CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX
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W13

Prepared June 01, 2026 (for the June 10, 2026 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, South Coast District Deputy Director
Subject: **South Coast District Deputy Director's Report for Orange County for June 2026**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on June 10, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on June 10th.

With respect to the June 10th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on June 10, 2026 (see attached)

Waivers

- 5-25-0488-W, RAB Properties, LLC, SFR remodel and addition (Seal Beach)
- 5-26-0004-W, McAlister, ADU conversion of attached 2-car garage (Seal Beach)
- 5-26-0106-W, RLT Holding, LLC, SFR remodel & addition, new ADU (Laguna Beach)
- 5-26-0160-W, Gertmenian, New attached ADU, new sump pump, and SFR repairs (Laguna Beach)

Immaterial Amendments

- 5-23-0211-A1, Demo SFR and construction of new SFR and ADU (Sunset Beach)

Immaterial Extensions

- 5-11-178-E12, 2808 Lafayette Property, LLC (Newport Beach)

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May 28, 2026

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-25-0488-W

Applicant: RAB Properties, LLC

Location: 1521 Seal Way, Seal Beach (Orange County) (APN(s): 199-093-15)

Proposed Development: Minor addition and interior remodel and construction of a new roof top deck associated with an existing two-story, approximately 23 ft. tall, 2,838 sq. ft. triplex with a 368 sq. ft. carport. More specifically, the proposed project includes: 1) an addition of 80 sq. ft. of habitable area to the 1st floor; 2) an addition of 25 sq. ft. of habitable area to the 2nd floor; and 3) construction of a new 602 sq. ft. roof deck; resulting in a two-story, 25 ft. tall, 2,943 sq. ft. triplex with a 368 sq. ft. carport and 602 sq. ft. roof deck. No grading is proposed.

Rationale: The proposed project is located on a 2,500 sq.ft. lot between the first public road parallel to the sea. The lot is designated as residential high density (RHD-20) in the City of Seal Beach Zoning Code. The proposed project conforms to the permitted use and development standards pursuant to the Zoning Code. According to the Coastal Storm Modeling System (CoSMoS) sea level rise model, the project site is subject to flooding with up to 3.3 ft. of sea level rise with 100 year storm. While the subject site is in an area subject to flooding and sea level rise, the applicant is not proposing a shoreline protective device to protect the development and less than 50% of the roof will be demolished for the construction of the new roof top deck and thus the proposed work is minor and not considered new development. Public access to the beach is available

Coastal Development Permit Waiver
5-25-0488

along the public walkway fronting the seaward side of the property line and approximately 140 sq. ft. south of the project site at the Neptune Avenue street end. The proposed project design is compatible with the character of surrounding development. The proposed development will not adversely impact coastal resources, public access, or water quality, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program. This waiver will not become effective until reported to the Commission at its June 10-11, 2026, meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Fernie Sy
Coastal Program Analyst

cc: Commissioners/File

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May 26, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0004-W

Applicant: Michael McAlister

Location: 140 11th St., Seal Beach, Orange County (APN: 199-072-28)

Proposed Development: Conversion of an existing ground level 2-car garage into a new approximately 377 sq. ft. accessory dwelling unit (ADU) attached to an existing, two-story triplex building. No grading, hardscape or landscaping improvements are proposed. The applicant will provide public transit passes to tenants free of charge and will install a bicycle rack on site.

Rationale: The proposed project is located on a 2,938 sq .ft. lot approximately 750 ft. inland of the beach. The lot is designated as residential high density (RHD-20) in the City of Seal Beach Zoning Code and would conform to the RHD-20 permitted uses. No new area additions or height increases are proposed. No additional parking is required for the proposed ADU. The project would result in the loss of all available onsite parking for the existing triplex. However, there is a bus stop located approximately ¼ of mile northeast of the project site along Pacific Coast Highway, and the applicant proposes to provide free public transit passes to tenants to encourage the use of available regional transit services. The applicant also proposes to install an onsite bicycle rack to reduce reliance on vehicles and promote cycling as an alternative mode of transportation. Public access to the beach is available approximately 750 ft. west of the project site at the end of 11th and 12th streets. The proposed project design is compatible with the character of surrounding development. The project site is located in an area vulnerable to flooding due from potential sea level rise risk, thus the applicant proposes a waterproof coating on the ADU to minimize the risk associated with any potential coastal hazards. The proposed development will not adversely impact coastal

Coastal Development Permit De Minimis Waiver
5-26-0004-W

resources, public access, or water quality, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **June 10-11, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Emily Greer
Coastal Program Analyst

cc: Commissioners/File

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May 27, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0106-W **Applicant**: RLT Holding, LLC

Location: 22 N. Vista De Catalina, Laguna Beach, Orange County (APN: 056-152-14)

Proposed Development: Remodel of an existing single-family residence, including a new 634 sq. ft. accessory dwelling unit, 222 sq. ft. of living room additions, 384 sq. ft. of deck additions, interior remodel, new roof, new doors and windows, new pool and spa, drainage and hardscape improvements and landscaping proposing 484 cu. yds. of cut and 14 cu. yds. of fill.

Rationale: The subject site is a 6,477 square foot lot, located within the existing gated community of Three Arch Bay, one of three areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay was deferred due to public access issues arising from the locked gate nature of the community. However, the proposed development will have no effect on existing public access conditions. The subject lot is not a bluff or oceanfront lot and is not located between the first public road and the sea; it is an inland, infill lot surrounded by existing development. The site is zoned Three Arch Bay by the City, which allows low-density residential development. The proposed project conforms to the low-density residential zoning. The proposed water runoff control measures to infiltrate stormwater runoff onsite and proposed low-water use plantings are consistent with the marine/water quality protection policies of the Coastal Act. Two parking spaces will be maintained on site, consistent with previous Commission actions in the area which include at least two spaces per residential unit. The proposed project design is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with past Commission actions in the area and with the Chapter Three policies of the Coastal Act

Coastal Development Permit De Minimis Waiver
5-26-0106-W

and will not prejudice the City's ability to prepare a certified Local Coastal Program (LCP) for the Three Arch Bay Area.

This waiver will not become effective until reported to the Commission at its **June 10-12, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Jeffrey Palm
Coastal Program Analyst

cc: Commissioners/File

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May 27, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-26-0160-W **Applicant**: 19 Bay Drive, LLC

Location: 19 Bay Drive, Laguna Beach, Orange County (APN: 056-180-31)

Proposed Development: Construction of a new attached 321 sq. ft. accessory dwelling unit (ADU), fill of existing sump pump pit and installation of a new sump pump, minor roof additions and replacement of deck tiles at an existing single-family residence.

Rationale: The project site is a 13,167 sq. ft. oceanfront, blufftop lot located in the gated community of Three Arch Bay, one of the three areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay was deferred due to public access issues arising from the gated nature of the community. However, the proposed development will have no effect on existing public access conditions. The site is zoned Three Arch Bay by the City, which allows low-density residential development. The proposed project conforms to the low-density residential zoning. Existing site development was approved via CDP Nos. 5-05-459-A1 and 5-15-0751-A1. The existing residence is currently non-conforming in relation to the blufftop setback. However, the proposed additions and replacement of deck tiles will not result in a major remodel and therefore the structure is not required to be brought into conformity with the blufftop setback, as is required for new development. The proposed ADU development complies with the blufftop and stringline setbacks. The replacement sump pump will improve existing site drainage for the proposed ADU and there will be no change to the existing number of parking spaces on-site. The proposed development will not change the existing residence's compatibility with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with past Commission actions in the area and with Chapter Three policies of the Coastal Act and will not prejudice the

Coastal Development Permit De Minimis Waiver

5-26-0160-W

City's ability to prepare a certified Local Coastal Program (LCP) for the Three Arch Bay area.

This waiver will not become effective until reported to the Commission at its **June 10-12, 2026** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Jeffrey Palm
Coastal Program Analyst

cc: Commissioners/File

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May 29, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-23-0211-A1**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Amendment to Coastal Development Permit (CDP) 5-23-0211

Applicant: Cody Bosz

Project Site: 17125 South Pacific Avenue, Sunset Beach, Orange County (APN: 178-552-05).

Original CDP Approval: Demolition of an existing 867 sq. ft. one-story single-family residence with an attached garage, and construction of a new 3,060 sq. ft., approximately 35-ft.-high three-story over attached four car garage single-family residence, with an attached 580 sq. ft. accessory dwelling unit (ADU) on the 1st floor. The project includes the removal of a deck encroachment and revegetation of the area.

Proposed CDP Amendment:

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

> Reduce the square footage from 3,060 sq. ft. to 2,508 sq. ft. of the proposed new single-family residence including reducing the enclosed garage from a four-car garage to a two-car garage and reducing the proposed attached ADU from 580 sq. ft. to 468 sq. ft., cumulatively resulting in a 3 in. overall height reduction.

FINDINGS:
The Executive Director has determined this amendment to be IMMATERIAL within the meaning of Section 13166(b) of the Commission's regulations.[1] Pursuant to Section

[1] The Commission's regulations are codified in Title 14 of the California Code of Regulations.

AMENDMENT TO COASTAL DEVELOPMENT PERMIT

Coastal Development Permit Amendment No. 5-23-0211-A1

13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to Section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to Section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reasons:

> The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed amendment consists of modifications resulting in a 552 sq. ft. reduction in the overall square footage of the originally approved single-family residence and ADU, and a reduction in the number of enclosed parking spaces from four to two. Providing two enclosed parking spaces for the single-family residence is consistent with past Commission action in this area. In addition, because the property is located within one-half mile of a public transit stop, no parking is required for the ADU. Therefore, the proposed reduction in the number of proposed on-site parking spaces would not result in an adverse impact to public coastal access.
>
> The proposed structure's height, massing, and overall footprint would remain substantially the same as the originally approved. While the proposed structure would be reconfigured from four stories to three stories with a split-level first floor, this modification would not significantly alter the project's visual profile. The previously approved 5-ft. oceanfront property line setback is retained, ensuring

AMENDMENT TO COASTAL DEVELOPMENT PERMIT
Coastal Development Permit Amendment No. 5-23-0211-A1

that the project continues to avoid encroachment toward the public beach and continues to maximize public access.

The proposed project still includes removal of the existing private deck encroachment on the public beach and restoration of that area with native vegetation, further maximizing public access by expanding beach area that is available to the public. This public access benefit remains unchanged and is unaffected by the requested amendment.

The elevation of the first habitable floor would be adjusted from the previously approved 21 ft. NAVD88 to approximately 19 ft. NAVD88 due to internal layout changes. Although slightly lower, the revised design is still sited and designed to minimize risks to life and property in a high flood hazard area. No changes are proposed to the previously approved drainage plan, which includes directing stormwater to on-site sand percolation areas for natural filtration before flowing toward South Pacific Avenue.

Overall, the proposed amendment would not result in any new potential impacts beyond what was previously analyzed and addressed in the underlying CDP findings and required special conditions. The proposed changes do not result in any new or increased impacts to public access, biological resources, coastal hazards, visual resources, or any other coastal resources. The project, as conditioned, remains compatible with the surrounding community character and continues to be consistent with the intent of the Commission's original approval. No new special conditions or changes to the original special conditions are deemed necessary. Thus, the amendment is determined to be immaterial. The amendment is consistent with Chapter 3 policies of the Coastal Act, past Commission actions in the area, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Therefore, staff recommends the Commission grant the amendment request.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above. If you have any questions about this notice, please contact Emily Greer at emily.greer@coastal.ca.gov or (562) 590-5071.

Emily Greer
Coastal Program Analyst

cc: Commissioners/File

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May 28, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that 2808 Lafayette Property, LLC has applied for a twelfth one-year extension of Coastal Development Permit No. 5-11-178, granted by the California Coastal Commission on March 6, 2013.

For: The installation of a new concrete bulkhead associated with an existing business/commercial building on a property fronting Newport Bay. The new bulkhead would be installed 10-feet into the bay from the existing property and would extend the width of the property for approximately 60-feet, with a return wall at each terminus.

At: 2808 Lafayette Road, Newport Beach, Orange County (APN: 047-023-06)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive… and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Fernie Sy
Coastal Program Analyst

May 4, 2026

Dr. Kate Huckelbridge
Executive Director
California Coastal Commission
ExecutiveStaff@coastal.ca.gov

Karl Schwing
District Director, San Diego Coast and South Coast Orange County
California Coastal Commission
karl.schwing@coastal.ca.gov

Re: 30611 Waiver Request by City of Laguna Beach for Removal of One (1) Substandard Tree on Lower Forest Avenue

Dear Dr. Huckelbridge and Mr. Schwing:

Pursuant to Public Resources Code Section 30611, the City of Laguna Beach requests a waiver of the requirement to obtain a Coastal Development Permit for the development described below.[1] This waiver is requested on the basis that immediate action was necessary for the purpose of protecting life and public property from imminent danger at and around Lower Forest Avenue in a public right of way. Lower Forest Avenue is a heavily pedestrian-trafficked area, which is presently under construction (with construction currently in the street area), and surrounded by currently useable sidewalks and substantial pedestrian flow, several buildings, and direct coastal access down Forest Avenue by crossing Coast Highway to Main Beach.

More specifically, late in the evening on March 21 or in the early morning on March 22, 2026, a mature Eucalyptus tree failed and fell on Lower Forest Avenue (Tree J, as depicted below). After the tree failure, a pathology report was ordered for Tree J and an adjacent Eucalyptus tree (Tree I). On April 30, 2026, the City received the results of the pathology report, which indicated Tree I was positive for Basidiomycete in the roots (like Tree J, which failed) and positive for Phytophthora in the soil (like Tree J, which failed). (Attachment 1.) Based upon the pathology report, the City's existing arborist-consultant, Dudek Environmental Consultants, recommended Tree I for removal. (Attachment 2.) For a second opinion, however, the City hired a second arborist-consultant, Monarch Environmental, which also recommended Tree I for removal. (Attachment 2.)

Upon receiving the pathology report and two expert opinions and recommendations to remove Tree I, the Public Works Director for the City of Laguna Beach concluded that Tree I needed to be immediately removed in order to protect the public safety. Under the City's Tree Removal and Planting Policy for Public Trees, the Director of Public Works directed the removal of the

[1] As you know, on April 24, 2026, I sent the California Coastal Commission a 30611 Waiver Request, on behalf of the City of Laguna Beach, for nine (9) other substandard trees, which the City determined required emergency removal based on substantial evidence in the record, as explained in the April 24 waiver request. This 30611 Waiver Request is separate but related to the April 24, 2026 request.

trees to occur. (Attachment 3.) The removal took place on Saturday, May 2, 2026, at approximately 7 a.m.

Development: development consists of the removal of one (1) substandard tree, as substantiated by Attachments 1-4.

Place: Lower Forest Avenue. Below is an image of the place where the development is occurring with yellow circle signifying the exact location of the tree removal as a result of the Public Works Director's determination, discussed above:



Staff Contact:
Name: Matthew Schneider, Director of Community Development
Phone Number: 949-497-0318
E-mail Address: MSchneider@LagunaBeachCity.net

The City of Laguna Beach understands and acknowledges this development is the minimum that arborists and public safety officials believe is required to protect life and public property from imminent danger, that the waiver does not authorize the permanent erection of any structure, and that this waiver is only in effect for the purpose of removing the one (1) substandard tree that poses an imminent risk to life and property.

Sincerely,

Matthew Schneider
Community Development Director
City of Laguna Beach

Attachments

1. Waypoint Analytical Report on Trees J and I dated April 22, 2026
2. City Manager's May 1, 2026 Community Notice
3. Public Works Director's May 1, 2026 Determination
4. Related 30611 Waiver Request for Removal of Nine (9) Substandard Trees dated April 24, 2026