

CALIFORNIA COASTAL COMMISSION

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**W17**

DATE: October 8, 2025
TO: Coastal Commissioners
FROM: Kate Huckelbridge, Executive Director
SUBJECT: **DRAFT** MINUTES of MEETING of August 13-15, 2025
King Gillette Ranch
26800 Mulholland Hwy.
Calabasas, CA 91302

WEDNESDAY, AUGUST 13, 2025

1. **CALL TO ORDER and ROLL CALL.** The meeting of the California Coastal Commission was called to order at 9:03 a.m. by Chair Harmon. **Present:** Chair Harmon, Vice Chair Hart, Bochco, Jackson, Kelley, Lopez, Notthoff, Wilson. Preciado arrived at 9:30a.m. **Absent:** Escalante, Lowenberg, Turnbull-Sanders **Non-voting present:** Dumlao, Williams.
2. **VIRTUAL MEETING PROCEDURES.**
3. **AGENDA CHANGES.**
4. **GENERAL PUBLIC COMMENT.** Members of the public addressed the Commission on various issues affecting the coast.
5. **Chair's Report.** None.

STATEWIDE

6. **EXECUTIVE DIRECTOR'S REPORT.**
 - a. **Executive Director's Report.** Information only.
 - b. **Commission Correspondence.** None.
 - c. **Legislative Report.**
 - d. **Public Education Grant Program.** Staff recommended approval of the grant program.

Motion & vote: Notthoff moved to approve the Whale Tail Grant Program pursuant to the staff recommendation and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved.**

e. **2026 Meeting Schedule.** Staff recommended approval.

Motion & vote: Hart moved to approve the 2026 meeting schedule pursuant to the staff recommendation and recommended a yes vote, seconded by Jackson. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved.**

7. **CONSENT CALENDAR.** None.

8. **CONSENT CALENDAR (removed from Regular Calendar).** Staff moved 8 items [11a,13a,15b,16a,18a,18b,18c,18d] to the expanded consent calendar and recommended approval pursuant to the staff recommendation.

Motion & vote: Lopez moved to approve the expanded consent calendar pursuant to the staff recommendation and recommended a yes vote, seconded by Wilson. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved as recommended.**

ENFORCEMENT

9. **ENFORCEMENT REPORT.** None.

The Commission went into closed session.

REPORT OF CLOSED SESSION

The Commission received litigation information and advice regarding a matter of potential litigation and:

Space Exploration Technologies Corp. v. CCC

The Commission also received litigation information and advice and took action on:
City of Ft. Bragg v. Mendocino Railway

NORTH CENTRAL COAST DISTRICT

10. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification, and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.

11. **LOCAL COASTAL PROGRAMS (LCPs).**

a. **Sonoma County LCP Amendment No. LCP-2-SON-25-0031-1 (Zoning Procedures and Permit Expiration).** Moved by staff to the expanded consent calendar. **Concurred.**

12. NEW APPEALS.

- a. **Appeal No. A-2-HMB-25-0017 (Vidovich SFD, Half Moon Bay).** Staff recommended that the appeal raised no substantial issue.

Motion & vote: Kelley moved to determine that Appeal No. A-2-HMB-25-0017 raised no substantial issue on the grounds on which the appeal was filed and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **No substantial issue found. Local approval upheld.**

13. COASTAL PERMIT APPLICATIONS.

- a. **Application No. 2-25-0117 (Grudin-Huezo SFD, Seadrift)** Moved by staff to the expanded consent calendar. **Approved with conditions.**

CENTRAL COAST DISTRICT

14. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification, and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.

15. LOCAL COASTAL PROGRAMS (LCPs).

- a. **Monterey County LCP Amendment No. LCP-3-MCO-24-0039-1 (Vacation Rentals).** Staff recommended approval of the Implementation Plan as submitted. *[Notthoff recused]*

Motion: Wilson moved to reject the Implementation Plan as submitted and recommended a no vote, seconded by Kelley.

#1 Amending motion and vote: Preciado moved to allow existing short term rentals in good standing to continue to operate for another 7 years and recommended a yes vote, seconded by Lopez. The roll call vote was 2 in favor (Lopez, Preciado) and 6 opposed (Bochco, Hart, Jackson, Kelley, Wilson, Harmon). **Motion failed.**

#2 Amending motion and vote: Preciado moved to remove the requirement to apply for a coastal development permit and recommended a yes vote, seconded by Lopez. The roll call vote was 3 in favor (Lopez, Preciado, Harmon) and 5 opposed (Hart, Jackson, Kelley, Wilson, Bochco). **Motion failed.**

#3 Amending motion and vote: Hart moved to include as hosted rentals in Big Sur and Carmel Highlands properties in which there are two legally existing residential units, as long as a primary homeowner or caretaker lives on the property full time, and recommended a yes vote, seconded by Bochco. The roll call vote was 2 in favor (Hart, Preciado) and 6 opposed (Jackson, Kelley, Lopez, Wilson, Bochco, Harmon). **Motion failed.**

Vote on main motion: The roll call vote was 2 in favor of the motion (Lopez, Preciado) and 6 in opposition to the motion (Kelley, Wilson, Bochco, Hart, Jackson, Harmon). **Approved as submitted.**

- b. **City of Santa Cruz LCP Amendment No. LCP-3-STC-25-0023-1 Part A (Downtown Plan Expansion).** Moved by staff to the expanded consent calendar. **Approved as submitted.**

16. **NOTICE OF IMPENDING DEVELOPMENT.**

- a. **Notice of Impending Development No. SLT-NOID-0006-25 (North Coastal San Luis Obispo County Regional Ecological strategy for Improving Landscapes).** Moved by staff to the expanded consent calendar. **Approved with conditions.**

17. **NEW APPEALS.**

- a. **Appeal No. A-3-SLO-25-0021 (Przybyslawski SFD, Cambria)** Staff recommended that the Commission determine that the appeal raised no substantial issue.

Motion & vote: Notthoff moved to determine that Appeal No. A-3-SLO-25-0021 raised no substantial issue on the grounds on which the appeal was filed and recommended a yes vote, seconded by Hart. Chair Harmon ruled that was unanimous in favor of the motion. **No substantial issue found. Local approval upheld.**

18. **COASTAL PERMIT APPLICATIONS.**

- a. **Application No. 3-23-0757 (Caltrans Big Creek Retaining Wall, Big Sur)** Moved by staff to the expanded consent calendar. **Approved with conditions.**
- b. **Application No. 3-24-0005 (LeBaron Revetment, Pleasure Point)** Moved by staff to the expanded consent calendar. **Approved with conditions.**
- c. **Application No. 3-24-0006 (Zollars Revetment, Pleasure Point)** Moved by staff to the expanded consent calendar. **Approved with conditions.**
- d. **Application No. 3-25-0525 (Capitola Fireworks, Capitola)** Moved by staff to the expanded consent calendar. **Approved with conditions.**

STATEWIDE

- 19. **APPROVAL OF MINUTES.** None.
- 20. **COMMISSIONERS' REPORTS.** None.
- 21. **COMMISSION SUB-COMMITTEE REPORTS.** None.
- 22. **CONSERVANCY REPORT.** None.

- 23. **SANTA MONICA MOUNTAINS CONSERVANCY REPORT.** None.
- 24. **SANTA MONICA BAY RESTORATION REPORT.** None.
- 25. **DEPUTY ATTORNEY GENERAL'S REPORT.** None.

The Commission recessed for the day at 5:15 p.m.

THURSDAY, AUGUST 14, 2025

1. **CALL TO ORDER and ROLL CALL.** The meeting of the California Coastal Commission was called to order at 9:00 a.m. by Chair Harmon. **Present:** Chair Harmon, Vice Chair Hart, Bochco, Jackson, Kelley, Lopez, Notthoff, Turnbull-Sanders, Wilson. Escalante arrived at 9:08a.m., Preciado arrived at 9:13a.m. Absent: Lowenberg. **Non-voting present:** Dumlao, Williams.
2. **VIRTUAL MEETING PROCEDURES.**
3. **AGENDA CHANGES.**
4. **GENERAL PUBLIC COMMENT.** Members of the public addressed the Commission on various issues affecting the coast.
5. **CONSENT CALENDAR.** Staff recommended approval of the consent calendar.

Motion & vote: Wilson moved to approve the consent calendar pursuant to the staff recommendation and recommended a yes vote, seconded by Turnbull-Sanders. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

- a. **University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0003-25 (Military Science Sheds).**

6. **CONSENT CALENDAR (removed from Regular Calendar).** Staff moved 4 items [11a, 11b, 11c, 17c] to the expanded consent calendar and recommended approval.

Motion & vote: Kelley moved to approve the expanded consent calendar pursuant to the staff recommendation and recommended a yes vote, seconded by Hart. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved as recommended.**

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

7. **DEPUTY DIRECTOR'S REPORT for 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. There being no objection, Chair Harmon ruled that the Commission concurred.
8. **COASTAL PERMIT APPLICATIONS.**
 - a. **Application No. 9-25-0458 (Los Cerritos Wetlands, LLC, Long Beach)** Staff recommended approval with conditions.

Motion & vote: Hart moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Notthoff. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

Motion & vote: Hart moved to authorize the Executive Director to approve the amendment to the Upper Los Cerritos Mitigation Bank Enabling Instrument and recommended a yes vote, seconded by Notthoff. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved.**

- b. **Application No. 1-17-0328 (The Wildlands Conservancy and Russ Ranch & Timber, LLC, Humboldt Co.)** Staff recommended approval with conditions.

Motion & vote: Wilson moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

9. **FEDERAL CONSISTENCY.**

- a. **Consistency Determination No. CD-0004-24 (Natural Resources Conservation Service).** Staff recommended that the Commission conditionally concur.

Motion & vote: Wilson moved to conditionally concur pursuant to the staff recommendation and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Conditionally concurred.**

- b. **Consistency Determination No. CD-0006-25 (United States Space Force).** Staff recommended objection due to lack of sufficient information.

Motion & vote: Bochco moved to concur that the project is consistent to the maximum extent practicable with the enforceable policies of the California Coastal Management Program and recommended a no vote, seconded by Kelly. Chair Harmon ruled that the vote was unanimous in opposition to the motion. **Objection.**

The Commission went into closed session.

REPORT OF CLOSED SESSION

The Commission received information and advice regarding the following cases:

Friends of Oceano Dunes v. California Department of Parks and Recreation, et al. (21CV-0275)

- *Space Exploration Technologies Corp. v. California Coastal Commission, et al.*

The Commission received information and advice and took action on:

Friends of Oceano Dunes v. California Coastal Commission, et al. (Case 21 CV-0214).

Specifically, Commissioner Lopez moved to set aside and revoke the Commission's March 2021 amendment to CDP 4-82-300 and recommended a yes vote, seconded by Commissioner Wilson. Chair Harmon ruled that the vote was unanimous in favor of the motion.

SOUTH CENTRAL COAST DISTRICT

10. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification, and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.
11. **LOCAL COASTAL PROGRAM (LCPs).**
 - a. **County of Santa Barbara LCP Amendment No. LCP-4-STB-25-0014-1-Part A (AG Enterprise Ordinance) Time Extension.** Moved by staff to the expanded consent calendar. **Approved.**
 - b. **County of Santa Barbara LCP Amendment No. LCP-4-STB-25-0017-1 Part D (Cannabis Odor) Time Extension.** Moved by staff to the expanded consent calendar. **Approved.**
 - c. **County of Santa Barbara LCP Amendment No. LCP-4-STB-25-0018-1 Part E (Telecommunication Facilities) Time Extension.** Moved by staff to the expanded consent calendar. **Approved.**
12. **PUBLIC WORKS PLAN.**
 - a. **Channel Islands Harbor PWP Amendment No. PWP-4-CIH-25-0002-1 (Karls Village)**
Staff recommended approval of the Public Works Plan as submitted.

Motion & vote: Wilson moved to approve the Public Works Plan amendment as submitted and recommended a yes vote, seconded by Escalante. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved as submitted.**

13. **NOTICE OF IMPENDING DEVELOPMENT.**
 - a. **Channel Islands Harbor Notice of Impending Development No. CIH-NOID-0005-25 (Karls Village).** Staff recommended approval.

Motion & vote: Wilson moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Escalante. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

14. **DEPUTY DIRECTOR'S REPORT FOR LOS ANGELES COUNTY.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification, and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.

15. **LOCAL COASTAL PROGRAMS (LCPs).**

- a. **City of Rancho Palos Verdes LCP Amendment No. LCP-5-RPV-24-0017-1.** Staff recommended approval of the Land Use Plan and Implementation Plan as submitted.

Motion & vote: Notthoff moved to certify the Land Use Plan as submitted and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved as submitted.**

Motion & vote: Notthoff moved to reject the Implementation Plan as submitted and recommended a no vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in opposition to the motion. **Approved as submitted.**

16. **NEW APPEALS.**

- a. **Appeal No. A-5-VEN-22-0068 (City of Los Angeles Dept. of Public Works, Venice)** [POSTPONED]
- b. **Appeal No. A-5-VEN-22-0069 (City of Los Angeles Dept. of Public Works, Venice)** [POSTPONED]

17. **COASTAL PERMIT APPLICATIONS.**

- a. **Application No. 5-24-0123 (City of Los Angeles Dept. of Public Works, Bureau of Engineering, Los Angeles Co.)** [POSTPONED]
- b. **Application No. 5-23-0198 (City of Long Beach, Long Beach)** Staff recommended approval with conditions.

Motion & vote: Hart moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Kelley. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

- c. **Application No. 5-23-0546 (Halikis, Torrance)** Moved by staff to the expanded consent calendar. **Approved with conditions.**
- d. **Application No. 5-24-0402 (Schonbrun, Venice)** Staff recommended approval with conditions.

Motion & vote: Wilson moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Escalante. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

- e. **Application No. 5-24-0767 (Long Beach Yacht Club, Long Beach)** Staff recommended approval with conditions.

Motion & vote: Preciado moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Kelley. The roll call vote was 10 in favor (Bochco, Hart,

Jackson, Kelley, Lopez, Notthoff, Preciado, Turnbull-Sanders, Wilson, Harmon) and one opposed (Escalante). **Approved with conditions.**

18. **FEDERAL CONSISTENCY.**

- a. **Consistency Certification No. CC-0008-24 (City of Long Beach, Los Angeles Co.)** Staff recommended conditional concurrence.

Motion & vote: Hart moved to conditionally concur pursuant to the staff recommendation and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Conditionally concurred.**

The Commission recessed for the day at 4:20 p.m.

FRIDAY, AUGUST 15, 2025

1. **CALL TO ORDER and ROLL CALL.** The meeting of the California Coastal Commission was called to order at 9:00 a.m. by Chair Harmon. **Present:** Chair Harmon, Vice Chair Hart, Bochco, Escalante, Jackson, Kelley, Lopez, Notthoff, Preciado, Turnbull-Sanders, Wilson. **Absent:** Lowenberg. **Non-voting present:** Dumlao, Williams.
2. **VIRTUAL MEETING PROCEDURES.**
3. **AGENDA CHANGES.**
4. **GENERAL PUBLIC COMMENT.** Members of the public addressed the Commission on various issues affecting the coast.
5. **CONSENT CALENDAR.**
 - a. **Application No. 5-25-0190 (Fakhoury-Sawabini Private Trust 021817, San Clemente)**

Motion & vote: Kelley moved to approve the consent calendar pursuant to the staff recommendation and recommended a yes vote, seconded by Bochco. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**
6. **CONSENT CALENDAR (removed from Regular Calendar).** Staff moved 10 item [8b, 10a, 12c, 14a, 14b, 14c, 14d, 14e, 15a, 15b] to the expanded consent calendar and recommended approval.

Motion & vote: Preciado moved to approve the expanded consent calendar pursuant to the staff recommendation and recommended a yes vote, seconded by Wilson. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved as recommended.**

NORTH COAST DISTRICT

7. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.
8. **COASTAL PERMIT APPLICATIONS.**
 - a. **Application No. 1-23-0744 (Pacific Gas & Electric Co., Humboldt & Mendocino Cos.)**
[WITHDRAWN]
 - b. **Application No. 1-25-0285 (Sequoia Investments X, LLC, Humboldt Co.)** Moved by staff to the expanded consent calendar. **Approved with conditions.**

SOUTH COAST DISTRICT (ORANGE COUNTY)

9. **DEPUTY DIRECTOR'S REPORT FOR ORANGE COUNTY.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.

10. **LOCAL COASTAL PROGRAMS (LCPs).**

- a. **City of Dana Point LCP No. LCP-5-DPT-22-0040-1 (Zoning Code/IP Reconciliation) Time Extension.** Moved by staff to the expanded consent calendar. **Approved.**

11. **NEW APPEALS.**

- a. **Appeal No. A-5-LGB-25-0018 (City of Laguna Beach, Laguna Beach)** Staff recommended that the Commission determine that the appeal did not raise a substantial issue.

Motion & vote: Wilson moved to determine that Appeal No. A-5-LGB-25-0018 raised no substantial issue on the grounds on which the appeal was filed and recommended a yes vote, seconded by Preciado. Chair Harmon ruled that the vote was unanimous in favor of the motion. **No substantial issue found.**

- b. **Appeal No. A-5-LGB-25-0019 (City of Laguna Beach, Laguna Beach)** Staff recommended that the Commission determine that the appeal did not raise a substantial issue.

Motion & vote: Wilson moved to determine that Appeal No. A-5-LGB-25-0019 raised no substantial issue on the grounds on which the appeal was filed and recommended a yes vote, seconded by Lopez. Chair Harmon ruled that the vote was unanimous in favor of the motion. **No substantial issue found.**

12. **COASTAL PERMIT APPLICATIONS.**

- a. **Application No. 5-24-0224 (Seaside Coastal Living LLC, San Clemente)** [POSTPONED]
- b. **Application No. 5-24-0742 (SCRRA, San Clemente)** [POSTPONED]
- c. **Application No. 5-24-0751 (City of Newport Beach Public Works, Newport Beach)** Moved by staff to the expanded consent calendar. **Approved with conditions.**
- d. **Application No. 5-24-0801 (Dunnwald, San Clemente)** [POSTPONED]
- e. **Application No. 5-25-0242 (Pacific Airshow LLC, Huntington Beach)** Staff recommended approval with conditions.

Motion & vote: Jackson moved to approve pursuant to the staff recommendation and recommended a yes vote, seconded by Lopez. Chair Harmon ruled that the vote was unanimous in favor of the motion. **Approved with conditions.**

SAN DIEGO COAST DISTRICT

13. **DEPUTY DIRECTOR'S REPORT.** Report by Deputy Director on permit waivers, emergency permits, immaterial amendments & extensions, local government acceptance of modifications for LCP certification, and on comments from the public relating to the Deputy Director's report. There being no objection, Chair Harmon ruled that the Commission concurred.
14. **LOCAL COASTAL PROGRAMS (LCPs).**
 - a. **City of Carlsbad LCP Amendment No. LCP-6-CAR-24-0013-1 (Carlsbad Housing Element Rezone).** Moved by staff to the expanded consent calendar. **Approved with modifications.**
 - b. **City of Carlsbad LCP Amendment No. LCP-6-CAR-24-0012 (Aura Circle Open Space Rezone).** Moved by staff to the expanded consent calendar. **Approved as submitted.**
 - c. **City of San Diego LCP Amendment No. LCP-6-SAN-22-0024-1 (Transit Priority Area Parking Reform).** Moved by staff to the expanded consent calendar. **Approved with modifications.**
 - d. **City of San Diego LCP Amendment No. LCP-6-SAN-24-0010-1 (Housing Action Package 2.0).** Moved by staff to the expanded consent calendar. **Approved with modifications.**
 - e. **City of San Diego LCP Amendment No. LCP-6-SAN-24-0037-3 (De Anza Natural) Time Extension.** Moved by staff to the expanded consent calendar. **Approved.**
15. **COASTAL PERMIT APPLICATIONS.**
 - a. **Application No. 6-24-0503 (Oleinik, San Diego)** Moved by staff to the expanded consent calendar. **Approve with conditions.**
 - b. **Application No. 6-24-0584 (Carlsbad Buena Vista Creek maintenance, Carlsbad/Oceanside)** Moved by staff to the expanded consent calendar. **Approved with conditions.**

There being no old or new business, the meeting of the California Coastal Commission adjourned at 1:15 p.m.

Respectfully submitted,

Kate Huckelbridge
Executive Director

Approved as Submitted _____

Meagan Harmon
Chair