

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF DECISION**

TO: Office of the Secretary for Resources
715 P Street, 20th Floor
Sacramento, CA 95814

FROM: California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

SUBJECT: **Filing Notice of Decision in compliance with Section 21080.5 of the Public Resources Code**

DATE: May 26, 2026

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **May 13-14, 2026**. Some of the projects or plans have been approved subject to conditions or suggested modifications which require mitigation measures or alternatives to the projects to lessen or avoid significant effects on the environment.

1. The projects or plans as approved will not have significant effects on the environment, or there are no additional, feasible alternatives or feasible mitigation measures available that would substantially lessen a significant adverse effect that the activity may have on the environment.
2. Environmental analysis documents were prepared for these projects pursuant to Sections 21080.5 of CEQA and Section 15252 of Title 14 of the Administrative Code.
3. The records of projects or plan approvals may be examined at the respective district offices of the Coastal Commission as set out on the attached list.
4. Mitigation measures were in some cases made conditions of the approvals of the projects.

Shana Gray

Signature

Shana Gray

Deputy Director, Statewide Planning Unit

MORE INFORMATION. At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (A=Arcata SF=San Francisco SC=Santa Cruz V=Ventura LB=Long Beach SD=San Diego). For more information about this agenda, contact one of the following staff members:

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(562) 590-5071

SD (San Diego County) Diana Lilly or Kanani Leslie (619) 767-2370

A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

WEDNESDAY, May 13, 2026

ADMINISTRATIVE CALENDAR

Application No. 5-25-0690 (Majid Shahazi, Newport Beach)

Application of Majid Shahazi to remove and replace an existing floating dock in the same configuration, like for like replacement of three (3) 14" cracked marina piles, and replacement of the existing gangway with a new code compliant 3'X24' gangway at 51 Linda Isle, Newport Beach, Orange County.

CONSENT CALENDAR

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0007-25 (Campus Point Asphalt Removal and Restoration)

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for the restoration of approximately 1-acre of asphalt and on-going restoration activities, including prescribed burns, at Campus Point and Lagoon Island on the Main Campus at University of California Santa Barbara, Santa Barbara County.

Application No. 5-24-0869 (Tran, Huntington Beach)

Application of David and Kimberly Tran to remove an existing 837 sq. ft. floating dock, and 64 sq. ft. gangway, and replace with an 821 sq. ft. floating dock with an 84 sq. ft. gangway, reuse two existing 14-in. guide piles, replace an existing 14-in. guide pile with a 16-in. guide pile, install two new 16-in. guide piles, and remove an existing 54 ft. by 5 ft. cantilevered deck and construct a new 50 ft. by 5 ft. cantilevered deck at 16741 Carousel Lane, Huntington Beach, Orange County.

Application No. 5-25-0784 (1101 Electric Ave., Seal Beach)

Application of Lisa and Matthew Letcher for the remodel of an existing 799 sq. ft. single-family residence and detached garage, involving the construction of approximately 817 sq. ft. of habitable area, outdoor patio, reroofing, landscaping, and grading at 1101 Electric Ave., Seal Beach, Orange County.

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

Application No. 4-23-0791 (City of Ventura, Surfer's Point)

Application of the City of Ventura to retain 175 linear feet of concrete grouting poured beneath a portion of the Ventura promenade and approximately 650 cubic yards of rock revetment added to an existing 200-linear-foot rock revetment placed pursuant to Emergency Permit No. G-4-20-0004.

Application No. 4-25-0159 (City of Ventura, Surfer's Point)

Application of the City of Ventura for repairs to public access infrastructure along the Ventura Promenade including replacing and redesigning an existing beach access stairway, placing approximately 2,000 cubic yards of rock revetment to repair a 400 linear foot section of existing revetment, replacing existing public benches and bench pedestals, repairing concrete overhangs, and retaining the improvements made to the Oak Street drain outfall pursuant to Emergency Permit No. G-4-24-0064.

Application No. 5-25-0283 (Burcher, Newport Beach)

Application of Patrick Burcher for partial demolition of the 1st floor and basement of a single-family residence, and construction of an outdoor kitchen, covered outdoor terrace, outdoor fireplace and hardscape and landscape work. The project also includes raising the bulkhead via a stem wall to a height of 10.9 ft. NAVD88 with new tiebacks and deadman. Additionally, the project includes the removal of an existing 945 sq. ft. floating dock supported by two, 14 in. square concrete piles and four, 18 in. square concrete piles and installation of a 727 sq. ft. floating dock supported by three new, 18 in square concrete piles. An existing pier platform and gangway will remain. All proposed work is within the Commission's permitting jurisdiction, located at 2104 E. Balboa Blvd., Newport Beach, Orange County.

SOUTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

LONG RANGE DEVELOPMENT PLAN

University of California Santa Barbara Long Range Development Plan Amendment No. LRDP-4-UCS-26-0001-1 (East Campus Housing Project)

Public hearing and action on request by the University of California Santa Barbara to amend its Long Range Development Plan (LRDP) to increase the maximum building height from 65 ft. to 85 ft., modify parking requirements, and amend associated LRDP figures for the East Campus Housing Project site at Main Campus, University of California Santa Barbara, Santa Barbara County.

NOTICE OF IMPENDING DEVELOPMENT

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0002-26 (East Campus Housing Project)

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for the demolition of Santa Rosa Hall and adjacent Parking Lots 2 and 9 and construction of four new residential buildings up to 85 ft. in height, four new parking lots, and new landscaping for the East Campus Housing Project located at Main Campus, University of California Santa Barbara, Santa Barbara County.

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

DEPUTY DIRECTOR'S REPORT

SOUTH COAST DISTRICT (ORANGE COUNTY)

DEPUTY DIRECTOR'S REPORT

NEW APPEALS

Appeal No. A-5-LGB-24-0018 (Reyna, Laguna Beach)

Appeal by South Laguna Civic Association and Christopher Moore, and Commission's de novo action of City of Laguna Beach decision granting permit with conditions to Tony Reyna for construction of a new 7,231 square-foot, 3-story single-family dwelling with accessory development and grading on a vacant oceanfront blufftop lot at 31451 S. Coast Highway, Laguna Beach, Orange County.

SAN DIEGO COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

COASTAL PERMIT APPLICATION

Application No. 6-26-0025 (Martinez, Imperial Beach)

Application of Jose Martinez for after-the-fact conversion of an approximately 1,154 sq. ft. detached garage with 2nd floor living space into a 2-story accessory dwelling unit, at 523 9th St, Imperial Beach, San Diego County. (CJ-SD) (Note: the Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report.

THURSDAY, May 14, 2026

CONSENT CALENDAR – (REMOVED FROM REGULAR CALENDAR)

City of Fort Bragg LCP Amendment No. LCP-1-FTB-25-0064-1-Part A (Accessory Dwelling Units)

Public hearing and action on request by City of Fort Bragg to amend certified Implementation Plan (Coastal Land Use & Development Code) to repeal existing regulations for Second Units (sec. 17.42.170), replace with new regulations for Accessory Dwelling Units (ADUs) & Junior ADUs, and amend related code sections on Definitions, Land Use Tables & Permit Requirements, and Design Review.

City of Fort Bragg LCP Amendment No. LCP-1-FTB-25-0064-1-Part B (Tiny Home and Tiny Home Community Regulations)

Public hearing and action on request by City of Fort Bragg to amend certified Implementation Plan (Coastal Land Use & Development Code) to (1) add new regulations for Tiny Homes, Model Park RVs & Mobile Homes; (2) repeal existing regulations for Mobile Home Parks (sec. 17.42.170) and replace with new for regulations for Tiny Homes/Manufactured Home Communities, and (3) amend related code sections on Definitions and Land Use Tables & Permit Requirements.

Santa Cruz County LCP Amendment No. LCP-3-SCO-25-0050-2-Part C (Housing Element Redesignations/Rezoning)

Public hearing and potential action on request by Santa Cruz County to modify its LUP Land Use Maps and IP Zoning Maps to redesignate three parcels and rezone four parcels to implement Housing Element programs related to increasing affordable housing opportunities.

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

DEPUTY DIRECTOR'S REPORT

NORTH COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

NORTH CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

CENTRAL COAST DISTRICT

DEPUTY DIRECTOR'S REPORT

NOTICE OF IMPENDING DEVELOPMENT

Notice of Impending Development No. VTP-NOID-0001-26 (UCSC Wildfire Vegetation Management Project)

Public hearing and potential action on Notice of Impending Development submitted by the University of California, Santa Cruz (UCSC) in collaboration with the Resource Conservation District of Santa Cruz County for ecological restoration treatments, wildland-urban interface fuel reduction, and maintenance of existing fuel breaks within a 274-acre project area on UCSC's Main Residential Campus in Santa Cruz County.