

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: July 27, 2026

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **July 8-10, 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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(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, July 8, 2026

CONSENT CALENDAR

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0003-26 (ILP Bike Path)

Public hearing and action on notice of impending development by UCSB for the construction of a new 620-linear-foot bicycle path located in the central portion of Main Campus between the northern perimeter of the ILP building and the southern perimeter of the Library and Bioengineering buildings at the University of California Santa Barbara, Santa Barbara County.

Application No. 5-26-0186 (Cournia & Kim, Hermosa Beach)

Application of Cournia & Kim to demolish a 2,094 sq. ft., 1-level duplex and construct a new 3,291 sq. ft., 30-ft. high single-family residence with an attached 755 sq. ft. ADU at 66 16th St, Hermosa Beach, Los Angeles County.

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 9-26-0486 (California Marine Sanctuary Foundation and Ocean Protection Council, statewide)

Application for the installation and maintenance of 98 informational signs at coastal access points near state-designed marine protected areas.

City of Redondo Beach, LCP Amendment No. LCP-5-RDB-26-0023-1

Public hearing and action on request by the City of Redondo Beach to amend the Implementing Program (IP) portion of the certified LCP in order to: 1) update the definition of commercial cannabis activity to limit authorized uses to storefront retail and delivery only; 2) update buffer distances from sensitive uses including schools, day care centers, youth centers, and parks; 3) add new geographic restrictions on cannabis retailer locations; 4) update references to the City's revised commercial cannabis permit program; and 5) maintain the existing prohibition on cannabis retail in Coastal Commercial zones.

ENERGY, OCEAN RESOURCES and FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

Coastal Permit Application

Application No. E-00-004-A3 (AT&T Enterprises, LLC, San Luis Obispo and Mendocino Counties)

Application of AT&T Enterprises, LLC to remove Japan-US S8 and S9 submarine fiber optic telecommunication cable segments from the seafloor, in federal and state waters from the 1,000-fathom depth contour offshore to onshore cable landings at Montaña de Oro State Park, San Luis Obispo County, and Manchester State Park, Mendocino County.

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

THURSDAY, July 9, 2026

ADMINISTRATIVE CALENDAR

Application Np. 5-25-0829 (Jeff Scott, Newport Beach)

Application of Jeff Scott to remove an existing 590 sq. ft. floating dock, 60 sq. ft. gangway, existing landing, and three 18-inch piles, and replace with a 618 sq. ft. floating dock, a 78 sq. ft. gangway, and two new 18-inch piles, while retaining the existing pier, resulting in an overall decrease of 11 sq. ft. of water coverage and a net decrease of 1 sq. ft. of fill at 736 Via Lido Nord, Newport Beach, Orange County.

Application No. 5-25-0711 (Rob Tomczac, Newport Beach)

Application of Rob Tomczac to remove an existing 735 sq. ft. floating dock, 57 sq. ft. gangway, and (3) 14" concrete piles and replace with a 555 sq. ft. dock, 72 sq. ft. gangway, 156 sq. ft. pier, and a total of (5) new 14" concrete marina piles at 25 Linda Isle, Newport Beach, Orange County.

CONSENT CALENDAR

Application No. 5-26-0113 (The 2018 Hilgert Family Trust, Newport Beach)

Application of The 2018 Hilgert Family Trust to reinforce and elevate the existing bulkhead, install five new tiebacks and a new concrete deadman, construct a new coping and stem wall atop existing bulkhead, construct new planters and planter walls, and a new stairway over the raised bulkhead to access the existing dock at 1240 W. Bay Ave., Newport Beach, Orange County.

Application No. 5-25-0671 (Hawkins, Laguna Beach)

Application of Matthew Hawkins to remodel an existing 5,287 sq. ft. two-story single-family residence, including re-roofing, a new 117 sq. ft. balcony, new spa, replacement of doors and windows, exterior updates, partial garage conversion to living space, and landscaping at 104 S. La Senda Drive, Laguna Beach, Orange County.

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 1-23-0882 (Louderback Harbor North LLC, Fort Bragg)

Application of Louderback Harbor North LLC to repair and maintain an existing dock by replacing 11,359 square feet of decking and a portion of the structural bracing located at 32200 Noyo Harbor Drive, Fort Bragg, Mendocino County. (RY-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. 5-25-0579 (OC Parks, Dana Point)

Application of OC Parks for the rehabilitation and improvement of the Orange County Sailing and Events Center (OCSEC) floating docks, located at 34451 Ensenada Place, Dana Point, Orange County.

City of Oceanside LCP Amendment No. LCP-6-OCN-25-0053-3 (De Novo Appeals)

Concurrence with the Executive Director's determination that the request by City of Oceanside to amend its certified Implementation Plan to adopt minor changes to establish a de novo hearing process for local appeals, is de minimis.

City of Carlsbad LCP Amendment No. LCP-6-CAR-25-0007-1 (Airport Uses)

Public hearing and action on request by the City of Carlsbad to amend its certified Implementation Plan to update definitions, allowable land uses, and processes related to future expanded airport uses.

Application No. 6-03-033-A6 (Surfsong, Solana Beach)

Request by the Surfsong Condominiums HOA to amend permit for construction of an approx. 120 foot seawall and approx. 342 linear feet of notch and sea cave infills to pay an additional sand mitigation fee at 205-239 South Helix Avenue, Solana Beach, San Diego County.

ENFORCEMENT

Consent Cease and Desist Order No. CCC-26-CD-03 (Costa Del Sol Homeowners Association (Bay Harbour), Long Beach, Los Angeles County)

Public hearing and Commission action on proposed administrative order directing and authorizing owners of properties within the Bay Harbour subdivision, at and adjacent to 6177 Cadiz Lane, in the City of Long Beach, to: 1) remove locked pedestrian gates and signs restricting public access to a Commission-required public access easement leading to and along Alamitos Bay, and to Jack Nichol Park; 2) provide and maintain public bay access pathways through a greenbelt, to and along Alamitos Bay, and to Jack Nichol Park, as required by a coastal development permit and the public bay access easement; 3) resolve civil liabilities by providing additional public access amenities on the property and at Jack Nichol Park; and 4) cease and desist from undertaking additional unpermitted development.

Consent Administrative Penalty No. CCC-26-AP-02 (Costa Del Sol Homeowners Association (Bay Harbour), Long Beach, Los Angeles County)

Public hearing and Commission action on proposed imposition of administrative penalties, requiring the owners of properties within the Bay Harbour subdivision, at and adjacent to 6177 Cadiz Lane, in the City of Long Beach, to address civil liabilities for violations of the public access provisions of the Coastal Act at that site by funding projects on the property and at Jack Nichol Park to benefit the public.

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Appeal/CDP de novo No. A-5-LGB-26-0004 (Jorst Family Trust, Laguna Beach)

Appeal by Vice Chair Caryl Hart and Commissioner Raymond Jackson of City of Laguna Beach decision granting permit with conditions to Jorst Family Trust for the remodel of an existing single-family residence, including lower- and upper-level additions and construction of a new patio and spa at 154 Thalia Street, Laguna Beach, Orange County.

Application No. 5-25-0863 (St. Anne Church, Newport Beach)

Application of St. Anne Church for the demolition and reconstruction of the religious facility's parish hall, chapel, and offices, and the demolition of priest residence buildings and construction of a priest residence building, which will also be part of the church campus, located at 326, 328 and 340 10th Street, Seal Beach, Orange County.

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

FRIDAY, July 10, 2026

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 2-24-0288 (Mellin SFD Renovations, Stinson Beach)

Application by William and Stephanie Mellin for renovations to the interior and exterior of a 2,198 sq.ft. single-family home including: roofing, siding, doors, windows, elevated walkways, decks, fencing, and landscaping; and after-the-fact installation of a buried concrete grade beam, related wire and rope fencing, riprap, and vegetation removal, all at 210 Dipsea Road, adjacent to the Bolinas Lagoon, within the private Seadrift community just upcoast of unincorporated Stinson Beach area of Marin County. (JH-SF) (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.)

City of Capitola LCP Amendment No. LCP-3-CAP-26-0015-1-Part A (Cliff Drive Resiliency)

Public hearing and potential action on request by the City of Capitola to amend its certified LCP Land Use Plan and Implementation Plan to update policies and standards related to coastal erosion, sea-level rise, and public access, all aimed at addressing resiliency efforts along the Cliff Drive corridor, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment.

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Application by RGJC South LLC for a roughly 66,000 sq.ft., 111-room hotel and associated site improvements (e.g., parking, meeting rooms, bar/lounge), as well as habitat restoration and bike and pedestrian paths; a lot line adjustment between the hotel parcel and adjacent auto dealership property to the north; and subdivision of a portion of the auto dealership property on the north side of Seymour Street into four residential lots, all between Highway 1 and Main Street at the southern end of the City of Half Moon Bay's downtown area.

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT