

**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: March 22, 2021

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **March 10 – 12, 2021** and **March 18, 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.

*Shana Gray*

\_\_\_\_\_  
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, March 10, 2021**

### **CONSENT CALENDAR.**

#### **Application No. 6-20-0271 (City of San Diego Mission Bay Park Playground Renovations).**

Application of City of San Diego to replace playgrounds, sidewalks, and landscaping; and upgrade restroom and security lighting at Santa Clara Point in Mission Bay Park, Mission Bay, San Diego, San Diego County. (CB-SD)

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

#### **Application No. 5-20-0072 (Huntington Beach Wetlands Conservancy & Plains All American Pipeline, Huntington Beach)**

Application of Huntington Beach Wetlands Conservancy and Plains All American Pipeline for restoration within Upper Magnolia Marsh, to include: removal of remnant 16" and 24" diameter petroleum product pipelines and associated infrastructure; 360 cu. yds. of grading to create small tidal channel to improve tidal flushing; and coastal salt marsh planting, at 0.3 miles southeast of intersection of Newland St. and Pacific Coast Highway, Huntington Beach, Orange County. (MV-LB)

**City of San Diego LCP Amendment No. LCP-6-SAN-20-0026-1 (12<sup>th</sup> Update Land Development Code) Certification Review.** Concurrence with Executive Director's determination that the action by City of San Diego accepting the Commission's certification with suggested modifications is legally adequate. (AL-SD)

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

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

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

**City of Huntington Beach LCP Amendment No. LCP-5-HNB-19-0011-1. (Omnibus Clean-up Non-Medical Marijuana Wireless Facilities).** Public hearing and action on request by City of Huntington Beach to amend Implementation Plan (IP) of certified LCP to: 1) change name of Dept. and Director of Planning & Building to Community Development Dept.; 2) prohibit non-medical marijuana businesses and deliveries and regulate non-medical marijuana cultivation; 3) revise Section 230.96 (Wireless Communication Facilities); 4) remove references to State Government Code in six locations in the IP; and, 5) establish conditional use permit process to permit ancillary on-site sale, service and consumption of

alcohol at specific sites in Open Space-Parks & Recreation zoning district; Huntington Beach, Orange County. (MV-LBb).

**City of Huntington Beach LCP Amendment No. LCP-5-HNB-20-0089-2. (Omnibus Clean-up and Group Homes).** Public hearing and action on request by City of Huntington Beach to amend Implementation Plan (IP) of certified LCP to make omnibus clarifications and clean-ups and establish permit process to permit Group Homes, Sober Living Homes, and Residential Care Facilities within Residential zoning districts citywide, Huntington Beach, Orange County. (VL-LB).

## **SAN DIEGO COAST DISTRICT**

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

### **COASTAL PERMIT APPLICATION.**

**Application No. A-6-OCN-19-0181 (Beach Walk, Beach City LLCs, Oceanside)** Appeal by Commissioners Padilla and Brownsey and Carolyn Kramer from decision of City of Oceanside granting permit with conditions to Beach Walk, LLC to demolish 9 residential units on 2 separate lots totaling 5,780 sq.ft.; consolidate lots and construct a 4-level, 4-unit condominium located at 831 & 833 South Pacific St., Oceanside, San Diego County. (TR-SD)

## THURSDAY, March 11, 2021

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

**City of Long Beach LCP Amendment No. LCP-5-LOB-19-0167-2.** Public hearing and action on request by the City of Long Beach to amend the Implementing Ordinances (IP) portion of the certified LCP to: 1) update the definition for townhomes and eliminate zoning restrictions on side-by-side units; 2) eliminate references to commercial districts no longer in use; 3) eliminate size restrictions for single-family garages and update lot coverage and floor area calculations in single-family districts; 4) update roofing material requirements for residential districts; 5) revise screening requirements for mechanical equipment in low-density residential districts; 6) provide guidelines to determine curb cut closures and require underground utilities in new projects; 7) define the standing required and timeline for land use decision appeals; 8) update school siting requirements; and 9) eliminate zoning code restriction on maximum number of zoning regulation amendments per year. (DZ-LB)

**City of Long Beach LCP Amendment No. LCP-5-LOB-19-0168-3.** Public hearing and action on request by City of Long Beach to amend the Implementing Ordinances (IP) portion of the certified LCP in order to: 1) add definitions and provide regulations for currently undefined land uses; 2) modify development standards for distances between multiple structures on a single property within residential zoning districts, parking requirements for non-conforming historic landmarks, the definition of gross floor area, fence regulations, and rooftop solar collector height exceptions; and 3) update noticing requirements. (DZ-LB)

**City of Long Beach LCP Amendment No. LCP-5-LOB-20-0169-4** Public hearing and action on request by City of Long Beach to amend the Implementing Ordinances (IP) portion of the certified LCP in order to clarify regulations for commercial, industrial, and temporary land uses; modify development standards for attics, rooftop canopies, and post-secondary educational uses; and add provisions to specify administrative procedures. (DZ-LB)

**Application No. 5-20-0538 (Shoda, Los Angeles)** Application of Diane Shoda to demolish existing approx. 2,000 sq.ft., 26' high single-family home, and construct approx. 2,300 sq.ft., 33.5' high single-family home with approx. 840 sq.ft. ADU and four onsite parking spaces on at 3209 South Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County. (MA-LB)

## **SOUTH CENTRAL COAST DISTRICT**

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

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

**County of Santa Barbara LCP Amendment No. LCP-4-STB-19-0157-1 (2019 General Package) Certification Review.** Concurrence with Executive Director's determination that action by the County of Santa Barbara, accepting the Commission's certification with suggested modifications, is legally adequate. (JL-V)

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

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

### **COASTAL PERMIT APPLICATION.**

**Application No. 5-20-0503 (802 Strand Investments, LLC, Hermosa Beach)** Application of 802 Strand Investments, LLC for after-the-fact conversion of duplex to single-family home, to demolish current 3,540 sq.ft. single-family home, and construct of 30-ft. high, three-story, 3,762 sq. ft. single-family home at 802 The Strand, Hermosa Beach, Los Angeles County (AS-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. 5-20-0197 (Los Angeles Department of Water and Power, Pacific Palisades)** Application of Los Angeles Department of Water and Power to replace 38 existing wooden distribution poles with 38 steel distribution poles approximately 3' to 5' from each existing wooden poles along 2.52-mile section existing transmission power line. The applicant is proposing to restore unpermitted development, including widening of the existing main access road, creation of access paths and berms, through pre-development site restoration at and near Temescal Ridge Fire Road, between Mulholland Drive to Split Rock Trailhead, Pacific Palisades, Los Angeles 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.)

## FRIDAY, March 12, 2021

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

**Application No. 1-20-0171 (City of Point Arena, Point Arena)** Application by City of Point Arena to replace damaged components of Arena Cove Pier including nine wooden fender piles and one steel guide pile in Arena Cove, at 810 Port Road, Point Arena, Mendocino County. (CH-A)

**Application No. 1-20-0455 (Vero Fiber Networks, Humboldt Co.)** Application by Vero Fiber Networks, LLC to develop 9 linear miles of underground parallel fiber optic conduit (18 total miles of conduit) using horizontal directional drilling and a series of manholes, handholes, and bore pits primarily along State Route 255 and within connecting City and County road rights-of-way from Arcata to Samoa, Humboldt County. (AL-A)

**Permit Amendment No.1-90-113-A2 (Brennan, Mendocino County)** Request by Clay Brennan to amend permit granted for subdivision of 44-acre lot into three lots to reconfigure the approved building envelope on resultant parcel 3 and increase size from 5,000 sq.ft. to approximately 33,000 sq.ft. along Ten Mile River estuary, at 29020 North Highway One, Mendocino County. (MBK-A)

**Application 9-20-0092, CC-0001-21 (Pacific Gas and Electric, Humboldt Co.)** Application of Pacific Gas and Electric to replace, repair and modify utility poles and reconductor lines along approximately 7.8 miles of existing utility lines in City of Eureka and unincorporated Humboldt Co. (AC-SF)

**City of Santa Cruz LCP Amendment No. LCP-3-STC-20-0040-2-Part B (EV Charging Stations).** Concurrence with the Executive Director's determination that the request by the City of Santa Cruz to modify its Implementation Plan to exempt Electric Vehicle Charging Stations from requirement to obtain a design permit is minor. (RM-SC)

## NORTH COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

## **ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY**

**DEPUTY DIRECTOR'S REPORT.**

### **NORTH CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

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

**San Mateo County LCP Amendment No. LCP-2-SMC-20-0054-1 (Cypress Point Affordable Housing Project)** Public hearing and action on request by San Mateo County to amend its LCP to designate 11-acre vacant parcel at the corner of Carlos and Sierra Streets in the unincorporated Moss Beach area of San Mateo County from "PUD-124/CD" to "PUD-140/CD", reducing density from medium high to medium, and to provide regulations for the potential future development of a 100% affordable housing project at the site. (EM-SF)

### **CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**



## Thursday, March 18, 2021

### CENTRAL COAST DISTRICT

#### CONDITION COMPLIANCE.

**Oceano Dunes CDP Review.** Public hearing and potential action on revisions to CDP 4-82-300, as amended, regarding the allowable kinds, locations, and intensities of use and necessary coastal resource protection requirements at State Parks' Oceano Dunes unit in the City of Grover Beach, the unincorporated community of Oceano, and unincorporated southern San Luis Obispo County. (KK-SC)