

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 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>

To see Frequently Asked Questions about the appeal process:

<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: March 29, 2023

Local Application Number	PLN-2022-17846
CCC Post-Cert Number	1-HUM-23-0222
Local Jurisdiction	Humboldt County
Final Local Action	Approved With Conditions
Applicant(s)	Domingo Santos

Project Location

Project Description

A Final Map Subdivision of an approximately 10.51 acre parcel into 45 residential lots ranging in size between approximately 5,000 square feet to 7,800 square feet in size, including a proposed 11,850 square foot parcel (Lot "B") for park purposes. An exception to the solar shading requirements has been requested for Lots 36 and 40. The project will be served with community water and sewer provided by the McKinleyville Community Services District. This project was approved as Phase 3 of the Santos Subdivison (FMS-04-06), however, that approval has expired.

Dates

Local Action	2/16/23
Local Action Notice Received	3/21/2023
Appeal Period Starts	3/21/2023
Appeal Period Ends	4/5/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	UP2309C
CCC Post-Cert Number	1-DNC-23-0241
Local Jurisdiction	Del Norte County
Final Local Action	Approved With Conditions
Applicant(s)	Daniel Sedgwick
Project Location	1655 Bethesda Way Crescent City, Ca 95531 Del Norte County Apn:06015-116290027000
Project Description	Use Permit for an Overheight Accessory Building.

Dates

Local Action	3/8/23
Local Action Notice Received	3/22/2023
Appeal Period Starts	3/22/2023
Appeal Period Ends	4/6/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	PDP-22-049
CCC Post-Cert Number	2-HMB-23-0234
Local Jurisdiction	City of Half Moon Bay
Final Local Action	Approved With Conditions
Applicant(s)	JOHN S CUNNINGHAM
Project Location	229 Garcia Ave Half Moon Bay, Ca 94019 San Mateo County Apn:06081-056104170
Project Description	Construction of a new 736 square foot detached accessory dwelling unit behind an existing single-family residence at 229 Garcia Avenue.

Dates

Local Action	2/22/23
Local Action Notice Received	3/16/2023
Appeal Period Starts	3/16/2023
Appeal Period Ends	3/30/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	PDP-21-085
CCC Post-Cert Number	2-HMB-23-0239
Local Jurisdiction	City of Half Moon Bay
Final Local Action	Approved
Applicant(s)	Edward Love
Project Location	500 Roosevelt Blvd, San Mateo County Apn:048-128-010
Project Description	Major Amendment to an approved Coastal Development Permit and Architectural Review to allow the construction of an additional 425 square feet of living space to a previously approved addition totaling 1,541 square feet and reconstruction of an existing two-story in the R-1 Single Family Residential Zoning District and the Residential Medium Density General Plan designation

Dates

Local Action	2/22/23
Local Action Notice Received	3/21/2023
Appeal Period Starts	3/21/2023
Appeal Period Ends	4/5/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number 23-008
CCC Post-Cert Number **3-MCO-23-0226**
Local Jurisdiction Monterey County
Final Local Action Approved With Conditions
Applicant(s)

Project Location 30590 Aurora Del Mar
Carmel, Ca 93923 Monterey County Apn:06053-243331004000
Project Description Allow a 556 square foot addition to an existing single family home, replacement of an existing 125 square foot shed with a 250 square foot shed and associated site improvements including replacements of existing decks & stairs; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (coastal bluff scrub); 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 5) Coastal Development Permit to allow removal of three (3) Monterey Cypress and two (2) landmark size Eucalyptus trees.

Dates

Local Action 2/9/23
Local Action Notice Received 3/15/2023
Appeal Period Starts 3/15/2023
Appeal Period Ends 3/29/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number 23-005
CCC Post-Cert Number **3-MCO-23-0229**
Local Jurisdiction Monterey County
Final Local Action Approved With Conditions
Applicant(s) MICHAEL A CARPENTER

Project Location 2645 16Th Ave
Carmel, Ca 93923 Monterey County Apn:06053-009394007000

Project Description Allow a 488 square foot addition to a 1,420 square foot single family dwelling; Coastal Administrative Permit to allow a parking space within the front setback to count toward off-street parking requirements; and Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

Dates

Local Action 2/1/23
Local Action Notice Received 3/15/2023
Appeal Period Starts 3/15/2023
Appeal Period Ends 3/29/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number 23-0021
CCC Post-Cert Number **3-CAP-23-0236**
Local Jurisdiction City of Capitola
Final Local Action Approved With Conditions
Applicant(s)

Project Location Santa Cruz County Apn:06087-035-371-01

Project Description Coastal Development Permit for sidewalk improvements on Park Avenue in the R-1 (Single-Family Residential) Zoning District. The improvements include a new sidewalk on the north side of Park Avenue extending from McCormick Avenue to Wesley Street, and a new crosswalk at Washburn Avenue, and at Cabrillo Street to connect the new sidewalks on the north side to the existing sidewalk on the south side of Park Avenue.

Dates

Local Action 3/14/23
Local Action Notice Received 3/20/2023
Appeal Period Starts 3/20/2023
Appeal Period Ends 4/4/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number P21-000051
CCC Post-Cert Number **3-PSB-23-0237**
Local Jurisdiction City of Pismo Beach
Final Local Action Approved With Conditions
Applicant(s) Wendy WATSON

Project Location 2611 Spyglass Dr
Pismo Beach, Ca 93449 San Luis Obispo County
Apn:06079-010-042-008

Project Description Coastal Development Permit and Architectural Review Permit for An Addition to An Existing Two-Story Single-Family Residence and a Categorical Exemption. Location - 2611 Spyglass Drive

Dates

Local Action 2/28/23
Local Action Notice Received 3/21/2023
Appeal Period Starts 3/21/2023
Appeal Period Ends 4/5/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number 221260
CCC Post-Cert Number **3-SCO-23-0244**
Local Jurisdiction Santa Cruz County
Final Local Action Approved With Conditions
Applicant(s) Steven Plyler

Project Location 375 Beach Dr
Aptos, Ca 95003 Santa Cruz County Apn:06087-043-095-16

Project Description Remodel an existing single-family dwelling to include a conversion of a pantry to a bathroom, changes to windows and balcony materials, and the enclosure of a 91 square foot balcony on the rear of the home. The proposed bathroom conversion would expand the non-conforming portion of the structure, constructed within the 5-foot east side yard setback, by approximately two square feet.

Dates

Local Action 3/3/23
Local Action Notice Received 3/22/2023
Appeal Period Starts 3/22/2023
Appeal Period Ends 4/6/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	221057
CCC Post-Cert Number	3-SCO-23-0245
Local Jurisdiction	Santa Cruz County
Final Local Action	Approved With Conditions
Applicant(s)	BRET SISNEY
Project Location	4660 Opal Cliff Dr Santa Cruz, Ca 95062 Santa Cruz County Apn:06087-033-132-05
Project Description	Proposal to demolish an existing 155 square foot detached non-habitable accessory structure "casita" and recognize replacement of a safety railing along the coastal bluff including installation of a pathway along the inside of the fence line.

Dates

Local Action	3/1/23
Local Action Notice Received	3/22/2023
Appeal Period Starts	3/22/2023
Appeal Period Ends	4/6/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	23-006
CCC Post-Cert Number	3-MCO-23-0250
Local Jurisdiction	Monterey County
Final Local Action	Approved With Conditions
Applicant(s)	KARL F HEISLER
Project Location	90 Crest Rd Carmel, Ca 93923 Monterey County Apn:06053-241231008000
Project Description	Construction of a test well for the purpose of determining quantity and quality of water produced for potable uses; 2) Coastal Development Permit for the removal of four (4) protected trees [one (1) 18-inch Monterey Pine, one (1) 22-inch Monterey Pine, one (1) 24-inch Monterey Pine, and one (1) 13-inch Cypress]; and 3) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

Dates

Local Action	2/9/23
Local Action Notice Received	3/23/2023
Appeal Period Starts	3/23/2023
Appeal Period Ends	4/7/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	C-DRC2022-00045
CCC Post-Cert Number	3-SLO-23-0253
Local Jurisdiction	San Luis Obispo County
Final Local Action	Approved With Conditions
Applicant(s)	KATHLEEN MARQUART
Project Location	560 Pacific Ave Cayucos, Ca 93430 San Luis Obispo County Apn:06079-064-148-008
Project Description	Demolition of a 400 square-foot one-car garage.

Dates

Local Action	3/3/23
Local Action Notice Received	3/23/2023
Appeal Period Starts	3/23/2023
Appeal Period Ends	4/7/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	23-0046
CCC Post-Cert Number	3-CAP-23-0269
Local Jurisdiction	City of Capitola
Final Local Action	Approved With Conditions
Applicant(s)	Jill Ealy
Project Location	203 Esplanade Capitola, Ca 95010 Santa Cruz County Apn:06087-035-211-04
Project Description	Historic Alteration Permit and Coastal Development Permit for window replacement at Zelda's Restaurant located at 203 Esplanade in the Mixed Used Village

Dates

Local Action	3/3/23
Local Action Notice Received	3/24/2023
Appeal Period Starts	3/24/2023
Appeal Period Ends	4/10/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number 23-010
CCC Post-Cert Number **3-MCO-23-0268**
Local Jurisdiction Monterey County
Final Local Action Approved With Conditions
Applicant(s) Keith Gurries

Project Location 35681 Highway 1
Carmel, Ca Monterey County Apn:243-301-029-000

Project Description Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN200266) to allow up to 1,100 linear feet of the 2-inch water line to be undergrounded and 200 linear feet above ground. Other development of the water system is as previously described in PLN200266.

Dates

Local Action 2/15/23
Local Action Notice Received 3/24/2023
Appeal Period Starts 3/24/2023
Appeal Period Ends 4/10/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	CDP22-035
CCC Post-Cert Number	3-MRB-23-0265
Local Jurisdiction	City of Morro Bay
Final Local Action	Approved With Conditions
Applicant(s)	Arthur Lutschaunig
Project Location	242 Surf St Morro Bay, Ca 93442 San Luis Obispo County Apn:06079-066-022-009
Project Description	Proposed new 380 sf ADU adjacent to and above a reconstructed 232 sf conforming garage structure that replaced the existing non-conforming 340 sf garage. The ADU lower level includes a stairway access to the main floor above and a full bathroom.

Dates

Local Action	3/13/23
Local Action Notice Received	3/28/2023
Appeal Period Starts	3/28/2023
Appeal Period Ends	4/12/2023

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	22DVP-00000-00009 & 22CDH-00000-00012
CCC Post-Cert Number	4-STB-23-0248
Local Jurisdiction	Santa Barbara County
Final Local Action	Approved With Conditions
Applicant(s)	Goleta Sanitary District
Project Location	1126 Fowler St Goleta, Ca 93117 Santa Barbara County Apn:06083-071-200-003
Project Description	To upgrade existing facilities at the Goleta Water Resource Recovery Facility (WRRF) to utilize digester gas production and energy recovery as identified by an August 2019 Biosolids and Energy Strategic Plan (BESP).

Dates

Local Action	2/22/23
Local Action Notice Received	3/23/2023
Appeal Period Starts	3/23/2023
Appeal Period Ends	4/7/2023

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	22-026
CCC Post-Cert Number	5-HNB-23-0227
Local Jurisdiction	City of Huntington Beach
Final Local Action	Approved With Conditions
Applicant(s)	Michael Hopkins
Project Location	9032 Christine Dr Huntington Beach, Ca 92646 Orange County Apn:06059-114-481-22
Project Description	To permit a 1,350 sq. ft. addition and interior remodel, including a 346 sq. ft. third story deck, to an existing 2,839 sq. ft. single -family residence at an overall height of 26 feet.

Dates

Local Action	3/15/23
Local Action Notice Received	3/16/2023
Appeal Period Starts	3/16/2023
Appeal Period Ends	3/30/2023

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	PA22-0198
CCC Post-Cert Number	5-EMB-23-0246
Local Jurisdiction	Orange Co - S/Emerald Bay
Final Local Action	Approved With Conditions
Applicant(s)	Emerald Bay Community Association
Project Location	Orange County Apn:06059-053-060-75
Project Description	A request for a Coastal Development Permit to allow the in-kind replacement of existing playground equipment at the Main Beach in the Emerald Bay community.

Dates

Local Action	2/16/23
Local Action Notice Received	3/21/2023
Appeal Period Starts	3/21/2023
Appeal Period Ends	4/5/2023

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number PA2022-0214
CCC Post-Cert Number **5-NPB-23-0238**
Local Jurisdiction City of Newport Beach
Final Local Action Approved With Conditions
Applicant(s) Troy Weiland

Project Location 2761 Bay Shore Dr
Newport Beach, Ca 92663 Orange County Apn:06059-049-192-07
Project Description Demolition of an existing single family residence and construction of a new, 26.7-ft. tall, 2-story, 1,977 sq. ft. single-family residence with a 616 sq. ft. upper terrace and attached 669 sq. ft. 2-car garage. The project includes a new pool, and 2,311 sq. ft. of landscaping.

Dates

Local Action 3/17/23
Local Action Notice Received 3/21/2023
Appeal Period Starts 3/21/2023
Appeal Period Ends 4/5/2023

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number ZA-2022-6935-CDP-SPP-ZAA-MEL

CCC Post-Cert Number **5-VEN-23-0013**

Local Jurisdiction City of LA - Venice

Final Local Action Approved With Conditions

Applicant(s) Christy Breitenbach

Project Location 17 E Galleon St
Venice, Ca 90292 Los Angeles County Apr:

Project Description After-the-fact demolition of a single family dwelling with a detached two-car garage, and after-the-fact construction of a two-story, 3,658 square-foot single-family dwelling, and interior and exterior improvements to the existing single-family dwelling, maintaining three parking spaces on site; and authorizing new interior and exterior improvements to the existing single-family dwelling.

Dates

Local Action 2/21/23

Local Action Notice Received 3/13/2023

Appeal Period Starts 3/9/2023

Appeal Period Ends 4/7/2023

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: March 29, 2023

Local Application Number	MD-42-23
CCC Post-Cert Number	5-PVE-23-0257
Local Jurisdiction	City of Palos Verdes Estates
Final Local Action	Approved With Conditions
Applicant(s)	Luis De Moraes
Project Location	2100 Rosita Pl Palos Verdes Estates, Ca 90274 Los Angeles County Apn:
Project Description	The application proposes to remove one window and install three windows on the upper north elevation of an existing single-family home.

Dates

Local Action	3/20/23
Local Action Notice Received	3/24/2023
Appeal Period Starts	3/24/2023
Appeal Period Ends	4/10/2023