

**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:** February 24, 2022

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **February 9-11, 2022**. 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, February 9, 2022

### CONSENT CALENDAR.

**Application No. 5-21-0550 (2704 Strongs Drive, LLC, Los Angeles)** Application of 2704 Strongs Drive, LLC to remodel two-story, 22' high, 2,242 sq.ft. single-family home and construct new, 3-story, 1,673 sq.ft. addition with maximum 30' height and 4 onsite parking spaces on canal-fronting lot, at 2704 Strongs Drive, Venice, Los Angeles, Los Angeles County. (CS-LB)

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

**Application No. 4-21-0182 (Caltrans, Santa Barbara Co.)** Application of Caltrans to replace State Route 217 bridge at San Jose Creek with new bridge with four traffic lanes, standard bridge railings and shoulders, separated bicycle and pedestrian path, and coastal hazards adaptation features, located between the City of Goleta and the University of California, Santa Barbara in unincorporated Santa Barbara County. (SD-V)

**Application No. 5-19-0903 (City of Avalon, Catalina)** Application of the City of Avalon to stabilize 46 eroded voids within approximately .75-mile length of existing rock revetment supporting Pebbly Beach Road and public accessway utilizing approx. 641 cu. yds of fill (300 cu. yds. of rock, 292 cu. yds of quarry run, and 49 cu. yds of erodible concrete) within the rock revetment and shoreline along Pebbly Beach Road between the Cabrillo Ferry Terminal and the Pebbly Beach Generating Station within the City of Avalon, Los Angeles County. (MR-LB).

**Application No. 5-21-0522 (Chen Gallagher LLC, Los Angeles)** Application of Chen Gallagher LLC to demolish two-story, 23.6' high, 2,563-sq.ft. single-family home; and to construct approx. 3,833-sq.ft., 30' high, three-story single-family home with attached two-car garage on canal-fronting lot at 409 E. Sherman Canal, Venice, Los Angeles, Los Angeles County. (MA-LB)

## SOUTH CENTRAL COAST DISTRICT

### Deputy Director's Report

## **COASTAL PERMIT APPLICATION.**

**Application No. 4-21-0685 (California State Parks, Santa Monica Mountains)** Application of California Department of Parks and Recreation to construct drainage and erosion control improvements, as well as reconfigure parking lot and egress road, at Trippet Ranch within Topanga State Park, 20828 Entrada Road, Santa Monica Mountains, Los Angeles County (DC-V)

**Application No. 4-21-0695 (Caltrans, Ventura Co.)** Application of Caltrans to enhance informal vertical public access way leading from end of Old Pacific Coast Highway over rock slope protection to beach at Mussel Shoals by constructing 5' wide x 100' long path and steps comprised of decomposed granite, decorative boulders, plastic lumber, and rebar, as well as installation of tide pools etiquette signage at start of trail, Ventura County. (JS-V) (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-4-MAL-19-0218 (Klein Family Partnership, Malibu)** Application of Klein Family Partnership to demolish 3,153 sq.ft. single-family home, remove unpermitted accessory structures (totaling 530 sq.ft.), concrete patio, stairs and lawn area, and construct new 5,730 sq.ft. single-family home, 660 sq.ft. attached garage, replace onsite wastewater treatment system, and habitat restoration at 30708 Pacific Coast Highway, Malibu, Los Angeles County. (DV-V)

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

### **Deputy Director's Report for LOS ANGELES County**

## **COASTAL PERMIT APPLICATION.**

**Application No. 5-21-0769 (Grand Prix Association of Long Beach, Los Angeles Co.)** The 2022, 2023, 2024, 2025, and 2026 Grand Prix of Long Beach events, including to install and remove temporary facilities for traffic and public accommodations at Downtown Shoreline, Long Beach, Los Angeles County. (DZ-LB)

## THURSDAY, February 10, 2022

### ADMINISTRATIVE CALENDAR.

**Application No. 5-21-0271 (John Mapes, Newport Beach)** Application of John Mapes to remove 158 sq.ft. floating dock, 72 sq.ft. gangway, and six, 12" square concrete pier piles. Two existing, 12" square concrete guide piles will remain in place. Installation of a new 210 sq.ft. floating dock, 78 sq.ft. gangway, and 320 sq.ft. pier supported by three, 14" "T" piles, at 1510 S. Bayfront, Newport Beach, Orange County. (CS-LB)

**Application No. 5-21-0559 (Barton and Baxter, Newport Beach)** Application of Debra Elizabeth Barton and Alex Baxter for after-the-fact authorization of three piles; installation of 2 pile caps on existing concrete T pile to raise new pier 11"; construction of new 10.5 sq.ft. pier, 72 sq.ft. gangway, and 200 sq.ft. floating dock; and construction of 3.5'-high guardrail along 45' of existing seawall at 3912 Channel Place, Newport Beach, Orange County. (JD-LB)

**Application No. 5-21-0560 (Kadakia, Newport Beach)** Application of Ashutosh Kadakia to remove 168 sq.ft. floating dock, 3' x 22' gangway, and two 12" square concrete marina guide piles; and install 128 sq.ft. floating dock, 3' x 24' gangway, and two 12" square concrete marina guide piles, located at 3302 Marcus Avenue, Newport Beach, Orange County. (FSY-LB)

**Application No. 5-21-0707 (Nguyen, Huntington Beach)** Application of Son Nguyen to remove and replace in kind 50' long concrete deck cantilevered 5' beyond the bulkhead and install a new 42" high bird strike prevention glass railing along the perimeter at 16852 Coral Cay Lane, Huntington Beach, Orange County. (MV-LB)

### CONSENT CALENDAR.

**Application No. 5-21-0129 (Ross, San Clemente)** Application of Bryan Ross to remodel 975 sq.ft., single story commercial structure including to reduce commercial area by 48 sq.ft. and add 2,143 sq.ft. single family home at new 2<sup>nd</sup> & 3<sup>rd</sup> stories, resulting in three story, 32' high, 3,070 sq.ft. mixed use structure with attached, 297 sq.ft. garage, at 1602 No. El Camino Real, San Clemente, Orange County. (MV-LB)

**Application No. 5-21-0425 (Bigler, Seal Beach)** Application of Andrea and Ben Bigler to demolish 1,160 sq.ft., two-story, single-family home and construct new 2,378 sq.ft. two-story, single-family home with attached 460 sq.ft. two-car garage, located at 60B Surfside Avenue, Seal Beach, Orange County. (FSY-LB)

**Application No. 6-21-0518 (Discount Tire Company, San Diego)** Application of Discount Tire Company to convert 9,420 sq.ft. retail building to a tire store at 2671 Via de la Valle, North City, San Diego, San Diego County. (TR-SD)

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

**City of Dana Point LCP Amendment No. LCP-5-DPT-21-0082-3 (Joint Use Parking and Public Notification).** Public hearing and action on request by City of Dana Point to amend the Implementation Plan (IP) of the certified LCP to: 1) expand the distance joint use parking facilities can be shared from 300' to .25-mile and 2) increase noticing period from 10 days to 14 days and require additional onsite posting for non-residential projects. (SA-LB)

**Application No. 5-18-0324 (California Seabreeze Community Association, Newport Beach)** Application of California Seabreeze Community Association to remove 105' long damaged V-ditch drainage structure, and install 170' long subsurface drainpipe in same alignment, 208 sq.ft. rock rip rap energy dissipator at north end of drainage, and restore with native vegetation within drainage. Grading consists of 25 cu. yds. of cut and 225 cu. yds. of fill, including 200 cu. yds. of imported fill on the Banning Ranch along western boundary of Seabreeze subdivision in Newport Beach, in unincorporated Orange County, (MR-LB).

**Application No. 5-03-013-A10 (Villa San Clemente, LLC, San Clemente)** Request by Villa San Clemente, LLC to amend special condition 24 to allow medical offices and urgent care facility on ground floor of buildings to be constructed on parcels No. 691-422-05, 691-422-06, and 691-422-07; increase square footage of Building 9 by 1,100 sq.ft.; construct public trail segments on both sides of central canyon; and construct wheelchair accessible raised vista area for enhanced views of canyon habitat and ocean views at 315 & 395 West Avenida Vista Hermosa, San Clemente, Orange County. (MA-LB)

**Application No. 5-20-0446-A1 (OC Re-Hab 1, LLC, San Clemente)** Request by OC Re-Hab 1, LLC to amend special conditions 6 and 7 of CDP 5-20-0446 to change "prior to Issuance" to "prior to occupancy" and allow golf course reconstruction and habitat restoration to commence prior to permit issuance, at Cascadita Canyon, San Clemente, Orange County. (CS-LB)

**City of Oceanside Amendment No. LCP-6-OCN-21-0066-1 (Cannabis Regulations II)** Concurrence with the Executive Director's determination that the request by the City of Oceanside to amend its certified Local Coastal Program Implementation Plan to revise regulations for various cannabis uses outside the Coastal Zone is de minimis. (TR-SD)

**City of Carlsbad LCP Amendment No. LCP-6-CAR-20-0078-2 (Density Bonus Update)** Public hearing and action on request by City of Carlsbad to amend the certified Implementation Plan to make the City's regulation of density bonuses consistent with state law. (CB-SD)

## **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-20-0051-3 (Historic Preservation).** Public hearing and action on request by City of Laguna Beach to amend the Land Use Plan and Implementation Plan of the certified LCP to primarily: (1) include definition of term "Historic Resource" and other relevant terms; (2) add "owner consent" as criteria for eligibility for local register purposes; (3) eliminate of references to City's 1981 Historic Inventory; and (4) expand historic preservation incentives. (MA-LB)

#### **PERMIT AMENDMENTS.**

**Application No. 5-19-0218-A1 (The Beach House at the River, LLC & City of Seal Beach, Seal Beach)** Request by The Beach House at the River, LLC & City of Seal Beach to amend previously approved permit to extend outdoor patio of beach-front restaurant by 600 sq.ft. and landscape area in front of patio with native dune vegetation at 15 1<sup>st</sup> Street, Seal Beach, Orange County. (VL-LB)

## **SAN DIEGO COAST DISTRICT**

### **Deputy Director's Report**

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

**City of Del Mar LCP Amendment No. LCP-6-DMR-20-0079-3 (North Commercial and Professional Commercial Land Use and Zone)** Public hearing and action on request by City of Del Mar to amend its certified Land Use Plan and Implementation Plan to add multiple dwelling unit residential up to a density of 20 dwelling units/acre as an allowable use within the North Commercial and Professional Commercial zones with an affordable housing component. (SL-SD)

## **COASTAL PERMIT APPLICATION.**

**Application No. A-6-DMR-21-0018 (Ocean Front LLC, Del Mar)** Application of Ocean Front, LLC to convert approx. 380 sq.ft. attached 2-car garage into approx. 392 sq.ft. accessory dwelling unit (ADU) attached to approx. 525 sq.ft. single-family home on 1,753 sq.ft. shoreline lot at 2610 Ocean Front, Del Mar, San Diego County. (SL-SD)



## FRIDAY, February 11, 2022

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

**Permit Amendment No. A-1-MEN-01-051-A2 (Tan, Mendocino Co.)** Request by Loke and Cheng Cheng Tan to amend CDP No. A-1-MEN-01-051, which authorized construction of 6,966 sq.ft, two-story single family home with 886 sq.ft. attached garage, driveway, water supply system, septic system and landscaping, to (1) modify the size and design of approved house resulting in 3,273 sq.ft, two-story, residence with 594 sq.ft. attached garage and 934 sq.ft. of patio areas to be located entirely within previously approved building envelope, (2) realign and shorten approved access driveway, and (3) install native plant landscaping in open-space deed-restricted area at 17230 Ocean Drive, west of Highway One, approximately 3 miles south of Fort Bragg, Mendocino County. (MBK-A)

**Application No. 9-21-0561 (Hog Island Oyster Company, Humboldt Co.)** Application of Hog Island Oyster Company to install and operate approximately 27-acres of oyster cultivation aquaculture equipment on intertidal lands in Arcata Bay, Humboldt County (AC-SF).

**City of Half Moon Bay LCP Amendment No. LCP-2-HMB-21-0068-1 (ADUs).** Public hearing and action on request by Half Moon Bay to amend the LCP's accessory dwelling unit provisions, and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (JKN-SF)

**City of Santa Cruz LCP Amendment No. LCP-3-STC-21-0071-2 (Wireless Telecommunication Facilities).** Public hearing and potential action on request by the City of Santa Cruz to amend LCP wireless provisions, including for small-cell wireless facilities. (RM-SC)

**Santa Cruz County LCP Amendment No. LCP-3-SCO-20-0067-2 (Safety Element).** Public hearing and potential action on request by Santa Cruz County to update the LCP's Safety Element policies and corresponding implementing regulations, including for seismic and slope stability, grading, fire, and flood safety. (RJM-SC)

**Santa Cruz County LCP Amendment No. LCP-3-SCO-21-0093-2 Part B (CDP Waivers).** Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by Santa Cruz County to establish new LCP provisions allowing for waivers of CDP requirements (subject to identified coastal resource protection criteria) is minor and thus should be approved as submitted, and if the Commission objects to such determination, possible action to extend the deadline for final Commission action on the amendment. (RJM-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

## **CENTRAL COAST DISTRICT**

Deputy Director's Report

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

**San Luis Obispo County LCP Amendment No. LCP-3-SLO-20-0059-2 (Accessory Dwelling Units).** Public hearing and potential action on request by San Luis Obispo County to amend the LCP's Land Use and Implementation Plans to update provisions related to accessory dwelling units and, if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment. (EW-SC)

**San Luis Obispo County LCP Amendment No. LCP-3-SLO-21-0027-1 Part F (Los Osos Vacation Rentals).** Public hearing and potential action on request by San Luis Obispo County to amend LCP provisions for vacation rentals in the unincorporated community of Los Osos. (EW-SC)