

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: October 03, 2024

Local Application Number	234-022-CDP
CCC Tracking Number	1-ARC-24-1138
Local Jurisdiction	City of Arcata
Final Local Action	Approved
Applicant(s)	James Vagle

Project Location	438 H St Arcata, Ca 95521 Humboldt County Apn:06023-02111211
Project Description	Reconstruct the existing fencing with minor alterations including the following nonconforming elements: height within front and side yard setbacks and vision clearance triangle at driveway access; and use of a prohibited material (chain link).

Dates

Local Action	9/4/24
Local Action Notice Received	9/19/2024
Appeal Period Starts	9/19/2024
Appeal Period Ends	10/3/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number CDP_2020-0037
CCC Tracking Number **1-MEN-21-0405**
Local Jurisdiction Mendocino County
Final Local Action Approved With Conditions
Applicant(s) Tom and Kelley Parsons

Project Location 12200 Highway 1
Elk, Ca 95432 Mendocino County Apn:06045-13107006
Project Description Standard Coastal Development Permit to construct a 2,663 square foot single family residence, with a maximum height of 18 feet above natural grade. The request includes an attached covered breezeway and a detached 742 square foot garage, a detached 1659 square foot barn for the purpose of grazing general agriculture, gravel driveway, agricultural/live-stock fencing, installation of a well and pump shed, water storage tank, septic system, a propane tank and underground connections to electric and communications utilities.

Dates

Local Action
Local Action Notice Received 9/27/2024
Appeal Period Starts 9/27/2024
Appeal Period Ends 10/11/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number B_2024-0012
CCC Tracking Number **1-MEN-24-0722**
Local Jurisdiction Mendocino County
Final Local Action Approved With Conditions
Applicant(s) Don Ratcliff

Project Location 31101 S Highway 1
Gualala, Ca 95445 Mendocino County Apn:06045-14207006
Project Description Coastal Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 142-070-06x) will increase from 1.5± acres to 17± acres, and Lot 2 (APN 142-110-02x) will decrease from 37± acres to 21.5± acres.

Dates

Local Action 9/12/24
Local Action Notice Received 9/27/2024
Appeal Period Starts 9/27/2024
Appeal Period Ends 10/11/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number	PDP-22-065
CCC Tracking Number	2-HMB-24-1182
Local Jurisdiction	City of Half Moon Bay
Final Local Action	
Applicant(s)	Gabriel Gonzales
Project Location	San Mateo County Apn:06081-056150360
Project Description	Coastal Development Permit, Architectural Review, and Setback Variance to allow the construction of a new two-story single-family residences and attached accessory dwelling unit in the Commercial Downtown (C-D) Zoning District and the Commercial General Land Use designation

Dates

Local Action	9/25/24
Local Action Notice Received	9/25/2024
Appeal Period Starts	9/25/2024
Appeal Period Ends	10/9/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number P3710
CCC Tracking Number **2-MAR-24-1208**
Local Jurisdiction Marin County
Final Local Action Approved With Conditions
Applicant(s) Eden Housing and Community Land Trust of Marin

Project Location 100 Commodore Webster Dr
Point Reyes Station, Ca 94956 Marin County
Apn:06041-119-240-73

Project Description The proposed project would consist of the following: (1) rehabilitate existing townhomes contained in 10, two-story buildings (Buildings 101 through 104, and 201 through 206) to provide 36 affordable housing units; (2) rehabilitate and repurpose the existing "barracks" building (Building 50) to provide 15 affordable housing units; (3) rehabilitate "Building 1 00A" to provide 3 housing units; (4) renovate and expand an existing kitchen/galley building (Building 1) by 1,706 square feet and renovate Building 1 00C to provide a resident services building and community space for residents; (5) construct a new, on-site wastewater treatment system; (6) remove trees from a riparian area; (7) install stormwater pollution and prevention improvements including bioretention systems and retention areas; and (8) re-parcelize the one-lot site resulting in three lots consisting of the following: Parcel 2: 1.83 acres (79,713 square feet); Parcel A: 7.18 acres (312,602 square feet); Parcel 8: 4.57 acres (199,221 square feet); and Parcel C: 20.04 acres (872,964 square feet). The proposed residential units would be 100-percent affordable to low-income households. A total of seven, four-bedroom, 27, three-bedroom, five, two-bedroom and 15, one-bedroom units are proposed with the project (a total of 54 units would be provided).

Dates

Local Action 9/30/24
Local Action Notice Received 9/30/2024
Appeal Period Starts 9/30/2024
Appeal Period Ends 10/14/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number	CP23-01 44
CCC Tracking Number	3-STC-24-1176
Local Jurisdiction	City of Santa Cruz
Final Local Action	Approved With Conditions
Applicant(s)	NATHAN NGUYEN
Project Location	/No Situs Address (Citywide), Santa Cruz County Apn:
Project Description	Coastal Permit and Design Permit for proposed limitation of hours of public parking and placement of new signage for sweeping of City streets in the public right-of -way on land within the Shoreline Protection Overlay/Coastal Zone

Dates

Local Action	4/17/24
Local Action Notice Received	9/20/2024
Appeal Period Starts	9/20/2024
Appeal Period Ends	10/4/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number C-DRC2022-00033
CCC Tracking Number **3-SLO-24-1213**
Local Jurisdiction San Luis Obispo County
Final Local Action Approved With Conditions
Applicant(s) Corwyn Oldfield

Project Location 3590 Studio Dr
Cayucos, Ca 93430 San Luis Obispo County
Apn:06079-064-449-009

Project Description This Minor Use Permit/ Coastal Development Permit authorizes the construction of a new 3,117 square-foot single-family residence with a 309 square-foot one-car attached garage.

Dates

Local Action 7/7/23
Local Action Notice Received 10/1/2024
Appeal Period Starts 10/1/2024
Appeal Period Ends 10/15/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number 23-2264
CCC Tracking Number **4-CPN-24-1174**
Local Jurisdiction City of Carpinteria
Final Local Action
Applicant(s)

Project Location 435 Concha Loma Dr
Carpinteria, Ca 93013 Santa Barbara County
Apn:06083-003-370-011

Project Description Tentative Parcel Map, Variance and Coastal Development Permit to allow the subdivision of a 19,911.92 (gross/net) square foot parcel into two parcels of 11,222.88 square feet and 8,689.04 square feet in the 6-R-1 Single Family Residential Zone District. The Variance would allow deviations from the building setback, covered parking, and parking location requirements.

Dates

Local Action 9/3/24
Local Action Notice Received 9/20/2024
Appeal Period Starts 9/20/2024
Appeal Period Ends 10/4/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number PROJ-23-0474/CDP-12-23-0054

CCC Tracking Number **4-SBV-24-1184**

Local Jurisdiction City of San Buenaventura

Final Local Action Approved With Conditions

Applicant(s) Jason Hill

Project Location 2188 Monmouth Dr
Ventura, Ca 93001 Ventura County Apn:06111-076024116

Project Description Request for an Administrative Coastal Development Permit to enlarge an existing one-story single-family residence and add a 2nd story Accessory Dwelling Unit on a 0.108-acre site in the R-1-B zone with a land use designation of Existing Urban and in the Coastal Zone.

Dates

Local Action 8/29/24

Local Action Notice Received 9/26/2024

Appeal Period Starts 9/26/2024

Appeal Period Ends 10/10/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number PROJ-24-0598/CDP-06-24-0069

CCC Tracking Number **4-SBV-24-1186**

Local Jurisdiction City of San Buenaventura

Final Local Action Approved With Conditions

Applicant(s) Nichole Garner

Project Location Ventura County Apn:06111-138005011

Project Description Request for an Administrative Coastal Development Permit for improvements to the existing pedestrian access at Surfer's Knoll Beach in order to rebuild existing failing walls and increase ADA access on an approximately 2,600-sf portion of a 98-acre site in the Parks zone with a land use designation of Parks.

Dates

Local Action 8/29/24

Local Action Notice Received 9/26/2024

Appeal Period Starts 9/26/2024

Appeal Period Ends 10/10/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number PROJ-24-0526/CDP-03-24-0062

CCC Tracking Number **4-SBV-24-1187**

Local Jurisdiction City of San Buenaventura

Final Local Action Approved With Conditions

Applicant(s)

Project Location 2090 Pierpont Blvd
Ventura, Ca 93001 Ventura County Apn:06111-076023115

Project Description Request an Administrative Coastal Development Permit to remodel a second floor of an existing two-story Single-Family Beach (R-I-B) zone with a land use designation of Existing Urban within the Coastal Zone.

Dates

Local Action 8/29/24

Local Action Notice Received 9/26/2024

Appeal Period Starts 9/26/2024

Appeal Period Ends 10/10/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number PROJ-24-0546/CDP-04-24-0064

CCC Tracking Number **4-SBV-24-1188**

Local Jurisdiction City of San Buenaventura

Final Local Action Approved With Conditions

Applicant(s)

Project Location 1362 Camden Ln
Ventura, Ca 93001 Ventura County Apn:06111-081011207

Project Description Request for an Administrative Coastal Development Permit to permit an interior remodel, 141 square-foot addition, and 136 square-foot covered patio to the first floor of an existing 1,073 square foot single-family residence on a 0.09-acre site in the Single-Family Beach (R-1-B) zone with a land use designation of Existing Urban within the Coastal Zone.

Dates

Local Action 8/29/24

Local Action Notice Received 9/26/2024

Appeal Period Starts 9/26/2024

Appeal Period Ends 10/10/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number	ACDP No. 22038
CCC Tracking Number	4-MAL-24-1197
Local Jurisdiction	City of Malibu
Final Local Action	Approved With Conditions
Applicant(s)	Lyndon Ong Yiu
Project Location	26508 Latigo Shore Dr Malibu, Ca 90265 Los Angeles County Apn:06037-4460019146
Project Description	An application to replace an onsite wastewater treatment system serving five existing single-family residences.

Dates

Local Action	9/10/24
Local Action Notice Received	9/27/2024
Appeal Period Starts	9/27/2024
Appeal Period Ends	10/11/2024

CURRENTLY APPEALABLE LOCAL PERMITS

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

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number CDP No. PL21-0055
CCC Tracking Number **4-VNT-24-1202**
Local Jurisdiction Ventura County
Final Local Action Approved With Conditions
Applicant(s) Paul Kelejian

Project Location 3548 Pacific Coast Hwy
Ventura, Ca 93001 Ventura County Apn:06111-060042003
Project Description For removal of an existing steel sheet pile seawall and construction of a replacement concrete seawall (located landward of the steel sheet pile wall). The development activities extend 100 feet across the length of two lots.

Dates

Local Action 9/12/24
Local Action Notice Received 9/27/2024
Appeal Period Starts 9/27/2024
Appeal Period Ends 10/11/2024

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number	CDP 24-012
CCC Tracking Number	5-HNB-24-1166
Local Jurisdiction	City of Huntington Beach
Final Local Action	Approved With Conditions
Applicant(s)	California Resources Production Corporation

Project Location

Project Description	To repair two pipeline corrosion anomalies on the 12-inch Platform Emmy pipeline buried onshore within the public area on "Dog Beach" below the northern reach of Bluff Top Park. Project activities would include excavation, installation of trench boxes, installation of temporary safety fencing, remediation of the pipeline anomalies through the installation of external repair clamps, followed by site remediation.
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Dates

Local Action	9/18/24
Local Action Notice Received	9/19/2024
Appeal Period Starts	9/19/2024
Appeal Period Ends	10/3/2024

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number	DIR-2023-6867-CDP-MEL-HCA
CCC Tracking Number	5-VEN-24-0070
Local Jurisdiction	City of LA - Venice
Final Local Action	Approved With Conditions
Applicant(s)	Isabel Giraldo
Project Location	249 7Th Ave Venice, Ca 90291 Los Angeles County Apn:06037-4240001031
Project Description	partial conversion of a six-car garage to a detached, 388 square foot Accessory Dwelling Unit (ADU), resulting in a lot developed with four detached single-family dwellings and a detached ADU, maintaining four (4) covered parking spaces and providing one (1) new uncovered parking space on-site.

Dates

Local Action	8/29/24
Local Action Notice Received	9/9/2024
Appeal Period Starts	9/9/2024
Appeal Period Ends	10/7/2024

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number PA2023-0184
CCC Tracking Number **5-NPB-24-1179**
Local Jurisdiction City of Newport Beach
Final Local Action Approved With Conditions
Applicant(s) William Azzalino

Project Location 1509 W Balboa Blvd
Newport Beach, Ca 92663 Orange County Apr:06059-047-211-08
Project Description Demolition of an existing, 1,900 sq. ft., non-conforming triplex (with three approximately 630 sq. ft. units and construction of a new three story, 2,614 sq. ft. two unit residence with a 735 sq. ft. internal ADU and three off-street parking spaces.

Dates

Local Action 9/13/24
Local Action Notice Received 9/24/2024
Appeal Period Starts 9/24/2024
Appeal Period Ends 10/8/2024

CURRENTLY APPEALABLE LOCAL PERMITS

South Coast District covering South Los Angeles and Orange Counties

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number PA2024-0134
CCC Tracking Number **5-NPB-24-1193**
Local Jurisdiction City of Newport Beach
Final Local Action Approved With Conditions
Applicant(s) Ian Harrison

Project Location 1504 S Bay Front
Newport Beach, Ca 92662 Orange County Apr:06059-050-181-12
Project Description demolition of an existing two-story duplex and the construction of a new 2,501 square foot three story residential dwelling unit with a 397 square-foot attached 2-car garage, and a 269 square foot junior accessory dwelling unit, for a total structure area of 2,899 square feet. The project complies with all applicable development standards and no deviations are requested. The proposed development includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping.

Dates

Local Action 9/27/24
Local Action Notice Received 9/27/2024
Appeal Period Starts 9/27/2024
Appeal Period Ends 10/11/2024

CURRENTLY APPEALABLE LOCAL PERMITS

San Diego District covering San Diego County

Local Government CDP Actions Appealable as of: October 03, 2024

Local Application Number	CDP-005578-2022
CCC Tracking Number	6-ENC-24-1209
Local Jurisdiction	City of Encinitas
Final Local Action	Approved With Conditions
Applicant(s)	Doug Tomlinson Chris Hall
Project Location	1648 Neptune Ave Encinitas, Ca 92024 San Diego County Apr:06073-2540402901
Project Description	Convert an existing approximately 3,664 sq. ft. duplex on a 10,322 sq. ft. lot into an approximately 4,091 sq. ft. single-family residence, including a new approximately 25 sq. ft. addition at the front entry of the residence, a new second-story deck cantilevering to 32 ft. from the bluff edge, and construct a new approximately 347 sq. ft. ADU above the existing 426 sq. ft. detached garage.

Dates

Local Action	9/19/24
Local Action Notice Received	9/26/2024
Appeal Period Starts	9/27/2024
Appeal Period Ends	10/10/2024