

CAPISTRANO BAY DISTRICT
AGENDA REPORT
APRIL MEETING
January 27, 2026

Shoreline Armoring Permits

ITEM 6a

City Required Permits for all Beach Front Work

Since 2019 the Coastal Commission has alleged that homeowners on Beach Road have been conducting shoreline protection measures without permits.

Whether this is factual or not, the City of Dana Point has made it very clear in a meeting with a group of District representatives and city officials on January 7th that from now on, any proposed shoreline armoring or protection work will need to be permitted through the City.

The City fully expects the Capistrano Bay District's cooperation in carrying out this requirement.

Simply put, this means no material deliveries of lumber for seawall work or boulders will be allowed into the community until the homeowner can show they have a permit.

This does not exempt homeowners from any enforcement actions the City might choose to bring for previous armoring work nor is there a guarantee that any proposed armoring work will get permitted.

We know that homes built prior to January 1977, when the Coastal Act was passed into law, have some stronger entitlement rights to protection but homes built after 1977 may or may not be so entitled – that will depend on the conditions set forth in everyone's individual permit documents.

This is why the District has been so adamant that owners dig up their permits when homes were built, to read the restricting or enabling language to know where they stand with entitlement to shoreline protection.