

**CALIFORNIA COASTAL COMMISSION**

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**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: April 30, 2021

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **April 14 – 16, 2021** and **April 22, 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:

*Shana Gray*

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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, April 14, 2021

### CONSENT CALENDAR.

**Application No. 5-19-1196 (Ramras, Venice)** Application of Jay Ramras for after-the-fact approval of conversion of 746 sq.ft. storage and recreation rooms into accessory dwelling unit within existing 2,034 sq.ft., 35' tall duplex with 6 on-site parking spaces at 21 Voyage St., Venice, Los Angeles, Los Angeles County. (CS-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

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

**City of Carpinteria LCP Amendment No. LCP-4-CPN-20-0050-1 (Condominium/Cooperative Conversion) Certification Review.** Concurrence with Executive Director's determination that action by the City of Carpinteria, acknowledging receipt, acceptance, and agreement with the Commission's certification with suggested modifications, is legally adequate. (JP-V)

## SOUTH CENTRAL COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

### COASTAL PERMIT APPLICATION.

**Application No. 4-05-148-A1 (City of Ventura and 31st Agricultural District, Ventura)** Application of City of Ventura and 31st Agricultural District to modify portions of managed retreat project, extend cobble berm and vegetated sand dunes approximately 150 li.ft. east (14,800 cu.yds. of cobble and 17,825 cu.yds. of sand), reconfigure public access amenities, and revise landscaping plan, at Surfer's Point, City of Ventura, Ventura County. (WD-V)

**Application No. A-4-SBV-06-037-A1 (City of Ventura and 31st Agricultural District, Ventura)** Application of City of Ventura and 31st Agricultural District to modify portions of managed retreat project, including partial realignment of Shoreline Drive, reconfigure public parking lot, including increasing number of spaces and electrical vehicle charging units, drainage design revisions, reconfigure public access amenities, and revise landscaping plan, located at Surfer's Point, City of Ventura, Ventura County. (WD-V)

## **DISPUTE RESOLUTION.**

**Dispute Resolution No. 4-21-0132-EDD (Sycamore Tennis Court Association, Malibu)** Public hearing and Commission determination on dispute over appealability (pursuant to California Code of Regulations, Title 14, Section 13569) of a pending City of Malibu coastal development permit application for a vehicular and pedestrian access gate at, 6480 Via Escondido Drive, Malibu, Los Angeles County. (DV-V)

## **SOUTH COAST DISTRICT (LOS ANGELES COUNTY)**

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

#### **COASTAL PERMIT APPLICATION.**

**Application 5-21-0077 (Papaian, Torrance)** Application of Haig Papaian for after-the-fact approval to install approximately 70' long retaining wall with nine 18" diameter caissons and approximately 840 sq.ft. concrete patio; new drainage sump pump proposed within concrete patio to redirect runoff from blufftop to street; removal of unpermitted coastal bluff-face pathway, drainage pipes and riprap, 3 wooden retaining walls, and restoration of disturbed area with native southern coastal bluff plant species is also proposed at 425 Paseo de la Playa, Torrance, Los Angeles County (MR-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

**Application No. 5-20-0063 (Grand Prix Association of Long Beach & City of Long Beach, Long Beach)** Application of Grand Prix Association of Long Beach and City of Long Beach for 5-year authorization for 2021, 2022, 2023, 2024, and 2025 Grand Prix of Long Beach, including installation and removal of temporary facilities for traffic and public accommodations at Downtown Shoreline, Long Beach, Los Angeles County. (DZ-LB)

**Application No. 5-20-0397 (SVBSM LLC, Santa Monica)** Application of SVBSM LLC to change use of 12,170 sq.ft. office and 3,530 sq. ft. rooftop area to 15,700 sq.ft. membership restaurant, at 1401 Ocean Avenue, 300, Santa Monica, Los Angeles County. (CP-LB)

**Application No. 5-20-0650 (Smith, Hermosa Beach)** Application of Barry Smith to demolish existing 2,024 sq.ft. triplex and construct new 3,241 sq.ft., 3-story duplex with 313 sq.ft. attached accessory dwelling unit (ADU), at 24 3<sup>rd</sup> St, Hermosa Beach, Los Angeles County. (VL-LB)

## THURSDAY, April 15, 2021

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

#### **City of Pacifica LCP Amendment No. LCP-2-PAC-20-0075-2 (Single-Parcel Rezone)**

Concurrence with the Executive Director's determination that the request by the City of Pacifica to modify the land use designation and zoning classification of a single vacant parcel on Salada Ave (APN 016-050-400) from R-2 (Two-Family Residential) to R-3 (Multiple-Family Residential) is de minimis. (JKN-SF)

#### **San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0043-1 (Industrial Hemp).**

**Certification Review.** Concurrence with the Executive Director's determination that the action by San Luis Obispo County accepting certification of LCP-3-SLO-20-0043-1 with modifications (establishing provisions regarding the cultivation and processing of industrial hemp) is legally adequate. (SC-SC)

#### **City of Santa Cruz LCP Amendment Number LCP-3-STC-21-0019-1 (Metro Station Land Use and Zoning Changes)**

Concurrence with the Executive Director's determination that the request by the City of Santa Cruz to reconfigure the Land Use and Zoning Designations for the Metro Station property located in Downtown Santa Cruz is de minimis. (RM-SC)

## NORTH CENTRAL COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

### LOCAL COASTAL PROGRAMS (LCPS).

#### **City of Half Moon Bay LCP Amendment No. LCP-2-HMB-20-0081-2 (Land Use Plan Update)**

Public hearing and action on request by the City of Half Moon Bay to comprehensively update the LCP Land Use Plan. (JKN-SF)

## CENTRAL COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

### LOCAL COASTAL PROGRAMS (LCPS).

#### **City of Capitola LCP Amendment No. LCP-3-CAP-20-0082-2 (Land Use Map and**

**Implementation Plan/Map Updates)** Public hearing and action on request by the City of

Capitola to update the LCP's Land Use Map, the Zoning Map, the Archaeological Sensitivity Map, the Environmentally Sensitive Habitat Map, and most chapters of the Implementation Plan. (RG-SC)PERMIT AMENDMENTS.

**Permit Amendment No. 3-12-050-A2 (California Department of Parks and Recreation Oceano Dunes Dust Control, Grover Beach/Oceano, San Luis Obispo Co.)** Request by State Parks to amend CDP No. 3-12-050 (which authorized a five-year program between 2017 and 2022 to reduce dust and particulate matter emissions at State Parks' Oceano Dunes park) to: allow an additional 93 acres of permanent dust control mitigation (with 66 acres in the OHV riding and camping areas and 27 acre outside of these areas) in the dunes, for a total of roughly 250 acres (222 acres in the OHV riding and camping areas and 27 acres outside of these areas). All at Oceano Dunes, which spans the City of Grover Beach and the unincorporated community of Oceano in southern San Luis Obispo County. (KK-SC)

## FRIDAY, April 16, 2021

### CONSENT CALENDAR.

**Application No. 5-20-0489 (Kay, Seal Beach)** Application of Willa Kay to demolish 1-story single family home and construct new 3,145 sq.ft., 25' high, 2-story single family home with 2-car garage at, 210 2<sup>nd</sup> St, Seal Beach, Orange County. (VL-LB)

**Application No. 5-20-0598 (McKinley Family Trust, San Clemente)** Application of McKinley Family Trust to expand existing 617 sq.ft. restaurant by converting 770 sq.ft. of retail space adjacent to existing restaurant to restaurant use resulting in 1,171 sq.ft. restaurant with 216 sq.ft. covered dining patio. The applicant will contribute \$3,000 annually to City of San Clemente to be used to promote multi-modal access to Pier Bowl. A portion of first annual contribution will be used to fund creation of two new metered public parking spaces in Pier Bowl at, 612 Avenida Victoria, San Clemente, Orange County. (CP-LB)

**Application No. 6-20-0594 (City of San Diego Crown Point Improvements, San Diego)** Application of City of San Diego to replace playground, sidewalks, and landscaping; repair and resurface parking lot at Crown Point in Mission Bay Park, Mission Bay, San Diego, San Diego County. (CB-SD)

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

**Application No. 1-19-0356 (Humboldt County Public Works Dept., Humboldt Co.)** Application of Humboldt County Public Works Dept. to replace existing Pine Hill Road bridge over Swain Slough with new 80' long, 34' wide, two lane bridge just south of Eureka on Pine Hill Road at Swain Slough, Humboldt County (CK-A)

**Application No. 1-20-0559 (Vero Fiber Networks, Humboldt Co.)** Application of Vero Fiber Networks, LLC to install underground fiber optic cable conduit using horizontal directional drilling and a series of handholes and bore pits within 9.5-mile-long stretch of public road rights-of-way primarily along Old Arcata Road and Myrtle Ave. and portions of other connecting City and County roads from Arcata to Mitchell Heights area east of Eureka, Humboldt County (MBK-A)

**Crystal Cove State Park Notice of Impending Development CCV-NOID-0001-21 (Los Trancos Creek Maintenance, Orange Co.)** Public hearing and action on the Notice of Impending Development by California Department of Parks and Recreation pursuant to the certified Crystal Cove State Park Public Works Plan for removal of grouted rip-rap within the upper Los Trancos Creek and installation of un-grouted rip rap spillway adjacent

to public pedestrian pathway to prevent undermining and remove accumulated creek sediment downstream to reduce the flooding during a large storm flow. Measures are proposed to protect nesting trees, nesting and roosting bird species, and impacts to native vegetation will be mitigated at a 2:1 ratio in the Crystal Cove Historic District, Orange County. (AD-LB)

**Application No. 5-20-0469 (Biehler, Seal Beach)** Application of David Biehler to demolish existing duplex with 1,004 sq.ft. unit and 330 sq.ft. unpermitted unit, separate 765 sq. ft. unit, 596 sq.ft. garage and 567 sq.ft. unpermitted carport all located on two inland lots and construct new two-story, 2,850 sq.ft. single-family home with attached 416 sq.ft. garage on each lot, at 133 and 135 13<sup>th</sup> Street, Seal Beach, Orange County. (FSY-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

**Port of San Diego Master Plan Amendment No. PMP-6-PSD-20-0001-01 (Pilot Native Oyster Living Shoreline) Certification Review.** Commission action on Port of San Diego's adoption of Coastal Commission certification of Port Master Plan Amendment No. PMP-6-PSD-20-0001-01 for a pilot native oyster living shoreline project. (ML-SD)

## **NORTH COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

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

**ADMINISTRATIVE CALENDAR.**

**Application No. 5-21-0023 (City of Seal Beach, Seal Beach)** Application of City of Seal Beach to replace five Brazilian peppertrees with five oak trees within Gum Grove Park and restore all disturbed areas to pre-disturbed condition including replanting with native plants at Gum Grove Park, Seal Beach, Orange County. (CP-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

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

**COASTAL PERMIT APPLICATION.**

**Application 5-20-0446 (OC Re-Hab 1, LLC, San Clemente)** Application of OC Re-Hab 1, LLC to authorize landslide remediation for Shorecliffs Golf Course, constructed pursuant to



emergency permit, to include: construct 2,600-ft. long box culvert; import of 150,000 cu.yds. of fill for reconstruction of slope; install gravity buttress and drainage network; and restore existing native habitat both on-site and off-site, at Cascadita Canyon, San Clemente, Orange County. (CS-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

## **SAN DIEGO COAST DISTRICT**

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

#### **LOCAL COASTAL PROGRAMS (LCPS).**

**City of San Diego LCP Amendment No. LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan)** Public hearing and action on request by City of San Diego to amend the certified Land Use Plan (LUP) and Implementation Plan (IP) to implement the Balboa Avenue Station Area Specific Plan and related amendments to the Pacific Beach and Clairemont Mesa community plans. (AL-SD)

#### **COASTAL PERMIT APPLICATION.**

**Appeal No. A-6-COR-20-0045 (Berge, Coronado)** Appeal by Commissioners Padilla and Brownsey from decision of City of Coronado granting permit to Brent Berge for after-the-fact construction of 15" tall retaining wall, 24" tall retaining wall, and 17' long, 11' wide deck at, 621 First Street, Coronado, San Diego County. (ML-SD) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

**Application No. 6-19-1162 (Toor, San Diego)** Application of Baljit Toor to demolish 806 sq.ft., 1-story single-family home and construct new 1,063 sq.ft., approx. 30' high, 3-story single-family home with attached garage and 292 sq.ft. junior ADU on 1,241 sq.ft. lot, at 722 San Jose Pl., Mission Beach, San Diego, San Diego County. (CB-SD)