

# San Francisco Bay Conservation and Development Commission

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April 2, 2026

**TO:** Commissioners and Alternates

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

**SUBJECT: Listing of Administrative Matters**  
(For Commission consideration on April 16, 2026)

## 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:** Kjerstie Utting & Andrias O’Bradaigh  
30 San Rafael Ave.,  
Belvedere, CA 94920

**BCDC Permit Application No.** M2025.019.00

**Filed:** February 23, 2026

**90th Day:** May 24, 2026

**Location:** In the Commission’s 100-foot shoreline band jurisdiction, at 30 San Rafael Avenue, in the City of Belvedere, Marin County.

**Description:** Demolish an existing approximately 2,284-square-foot, one-story, single-family residence, approximately 860 square feet of which is within the shoreline band. Construct a new, approximately 3,176-square-foot, two-story, single-family residence and attached accessory dwelling unit with an approximately 2,302-square-foot footprint, approximately 890 square feet of which is within the shoreline band. The project includes the construction of approximately 618 square feet of new sidewalk, including approximately 469 square feet within the shoreline band.

**Tentative Staff Position:** *Recommend Approval with Conditions*

(Alba Estrada Lopez; 415-352-3625 or Alba.Estrada-Lopez@bcdc.ca.gov)

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**Applicant:** City of Belvedere, Belvedere Land LP, and Straus Group  
450 San Rafael Ave.,  
City of Belvedere, CA 94920

**BCDC Permit Application No.** M1999.054.03

**Filed:** March 24, 2026

**90th Day:** June 22, 2026

**Location:** Within the Commission’s Bay and 100-foot shoreline band jurisdictions on Beach Road between Marin Street and Peninsula Road in the City of Belvedere, Marin County.

**Description:** Install new sheet piling and concrete supports to stabilize approximately 600 feet of the Beach Road sea wall, which has become unstable due to settlement, erosion, and tidal action, and install piles to support gangways supporting waterfront businesses. The project is part of a larger City-led seismic upgrade to prepare the area for earthquakes, storm surges, and sea level rise. The proposed project includes:

1. Installation of approximately 452 linear feet of sheet piles and 10 cubic yards (300 square feet) of concrete along the existing seawall and construction of 9 new piles below existing gangways in BCDC’s Bay jurisdiction.
2. Removal of approximately 350 square feet of concrete debris in the Bay, to mitigate for Bay fill.
3. Installation of approximately 156 linear feet of sheet piles and 168 square feet of concrete grade beams on the inboard side of the existing seawall in BCDC’s 100-foot Shoreline Band jurisdiction.

**Tentative Staff Position:** *Recommend Approval with Conditions*

(Lia Bobay; 415-352-3649 and lia.bobay@bcdc.ca.gov)

**Notice of Projects Proceeding Under Regionwide Permits****What is Being Reported Here:**

The Executive Director takes action on requests by projects that apply to proceed under a [regionwide permit](#). When the Executive Director grants permission for a project to proceed under a regionwide permit, details on the project are reported here.

This update is provided for information only; there is no further action for the Commission to take.

**Recent Projects Authorized to Proceed Under a Regionwide Permit:**

**Permit Application Number:** NOI2026.003.00

**Applicant:** Celeste Spillane

**Location:** Within the Commission's 100-foot shoreline band jurisdiction, at 1232 West K Street, in the City of Benicia, Solano County.

**Description:** The project consists of installation of (1) an approximately 12.5' x 40' ground floor deck and 3' high guardrail, (2) new soffit cladding and recessed architectural lighting at the underside of the existing upper deck, (3) a Concrete Masonry Unit site wall, (4) a sliding window at the South elevation, (5) planting, (6) precast concrete pavers, (7) permeable landscaping including artificial turf and (8) in-ground site lights.

**Date issued:** April 1, 2026

(Olivia Ilsley; 415-352-3660 and olivia.ilsley@bcdc.ca.gov)

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**Permit Application Number:** ANOI2026.001.00

**Applicant:** City of San José

**Location:** At 700 Los Esteros Road, in the City of San José, Santa Clara County.

At a tide gate on a levee separating Pond A18 (salt pond jurisdiction) and Coyote Creek (certain waterway jurisdiction).

**Description:** Repair a tide gate structure by (1) installing three 40-foot-long, 11-inch-diameter steel piles anchored to the structure with a steel cable and turn-buckle system, (2) installing an 80-foot-long, 35-foot-tall steel sheet pile wall behind the bulkhead, parallel to the levee, (3) replacing deteriorated or missing wooden planks, wooden platform area and guardrail, the landing step area, (4) installing a 40-square-foot plastic dissipater platform outside the culvert Inlets, (5) installing a steel bulkhead over the two culverts, (6) repairing damaged tide gate components.

**Date issued:** March 13, 2026

(Rowan Yelton; 415-352-3613 and rowan.yelton@bcdc.ca.gov)