



CALIFORNIA COASTAL COMMISSION
FEBRUARY 12-13, 2014 AGENDA

The Cliffs Resort
2757 Shell Beach Road
Pismo Beach, CA 93449
(415) 407-3211

[The phone number will only be in service during the meeting]



Wednesday, February 12, 2014, 9:00 a.m.
Thursday, February 13, 2014, 8:30 a.m.

This has been posted on day, January 31, 2014

Visit the Commission's web: www.coastal.ca.gov for the latest updates.

9:00 A.M.

WEDNESDAY, FEBRUARY 12, 2014

1. CALL TO ORDER.

2. ROLL CALL.

3. AGENDA CHANGES.

4. GENERAL PUBLIC COMMENT. Public comments will be heard at 9:00 am for items not on the agenda, for no more than 30 minutes. For those unable to attend the early comment period, there will be additional comment time available later in the day.

STATEWIDE

5. EXECUTIVE DIRECTOR'S REPORT.

a. Director's Report.

b. [Public Education Grants](#). Public hearing and action on proposed competitive grant awards from sales of the WHALE TAIL License Plate. (CP & SBL - SF)

c. [Interagency Agreement](#). Authorization to enter into a contract with Sea Grant/University of California, San Diego to pay the Commission's share of the cost for a California Sea Grant Coastal Fellow for one-year. (SH-SF)

d. [Legislation](#). Legislative report and possible Commission action. (CL/SC-SF)

NORTH COAST DISTRICT

6. CONSENT CALENDAR. See [AGENDA CATEGORIES](#).

a. [Application No. 1-13-0990 \(Lee, Humboldt Co.\)](#) Application of John R. Lee to construct 3,400 sq.ft., 2 bedroom, 3 bathroom single-family home with attached garage and carport, detached 1,000 sq.ft., 2 bedroom, 1 bathroom second unit, septic system, two 5,000 gal. water tanks, and gravel driveway, on Stagecoach Rd., north of Rainbow Lane, one mile north of Trinidad, Humboldt County. (KS-A)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

7. **ENERGY, OCEAN RESOURCES and FEDERAL CONSISTENCY.** Report by the Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, negative determinations, matters not requiring public hearings, and status report on offshore oil & gas exploration & development. For specific information contact the Commission's Energy, Ocean Resources, and Federal Consistency Division office at (415) 904-5240.

a. **Hydraulic Fracking Update.** Update by Commission staff on oil and gas hydraulic fracking activities in California state and federal waters. (AD-SF)

8. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

9. **NEW APPEALS.** See [AGENDA CATEGORIES](#).

a. [Appeal No. A-4-STB-13-0253 \(Southern California Gas Company, Santa Barbara Co.\)](#) Appeal by Goleta Against Drilling from decision by County of Santa Barbara granting permit with conditions to Southern California Gas Co. for drilling of 4 exploratory/production wells, installation of 2800 linear feet of piping, construction of gas dehydration unit and appurtenant facilities at La Goleta Storage Facility, Santa Barbara County. (KH-SF)

10. **COASTAL PERMIT APPLICATIONS.** See [AGENDA CATEGORIES](#). **Attention:** Items appearing in this section of the agenda may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed in the same manner as other Consent Calendar items (See [AGENDA CATEGORIES](#)) except that if that item is subsequently removed from the Consent Calendar by a vote of three or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner Coastal Permit Applications are processed. The purpose of this procedural change is to expedite the Commission's coastal development permit process.

a. [Application No. 9-13-0621 \(Pacific Gas and Electric Co., Humboldt Co.\)](#) Application of Pacific Gas and Electric Co. to remediate intake and discharge canals of former Humboldt Bay Power Plant, located along Humboldt Bay near Eureka, Humboldt County. (TL-SF)

b. [Application No. E-11-010 \(San Diego Gas and Electric Co., San Diego Co.\)](#) Application of San Diego Gas and Electric Co. to demolish South Bay Substation, construct new substation on Bay Blvd., and perform associated transmission line work in Chula Vista, San Diego County. (KH-SF) **[POSTPONED]**

11. **PERMIT AMENDMENTS.** See [AGENDA CATEGORIES](#). An Amendment below may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed like other Consent Calendar items (See above) except that if that item is subsequently removed from the Consent Calendar by a vote of 3 or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner material amendments are processed.

a. [Application No. E-09-011-A2 \(Rincon Island Limited Partnership, Ventura Co.\)](#) Application of Rincon Island Limited Partnership to amend permit for repair of wooden causeway connecting Rincon Island oil facility to shore to add installation via pile driving of 60 steel piles, offshore of Mussel Shoals, Ventura County. (CT-SF)

NORTH COAST DISTRICT

12. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's Arcata office at (707) 826-8950.

a. [County of Del Norte LCP Amendment No. LCP-1-DNC-13-0210-1\(McNamara Field Utility Lines\). Certification Review.](#) Concurrence with the Executive Director's determination that the resolutions and ordinances adopted by Del Norte County accepting the Commission's certification of LCP-1-DNC-13-0210-1 (McNamara Field Utility Lines) with modifications are legally adequate. (MBK-A)

13. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

14. **NEW APPEALS.** See [AGENDA CATEGORIES](#).

a. [Appeal No. A-1-MEN-14-0003 \(Miller, Mendocino Co.\)](#) Appeal by Harry Miller from decision of Mendocino County granting permit with conditions to Harry Miller for temporary use and conversion of existing guest cottage to family care unit, at 35800 South Hwy One, Anchor Bay, Mendocino County. (TG-A)

15. **COASTAL PERMIT APPLICATIONS.** See [AGENDA CATEGORIES](#). **Attention:** Items appearing in this section of the agenda may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed in the same manner as other Consent Calendar items (See [AGENDA CATEGORIES](#)) except that if that item is subsequently removed from the Consent Calendar by a vote of three or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner Coastal Permit Applications are processed. The purpose of this procedural change is to expedite the Commission's coastal development permit process.

a. [Application No. 1-10-002 \(Del Norte Veterans Monument, Crescent City\)](#) Application of Del Norte Veterans Monument to construct monument celebrating veterans' service, at Corner of Hwy 101 and Front St., Crescent City, Del Norte County. (JRB-A) **[POSTPONED]**

b. [Application No. 1-12-023 \(Winget, Humboldt Co.\)](#) Application of Dale & Lei Winget to construct 1,200 sq.ft., 1-bedroom, 2-bathroom, single-family home, located at 254 Round House Creek Rd., 3 miles north of Trinidad, Humboldt County. (MBK-A)

STATEWIDE

CLOSED SESSION

CLOSED SESSION. At a convenient time during the meeting, the Commission (CCC) will have a closed session to discuss items of pending litigation, including:

AquaLegacy Development LLC v. CCC et al., Govt. Code Section 11126(e)(2)(A)
Catanzarite v. City of Newport Beach, CCC, Govt. Code Section 11126(e)(2)(A)
CBS Outdoor LLC v. CCC et al. (Humboldt County Assn. of Governments, RPI), Govt. Code Section 11126(e)(2)(A)
City of Dana Point v. CCC (Headlands Reserve LLC, RPI), Govt. Code Section 11126(e)(2)(A)
Drakes Bay Oyster Co. v. CCC et al., Govt. Code Section 11126(e)(2)(A)
Faber et al. v. CCC (Drakes Bay Oyster Co., RPI), Govt. Code Section 11126(e)(2)(A)
Hagopian v. State of California et al., Govt. Code Section 11126(e)(2)(A)
McCarthy et al. v. CCC, Govt. Code Section 11126(e)(2)(A)
San Diegans for Responsible Planning v. CCC (City of San Diego et al., RPI), Govt. Code Section 11126(e)(2)(A)
San Diego Navy Broadway Complex Coalition v. CCC (San Diego Unified Port District, RPI), Govt. Code Section 11126(e)(2)(A)
Save the Park v. CCC (Colmer, RPI), Govt. Code Section 11126(e)(2)(A)
SDS Family Trust v. CCC, Govt. Code Section 11126(e)(2)(A)
Security National Guaranty, Inc. v. State of California, Govt. Code Section 11126(e)(2)(A)
Security National Guaranty, Inc. v. State of California, Govt. Code Section 11126(e)(2)(A)
Sierra Club v. CCC (22nd District Agricultural Assn., RPI), Govt. Code Section 11126(e)(2)(A)

The Commission is authorized to discuss these matters in a closed session pursuant to Government Code Sections 11126(e)(2)(A) and (2)(C). In addition, the Commission may consider matters which fall under Government Code Section 11126(e)(2)(B) or (2)(C). The Commission may also consider personnel matters which fall under Government Code Section 11126(a).

16. **APPROVAL OF MINUTES.**

17. **COMMISSIONERS' REPORTS.**

18. **[CONSERVANCY REPORT.](#)**

19. **SANTA MONICA MOUNTAINS CONSERVANCY REPORT.**

20. **SANTA MONICA BAY RESTORATION REPORT.**

21. **DEPUTY ATTORNEY GENERAL'S REPORT**

8:30 a.m.

THURSDAY, FEBRUARY 13, 2014

1. CALL TO ORDER.

2. ROLL CALL.

3. AGENDA CHANGES..

4. **GENERAL PUBLIC COMMENT.** Public comments will be heard at 8:30 am for items not on the agenda, for no more than 30 minutes. For those unable to attend the early comment period, there will be additional comment time available later in the day.

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

5. **ADMINISTRATIVE CALENDAR.** See [AGENDA CATEGORIES](#).

a. [Application No. 5-13-1237 \(Sinnathamby, Venice, Los Angeles Co.\)](#) Application of Sris Sinnathamby to change use of existing 1,462 sq.ft. market with commercial kitchen to market with kitchen and 278 sq.ft. interior customer service area, at 9-11 Dudley Ave., Venice, City of Los Angeles. (MS-LB)

6. **CONSENT CALENDAR.** See [AGENDA CATEGORIES](#).

a. [Application No. 5-13-0770 \(Dolphin View, LLC, Los Angeles\)](#) Application of Dolphin View, LLC to construct 4-level, 4,535 sq.ft. single-family home (including 2-car garage in basement) on vacant 4,074 sq.ft. lot and excavate 585 cu.yds. of material, located at 17415 Castellammare Dr., Pacific Palisades, Los Angeles, Los Angeles County. (CP-LB)

b. [Application No. 5-13-0771 \(Dolphin View, LLC, Los Angeles\)](#) Application of Dolphin View, LLC to construct 4-level, 3,783 sq.ft. single-family home (including 2-car garage in basement) on vacant 3,976 sq.ft. lot and excavate 529 cu.yds. of material, located at 17405 Castellammare Dr., Pacific Palisades, City of Los Angeles, Los Angeles County. (CP-LB)

c. [Application No. 5-13-1290 \(City of Santa Monica Walkway Extension\)](#) Application of City of Santa Monica to construct 12-ft. wide, 300-ft. long walkway extension made from recycled tires, from existing public beach pathway located off Ocean Front Walk toward the water for public use, at Santa Monica State Beach, Santa Monica, Los Angeles County. (AD-LB)

d. [Application No. 5-13-1347 \(Ross, Hermosa Beach\)](#) Application of Elizabeth Jane Ross to demolish beachfront duplex including parking spaces and construct 30-ft tall, 5015 sq.ft., 3-story single-family home with basement, attached 2-car garage, on-site guest parking space and 640 cu.yds. of grading, located at 1540 The Strand, Hermosa Beach, Los Angeles County. (SV-LB)

SOUTH COAST DISTRICT (ORANGE COUNTY)

7. **ADMINISTRATIVE CALENDAR.** See [AGENDA CATEGORIES](#).

a. [Application No. 5-13-0637 \(Borke, Newport Beach\)](#) Application of Doreen Borke to retain existing dock and remove pier, pier platform, and gangway and replace with new 53' x 4' pier, 10' x 12' pier platform, and 3' x 24' gangway, resulting in decrease of water coverage by 4 sq. feet to 712 sq. feet, located at 604 S. Bay Front, Newport Beach, Orange County. (RAB-LB)

8. **CONSENT CALENDAR.** See [AGENDA CATEGORIES](#).

a. [Application No. 5-13-0103 \(Dana Point Shipyard, Dana Point\)](#) Application of Dana Point Shipyard to replace piles, docks and travel lift runway piers resulting in an increase of 8 sq. feet of total water coverage, 1 additional dock guide pile, 4 additional pier piles and 4 additional landside pier piles. Additional landside work includes installation of new water clarification/stormwater treatment system and other improvements, located at 34671 Puerto Place, City of Dana Point, Orange County. (FSY-LB)

b. [Application No. 5-13-0640 \(Kiddoo, San Clemente\)](#) Application of Bruce and Cheryl Kiddoo to remodel 3,036 sq.ft. single-family home including 530 sq.ft. addition, complete interior upgrade, new doors windows and exterior facade improvements, and new hardscape and landscaping on an 8,302 sq.ft. coastal bluff top lot, located at 3830 Calle Ariana, San Clemente, Orange County. (LR-LB)

c. [Application No. 5-13-0956 \(Fenstermacher, Newport Beach\)](#) Application of Al and Danette Fenstermacher to demolish single-family home and attached garage and construct new 3-story, 3,769 sq. ft. single-family home and attached garage on oceanfront lot at 1730 E. Ocean Front, Newport Beach, Orange County. (RAB-LB)

SAN DIEGO COAST DISTRICT

9. **CONSENT CALENDAR.** See [AGENDA CATEGORIES](#).

a. [Application No. 6-13-1344 \(Sackett, San Diego\)](#) Application of Jevin Sackett to demolish 3,029 sq.ft., 3-story single-family home and construct 4,678 sq.-ft., 30 ft. high, 3-story single-family home with attached 620 sq.ft. garage and 745 sq.ft. deck on 4,320 sq.ft. lot, at 702 Jersey Ct., Mission Beach, San Diego, San Diego County. (BL-SD)

b. **Application No. 6-14-0142 (Abada, San Diego)** Application of Danny Abada to construct 41 sq.ft. garage addition, 150 sq.ft. first floor addition, new 1,139 sq.ft. second floor, and 273 sq.ft. roof deck, to existing 1,486 sq.ft. single-story home on 2,969 sq.ft. lot, at 721 Santa Clara Place, Mission Beach, San Diego, San Diego County. (BL-SD)
[POSTPONED]

SOUTH COAST DISTRICT (ORANGE COUNTY)

10. **DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's Long Beach office at (562) 590-5071.

11. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

SAN DIEGO COAST DISTRICT

12. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's San Diego office at (619) 767-2370.

a. [City of Oceanside LCP Amendment No. OCN-MAJ-3-12 \(Downtown Visitor-Serving Uses\) Certification Review.](#) Concurrence with the Executive Director's determination that the action by the City of Oceanside accepting the Commission's certification of LCP Amendment No. 3-12 with modifications is legally adequate. (TR-SD)

b. [City of San Diego LCP Amendment No. LCP-6-SAN-14-0016-1 \(Capital Improvements Processing\).](#) Concurrence with the Executive Director's determination that the request by the City of San Diego to modify the decision processes and establish the City Council as the final decisionmaker on all capital improvement projects is de minimis. (DNL-SD)

13. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

14. **COASTAL PERMIT APPLICATIONS.** See [AGENDA CATEGORIES](#). **Attention:** Items appearing in this section of the agenda may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed in the same manner as other Consent Calendar items (See [AGENDA CATEGORIES](#)) except that if that item is subsequently removed from the Consent Calendar by a vote of three or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner Coastal Permit Applications are processed. The purpose of this procedural change is to expedite the Commission's coastal development permit process.

a. [Application No. 6-13-0752 \(Crystal Pier repairs, San Diego\)](#) Application of City of San Diego & Willis Allen to repair and/or replace various damaged piers, caps, and joists under Crystal Pier, at 4500 Ocean Blvd., Pacific Beach, San Diego, San Diego County. (AL-SD)

15. **PERMIT AMENDMENTS.** See [AGENDA CATEGORIES](#). An Amendment below may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed like other Consent Calendar items (See above) except that if that item is subsequently removed from the Consent Calendar by a vote of 3 or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner material amendments are processed.

a. [Application No. 6-12-040-A1 \(22nd District Agricultural Association, Del Mar\)](#) Application of 22nd District Agricultural Association to modify permit for Phase I of the South Overflow Lot restoration to allow for deposition of dredged spoils within the Buffer Restoration Area required by the Consent Order of March, 2012, at 2260 Jimmy Durante Blvd., Del Mar, San Diego County. (AL-SD)

16. **REVISED FINDINGS.** See [AGENDA CATEGORIES](#).

a. [Port Master Plan Amendment No. 45 \(Convention Center Expansion\)](#) Consideration of findings for Commission's October 11, 2013 approval of amendment to certified Port Master Plan for Port of San Diego to revise text, graphics, and project list to provide for construction of a 740,000 sq.ft. addition to the Convention Center; construction of 5 acre rooftop park/plaza atop the Center; realignment and narrowing of Convention Way bayward; construction of a new 372-ft. high; new 500-room hotel tower and associated ballrooms. (DL-SD)

b. [Application No. 6-12-061 \(Grand & Strand, San Diego\)](#) Consideration of findings for Commission's July 11, 2013 action approving, with conditions, construction of 1,895 sq. ft., second-floor dining patio with glass siding and removal of unpermitted automated payment machine and signage at existing mixed-use building, at 4315 Ocean Blvd., Pacific Beach, San Diego, San Diego County. (AL-SD)

c. [Application No. 6-12-067 \(22nd District Agricultural Association, San Diego & Del Mar\)](#) Consideration of findings for Commission's November 13, 2013 action approving, with conditions, relinquishment of all use of the South Overflow Lot in order to restore it to functioning wetlands while consolidating year-round parking and intermittent trailer storage in the East Overflow Lot and Golf Driving Range, as well as use the East Overflow Lot for annual pumpkin patch and Christmas tree events, future temporary events, and fairground logistics, and creating paved bus lane with public trail parking and five interpretive signs north of SOL restoration area, at 2260 Jimmy Durante Blvd., San Diego & Del Mar, San Diego County. (AL-SD)

d. [Application No. 6-13-010 \(22nd District Agricultural Association, San Diego & Del Mar\)](#) Consideration of findings for Commission's November 13, 2013 action approving, with conditions, authorization to hold temporary events within main Del Mar Fairgrounds complex, except for summer fair and thoroughbred horse race meet, and initiation of new 5-week annual fall thoroughbred horse racing season and associated parking on East Overflow Lot and Golf Driving Range, at 2260 Jimmy Durante Blvd., San Diego & Del Mar, San Diego County. (AL-SD)

e. [Application No. 6-13-0407 \(McMillin-NTC, San Diego\)](#) Consideration of findings for Commission's December 12, 2013 action approving, with conditions, construction of 650-room hotel complex, at 2200 Lee Ct., Peninsula, San Diego, San Diego County. (KB-SD)

ENFORCEMENT

17. **ENFORCEMENT REPORT.** Report by Chief of Enforcement on Statewide Enforcement Program. (LAH-SF)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

18. **DEPUTY DIRECTOR'S REPORT FOR LOS ANGELES COUNTY.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's Long Beach office at (562) 590-5071.

19. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

20. **LOCAL COASTAL PROGRAMS (LCPs)** See [AGENDA CATEGORIES](#).

a. [City of Manhattan Beach LCP Amendment No. 1-13 \(LCP-5-MNB-13-0214-1 Affordable Housing Incentives\)](#). Public hearing and action to extend time limit for Commission action up to one year on request by the City of Manhattan Beach for certification of new regulations which encourage the provision of affordable housing consistent with State Housing Law (e.g., density bonus incentives and reduced parking requirements). (CP-LB)

b. [City of Long Beach LCP Minor Amendment No. 2-13. \(LCP 5-LOB-13-0229-2 Fortunetelling, Secondhand Dealers, and Cottage Food Operations\)](#). Public hearing and action to extend the time limit for Commission action up to one year on request by City of Long Beach to amend the certified Implementation Plan (IP) regarding definitions of fortunetelling and secondhand dealers and Zoning Code changes to be consistent with Assembly Bill 1616 related to Cottage Food Operations. (EP-LB)

c. [City of Long Beach LCP Minor Amendment No. 4-13. \(LCP-5-LOB-13-0229-4 Regulation of Mortuaries, Cemeteries and Crematoriums\)](#). Public hearing and action to extend the time limit for Commission action up to one year on request by City of Long Beach to amend the certified Implementation Plan (IP) regarding the definitions and conditions for approval of new or expanded, cemeteries, mortuaries and crematorium facilities. (EP-LB)

SOUTH CENTRAL COAST DISTRICT

21. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's Ventura office at (805) 585-1800.

22. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

23. **COASTAL PERMIT APPLICATIONS.** See [AGENDA CATEGORIES](#). **Attention:** Items appearing in this section of the agenda may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed in the same manner as other Consent Calendar items (See [AGENDA CATEGORIES](#)) except that if that item is subsequently removed from the Consent Calendar by a vote of three or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner Coastal Permit Applications are processed. The purpose of this procedural change is to expedite the Commission's coastal development permit process.

a. [Application No. 4-12-007 \(Majidi, Los Angeles Co.\)](#) Application of Abolhassan Majidi to construct 1,540 sq.ft., 2-story, 30-ft. high, single-family home with attached 400 sq.ft. garage, private septic system, landscaping, hardscaping, retaining walls, and 130 cu.yds. of cut and fill, including lot line adjustment, at 25603 Monte Nido Dr., Santa Monica Mountains, Los Angeles County. (JB-V)

b. [Application No. 4-13-0265 \(Jennings & Tarnopolsky, Los Angeles Co.\)](#) Application of John Jennings and Sasha Tarnopolsky to convert existing, 1,995 sq.ft., telecommunications facility building into residential structure, include interior remodeling, plumbing and electrical upgrades, and widen existing, 2,220-ft. long, access driveway, requiring 35 cu.yds. of grading, to meet fire access road width requirements. Proposed project also includes after-the-fact approval of existing septic system, 23855 Saddle Peak Rd., Santa Monica Mountains, Los Angeles County. (MA-V)

c. [Application No. 4-13-0562 \(Ventura Yacht Club, Ventura\)](#) Application of Ventura Yacht Club to reconfigure 2 existing berths to create 4 new berths; extend length of 2 berths to accommodate 63-ft. yachts; and install 7 new piles and utilities in Ventura Harbor, San Buenaventura, Ventura County. (JB-V)

d. [Application No. 4-13-0572 \(California Department of Parks and Recreation, Los Angeles Co.\)](#) Application of the California Dept. of Parks and Recreation to remove two Arizona crossings and replace with 2 free span bridges, remove check dam, and implement restoration plan at Arroyo Sequit Creek, Leo Carrillo State Park, Los Angeles County. (JB-V)

NORTH CENTRAL COAST DISTRICT

24. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's San Francisco office at (415) 904-5260.

25. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

26. **COASTAL PERMIT APPLICATIONS.** See [AGENDA CATEGORIES](#). **Attention:** Items appearing in this section of the agenda may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed in the same manner as other Consent Calendar items (See [AGENDA CATEGORIES](#)) except that if that item is subsequently removed from the Consent Calendar by a vote of three or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner Coastal Permit Applications are processed. The purpose of this procedural change is to expedite the Commission's coastal development permit process.

a. [Application No. 2-13-1020 \(City of Pacifica Habitat Protection Plan\)](#) Application of City of Pacifica to install signage and fencing at Pacifica State Beach as part of protection plan for western snowy plovers at intersection of Hwy 1 and Crespi Dr., Pacifica, San Mateo County. (EL-SF)

b. [Application No. 2-10-009 \(Gust Seawall Repair and Maintenance\)](#) Application of Nick and Lorraine Gust for after-the-fact permit to repair portions of seawall and parking lot damaged by storm, as well as future repair and maintenance of existing seawall, at 100 Rockaway Beach Ave., Pacifica, San Mateo County. (SR-SF)

CENTRAL COAST DISTRICT

27. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, LCP matters not requiring public hearings, and on comments from the public. For specific information contact the Commission's Santa Cruz office at (831) 427-4863.

a. **Item 27a has been moved and is renumbered as Th29c.**

b. [Monterey County LCP Amendment No. LCP-3-MCO-13-0226-1 Part B. \(Cottage Food Operations\)](#). Concurrence with the Executive Director's determination that the request by Monterey County to classify cottage food operations under home occupations is minor. (KB-SC)

c. [Santa Cruz County LCP Amendment No. LCP-3-SCO-13-0228-1 Part B. \(Reduce threshold for discretionary review of large dwellings\)](#). Concurrence with the Executive Director's determination that the request by Santa Cruz County to modify the LCP's threshold for discretionary review of large dwellings from 7,000 square feet to 5,000 square feet (LCP Section 13.10.325) is minor. (AK-SC)

28. **CONSENT CALENDAR (removed from Regular Calendar).** See [AGENDA CATEGORIES](#).

29. **LOCAL COASTAL PROGRAMS (LCPs)** See [AGENDA CATEGORIES](#).

a. [City of Pismo Beach LCP Amendment No. LCP-3-PSB-13-0225-2 \(Update to Planning Areas A and B\)](#). Public hearing and action on request by City of Pismo Beach to update the LCP's Land Use Plan policies in Planning Areas A and B and to amend the IP's standards for the Planned Residential zoning district. (AC-SC)

b. [Santa Cruz County LCP Amendment No. LCP-3-SCO-13-0228-1. Part A \(Regulations Update\)](#). Public hearing and action on request by Santa Cruz County to amend LCP Section 13.20 (regarding coastal zone regulations) and other various chapter sections that reference Santa Cruz County Code Chapter 13.20. (AK-SC)

c. [Monterey County LCP Amendment No. LCP-3-MCO-13-0226-1 Part A. \(Eliminate Minor and Standard Subdivision Committees\)](#). Public hearing and action on request by Monterey County to eliminate the Minor and Standard Subdivision Committees and transfer those responsibilities to the Planning Commission and Board of Supervisors. (KB-SC)

30. **NEW APPEALS.** See [AGENDA CATEGORIES](#).

a. [Appeal No. A-3-SLO-13-0220 \(San Luis Obispo County Department of Public Works \(DPW\), San Luis Obispo Co.\)](#) Appeal by Jeff Edwards from decision of San Luis Obispo County granting permit with conditions to San Luis Obispo County DPW for drainage improvement project to alleviate flooding at Hwy One and 13th St., including new culvert, drainage swale, and sedimentation basin, and placement of fill at existing recreational vehicle storage lot, at Highway One and 13th St., extending south to River Ave., Oceano, San Luis Obispo County. (JB-SC)

31. **COASTAL PERMIT APPLICATIONS.** See [AGENDA CATEGORIES](#). **Attention:** Items appearing in this section of the agenda may be moved to the Consent Calendar for this area by the Executive Director when, prior to taking up the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If an item is moved to the Consent Calendar it will be processed in the same manner as other Consent Calendar items (See [AGENDA CATEGORIES](#)) except that if that item is subsequently removed from the Consent Calendar by a vote of three or more commissioners, the item will be acted upon at the meeting in the order in which it originally appears on this Meeting Notice and in the manner Coastal Permit Applications are processed. The purpose of this procedural change is to expedite the Commission's coastal development permit process.

a. **Application No. A-3-SNC-98-114 (SNG Inc., Monterey Bay Shores Resort, Sand City)** Application of SNG Inc. to subdivide 39.04-acre parcel into 3 parcels and construct 1,337,909 sq.ft. mixed-use residential and visitor-serving development including 184 hotel rooms, 184 condominium units (92 residential and 92 visitor-serving residential units), restaurants, conference center, hotel and residential courtyards, garden, spa, 3 swimming pools, and surface and underground parking (for 947 vehicles). Project includes 680,000 cu.yds. of grading and 385,000 cu.yds. of sand disposal, 15.6 acres of dune habitat restoration, additional 5.2 acres of green landscaping and planted roofs, public access trails and parking, and necessary utility extensions and infrastructure in sand dunes seaward of Highway One, Sand City, Monterey County. (MW-SC) **[POSTPONED]**

b. **Application No. A-3-MRB-06-064 (Colmer, Morro Bay)** Application of Wayne Colmer (on remand from court decision) to subdivide 2 parcels (totaling 3.17 acres) into 17 residential parcels and 1 common area parcel; remove 2 existing residential structures, grading and site preparation for new residential sites and new access roads, construction of roads, utility infrastructure and 17 residential units, located at 485 and 495 South Bay Blvd., between South Bay Blvd. and Quintana Rd., Morro Bay, San Luis Obispo County. (DR-SC)

CENTRAL COAST DISTRICT

32. DISPUTE RESOLUTION.

a. **Dispute Resolution No. 3-14-0224-EDD (Ontario Ridge Fencing and Signs, San Luis Obispo Co.)** Public hearing and Commission determination on dispute over coastal permit processing (pursuant to California Code of Regulations, Title 14, Section 13569) for the installation of fencing and signs that block and discourage access to trails on and around Ontario Ridge above the County's Pirates Cove coastal accessway between Pismo Beach and Avila Beach in San Luis Obispo County. (AK-SC)

Future Meetings: The next meetings of the Coastal Commission are March 12-14, in Long Beach and April 9-11, in South Central Coast.

Future Agenda Items

Updated January 31, 2014

The items listed below may be coming before the Commission during the next few months. Publication of this list is provided for the purpose of facilitating public participation in the Commission's activities and is not required by law. The list's inclusion in this Meeting Notice also does not constitute, nor substitute for any of the notice requirements contained in the Coastal Act and Commission regulations. Also, please be aware that the details of a submittal may change as staff review proceeds, and that not all submittals of potential significance may appear on the listing below.

Energy, Ocean Resources & Federal Consistency Unit

- **Caltrans High Speed Rail**, LOSSAN Mass Transit. High Speed Train throughout California (south of Sacramento to the San Francisco Bay Area, the Central Valley, and southern California) with one component, which may be separate or combined with it, is LOSSAN, Passenger Rail Improvements, Los Angeles to San Diego (LOSSAN) Rail Corridor
- **SANDAG**, Consistency Certification CC-0202-13 for Poinsettia Station Improvement (Run-through Track) Project, Carlsbad, San Diego County
- **U.S. Fish and Wildlife Service**, Consistency Determination for invasive house mouse eradication, South Farallones Islands, San Francisco County

North Coast District

- **Caltrans Appeal**. Appeal from decision of County of Mendocino granting permit with conditions to Caltrans for reconstruction of ¼-mile stretch of storm-damaged section of Highway 1 at Seaside Beach, 7 miles north of Fort Bragg, involving the realignment of the roadway and construction of a retaining wall

North Central Coast District

- **State Parks Iron Rangers**. Appeal of Sonoma County action denying State Parks application to install 15 Self-Pay Stations (iron rangers) along the Sonoma Coast
- **Marin Highway 1 Repairs**. Appeal of Marin County approval of Caltrans application to repair and maintain State Highway 1 in Marin County, including installation of a soldier pile wall, metal beam guard rail barrier and cable railing
- **Marin LCP Update**. Application of Marin County for comprehensive LCP Update
- **Half Moon Bay Design Standards**. Application of City of Half Moon Bay to modify the LCP's design standards

Central Coast District

- **Grover Beach LCP Update**. Application of the City of Grover Beach to update the LCP's implementation plan
- **Oceano Dunes State Vehicular Recreation Area (ODSVRA) Dust Control Project**. Application of State Parks to implement a dust control project at OSDVRA in southern San Luis Obispo County.
- **Piedras Blancas Highway 1 Realignment**. Application of Caltrans to realign approximately 2.8 miles of Highway 1 inland near Piedras Blancas in northern San Luis Obispo County
- **Carmel River Lagoon Management**. Application of Monterey County to manage the Carmel River Lagoon to address flooding and habitat issues in Carmel, Monterey County

**FUTURE AGENDA ITEMS
(continued)**

SOUTH CENTRAL COAST DISTRICT

- **City of Malibu LCP Amendment No. MAL-MAJ-1-12.** Request by the City of Malibu to update the Land Use Plan Public Access Map to reflect current information. The map shows the location of existing public beaches, lateral public access easements along the shoreline, and vertical public access easements between the first public road and the shoreline
- **City of San Buenaventura LCP Amendment No. MAJ-2-12 (Promenade Parcels).** Request by the City of San Buenaventura to amend its certified LCP to allow a mix of permitted uses, including residential, on approximately 11.43 acres of vacant land located east of Ash Street and west of San Jon Road

SOUTH COAST DISTRICT

- **City of Huntington Beach LCP Amendment, (Sunset Beach).** City request to bring the recently annexed Sunset Beach area into the City's certified Local Coastal Program. The amendment includes a new Specific Plan for the community that includes development standards tailored to the existing development pattern in the community
- **Newport Banning Ranch.** Proposing to develop approximately 400 acre site including consolidation of existing oil production facilities, contaminated soil remediation, grading, land division, bluff stabilization, new road network, 1,375 residential units, 75,000 square feet of commercial space, 75 unit resort inn, 52 acres of parks, public trails, and habitat restoration and preservation

SAN DIEGO COAST DISTRICT

- **North Coast Corridor/Interstate 5 Public Works Plan (Caltrans and SANDAG).** 40 year program of rail, highway, transit, bicycle, pedestrian and coastal resource improvements that span 27 miles of the Northern San Diego County coastal zone from La Jolla north to Oceanside
- **Goetz Seawall.** Appeal from decision of City of Carlsbad granting a follow-up coastal development permit/emergency permit for the construction of a 97' long and 17-24' high, colored and textured seawall on the public beach fronting two single family homes in Carlsbad adjacent to public accessway
- **San Diego International Airport Stormwater System.** Application of San Diego County Regional Airport Authority to construct new stormwater system with outlet discharging into the Navy Boat Channel to serve the north side airport improvements
- **City of San Diego/Barrio Logan Community Plan and LCP Update.** Request by the City of San Diego to adopt a new community plan and updated LCP for the Barrio Logan community

Agenda Categories

Below are described the standard categories of agenda items.

ADMINISTRATIVE PERMIT APPLICATIONS. If a person objects to issuance of an administrative permit or permit conditions, that person is allowed 3 minutes to request removal of the application from the administrative calendar. If four or more Commissioners vote to remove an item from this calendar, the approval is revoked, and the application will be scheduled for action at a later meeting.

COASTAL PERMIT APPLICATIONS. The Commission may vote at the conclusion of the public hearing, or it may continue the matter to a subsequent meeting. Time limits are determined by the Chair but generally are 15 minutes combined total time per side. The applicant may reserve some time for rebuttal after the opponents speak.

CONSENT CALENDAR. Three minutes will be allowed to each side to address the Commission on whether to remove an application from this calendar. It takes 3 or more Commissioners to remove an item from the consent calendar, in which case it will be scheduled for further hearing & action at a later meeting.

ENFORCEMENT ACTIONS. Public hearing and action on proposed Cease and Desist Orders, Restoration Orders, and recordation of Notices of Violation.

FEDERAL CONSISTENCY. See time limits under COASTAL PERMIT APPLICATIONS above.

LOCAL COASTAL PROGRAMS (LCPs). LCPs consisting of a land use plan and implementation plan are prepared by local governments and provide the standards for issuing coastal permits after approval by the Commission. Copies of LCP reports are available on request from the Commission office. Oral testimony may be limited to 5 minutes or less for each speaker, depending on the number wishing to be heard. Copies of all correspondence will be provided to the Commission.

NEW APPEALS. (Note: This agenda item requires an initial determination of whether the appeal raises a “substantial issue” and may **not** include a *de novo* public hearing on the merits of the project.)

When staff recommends “substantial issue,” a public hearing on the question will only be held if 3 or more Commissioners ask for it. If three Commissioners do not request a hearing on “substantial issue” the matter automatically proceeds to *de novo* public hearing either at this or a later Commission meeting. If staff recommends “no substantial issue,” public testimony will be taken only on the question whether the appeal raises a “substantial issue.” Generally and at the discretion of the Chair, testimony is limited to 3 minutes total per side.

If the Commission finds “substantial issue” and there is no staff recommendation on the merits of the project, the *de novo* hearing will be scheduled for a subsequent meeting.

PERMIT AMENDMENTS or EXTENSIONS. Public hearing and action on requests to amend or extend permits previously issued by the Commission.

RECONSIDERATIONS. Public hearing and action to reconsider previous actions.

REVISED FINDINGS. Public hearing and vote to approve revised findings for a previous Commission action. The only issue is whether the findings adequately reflect the Commission action. The hearing is not to reargue the merits of the prior action.

VOTING on APPLICATIONS. Hearing and action on coastal development permits continued from a previous meeting. The time limits are 5 minutes combined total time per side, and the applicant may reserve time for rebuttal.

Meeting Rules and Procedures

SPEAKER SIGN-UP & TIME LIMITS. If you wish to speak, please fill out a "Request to Speak" form and give it to a staff person. Forms are available near the door to the meeting room. Time limits are indicated on the back of speaker sign-up forms, and under 'agenda categories' later in this summary. Generally, the Chair will determine time limits for each individual speaker and for organized presentations.

SUGGESTIONS FOR SUBMISSION OF WRITTEN MATERIALS. Written materials should be submitted to Commission staff no later than three working days before the hearing. In the upper right hand corner of the first page of your submittal please identify the agenda item number & your name. Please summarize your position in two or three pages. You may attach any exhibits you feel are necessary. **Please Note:** You are discouraged from submitting written materials to the Commission on the day of the hearing, unless they are visual aids. It is difficult for Commissioners to carefully consider late submittals.

LOCATION OF MEETINGS. The Commission meets once a month in different locations of the State in order to facilitate public participation. Staff attempts, whenever possible, to schedule matters for hearings that will be relatively close to the location of a proposed development. However, legal deadlines for action may require that the hearing on an item take place in a different area than the proposed project.

NO FAXs will be accepted at the meeting site. You may be able to make prior arrangements with staff or a Commissioner to send a fax, but you will be responsible for paying the hotel or meeting site for its receipt.

CAMPAIGN CONTRIBUTIONS. Government Code Section 84308 requires Commissioners to disqualify themselves from voting on any matter if they have received a campaign contribution of more than \$250 from an interested party. If you intend to speak on any hearing item, please indicate on your speaker slip and/or in your testimony, if you have made campaign contributions of more than \$250 to any Commissioner within the last year, and if so, to which Commissioners you contributed.

CONTACTS with COMMISSIONERS. Written materials sent to Commissioners must also be sent to staff at the same time. All non-procedural communications must become part of the record. For a summary of these ex parte communication requirements, please visit <http://www.coastal.ca.gov/roster.html#exparte>.

PUBLIC STATEMENTS ABOUT ITEMS NOT ON THIS AGENDA. At the start of the meeting or those unable to attend the early comment period, there will be time for public statements about Commission work other than items that are pending before the Commission. Persons wishing to speak should fill out a sign-up slip, and limit presentations to 3 minutes. You may always submit written comments to the Commission office, and copies will be distributed to Commissioners. **Please note that on the final day of the meeting, public comment will only be heard at some time prior to adjournment for the day.**

WHEN WILL MY AGENDA ITEM BE HEARD? It is not possible to predict how quickly the Commission will complete agenda items or how many will be postponed to a later date. The Commission begins each session at the time listed on the Meeting Notice and considers each item in the sequence listed, except in extraordinary circumstances. The Commission may consider an item even though interested persons are not present.

STAFF RECOMMENDATIONS. A written staff report is available for most items on this agenda. At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (A=Arcata SF=San Francisco SC=Santa Cruz V=Ventura LB=Long Beach SD=San Diego). Staff reports are usually distributed 10 days before the meeting. Staff reports for any item on this Meeting Notice are generally available on the Commission's website (www.coastal.ca.gov). Paper copies are also available upon request.

VISUAL PRESENTATIONS/MATERIALS. Powerpoint presentations must be accompanied by a USB flash drive, flash memory card, or compact disk. All electronic formats must be PC compatible. Files created on a Mac might not be supported. It is recommended that a hard copy of any electronic presentation be submitted in case of technical difficulties. A slide projector & laptop will be available from our audio-visual technician, and they can assist you in its use. All materials exhibited to the Commission during the hearing (slides, maps, etc.) are part of the public record and must be kept by the Commission for 60 days after final Commission action on the matter. Your materials will be returned upon written request unless needed for judicial review.

PUBLIC & ADMINISTRATIVE RECORDS. Some public records for agenda items are available for inspection at the meeting, and are available in the Commission office. Please call to make an appointment to see any file you are interested in. If you decide to challenge a final decision of the Commission in Court, please request preparation of the administrative record by letter to the Administrative Records Section at the Commission office in San Francisco, and indicate in your letter a description of the agenda item and date(s) of Commission action.

CLOSED SESSION. At any time during the meeting the Commission may meet to consider personnel matters or litigation in a session closed to the public pursuant to the attorney-client privilege and statutory exemption to the Open Meeting Act (Government Code Section 11126e).

ACCESS TO HEARINGS. The hearings are wheelchair accessible. If accommodation for other disabilities is required, please call (415) 904-5200.

MORE INFORMATION. For more information about this agenda, contact one of the following staff members:

(Del Norte, Humboldt & Mendocino Counties) Bob Merrill (707) 826-8950

(Sonoma, Marin, San Francisco & San Mateo Counties) Nancy Cave (415) 904-5260

(Santa Cruz, Monterey & San Luis Obispo Counties) Madeline Cavaliere (831) 427-4863

(Santa Barbara & Ventura Counties, Malibu & Santa Monica Mountains) Steve Hudson (805) 585-1800

(Los Angeles & Orange Counties) Teresa Henry (562) 590-5071

(San Diego County) Deborah Lee (619) 767-2370

(Energy and Ocean Resources) Alison Dettmer (415) 904-5240

(Federal Consistency) Mark Delaplaine (415) 904-5280

(Statewide) Vanessa Miller (415) 904-5200

A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

The Coastal Commission is not equipped to receive comments on any official business by electronic mail. Any information relating to official business should be sent to the appropriate Commission office using U.S. Mail or courier service.

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COMMISSION OFFICES

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South Central Coast District	89 S. California Street Suite 200 Ventura CA 93001-2801	805-585-1800
South Coast District	200 Oceangate 10th Floor Long Beach CA 90802-4325	562-590-5071
San Diego Coast District	7575 Metropolitan Drive Ste. 103 San Diego, CA 92108-4402	619-767-2370
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