to wells, borings, and individual water systems is de minimis and thus should be approved as submitted, and if the Commission objects to such determination, or if the Commission decides to postpone this matter, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)

##### **Santa Cruz County LCP Amendment No. LCP-3-SCO-25-0022-1-Part B (Cannabis Updates and Produce Stands)**

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 increase commercial cannabis cultivation canopy limits and to clarify provisions related to temporary agricultural produce stands in certain zone districts is de minimis and thus should be approved as submitted, and if the Commission objects to such determination, or if the Commission decides to postpone this matter, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)

##### **City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0024-1-Part B (Homeless Garden Project Site Certification)**

Public hearing and potential action on request by the City of Santa Cruz to certify the land use and zoning designations (as Agriculture/Grazing and Exclusive Agriculture, respectively) of a 4-acre portion of a 10-acre property that is currently an area of deferred LCP certification, and which houses organic farming operations for the Homeless Garden Project, and if the Commission does not take final action, or if the Commission decides to postpone this matter, possible action to extend the deadline for final Commission action on the amendment (KF-SC)

##### **San Luis Obispo County LCP Amendment No. LCP-3-SLO-25-0026-1-Part B (Cannabis Updates)**

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by San Luis Obispo County to amend its certified LCP Implementation Plan to make certain changes to its cannabis provisions, including for enforcement of cannabis activities, is minor, and if the Commission objects to such determination, or if the Commission decides to postpone this matter, possible action to extend the deadline for final Commission action on the amendment. (DJ-SC)

**FRIDAY, July 11, 2025**

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

**Humboldt County LCP Amendment No. LCP-1-HUM-24-0034-1-Part A (Humboldt County Coastal Sign Ordinance)**

Public hearing and action on request by County of Humboldt to amend section 313-87.3 of the Implementation Plan (Chapter 3 of Division 1 of Title III of the County Coastal Zoning Code) of the County's certified Local Coastal Program pertaining to signs in all zoning districts. (CM-A)

**ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY**

**DEPUTY DIRECTOR'S REPORT**

**NORTH COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT**