



Coastal Currently February 2026

Highlights from the California Coastal Commission's monthly public hearings

Executive Director's Report

Executive Director Kate Huckelbridge and other staff provided an [update](#) on recent agency activities, including:

- The Office of Administrative Law recently approved the Coastal Commission's request to increase the time period to vest a permit for 100% affordable housing projects from two years to five years. This will help developers secure funding for such projects.
- Director Huckelbridge recently met with the tribal nonprofit Kai Poma to sign the public access management plan for Blues Beach in northern Mendocino County. Last April, the Coastal Commission approved a permit application by Caltrans to divide three state-owned parcels for the purpose of transferring 136 acres of coastal land to the group.
- The Coastal Commission received a record-breaking 437 applications for its Whale Tail Grant program. Staff expect to present the projects recommended for funding at the April hearing.
- The Coastal Commission announced the release of a new report: [Shifting the Current: Advancing Environmental Justice at the California Coastal Commission](#).
- The agency recently hired its first tribal affairs coordinator to help guide the tribal consultation program.
- The Coastal Commission announced an effort to celebrate the 50th anniversary of the Coastal Act by collecting "[coastal memories](#)" from the public for use on social media and the agency's website.

Housing

The Coastal Commission [approved](#) changes to the city of Fort Bragg's local coastal program to encourage affordable housing, including supportive housing and group homes.

The Coastal Commission approved permit waivers for new accessory dwelling units in [Seal Beach](#), [San Clemente](#), [Solana Beach](#) and [Santa Monica](#).

The Coastal Commission [approved](#) changes to the city of Oceanside's local coastal program, allowing for up to 86 housing units per acre for mixed-use projects in its downtown district.

The Coastal Commission [approved](#) changes to the city of Oceanside's inclusionary housing policies, requiring that housing projects in the Coastal Zone of seven or more units set aside 15% of those units for lower-income households.

The Coastal Commission [approved](#) changes to Long Beach's inclusionary housing rules, requiring that projects of 10 or more units set aside a percentage of income-restricted units based on location. The new rules also allow for alternative compliance pathways, such as in-lieu fees and land dedication.

Habitat

The Coastal Commission [approved](#) new lighting standards proposed by Humboldt County to reduce nighttime light pollution. The county's approach was developed using best practices promoted by DarkSky International, a nonprofit organization dedicated to preserving natural night environments.

Commercial

The Coastal Commission [approved](#) changes to the city of Fort Bragg's local coastal program to establish permanent standards that allow outdoor dining. The new rules were prompted by the popularity of such allowance granted during the pandemic.

The Coastal Commission [approved](#) rules for short-term rentals in the city of Del Mar, allowing up to 129 permits for non-hosted short-term rentals.

The Coastal Commission [approved](#) rules for short-term rentals in the city of Encinitas, allowing up to 4% of residential units west of Interstate 5 to be used as non-hosted short-term rentals.

The Coastal Commission [approved](#) a permit for a temporary free-standing film set in Venice Beach for a new Baywatch television series. Filming is prohibited on weekends and holidays to protect public access.

Enforcement

The Coastal Commission [approved](#) a restoration order and a \$400,000 penalty against a property owner in Humboldt County for violations related to unpermitted construction and destruction of known cultural resources with heavy machinery.

Sea Level Rise

The Coastal Commission [approved](#) a \$628,000 grant to San Francisco to plan for sea level rise. The proposed work will specifically update the city's vulnerability assessment and integrate new policy guidance, as well as develop strategies to protect public access, coastal resources and habitat areas.

The Coastal Commission [heard](#) an informational briefing by staff on the [Statewide Strategy for the Coexistence of California Fishing Communities and Offshore Wind Energy](#).

Transportation

The Coastal Commission [cleared the way](#) for the Highway 1 Streetscape Enhancement Project in Mendocino County to facilitate the installation of bicycle lanes, sidewalks, reconfigured parking, flashing beacons and other pedestrian improvements.

The Coastal Commission [approved](#) repair and maintenance activities by Caltrans on the Albion River Bridge in Mendocino County, including replacing deteriorating timber.

**All actions taken at the Coastal Commission [public hearing](#) in Half Moon Bay on Feb. 4 to 6, 2026. ([video](#))*

***Banner photo by Ahmad Alomar, submitted for the [2025 California Ocean & Coastal Amateur Photography Contest](#).*