

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105-2421
VOICE (415) 904-5200
WEB: WWW.COASTAL.CA.GOV

**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: March 24, 2026

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **March 11-12, 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:

A (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 & Orange Counties) Shannon Vaughn or 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, March 11, 2026

ADMINISTRATIVE CALENDAR

Application No. 5-24-1011 (Mozilo, Newport Beach)

Application of Mark Mozilo for removal of 864 sq. ft. floating dock supported by four concrete piles, installation of 533 sq. ft. floating dock supported by three concrete piles, replacement of gangway, and pier redecking, at 213 Via Lido Soud, Newport Beach, Orange County. (FSY-LB)

Application No. 5-25-0269 (Potter, Newport Beach)

Application of Michael Potter for the modification of 731 sq. ft. floating dock, re-location of one existing concrete pile, and replacement of two other concrete piles with two larger concrete piles. No work is proposed to the existing gangway and pier, located at 203 Via Lido Soud, Newport Beach, Orange County. (FSY-LB)

CONSENT CALENDAR

Application No. 5-25-0504 (Newport Landing Sportfishing, Newport Beach)

Application of Newport Landing Sports to remove approximately 3,238 sq. ft. floating dock system with ten guide piles and construct a new approximately 2,160 sq. ft. floating dock system with eight guide piles, at 503 Edgewater Place, Newport Beach, Orange County. (DC-LB)

Application No. 6-24-0739 (Coker, San Diego)

Application of Randy and Sherry Coker for after-the-fact approval of demolition of a 2-story, 1,144 sq. ft. single-family residence and construction of a 3-story, 1,399 sq. ft. residence with a 378 sq. ft. attached garage and roof deck on a 1,273 sq. ft. lot at 714 Yarmouth Court, Mission Beach, San Diego, 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.)

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Malibu Major LCP Amendment No. LCP-4-MAL-25-0076-2 (22762 PCH and 22752 PCH Rezone)

Public hearing and action on the request by the City of Malibu to amend the LIP portion of the certified LCP to rezone two parcels from Community Commercial (CC) to Commercial Visitor Serving (CV-1) to allow for

the use of the property as a Bed and Breakfast Inn located at 22762 Pacific Coast Highway and 22752 Pacific Coast Highway, City of Malibu, Los Angeles County (GG-V)

Application No. 5-25-0509 (City of Los Angeles, Playa del Rey)

Application by City of Los Angeles Department of Public Works for construction of approx. 320-ft.-long, 34.5-ft.-deep subsurface retaining wall, roadway re-pavement, new metal beam guardrail, approx. 360 cu. yds. of excavation, hydroseeding disturbed areas with native seed mix, and other associated road and walkway repair and/or improvements at public right-of-way of Vista Del Mar, approx. one mile northwest of Vista Del Mar / Imperial Highway intersection, Playa Del Rey subarea, City of Los Angeles. (MA-LB)

Application 5-25-0742 (Lucky 8's, LLC. Hermosa Beach)

Application by Lucky 8's LLC. to demolish a 2,169 sq. ft. triplex and construct a new single-family residence with two accessory dwelling units, three-car garage and one open parking space on a 3,082 sq. ft. lot with 934 cu. yds. of cut at 2464 Hermosa Ave, Hermosa Beach, Los Angeles County. (JT-LB)

Application No. 5-25-0084 (Port of Long Beach and CDFW, Huntington Beach)

Application of the Port of Long Beach and CDFW to enhance approximately .98 acres of upland coastal sage scrub habitat within the Lower Mesa of the Bolsa Chica Wetland Ecological Reserve, Huntington Beach, Orange County (ETP-LB)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

County of Santa Barbara LCP Amendment No. LCP-4-STB-24-0064-2 (SB 423)

Public hearing and action on the County of Santa Barbara's request to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified LCP to incorporate new development standards and permit procedures regarding projects qualifying for streamlined ministerial review in conformance with new state housing law. (SF-V)

County of Ventura LCP Amendment No. LCP-4-VNT-25-0032-2 (Sea Level Rise Update)

Public hearing and action on request by County of Ventura to amend the Land Use Plan and the Implementation Plan portions of its certified LCP to modify policies and development standards relating to coastal hazards and sea level rise. (MK-V)

City of Ventura LCP Amendment No. LCP-4-SBV-25-0043-1 (Short Term Vacation Rentals)

Public hearing and action on the City of San Buenaventura's request to amend the Implementation Plan portion of its certified LCP to add provisions relating to short term vacation rentals and homestays. (BL-V)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. A-5-DPT-23-0004 (Seidensticker, Dana Point)

Application by John and Marcella Seidensticker to demolish 892 sq. ft. single-story single-family home on 2,476 sq. ft. beachfront lot and construct 2,710 sq. ft., two-story single-family home above 1,258 sq. ft. lower-level garage with caisson foundation at 35697 Beach Road, Dana Point, Orange County. (SV-LB)

Application No. 5-25-0608 (Kida, Newport Beach)

Application of Bernard Kida for the Newport Beach International Boat Show taking place April 16-19, 2026, including the installation of 177 modular floating dock units supported by twelve, 12 in. diameter temporary piles and seventy-five helix anchors, located within the harbor at Lido Marina Village, Newport Beach, Orange County. (FSY-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

THURSDAY, March 12, 2026

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

County of Humboldt LCP Amendment No. LCP-1-HUM-24-0054-2-Part C (Emergency Shelters)

Public hearing and action on request by County of Humboldt to amend six Land Use Plans and certified Implementation Plan (IP, Title III, Division 1, Chapter 3) to add Emergency Shelters as a permitted use in the General Commercial and Public Facilities land use and zoning designations and establish regulations and permitting requirements for Emergency Shelters, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendments. (CAM-A)

Application No. 1-25-0597 (City of Arcata, Arcata Marsh Culvert Repair)

Application of City of Arcata for repair and maintenance of a 40-ft-long, 18-inch-diameter culvert located on the eastern levee of Klopp Lake between the lake and tidally influenced Butcher Slough near its connection with Arcata Bay, within the Arcata Marsh and Wildlife Sanctuary, 600 South G Street, Arcata. (BJ-A)

San Mateo County LCP Amendment No. LCP-2-SMC-24-0051-1 (IP Renumbering)

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by San Mateo County to renumber and reorganize the LCP's Implementation Plan in relation to its Planning and Subdivision Regulations, Building Regulations, and Natural Resources Protection sections is de minimis and thus should be approved as submitted. (IC-SF)

San Luis Obispo County LCP Amendment No. LCP-3-SLO-25-0063-3 (Housing 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 Land Use and Implementation Plan regarding multi-family residential development standards is de minimis and 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. (RM-SC)

City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0073-3-Part A (Multi-Family Residential Demolition Procedures)

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 the decision-making body and public hearing requirement for non-CDP Demolition Permits for multi-family residential units in accordance with state law, 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. (KF-SC)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

ENFORCEMENT

Consent Cease and Desist Order No. CCC-26-CD-02 (Center for Natural Lands Management; Dana Point, Orange County)

Public hearing and Commission action on proposed administrative order directing and authorizing the Center for Natural Lands Management to comply with requirements in the City of Dana Point Local Coastal Program to develop management programs to protect the federally endangered Pacific Pocket Mouse, and other resources, by: 1) obtaining long-term authorization of trail hours at the Dana Point Preserve ("Preserve"), which is on properties currently designated by the Orange County Assessor's Office as Assessor's Parcel Numbers 672-591-11 and 672-592-17; 2) implementing interim hours of operation for the trail within the Preserve; and 3) managing vegetation in the Preserve for the benefit of the pocket mouse. (AW-LB)

Consent Administrative Penalty No. CCC-26-AP-01 (Center for Natural Lands Management; Dana Point, Orange County)

Public hearing and Commission action requiring the Center for Natural Lands Management to fund and implement a program to provide educational tours at the Dana Point Preserve, which is on properties currently designated by the Orange County Assessor's Office as Assessor's Parcel Numbers 672-591-11 and 672-592-17, in lieu of paying an administrative penalty. (AW-LB)

Consent Administrative Penalty No. CCC-26-AP3-02 (Center for Natural Lands Management; Dana Point, Orange County)

Public hearing and Commission action requiring the Center for Natural Lands Management to fund and implement a program to provide educational tours at the Dana Point Preserve, which is on properties currently designated by the Orange County Assessor's Office as Assessor's Parcel Numbers 672-591-11 and 672-592-17, in lieu of paying an administrative penalty. (AW-LB)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

NOTICE OF IMPENDING DEVELOPMENT

Notice of Impending Development No. SMC-NOID-0007-25/VTP-NOID-0008-25 (Coastal Santa Cruz Mountains: State Parks Forest Health Initiative)

Public hearing and potential action on Notice of Impending Development submitted by San Mateo Resource Conservation District and Resource Conservation District of Santa Cruz County for implementation (by California State Parks) of an ecological forest restoration program on up to about 12,000 acres of land within Big Basin Redwoods State Park, Butano State Park, Año Nuevo State Park, and conservation properties owned by Save the Redwoods League and Sempervirens Fund in San Mateo and Santa Cruz Counties. (CV-SF)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT