

CALIFORNIA COASTAL COMMISSION

Headquarters Office
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219
 (415) 904-5200 FAX (415) 904-5400
www.coastal.ca.gov

**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: January 30, 2017**North Coast District covering Del Norte, Humboldt, and Mendocino Counties**

Local Application No.	B33826C		
CCC Post-Cert No.	1-DNC-16-1018	<i>Dates</i>	
Local Jurisdiction	Del Norte County	<i>Local Action</i>	1/4/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/17/17
Applicant(s)	Chris Howard	<i>Appeal Period Starts</i>	1/17/2017
		<i>Appeal Period Ends</i>	1/31/2017
Project Location	7510 Lower Lake Road, Fort Dick, Ca Del Norte County Apn:06015-105-010-28		
Project Description	The project consists of a 40,000 square foot pole barn that will be used to shelter approximately 400 of the dairy's heifers during rainy season. The proposed building measures 400 feet by 100 feet in area and 25 feet in height. The pole barn will be located on an undeveloped portion of a ±296 acre parcel that is currently utilized for grazing. A wetland delineation has been conducted of the proposed pole barn location which concludes that no wetlands are present in the location of the proposed barn. Additionally, there are no watercourses present in the project area or the surrounding area. Application materials further describe the pole barn as being a partially open (to allow airflow) concrete sided and roofed building with a graded and graveled floor. Application materials state that manure will be regularly removed from the barn during the time in which it is in use and that the operation will conform to the dairy's Waiver of Waste Discharge issued by the Regional Water Quality Control Board as well as there Nutrient Management Plan.		
Local Application No.	CDP1501C		
CCC Post-Cert No.	1-DNC-16-1208	<i>Dates</i>	
Local Jurisdiction	Del Norte County	<i>Local Action</i>	1/4/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/17/17
Applicant(s)	California Department of Parks and Recreation	<i>Appeal Period Starts</i>	1/17/2017
		<i>Appeal Period Ends</i>	1/31/2017
Project Location			
Project Description	The County has received an application for a Coastal Development Permit for habitat improvement activities within the Tolowa Dunes State Park north and south of Kellogg Road, near the community of Fort Dick. Essentially, State Parks has developed a project that would involve the removal of encroaching conifer trees from Oregon silverspot butterfly habitat within the park. This Coastal Development Permit is an Amendment to 1-DNC-14-1106		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

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

Local Application No.	2017-01		
CCC Post-Cert No.	1-TRN-17-0069	<i>Dates</i>	
Local Jurisdiction	City of Trinidad	<i>Local Action</i>	1/19/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/20/17
Applicant(s)	David & Sharon Winnett	<i>Appeal Period Starts</i>	1/20/2017
		<i>Appeal Period Ends</i>	2/3/2017
Project Location	586 Hector St, Trinidad, Ca 95570 Humboldt County Apn:06023-04204117		
Project Description	The project involves a major remodel of and an addition to the south side of the home. The structure will remain a 2-bedroom, single-story residence, though the roofline will increase in height. Other improvements include a new 280 s.f. deck near ground level and a new leachfield/septic system. Because the project alters the external profile of the existing structure, it has the potential to impact neighbors' views, and it is not exempt from a Coastal Development Permit. Therefore, Design Review Approval is required. The City Engineer noted that an encroachment permit would be required for any work with the City right-of-way (e.g. the new walkway from Hector Street). DEH staff noted that the addition would need to maintain required minimum setbacks from the existing septic tank and the proposed reserve leachfield. DEH also noted that a permit for a new 2-bedroom septic system will be required. In 1982 a lot line adjustment was approved for this property, but due to amount of time passed, new City approval would be required. A lot line adjustment is not required for this proposed project, therefore the applicants are not including one.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

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

Local Application No.	CP14-19		
CCC Post-Cert No.	2-MAR-17-0075	<i>Dates</i>	
Local Jurisdiction	Marin County	<i>Local Action</i>	10/10/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/20/17
Applicant(s)	The Barn Project LLC	<i>Appeal Period Starts</i>	1/20/2017
	Jon Fernandez	<i>Appeal Period Ends</i>	2/3/2017
Project Location	80 Fourth Street, Point Reyes Station, Marin County, Marin County		
Project Description	to construct a new, 23-foot tall, 800 square foot detached accessory structure and a new septic system upgrade		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

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

Local Application No.	PLN160070		
CCC Post-Cert No.	3-MCO-17-0070	<i>Dates</i>	
Local Jurisdiction	Monterey County	<i>Local Action</i>	12/21/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/20/17
Applicant(s)	Pinney Allen	<i>Appeal Period Starts</i>	1/20/2017
	Charles Miller III	<i>Appeal Period Ends</i>	2/3/2017
Project Location	1264 Padre Ln, Pebble Beach, Ca 93953 Monterey County Apn:06053-008471003000		
Project Description	Coastal Administrative Permit and Design Approval to allow demolition of an existing single-family dwelling and the construction of a 7,025 square foot single-family dwelling with a detached 618 square foot garage; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resource.		
Local Application No.	P16-000021		
CCC Post-Cert No.	3-PSB-17-0068	<i>Dates</i>	
Local Jurisdiction	City of Pismo Beach	<i>Local Action</i>	12/13/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/20/17
Applicant(s)	Tricia Knight	<i>Appeal Period Starts</i>	1/20/2017
		<i>Appeal Period Ends</i>	2/3/2017
Project Location	424 South Dolliver, Pismo Beach, San Luis Obispo County, San Luis Obispo County Apn:06079-010-042-042		
Project Description	Application for a Coastal Development Permit, Conditional Use Permit, and Architectural Review Permit for a new mono-eucalyptus cell site. The project is located in the C-2 (General Commercial) zone of the Pismo Creek Planning (L) Area.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

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

Local Application No.	10-03		
CCC Post-Cert No.	3-GRB-17-0079	<i>Dates</i>	
Local Jurisdiction	City of Grover Beach	<i>Local Action</i>	1/9/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/24/17
Applicant(s)	Grover Beach Lodge LP	<i>Appeal Period Starts</i>	1/24/2017
		<i>Appeal Period Ends</i>	2/7/2017
Project Location	55 Grand Ave, Grover Beach, Ca 93433 San Luis Obispo County		
Project Description	Amendment to Coastal Development Permit 10-03 to add a 6,790 square foot roof deck on building 1.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

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

Local Application No.	MST2016-00144		
CCC Post-Cert No.	4-SBC-17-0060	<i>Dates</i>	
Local Jurisdiction	City of Santa Barbara	<i>Local Action</i>	12/8/16
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/18/17
Applicant(s)	Justin Van Mullem	<i>Appeal Period Starts</i>	1/18/2017
		<i>Appeal Period Ends</i>	2/1/2017
Project Location	800 E. Cabrillo Boulevard, Ca Santa Barbara County Apn:06083-017-311-001		
Project Description	The Cabrillo Ball Park Renovation Project (Project) includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Approximately nine (9) trees will be removed and 12 new trees installed. The primary objectives of the Project are to maintain and enhance the function of the park as a waterfront ball field, enhance active recreation opportunities, promote and maintain park safety, improve pedestrian access and accessibility, enhance park entries, open views to the park, upgrade park infrastructure, and enhance park aesthetics.		
Local Application No.	15CDH-00000-00019		
CCC Post-Cert No.	4-STB-17-0084	<i>Dates</i>	
Local Jurisdiction	Santa Barbara County	<i>Local Action</i>	1/9/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/25/17
Applicant(s)	James Buchanan	<i>Appeal Period Starts</i>	1/25/2017
		<i>Appeal Period Ends</i>	2/8/2017
Project Location	13600 Calle Real, Goleta, Ca 93117 Santa Barbara County Apn:06083-081-210-027		
Project Description	To consider Case No. 15CDH-00000-00019, (application filed on June 16, 2016) for a Coastal Development Permit with hearing in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned AG-II-310 and REC as a follow-up permit to 15EMP-00000-00005 which allowed for emergency cleanup activities in order to minimize impacts to sensitive resources from the rupture of the Plains All American Line 901 on May 19, 2015; and to determine that the project is CEQA-exempt pursuant to Section 15269(c) of the State Guidelines for Implementation of the California Environmental Quality Act.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

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

Local Application No.	16TEX-00000-00019 (associated with CDP Cas No. 14CDP-00000-00076)		
CCC Post-Cert No.	4-STB-17-0093	<i>Dates</i>	
Local Jurisdiction	Santa Barbara County	<i>Local Action</i>	1/9/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/26/17
Applicant(s)	Jacquelyn Parish	<i>Appeal Period Starts</i>	1/26/2017
		<i>Appeal Period Ends</i>	2/9/2017
Project Location	Hollister Ranch, Parcel 129, Ca Santa Barbara County Apn:06083-083-700-025		
Project Description	The project is for a two-year Time Extension to Coastal Development Permit Case No. 14CDP-00076, which was approved on September 22, 2014 and subsequently given a one-year Time Extension on November 3, 2015, by the Zoning Administrator under Case No 15TEX-00000-00022. The Coastal Development Permit is the effectuate a Conditional Use Permit (Case No. 09CUP-00010) to allow the construction of a 2,403 square foot agricultural employee dwelling with an attached 420 square foot garage. The Zoning Administrator previously approved a five-year Time Extension for the associated Conditional Use Permit on November 2, 2015, so the Conditional Use Permit therefore does not need an additional Time Extension. The property is a 105.84-acre parcel.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	1604-04		
CCC Post-Cert No.	5-LOB-17-0058	<i>Dates</i>	
Local Jurisdiction	City of Long Beach	<i>Local Action</i>	12/15/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/13/17
Applicant(s)	Warner Younis (For the Bridge Group)	<i>Appeal Period Starts</i>	1/13/2017
		<i>Appeal Period Ends</i>	1/30/2017
Project Location	6230 Marina View Dr, Long Beach, Ca 90803 Los Angeles County Apn:06037-7237022007		
Project Description	Complete replacement of storm water discharge system at the Belmont Shores Mobile Estates park.		
<hr/>			
Local Application No.	DIR-2016-1550-CDP-MEL		
CCC Post-Cert No.	5-PPL-17-0001	<i>Dates</i>	
Local Jurisdiction	City of LA - Pacific Palisades	<i>Local Action</i>	12/19/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	12/29/16
Applicant(s)	David Afzal	<i>Appeal Period Starts</i>	12/29/2016
		<i>Appeal Period Ends</i>	1/30/2017
Project Location	17077 Bollinger Dr, Pacific Palisades, Ca 90272 Los Angeles County Apn:06037-4419016027		
Project Description	Remodel and addition to a single-family dwelling, demolition of an attached garage, addition to the first-story and new second-story, new attached garage, and retaining walls.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	16-23		
CCC Post-Cert No.	5-MNB-17-0066	<i>Dates</i>	
Local Jurisdiction	City of Manhattan Beach	<i>Local Action</i>	1/12/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/19/17
Applicant(s)	Steven Demarest	<i>Appeal Period Starts</i>	1/19/2017
		<i>Appeal Period Ends</i>	2/2/2017
Project Location	2312 The Strand, Manhattan Beach, Ca 90266 Los Angeles County Apn:06037-4177027007		
Project Description	Demolition of duplex and construction of single-family residence.		
Local Application No.	16-2393		
CCC Post-Cert No.	5-LGB-17-0043	<i>Dates</i>	
Local Jurisdiction	City of Laguna Beach	<i>Local Action</i>	12/30/16
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/20/17
Applicant(s)	31711 LLC	<i>Appeal Period Starts</i>	1/20/2017
		<i>Appeal Period Ends</i>	2/3/2017
Project Location	31711 Seacliff Dr, Laguna Beach, Ca 92651 Orange County Apn:06059-658-101-18		
Project Description	Modifications to a prior approval for residential development on a blufftop lot.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	DIR-2016-3212-CDP		
CCC Post-Cert No.	5-PPL-17-0002	<i>Dates</i>	
Local Jurisdiction	City of LA - Pacific Palisades	<i>Local Action</i>	12/30/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/5/17
Applicant(s)	Bruce Hensel	<i>Appeal Period Starts</i>	1/5/2017
		<i>Appeal Period Ends</i>	2/3/2017
Project Location	17538 Tramonto Dr, Pacific Palisades, Ca 90272 Los Angeles County Apn:06037-4416021018		
Project Description	Lot Line adjustment and an after-the-fact permit for retaining walls.		
Local Application No.	2010-00001		
CCC Post-Cert No.	5-SCT-17-0071	<i>Dates</i>	
Local Jurisdiction	LA Co.- Sta.Catalina Is.	<i>Local Action</i>	1/17/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/20/17
Applicant(s)	Lee Harrison	<i>Appeal Period Starts</i>	1/20/2017
		<i>Appeal Period Ends</i>	2/3/2017
Project Location	Emerald Bay, Santa Catalina Island, Los Angeles County, Los Angeles County		
Project Description	Updated Master Plan for Camp Emerald Bay (BSA) to increase Persons at One Time (PAOT) from 375 to 950, and add new camp facilities and improve existing camp facilities.		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	DIR 2016-750		
CCC Post-Cert No.	5-VEN-17-0003	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	1/4/17
Final Local Action	Denied	<i>Local Action Notice Received</i>	1/6/17
Applicant(s)	Monica Perez	<i>Appeal Period Starts</i>	1/6/2017
	Don Parker	<i>Appeal Period Ends</i>	2/6/2017
Project Location	720 E Angelus Place, Venice, Ca 90291 Los Angeles County		
Project Description	Denial of City of Los Angeles Local Coastal Development Permit for demolition of a one story single family dwelling and construction of a two story single family dwelling		
Local Application No.	CA 16-34		
CCC Post-Cert No.	5-MNB-17-0078	<i>Dates</i>	
Local Jurisdiction	City of Manhattan Beach	<i>Local Action</i>	1/17/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/24/17
Applicant(s)	Ish Medrano	<i>Appeal Period Starts</i>	1/24/2017
		<i>Appeal Period Ends</i>	2/7/2017
Project Location	Manhattan Beach Pier (10 & 11 Manhattan Beach Blvd.), Manhattan Beach, Los Angeles County, Los Angeles County Apn:06037-4179031903		
Project Description	Installation of protective crash-rated bollards along the beach bike path		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	MD-12-16		
CCC Post-Cert No.	5-PVE-17-0016	<i>Dates</i>	
Local Jurisdiction	City of Palos Verdes Estates	<i>Local Action</i>	1/3/17
Final Local Action	Approved	<i>Local Action Notice Received</i>	1/25/17
Applicant(s)	Souzan Ardalan	<i>Appeal Period Starts</i>	1/25/2017
		<i>Appeal Period Ends</i>	2/8/2017
Project Location	273 Rocky Point Rd, Palos Verdes Estates, Ca 90274 Los Angeles County Apn:06037-7542035009		
Project Description	Modified plan (fence and hardscape to be installed at existing single-family residence)		
Local Application No.	DIR 2016-2079		
CCC Post-Cert No.	5-SNP-17-0004	<i>Dates</i>	
Local Jurisdiction	City of LA - San Pedro	<i>Local Action</i>	12/22/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/12/17
Applicant(s)	1803 Mesa, LLC	<i>Appeal Period Starts</i>	1/12/2017
		<i>Appeal Period Ends</i>	2/10/2017
Project Location	1803 S Mesa Street, San Pedro, Ca 90731 Los Angeles County		
Project Description	Construction of 22 unit residential homes		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	DIR 2016-2153		
CCC Post-Cert No.	5-VEN-17-0006	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	11/16/16
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/13/17
Applicant(s)	Dustin Miles	<i>Appeal Period Starts</i>	1/13/2017
		<i>Appeal Period Ends</i>	2/13/2017
Project Location	303 E Windward Ave, Venice, Ca 90291 Los Angeles County		
Project Description	Remodel and addition to a single family residence		
Local Application No.	DIR-2016-1748-CDP		
CCC Post-Cert No.	5-DRL-17-0007	<i>Dates</i>	
Local Jurisdiction	City of LA - Del Rey Lagoon	<i>Local Action</i>	1/3/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/24/17
Applicant(s)	Scott Dobbins	<i>Appeal Period Starts</i>	1/24/2017
		<i>Appeal Period Ends</i>	2/22/2017
Project Location	13160 Mindanao Way, Marina Del Rey, Ca 90292 Los Angeles County Apn:06037-4212007007		
Project Description	Addition of 6,010 sq. ft. to existing office building		

CURRENTLY APPEALABLE LOCAL PERMITS

Local Government CDP Actions Appealable as of: **January 30, 2017**

South Coast District covering South Los Angeles and Orange Counties

Local Application No.	DIR-2016-1017-CDP-MEL		
CCC Post-Cert No.	5-VEN-17-0008	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	1/9/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/24/17
Applicant(s)	Demitri Samaha	<i>Appeal Period Starts</i>	1/24/2017
		<i>Appeal Period Ends</i>	2/22/2017
Project Location	111 Sunset Ave, Venice, Ca 90291 Los Angeles County		
Project Description	Construction of a 2-story (with basement), 30-ft. high, 1,575 sq. ft. single-family residence		
Local Application No.	DIR-2015-3845-CDP-SPP-MEL		
CCC Post-Cert No.	5-VEN-17-0009	<i>Dates</i>	
Local Jurisdiction	City of LA - Venice	<i>Local Action</i>	1/13/17
Final Local Action	Approved With Conditions	<i>Local Action Notice Received</i>	1/24/17
Applicant(s)	Demitri Samaha	<i>Appeal Period Starts</i>	1/24/2017
		<i>Appeal Period Ends</i>	2/22/2017
Project Location	110 Paloma Ave, Venice, Ca 90291 Los Angeles County		
Project Description	Construction of a 2-story (with basement), 28-ft. high, 3,939 sq. ft. single-family residence		