

**CALIFORNIA COASTAL COMMISSION**

455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
VOICE (415) 904-5200  
FAX (415) 904-5400  
TDD (415) 597-5885  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)

**NOTICE OF DECISION**

TO: Office of the Secretary for Resources  
1416 Ninth Street, Ste 1311  
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 22, 2021

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **February 10-12, 2021**. 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.
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.

DocuSigned by:

A handwritten signature in black ink that reads "Shana Gray".

6AEAS3179ED94FA...

Signature

Shana Gray  
Supervisor, Statewide Planning Unit

Received for Filing:

Date: \_\_\_\_\_

By: \_\_\_\_\_

**MORE INFORMATION.** At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (E=Eureka 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:

- E (Del Norte, Humboldt & Mendocino Counties) Robert Merrill (707) 826-8950
  - SF (Sonoma, Marin, San Francisco & San Mateo Counties) Jeannine Manna (415) 904-5260
  - SC (Santa Cruz, Monterey & San Luis Obispo Counties) Susan Craig (831) 427-4863
  - V (Santa Barbara & Ventura Counties, Malibu & Santa Monica Mountains) Barbara Carey (805) 585-1800
  - LB (Los Angeles County) Shannon Vaughn, (Orange County) Amber Dobson (562) 590-5071
  - SD (San Diego County) Diana Lilly or Kanini Leslie (619) 767-2370
- A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

## WEDNESDAY, FEBRUARY 10, 2021

### CONSENT CALENDAR.

**Application No. 6-20-0239 (SD County Regional Airport Authority Solid Waste Facility and Fuel Rack, San Diego)** Application of San Diego County Regional Airport Authority to demolish solid waste facility and fuel rack on east side of San Diego International Airport (SDIA) and construct new 29' high, 2,828 sq.ft. solid waste facility and new 9' high fuel rack consisting of five fuel dispensing pumps on paved lot on west side of SDIA, 3225 North Harbor Dr., San Diego, San Diego County. (ML-SD)

**Application No. 6-20-0555 (Laughton, San Diego)** Application of Christopher Laughton to demolish 696 sq.ft. single-story-family home and construct new 1,215 sq.ft., approx. 30-ft. high, 3-story single-family home with attached garage on 1,243 sq.ft. lot at 725 Rockaway Court; and demolish 641 sq.ft. single-story-family home and construct new 1,220 sq.ft., approx. 30-ft. high, 3-story single-family home with attached garage on 1,245 sq.ft. lot, at 727 Rockaway Court, Mission Beach, San Diego, San Diego County. (CB-SD)

### CONSENT CALENDAR – (Removed From Regular Calendar)

**Application No. 5-20-0348 (Huntington Beach Wetlands Conservancy, Huntington Beach)** Application of Huntington Beach Wetlands Conservancy for restoration within Talbert Marsh to include measures to address erosion of degraded marsh habitat. Talbert Marsh is part of Huntington Beach Wetlands Complex adjacent to Pacific Coast Highway, upcoast of Santa Ana River, Huntington Beach, Orange County. (MV-LB)

**Permit No. 5-10-298-A3 (Advanced Group 99-D, Newport Beach)** Request by Advanced Group 99-D amend previously approved permit to install below grade buried 4" water pipe line with utilities down bluff-face from 50.7 contour line to point of connection at pier/gangway at waterside of existing concrete pad to supply fire hydrants on existing boat dock at 201-205 and 207 Carnation Ave. and 101 Bayside Place, Newport Beach, Orange County. (LR-LB)

**Permit No. 5-12-214-A1 (Advanced Group 99-D, Newport Beach)** Request by Advanced Group 99-D amend previously approved permit to install new 4" water pipe line with utilities from point of connection at pier/gangway to end of gangway and install two 3" fire lines from gangway to dock to supply two fire hydrants with hose cabinet and fire extinguisher on shared dock for 201-205 and 207 Carnation Ave. and 101 Bayside Pl., Newport Beach, Orange County. (LR-LB)

**County of San Diego LCP-6-SDC-20-0031-1 (Implementation Plan) Certification Review.**

Concurrence with Executive Director's determination that the action by the County of San Diego, accepting the Commission's certification with suggested modifications, is legally adequate. (DD-SD)

**County of San Diego Post LCP Certification Permit and Appeal Jurisdiction Map.** Public hearing and action on draft map that depicts areas within the County of San Diego LCP segment that are subject to the Commission's permit and appeal jurisdiction after transfer of permit authority pursuant to certification of the LCP. (GB-SF)

**San Diego Unified Port District PMP Amendment No. PMP-6-PSD-20-0001-1 (Living Shoreline Project).** Public hearing and action on request by the Port District to amend its certified Port Master Plan to allow for installation of a pilot native oyster living shoreline project adjacent to Chula Vista Wildlife Refuge, Chula Vista. (ML-SD)

**Application No. 6-20-0180 (SD County Regional Airport Authority Office Trailers, San Diego)** Application of San Diego County Regional Airport Authority to relocate approx. 52,000 sq.ft. of temporary construction office trailers from McCain Road to existing long-term parking lot on east side of San Diego International Airport and temporary loss of 980 long-term public parking spaces, 3225 North Harbor Dr., San Diego, San Diego County. (ML-SD)

**Application No. 6-20-0217 (Koch's Crack Sea Cave Infill & Repairs, San Diego)** Application of City of San Diego Public Works Dept. to fill Koch's Crack sea cave with 608 cu.yd. erodible concrete underneath Coast Blvd, and replace 2 damaged storm drains and ocean outfall below Coast Blvd., La Jolla, San Diego, San Diego County. (JS-SF)

**Application No. 6-20-0311 (Alvarado Pipeline Extension, San Diego)** Application of City of San Diego to install approx. 18,000 linear feet of new 12" and 24" diameter water main pipelines along portions of SeaWorld Dr. and Friars Rd. and abandon in place existing 8" and 12" diameter pipelines, at SeaWorld Dr. and Friars Rd., Mission Bay Park, San Diego, San Diego County. (AL-SD)

**Application No. 6-20-0418 (Binns, San Diego)** Application of Ryan Binns to demolish 748 sq. ft., single-story-family home and construct new 1,343 sq.ft., approx. 30-ft. tall, 3-story single-family home with attached garage and 220 sq.ft. junior ADU on 1,254 sq.ft. lot, at 721 Portsmouth Ct., Mission Beach, San Diego, San Diego County. (CB-SD)

## **SOUTH COAST DISTRICT (ORANGE COUNTY)**

### **DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY.**

## **REGULAR CALENDAR.**

**Application No. A-5-DPT-18-0046 (Joe Lancor, AIA, Dana Point)** Application of Joe Lancor, AIA to demolish 10,400 sq.ft. restaurant (Cannon's) and construct 44,164 sq.ft., 100-room resort hotel, with restaurant, café, spa, and associated parking facilities on coastal bluff lot, at 34344 Green Lantern, Dana Point, Orange County. (FSY-LB)

## **PERMIT AMENDMENTS.**

**Permit No. 5-17-0506-A1 (Southern California Edison, Laguna Beach)** Request by Southern California Edison to amend previously approved permit to request approval for habitat revegetation/restoration to mitigate for impacts resulting from unpermitted vegetation clearing at four distribution pole sites at 2.78-acre undeveloped parcel known to contain sensitive habitat located at northern terminus of Driftwood Dr., Laguna Beach, Orange County. (MA-LB)

# **SAN DIEGO COAST DISTRICT**

## **DEPUTY DIRECTOR'S REPORT.**

## THURSDAY, FEBRUARY 11, 2021

### CONSENT CALENDAR – (Removed From Regular Calendar)

**Pepperdine University LRDP Amendment No. LRDP-4-PEP-20-0002-1 (Enhanced Parking and Storage Project).** Public hearing and action on request by Pepperdine University to amend its certified Long Range Development Plan (LRDP) to allow for replacement of three existing surface parking lots with a new parking lot in substantially the same location adjacent to the campus soccer field and baseball field and the installation of 23 underground storage vaults below the new parking lot; permit the Drescher Campus Balance Pad to be used as temporary construction staging area; and reflect the current dedicated trail alignment and easement on the LRDP Facility Map at Pepperdine University's Malibu Campus, Los Angeles County. (IQ-V)

**Pepperdine University Notice of Impending Development No. PEP-NOID-0006-20 (Enhanced Parking and Storage Project).** Public hearing and action on Notice of Impending Development by Pepperdine University for replacement of three existing surface parking lots with new parking lot in substantially the same location adjacent to the campus soccer field and baseball field, the installation of 23 underground storage vaults below the new parking lot, and the movement of an estimated 28,247 cu.yds. of fill from the Drescher Campus Balance Pad to the project site with a total of 66,999 cu.yds. of grading for the project (including 19,376 cu.yds. of cut and 47,623 cu.yds. of fill) at Pepperdine University's Malibu Campus, Los Angeles County. (IQ-V)

**City of Manhattan Beach LCP Amendment No. LCP-5-MNB-19-156-1 (Zoning Code Clean Up).** Concurrence with Executive Director's determination that the request by the City of Manhattan Beach to amend the LCP Implementation Plan's (IP) zoning code standards is a minor LCP amendment. The proposed zoning code changes regulate the following uses in the Downtown Commercial zone: banks, catering services, offices and communication facilities; veterinary services and optometrists; and retail sales floor area.  
(MR-LB)

## SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

### DEPUTY DIRECTOR'S REPORT FOR LOS ANGELES COUNTY.

### LOCAL COASTAL PROGRAMS (LCPS).

**City of Long Beach LCP Amendment No. LCP-5-LOB-20-0014-1 (Belmont Beach and Aquatic Center).** Public hearing and action on request by City of Long Beach to amend its Land Use Plan (LUP) and the Implementation Plan (IP) of the certified LCP to revise

regulations for the Belmont Pier Planned Development District to allow for the Belmont Beach and Aquatics Center in the City of Long Beach, Los Angeles County. (DZ-LB)

## **REGULAR CALENDAR.**

**Appeal No. A-5-LOB-17-0032 (City of Long Beach Belmont Beach and Aquatic Center, Long Beach)** De novo hearing on construction of approx. 125,500 sq.ft. swimming pool complex with indoor component with max. building height of 71-ft. above 10-ft. graded plinth and outdoor component including approx. 1,500 sq.ft. café, 600 sq.ft. public restroom, and 55,745 sq.ft. of park area on 5.8 acre beachfront site, at 4000 Olympic Plaza, Long Beach, Los Angeles County. (DZ-LB)

**Appeal No. A-5-LOB-20-0007 (City of Long Beach Belmont Beach and Aquatic Center, Long Beach)** De novo hearing on construction of outdoor pool complex with 15,181 sq.ft. approx. 29-ft. high pool facilities building with locker rooms, offices, food concessions, changing rooms, and storage rooms; 141,558 sq.ft. hardscaped open space; 92,297 sq.ft. passive park; and public restrooms and conversion of temporary pool and associated facilities to permanent structures, at 4000 Olympic Plaza, Long Beach, Los Angeles County. (DZ-LB)

**Application No. 5-18-0788 (City of Long Beach Belmont Beach and Aquatic Center, Long Beach)** Application of City of Long Beach to close Olympic Plaza to automobile traffic, remove park landscaping, demolish 2 outdoor pools, convert temporary pool and associated facilities to permanent structures, and construct outdoor pool complex including 12,320 sq.ft. competitive pool, 4,560 sq.ft. recreation pool, 1,000 sq.ft. teaching pool, 500 sq.ft. spa, 5,660 sq.ft. diving well, and spray garden, 1,555 permanent seats, 15,181 sq.ft. approx. 29 ft.-high pool facilities building with locker rooms, offices, food concessions, changing rooms, and storage rooms, 141,558 sq.ft. hardscaped open space, 92,297 sq.ft. passive park, and public restrooms, at Belmont Shore Beach Park (4000 Olympic Plaza), Long Beach, Los Angeles County. (DZ-LB)

**Application No. A-5-VEN-20-0037 (Holzman Living Trust, Venice)** Application by Holzman Living Trust to demolish 1-story, 1,445 sq.ft. duplex and construct 2-story, 28-ft. tall, 3,192 sq.ft. duplex with attached 2-car garage, plus 3 additional on-site parking spaces, and attached 263 sq.ft. junior accessory dwelling unit, at 710 Palms Blvd., Venice, Los Angeles County. (CS-LB)

**Application No. A-5-VEN-20-0039 (Holzman Living Trust, Venice)** Application of Holzman Living Trust to demolish 1-story, 1,968 sq.ft. duplex and construct 2-story, 29.5-ft. tall, 1,540 sq.ft. duplex with attached 3-car garage, plus 2 additional on-site parking spaces, and attached 310 sq.ft. junior accessory dwelling unit, at 714-716 Palms Blvd., Venice, Los Angeles County. (CS-LB)

**Application No. 5-20-0595 (Baboolal, Hermosa Beach)** Application of Heather & Paul Baboolal to demolish 1,160 sq.ft., single-story duplex and construct 3,156 sq.ft., 3-story, single-family home with 684 sq.ft. attached accessory dwelling unit (ADU), attached 2-car garage, and one guest parking space in driveway, at 823 Monterey Blvd., Hermosa Beach, Los Angeles County.  
(VL-LB)

**Application No. 5-20-0181 (B&J Capital Group Investments, Hermosa Beach)** Application of B&J Capital Group Investments to construct 2,742 sq.ft., 3-story, 5-unit motel and convert existing 1,841 sq.ft., single-family home to single-unit motel for total of 6-unit motel on 4,023 sq.ft. lot, at 70 10<sup>th</sup> St., Hermosa Beach, Los Angeles County. (CP-LB)



## FRIDAY, FEBRUARY 12, 2021

### CONSENT CALENDAR – (Removed From Regular Calendar)

**City of Eureka LCP Amendment No. LCP-1-EUR-20-0009-1, Part B (CS District Height Limit).**

Public hearing and action on request by City of Eureka to amend the Implementation Program (IP) portion of the certified Local Coastal Program (LCP) to increase building height limit within Service Commercial (CS) District from 35 ft. to 55 ft. (CK-A)

**Application No. 1-20-0216 (City of Point Arena Seawall/Jetty Rock)** Application of City of Point Arena to repair and expand existing seawall and jetty rock, install new bio-retention basin, and raise portion of existing parking lot that serves commercial fishing facility at Arena Cove, Point Arena, Mendocino County. (CH-A)

**Santa Cruz County LCP Amendment No. LCP-3-SCO-20-0063-2 (Temporary Uses).**

**Certification Review.** Concurrence with the Executive Director's determination that the action by Santa Cruz County accepting certification of LCP-3-SCO-20-0063-2 (refining parameters for temporary uses) with modifications is legally adequate. (RG-SC)

**Santa Cruz County LCP Amendment No. LCP-3-SCO-20-0064-2 (Vacation Rentals).**

**Certification Review.** Concurrence with the Executive Director's determination that the action by Santa Cruz County accepting certification of LCP-3-SCO-20-0064-2 with modifications (refining parameters for vacation rentals) is legally adequate. (RG-SC)

## NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

## ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT.

**Authorization for the Executive Director to Become a Signatory to the Upper Los Cerritos Mitigation Bank.** Public hearing and action to authorize the Executive Director to sign the Bank Enabling Instrument (BEI) for the Upper Los Cerritos Mitigation Bank (ULCMB) in the City of Long Beach, Los Angeles County. The BEI would establish the use, operation and long-term management of the ULCMB, including the sale of wetland mitigation credits, associated with wetland restoration work authorized by the Commission in CDP 9-18-0395. (KH-SF)

## **NORTH CENTRAL COAST DISTRICT**

### **DEPUTY DIRECTOR'S REPORT.**

#### **REGULAR CALENDAR.**

**Application No. 2-20-0018 (Dillon Beach Resort, Dillon Beach, Marin Co.)** Application of Dillon Beach Resort to redevelop existing recreational vehicle (RV) park, authorize management activities associated with beach-fronting parking lot and adjacent sandy beach, and conduct habitat restoration, including: 1) placement of 12 after-the-fact (ATF) and 13 new park-model RVs and associated development, installation of septic improvements to serve RV park and cottage units, and demolition of existing bathhouse; 2) new parking fee program and sand/beach management activities at and fronting beach parking lot; 3) installation of fencing on east side of Cliff Street opposite parking lot; and 4) restoration of dune areas (both seaward of parking lot and inland of Cliff Street) and Dillon Creek, located at 1 Beach Ave., the Dillon Beach parking lot and adjacent sandy beach at 2 Cliff St., dune complex east of Cliff Street, and portions of Dillon Creek, in unincorporated community of Dillon Beach in western Marin County. (SP/JM-SF)

**Application No. 2-20-0443 (Pillar Point Harbor West Trail Living Shoreline Project, San Mateo Co.)** Application of San Mateo Harbor District to construct living shoreline comprised of beach and dune system through use of beach nourishment and stabilizing materials to protect and restore severely eroded segment of Pillar Point Harbor's (PPH) West Trail; and construct improvements to existing stormwater drainage system including creation of bioswale to improve aesthetics, function and maintenance, along western edge of Pillar Point Harbor, north of Half Moon Bay and southeast of Princeton-by-the-Sea, San Mateo County. (EM-SF)

## **CENTRAL COAST DISTRICT**

### **DEPUTY DIRECTOR'S REPORT.**