

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF DECISION**

TO: Office of the Secretary for Resources
715 P Street, 20th Floor
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: October 7, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **September 10-12, 2025**, except as specified below. 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.

This list also includes items that have been approved by operation of law due to a failure to take action by the relevant statutory deadline.

Shana Gray

Signature

Shana Gray
Deputy Director, Statewide Planning Unit

MORE INFORMATION. At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (A=Arcata 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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(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, September 10, 2025

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Trinidad Local Coastal Program Amendment No. LCP-1-TRN-24-0041-1-Part A (Zoning Code Reorganization)

Concurrence with the Executive Director's determination that the request of City of Trinidad to amend certified implementation plan (IP) to update statutory citations and definitions, reconcile numbering, and fix various minor corrections and inconsistencies between codified and certified versions of the Zoning Ordinance portion of the IP is de minimis. (TG-A)

City of Trinidad Local Coastal Program Amendment No. LCP-1-TRN-24-0041-1-Part C (Reasonable Accommodations)

Concurrence with the Executive Director's determination that the request of City of Trinidad to amend its certified implementation plan (IP) to incorporate provisions into the zoning ordinance for processing reasonable accommodation requests in compliance with state and federal fair housing laws is de minimis. (TG-A)

Application No. 1-24-0408 (Chevron Products Company, Eureka)

Application of Chevron Products Company to repair and maintain existing coastal dependent industrial dock by replacing five timber piles and pile bracing on dock causeway with new timber piles and bracing and replacing two concrete guide piles and guides on floating dock with two new coated steel piles, guide systems, bracing systems, and hardware, located at the Chevron fuel dock on the eastern shore of Humboldt Bay, Eureka. (RY-A)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

THURSDAY, September 11, 2025

CONSENT CALENDAR

Application 5-25-0353 (McDonald and Urushibata, Hermosa Beach)

Application of McDonald and Urushibata to demolish one-story, 13 ft. tall, 1,130 sq. ft. duplex with two 565 sq. ft. units and construct new two-story, approximately 30 ft. tall, 1,577 sq. ft. single-family home with attached 658 sq. ft. ADU, attached 371 sq. ft. two-car garage, two additional guest parking spaces, 752 sq. ft. landscaping, public improvements, and 75 c. y. cut and 6 c. y. of fill at 538 and 540 Loma Drive, Hermosa Beach, Los Angeles County. (ETP-LB)

Application 5-25-0467 (3310 The Strand LLC, Hermosa Beach)

Application of 3310 The Strand LLC to demolish three-story, 22.3 ft. tall, 2,244 sq ft single family home and construct new three-story, 24.98 ft. tall, 3,608 sq. ft. single-family home with an attached two-car garage, one addition guest parking space, 613 sq. ft landscaping, and 294 cy cut and 2 c. y. of fill at 3310 The Strand, Hermosa Beach, Los Angeles County. (DC- LB)

Pepperdine University Notice of Impending Development No. PEP-NOID-0004-25 (Student Housing Wellness Center Demolition)

Public hearing and action on Notice of Impending Development by Pepperdine University for the removal of the Student Housing Wellness Center, which consists of approximately 5,000 sq. ft. of semi-permanent membrane structure with a 900 sq. ft. restroom facility, and restoring the site to open space with a landscaped area and associated hardscape. (GG-V)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

County of Santa Barbara LCP Amendment No. LCP-4-STB-25-0017-1-Part D (Cannabis Odor)

Public hearing and action on the County of Santa Barbara's request to amend the Implementation Plan/Coastal Zoning Ordinance (LIP/CZO) portion of its certified LCP to update cannabis regulations related to odor control, including new odor thresholds, Odor Abatement Plan requirements, compliance timelines, and procedures for minor permit changes. (BL-V)

County of Santa Barbara LCP Amendment No. LCP-4-STB-25-0018-1-Part E (Telecommunication Facilities)

Concurrence with the Executive Director's determination that the request by the County of Santa Barbara to amend the Implementation Plan/Coastal Zoning Ordinance (LIP/CZO) portion of its certified LCP to update permitting requirements and development standards for commercial telecommunication facilities is de

minimis. (BL-V)

City of San Diego LCP Amendment No. LCP-6-SAN-25-0037-1 (Encanto Neighborhood)

Concurrence with the Executive Director's determination that request by the City of San Diego to amend its LCP Implementation Plan to remove Footnote 7 from its development regulations for residential zoning to restore previous minimum lot size in the Encanto neighborhood is de minimis. (AL-SD)

City of San Diego LCP Amendment No. LCP-6-SAN-25-0038-1 (Cannabis Outlet Hours)

Concurrence with the Executive Director's determination that request by the City of San Diego to amend its LCP Implementation Plan to extend operational hours of cannabis facilities is de minimis. (AL-SD)

Application No. 6-25-0168 (Hall, Solana Beach)

Application of Michael J. Hall to construct new 3,596 sq. ft. 2-story single-family home with attached 632 sq. ft. 2-car garage on an 8,798 sq. ft. vacant lot at 1128 Solana 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.)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (Los Angeles County)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Appeal/CDP de novo No. A-5-VEN-22-0068 (City of Los Angeles Department of Public Works, Venice)

Appeal by Genevieve Morrill from decision of City of Los Angeles City Planning Commission approving permit to the City of Los Angeles for construction of new two-story, 32-ft. tall, 2,500 sq. ft. wastewater pumping plant (VAPP), diversion structure with a 66-inch inlet pipe in the Grand Canal, subsurface improvements below Hurricane St. and public right-of-way improvements across two lots totaling 7,848 sq. ft. at 3813 and 3817 Esplanade, Venice, Los Angeles, Los Angeles County. (JD-LB)

Appeal/CDP de novo No. A-5-VEN-22-0069 (City of Los Angeles Department of Public Works, Venice)

Appeal by Genevieve Morrill of decision of City of Los Angeles City Planning Commission approving permit to the City of Los Angeles for construction of surface parking lot to provide seven vehicle parking spaces and

four bicycle parking spaces, a new public art installation, and landscaping on vacant lot totaling 4,228 sq. ft. at 128 Hurricane St., Venice, Los Angeles, Los Angeles County.(JD-LB)

COASTAL PERMIT APPLICATION

Application No. 5-24-0123 (City of Los Angeles Department of Public Works, Los Angeles Co.)

Application of City of Los Angeles to construct new two-story, 32.5-ft. tall, 2,283 sq. ft. wastewater pumping plant (VAPP), a diversion structure with a 66-inch inlet pipe in the Grand Canal, subsurface improvements below Hurricane St., three on-site parking spaces, 7,324 cy of cut and 5,864 cy of fill, and public right-of-way improvements; and soil remediation and oil well re-abandonment prior to construction of offsite parking lot to provide seven vehicle parking spaces, including one ADA space, bicycle rack, new public art installation, and landscaping across three lots totaling 12,076 sq ft at 3813 and 3817 Esplanade, and 128 Hurricane St., Venice, Los Angeles, Los Angeles County. (JD-LB)

Application No. 5-24-0853 (City of Santa Monica, Santa Monica)

Application of City of Santa Monica to install 38.5 acres of foredune and back dune habitat along 3 miles of coastline in the City of Santa Monica as Phase 3 of a living shoreline project. The project includes native dune planting, public access pathways, community engagement, and monitoring to enhance wildlife habitat and coastal resilience in Santa Monica State Beach, Los Angeles County. (DC-LB)

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

FRIDAY, September 12, 2025

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 9-25-0205 (Chevron, Carpinteria)

Application of Chevron West Coast Decommissioning Program to decommission and remove three oil pipeline bundles from beach, intertidal and subtidal areas to the state waters boundary, in Carpinteria, Ventura County. (MD-SF)

City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0040-2-Part A (ADUs/Code Updates)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Santa Cruz to amend its certified LCP Implementation Plan to modify accessory dwelling unit (ADU) standards and to make minor language changes elsewhere is de minimis and thus should be approved as submitted, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (KF-SC)

City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0041-2-Part B (Zoning Code Update)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Santa Cruz to amend its certified LCP Implementation Plan to update its Zoning Code is de minimis and thus should be approved as submitted, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (KF-SC)

Application No. 3-24-1004 (Walsh Revetment, Pleasure Point)

Application by Christine Walsh to collect and restack riprap boulders onto existing revetment located seaward of residence at 22826 East Cliff Drive in unincorporated Live Oak Beach Area of Santa Cruz County. (NC-SC)

Application No. 3-24-1005, Sherman and Murray (Live Oak Beach area, Santa Cruz County)

Application by Marjorie Sherman and Douglas Murray to collect and restack riprap boulders onto existing revetment located seaward of residence at 100 20th Avenue in unincorporated Live Oak Beach Area of Santa Cruz County. (NC-SC)

Permit Amendment No. 3-07-058-A1 (Kessinger Revetment, Pleasure Point)

Request by Jacque Kessinger to amend permit to collect and restack riprap boulders onto existing revetment located seaward of residence at 22798 East Cliff Drive in unincorporated Live Oak Beach Area of Santa Cruz County. (NC-SC)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

POST LCP JURISDICTION MAP

MA-2024-001 (Updated Sonoma County Post-LCP Certification Permit and Appeal Jurisdiction Maps)

Public hearing and potential action on updated digital maps that depict areas within Sonoma County that are subject to the Commission's permit and appeal jurisdiction, as established by the Coastal Act. Note: These maps do not establish new jurisdictional boundaries, rather they provide a visual tool to improve accessibility and digitally illustrate the existing legal boundaries which are already in effect. (CL - SF)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

ITEMS APPROVED BY OPERATION OF LAW

NORTH COAST DISTRICT

Humboldt County Local Coastal Program Amendment No. LCP-1-HUM-24-0034-1-Part B (Short Term Rentals Regulations)

Request by Humboldt County to amend its certified implementation plan (IP) to establish new regulations for short-term rentals in the coastal zone.