

**CALIFORNIA COASTAL COMMISSION**

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**NOTICE OF DECISION**

TO: Office of the Secretary for Resources  
715 P Street, 20<sup>th</sup> 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: December 18, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of December 10-12, 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, or there are no additional, feasible alternatives or feasible mitigation measures available that would substantially lessen a significant adverse effect that the activity may have 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*

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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:

A (Del Norte, Humboldt & Mendocino Counties) Melissa Kraemer (707) 826-8950  
SF (Sonoma, Marin, San Francisco & San Mateo Counties) Stephanie Rexing  
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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, December 10, 2025**

### **CONSENT CALENDAR**

#### **Application No. 5-25-0333 (Shatafian, Sunset Beach)**

Application by Steve Shatafian to construct 108 sq. ft. addition, new attached 172 sq. ft. one-car garage, and attached 635 sq. ft. second-floor accessory dwelling unit (ADU) to 1,337 sq. ft. two-story single-family home resulting in major remodel of home, at 16715 Bay View Dr., Sunset Beach, Orange County. (EG-LB)

#### **Application No. 6-24-0169 (Rosemarie's Burgers, Mission Beach)**

Application of Where to Eat California LLC (DBA Rosemarie's Burgers) for after-the-fact approval of 114 sq. ft. deck or street eatery ("streetary") on public street outside of existing approx.. 950 sq. ft. ground-floor restaurant, at 3852 Mission Blvd, Mission Beach, San Diego, San Diego County. (LC-SD)

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

#### **Application No. A-5-DPT-23-0049 (Mohuiddin, Dana Point)**

Application of Mohammed Amer Mohiuddin to construct new 5,266 sq. ft., 34.4-ft.-high, two-story duplex with caisson foundation and two attached single-bay carports totaling 466 sq. ft. with vehicle lifts, roof deck with swimming pool, and seaward facing balconies on an 8,166 sq. ft. vacant beachfront lot at 35075 Beach Road, Dana Point, Orange County. (SV-LB) (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. 6-25-0419 (2828 Ocean Front DM CA, LLC, Del Mar)**

Application of 2828 Ocean Front DM CA, LLC to remove 50-ft. long seawall and 700 sq. ft. of riprap from public beach area seaward of 10,890 sq. ft. lot at 2828 Ocean Front, Del Mar, San Diego County. (SL-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 COAST DISTRICT (ORANGE COUNTY)**

## DEPUTY DIRECTOR'S REPORT

### COASTAL PERMIT APPLICATION

#### **Appeal/CDP de novo No. A-5-DPT-23-0011 (Vatani, Dana Point)**

Appeal by Vice Chair Caryl Hart and Commissioner Linda Escalante and Commission's de novo action from City of Dana Point decision granting permit with conditions to Dave Vatani for demolition of trellis on 3,024 sq. ft. oceanfront lot and construction of new 2,779 sq. ft. two-story home with attached 520 sq. ft. two-car garage with 200 sq. ft. Carport on caisson foundation, with seaward balconies and deck. Existing shoreline protection installed prior to enactment of the Coastal Act is proposed to remain onsite at 35747 Beach Road, Dana Point, Orange County. (SV-LB)

#### **Application No. A-5-DPT-24-0005 (Watson, Dana Point)**

Application by Rick and Wendy Watson to demolish 825 sq. ft. single-story single-family home on 2,137 sq. ft. beachfront lot and construct 2,627 sq. ft., two-story single-family home above 1,025 sq. ft. lower-level garage (three levels and 3,552 sq. ft. total) with a caisson foundation at 35665 Beach Road, Dana Point, Orange County. (JP-LB)

#### **Application No. 5-24-0779 (Beacon Bay HOA, Newport Beach)**

Application by the Beacon Bay Community Association to remove three existing 1,099 sq. ft. floating docks and replace with 1,221 sq ft. floating docks, remove one existing 256 sq. ft. floating dock and 4 ft. by 18 ft. gangway and replace with 258 sq. ft. floating dock with 3 ft. by 24 ft. gangway, and replace eight existing 14 in. square concrete marina piles at the Beacon Bay Community, Newport Beach, Orange 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 is explained further in the staff report.)

## SAN DIEGO COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT

### POST LCP CERTIFICATION MAP

#### **Map Adoption MA-2025-003 (City of Del Mar Post - LCP Certification Permit and Appeal Jurisdiction Map)**

Public hearing and action on post-LCP certification permit and appeal jurisdiction map that depict the geographic areas within the City of Del Mar's coastal zone subject to the Commission's permit and appeal jurisdiction, as established by the Coastal Act. These maps provide a visual tool to improve accessibility and digitally illustrate the existing legal boundaries of the Commission. (EE - SF)

### PORT MASTER PLAN

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**San Diego Unified Port District PMP Amendment No. PMP-6-PSD-25-0001-1 (National City Balanced Plan)**

Public hearing and action on request by the San Diego Unified Port District to amend its certified Port Master Plan (PMP) to incorporate 12.4 acres of land, and update text, figures, land uses, and policies to allow for the National City Balanced Plan, which would expand Pepper Park; construct a recreational vehicle park, up to two hotels, rail connector and storage tracks, dry boat storage, and new docks/moorings; close areas of Tidelands Avenue, 28th Street and 32nd Street; realign Marina Way; and relocate Bayshore Bikeway in the National City bayfront. (ML-SD)

## THURSDAY, December 11, 2025

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

#### **County of Humboldt LCP Amendment No. LCP-1-HUM-24-0034-1 Part C (Wireless Telecommunications Facilities Ordinance)**

Public hearing and action on request by County of Humboldt to add section 313-91 to its Implementation Plan (Coastal Zoning Regulations) and amend related IP sections pertaining to the development of wireless telecommunications facilities. (MBK-A)

#### **Application No. 1-25-0672 (Harris, Humboldt Co.)**

Application of Ronald and Thomas Harris to construct 2,735-sq.ft, 1-story, 3-bedroom single family home with attached 772-sq.ft. garage in generally same footprint as previous 1,380-sq.ft, 3-bedroom home built in 1956 destroyed by fire and develop associated onsite septic system and driveway improvements at 253 Bazemore Ln., ~5 miles north of Trinidad, in the Trinidad Area Shoreline Lots Area of Deferred Certification, Humboldt County. (CDM-A)

#### **City of Grover Beach LCP Amendment No. LCP-3-GRB-25-0054-1 (IP Cleanup)**

Public hearing and potential action on request by the City of Grover Beach to update its certified LCP Implementation Plan on a variety of issues, including related to accessory dwelling units (ADUs) and a series of clean-up oriented revisions, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (SM-SC)

#### **City of Carmel-by-the-Sea LCP Amendment No. LCP-3-CML-25-0056-2 (Historic Context Statement Update)**

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Carmel-by-the-Sea to update of its Historic Context Statement for the years between 1966-1986 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. (KB-SC)

### ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

#### DEPUTY DIRECTOR'S REPORT

#### COASTAL PERMIT APPLICATION

#### **Application No. 9-25-0512 (City of Fort Bragg, Mendocino Co.)**

Application of City of Fort Bragg for 12-month pilot deployment of wave-powered Oneka Iceberg

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desalination buoy in Mill Bay, approximately 0.5 miles offshore, with pipelines coming onshore at the City wastewater treatment plant. (SS-SF)

**Application No. 9-25-0739 (Pacific Gas and Electric, San Luis Obispo Co.)**

Consistency certification and CDP application by Pacific Gas and Electric Company for extended operation of Diablo Canyon Nuclear Power Plant and associated development, San Luis Obispo County (Staff – EORFC)

## **NORTH COAST DISTRICT**

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

## **NORTH CENTRAL COAST DISTRICT**

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

## **CENTRAL COAST DISTRICT**

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

## FRIDAY, December 12, 2025

### ADMINISTRATIVE CALENDAR

#### **Application No. 4-25-0451 (Sardo, Oxnard)**

Application of Salvatore Sardo to install 19-ft. by 7-ft. extension to existing floating dock system, add approximately 133 sq.ft. of dock space, and install one new, 16-in. round concrete marina guide piling within Channel Islands Harbor waterway for boating related purposes, at 3946 Harbour Island Lane, Oxnard, Ventura County. (BL-V)

### CONSENT CALENDAR

#### **Application 5-25-0449 (1106 The Strand, LLC, Hermosa Beach)**

Application of 1106 The Strand LLC to create new outdoor dining area for existing restaurant along The Strand; applicant also proposes restoring parking spaces at 1100 The Strand, Hermosa Beach, Los Angeles County. (ETP-LB)

#### **Application No. 5-25-0430 (Hermosa Beach Strand, LLC, Hermosa Beach)**

Application of Hermosa Beach Strand LLC to remodel two-story 2,789 sq. ft., four-unit apartment building on ocean front lot; project includes converting existing basement storage area into new ADU and construct new two-car garage; new 6 ft. high retaining wall is also proposed on northern side property line at 830 The Strand, Hermosa Beach, Los Angeles County. (CG-LB)

#### **Application No. 5-25-0499 (Kalemarkiarian, Hermosa Beach)**

Application of Paul and Sandra Kalemarkiarian to demolish two-story, 22.22 ft high, 3,664 sq.ft. Triplex (with 2,350 sq. Ft. unit, 767 sq. Ft. unit and 547 sq. ft. unit) with two-car garage on 2,852 sq.ft. lot and construct new three-story, 29.84 ft high, 2,476.9 sq.ft. single family home with two attached ADUs ( one 785 sq.ft. and the other 759 sq.ft.), two-car garage and three additional uncovered parking spaces, with 59 cu.yds. of cut at 28 18th Street, Hermosa Beach, Los Angeles County. (AD-LB)

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

#### **Application No. 4-24-0886 (California State Parks, Los Angeles Co.)**

Application by California Department of Parks and Recreation to replace damaged wooden beach staircase with new 24-ft. long by 6-ft wide prefabricated staircase to restore public access to South Beach at Leo Carrillo State Park, 35000 Pacific Coast Highway, Malibu, Los Angeles County. (GG-V)

**Application No. 4-07-101-A4 (1338, LLC, Los Angeles Co.)**

Request by 1338, LLC to amend a previously approved permit to construct 3,286 sq. ft. single family home to include the dedication in fee of a 24.16-acre lot in the Santa Monica Mountains in order to increase building site area from 9,960 sq. ft. to 14,985 sq. ft. to accommodate additional accessory development, an expansion of the detached two-story accessory building, and minor relocation of onsite wastewater treatment system at 2575 Applefield Lane, Santa Monica Mountains, Los Angeles County. (TL-V) (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 5-24-1001 (Redondo 100 LLC, San Pedro)**

Application of Redondo 100, LLC to demolish affordable approximately 1,001 sq. ft. single-family home with garage, dry cleaning facility, and 1,259 cy. of soil for site remediation due to soil contamination; subdivide 20,532 sq. ft. lot into 11 smaller lots; construct 11 single-family homes (with one home restricted for very-low income household) that vary in size from 2,761 sq. ft. to 5,379 sq. ft. and are two-stories with additional sub-grade garage/basement level containing two parking spaces ; provision of three off-street guest parking spaces; improvements to public sidewalk; remove three-non protected trees; new landscaping and approximately 2,925 cy. of cut at 1661 S. Crescent Ave., San Pedro, Los Angeles, Los Angeles County. (ETP-LB) (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 5-25-0253 (Santa Monica Concessions, Santa Monica)**

Application of Santa Monica Concessions to construct new 680 sq. ft. bar and grill and 2,836 sq. ft. patio seating area, on leased portion of Santa Monica Pier at 380 Santa Monica Pier in Santa Monica, Los Angeles County. (ETP-LB) (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.)

## **SOUTH CENTRAL COAST DISTRICT**

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

### **LONG RANGE DEVELOPMENT PLAN**

**University of California Santa Barbara Long Range Development Minor Amendment No. LRDP-4-UCS-25-0002-2 (Baseball Scoreboard)**

Public hearing and action on request by UCSB to amend its Long Range Development Plan (LRDP) to allow for the construction of a new 68-foot-tall video scoreboard at Caesar Uyesaka Baseball Stadium within the Main Campus Core Recreation area that has an existing 45-foot height limit, 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-0005-25 (Baseball Scoreboard)**

Public hearing and action on Notice of Impending Development (NOID) by UCSB for the construction of the Caesar Uyesaka Stadium Video Scoreboard Project, including construction of a new 68-foot-tall video scoreboard and installation of concrete support piers and a concrete pad, located on Main Campus, at the University of California Santa Barbara, Santa Barbara County. (SF-V)

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

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

### **COASTAL PERMIT APPLICATION**

#### **Application No. 5-25-0502 (EAH Housing, Santa Monica)**

Application of EAH Housing to construct new six-story, 75-ft. high, 184,786-sq.ft. mixed-use building, including 122 affordable rental units for low-income households on upper floors and 20,160 sq.ft. of ground-floor commercial space, on two vacant parcels totaling 29,988 sq.ft.; project includes subterranean parking, landscaping, drainage improvements, and grading involving 28,000 cu. yds. of cut with no fill, at 1318-1320 4<sup>th</sup> Street, Santa Monica, Los Angeles County. (DC-LB)