

San Francisco Bay Conservation and Development Commission

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November 13, 2025

TO: Commissioners and Alternates

FROM: Lawrence J. Goldzband, Executive Director (415-352-3653; larry.goldzband@bcdc.ca.gov)
Harriet Lai Ross, Regulatory Director (415-352-3615; harriet.ross@bcdc.ca.gov)

SUBJECT: Listing of Administrative Matters

(For Commission consideration on November 20, 2025)

Purpose of This Report

The purpose of this report is to inform the Commission about new administrative matters.

- The Commission’s rules allow the Executive Director to take action on various administrative matters on behalf of the Commission. This report is provided for Commissioners and the public to learn about actions the Executive Director proposes to take or has recently taken.
- This report also details new planning and permitting matters taken by local governments in the secondary management area of the Suisun Marsh.

Pending Administrative Permit Applications

What is Being Reported Here:

The Executive Director acts on [administrative permit](#) applications. Pending administrative applications are reported here to inform Commissioners and the public and to answer any questions or concerns about the Executive Director’s determination that a project is “minor” in scope.

The Commission has two options regarding how to proceed:

- If the Commission takes no action, the Executive Director will act on these pending applications within the deadlines established by state law; or,
- If a Commissioner objects to the classification of the project as “minor,” and a majority of Commissioners agree, a hearing will be scheduled to decide on the proper classification of the project.



New Administrative Permit Applications:

Applicant: **City of Vallejo**
555 Santa Clara Street
Vallejo, CA 94590

BCDC Permit Application No. M2025.010.00

Filed: August 14, 2025
90th Day: November 21, 2025

Location: Within the Commission's 100-foot shoreline band jurisdiction, along the Bay Trail between the northern end of River Park and the Vallejo Ferry Terminal, in the City of Vallejo, Solano County.

Description: Install six 4-foot-tall Bay Trail mileage posts with concrete footings at 0.25-mile intervals along approximately 1.7 miles of the Bay Trail.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Alyssa Plese; 415-352-3626 or alyssa.plese@bcdc.ca.gov)

Applicant: **County of Marin**
3501 Civic Center Drive, Room 402,
San Rafael, CA 94903

BCDC Permit Application No. M2025.022.00

Filed: November 10, 2025
90th Day: February 9, 2026

Location: Within the Commission's 100-foot shoreline band jurisdiction, at North San Pedro Road Milepost 4.45, in unincorporated Marin County.

Description: Realign approximately 5,310 square feet of existing roadway to allow the road to remain open to traffic following a landslide, including the following activities:

1. Excavate soil covering the 523-square-foot area south of the road;
2. Install an approximately 81-foot-long soil nail wall up to 10 feet tall along the uphill slope;
3. Repave and restripe approximately 4,047 square feet of the roadway;
4. Install approximately 225 linear feet of new steel guardrail along the outboard side of the road; and
5. Install an approximately 114-foot-long drainage ditch along the inboard side.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Lia Bobay; 415-352-3649 or lia.bobay@bcdc.ca.gov)

Applicant: Port of San Francisco
Pier 1, The Embarcadero
San Francisco, CA 94105

BCDC Permit Application No. M2025.026.00

Filed: November 3, 2025
90th Day: February 1, 2026

Location: Within the Commission's Bay and 100-foot shoreline band jurisdictions, at the former Alioto's Restaurant site on Taylor Street at Fisherman's Wharf, in the City and County of San Francisco.

Description: Construct an approximately 5,500-square-foot public plaza, which will be in place for a period of five to seven years, at the site of Alioto's Restaurant. The new public plaza would be built after the demolition of the current building and provide new public access to the site, including view corridors out to the Bay. The project would include a 1,500-square-foot flexible private café seating area around the Fisherman's Grotto building, and the placement of various seating and interpretive elements, including:

1. Up to eight public picnic tables, four standard benches, and six sun benches.
2. One or two play features on the south half of the plaza that will function as climbable seating elements.
3. Interactive and interpretive elements along the railing at the western edge of the plaza facing the inner lagoon.
4. Retractable or movable wind screens extending north to south, bayward of the picnic tables.
5. New catenary lighting (string lighting) throughout the plaza.
6. A new mural and signage on the exterior face of the Fishermen's Grotto building.
7. New Big Belly trash receptacles.
8. A new electrical cabinet near the northern face of Nick's Lighthouse.

Tentative Staff Position: *Recommend Approval with Conditions.*
(Ben Dorfman; 415-352-3627 or benjamin.dorfman@bcdc.ca.gov)