

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 29, 2021

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **December 15-17, 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
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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, December 15, 2021

CONSENT CALENDAR.

Application No. 5-21-0558 (Michaelson, Venice)

Application of Andrea Michaelson to demolish two-story, 1,865 sq.ft. single-family home and construct new three-story, 30' high, 4,382 sq.ft. single-family home with roof deck and three onsite parking spaces, at 212 Sherman Canal, Venice, Los Angeles, Los Angeles County. (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.) (JD-LB)

Application No. 5-21-0776 (Global Franchise Group and City of Santa Monica, Los Angeles Co.)

Application of Global Franchise Group and City of Santa Monica to demolish 440 sq.ft. take-out restaurant and construct 16.5-ft.-high, 660 sq.ft. take-out restaurant in same location along Santa Monica Beach Promenade to meet ADA accessibility requirements for employees, at 1633 Ocean Front Walk, Santa Monica, Los Angeles County. (ES-LB)

Application No. 5-20-0445 (JT & LT NB, LLC, Newport Beach)

Application of JB & JT NB, LLC to demolish single family home and construct three-story, 2,762 sq.ft., single-family home with 442 sq.ft. two-car garage. Proposed project also includes: 1) reinforce seawall by utilizing tiebacks connecting existing seawall to new concrete deadman; 2) increase height of existing seawall to 10.9' NAVD88; 3) install new privacy fence walls along North and South property line walls; 4) install rear yard hardscape; and 5) install rear yard trench drain directing runoff to perforated drainpipe to retain run-off on site. Only bayward portion of project is within Commission's original jurisdiction, at 619 36th Street, Newport Beach, Orange County. (FSY-LB)

CONSENT CALENDAR – (Removed From Regular Calendar)

City of Long Beach LCP Amendment No. LCP-5-LOB-21-0064-1 (Interim Housing).

Public hearing and action on request by City of Long Beach to amend the Implementation Plan to update regulations relating to interim housing uses, and if the Commission does not

take a final action, possible action to extend the deadline for final Commission action on the amendment. (DZ-LB)

Permit Amendment Application No. 5-12-263-A1 (Coastal Dunes Improvement Project, Los Angeles/El Segundo Dunes)

Request by Los Angeles World Airports to amend CDP No. 5-12-263, which authorized removal of road segments and habitat restoration within the Los Angeles/El Segundo Dunes, to implement a revised ecological landscape plan and modify the landscaping condition to continue habitat restoration and maintenance activities in the Coastal Dunes Improvement Project area and update restoration success criteria at 8901 S. Pershing St., Los Angeles, Los Angeles County. (DZ-LB)

City of Newport Beach LCP Amendment No. LCP-5-NPB-20-0025-1, Part C.

Public hearing and action on request by City of Newport Beach to amend the Implementation Plan (IP) of the certified LCP to modify development standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in Newport Beach, Orange County (AS-LB)

Application No. 5-19-1296 (City of Newport Beach, Orange Co.)

Application of City of Newport Beach for beach nourishment in Newport Bay using up to 75,000 cu. yds. of suitable dredge material, and proposed Eelgrass Protection and Mitigation Plan for eelgrass impacts, Newport Beach, Orange County. (MR- LB)

EXECUTIVE DIRECTOR'S REPORT.

Local Government Working Group Sea Level Rise Adaptation and LCP Update Documents.

Consideration and possible adoption of documents prepared by the Commission's Local Government Working Group to support improved sea level rise adaptation and LCP update processes. (JA-SF)

ADMINISTRATIVE CALENDAR.

Application No. 4-21-0311 (Jacobs, Ventura)

Application of Rachel Jacobs to replace 758 sq.ft. concrete deck with new 830 sq.ft. wood deck, replace 210 sq. ft. floating dock and gangway with new 280 sq. ft. floating dock and gangway, and install 2 new 14-in. diameter concrete piles within Ventura Keys waterway for boating related purposes, at 3057 Seahorse Ave., Ventura, Ventura County. (WD-V)

Application No. 5-21-0453 (2751 & 2801 PCH, LLC, Newport Beach)

Application of 2751 & 2801 PCH, LLC to remove three floating dock fingers and three 16" concrete guide piles, replace three 16" concrete guide piles, relocate one 14" concrete guide pile and remove two gangways. One existing gangway and landing will remain. The project also includes: installation of ADA ramp and landing and widening of headwalk, at 2751 & 2801 PCH, LLC, Newport Beach, Orange County. (FSY-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-20-0058-3 (Short-Term Rentals).

Public hearing and action on request by City of Long Beach to amend the Implementation Plan to add short-term rental regulations. (DZ-LB)

COASTAL PERMIT APPLICATION.

Application No. A-5-SNP-19-0136/5-20-0153 (Poola, San Pedro, Los Angeles)

Application of Raman and Vani Poola to construct new 2-story, 26' high, 3,695 sq.ft single family home with a 921 sq.ft detached garage, 1,154 sq. ft. roof deck, and rear yard patio and spa, and restore the bluff face with native vegetation on a vacant blufftop lot at 1305 W Paseo Del Mar, San Pedro, Los Angeles, Los Angeles County. (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.) (VL-LB)

Application No. A-5-SNP-19-0154/5-20-0152 (Murthy, San Pedro, Los Angeles)

Application of Krishna and Nirmala Murthy to demolish an existing 1,302 sq.ft. single-family home and construct new 2-story, 26' high, 3,548 sq.ft single family home with 665 sq.ft detached garage, 1,124 sq.ft. roof deck, and rear yard patio, and restore bluff face with native vegetation on blufftop lot at 1307 W Paseo Del Mar, San Pedro, Los Angeles, Los Angeles 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.)

Application No. 5-20-0597 (Franco, Hermosa Beach)

Application of Sandra and Walter Franco to convert two-story, 29 ft. high, 3,402 sq.ft., 11-unit apartment with no onsite parking spaces into two-story, 29 ft. high, 3,402 sq.ft., 9-room hotel with 2 low-cost rooms, new 1,201 sq. ft. rooftop deck, and 2 parking spaces, at 66 11th Street, Hermosa Beach, 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.)

Application No. 5-20-0656 (Reed, Venice)

Application of Nanette Reed to remodel two-story, 24 ft. high, 1,688 sq.ft. single-family home and construct new, 2-story 519 sq.ft. addition with maximum 27 ft. height and 3 onsite parking spaces on canal-fronting lot, at 408 Sherman Canal, Venice, Los Angeles, Los Angeles County. (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.) (CS-LB)

Application No. 5-21-0467 (Reinis, Hermosa Beach)

Application of Richard Reinis to demolish an existing 1,734 sq. ft. duplex and construct a 2,289 sq. ft., 2-story single-family residence with an attached two-car garage, a roof deck, and an attached 674 sq. ft. ADU at 626 The Strand, Hermosa Beach, Los Angeles County. (VL-LB)

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY.

LOCAL COASTAL PROGRAMS (LCPS).

City of Laguna Beach LCP Amendment No. LCP-5-LGB-20-0052-2 (Downtown Specific Plan Update).

Public hearing and action on request by City of Laguna Beach to amend the Implementation Plan (IP) of the certified LCP to comprehensively update the Downtown Specific Plan and to amend provisions in Sections 25.16.050 (Minimum requirements for artists' working and living units) and 25.40.010 (Downtown Specific Plan) of the City's Zoning Code (Title 25). Downtown Specific Plan Area, Laguna Beach, Orange County. (MA-LB)

THURSDAY, December 16, 2021

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

LOCAL COASTAL PROGRAMS (LCPS).

County of Humboldt LCP Amendment No. LCP-1-HUM-21-0030-1 (Samoa Peninsula Wastewater Project).

Public hearing and action on request by the County of Humboldt to amend the County's certified Humboldt Bay Area Plan Land Use Plan (LUP) and Implementation Plan (IP) to (1) allow for extension of sewer services outside urban limit line of Samoa to rural lands on Samoa Peninsula (North Spit of Humboldt Bay) within the boundaries of the Peninsula Community Services District, and (2) rezone Residential Exurban (RX) lands in the Fairhaven area of the Samoa Peninsula from Residential Single-Family No Further Subdivision Allowed (RS-X) to RS-X with a Qualified (Q) Combining Zone (RS-X-Q) to impose additional restrictions on development. (MBK-A)

ENERGY, OCEAN RESOURCES and FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT.

FRIDAY, December 17, 2021

CONSENT CALENDAR – (Removed From Regular Calendar)

December 2021 City of Santa Barbara LCP Amendment No. LCP-4-SBC-21-0052-1 (Accessory Dwelling Units).

Public hearing and action on the City of Santa Barbara's request to amend the Implementation Plan/Coastal Zoning Ordinance (IP/CZO) portion of its certified LCP to add provisions relating to Accessory Dwelling Units

City of Encinitas LCP Amendment No. LCP-6-ENC-21-0058-2 (Cannabis Ordinance)

Public hearing and action on request by City of Encinitas to amend its certified Implementation Plan to update cannabis uses and regulations to allow retail, distribution, and cultivation. (KC-SD)

City of San Diego LCP Amendment No. LCP-6-SAN-21-0005-5 (2019 Housing Legislation)

Public hearing and action on request by City of San Diego to amend its certified Land Development Code (IP) to implement several housing-related amendments regarding accessory dwelling units, moveable tiny houses, dwelling unit protection, and miscellaneous changes to implement state housing laws. (AL-SD)

City of San Diego LCP Amendment No. LCP-6-SAN-21-0006-5 (Moveable Tiny Houses)

Public hearing and action on request by City of San Diego to amend its certified Land Development Code (IP) to permit moveable tiny houses as a new separately regulated residential use alongside accessory dwelling units. (AL-SD)

Application No. 6-21-0206 (Rockenfeller, San Diego)

Application of Pam and Uwe Rockenfeller to demolish 3,734 sq.ft. duplex and construct new 2,774 sq.ft., approx. 30' high, 3-story single-family home with attached 402 sq.ft. garage and 215 sq.ft. junior ADU on a 2,720 sq.ft. lot at 2962 Ocean Front Walk, Mission Beach, San Diego, San Diego County. (CB-SD)

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

PERMIT AMENDMENTS.

Permit Amendment Application No. 3-12-050-A3 (State Parks' Oceano Dunes Dust Control, Grover Beach/Oceano)

Application of California Department of Parks and Recreation 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 130 acres of permanent dust control mitigation (i.e., removing these areas from use (where applicable) and restoring/enhancing their dune habitat values) in the dunes (with 108 acres in vehicular access and camping dune areas and 22 acres outside of these areas), which would thus mean that a total of roughly 380 acres of permanent dust control mitigation would be allowed under the CDP as amended (with some 330 acres in vehicular access and camping dune areas and 50 acres outside of these areas). All at State Parks' Oceano Dunes park, which spans the City of Grover Beach and the unincorporated community of Oceano in southern San Luis Obispo County. (KK-SC)

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT.

COASTAL PERMIT APPLICATION.

Application No. 6-21-0067 (Laughlin & Greenberg, Solana Beach)

Application of Peter Laughlin and Renita Greenberg to construct 100 ft. long, 20 ft. high seawall extension, geogrid structure and landscaping at public beach and bluff fronting 325 and 327 Pacific Avenue, Solana Beach, San Diego County. (KC-SD)