

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: February 26, 2026

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **February 4-6, 2026**. 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, February 4, 2026

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

County of Del Norte LCP Amendment No. LCP-1-DNC-25-0071-1 (Tamazyran Rezone)

Public hearing and action on request by County of Del Norte to rezone portion of 0.75-acre parcel from General Resource Conservation Area (RCA-1) to Designated RCA (RCA-2) with wetland and wetland buffer areas to facilitate improvements to an existing residence on the remaining upland portion of parcel located at 2031 Old Mill Road, Crescent City, Del Norte County. (RJ-A)

City of Fort Bragg LCP Amendment No. LCP-1-FTB-25-0064-1-Part D (Housing Updates)

Public hearing and action on request by City of Fort Bragg to (1) establish new Implementation Plan (Coastal Land Use & Development Code) regulations for Emergency Shelters, Group Homes, Low Barrier Navigation Centers, and Supportive Housing, (2) amend existing regulations for Density Bonus & Incentives Eligibility for affordable housing projects on non-vacant sites (sec. 17.31.030), and (3) amend related code sections on Definitions (sec. 17.100) and Land Use Tables & Permit Requirements (sec. 17.21.030 & 17.22.030). (MBK-A)

City of Fort Bragg LCP Amendment No. LCP-1-FTB-25-0064-1-Part G (Outdoor Dining Regulations)

Public hearing and action on request by City of Fort Bragg to amend Implementation Plan (Coastal Land Use & Development Code) standards pertaining to Restaurants (sec. 17.42.190) to establish new regulations for Outdoor Dining and amend related code sections related to Definitions (sec. 17.100), Land Use Tables & Permit Requirements (sec. 17.21.030 & 17.22.030), and Parking (sec. 17.36.040). (RY-A)

San Luis Obispo County LCP Amendment No. LCP-3-SLO-25-0025-1-Part A (Mineral Resources)

Public hearing and potential action on request by San Luis Obispo County to modify LCP Land Use and Implementation Plans to change combining designations and related provisions associated with the six active mining areas in the County's coastal zone, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (DJ-SC)

ENFORCEMENT REPORT

Consent Cease and Desist Order No. CCC-26-CD-01 (Schneider and Bode, Humboldt County)

Public hearing and Commission action on proposed administrative consent order directing and authorizing property owners, Travis Schneider and Stephanie Bode, to, among other things: 1) remove items of unpermitted development, including a partially constructed house, access road, and soil and asphalt fill and

2) cease and desist from undertaking additional unpermitted development on properties located at 1506 Walker Point Rd. (APN 402-171-030) and 1512 Walker Point Rd. (APN 402-171-029), Bayside, Humboldt County. (SW-SF)

Consent Restoration Order No. CCC-26-RO-01 (Schneider and Bode, Humboldt County)

Public hearing and Commission action on proposed restoration order directing and authorizing property owners, Travis Schneider and Stephanie Bode, to: 1) take restorative actions, including: removal, erosion control, remedial grading, and revegetation activities, 2) prepare and implement a Cultural Resources Survey and Cultural Materials Plan to protect all cultural artifacts located on the properties that were disturbed by unpermitted development, and 3) implement a long-term monitoring plan to address the impacts of unpermitted development at 1506 Walker Point Rd. (APN 402-171-030) and 1512 Walker Point Rd. (APN 402-171-029), Bayside, Humboldt County.

Consent Administrative Penalty No. CCC-26-AP3-01 (Schneider and Bode, Humboldt County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring property owners, Travis Schneider and Stephanie Bode, to 1) pay an administrative penalty and 2) to provide in lieu projects to resolve the remainder of the monetary penalty, for violations of the wetlands, ESHA, and other provisions of the Coastal Act that occurred at 1506 Walker Point Rd. (APN 402-171-030) and 1512 Walker Point Rd. (APN 402-171-029), Bayside, Humboldt County.

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

County of Humboldt LCP Amendment No. LCP-1-HUM-25-0060-1 (Outdoor Lighting Regulations)

Public hearing and action on request by County of Humboldt to add section 313-105.1 to its certified Implementation Plan (Title III, Division 1, Chapter 3) setting design standards for outdoor lighting for residential, agricultural, commercial, industrial, and other uses and amend related IP sections on Definitions (sec. 313-138, -141, & -154). (CDM-A)

COASTAL PERMIT APPLICATION

Application No. 1-25-0828 (Caltrans Albion River Bridge Repair and Maintenance, Mendocino County)

Application by the California Department of Transportation District 1 to repair and maintain the Albion River Bridge through replacement in-kind of 53 deteriorated timber scabs and inspection and potential replacement of at least three split ring connectors and one mole claw connector located at the base of the timber towers, all located above the Albion River within the Caltrans right of way on Highway 1, Mendocino County. (MP-SF)

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

THURSDAY, February 5, 2026

ADMINISTRATIVE CALENDAR

Application No. 5-25-0710 (Holstrom, Newport Beach)

Application of Dayn Holstrom to demolish 493 sq. ft. “U-shaped” floating dock with a 60 sq. ft. gangway and construct a new 406 sq. ft. “L-shaped” floating dock with a 72 sq. ft. gangway at 426 Harbor Island Dr., Newport Beach, Orange County. (RTC-LB)

CONSENT CALENDAR

Application No. 5-24-0153 (Davis, San Clemente)

Application by Brenton and Lisa Davis for a minor remodel of and addition to 3,796 sq. ft. single-family residence and construction of shear pins with grade beams on a coastal canyon lot at 316 W. Avenida Gaviota, San Clemente, Orange County. (EG-LB)

Application No. 5-25-0591 (Nguyen, Seal Beach)

Application of Anthony and Mai Nguyen for demolition of a 657 sq. ft. single-family residence and garage, and construction of new 2,001 sq. ft. single-family residence with attached garage, 330 sq. ft. Accessory Dwelling Unit, and grading at 33-B Surfside Avenue, Surfside Community of Seal Beach, Orange County. (FSY-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 5-24-0899 (Stebly, San Clemente)

Application of Molly Stebly for the remodel and addition to an existing single-family home, including conversion of the existing basement into an Accessory Dwelling Unit (ADU) and conversion of basement hobby room into a new covered patio, and landscape and hardscape work at 407 Cazador Lane, San Clemente, Orange County. (FSY-LB)

City of Oceanside LCP Amendment No. LCP-6-OCN-25-0029-2 (Downtown Density for 6th Housing Cycle)

Public hearing and action on request by City of Oceanside to amend its certified Implementation Plan to change maximum density for mixed-use developments in Downtown District from unlimited to 86 dwelling units per acre. (MBG-SD)

City of Carlsbad LCP Amendment No. LCP-6-CAR-24-0058-2 (Zoning Code Cleanup 2024)

Public hearing and action on request by City of Carlsbad to amend its certified Implementation Plan to make corrections, provide consistency with state law, and codify the substantial conformance review process. (CJ-SD)

City of San Diego LCP Amendment No. LCP-6-SAN-24-0038-3 (2024 Land Development Code Update)

Public hearing and action on the request by City of San Diego to amend its Implementation Plan to streamline permit processes, make corrections and clarifications, incorporate recent state laws, and update various development regulations. (AL-SD)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Oceanside LCP Amendment No. LCP-6-OCN-25-0030-2 (Inclusionary Housing)

Public hearing and action on request by City of Oceanside to amend its certified Implementation Plan to update inclusionary housing provisions, including increasing the threshold for applicability from 3 to 10 or more units and increasing requirement to reserve housing for low and moderate-income households from 10% to 15%. (MBG-SD)

City of Encinitas LCP Amendment No. LCP-6-ENC-23-0041-1 (Short-Term Rentals)

Public hearing and action on request by City of Encinitas to amend its Implementation Plan to add new regulations related to short-term rentals. (CP-SD)

City of Del Mar LCP Amendment No. LCP-6-DMR-24-0048-2 (Short-Term Rentals)

Public hearing and action on request by City of Del Mar to amend its Implementation Plan to add new regulations related to short-term rentals. (SL-SD)

FRIDAY, February 6, 2026

CONSENT CALENDAR

Application No. 5-25-0660 (The Donald R. Miller Family Trust and DRM Irrevocable Trust, Hermosa Beach)

Application of Donald R. Miller Family Trust and DRM Irrevocable Trust to demolish after-the-fact and replace 3.5 ft. high perimeter wall along patio area and install 145 sq. ft. of new flatwork and 162 sq. ft. of decking in encroachment area at 1640 The Strand, Hermosa Beach, Los Angeles County. (CG-LB)

Application No. 5-25-0729 (Harrold Tennen for Wall Street Properties LLC, Hermosa Beach)

Application of Wall Street Properties LLC to demolish 1,468 sq. ft., 15.43 ft. high single family residence with attached two-car garage and replace with 4,492 sq. ft., 29.96 ft. high single family residence with attached two-car-garage and new landscaping and wall in encroachment area at 52 8th St, Hermosa Beach (WR-LB)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of San Buenaventura LCP Amendment No. LCP-4-SBV-25-0058-2 (Accessory Dwelling Units)

Concurrence with Executive Director's determination that request by City of San Buenaventura to amend Implementation Plan portion of its certified LCP to add provisions relating to Accessory Dwelling Units to conform to new state law requirements is de minimis. (SF-V)

Application No. 4-24-0275 (Lipsman, Santa Barbara County)

Application by Jeff Lipsman to remove an existing approximately 120 linear ft. of damaged rock slope revetment and remove approximately 30 linear ft. of damaged steel and timber retaining wall and construct a new 3,200 sq. ft. vegetated rock slope protection along the west bank of Rincon Creek at 196 Rincon Point Road, Carpinteria, Santa Barbara County. (GG-V)

City of Long Beach LCP Amendment No. LCP-5-LOB-25-0059-1

Public hearing and action on request by City of Long Beach to amend the Implementing Ordinances (IP) portion of the certified LCP to adopt an Inclusionary Housing Ordinance, which would impose regulatory requirement to include restricted-income affordable housing units within otherwise market-rate developments that propose 10 or more residential units , or action to extend the deadline for final Commission action on the amendment. (VL-LB)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 4-25-0717 (KITP Housing, Santa Barbara Co.)

Application of the University of California Santa Barbara for the construction of the KITP House Project, consisting of new 33-unit, 53,778 gross sq. ft. residential building and 33-space parking lot, to provide housing for the University's KITP program postdoctoral scholars, visiting graduate fellows, and long-term visitors and their families. The proposed development would be located at the corner of El Colegio Road and Camino Pescadero Road, in the unincorporated community of Isla Vista, Santa Barbara County. (SF-V)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application 5-26-0015 (Baywatch, Inc.)

Application of Baywatch, Inc. for construction of a temporary free-standing film set, termite repairs and painting of the Venice Beach Lifeguard Headquarters, beginning in February 2026. The project also includes filming for the Baywatch television series at and around the Venice Beach Lifeguard Headquarters for approximately five months, from March through July 2026 at 2300 Ocean Front Walk, Venice, Los Angeles, Los Angeles County. (JD-LB)