

**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: May 20, 2022

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **May 11-13, 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) Melissa Kraemer (707) 826-8950
  - SF (Sonoma, Marin, San Francisco & San Mateo Counties) Stephanie Rexing (415) 904-5260
  - SC (Santa Cruz, Monterey & San Luis Obispo Counties) Kevin Kahn (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, May 11, 2022

### ADMINISTRATIVE CALENDAR.

#### **Application 5-21-0804 (Sherer, Huntington Beach)**

Application of John "Rocky" Sherer to remove 451 sq.ft. floating dock and 18'x 3' gangway, and install new 442 sq.ft. floating dock and 18'x 3' gangway, with no pile work proposed at 3311 Admiralty Drive, Huntington Beach, Orange County (MR-LB).

### CONSENT CALENDAR

#### **Application 5-21-0004 (Kozik, San Clemente)**

Application of Justin and Alexandra Kozik to construct 22' high, 3,953 sq.ft. duplex with 664 sq.ft. ADU above garage on second floor, four car garage, patios and landscaping on coastal canyon lot at 229 Avenida Monterey, San Clemente, Orange County (MR-LB).

#### **Application No. 5-21-0797 (Orange County Public Works, Costa Mesa)**

Application of Orange County Public Works for bridge maintenance repairs including repairs to bridge pier walls and bridge deck at Hamilton Ave./Victoria St. bridge over Santa Ana River, Costa Mesa, Orange County. (MV-LB)

#### **Application 5-21-0908 (Schulman, Newport Beach)**

Application of Jay and Nancy Schulman to reinforce bulkhead by adding new, 1' 4.3" stem wall atop existing bulkhead coping, and install two new tiebacks inserted into bulkhead coping extending to new, landward deadman at 1615 Bay Ave., Newport Beach, Orange County (MR-LB).

#### **Application No. 5-22-0130 (Garcia, Seal Beach)**

Application of Armando Garcia to demolish two-story, single-family home and construct new 1,712 sq.ft., three-story, single-family home with attached 362 sq.ft., two-car garage, at 84B Surfside Avenue, Seal Beach, Orange County. (FSY-LB)

#### **Application No. 6-22-0071 (Carlsbad Temporary Fire Station No. 7, Carlsbad)**

Application of City of Carlsbad to provide temporary fire station consisting of three detached structures: Approx. 1,800 sq. ft. and 1,400 sq. ft. modular housing and office structures, and 3,200 sq. ft. garage sprung structure on existing concrete slab on 89.38 acre lot at 4600 Carlsbad Blvd, Carlsbad, San Diego County. (CB-SD)

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

#### **City of Encinitas LCP Amendment No. LCP-6-ENC-21-0075-2 (Inclusionary Housing Update)**

Concurrence with the Executive Director's determination that request by the City of Encinitas to

amend its certified LCP Implementation Plan to update requirements for inclusionary housing is de minimis. (KC-SD)

**City of Del Mar LCP Amendment No. LCP-6-DMR-21-0035-1 (5th Cycle Housing Element)**

Public hearing and action on request by City of Del Mar to amend its certified LCP Implementation Plan to incorporate a new housing overlay zone and apply the overlay zone to two parcels. (SL-SD)

**Application No. A-5-LGB-18-0014 (Harle, Laguna Beach)**

Application by Pete Harle to remove damaged retaining wall and damaged portions of seaward, hardscaped patio; and insert pavers to replace damaged patio at 31101 S. Coast Highway, Laguna Beach, Orange 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.)

## **ENFORCEMENT**

**Cease and Desist Order No. CCC-22-CD-02 (Headland Property Associates LLC et al, Pacific Palisades, Los Angeles Co.)**

Public hearing and Commission action on proposed administrative order directing the permittee for development on the property located at 16701 Via La Costa, Pacific Palisades, Los Angeles County ("Property"), Edward Miller, Joseph Guarrasi, Headland Property Associates LLC, and related entities, to: 1) cease and desist from undertaking any unpermitted development on the Property or from taking any action in violation of the previously issued CDP for development on the Property, as amended; 2) comply with the CDP, as amended; and 3) comply with the CDP, as amended, including the requirement to take all steps necessary to ensure the transfer of the Property to the City or a not-for-profit entity approved by the Commission's Executive Director at no cost to the receiving entity. (HJ-SF)

**Administrative Penalty No. CCC-20-AP-02 (Headland Property Associates LLC et al, Pacific Palisades, Los Angeles Co.)**

Public hearing and Commission action on proposed imposition of administrative penalties, requiring the permittee for development on the property located at 16701 Via La Costa, Pacific Palisades, Los Angeles County (Edward Miller, Joseph Guarrasi, Headland Property Associates LLC) to pay penalties for violations of the public access provisions of the Coastal Act at that site. (HJ-SF)

## **SAN DIEGO COAST DISTRICT**

Deputy Director's Report

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

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

**COASTAL PERMIT APPLICATION.**

**Application No. 5-21-0705 (City of San Clemente, San Clemente)**

Application of City of San Clemente to rehabilitate existing earthen channel by excavating the channel and creating new soft-bottom channel; install approx. 55'-long, 12'-high 7.5'-wide gabion armoring system south of new channel against bluff; backfill gravel in space between proposed gabion and bluff, relocate and reconstruct public trail north of channel with concrete surface and footings that extend approx. 5' below grade on either side of realigned trail, remove chain-link fence and install new chain-link fence along and north of realigned public trail, and revegetate realigned streambed and upstream bank with native riparian and upland vegetation at outfall of Montalvo Creek storm drain, San Clemente, Orange County. (VL-LB)

Coastal Permits and Plans Approved  
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**THURSDAY, May 12, 2022**

**ENERGY, OCEAN RESOURCES AND FEDERAL  
CONSISTENCY**

**DEPUTY DIRECTOR'S REPORT**

## FRIDAY, May 13, 2022

### CONSENT CALENDAR.

#### **Application No. 5-21-0649 (Sprague, Hermosa Beach)**

Application of Joel Sprague to demolish one-story, 1,393 sq.ft. single-family home with detached garage and construct 3-story, 30'-tall, 6,050 sq.ft. single-family home with attached 559 sq.ft. 3-car garage, unenclosed guest parking space, and grading (208 cy. of cut) at 44 16th St, Hermosa Beach, Los Angeles County. (SA-LB)

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

#### **Application No. 1-21-0677 (Rotter & Gavin, Humboldt Co.)**

Application by John Rotter & Jeannette Gavin to subdivide approx. 7-acre bluff-top lot into two lots approx. 4.8 acres and 2.2 acres in size at 1948 and 2056 Patricks Point Drive, 3 miles north of Trinidad, Humboldt County. (CH-A)

#### **Application No. 2-21-0650 (Lefcourt/Jacoby SFD, Seadrift)**

Application by Jenny Lefcourt & Craig Jacoby to construct 2,185 sq.ft. single-family home, 380 sq.ft. attached garage, patio, terrace, outdoor accessory structures, and septic system, as well as repairs to 121 sq.ft. dock (along with after-the-fact authorization of dock itself), on vacant site within private Seadrift residential community just upcoast of unincorporated Stinson Beach area in Marin County. (HM-SF) (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. 3-22-0164 (Crow's Nest Beach Party, Santa Cruz)**

Application of The Crow's Nest restaurant to use portion of public sandy beach fronting restaurant for weekly 'beach party' event with food, drinks, and live entertainment on Thursdays from 5:30pm to 9:30pm between May and September on Santa Cruz Port District's Harbor Beach adjacent to Twin Lakes State Beach, Santa Cruz, Santa Cruz County. (KF-SC)

#### **Application No. 4-21-0103 (City of Santa Barbara Waterfront Department, Santa Barbara Co.)**

Application of City of Santa Barbara Waterfront Dept. to implement a comprehensive sediment management program to involve: dredging and beach nourishment on as-needed basis with max. of 500,000 cu.yds. of material to be dredged annually, beach grooming, install lifeguard towers, construct four seasonal sand berms, maintain storm drain outlets, and two annual fireworks displays at harbor and waterfront area, including Leadbetter Beach, West Beach, and East Beach, Santa Barbara, Santa Barbara County. (IQ-V)

#### **City of Long Beach LCP Amendment No. LCP-5-LOB-21-0089-3-Part A (DriveThrough and Miscellaneous Code Updates).**

Public hearing and action on request by the City of Long Beach to amend the Implementing Ordinances (IP) portion of the certified LCP to update drive-through and miscellaneous zoning regulations. (DZ-LB)

**Application No. 5-21-0451 (HNP Investments, LLC, Hermosa Beach)**

Application of HNP Investments, LLC to demolish 2,227 sq.ft. duplex and construct 3-story duplex (over full basement and partial basement) consisting of 5,341 sq.ft. unit and 837 sq.ft. unit, with attached 386 sq.ft. two-car garage, unenclosed guest parking space, and grading (1,934 cy. of cut and 103 cy. of fill) at 3430 Hermosa Ave, Hermosa Beach, Los Angeles County. (SA-LB)

**Application No. 5-21-0882 (Singer, Hermosa Beach)**

Application of Erik Singer to demolish 2906 sq.ft. duplex and construct 3,874 sq.ft., 3-story single-family home with attached 2-car garage, unenclosed guest parking space, attached 820 sq.ft. ADU, and grading (250 cy. of cut) at 1530 The Strand, Hermosa Beach, Los Angeles County. (IQ-V)

**Application No. 5-22-0022 (Horwitz, Hermosa Beach)**

Application of Gary Horwitz to demolish duplex of two detached homes consisting of 1,350 sq.ft. unit and 982 sq.ft. unit, with 372 sq ft. garage attached to smaller unit, and construct 3-story duplex consisting of 2,957 sq.ft. unit and 984 sq.ft. unit, with attached 2-car garage, unenclosed guest parking space, and grading (21 cy. of cut and 14 cy. of fill) at 55 18th Street, Hermosa Beach, Los Angeles County. (WD-V)

## **NORTH COAST DISTRICT**

Deputy Director's Report

## **NORTH CENTRAL COAST DISTRICT**

Deputy Director's Report

## **CENTRAL COAST DISTRICT**

Deputy Director's Report

## **SOUTH 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. 5-21-0877 (North Venice Boardwalk, LLC, Venice)**

Application of North Venice Boardwalk, LLC to construct new, two-story, 25.7' tall, 1,235 sq.ft., mixed-use structure with 3 new parking spaces on 4,158 sq.ft. lot associated with existing, pre-coastal restaurant which spans three adjacent, ocean-fronting lots. Project includes request for after-the-fact approval of new, 918 sq.ft. addition to existing restaurant, at 205-213 Ocean Front Walk, Venice, 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.)