

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: December 9, 2025

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of November 5-7, 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

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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A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

WEDNESDAY, NOVEMBER 5, 2025

CONSENT CALENDAR

Application No. 5-24-0909 (1050 Wardlow Road, LLC, Seal Beach)

Application of 1050 Wardlow Road, LLC for 919 sq. ft. addition to one-story, 982 sq. ft. retail building with four (4) onsite parking spaces. Post project, one-story, retail building will consist of 1,902 sq. ft. with two (2) onsite parking spaces at 220 Main Street, Seal Beach, Orange County. (FSY-LB)

Application No. 5-24-0803 (Rehling, Seal Beach)

Application by Kenneth and Kelli Rehling for major remodel of two-story 2,525 sq. ft. single-family home on 6,076 sq. ft. lot with 1,367 sq. ft. of additions, resulting in 3,892 sq. ft. home, construct pool and spa with 40 cu.yds. of grading and 1485 sq. ft. of new landscaping at 304 Ocean Ave Seal Beach, Orange County. (JT-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 5-24-0742 (SCRRA, San Clemente)

Application by Southern California Regional Rail Authority (SCRRA) to repair existing 8 ft. wide by 6 ft. tall by 30 ft. long reinforced concrete arch culvert at Mile Post (MP) 205.80 and replace 2 ft. wide by 22 ft. long reinforced concrete pipe (RCP) culvert with new 2 ft. by 22 ft. corrugated metal pipe (CMP) culvert at MP 207.20. The applicant also seeks authorization to retain unpermitted approximately 95 ft. long by 17 ft. wide rock revetment surrounding the culvert at MP 205.8 in San Clemente, 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.)

Application No. 6-24-0859 (Oceanside Loma Alta Creek Mouth Maintenance, Oceanside)

Application of City of Oceanside to implement 5-year maintenance program within Loma Alta Creek mouth consisting of excavation of approx.. 37 cu.yds. of cobble per minimum rain event of 0.1 inch between December-March to prevent flooding upstream at Loma Alta Creek, Oceanside, San Diego County. (MBG-SD)

Application No. 6-25-0425 (PMB Carmel Valley, LLC, San Diego)

Application of PMB Carmel Valley, LLC to construct 3-story, 40-ft. tall, 105,000 sq. ft. assisted living facility with approx. 87 living units and 18 memory care units on 4-acre vacant lot at 13860 El Camino Real, San Diego, San Diego County (AL-SD)

ENFORCEMENT

Consent Cease and Desist Order No. CCC-25-CD-04 (Sandbourne Hotel, Santa Monica)

Public hearing and Commission action on proposed administrative consent order directing and authorizing SCP 1740 Ocean Avenue, LLC and SCP 1740 Ocean Avenue Opco, LLC, lessees of the Sandbourne Hotel located at 1740 Ocean Ave., City of Santa Monica (APN 4290-019-010), to comply with conditions of their coastal development permit including conditions that require a parking, carpool, and transit incentive program for hotel employees and to not conduct additional unpermitted development. (SW-SF)

Consent Administrative Penalty No. CCC-25-AP-05 (Sandbourne Hotel, Santa Monica)

Public hearing and Commission action on proposed imposition of consent administrative civil penalties requiring the lessees of the Sandbourne Hotel located at 1740 Ocean Ave., City of Santa Monica (APN 4290-019-010), to undertake public access, employee transit benefits, plastics reduction and other public benefit projects to resolve civil liabilities associated with violations of a Coastal Development Permit that occurred on the property, including the failure to implement a parking, carpool, and transit incentive program for hotel employees (SW-SF)

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Appeal/CDP de novo No. A-5-LGB-20-0058 (32007 S Coast Highway LLC, Laguna Beach)

Appeal by Mark and Sharon Fudge from City of Laguna Beach granting permit with conditions to 32007 S Coast Hwy, LLC for permanent authorization of slope repair activities approved under Emergency CDP No. G-5-19-0011, including: 1) 525 cu. yd. of grading; 2) construction of soil berm; 3) various soil benching, grading, and terracing; 4) subdrains and temporary wood-lagging wall; project also includes after-the-fact approval for shoring wall with 7 caissons ranging from 30 ft. to 35 ft. in depth, after-the-fact approval for beach-access staircase associated with existing single-family home, and new shotcrete retaining wall at 32007 Coast Highway, Laguna Beach, Orange County (AS-LB)

Appeal/CDP de novo No. A-5-LGB-20-0059 (32005 S Coast Highway LLC, Laguna Beach)

Appeal by Mark and Sharon Fudge of City of Laguna Beach granting permit with conditions to 32005 S Coast Hwy, LLC for permanent authorization of slope repair activities approved under Emergency CDP No. G-5-19-0011, including: 1) 525 cu. yd. of grading; 2) construction of soil berm; 3) various soil benching, grading, and terracing; 4) subdrains and temporary wood-lagging wall; project also includes replacement of the curb and gutter on Coast Highway, after-the-fact approval for shoring wall with 3 caissons ranging from 30 ft. to 35 ft. in depth, after-the-fact approval for the demolition of a single-family residence, and construction of a new shotcrete retaining wall at 32005 Coast Highway, Laguna Beach, Orange County (AS-LB)

Application No. 5-24-0224 (Seaside Coastal Living LLC, San Clemente)

Application of Seaside Coastal Living LLC to demolish two-story guest unit/garage structure, swimming pool, and construct new 25 ft. high, 2-story over basement, 12,780 sq. ft. single-family home with 850 sq. ft. ADU, new rear yard pool, spa, concrete patio, landscaping, and 3,000 cu. yds. of grading on coastal blufftop lot at 314 La Rambla, San Clemente, Orange County. (VL-LB)

Application No. 5-24-0801 (Dunnwald, San Clemente)

Application by Larry Dunnwald to convert 3,064 sq. ft. historical house into five rooms of new boutique hotel; proposed project also includes to construct two free-standing structures (3,140 sq. ft. and 1,440 sq. ft.) to add eight additional rooms for total of 13 hotel rooms (including three low-cost rooms), construct new 7,640 sq. ft., 17-space subterranean parking garage resulting in approximately 1,333 cu. yd. of grading (cut), 837 sq. ft. restaurant with outdoor seating, pool, spa, landscaping, and public viewing area with new public sidewalk; also proposed to preserve historic fountain on site as well as lot merger of two existing lots at 402 and 404 Pasadena Court, San Clemente, Orange County. (EG-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 6-24-0632 (LHO Mission Bay Hotel, LP, San Diego)

Application of LHO Mission Bay Hotel, LP to remodel existing structures, construct new exterior space, reconfigure existing exterior event space, install new event tent, construct new coastal access path, fill in existing lagoons, remove pump station, demolish existing marina and construct new marina, reconfigure existing public and guest parking, construct new public bathroom, after-the-fact approve approx. 10,000 sq. ft. outdoor patio, after-the-fact approve pier reconstruction, and install 18 ground mounted solar panels in parking lots and 7 roof-mounted panels on Conference Center on approx. 52 acre leasehold at 1404 Vacation Road, Mission Bay, San Diego, San Diego County. (LC-SD) (Note: The Commission's enforcement division has addressed Coastal Act violations associated with this item via Consent Cease and Desist Order CCC-23-CD-04 and Consent Administrative Penalty CCC-23-AP-03, as is explained further in the staff report.)

THURSDAY, NOVEMBER 6, 2025

CONSENT CALENDAR

Application No. 5-24-1006 (Klondike Canyon Abatement District, Rancho Palos Verdes)

Application by Klondike Canyon Abatement District to replace three sheared dewatering wells with two vertical 160 ft. dewatering wells, electric powered pumps, extraction pipes at Klondike Canyon and Beach Club Landslides, Rancho Palos Verdes, Los Angeles County. (JP-LB)

Application No. 5-25-0537 (Richard Kraft, Hermosa Beach)

Application by Richard Kraft to demolish three-story 2,304 sq. ft. duplex (one 1,852 sq. ft. unit and one 452 sq. ft. unit), two attached garages (434 sq. ft. and 282 sq. ft., respectively) on 2,418 sq. ft. lot and construct new, three-story 2,993 sq. ft. single family home, 566 sq. ft. attached ADU a 470 sq. ft., an attached 470 sq. ft. two-car garage, two additional unenclosed parking spaces, 194 cy. of cut and 95 cy. of fill at 207 29th Street, Hermosa Beach, Los Angeles County. (ETP-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

County of Los Angeles – Santa Monica Mountains LCP Amendment No. LCP-4-MMT-25-0045-1 (Disaster Recovery Ordinance)

Public hearing and action on the request by County of Los Angeles to amend the Implementation Plan portion of its certified Santa Monica Mountains LCP to revise existing regulations and permit procedures to facilitate and help streamline the process for the rebuilding of structures damaged or destroyed by natural disaster. (TL-V)

Application No. 4-23-0406 (Leadbetter Revetment, Santa Barbara)

Application of City of Santa Barbara for retention of approximately 360 ft. long, 15 ft. high, 36 ft. wide revetment consisting of 5-ton rocks as a follow-up to emergency action; as well as after-the-fact approval for repairs at an adjacent parking lot and boatyard including fencing and asphalt replacement, and parking lot resurfacing, at Leadbetter Beach, City of Santa Barbara, Santa Barbara County. (SF-V) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and/or at this site, as explained further in the staff report)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

County of Santa Barbara LCP Amendment No. LCP-4-STB-24-0028-1-Part B (Housing Element Update/Rezones)

Public hearing and action on County of Santa Barbara's request to amend the Land Use Plan (LUP) and Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portions of its certified LCP to rezone sites to comply with the County's Housing Element Update and establish a new Design Residential (DR) zoning designation and associated permit requirements and development standards. (DG-V)

SOUTH COAST DISTRICT (Los ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

FRIDAY, NOVEMBER 7, 2025

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Trinidad LCP Amendment No. LCP-1-TRN-24-0041-1-Part B (Housing Updates)

Public hearing and action on request by the City of Trinidad to amend the City's certified Implementation Program to (1) add new definitions for employee housing, family daycare home, residential care facilities, supportive housing, and transitional housing, (2) allow these uses as a residential use subject to the same standards as a dwelling as required by state law, and (3) define and add development standards for single-room occupancy units in the Planned Development (PD) zone. (RJ-A)

Map Update MA-2025-002 (City of Pacifica Post-LCP Certification Map Update)

Public hearing and potential action on updated digital post-LCP certification coastal permit and appeal jurisdictional maps that depict the geographic areas within the City of Pacifica coastal zone and offshore where the Commission has coastal permit authority, where the City has delegated coastal permit authority, and where City coastal permit decisions are appealable to the Commission. (CD - SF)

Application No. 2-25-0424 (Boat Launch Improvements, Pillar Point Harbor)

Application by San Mateo County Harbor District to replace boat launch ramp and boarding floats; replace public restroom near boat launch, including outdoor shower and fish cleaning station; install infiltration basin to capture water from outdoor shower and other runoff sources; replace benches and interpretive signage; and re-stripe and re-pave portions of the nearby parking lot and walkways to improve accessibility, all at Pillar Point Harbor in unincorporated San Mateo County. (IC-SF)

Santa Cruz County LCP Amendment No. LCP-3-SCO-25-0051-2-Part D (LUP and Code Cleanup)

Public hearing and potential action on request by Santa Cruz County to modify its certified LCP Land Use and Implementation Plans through a variety of cleanup-oriented changes (including related to site density calculations, temporary structures, grading provisions, non-industrial timber management plans, and administrative appeal procedures), and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)

UC Santa Cruz Notice of Impending Development No. SCZ-NOID-0002-25 (Younger Lagoon Beach Access Management Plan)

Public hearing and potential action on UCSC's notice of impending development to reauthorize the Younger Lagoon Beach Access Management Plan for the next 5 years at UCSC's Coastal Science Campus at Terrace Point in the western part of the City of Santa Cruz in Santa Cruz County. (KF-SC)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 1-24-0890 (Resource Environmental Solutions, Mendocino Coast Mitigation Bank Habitat Restoration Project, Mendocino County)

Application of Resource Environmental Solutions, LLC to conduct habitat restoration on two rangeland parcels for a Mendocino Coast Mitigation Bank involving (1) remove existing fencing, cattle troughs, and residential/ agricultural debris; (2) fish and wildlife habitat improvements along Garcia River and Brush Creek with alterations to channels, floodplains, and adjacent areas, including a total of ~96,650 cu.yds. of grading, major vegetation removal, revegetation with native species, and remove invasive species; and (3) install monitoring wells, irrigation lines, access road improvements, and 5-ft-high wildlife-friendly fencing around portions of restoration areas at 43001 Mountain View Rd. & 43821 Crispin Rd., north of Point Arena, Mendocino County. The permit would also authorize the Executive Director to sign the Bank Enabling Instrument for the Mitigation Bank. (AS-A)

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Marina LCP Amendment No. LCP-3-MRA-25-0006-1 (Coastal Hazards)

Public hearing and potential action on request by the City of Marina to amend its certified LCP Land Use and Implementation Plans to modify the LCP's coastal hazards provisions, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (KK-SC)