CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
WEB: WWW.COASTAL.CA.GOV

W16a

Prepared August 10, 2026 for August 12, 2026 Hearing

To: Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director
Kiana Ford, Coastal Planner

Subject: Additional hearing materials for W16a
LCP Amendment Number LCP-3-CAP-26-0017-1-Part C (Housing Updates)

This package includes additional materials related to the above-referenced hearing item as follows:

Additional correspondence received in the time since the staff report was distributed

From: Ford, Kiana@Coastal
To: Ford, Kiana@Coastal
Subject: FW: Opposition to W16a as de minimis and W16b as minor LCP amendment
Date: Monday, August 10, 2026 1:59:58 PM

From: Brendy O'hara <boharagogirl@gmail.com>
Sent: Sunday, August 2, 2026 9:23 PM
To: Ford, Kiana@Coastal <kiana.ford@coastal.ca.gov>
Subject: Opposition to W16a as de minimis and W16b as minor LCP amendment

You don't often get email from boharagogirl@gmail.com. Learn why this is important

W16a – Opposition that this matter is a De Minimis Project

Dear Commissioners –

I live in Santa Cruz County and have seen staff time-after-time agendize long-term housing development that affects the communities' infrastructure as de minimis – meaning – "No hearing, stamped as approved." Similar action is being taken at the local level whereby the Planning Department no longer will hold public hearings for large-scale housing development.

I ask the Commission a simple question – should large-scale development go uncheck by our state/local government? If so, then you are ignoring a very significant reason why the People voted for Proposition 20 and the purpose why the Coastal Act became law in 1976.

Staff have you believing that they are following new state laws but ignore the fact that it is the community's voice that is being silenced. The staff quotes three criteria under section 30514(d) of the Coastal Act if determining this project to be de minimis.

1. No impact on coastal resources: Untrue. The City of Capitola does not have the needed infrastructure – roads, water, sewage, garbage, transportation, fire and safety, healthcare, nor tsunami escape routes in place.

2. No change in use of land, water or allowable use of property: Untrue. Without a full hearing and staff findings by staff, the Commission and the public cannot possibly know what impacts are affected by this proposal.

3. Proper notification: Untrue. There was no community outreach by the city

council. There were no physical signs located at these proposed sites. Moreover, there were city council members who did not reside in the city limit, thus questioning their votes.

As the decision-making body selected to protect our communities, please agendize this matter to a full hearing and findings consistent with the certified LCP.

Please object to the Executive Director’s determination that this amendment is de minimis and extend the Commission deadline for action up to one year per staff recommendation, so staff may bring this matter back to you with its findings.