

CALIFORNIA COASTAL COMMISSION

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**CURRENTLY APPEALABLE LOCAL PERMITS**

The local government coastal development permit (CDP) decisions listed below are currently appealable to the California Coastal Commission. **Note: An appeal of the below actions must be filed in the relevant Coastal Commission District office by 5:00 pm on the end date of the appeal period (shown in bold).** For each of the following local government decisions, a brief description has been provided with Commission (CCC Post-Cert No.) and local government reference numbers. This notification is provided pursuant to Title 14, California Code of Regulations Section 13110. Additional information is available at: <http://www.coastal.ca.gov/cdp/cdp-forms.html>

To see Frequently Asked Questions about the appeal process: <http://www.coastal.ca.gov/cdp/appeals-faq.pdf>

Local Government CDP Actions Appealable as of: **July 27, 2017****North Central Coast District covering Sonoma, Marin, San Francisco, and San Mateo Counties**

Local Application No.	PDP-16-052		
CCC Post-Cert No.	2-HMB-17-0695	<i>Dates</i>	
Local Jurisdiction	City of Half Moon Bay	<i>Local Action</i>	6/28/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	Greg Rocha	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	403 San Benito St, Half Moon Bay, Ca 94019 San Mateo County Apn:06081-056167050		
Project Description	to allow the demolition of the existing barn and tool shed an construction of a new 631 square-foot garage and 51 square-foot breezeway connected to an existing single-family residence on a 18,197 square-foot lot		
Local Application No.	PDP-17-003		
CCC Post-Cert No.	2-HMB-17-0696	<i>Dates</i>	
Local Jurisdiction	City of Half Moon Bay	<i>Local Action</i>	6/28/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	Mark Stoloski	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	2660 N Cabrillo Hwy, Half Moon Bay, Ca 94019 San Mateo County Apn:06081-048136100		
Project Description	to allow the construction of a new 600 square-foot garage on an 11,520 square-foot site developed with a new-family residence		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **July 27, 2017**

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Application No.	PLN160786		
CCC Post-Cert No.	3-MCO-17-0675	<i>Dates</i>	
Local Jurisdiction	Monterey County	<i>Local Action</i>	6/21/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/14/17
Applicant(s)	Thomas J. & Beverly J. Pacansky	<i>Appeal Period Starts</i>	7/14/2017
		<i>Appeal Period Ends</i>	7/28/2017
Project Location	4028 Ronda Rd, Pebble Beach, Ca 93953 Monterey County Apn:06053-008191015000		
Project Description	Allow construction of a 536 square foot addition to an existing single family residence.		
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Local Application No.	DS 17-088		
CCC Post-Cert No.	3-CML-17-0686	<i>Dates</i>	
Local Jurisdiction	City of Carmel	<i>Local Action</i>	6/14/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	Venky Harinarayan	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	Scenic Rd, Carmel, Ca Monterey County Apn:06053-010312010000		
Project Description	Demolition of an existing 2,229 square foot single family residence and construction of a new 3,450-square foot single family residence with garage. The parcel is adjacent to Environmentally Sensitive Habitat Area Overlay Area (ESHA) of Carmel Beach.		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Application No.	PLN170341		
CCC Post-Cert No.	3-MCO-17-0687	<i>Dates</i>	
Local Jurisdiction	Monterey County	<i>Local Action</i>	6/29/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	John R & Karen A Wulf	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	2744 Pradera Rd, Carmel, Ca 93923 Monterey County Apn:06053-243034010000		
Project Description	Allow additions to an existing single family residence and allow development within 750 feet of a known archaeological resource.		
Local Application No.	PLN140714-ADMI		
CCC Post-Cert No.	3-MCO-17-0689	<i>Dates</i>	
Local Jurisdiction	Monterey County	<i>Local Action</i>	7/11/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	Christo & Sara Bardis	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	1525 Riata Rd, Pebble Beach, Ca 93953 Monterey County Apn:06053-008341026000		
Project Description	Construct driveway improvements, including construction of an approximate 12.5 foot-tall retaining wall (running 56 linear feet) if determined necessary, to accommodate ADA and emergency vehicle access on slopes in excess of 30 percent.		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties

Local Application No.	PLN160609		
CCC Post-Cert No.	3-MCO-17-0710	<i>Dates</i>	
Local Jurisdiction	Monterey County	<i>Local Action</i>	7/5/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/25/17
Applicant(s)	Patrick C & Bonnie J O'Connor	<i>Appeal Period Starts</i>	7/25/2017
		<i>Appeal Period Ends</i>	8/8/2017
Project Location	0 Del Ciervo Rd, Pebble Beach, Ca 93953 Monterey County Apn:06053-008371026000		
Project Description	Coastal Administrative Permit and Design Approval to allow construction of a 1,125 square foot two-story addition to a single-family dwelling, and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Local Application No.	16CUP-00000-00029 & 16CPD-00000-00105		
CCC Post-Cert No.	4-STB-17-0667	<i>Dates</i>	
Local Jurisdiction	Santa Barbara County	<i>Local Action</i>	7/11/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	7/14/17
Applicant(s)	Claude Garciacelay	<i>Appeal Period Starts</i>	7/14/2017
		<i>Appeal Period Ends</i>	7/28/2017
Project Location	14550 Calle Real, Ca Santa Barbara County Apn:06083-081-100-005		
Project Description	<p>Construction of a 3,320 square foot vehicle turnaround to accommodate all trail users (including trucks with horse trailers within a disturbed area) along Calle Real within County right-of-way. Turnaround improvements include grading with a finish surface of compacted road base. Grading would include 40 CY of cut and 150 CY of fill. Graded slopes would be hydro-seeded with appropriate native species for the area:</p> <p>Installation of a new 65-foot long by 8-foot wide prefabricated bridge, situated upon creek-side concrete abutments at the canyon entrance of Arroyo Quemado, restoration of impacted native riparian vegetation (100-200 SF) at a ratio of 3:1. Replacement of impacted trees at a ratio of 10:1 using the same species at the impacted tree.</p> <p>The lower reach of the existing Baron Ranch Trail would be relocated from the east to west side of the creek along an existing ranch road for a distance of approximately 1.35 miles. It would then reconnect with the existing trail approximately 1.2 miles upstream and north of agricultural production area, crossing the creek at-grade at a location with shallow slopes and extending to the east side on existing dirt roads, and ultimately connecting with the Los Padres National Forest;</p> <p>Increased usage of the entire Baron Ranch Trail as a 7-day/week multiple-use trail for equestrians, mountain bikers, hikers, dog walkers and trail runners (motorized vehicles prohibited). The trail would be open 8 a.m. to sunset, seven days a week; and,</p> <p>Installation of entry gates, fencing, and trail signage. All gates and fencing would use earth-ton colors and materials compatible with the agricultural nature of the area and would be wildlife-friendly.</p>		
Local Application No.	16cdp-00000-00031		
CCC Post-Cert No.	4-STB-17-0692	<i>Dates</i>	
Local Jurisdiction	Santa Barbara County	<i>Local Action</i>	6/26/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	7/18/17
Applicant(s)	Cynthia Pett	<i>Appeal Period Starts</i>	7/18/2017
		<i>Appeal Period Ends</i>	8/1/2017
Project Location	6769 Rincon Rd, Carpinteria, Ca 93013 Santa Barbara County Apn:06083-001-220-025		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Project Description	<p>The application is for a minor Conditional Use Permit and accompanying Coastal Development Permit to allow up to 16 hooved animals on the rural, residentially-zoned 8.14-acre project site comprising three separate legal parcels. The mix of animals would include of a maximum of three combined large animals (bovine and/or equine) and the remainder consisting of goats, sheep, or other smaller hooved animals. Currently, there are 21 hooved animals on site, including five pot bellied pigs. The pigs would remain on site until the end of their lives (approximately 1-2 more years); however, when no pigs remain, the maximum allowable number of hooved animals would be capped at 16 and no additional swine would be allowed on site. The pigs would be located on either APN 001-220-025 or 001-220-026. The remainder of the animals would be kept in an existing pasture, barn, and/or other enclosures located in the northwestern portion of the property on APN 001-220-089. The site is surrounded by agriculturally zoned parcels on the north and east and residentially zoned parcels to the west and south. In order to ensure that the proposed project remains compatible with the neighborhood and would not affect the closet neighbors, the project includes (1) a noise/odor complaint line to be supplied to the neighbors; (2) compliance with an animal waste management plan approved by Environmental Health Services; and (3) maintenance of existing mature hedges and citrus trees, and the addition and maintenance of flowering vines such as jasmine, along the western property line. In particular, the Animal Waste Management Plan would help to ensure that the property can accommodate a greater number of hooved animals than would otherwise be allowed, without adversely impacting surrounding development.</p>		
Local Application No.	CDP No. 14-036		
CCC Post-Cert No.	4-MAL-17-0704		
Local Jurisdiction	City of Malibu	<i>Dates</i>	
Final Local Action	Approved With Conditions	<i>Local Action</i>	6/15/17
Applicant(s)		<i>Local Action Notice Received</i>	7/21/17
		<i>Appeal Period Starts</i>	7/21/2017
		<i>Appeal Period Ends</i>	8/4/2017
Project Location	23350 Pacific Coast Hwy, Malibu, Ca 90265 Los Angeles County		
Project Description	<p>An application for the construction of roadway improvements along Pacific Coast Highway (PCH) at its intersection with Cross Creek Road, including construction of a westbound right-turn lane along PCH at the Cross Creek Intersection, realignment of the PCH/Cross Creek intersection to the south towards Malibu Lagoon State Beach, construction of a retaining wall along the southern project boundary and other minor roadway improvements, considering an addendum to the certified La Paz development agreement final Environmental Impact Report, and making findings in support thereof.</p>		

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South Central Coast District covering Santa Barbara, Ventura, and North Los Angeles Counties

Local Application No.	CDP No. 17CDH-00000-00016		
CCC Post-Cert No.	4-STB-17-0709	<i>Dates</i>	
Local Jurisdiction	Santa Barbara County	<i>Local Action</i>	7/5/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	7/24/17
Applicant(s)	Alta Community Investment XI, LLC	<i>Appeal Period Starts</i>	7/24/2017
		<i>Appeal Period Ends</i>	8/7/2017
Project Location	6757 Del Playa Dr, Goleta, Ca 93117 Santa Barbara County Apn:06083-075-193-032		
Project Description	<p>The project is for a Coastal Development Permit to allow demolition (cutback) and alterations to occur to the existing 2,912 square foot (gross) two-story multi-unit dwelling and to effectuate the work allowed under Emergency Permit 17EMP-00000-00007. The project involves the following: (1) demolition of unpermitted lower level additions closet to the bluff face; 2) demolition of an upper level bedroom; 3) removal of portion of the exiting rear patio and guardrail south (seaward) of the multi-unit dwelling and the installation of a new guardrail. The removal portion of the existing structure would total 230 square feet (gross) on the lower level, and 169 square feet (gross) on the upper level. Implementation of the proposed project would result in a two unit 2,513 square foot (gross) multi-unit dwelling set back a minimum of 14'-9" from top of bluff-face to footing system. The existing structure is setback 5'-3" from top of bluff currently. No changes to the number of parking spaces are proposed. No grading or native tree/vegetation removal would be required. Surface water drainage would continue to be directed toward Del Playa Drive to the north of the property. The property would continue to be served by the Santa Barbara County Fire Department, the Goleta, the Goleta Water District and the Goleta West Sanitary District. Access would continue to be provided off of Del Playa Drive.</p>		

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South Coast District covering South Los Angeles and Orange Counties

Local Application No.	17-004		
CCC Post-Cert No.	5-HNB-17-0673	<i>Dates</i>	
Local Jurisdiction	City of Huntington Beach	<i>Local Action</i>	7/6/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/13/17
Applicant(s)	Jeffery Dahl	<i>Appeal Period Starts</i>	7/13/2017
		<i>Appeal Period Ends</i>	7/27/2017
Project Location	4021 Ondine Cir, Huntington Beach, Ca 92649 Orange County Apn:06059-178-363-07		
Project Description	Remodel/addition, to a single-family residence, of 275 sq. ft. to the first floor, a 41 sq. ft. covered porch, demo second floor, and construct a 1,772 sq. ft. second & third floor		
Local Application No.	1704-03		
CCC Post-Cert No.	5-LOB-17-0688	<i>Dates</i>	
Local Jurisdiction	City of Long Beach	<i>Local Action</i>	7/7/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	Mark Wheeler	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	5721 E. Seaside Walk, Long Beach, Ca 90803 Los Angeles County		
Project Description	Construction of a 3-story, 5,359 sq. ft., single-family dwelling on a vacant lot		

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South Coast District covering South Los Angeles and Orange Counties

Local Application No.	2017-06-CDP-002		
CCC Post-Cert No.	5-RDB-17-0697	<i>Dates</i>	
Local Jurisdiction	City of Redondo Beach	<i>Local Action</i>	7/17/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	7/18/17
Applicant(s)	Michael Walker	<i>Appeal Period Starts</i>	7/18/2017
	Anna Inocencio	<i>Appeal Period Ends</i>	8/1/2017
Project Location	903 S. Catalina Ave, Redondo Beach, Ca 90277 Los Angeles County Apn:06037-7509004002		
Project Description	Construction of a 521 sq. ft. addition to an existing 1,108 sq. ft. single-family residence and garage		
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Local Application No.	ZA 2016-2788		
CCC Post-Cert No.	5-PPL-17-0075	<i>Dates</i>	
Local Jurisdiction	City of LA - Pacific Palisades	<i>Local Action</i>	6/28/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/19/17
Applicant(s)	Eric Moss	<i>Appeal Period Starts</i>	7/19/2017
		<i>Appeal Period Ends</i>	8/16/2017
Project Location	211 Entrada, Pacific Palisades, Ca 90402 Los Angeles County		
Project Description	Demolish and construct a three-story, 1438 sq.ft. single family residence		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	DIR 2017-1441		
CCC Post-Cert No.	5-VEN-17-0077	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	6/30/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/19/17
Applicant(s)	Eric Gordon Schiff	<i>Appeal Period Starts</i>	7/19/2017
		<i>Appeal Period Ends</i>	8/16/2017
Project Location	824 Milwood Ave, Venice, Ca 90291 Los Angeles County Apn:06037-4241010026		
Project Description	Remodel and addition to a two-story single family residence resulting in a two-story, 30-foot high, 2,428 square foot single family residence, and construction of a two-story accessory structure.		
Local Application No.	DIR 2016-3159		
CCC Post-Cert No.	5-PPL-17-0076	<i>Dates</i>	
Local Jurisdiction	City of LA - Pacific Palisades	<i>Local Action</i>	3/15/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/21/17
Applicant(s)	Daniel & Marina Case	<i>Appeal Period Starts</i>	7/21/2017
		<i>Appeal Period Ends</i>	8/18/2017
Project Location	832 N Las Lomas Ave, Pacific Palisades, Ca 90272 Los Angeles County		
Project Description	Demolish and construct a two-story, 30.5 foot high, 3721 sq.ft. single family residence		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	CD2017-023		
CCC Post-Cert No.	5-NPB-17-0705	<i>Dates</i>	
Local Jurisdiction	City of Newport Beach	<i>Local Action</i>	7/14/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/21/17
Applicant(s)	Raymond Thimens	<i>Appeal Period Starts</i>	7/21/2017
		<i>Appeal Period Ends</i>	8/4/2017
Project Location	109 Onyx Ave, Newport Beach, Ca 92662 Orange County Apn:06059-050-171-17		
Project Description	A Parcel Map to subdivide an existing 60-ft. wide property into two 30-ft. wide lots		
Local Application No.	ZA 2015-2814		
CCC Post-Cert No.	5-SNP-17-0072	<i>Dates</i>	
Local Jurisdiction	City of LA - San Pedro	<i>Local Action</i>	10/17/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	6/28/17
Applicant(s)	Ezma LLC	<i>Appeal Period Starts</i>	6/28/2017
		<i>Appeal Period Ends</i>	7/27/2017
Project Location	2803 Denison Ave, San Pedro, Ca 90731 Los Angeles County Apn:06037-7465020039		
Project Description	Demolition and new construction of a two story single-family residence		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	CD2017-008		
CCC Post-Cert No.	5-NPB-17-0635	<i>Dates</i>	
Local Jurisdiction	City of Newport Beach	<i>Local Action</i>	6/30/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/17/17
Applicant(s)	William Guidero	<i>Appeal Period Starts</i>	7/17/2017
		<i>Appeal Period Ends</i>	7/31/2017
Project Location	2134 Miramar Dr, Newport Beach, Ca 92661 Orange County Apn:06059-048-292-34		
Project Description	Demolition of single-family residence and attached garage and construction of 3-story, 29-ft. high, 3,228 sq. ft., single-family residence with attached 2-car garage.		
Local Application No.	DIR 2016-3140		
CCC Post-Cert No.	5-VEN-17-0073	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	6/13/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/3/17
Applicant(s)	Joseph Clark	<i>Appeal Period Starts</i>	7/3/2017
		<i>Appeal Period Ends</i>	8/1/2017
Project Location	849 E Amoroso Pl, Venice, Ca 90291 Los Angeles County Apn:06037-4241025030		
Project Description	Remodel and addition to an 964 square foot, one story single family dwelling, comprised of a ground floor addition and a new second story, an attached two car garage and a roof deck, resulting in a two story, 2,198 square foot structure.		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	CD2017-015		
CCC Post-Cert No.	5-NPB-17-0634	<i>Dates</i>	
Local Jurisdiction	City of Newport Beach	<i>Local Action</i>	6/30/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/21/17
Applicant(s)	Bud Richley	<i>Appeal Period Starts</i>	7/21/2017
	Nancy Richley	<i>Appeal Period Ends</i>	8/4/2017
Project Location	117 Via Lido Soud, Newport Beach, Ca 92663 Orange County Apn:06059-423-131-20		
Project Description	Demolition of single-family residence with attached garage and the construction of a 2-story, 24-ft. high, 3,514 sq. ft. single-family residence with a 660 sq. ft. attached garage		
Local Application No.	ZA-2015-2404		
CCC Post-Cert No.	5-VEN-17-0068	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	6/20/17
Final Local Action	Denied	<i>Local Action Notice Received</i>	7/10/17
Applicant(s)	Charles Forsyth	<i>Appeal Period Starts</i>	7/10/2017
		<i>Appeal Period Ends</i>	8/7/2017
Project Location	2003 S Linden Ave, Venice, Ca 90291 Los Angeles County Apn:06037-4241029017		
Project Description	Demolition of a single family dwelling and construction of a two-story single-family dwelling		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	DIR 2016-2770		
CCC Post-Cert No.	5-VEN-17-0074	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	7/5/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/10/17
Applicant(s)	Kevin Smith	<i>Appeal Period Starts</i>	7/10/2017
		<i>Appeal Period Ends</i>	8/7/2017
Project Location	127 W Via Marina, Venice, Ca 90291 Los Angeles County		
Project Description	Construction of a four-story, 45 foot high, 3150 square foot single family residence		

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Local Government CDP Actions Appealable as of: **July 27, 2017**

San Diego District covering San Diego County

Local Application No.	2017-53		
CCC Post-Cert No.	6-PSD-17-0666	<i>Dates</i>	
Local Jurisdiction	SD Unified Port District PMP	<i>Local Action</i>	7/12/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	7/13/17
Applicant(s)	Mike Morton	<i>Appeal Period Starts</i>	7/13/2017
		<i>Appeal Period Ends</i>	7/27/2017
Project Location	1360 N Harbor Dr, San Diego, Ca 92101 San Diego County		
Project Description	Demolition of existing 24,855 sq. ft. 27-ft. high building, 23,285 sq. ft. building platform, 69 concrete piles and remnants of a 565 sq. ft. dock; and installation of 57 new concrete piles and construction of a 39,830 sq. ft., 34-ft. high restaurant building, 24,960 sq. ft. platform, and 3,370 sq. ft. dock, located almost entirely over the San Diego Bay.		