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 Number) and local government reference numbers. This notification is provided pursuant to Title 14, California Code of Regulations Section 13110. Additional information is available at: [https://www.coastal.ca.gov/cdp/cdp-forms.html](https://www.coastal.ca.gov/cdp/cdp-forms.html)

To see Frequently Asked Questions about the appeal process:
[https://documents.coastal.ca.gov/assets/cdp/appeals-faq.pdf](https://documents.coastal.ca.gov/assets/cdp/appeals-faq.pdf)

### North Coast District covering Del Norte, Humboldt, and Mendocino Counties

Local Government CDP Actions Appealable as of: August 18, 2023

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<tr>
<th>Local Application Number</th>
<th>PLN-2023-18203</th>
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<td>CCC Tracking Number</td>
<td>1-HUM-23-0520</td>
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<td>Humboldt County</td>
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<tr>
<td>Applicant(s)</td>
<td>NAMID R BEERE</td>
</tr>
<tr>
<td></td>
<td>Bigfoot Construction</td>
</tr>
<tr>
<td>Project Location</td>
<td>5222 Patrick Creek Dr</td>
</tr>
<tr>
<td></td>
<td>Mckinleyville, Ca 95519 Humboldt County Apn:06023-51137136</td>
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<tr>
<td>Project Description</td>
<td>A Coastal Development Permit (CDP) for a two-story addition of approximately 264 square feet and a remodel of an existing single-family residence. Also proposed is the demolition of an existing chimney and an upgrade to the existing septic system. The parcel is developed with a 1,461 square foot single family residence and an on-site wastewater treatment system. A Special Permit is required for Design Review. The property is served with community water provided by the Patrick Creek Community Services District.</td>
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<td>Dates</td>
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<tr>
<td>Local Action</td>
<td>8/4/23</td>
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<td>Local Action Notice Received</td>
<td>8/7/2023</td>
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<td>8/7/2023</td>
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<td><strong>Appeal Period Ends</strong></td>
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Local Application Number: CDP_2022-0035
CCC Tracking Number: 1-MEN-22-1129
Local Jurisdiction: Mendocino County
Final Local Action: Approved With Conditions
Applicant(s): Mike & Korin Behler

Project Location: 3400 S Highway 1
Gualala, Ca Mendocino County Apn:06045-14316114

Project Description: A standard coastal development permit for improvements to a single family residence, window and door replacement, siding and replacement and paint, and wooden deck replacement. Project also includes mitigation for previously removed dead trees.

Dates:
Local Action: 6/8/23
Local Action Notice Received: 8/9/2023
Appeal Period Starts: 8/9/2023
Appeal Period Ends: 8/23/2023
Local Application Number: CDP_2021-0051
CCC Tracking Number: 1-MEN-23-0631
Local Jurisdiction: Mendocino County
Final Local Action: Approved With Conditions
Applicant(s): ATTN: Bernie Sopp

Project Location: Navarro Ridge Rd
              Alvion, Ca Mendocino County  Apn:
Project Description: After-the-fact Standard Coastal Development Permit for the construction of 43 new utility poles to accommodate new aerial fiber optic cable leading to an existing cell site. Associated work includes anchors and down guys, total ground beds, and clearing of vegetation.

Dates
Local Action: 7/27/23
Local Action Notice Received: 8/10/2023
Appeal Period Starts: 8/10/2023
Appeal Period Ends: 8/24/2023
Currently Appealable Local Permits

North Central Coast District covering Sonoma, Marin, San Francisco, and San Mateo Counties

Local Government CDP Actions Appealable as of: August 18, 2023

Local Application Number: P3743
CCC Tracking Number: 2-MAR-23-0783
Local Jurisdiction: Marin County
Final Local Action: Approved With Conditions
Applicant(s):

Project Location: Marin County Apn:06041-191-031-33
Project Description:

On August 18, 2022, the applicant submitted a Coastal Permit and Design Review application to construct a new 780 square foot barn, a 1,000 square foot hoop greenhouse, a 100 square foot shed, and two 2,500-gallon plastic water tanks on a vacant lot in Bolinas. On January 26, 2023, the Deputy Zoning Administrator (OZA) approved the project with conditions modifying the project to lower the height of the barn to a maximum of 15 feet above surrounding grade, to obtain height verification of the barn during the building permit process, and to record a deed restriction on the property stating the existing agricultural structures could not be converted to a residential use without prior authorization from the County. The OZA also imposed a condition on behalf of EHS requiring a deed restriction on the property stating that when the property is sold in the future, the new owner would need to demonstrate the ability to dispose of sewage via a code-complying septic system. On February 9, 2023, Ms. Cheryl Ruggiero submitted an appeal of the DZA's approval on behalf of Tony Nemec and Christina Chin-Nemec.

On April 24, 2023, the Planning Commission (PC) denied the appeal and upheld the DZA's approval and all conditions, except that they decided to remove the EHS condition to record a deed restriction regarding the need for a future property owner to demonstrate the ability to dispose of a sewage via a code-complying septic system. The Planning Commission did not agree with this condition because other agricultural projects are not required to demonstrate that onsite sewage disposal is provided when only agricultural uses are proposed. On May 8, 2023, Ms. Cheryl Ruggiero submitted an appeal of the PC's approval on behalf of Toby Nemec and Christina Chin-Nemec. The basis of the appeal is the appellants' assertion that the existing wells on the subject property are not legal and that they infringe on the Nemecs' property rights. The appeal points have been described and responses have been provided in the attached recommended resolution.
### Dates

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<tr>
<td><strong>Applicant(s)</strong></td>
<td>DENNIS H SMITH</td>
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</table>
| **Project Location**          | 1127 San Andreas Rd  
  Watsonville, Ca 95076 Santa Cruz County  Apn:06087-046-261-14 |
| **Project Description**       | Construction of a (N) 1,200 sf 2 bedroom 2.5 bathroom ADU with an attached 820 sf garage and a 490 sf deck. |
| **Dates**                     |            |
| **Local Action**              | 6/16/23 |
| **Local Action Notice Received** | 8/7/2023 |
| **Appeal Period Starts**      | 8/7/2023 |
| **Appeal Period Ends**        | 8/21/2023 |
Local Application Number: PLN220219
CCC Tracking Number: 3-MCO-23-0801
Local Jurisdiction: Monterey County
Final Local Action: Approved With Conditions
Applicant(s)

Project Location: 164 Spindrift Rd A
Carmel, CA 93923 Monterey County Apn: 06053-241311003000

Project Description: Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140920), as amended by PLNI 90104, which allowed a major remodel of an existing 2,236 square foot residence and construction of various additions totaling 2,209 square feet and associated site improvements within 750 feet of a known archaeological resource. The Minor and Trivial Amendment would allow construction of an attached 495 square foot two-car garage, three (3) retaining walls [1) 34 linear feet of 14 foot height, 2) 27 linear feet of 7 foot height and 3) 47 linear feet of 11 foot height] and installation of a second story 340 square foot pergola.

Dates
Local Action: 7/19/23
Local Action Notice Received: 8/10/2023
Appeal Period Starts: 8/10/2023
Appeal Period Ends: 8/24/2023
Local Application Number: PLN220181
CCC Tracking Number: 3-MCO-23-0802
Local Jurisdiction: Monterey County
Final Local Action: Approved With Conditions
Applicant(s): RICHARD D STOLTZ

Project Location: 0 Hwy 1
Carmel, Ca 93923 Monterey County Apn:06053-241182012000

Project Description: Allow demolition of an existing 732 square foot legal non-conforming detached garage and construction of a replacement 1,111 square foot detached garage; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

Dates
Local Action: 7/19/23
Local Action Notice Received: 8/10/2023
Appeal Period Starts: 8/10/2023
Appeal Period Ends: 8/24/2023
Local Application Number: PLN210228
CCC Tracking Number: 3-MCO-23-0804
Local Jurisdiction: Monterey County
Final Local Action: Approved With Conditions
Applicant(s): Bixby Rock LLC

Project Location: 39140 Highway 1
Monterey, Ca 93940 Monterey County Apn:06053-418121048000

Project Description: Allow demolition of a 4,952 square foot single family dwelling and construction of a 6,092 square foot single family dwelling and associated site improvements; 2) Coastal Development Permit to allow Development within the Critical Viewshed; 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA); and 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff. Accept the Amended Conservation & Scenic Easement Deed.

Dates:
Local Action: 7/25/23
Local Action Notice Received: 8/10/2023
Appeal Period Starts: 8/10/2023
**Appeal Period Ends**: 8/24/2023
Local Application Number 221305
CCC Tracking Number 3-SCO-23-0794
Local Jurisdiction Santa Cruz County
Final Local Action Approved With Conditions
Applicant(s) STEVEN A LAUB

Project Location 2866 S Palisades Ave
Santa Cruz, Ca 95062 Santa Cruz County Apn:06087-028-304-72
Project Description Proposal to replace existing safety fencing on the seaward side of the property.

Dates
Local Action
Local Action Notice Received 8/10/2023
Appeal Period Starts 8/10/2023
Appeal Period Ends 8/24/2023
Local Application Number     221303
CCC Tracking Number          3-SCO-23-0795
Local Jurisdiction           Santa Cruz County
Final Local Action           Approved With Conditions
Applicant(s)                 John Franich

Project Location             Santa Cruz County Apn:
Project Description          Proposal to construct an approximately 3,000 square foot single family dwelling with an attached approximately 550 square foot Accessory Dwelling Unit (ADU) and approximately 650 square foot attached garage.

Dates
Local Action                 8/10/23
Local Action Notice Received 8/10/2023
Appeal Period Starts         8/10/2023
**Appeal Period Ends**       **8/24/2023**
Local Application Number 231128
CCC Tracking Number 3-SCO-23-0796
Local Jurisdiction Santa Cruz County
Final Local Action Approved With Conditions
Applicant(s) Mitch Dallas

Project Location State Route Highway 1 From The San Andreas Rd / Larkin Valley Rd Exit Through City Of Watsonville City Limits And Extending Into Monterey County, An Approximately Eight-Mile Stretch Of Highway 1, Santa Cruz County Apn:

Project Description The proposed project includes removing and replacing drainage structures, adding traffic lighting, traffic monitoring systems, and maintenance vehicle pullouts.

Dates
Local Action 7/21/23
Local Action Notice Received 8/10/2023
Appeal Period Starts 8/10/2023
Appeal Period Ends 8/24/2023
CURRENTLY APPEALABLE LOCAL PERMITS
Central Coast District covering Santa Cruz, Monterey, and San Luis Obispo Counties
Local Government CDP Actions Appealable as of: August 18, 2023

Local Application Number 231127
CCC Tracking Number 3-SCO-23-0797
Local Jurisdiction Santa Cruz County
Final Local Action Approved With Conditions
Applicant(s) Mitch Dallas

Project Location State Route Highway 1 Between The Freedom Blvd And Buena Vista Drive Exits, An Approximately Four -Mile Stretch Of Highway 1., Santa Cruz County Apn:
Project Description The proposed project includes improvements to State Route Highway 1 including widening northbound and southbound inside shoulders to 5 feet in width, adding additional paving to median cut-through approaches, and minor drainage improvements.

Dates
Local Action 7/21/23
Local Action Notice Received 8/10/2023
Appeal Period Starts 8/10/2023
Appeal Period Ends 8/24/2023
Local Application Number: PLN210119
CCC Tracking Number: 3-MCO-23-0810
Local Jurisdiction: Monterey County
Final Local Action: Approved With Conditions
Applicant(s): ROSENDO SOTO MORA

Project Location: 588 Strawberry Canyon Rd A
Royal Oaks, Ca 95076 Monterey County Apn:06053-129271009000

Project Description: Demolition of a 1,000 square foot manufactured dwelling unit; and a Coastal Administrative Permit to allow installation of a replacement 960 square foot manufactured dwelling unit on a new permanent foundation.

Dates:
Local Action: 7/19/23
Local Action Notice Received: 8/14/2023
Appeal Period Starts: 8/14/2023
Appeal Period Ends: 8/28/2023
Local Application Number  PLN220172
CCC Tracking Number  3-MCO-23-0811
Local Jurisdiction  Monterey County
Final Local Action  Approved With Conditions
Applicant(s)

Project Location  16 Spindrift Rd
Carmel, Ca 93923 Monterey County  Apn:06053-241321005000
Project Description  Allow construction of a 680 square foot addition, construction of a 576 square foot detached two-car garage, modifications to an existing single family dwelling including demolition and rebuild of the second story and associated site improvements; a Coastal Administrative Permit for conversion of an existing 512 square foot detached barn into a 284 square foot guesthouse and a 228 square foot office studio.

Dates
Local Action  7/19/23
Local Action Notice Received  8/14/2023
Appeal Period Starts  8/14/2023
Appeal Period Ends  8/28/2023
Local Application Number  C-DRC2023-00024
CCC Tracking Number  3-SLO-23-0813
Local Jurisdiction  San Luis Obispo County
Final Local Action  Approved With Conditions
Applicant(s)  Ron Vicari

Project Location  324 Mccarthy Ave
                 Oceano, Ca 93445 San Luis Obispo County
                 Apn:06079-061-021-062
Project Description  Allow an existing two-story single-family residence with an attached
two-car garage to be used as a residential vacation rental.

Dates
Local Action  7/21/23
Local Action Notice Received  8/14/2023
Appeal Period Starts  8/14/2023
Appeal Period Ends  8/28/2023
Current Appealable Local Permits

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

Local Government CDP Actions Appealable as of: August 18, 2023

Local Application Number: 23CDP-00039
CCC Tracking Number: 4-STB-23-0780
Local Jurisdiction: Santa Barbara County
Final Local Action: Approved With Conditions
Applicant(s): Goodman - Langh Family Trust 12/15/11

Project Location: 4607 Via Huerto
Santa Barbara, Ca 93110 Santa Barbara County
Apn:06083-063-110-014

Project Description:
The project is a request for a Coastal Development Permit to allow construction of a new approximately 7’x31’ ground mounted solar array. No grading or tree removal is proposed. The parcel will be served by the Goleta Water District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Via Huerto. The property is a 2.77- acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-110-014, located at 4607 Via Huerto in the Eastern Goleta Valley Community Plan Area.

Dates
Local Action: 7/31/23
Local Action Notice Received: 8/4/2023
Appeal Period Starts: 8/4/2023
Appeal Period Ends: 8/18/2023
CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: August 18, 2023

Local Application Number 22CDH-00000-00026
CCC Tracking Number 4-STB-23-0759
Local Jurisdiction Santa Barbara County
Final Local Action Approved With Conditions
Applicant(s) 3282 Beach Club Family Trust

Project Location 3276 Beach Club Rd
Carpinteria, Ca 93013 Santa Barbara County
Apn:06083-005-390-020

Project Description To allow for construction of a new sewer line to connect the residence at 3276 Beach Club Road to an existing Carpinteria Sanitary District sewer main line running under the center of Padaro Lane. The existing septic system is failing, and will be abandoned under the direction of Environmental Health and Safety Permit No. 0025482.

Dates
Local Action 7/25/23
Local Action Notice Received 8/7/2023
Appeal Period Starts 8/7/2023
Appeal Period Ends 8/21/2023
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<td>Applicant(s)</td>
<td>Tahnee Colson</td>
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<td>Project Location</td>
<td>919 Milwood Ave Venice, Ca 90291 Los Angeles County Apn:06037-4241008026</td>
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<td>Project Description</td>
<td>Remodel of and addition to an existing one-story, 780 square-foot, single-family dwelling and a detached 415 square-foot recreation room with a mezzanine, consisting of a 545 square-foot first-floor addition, a 498 square-foot second floor addition, and the connection of the single-family dwelling to the detached recreation room, resulting in a two-story 2,450 square-foot single-family dwelling with an attached recreation room; one parking space is maintained on-site.</td>
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CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: August 18, 2023

Local Application Number       CDP 23-0235
CCC Tracking Number            5-LGB-23-0789
Local Jurisdiction             City of Laguna Beach
Final Local Action             Approved With Conditions
Applicant(s)                   Todd Skendarian

Project Location               31321 Coast Hwy
                                Laguna Beach, Ca 92651 Orange County Apn:06059-056-032-01
Project Description            Upper-level addition, roofline modifications, window and door changes, exterior remodel, spark arrestor exceeding allowable height, spa and landscaping.

Dates
Local Action                   7/6/23
Local Action Notice Received   8/7/2023
Appeal Period Starts           8/7/2023
Appeal Period Ends             8/21/2023
Local Application Number: DIR-2022-8507-CDP-MEL-HCA
CCC Tracking Number: 5-VEN-23-0043
Local Jurisdiction: City of LA - Venice
Final Local Action: Approved With Conditions
Applicant(s): Michael Brooks

Project Location: 2324 Pacific Ave
Venice, Ca 90291 Los Angeles County Apn:06037-4227004032

Project Description: Conversion of an eight-car garage within an existing 12-unit apartment building into three new 660 square-foot attached Accessory Dwelling Units (ADUs) providing zero parking spaces on-site.

Dates:
Local Action: 7/27/23
Local Action Notice Received: 7/28/2023
Appeal Period Starts: 7/28/2023
Appeal Period Ends: 8/25/2023
Local Application Number  PA2022-0249
CCC Tracking Number  5-NPB-23-0826
Local Jurisdiction  City of Newport Beach
Final Local Action  Approved With Conditions
Applicant(s)  Mario Marovic

Project Location  121 Mcfadden Pl
Newport Beach, Ca 92663 Orange County  Apn:06059-047-151-12
Project Description  A conditional use permit to increase the allowed occupant load of the Stag Bar from 260 persons to a maximum of 290 persons, which requires a waiver of 8 required parking spaces. Additionally, the applicant requests to allow live entertainment from 11 a.m. to 2 a.m., daily and dancing from 5 p.m. to 2 a.m., daily. The current hours of operation from 6 a.m. to 2 a.m., daily, are not proposed to be modified. Since the property is located in the coastal zone, a coastal development permit is also requested.

Dates
Local Action  8/18/23
Local Action Notice Received  8/18/2023
Appeal Period Starts  8/18/2023
Appeal Period Ends  9/1/2023
Local Application Number  DIR-2022-2656-CDP-MEL
CCC Tracking Number  5-VEN-23-0044
Local Jurisdiction  City of LA - Venice
Final Local Action  Approved With Conditions
Applicant(s)  731 Indiana General Partnership

Project Location  731 Indiana Ave
Venice, Ca 90291 Los Angeles County Apn:06037-4239004020
Project Description  conversion of an existing two-story detached accessory structure into a 976 square-foot detached two-story Accessory Dwelling Unit (ADU), providing three on-site parking spaces.

Dates
Local Action  7/20/23
Local Action Notice Received  8/4/2023
Appeal Period Starts  8/4/2023
Appeal Period Ends  9/1/2023
Currently Appealable Local Permits

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: August 18, 2023

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<td>Michael Baker</td>
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<td>Project Location</td>
<td>518 Sunset Ave</td>
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<td>addition of 493 square feet to the first floor of an existing garage and the addition of a 625 square-foot second floor to establish a new 1,642 square-foot accessory structure comprised of a 400 square-foot garage, 1,118 square-foot Accessory Dwelling Unit (ADU), and 124 square-foot storage room with three parking spaces onsite.</td>
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