

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: April 27, 2026

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **April 15-17, 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, April 15, 2026

CONSENT CALENDAR

Application No. 5-25-0852 (James Bryan Haynes, Hermosa Beach)

Application of James Bryan Haynes for the demolition of an 1,891 square foot single-story single-family residence, and construction of a new 29.84 ft. tall 4,063 sq. ft. single family residence with an attached two car garage and installation of a new 42" high wall, hardscaping, and landscaping in the encroachment area at 49 7th St. Hermosa Beach, Los Angeles County. (CG-LB)

Application No. 5-26-0068 (Barry & Patricia Siegel, Hermosa Beach)

Application of Barry and Patricia Siegel for the remodel of an existing 2, 439 sq. ft. Single family residence and construction of a 439 sq. Ft. Second floor addition, and hardscaping and landscaping in the encroachment area at 1630 The Strand, Hermosa Beach, Los Angeles County. (DC-LB)

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. A-6-ENC-24-0050 (Sayer Family Trust, Encinitas)

Application of Sayer Family Trust to demolish existing 2-story, 3,513 sq. ft. single-family home and construct a new 2-story, 5,468 sq. ft. single-family home with a basement and attached garage on a 7,517 sq. ft. bluff top lot at 246 Fifth Street, Encinitas, San Diego County. (CP-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.)

Application No. 6-26-0102 (SeaWorld, San Diego)

Application of SeaWorld San Diego to conduct drone light shows with up to 1,000 drones over Mission Bay and the SeaWorld leasehold for one year, at 500 SeaWorld Dr., Mission Bay Park, San Diego, San Diego County. (LC-SD)

POST LCP JURISDICTION MAP

Map Adoption MA-2026-001 (Tijuana River Segment, City of San Diego)

Public hearing and potential action on post-LCP certification coastal permit and appeal jurisdictional map that depicts the geographic areas within the Tijuana River Segment of the City of San Diego coastal zone 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. (AC - SF)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

DEVELOPMENT AGREEMENTS

Application No. 5-25-0897 (United XYZ LLC, Santa Monica)

Public hearing and Commission action on Development Agreement (301 Arizona Digital Display DA) between the City of Santa Monica and United XYZ LLC for a new full motion, digital display sign to be installed on the upper-level facade of the existing commercial building, at the northeast corner of 3rd Street and Arizona Avenue, Santa Monica, Los Angeles County. (VL-LB)

Application No. 5-25-0898 (United XYZ LLC, Santa Monica)

Public hearing and Commission action on Development Agreement (1202 Third Street Promenade Digital Display DA) between the City of Santa Monica and United XYZ LLC for a new full motion, digital display sign to be installed on the upper-level facade of the existing commercial building, at 1202 3rd Street Promenade, Santa Monica, Los Angeles County. (VL-LB)

Application No. 5-26-0030 (Trigild IVL, Santa Monica)

Public Hearing and Commission action on Development Agreement (SM Place Digital Displays DA) between the City of Santa Monica and Trigild IVL for 4 new full motion, digital display signs to be installed on the upper-level facades of existing commercial buildings, at the corner of Colorado Street and 4th Street, the corner of Broadway Street and 2nd Street, Parking Structure 7, and a storefront on Broadway Street, in the Santa Monica Place Shopping Center at 395 Santa Monica Place, Santa Monica, Los Angeles County. (WR-LB)

COASTAL PERMIT APPLICATION

Application No. 5-25-0341 (Myrtle Ave LLC, Hermosa Beach)

Application by Myrtle Ave LLC for the demolition of three legally non-conforming garages and construction of a new 25 ft. tall three-story single-family residence with an attached 2-car garage at 2425 Myrtle Ave, Hermosa Beach, Los Angeles County. (CG-LB)

Application 5-25-0654 (Los Angeles County Department of Beaches and Harbors)

Implementation of Sand Compatibility and Opportunistic Use Program (SCOUP) at five receiver beaches: Zuma Beach, Will Rogers State Beach, Dockweiler State Beach, Manhattan Beach, and Redondo Beach, in unincorporated Los Angeles County. (LR-LB)

Application 5-26-0042 (City of Santa Monica and Momentum-NA, Inc.)

A free temporary event on the Santa Monica Pier deck from June 11–25, 2026, featuring a 15-minute drone show with 2,500 drones on opening night, viewing of the 2026 FIFA World Cup, and additional interactive activities as part of the Michelob ULTRA Pitchside Club for guests 21 and over in the City of Santa Monica, Los Angeles County. (JD-LB)

PERMIT AMENDMENTS

Application No. 5-89-920-A1 (Seabreeze Development Co, Venice)

Application by Seabreeze Development Company for conversion of an existing 5-unit apartment building into 5 condominiums, conversion of a 758 sq. ft. recreation room into an Accessory Dwelling Unit, and improvements to doors, fixtures and finishes at 434, 438, 438 ½ E. South Venice Blvd, Venice, Los Angeles, Los Angeles County. (SV-LB)

Application No. 5-18-0872-A1 (Sunshine Enterprises LP, Santa Monica)

Application by Sunshine Enterprises LP to amend a condition of CDP No. 5-18-0872 for the Shore Hotel to extend the deadline for construction and issuance of certificate of occupancy of the approved Micro-Hotel to January 19, 2027 at 1515 Ocean Ave, Santa Monica, Los Angeles County (VL-LB)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 4-25-0615 (Goleta Gardens, LLC, City of Goleta)

Application by Goleta Gardens, LLC for the demolition of an existing drive-in theatre and associated development and construction of a new 70,594 square-foot, up to 35 ft. tall industrial warehouse building with 60,939 square feet of landscaping, 101 parking spaces, 10 bicycle spaces, six loading docks, 500 cu. yds. of cut and 38,800 cu. yds. of fill located at 907 South Kellogg Avenue, City of Goleta, Santa Barbara County. (GG-V)

THURSDAY, April 16, 2026

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

MAP ADOPTION MA-2026-002 (City of Morro Bay Post LCP Certification Permit and Appeal Jurisdiction Map)

Public hearing and action on updated post LCP certification permit and appeal jurisdiction map that depict the geographic areas within the City of Morro Bay'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 (CL-SF)

Application No. A-3-SCO-23-0003 (Cauwels Drainage, Live Oak)

Application by Mark and Suzanne Cauwels to recognize slope stabilization, drainage infrastructure, and related development previously authorized under County Emergency Coastal Development Permit 20227 and to permit additional landscaping and drainage improvements at 70 Geoffroy Drive in the unincorporated Live Oak area of Santa Cruz County. (KF-SC)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

Public hearing and potential action on request by the City and County of San Francisco to amend both the LCP Land Use Plan and Implementation Plan to encourage transit-oriented infill development and affordable housing; increase residential density allowances; establish a local density bonus program; and change allowable densities in urban infill areas of the City'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. (LH-SF)

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

Santa Cruz County LCP Amendment No. LCP-3-SCO-25-0049-2-Part B (Short Term Rentals)

Public hearing and potential action on request by Santa Cruz County to amend the LCP Implementation Plan's short-term rental provisions, and if the Commission does not take final action, possible action to extend the deadline for final Commission action on the amendment. (NC-SC)

City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0073-3-Part B (Beaches and Bluffs Hazard Adaptation)

Public hearing and potential action on request by the City of Santa Cruz to amend the LCP's Land Use Plan (LUP) to include a new coastal hazards planning and adaptation chapter, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (RG-SC)

FRIDAY, April 17, 2026

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 1-26-0141 (County of Del Norte, Point Saint George Western Lily Habitat Restoration Project)

Application of County of Del Norte to restore and maintain early successional habitat to benefit the population of federally endangered Western Lily at Point Saint George by manually removing woody vegetation cover and using low intensity burn methods in two phases at two discrete sites of 1.3 acres (Phase 1) and 2.7 acres (Phase 2), located west of Pebble Beach Drive within the 339-acre public open space lands at the Point St. George Management Area, 2 miles northwest of Crescent City, Del Norte County. (TG-A)

Application No. 1-25-0392 (Smith River Ranch, LLC, Del Norte County)

Application of Smith River Ranch LLC to restore riparian vegetation and mitigate for unpermitted vegetation removal, remove demolition debris, and add public access signage at 600 Sarina Road, Smith River, Del Norte County. (RJ-A) (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.)

Application No. 1-25-0781 (California Trout, Elk River Estuary Restoration Project, Humboldt County)

Application of California Trout to implement the Elk River Estuary Restoration Project within "Planning Area 1" as part of a larger watershed-scale project that spans coastal and inland areas by (1) removing certain existing drainage infrastructure and other structures that either are defunct and/or are contributing to hydrologic dysfunction and water quality degradation in the lower watershed, (2) improving or replacing certain drainage infrastructure to improve water quality and fish and aquatic habitats; (3) implementing restoration actions to restore tidal sloughs, in-stream river habitat, creek and riparian areas, and off-channel fish rearing habitats and their connectivity to the mainstem river; (4) recontouring floodplain areas for habitat and drainage improvements, (5) installing various public access amenities, and (6) planting native vegetation and managing invasive vegetation across over 500 acres of private agricultural and public open space lands at the south end of the City of Eureka, east of Highway 101, east and west of Elk River Road from its crossing of Swain Slough south to approximately 5752 Elk River Road, Humboldt County. (CDM-A)

Application No. 5-25-0139 (Driftwood Bluffs Condominium Association, San Clemente)

Application by the Driftwood Bluffs Condominium Association for deck repairs consisting of construction of a 57 ft-long retaining wall with helical piers and tieback anchors, installation of helical piers and tieback anchors to the existing deck footings, remove and replace sections of the existing decking and guardrails, and landscaping on a coastal canyon and bluff top lot at 406-410 Pasadena Court, San Clemente, Orange County. (EG-LB)

Permit No. A-5-LGB-21-0060-A1 (Dune Drifter, LLC, Laguna Beach)

Request by Dune Drifter, LLC to amend previously approved permit to remodel an existing hotel by reducing the number of new hotel rooms provided from 25 to 5, modifying the valet parking plan, exterior and interior remodel and additions throughout the Pacific Edge Hotel, and proposing construction of a new automated subterranean parking garage at 647 S. Coast Hwy. and 610-668 Sleepy Hollow Lane, Laguna Beach, Orange County. (JP-LB)

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

LOCAL COASTAL PROGRAMS (LCPS)

City of Newport Beach LCP Amendment No. LCP-5-NPB-24-0032-2 (Housing Overlay)

Public hearing and action on the request by City of Newport Beach to amend the Land Use Plan and Implementation Plan of the City's certified Local Coastal Program to establish a 'Housing Opportunity' overlay allowing residential development on 26 parcels across the City's coastal zone to override underlying zones or land use designations. (DC-LB)