

**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: September 30, 2021

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **September 8 – 10, 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) Stephanie Rexing (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 Kanani Leslie (619) 767-2370
- A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

## WEDNESDAY, September 8, 2021

### CONSENT CALENDAR.

**Application No. 5-21-0081 (210 Montreal, LLC, Playa Del Rey)** Application of 210 Montreal, LLC to construct three-story, 45' high, 4,468 sq.ft. single-family home with 1,168 sq.ft. basement, attached three-car garage, retaining walls, approx. 5,600 cu. yd. of grading, and caisson beam foundation on 6,226 sq.ft. vacant lot at 210 Montreal Street, Playa Del Rey, City of Los Angeles, Los Angeles County. (AS-LB)

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

**Application No. 4-20-0636 (City of Santa Barbara Parks and Recreation Dept., Santa Barbara Co.)** Application of City of Santa Barbara Parks and Recreation Department to repair Thousand Steps concrete public access stairway, including: replacement of bottom portion of stairway with new stairs that would include approx. 27 sq.ft. extension further seaward with sidewalls, columns, footing, and rocks gathered onsite for additional scour protection; repairs to minor surface cracks in concrete; install drainage infrastructure, new handrails, and new concrete guard-rail at mid-stairway main landing; and addition of new public access amenities at top of stairs; at terminus of Santa Cruz Blvd., Santa Barbara, Santa Barbara County. (WD-V)

**City of Long Beach LCP Amendment No. LCP-5-LOB-19-0008-1.** Concurrence with the Executive Director's determination that action by the City of Long Beach accepting the Commission's certification of the Southeast Area Specific Plan and associated changes to the certified Local Coastal Program with suggested modifications is legally adequate. (DZ-LB)

**City of Long Beach LCP Amendment No. LCP-5-LOB-20-0014-1.** Concurrence with the Executive Director's determination that action by the City of Long Beach accepting the Commission's certification with suggested modifications to allow for the Belmont Beach and Aquatic Center is legally adequate. (DZ- LB)

**Application No. 5-19-1195 (M.P. Boat Slips, LLC, Long Beach)** Application of MP Boat Slips, LLC to relocate guest dock and gangway and install three new floating docks with 31 public boat slips (30 public for-rent slips, and one free

public slip) with dock boxes and utilities and additional gangway, in waterway behind Marina Pacifica Shopping Center, at 6326 E. Pacific Coast Highway, City of Long Beach, Los Angeles County. (MR-LB)

**Application No. 5-20-0522 (Street Retail West II, LP, Santa Monica)** Application of Street Retail West II, LP to change the use of 44,936 sq.ft., 3-story commercial structure from retail space to recreational fitness center at 1202 3<sup>rd</sup> Street Promenade, Santa Monica, Los Angeles County. (VL-LB)

**Application No. P-3-20-78-2978-A1 (2918 3<sup>rd</sup> St, LLC, Santa Monica)** Application of 2918 3<sup>rd</sup> Street, LLC to amend Special Condition 1 of P-3-20-78-2978 to allow for addition of 3 rental units on site, demolish detached 900 sq.ft., 5-car carport and construct new 2-story, 19'-4" high detached structure with two 582 sq.ft. ADUs in rear yard, convert laundry, storage, garage, and crawl space into 700 sq.ft. attached ADU in basement floor of triplex, and retain 2 uncovered on-site parking spaces at 2918 3<sup>rd</sup> Street, Santa Monica, Los Angeles County. (VL-LB)

**City of Malibu LCP Amendment No. LCP-4-MAL-19-0164-3 (Prohibit the Use of Pesticides) Certification Review.** Concurrence with the Executive Director's determination that the action by the City of Malibu accepting the Commission's certification with suggested modifications is legally adequate. (DV-V)

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

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

#### **ADMINISTRATIVE CALENDAR.**

**Application No. 5-21-0115 (Hounsell, Long Beach)** Application of Barbara Hounsell to reconfigure 534 sq.ft. U-shaped dock to 526 sq.ft. L-shaped dock, remove and relocate one 16" marina guide pile, and remove and replace one 16" round marina guide pile with one 16" square marina guide pile, at 5745 Corso Di Napoli, Long Beach, Los Angeles County. (AS-LB)

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

**Appeal No. A-5-MDR-19-0217 (E&S Ring Management Corp., Marina del Rey)** Appeal by Ballona Institute and Marcia Hanscom from County of Los Angeles Regional Planning Department granting permit with conditions to E&S Ring Management Corp for authorizing unpermitted removal of 11 nests from four trees within Mariners Village apartment complex at 4600 Via Marina, Lease

Parcel 113, Marina del Rey, 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. A-5-LOB-20-0006 (Panattoni Development Company, Inc., Long Beach)** Application of Panattoni Development Company, Inc. to demolish 400 sq.ft. of concrete pipeline structures and asphalt paving and construct two industrial buildings with on-site parking spaces, landscaping, a lot line adjustment, and offer to dedicate 1.81 acres of usable Open Space on the western side of project area to the Los Cerritos Wetlands Authority as native transitional habitat at 300 North Studebaker Rd., Long Beach, Los Angeles County. (CP-LB)

**Application No. 5-21-0008 (IRD, LP, Hermosa Beach)** Application of IRD, LP to remodel and add 1,100 sq.ft. to 2,865 sq. ft. single-family home, resulting in 3,376 sq. ft. single-family home with no changes to structure's height or on-site parking at, 12 The Strand, Hermosa Beach, Los Angeles County. (AS-LB)

**Application No. 5-21-0076 (OFIPLEX, LLC, Hermosa Beach)** Application of OFIPLEX LLC to demolish 29'8"-high, two-story, 2,300 sq.ft. duplex and construct new, 29'10"-high, three-story, 4,573 sq.ft. duplex and 932 sq.ft. garage on 3,595 sq.ft. lot at 44 The Strand, Hermosa Beach, Los Angeles County. (CP-LB)

## **SOUTH CENTRAL COAST DISTRICT**

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

## THURSDAY, September 9, 2021

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

**Mendocino County LCP Amendment No. LCP-1-MEN-20-0021-1(Accessory Dwelling Units).** Public hearing and action on request by Mendocino County to amend the County's certified Land Use Plan and Implementation Program to regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with recent State legislation. (RSM-A)

**Application No. 1-21-0074 (Caltrans, Fort Bragg)** Application of California Department of Transportation to widen two-lane Highway 1 bridge over Pudding Creek to add shoulder width and separated pedestrian walkways with relocation of utility lines and drainage improvements at Highway 1 crossing of Pudding Creek in City of Fort Bragg, Mendocino County. (AL-A)

**Santa Cruz County LCP Amendment No. LCP-3-SCO-21-0050-1-Part A (Park Fees/Dedications).** Concurrence with the Executive Director's determination that the request by Santa Cruz County to modify LCP park impact fee and dedication provisions is minor. (RM-SC)

**Application No. 3-20-0546 (Avila Pier Rehabilitation, Avila Beach)** Application by Port San Luis Harbor District to rehabilitate Avila Pier, including replacing piles, decking, and other wood components, in the unincorporated Avila Beach area of San Luis Obispo County. (AM-SC)

## ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT.

## NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

## ENFORCEMENT

11.1 Consent Cease and Desist Order No. CCC-21-CD-01 (Campland, LLC and Northeast MB,

**LLC, San Diego)** Public hearing and Commission action on proposed administrative order directing and authorizing lessees of City-held lands in Mission Bay to: 1) remove unpermitted development located on leased City-owned lands, including signs and other obstructions that restrict access to beaches and public parking areas required by City lease to be made available to the public, 2) address civil liabilities, including by providing additional public access amenities on the property, and 3) cease and desist from undertaking additional unpermitted development at 2211 Pacific Beach Drive, City of San Diego (Campland on the Bay) and 2727 De Anza Road, City of San Diego (Mission Bay RV Resort). (RM-SF)

**11.2 Consent Administrative Penalty No. CCC-21-AP-01 (Campland, LLC and Northeast MB, LLC, San Diego)** Public hearing and Commission action on proposed imposition of administrative penalties, requiring the lessees of City-held lands in Mission Bay to pay penalties or fund in lieu projects for resolution of penalties for violations of the public access provisions of the Coastal Act at that site, which, if unpaid, could result in the recordation of a lien on the property at 2211 Pacific Beach Drive, City of San Diego (Campland on the Bay) and 2727 De Anza Road, City of San Diego (Mission Bay RV Resort). (RM-SF)

## **NORTH CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

## **CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

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

**City of Morro Bay LCP Amendment No. LCP-3-MRB-20-0050-1 (Vacation Rentals).** Concurrence with the Executive Director's determination that the request by the City of Morro Bay to establish new LCP vacation rental provisions is de minimis. (EW-SC)

### **COASTAL PERMIT APPLICATION.**

**APPLICATION NO. 3-18-1081 (SANTA CRUZ WHARF MAINTENANCE, SANTA Cruz)** Application by City of Santa Cruz to implement a five-year repair and maintenance program at the Santa Cruz Municipal Wharf, City of Santa Cruz, Santa Cruz County. (AM-SC)

**PERMIT AMENDMENTS.**

**PERMIT AMENDMENT NO. 3-15-0144-A5 (SAN LORENZO RIVER CULVERT, SANTA Cruz)** Request by City of Santa Cruz to install culvert in lower San Lorenzo River with outlet on the beach adjacent to San Lorenzo Point to improve fishery habitat and prevent localized flooding caused by seasonal lagoon formation, City of Santa Cruz, Santa Cruz County. (RM-SC)



## FRIDAY, September 10, 2021

### CONSENT CALENDAR.

**Application No. 5-20-0427 (Giobbi, San Clemente)** Application of Paul & Tiffany Giobbi to remodel and expand 2,702 sq.ft., 2-story single family home, including 846 sq.ft. of living space addition on first and second floor, remove rear yard deck, and install new deck, attached covered outdoor living area, pool/spa, and new landscaping in rear yard of coastal canyon lot at 318 West Avenida Gaviota, San Clemente, Orange County. (VL-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)

**Application No. 5-21-0087 (Smith, Newport Beach)** Application of Brian Smith to remove 592 sq.ft. dock system supported by two 14" square concrete guide piles and replace with 482 sq.ft. dock system supported by two 14" square concrete guide piles, replace 14" T pile like for like, and re-decking of existing gangway, located at 309 North Star Lane, Newport 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.)**

**Application No. 5-21-0128 (Publik House, LLC & San Clemente Arts, LLC, San Clemente)** Application of Publik House, LLC & San Clemente Arts, LLC to renovate two-story, 25' high, plus basement level, 7,448 sq.ft. historic building for use as café, special events venue and church, landscape, hardscape, and parking lot improvements on 19,979 sq.ft. site, at 1531 North El Camino Real, San Clemente, Orange County. (MV-LB)

**City of Oceanside LCP Amendment No. LCP-6-OCN-19-0146-3 (Transit Overlay District).** Public hearing and action on request by the City of Oceanside to amend its Implementation Plan to increase density within the same building setbacks/height limit and modify parking regulations within the Downtown "D" District. (TR-SD)

**Application No. 6-20-0685 (Church, Carlsbad)** Application of Barry and Shanna Church to construct 4,930 sq.ft., two-story single-family home with attached

garage and pool, remove unpermitted sand, and after-the-fact approval to remove native vegetation on 0.49-acre vacant lagoon-fronting lot on Adams St., on north shore of Agua Hedionda Lagoon, Carlsbad, San Diego County. (CB-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.)**

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

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

## **SAN DIEGO COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

### **COASTAL PERMIT APPLICATION.**

**Application No. 6-20-0611 (SD County Regional Airport Authority Terminal 1, San Diego)** Application of San Diego County Regional Airport Authority to demolish 336,000 sq.ft., 19-gate Terminal 1 building, solid waste facility, and roadways and construct 1,210,000 sq.ft., 90 ft. tall, 30-gate Terminal 1 building, 32,539 sq.ft., 36' tall solid waste facility, 2,250,000 sq.ft., 60' tall, 5,500 space parking garage, on-airport circulation roads, multiuse pedestrian and bicycle path, stormwater improvements, and landscaping; relocate taxi and shuttle lot; and after-the-fact approval of conversion of long-term public parking lot to employee parking and construction of a new 70,762 sq.ft. facilities building, 3,000,000 gallon underground cistern, and 7,040 sq.ft. Fueling and Operations Center at the San Diego International Airport, 3225 North Harbor Drive, San Diego, 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 explained further in the staff report.)**