

Meeting #724

CAPISTRANO BAY DISTRICT
AGENDA REPORT
APRIL MEETING
February 24, 2026

Shoreline Armoring Permits

ITEM 6a

City Required Permits for all Beach Front Work

***This is a repeat of the material presented at the January meeting*

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 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.

See *Notice to Property Owners*, dated January 30, 2026, on the following page.



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January 30, 2026

NOTICE TO PROPERTY OWNERS

Please be aware that beginning January 30, 2026, the City of Dana Point will be looking for all property owners on Beach Road to come in to the City to process permits for any future shoreline protection work planned on the beach side of your property.

The City has been sensitive and extremely cooperative over the years in recognizing the constitutional right of owners to protect their property and the plight of Beach Road, and thus has been fairly accommodating to property owners.

Coastal Development Permits (CDPs), however, have always been required for shoreline protection in order to comply with the Coastal Act, and property owners in our community have certainly not hesitated in the past to exploit the accommodation extended by the City. Recently, the City has experienced serious pressure from the Coastal Commission on the issue of beach armoring. In a meeting between City and District officials, the City delivered an unequivocal message that property owners must come to the City for permitting for any new proposed work seaward of your patio stringline.

This notice addresses only future proposed work. It does not extend to or impact any previous shoreline armoring work that may have been undertaken, but note that some property owners may be expected at some point in the future to have to address an allegation that unpermitted development has been performed seaward of their patio stringline.

The District asks that you consider communicating with the District for further information prior to approaching the City for a permit.

Sincerely,

Donal S. Russell, General Manager
Capistrano Bay Community Services District

Patrick McNulty, President
Board of Directors