

**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  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

SUBJECT: **Filing Notice of Decision in compliance with Section 21080.5 of the Public Resources Code**

DATE: July 27, 2020

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **July 8-10 and July 16, 2020**. 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.

DocuSigned by:  
*Shana Gray*  
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Signature

Shana Gray  
Statewide Planning and Policy Analyst

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) Bob Merrill (707) 826-8950,
  - SF (Sonoma, Marin, San Francisco & San Mateo Counties) Jeannine Manna (415) 904-5250,
  - SC (Santa Cruz, Monterey & San Luis Obispo Counties) Susan Craig (831) 427-4863,
  - V (Santa Barbara & Ventura Counties, Malibu & Santa Monica Mountains) Steve Hudson (805) 585-1800,
  - LB (Los Angeles County) Shannon Vaughn, (Orange County) Amber Dobson (562) 590-5071,
  - SD (San Diego County) Karl Schwing (619) 767-2370,
- A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

## WEDNESDAY, JULY 8, 2020

### STATEWIDE

#### EXECUTIVE DIRECTOR'S REPORT.

#### CONSENT CALENDAR.

**Application No. 5-19-1063 (MacDonald, Seal Beach)** Application of Kay MacDonald to demolish one-story, 1,231 sq.ft. single family home with attached one-car garage and construct new 2-story, 2,527 sq.ft. single family home with attached 2-car garage, at 1523 Seal Way, Seal Beach, Orange County. (CP-LB)

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

**City of San Diego LCP Amendment No. LCP-6-NOC-19-0061-1 (Tierra Alta Re-Zone)**. Public hearing and action on request by the City of San Diego to amend its Implementation Plan to re- zone 4.4 acre site at northern terminus of Caminito Rodar in Mira Mesa from AR-1-1 (Agriculture-Residential) to Residential (RS-1-13) and Open Space (OC-1-1). (TR-SD)

**Application No. 5-19-1033 (City of San Clemente Slope Remediation Improvements)**  
Application of City of San Clemente for slope remediation on coastal bluff consisting of construction of series of (15) buried concrete buttresses, 3 hydraugers, track walk and grade sloughed area, replace damaged sidewalk, curb, bike lane and bike lane striping, reconstruct 3-ft. high slough wall, and revegetate project area, North El Camino Real (approx. 3,300 feet north of Avenida Pico), San Clemente, Orange County. (MV-LB)

### SAN DIEGO COAST DISTRICT

#### REGULAR CALENDAR.

**Application No. A-6-ENC-19-0032 (DCM Properties, Inc., Encinitas)** Application of DCM Properties, Inc. to demolish former greenhouses and associated structures on site and subdivide 3 existing lots, totaling 13.94 acres, into 48 residential lots (with 4 lots dedicated for 4 affordable dwellings); construct public access trails; grading/utilities, stormwater improvements, and landscaping; 2 existing residential units to remain, at 510 La Costa Ave., Encinitas, San Diego County. (DD-SD)

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

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

### **REGULAR CALENDAR.**

**Application No. 5-19-0907 (Palmo Investments, Newport Beach)** Application of Palmo Investments to redevelop existing 53 slip marina to 50 slip marina and install harbor camel, at 2888 Bay Shores Dr., Newport Beach, Orange County. (FSY-LB)

**Application 5-19-1032 (Orange County Dept. of Public Works)** Application of Orange County Department of Public Works to install educational and no trespassing signage along up-coast and down-coast rock jetties near Santa Ana River Outlet to protect sensitive bird species in Huntington Beach, and Newport Beach, Orange County. (MR-LB)

## THURSDAY, JULY 9, 2020

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

**City of Carmel-by-the-Sea LCP Amendment No. LCP-3-CML-20-0006-1 (Short-Term Rentals).**

Public hearing and action on request by the City of Carmel-by-the-Sea to amend the Implementation Plan to establish regulations for the operation of short-term rentals in the R-4, CC, SC, and RC zoning districts. (MW-SC)

**Application No. 3-20-0144 (Pismo Beach Fireworks)** Application of City of Pismo Beach for free annual Fourth of July fireworks displays, and one-time fireworks display in April 2021 to commemorate the City's 75th anniversary, all to be launched from the Pismo Pier and over ocean waters fronting Pomeroy Ave. and Pismo State Beach, in Pismo Beach, San Luis Obispo County. (KB-SC)

## NORTH CENTRAL COAST DISTRICT

### REGULAR CALENDAR.

**Application No. 2-17-0438 (AMJT Capital and BCPUD, Bolinas, Marin Co.)** Application of AMJT Capital, LLC and Bolinas Community Public Utility District to redevelop and expand approx. 170-ft long seawall, associated fronting revetment, and connecting public access stairway and ramp, on beach fronting single-family home; and request for after-the-fact authorization of unpermitted development in the form of expansion of the seawall and private development on public property, at 100 Brighton Ave. in unincorporated community of Bolinas, Marin County. (SP-SF)

## CENTRAL COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

### REGULAR CALENDAR.

**Application No. 3-12-050 (California Department of Parks and Recreation ODSVRA Dust Control, Grover Beach & Oceano, San Luis Obispo Co.)** Application of State Parks (on remand from court decision) to implement a five-year program (between 2017 and 2022) to reduce dust and particulate matter emissions at State Parks' Oceano Dunes State Vehicular Recreation Area (ODSVRA) which spans the City of Grover Beach and the unincorporated community of Oceano in southern San Luis Obispo County. (KK-SC)

## **PERMIT AMENDMENTS.**

**Amendment Application No. 3-12-050-A1 (California Department of Parks and Recreation ODSVRA Dust Control, Grover Beach/Oceano, San Luis Obispo Co.)** Application of State Parks 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 State Vehicular Recreation Area (ODSVRA)) to: (1) allow an additional 52.2 acres of permanent dust control mitigation in the dunes at ODSVRA; 2) recognize 48 acres where such mitigation has already been completed through emergency CDP (ECDP) authorization; 3) recognize, after-the fact (ATF), 4.2 acres where such mitigation has already been completed without the benefit of a CDP; and 4) recognize ATF 40 acres of seasonal wind fencing that has already been installed without the required Coastal Commission authorization. All at ODSVRA, which spans the City of Grover Beach and the unincorporated community of Oceano in southern San Luis Obispo County. (KK-SC)

## **REGULAR CALENDAR.**

**Application No. A-3-MCO-19-0039 (Pietro Family Investments, Carmel, Monterey Co.)** Application of Pietro Family Investments to construct 3,834 sq.ft. single-family home with 1,366 sq.ft. basement on existing vacant parcel at 26307 Isabella Ave. within Carmel Point planning area of unincorporated Monterey County. (MW-SC)

**Application No. A-3-MCO-19-0041 (Pietro Family Investments, Carmel, Monterey Co.)** Application of Pietro Family Investments to construct 2,725 sq.ft. single-family home with 1,687 sq.ft. basement and after-the-fact recognition of prior relocation of 15-in. Coast live oak tree on existing vacant parcel at 26338 Valley View Ave. within Carmel Point planning area of unincorporated Monterey County. (MW-SC)

**Application No. A-3-MCO-19-0042 (Valley Point LLC, Carmel, Monterey Co.)** Application of Valley Point LLC to construct 3,468 sq.ft. single-family home with 2,413 sq.ft. basement on existing vacant parcel at 26346 Valley View Ave. within Carmel Point planning area of unincorporated Monterey County. (MW-SC)

## FRIDAY, JULY 10, 2020

### CONSENT CALENDAR.

**Application No. 5-20-0070 (Hantas and Smith, Santa Monica)** Application of Hantas and Smith to substantially renovate and expand existing historical one-story with basement, 1,166 sq.ft., 18-ft. high single-family home; resulting in 2-story with basement 2,589 sq.ft., 28-ft. high single-family home with attached 279 sq.ft. JADU and demolish detached non-conforming structure, at 156 Fraser Ave., Santa Monica, Los Angeles County. (CP-LB)

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

**Application No. 4-19-1379 (Santa Barbara County Flood Control District)** Application of Santa Barbara County Flood Control District to implement flood control activities, including removal of sediment through annual desilting within portions of Franklin and Santa Monica creeks with max. of 40,000 cu.yds. dredged in any one year, and opening of Carpinteria Salt Marsh, Santa Barbara County. (WH-V)

**Permit No. 5-94-172-A1 (1522 2<sup>nd</sup> Street, LLC, Santa Monica)** Request by 1522 2<sup>nd</sup> Street, LLC, to amend permit for after-the-fact approval of addition of 940 sq.ft. residential mezzanine, conversion of 2,102 sq.ft. of 5,360 sq.ft. of deed-restricted residential space to office, and removal of 2 parking spaces; and convert remaining 3,258 sq.ft. residential unit and 940 sq.ft. of non-compliant residential mezzanine (added after original permit) to office space, to construct 1,163 sq.ft. deck in center of property (no increase in existing height), to lease 18 offsite parking spaces, and remodel building interior at 1522 2<sup>nd</sup> St., Santa Monica, Los Angeles County. (JD-LB)

## NORTH COAST DISTRICT

### DEPUTY DIRECTOR'S REPORT.

### LOCAL COASTAL PROGRAMS (LCPS).

**City of Trinidad LCP Amendment No. LCP-1-TRN-19-0041-1. (Reinman).** Public hearing and action on request of the City of Trinidad to amend the certified LCP to redesignate and rezone a parcel located at 651 Parker Street from Urban Residential (UR) to Planned Development (PD). (TG-A)

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

**ENERGY, OCEAN RESOURCES and FEDERAL CONSISTENCY REPORT.**

**REGULAR CALENDAR.**

**Application No. 9-19-1250 (City of Santa Barbara Desalination Facility)** Application of City of Santa Barbara to relocate existing weir box, associated pipelines and fittings, and erosion protection serving as part of the City desalination facility's intake structure, on East Beach in Santa Barbara, Santa Barbara County. (TL-SF)

## **SOUTH CENTRAL COAST DISTRICT**

**DEPUTY DIRECTOR'S REPORT.**

**LOCAL COASTAL PROGRAM (LCPS).**

**City of Oxnard LCP Amendment No. LCP-4-OXN-20-0008-1 (Short Term Rentals).** Public hearing and action on request by the City of Oxnard to amend its Implementation Plan to add regulations for short term rentals. (DC-V)

**REGULAR CALENDAR.**

**Application No. 4-19-1158 (Santa Barbara County Flood Control District)** Application of Santa Barbara County Flood Control District to implement flood control activities, including discing and removal of sediment through annual desilting within lower Atascadero Creek with max. of 30,000 cu.yds. dredged in any one year, Goleta, Santa Barbara County. (WH-V)

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

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

**REGULAR CALENDAR.**

**Application No. 5-19-0983 (NXT2 Shutters, LLC, Santa Monica)** Application of NXT2 Shutters, LLC to construct 81,630 sq.ft., 5-story mixed-use building with 83 apartment units including 16 affordable units for very-low income households, corner cafe and 105,995 sq.ft. 2 level 273 parking space subterranean garage on existing hotel parking lot at 1828 Ocean Ave., Santa Monica, Los Angeles County. (JD-LB)



**Application No. 5-19-0984 (NXT2 Beach, LLC, Santa Monica)** Application of NXT2 Beach, LLC to construct new 34,750 sq.ft., 3-story mixed-use building and 23,770 sq.ft. 2-level subterranean 56 space parking garage, 22 apartment units, restaurant with outdoor patio, and corner market on vacant lot at 1921 Ocean Front Walk, Santa Monica, Los Angeles County. (JD-LB)

**Application No. 5-19-1064 (GRT Portfolio Properties Santa Monica, LLC, Los Angeles)** Application of GRT Portfolio Properties Santa Monica, LLC to demolish 24,014 sq.ft. bowling alley and 6,251 sq.ft. mixed-used building; and construct two clusters of 3-story, 36-ft. high mixed-use buildings totaling approx. 97,456 sq.ft. with 105 residential rental units (with 8 affordable rental units), ground floor commercial space, and 2-level subterranean parking garage at 216-248 Pico Blvd., Santa Monica, Los Angeles County. (MA-LB)

**Application No. 5-19-1266 (German Quality Borders, LLC, Los Angeles)** Application of German Quality Borders, LLC to construct approx. 3,473 sq.ft., 30-ft. high, 3-story single-family home with 3 onsite parking spaces on vacant canal-fronting lot at 421 E. Carroll Canal, Venice, Los Angeles, Los Angeles County. (MA-LB)

## **ENFORCEMENT**

### **ENFORCEMENT REPORT.**

## THURSDAY, JULY 16, 2020

### ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

#### CONDITION COMPLIANCE.

**Condition Compliance for Permit No. 9-15-0228 (Southern California Edison, San Diego Co).**  
Review of Inspection and Maintenance Program for spent nuclear fuel storage installation at San Onofre Nuclear Generating Station pursuant to Special Condition 7 of CDP 9-15-0228, US Marine Corps Base Camp Pendleton, San Diego County. (JW-SF)