

**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 31, 2022

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

### **ADMINISTRATIVE CALENDAR.**

#### **Application No. 5-21-0410 (Kristedja, Newport Beach)**

Application of Paul Kristedja to remove 98 sq.ft. floating dock, 3' x 18' gangway, and one 14" T-pile; relocate two 12" concrete marina guide piles to support new 128 sq.ft. floating dock and 3' x 24' gangway, at 3600 Marcus Avenue, Newport Beach, Orange County. (MR-LB)

#### **Application No. 5-21-0632 (Mumma, Newport Beach)**

Application of Julia Mumma to improve bulkhead consisting of new tiebacks, deadman including to remove and replace deck cantilevered from bulkhead associated with single-family home, at 74 Linda Isle, Newport Beach, Orange County. (FSY-LB)

### **CONSENT CALENDAR.**

#### **Application No. 5-20-0410 (Southern California Edison, Orange County)**

Application of Southern California Edison for erosion control and drainage improvements at the Moro Substation including construction of two detention basins, installation of drainage pipes, and energy dissipaters. Also implementation of a Habitat Mitigation & Monitoring Plan to offset project impacts to 0.16 acre of habitat with 0.48 acre restoration project, at north of Laguna Canyon Drive at Woodland Drive in unincorporated Orange County. (MV-LB)

#### **Application No. 5-21-0313 (Rauth, Newport Beach)**

Application of Bill Rauth to remove 481 sq.ft. floating dock, 3' x 24' gangway, and one 14" steel pipe pile; re-use in place one 14" steel pipe pile and relocate one 14" steel pipe pile; install new 544 sq.ft. floating dock and 3' x 24' gangway, at 1625 Bayside Drive, Newport Beach, Orange County. (FSY-LB)

#### **Application No. 5-21-0317 (Lynch, San Clemente)**

Application of Jose Lynch to remove 24"-high wood retaining wall and 18" high brick wall and construct 5' patio expansion, new spa and 42" high concrete retaining wall. Grading consists of 220 cu.yds. of cut at 3820 Calle Tiara in San Clemente, Orange County. (MR-LB)

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

### **City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0084-3 Part A - Setback Maps Clean-Up and Part B – Tattoo Parlors**

Public hearing and action to extend the 60-day time limit for Commission action up to one year on a request by the City of Newport Beach to amend its certified LCP to modify the Implementation Program (IP) to in Part A of the request, correct errors in various setback maps and re-establish setbacks consistent with the original district maps and existing pattern of development and Part B modify Tattoo Parlor regulations. (LR-LB)

### **City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0084-3 Part A - Setback Maps Clean-Up**

Concurrence with Executive Director's determination that the City of Newport Beach request in Part A to amend the Implementation Plan portion of the certified LCP to correct errors in various setback maps and re-establish setbacks consistent with the original district maps and existing pattern of development is a minor amendment. (LR-LB)

### **City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0084-3 Part B – Tattoo Parlors**

Public hearing and action on request by City of Newport Beach to amend Implementation Plan portion of the certified LCP to define tattoo establishments as its own use type separate and distinct from other Restricted Personal Service Use types and restrict the zoning districts where tattoo establishments would be allowed. (LR-LB)

### **Notice of Impending Development No. NCC-NOID-0001-22 (Carmel Valley Bike Trail Connection, San Diego)**

Public hearing and action on NOID by California Department of Transportation, pursuant to NCC PWP/TREP, to construct 12' wide shared use bike/pedestrian path connecting Old Sorrento Valley Road on west side of Interstate 5 (I-5) with State Route 56 (SR-56) bike path on east side of I-5, including utility relocation, signage, slope paving, restoration of rock slope protection, lodge pole fencing, and path lighting, as well as operational improvements on I-5 and SR-56 between Old Sorrento Valley Road and the Del Mar Heights Interchange, San Diego, San Diego County. (SF-SD)

### **Application No. 6-21-0551 (Ewing, Solana Beach)**

Application of Elisabeth Ewing to demolish 2,150 sq.ft., 1-story single family home and construct 3,960 sq.ft., 2-story single family home with attached 400 sq.ft. garage on 14,000 sq.ft. lot at 514 Canyon Drive, Solana Beach, San Diego County. (KC-SD)

**Permit No. 6-88-008-A5 (22nd District Agricultural Association Surfside Race Place, Del Mar)**

Request by 22nd District Agricultural Association to amend permit for Del Mar Fairgrounds satellite wagering facility for after-the-fact authorization to convert portion of facility into approx. 1,800 seat concert venue and approx. 7,000 sq.ft. beer tasting exhibition area at 2260 Jimmy Durante Boulevard, Del Mar, San Diego County. (SL-SD) (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.)

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

### **Deputy Director's Report for ORANGE County**

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

**Application No. A-5-LGB-21-0060 (Highgate Hotels, Laguna Beach)**

Application of Highgate Hotels to remodel nine buildings supporting 131 hotel rooms, construct 25 new hotel rooms, expand restaurant, new office and conference areas, new café, and new pool at 647 S Coast Hwy and 610-668 Sleepy Hollow Ln, Laguna Beach, Orange County. (ZR-LB)

**Application No. 5-21-0391 (City of Newport Beach, Orange County)**

Application of City of Newport Beach to remove Jr. Lifeguard structure and construct new 5,400 sq.ft., 18.5' high, single story Jr. Lifeguard building with 1,720 sq.ft. wood deck on beach parking lot; reconfigure parking lot to accommodate new structure and increase parking by 6 spaces at 901 E. Oceanfront, Newport Beach, Orange County. (MV-LB)

**Application No. 5-21-0588 (Coleman/1315 Ocean Seal Beach, LLC)**

Application of Nicholas S. Coleman to demolish 700 sq.ft. single-family home on two adjacent lots, and construct two new 2-story, 2,796 sq. ft. single-family homes each with attached 462 sq.ft. garage on two lots at 1315 Ocean Avenue, Seal Beach, Orange County. (VL-LB)

**Application No. 5-21-0641 (City of Laguna Beach, Orange Co.)**

Fuel modification on approximately 10.51 acres of undeveloped hillside canyon areas adjacent to existing residential development, and a mitigation plan to offset direct impacts to very-high value habitat in Hobo Aliso Canyon: east of Barracuda Way and Loretta Drive; and

Adjacent to northern terminus of Marilyn Drive and Driftwood Drive, and east of Driftwood Drive and Ocean Vista Drive, City of Laguna Beach, Orange County. (MA-LB).

## **SAN DIEGO COAST DISTRICT**

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

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

##### **City of Oceanside Amendment No. LCP-6-OCN-21-0094-2 (Emergency Shelters)**

the Executive Director's determination that the request by City of Oceanside to amend its certified Implementation Plan to update regulations for emergency shelters is de minimis, and if the Commission does not concur with the de minimis determination, possible action to extend the deadline for final Commission action on the amendment. (TR-SD)

##### **City of Carlsbad LCP Amendment No. LCP-6-CAR-20-0077-2 (ADU Update)**

Public hearing and action on request by City of Carlsbad to amend the certified Village and Barrio Master Plan (LUP) and Zoning Ordinance (IP) to revise regulations related to accessory dwelling units consistent with state law. (CB-SD)

##### **City of San Diego LCP Amendment No. LCP-6-SAN-21-0046-2 (Short Term Rentals)**

Public hearing and action on request by City of San Diego to amend its certified Implementation Plan to regulate and limit the number of residential short-term rentals. (AL-SD)

## **THURSDAY, March 10, 2022**

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

#### **City of Long Beach LCP Amendment No. LCP-5-LOB-21-0063-2**

Public hearing and action on request by the City of Long Beach to amend the Implementing Ordinances (IP) portion of the certified LCP to increase Mello Act in-lieu fees for demolition of lower-income units and remove the exemption to the fees for single-family homes, duplexes, and accessory dwelling units. (DZ-LB)

#### **Application No. 5-21-0351 (Fuchs, Pacific Palisades, Los Angeles)**

Application of Anna Fuchs to construct 1,664 sq.ft. pool and spa, supported by 4 piles, within existing 120' long, 26' high, semicircular retaining wall and deck, on bluff lot improved with 9,445 sq.ft., two story single-family home at 17948 Porto Marina Way, Pacific Palisades, Los Angeles, Los Angeles County. (SA-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. 5-21-0681 (Costa Del Sol Boat Slip Owners Association, Long Beach)**

Application of Costa Del Sol Boat Slip Owners Association to renovate 73-slip, approximately 21,000 sq.ft. private marina, including rehabilitation and replacement of dock fingers, replacement of dock walkway, and utility work. All existing piles and gangways will remain in place in channel behind the Bay Harbour subdivision at 7269 Costa Del Sol Way, Long Beach, Los Angeles County. (SA-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.)

## **SOUTH CENTRAL COAST DISTRICT**

**Deputy Director's Report**

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

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

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

### **City of Santa Monica LCP Amendment No. LCP-5-SNM-21-0020-1**

Public hearing and action on request by the City of Santa Monica to amend the certified Land Use Plan to modify height, density, and FAR regulations for 1133 Ocean Avenue, 1127 Second Street, and 1129 Second Street specific to the proposed Miramar Hotel Project and 100% Affordable Housing Project. (CS-LB). Please submit any public comment to [mhp@coastal.ca.gov](mailto:mhp@coastal.ca.gov)

## **COASTAL PERMIT APPLICATION.**

### **Application No. A-5-VEN-17-0072 (NYE, LLC, Venice, Los Angeles)**

Application of NYE, LLC to demolish 700 sq.ft., 1-story, single family home and construct 2-story, 24' high, 2,878 sq.ft., single-family home with attached 2-car garage and roof deck at 2412 Clement Ave., Venice, Los Angeles, Los Angeles County. (JD-LB)

### **Application No. 5-21-0139 (Ocean Avenue, LLC, Santa Monica)**

Application of Ocean Avenue, LLC to redevelop 105' tall, 262,284 sq.ft., 301-room luxury hotel with 103 onsite parking spaces into new 130' tall, 502,157 sq.ft., mixed-use development with 312 hotel rooms, 60 condominium units, and 428 onsite parking spaces; proposed 131,075 cu. yds. of cut and 3,375 cu. yds. of fill on 4.5-acre lot at 1133 Ocean Avenue, Santa Monica, Los Angeles County. (CS-LB). Please submit any public comment to [mhp@coastal.ca.gov](mailto:mhp@coastal.ca.gov).

### **Application No. 5-21-0785 (Ocean Avenue, LLC, Santa Monica)**

Application of Ocean Avenue, LLC to demolish 14,984 sq.ft., 64-space parking lot and construct 5-story, 55' tall, 40,583 sq.ft. multi-family home with 42 affordable housing units and 39 parking spaces; proposed 7,344 cu.yds. of cut and no fill, on 14,984 total sq.ft. lots at 1127-1129 Second St., Santa Monica, Los Angeles County. (CS-LB). Please submit any public comment to [mhp@coastal.ca.gov](mailto:mhp@coastal.ca.gov).

## **PERMIT AMENDMENTS.**

### **Permit Amendment No. A-5-VEN-15-0038-A1 (Dunes Development LLC, Venice)**

Request by Dunes Development LLC to amend previously approved permit for change of use from tool engineering shop to full-service restaurant, resulting in 2,671 sq.ft., two-story, restaurant with 745 sq.ft. of service floor area, to decrease number of parking spaces required by Special Conditions #3-5 from 14 spaces to 6 spaces and eliminate evening-hour



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parking program restrictions, at 259 Hampton Dr., Venice, Los Angeles. Los Angeles County.  
(SA-LB)

## **FRIDAY, March 11, 2022**

### **ADMINISTRATIVE CALENDAR.**

#### **Application No. 1-21-0905 (Hambro Forest Products Inc., Arcata)**

Application of Hambro Forest Products Inc. to develop and operate a California Redemption Value (CRV) redemption center in existing industrial building and develop associated site improvements including elevate and repair existing modular building, install stormwater management features, and minor grading at 420 South G Street, Arcata. (BJ-A)

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

#### **City of Grover Beach LCP Amendment No. LCP-3-GRB-21-0080-1 (Mobile Vendors/Development Standards).**

Public hearing and potential action on request by the City of Grover Beach to add LCP provisions governing mobile vendors and to update LCP site development standards (including in relation to fencing, landscaping, and parking requirements), and if the Commission does not take a final action, possible action to extend the deadline for final Commission action on the amendment.

#### **Santa Cruz County LCP Amendment No. LCP-3-SCO-21-0085-2-Part A (ADU Ordinance Update).**

Public hearing and potential action on request by Santa Cruz County to amend LCP provisions governing 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. (RJM-SC)

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

**Deputy Director's Report**

## **NORTH COAST DISTRICT**

**Deputy Director's Report**

## **NORTH CENTRAL COAST DISTRICT**

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

#### **Application No. 2-21-0329 (Quaglieri/Grooms SFD, Seadrift)**

Application of Loren Quaglieri and Scott Grooms to remodel 1,795 sq. ft. single-family home, including a 522 sq.ft addition (225 sq. ft add on and 297 sq. ft new garage), new roof with solar panels, replace outdoor decking and landscaping, and new septic system at 297 Seadrift Road, adjacent to the Seadrift Lagoon near Stinson Beach and Bolinas Lagoon, Marin County. (HM-SF)

## **CENTRAL COAST DISTRICT**

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

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

### **COASTAL PERMIT APPLICATION.**

#### **Application No. 5-21-0549 (Los Cerritos Wetlands Authority, Seal Beach)**

Application of Los Cerritos Wetlands Authority to drill 18, 6"-diameter boreholes of 10' to 25' depth associated with geotechnical investigation; boreholes would be drilled in previously disturbed soils within property that contains a part of the Los Cerritos Wetlands complex, near Haynes Cooling Channel. Disturbance will be limited to areas of boreholes, drilling activities will only disturb soils within ruderal or previously disturbed areas of wetlands complex located in Seal Beach, Orange County. (SA-LB)