

**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: December 1, 2021

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **November 17-19, 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
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  - 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, November 17, 2021

## EXECUTIVE DIRECTOR'S REPORT

**Draft Critical Infrastructure Sea Level Rise Planning Guidance.** Public hearing and possible Commission action on "Critical Infrastructure at Risk: Sea Level Rise Planning Guidance for California's Coastal Zone". (KD-SF)

## CONSENT CALENDAR.

**Application No. 5-20-0706 (Playa Redondo, LLC, Torrance)** Application of Playa Redondo, LLC. to remodel interior and add 2,071 sq.ft. to landward side of 2-story, 7,965 sq.ft. single family home on 26,825 sq.ft. coastal bluff lot at 433 Paseo de la Playa, Torrance, Los Angeles County. (MR-LB)

**Application No. 5-21-0389 (Marcelli, Venice)** Application of Enrico and Pascale Marcelli for after-the-fact construction of 2-story, 25'-2" high, 1,844 sq. ft. single-family home, and addition of 328 sq.ft. on 2<sup>nd</sup> level consisting of 68 sq.ft. bathroom and 260 sq.ft. bedroom and library resulting in 2,172 sq.ft. single-family home at 2507 Eastern Canal, Venice, Los Angeles, Los Angeles County. (JD-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)

**San Mateo County LCP Amendment No. LCP-2-SMC-21-0001-1 (ADUs). Certification Review.** Concurrence with the Executive Director's determination that the action by San Mateo County accepting certification of LCP-2-SMC-21-0001-1 with modifications (amending LCP ADU provisions) is legally adequate. (EM-SF)

**LCP Amendment No. LCP-5-RDB-21-0061-1 (Vehicle Miles Traveled),** Concurrence with the Executive Director's determination that the request by the City of Redondo Beach to amend a section of the Implementation Plan's transportation provisions is de minimis.

## NORTH CENTRAL COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

## **PERMIT AMENDMENTS.**

**Permit Amendment Application No. 2-15-1357-A1 (San Francisco Public Utilities Commission Armoring, Ocean Beach)** Request by the San Francisco Public Utilities Commission to amend permit: 1) to extend the authorization period for existing armoring and erosion control measures by six months (to July 1, 2022); and 2) to allow for an increased area of allowed sand berm coverage and increased thickness of coarse sand cover for such sand berms, all located seaward of the Great Highway and south of Sloat Boulevard and fronting the City's Oceanside Wastewater Treatment Facility and related infrastructure in the southern portion of the City of San Francisco near Fort Funston in San Francisco County. (PB-SF)

## **CENTRAL COAST DISTRICT**

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

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

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

### **COASTAL PERMIT APPLICATION.**

**Application No. A-5-VEN-21-0036 (Goldstein, Venice)** Appeal by Richard Stanger, Citizens Preserving Venice represented by Sue Kaplan, Ingrid Marston, and Warren Adler from decision of City of Los Angeles West Los Angeles Area Planning Commission granting permit to Gregory Goldstein and Annette Goldstein for the demolition of 1-story single-family home and detached garage and construction of new 2-story, 28' high, 2,834 sq.ft. single-family home, 423 sq.ft. detached accessory structure (garage and bathroom), swimming pool, and 3 on-site parking spaces at 610 Mildred Ave., Venice, Los Angeles, Los Angeles County. (JD-LB)

**Application No. A-5-VEN-15-0003 (Liongate Global#1, LLC, Venice)** Application of Liongate Global#1, LLC to convert three-story, 30' high, 4,230 sq.ft. single-family home with two onsite parking spaces to 4,230 sq.ft. mixed use development consisting of 550 sq.ft. of retail on ground floor, 2,990 sq.ft. artist-in-residence on second and third floors, three onsite parking spaces and eight bicycle spaces at 1214 Abbot Kinney Blvd., Venice, 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. 5-21-0022 (Lane, Hermosa Beach)** Application of Gary Lane to demolish two-story, 1,474 sq.ft. duplex and construct three-story, 3,828 sq.ft. single-family home with attached 511 sq.ft. ground-level ADU, attached two-car garage, and one guest space adjacent to garage at 413 25th Street, Hermosa Beach, Los Angeles County. (AS-LB)

**Application No. A-5-VEN-21-0052 (Zashin, Venice)** Application of Hillary and Stephen Zashin to demolish two single-family homes (1,112 sq.ft. and 576 sq.ft.) on approx. 5,200 sq.ft. lot and construct 2-story, approximately 25' high, 2,993 sq.ft. duplex (582 sq.ft. and 2,253 sq.ft.) with 2-car garage and 3 uncovered parking spaces, and roof deck at 628 and 628 ½ Santa Clara Avenue, Venice, Los Angeles, Los Angeles County. (DZ-LB)

**Application No. 5-21-0422 (Ledford, Hermosa Beach)** Application of Otto Ledford to demolish 2-story, 2,260 sq.ft. duplex and construct 3-story, 25' high, 3,853 sq.ft. single-family home with attached 574 sq.ft. ground-level ADU, 576 sq ft. attached 2-car garage, and two guest spaces in the driveway, and 358 sq.ft. roof deck at 419-421 25<sup>th</sup> Street, Hermosa Beach, Los Angeles County. (JD-LB)

# THURSDAY, November 18, 2021

## CONSENT CALENDAR.

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

**City of Trinidad LCP Amendment No. LCP-1-TRN-21-0039-1 (Emergency Shelters).** Public hearing and action on request by the City of Trinidad to amend the City's certified Implementation Program to (1) add definition for "Emergency Shelter," (2) expand the list of allowed principal uses in the Commercial zone to include emergency shelter, (3) expand the list of allowed conditional uses in the Planned Development zone to include emergency shelters, and (4) add off-street parking requirements for emergency shelters. (RSM-A)

**City of Point Arena LCP Amendment No. LCP-1-PTA-20-0040-1 (Farm Stays and Ag Exclusive Use Changes).** Concurrence with Executive Director's determination that action by the City of Point Arena, accepting the Commission's certification with suggested modifications, is legally adequate.

**Application No. 9-21-0083 (PG&E, Humboldt Co.)** Application by Pacific Gas and Electric to conduct gas line downrate activities at six sites on existing natural gas pipeline in Humboldt Co. (AC-SF)

**Material Amendment No. E-00-008-A5/CC-110-00 (Coastwide)** Request by Zayo Group Holdings, Inc. to amend an existing permit condition and modify consistency certification requirement for survey frequency of existing fiber optics cables. (AC-SF)

**Application No. 4-21-0227 (City of Santa Barbara Parks and Recreation Dept., Santa Barbara)** Application of City of Santa Barbara Parks and Recreation Department to replace weir and restore 1.6 acres of native habitat at Andrée Clark Bird Refuge; implement beach elevation management plan for period of five years and restore 1.4 acres of dune and salt marsh habitat at the lagoon and East Beach; and construction of a water quality treatment wetland at the Municipal Tennis Center; in the City of Santa Barbara, Santa Barbara County. (IQ-V)

## NORTH COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

## **COASTAL PERMIT APPLICATION.**

**Application No. 1-21-0356 (Brown, Humboldt Co.)** Application of Beth Brown to demolish 1-story, 1,445 sq.ft. farmhouse and construct new 2-story, 1,610 sq.ft., maximum 31' high farmhouse with 613 sq.ft. deck, septic system, and landscaping, at 993 Port Kenyon Road, Ferndale area, Humboldt County.  
(CH-A)

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

**DEPUTY DIRECTOR'S REPORT.**

## **SOUTH CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

## **COASTAL PERMIT APPLICATION.**

**Application No. A-4-MAL-19-0202 (GKGD Heritage Trust, Malibu)** Appeal by Dorinne and Dennis Graves from City of Malibu decision granting permit with conditions to GKGD Heritage Trust for construction of new 2,536 sq. ft. two-story single-family home, attached two-car garage with roof deck, retaining walls, landscaping, hardscaping, seawall, new onsite wastewater treatment system, and offer to dedicate lateral public access easement, at 20222 Pacific Coast Highway, Malibu, Los Angeles County. (WD-V)

## FRIDAY, November 19, 2021

### Administrative CALENDAR

**APPLICATION No. 5-21-0322 (THIEL & WOOTEN, NEWPORT BEACH)** APPLICATION OF SCOTT THIEL AND LAURA WOOTEN TO DEMOLISH 970 SQ.FT. FLOATING DOCK AND REPLACE WITH PRE-CONSTRUCTED 970 SQ.FT. FLOATING DOCK OF SAME DIMENSIONS, AT 2210 CHANNEL ROAD, NEWPORT BEACH, ORANGE COUNTY. (JD-LB)

**Application No. 5-21-0396 (Komberg, Seal Beach)** Application of Ed and Edit Komberg to add 5' to 5' wide deck resulting in 10' deck to beach-facing (southern) 2nd floor balcony of 1,726 sq.ft., single-family home resulting in no setback from seaward property line and/or beach; install 42" tall tempered glass guardrail, two new 8" round column placed below deck at midpoint (5 ft. distance) for structural support, at 85A Surfside Avenue, Surfside, Seal Beach, Orange County. (FSY-LB)

**Application No. 5-21-0404 (Hsu, Huntington Beach)** Application of Wen Tang Hsu to demolish 40.25" x 5" wooden cantilevered deck and construct new 40.25" x 5" concrete deck cantilevered 5" beyond bulkhead, at 4071 Morning Star Drive, Huntington Beach, Orange County. (SA-LB)

### CONSENT CALENDAR.

**Application No. 6-21-0181 (City of San Diego North Cove Park Improvements, San Diego)** Application of City of San Diego to demolish 1,200 sq.ft. comfort station and construct new 1,000 sq.ft. comfort station with utility improvements; resurface, restripe, and install conduit for future electric vehicle charging stations in portion of parking lot; and install ADA improvements at North Cove Park in Mission Bay Park, Mission Bay, San Diego, San Diego County. (CB-SD)

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

**City of Newport Beach LCP Amendment No. LCP-5-NPB-20-0025-1.** Public hearing and action on request by City of Newport Beach to amend the Land Use Plan (LUP) and the Implementation Plan (IP) of the certified LCP to 1) permit up to 50% additions to existing bungalows while maintain nonconforming onsite parking; and 2) raise maximum hedge heights in Lido Isle from 42" To 60", in Newport Beach, Orange County (AS-LB)

**City of San Diego Amendment No. LCP-6-SAN-20-0076-4 (Cannabis Outlets and Production Facilities).** Concurrence with the Executive Director's determination that



request by City of San Diego to amend its certified Local Coastal Program Implementation Plan to revise siting and amendment processing requirements for cannabis outlets and production facilities is de minimis. (KC-SD)

**City of San Diego Amendment No. LCP-6-SAN-21-0032-1 (Kearny Mesa Community Plan Update Implementation).** Concurrence with the Executive Director's determination that request by City of San Diego to amend its certified Local Coastal Program Implementation Plan to incorporate the Kearny Mesa Community Plan Implementation Overlay Zone and revise zones is de minimis. (KC-SD)

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

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

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

**Application No. A-5-LGB-19-0010 (Surf & Sand Resort, Regency Properties, L.P., Laguna Beach)** Application of Surf & Sand Resort, Regency Properties, L.P. to renovate Surf & Sand Resort on 3.18-acre site that slopes from South Coast Highway to sandy beach below, at 1555 South Coast Highway, Laguna Beach, Orange County. (MV-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-LGB-20-0003 (Dekovner, Laguna Beach)** Application of Betty Dekovner to the repair and replace(in-kind) structural posts, stairs, and stair railing; install additional balusters on existing railings; install handrail; and install interior fall protection at operable windows at 1045 Gaviota Drive, Laguna Beach, Orange County. (AS-LB)

**Application No. 5-20-0362 (Fakhoury-Sawabini Private Trust, San Clemente)** Application of Fakhoury-Sawabini Private Trust to remodel and expand 1,320 sq. ft., 13' high, 1-story mobile home, resulting in 2,317 sq.ft., 16' high, 2-story mobile home on beachfront mobile home space at 1880 N. El Camino Real, Unit 3, San Clemente, Orange County. (VL-LB)

**Application No. 5-21-0232 (Luckey, Newport Beach)** Application of Palmer Luckey to remove 682 sq.ft. floating dock, 60 sq.ft. gangway, 192 sq.ft. Pier and four, 14" piles; two 16" guide piles will remain in place and three 16" guide piles will be relocated; install new 600 sq.ft. floating dock and 96 sq.ft. gangway, at 944 Via Lido Nord, 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.)**

## **PERMIT AMENDMENTS.**

**Permit No. 5-19-0345-A1 (Orange County Parks, Capistrano Beach County Park)** Request by Orange County Parks to amend previously approved permit to modify the permit timing conditions to extend the permit authorization four months at Capistrano Beach County Park, Dana Point, Orange County. (DZ-LB)

## **SAN DIEGO COAST DISTRICT**

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

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

### **COASTAL PERMIT APPLICATION.**

**Application No. 6-21-0259 (Mastro's Ocean Club, Encinitas)** Application of CHLN, Inc to remodel and rebrand 7,471 sq.ft., 2-story, oceanfront restaurant, including 460 sq.ft. addition; consolidate 13 underlying lots into 1 lot; revise valet program; new landscape and hardscape on combined 27,948 sq.ft. lot, at 2588 South Coast Highway 101, Cardiff, Encinitas, San Diego County.  
(KC-SD)

## **PERMIT AMENDMENTS**

**Permit No. 6-93-207-A2 (NCTD Conservation Easement Revision, Carlsbad)** Request by North County Transit District (NCTD) to amend permit for construction of Poinsettia transit station to correct and expand the boundaries of previously recorded conservation easement between the NCTD right-of-way and Poinsettia transit station parking lot in Carlsbad, San Diego County. (TH-SD)