

CALIFORNIA COASTAL COMMISSION

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W6c

DATE: FEBRUARY 4, 2026

TO: Coastal Commission and Interested Persons

FROM: Kate Huckelbridge, Executive Director
Sarah Christie, Legislative Director
Sean Drake, Legislative Manager

SUBJECT: LEGISLATIVE REPORT FOR FEBRUARY 2026

CONTENTS: This report provides summaries and status of bills affecting the Coastal Commission and the California Coastal Management Program, and other coast-related legislation identified by staff.

Note: Information contained in this report is accurate as of January 30, 2026. Bills added since the previous report are marked by an asterisk (*). Substantive amendments are summarized in *italics*. Bill text, votes, analyses, and the current status of any bill may be viewed on the California Legislature's Homepage at <http://leginfo.legislature.ca.gov/>. This report can also be accessed through the Commission's homepage at www.coastal.ca.gov.

2026 Legislative Calendar

Jan 1	Statutes take effect.
Jan 5	Legislature reconvenes.
Jan 10	Budget Bill must be submitted by Governor.
Feb 20	Last day for bills to be introduced.
Mar 26	Spring Recess begins upon adjournment.
Apr 6	Legislature reconvenes from Spring Recess.
Apr 24	Last day for policy committees to hear and report fiscal bills introduced in that house.
May 1	Last day for policy committees to hear and report non-fiscal bills introduced in that house.
May 8	Last day for policy committees to meet prior to June 1.
May 15	Last day for fiscal committees to hear and report to the Floor bills introduced in that house.
May 26-29	Floor session only.

May 29	Last day for each house to pass bills introduced in that house.
June 1	Committee meetings may resume.
June 15	Budget Bill must be passed by midnight.
June 25	Last day for legislative measures to qualify for the November 3 General Election ballot.
July 2	Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment.
Aug 3	Legislature reconvenes from Summer Recess.
Aug 14	Last day for fiscal committees to meet and report bills to the Floor.
Aug 17-31	Floor session only.
Aug 21	Last day to amend bills on the Floor.
Aug 31	Last day for each house to pass bills. Recess begins upon adjournment.
Sept 30	Last day for Governor to sign or veto bills.
Nov 3	General Election
Dec 7	Convening of the 2027-28 legislation session.

PRIORITY LEGISLATION

AB 35 (Alvarez) Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024: Administrative Procedure Act: exemption: program guidelines and selection criteria

As amended, this bill would exempt the development and adoption of program guidelines and selection criteria needed to effectuate or implement the programs included in the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 ("Prop 4") from the Administrative Procedures Act (APA), in line with the APA exemption provided in the past natural resource general obligation bonds. This bill has an urgency clause.

Introduced	12/02/24
Last Amended	01/14/26
Status	Senate Rules Committee

AB 880 (Bennett) State governments grants and contracts: payment of claims and grantees' indirect costs

This bill would establish that existing statutory penalty for late payment of a grant by a state agency also apply to grant agreements between a state agency and a non-profit organization. This bill would require a state agency administering a grant program to reimburse a grantee's indirect costs at specified rates as requested by the grantee in their grant program application, unless prohibited by any other state or federal law.

Introduced	02/19/25
Status	Senate Appropriations Committee

AB 1039 (Hart) State-funded assistance grants and contracts: advance payments

The bill would require any state agency that administers a grant program to advance payment to a qualifying recipient for all grants advertised after January 1, 2026. The bill would require the solicitation for the grant to state the percentage of the grant funds that may be distributed as an advance payment. *Amendments of 06/18/25 would require any state agency that administers a grant program to consider utilizing advance payment best practices and processes identified and developed by the Strategic Growth Council.*

Introduced	02/20/25
Last Amended	06/18/25
Status	Senate Appropriations Committee

AB 1294 (Haney) Planning and zoning: housing development: standardized application form

As amended, this bill would require the Department of Housing and Community Development to adopt a standardized application form that applicants for any housing project may use, and would require a local government to accept the standardized application form or a similar standardized form created by the local government. The bill would prohibit local governments from requiring submission of any other application form beside the standardized application form as part of entitling a housing project. The bill would also prohibit local governments from requiring any additional information or process before entitling a housing project, including preapplication submissions, approvals, reviews, meetings, public notices, or any other preapplication requirements.

Introduced	02/21/25
Last Amended	07/03/25
Status	Senate Local Government Committee

***AB 1593 (Dixon) State agencies: revenue: report**

This bill would require state agencies that impose monetary charges, including a regulatory fee or administrative penalty, to report the revenue generated from those charges on its internet website.

Introduced	01/15/26
Status	Assembly Rules Committee

SB 10 (Padilla) Otay Mesa East Toll Facility Act: toll revenues

This bill would authorize revenues generated by the Otay Mesa East Toll Facility to be used to fund maintenance of the South Bay International Boundary and Water Commission sewage treatment facility pursuant to an agreement with the federal government. *Amendments of 03/13/25 add that toll revenues may also be used to fund development of additional sanitation infrastructure projects related to the Tijuana River.*

Introduced	12/02/25
Last Amended	03/13/25
Status	Assembly Transportation Committee

SB 675 (Padilla) California Environmental Quality Act: environmental development leadership projects: streamlining

As amended, this bill would establish a new, truncated Coastal Act review process for a “Waterfront Environmental Development Leadership Project” (WELDP). The definition of a WELDP would apply specifically to the proposed Seaport San Diego project at the Port of San Diego. The bill would require the Commission to review and comment within 60 days on any project documents submitted to the Commission prior to the Port’s certification of a project EIR; any objections not raised at that time would be deemed waived. The bill would also require the Commission, within 30 days of receiving a proposed Port Master Plan (PMP) amendment for the Seaport San Diego project, to provide the Port with a list of all technical documents needed for the Commission to act on the amendment. The Commission would be required to take final action on the PMP amendment within 90 days of receiving those documents. The bill would further require the Commission to take final action on any CDP appeal for the Seaport San Diego project within 180 days. The bill also would prohibit the Commission from imposing conditions on any appealed CDP for the Seaport San Diego project that are not “objectively necessary” to render the project consistent with the PMP and the Coastal Act, and that render the project infeasible.

Introduced	02/21/25
Last Amended	07/07/25
Status	Assembly Natural Resources Committee
Position	Oppose

SB 677 (Wiener) Housing development: transit-oriented development

As amended, this bill would clarify that for purposes of streamlining of transit-oriented development pursuant to SB 79 (Ch. 512, Stats. 2025), “high-frequency commuter rail” means a public commuter or intercity rail station with a total of at least 48 passenger trains on average per weekday across all directions, not including temporary service changes of less than one month or unplanned disruptions, and not meeting the standard for very high frequency commuter rail, at any point in the past three years.

Introduced	02/21/25
Last Amended	01/08/26
Status	Assembly Rules Committee

SB 681 (Wahab) Housing

This bill is the Senate housing omnibus bill. Relevant to the Coastal Commission, the bill would require the Commission, by July 1, 2027, to create a process for electronic submittal to the Commission of any application required under the Coastal Act.

Amendments of 05/23/25 would prohibit local approvals of multi-unit residential projects from being appealed to the Commission on the basis that the project is located in a sensitive coastal resource area or is not the principally permitted use of the site; and would require the Commission to submit an annual report to the Legislature with information about CDP appeals of multi-unit residential projects.

Introduced 02/21/25

Last Amended 05/23/25

Status Assembly Housing and Community Development Committee

SB 741 (Blakespear) Coastal resources: coastal development permit: exemption: Los Angeles-San Diego-San Luis Obispo Rail Corridor

This bill would amend the Coastal Act to specify that whenever an emergency is declared by a local government or special district, development in that jurisdiction is entitled to an Emergency Coastal Development Permit under Public Resources Code Section 30624. *Amendments of 04/21/25 revise the bill to, instead, expand the existing Coastal Act exemption for like-for-like emergency repairs to state highways, to also apply to like-for-like repairs to train tracks and associated facilities along the Los Angeles-San Diego-San Luis Obispo (LOSSAN) Rail Corridor.*

Introduced 02/21/25

Last Amended 04/21/25

Status Assembly Natural Resources Committee

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DATE: January 5, 2026

TO: Coastal Commission and Interested Persons

FROM: Legislative Program and Legal Division

SUBJECT: Coastal Act: 2025 Chaptered Legislation

The 2025 California legislative session resulted in seven pieces of chaptered legislation that amended the Coastal Act: AB 130 (Assembly Budget Committee), AB 149 (Assembly Budget Committee), AB 357 (Alvarez), AB 439 (Rogers), SB 237 (Grayson), SB 484 (Laird), and SB 856 (Senate Natural Resources and Water Committee). This memo reviews this legislation and describes how the Commission will implement these statutory changes. Relevant statutory language is provided below, with new language marked in underlined italics and removed language in ~~striketrough~~.

There were also multiple pieces of chaptered legislation from the 2025 session that, while not amending the Coastal Act, either imposed new obligations on the Coastal Commission or altered state law in a manner relevant to the Commission. This report focuses on three such measures that directly affect the operations of the Coastal Commission or implementation of the Coastal Act: AB 462 (Lowenthal), AB 592 (Gabriel), and AB 996 (Pellerin). Relevant excerpts of each piece of legislation are provided, along with a summary of any steps that will be taken by the Commission to implement or comply with the legislation.

AB 130 (Assembly Budget Committee), AB 149 (Assembly Budget Committee), and AB 462 (Lowenthal) all took effect upon being signed. The remaining bills listed above took effect on January 1, 2026. The full text of each measure is available online through the links provided, and also at <http://leginfo.legislature.ca.gov/>.

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2025 COASTAL ACT AMENDMENTS

1. [AB 130 \(Assembly Budget Committee, Ch. 22, Stats. 2025\) Housing](#)

This legislation adds Section 30114.5 to the Coastal Act to define a “residential development project,” as a project that consists exclusively of residential uses and includes four or more units, and amends Section 30603 of the Coastal Act to prohibit local coastal development permits (CDPs) for residential development projects from being appealed to the Commission on the basis that the development is located in a sensitive coastal resource area or is not the principally permitted use of the parcel. Local CDPs for such projects may still be appealed pursuant to the other applicable provisions of Section 30603. The legislation also adds Section 30405 to the Coastal Act, requiring the Commission to submit an annual report to the Legislature with information about appeals of local CDPs for residential development projects.

Outside of the Coastal Act but relevant to the Coastal Commission, the legislation also amends the Permit Streamlining Act to decrease the time in which the Commission must act on CDP applications for most housing projects, from 180 days to 90 days after either the Commission receives a complete CDP application or the lead agency acts on the project; and to establish that if any state or local permitting agency does not act on a permit by the statutory deadline, the permit is deemed approved at that time.

Implementation: AB 130 was a budget trailer bill, so it took effect immediately upon being signed by the Governor on June 30, 2025. Since that date the Commission has been implementing the new permitting requirements for applicable projects, and has provided an informational memorandum to local governments regarding the statutory changes to the bases for local CDP appeals for multifamily housing projects of four or more units. The Commission will continue tracking data on appeals of multifamily housing projects in anticipation of submitting the required legislative report beginning in 2027.

Statutory language¹: ...

...

SEC. 23. Section 65952 of the Government Code is amended to read:

65952. (a) Except as provided in subdivision (b), a public agency that is a responsible agency for a development project that has been approved by the lead agency shall approve or disapprove the development project within whichever of the following periods of time is longer:

¹ This excerpt shows the language of Government Code Section 65952 as amended by AB 130, effective July 1, 2025. That code section was subsequently amended again by AB 1007 (Ch. 502, Stats. 2025), which took effect on January 1, 2026. The latter legislation did not affect the Coastal Commission.

(1) Within 180 days from the date on which the lead agency has approved the project.

(2) Within 180 days of the date on which the completed application for the development project has been received and accepted as complete by that responsible agency.

(b) A public agency ~~other than the California Coastal Commission~~ that is a responsible agency for a development project described in paragraph (2) or (3) of subdivision (a) of Section 65950 that has been approved by the lead agency shall approve or disapprove the development project within whichever of the following periods of time is longer:

(1) Within 90 days from the date on which the lead agency has approved the project.

(2) Within 90 days of the date on which the completed application for the development project has been received and accepted as complete by that responsible agency.

(c) At the time a decision by a lead agency to disapprove a development project becomes final, applications for that project which are filed with responsible agencies shall be deemed withdrawn.

SEC. 24. ...

SEC. 25. Section 65956 of the Government Code is amended to read:

65956. (a) If any provision of law requires the lead agency or responsible agency to provide public notice of the development project or to hold a public hearing, or both, on the development project and the agency has not provided the public notice or held the hearing, or both, at least 60 days prior to the expiration of the time limits established by Sections 65950 and 65952, the applicant or the applicant's representative may file an action pursuant to Section 1085 of the Code of Civil Procedure to compel the agency to provide the public notice or hold the hearing, or both, and the court shall give the proceedings preference over all other civil actions or proceedings, except older matters of the same character.

(b) In the event that a lead agency or a responsible agency fails to act to approve or to disapprove a development project within the time limits required by this article, the failure to act shall be deemed approval of the permit application for the development project. ~~However, the permit shall be deemed approved only if the public notice required by law has occurred. If the applicant has provided seven days advance notice to the permitting agency of the intent to provide public notice, then no earlier than 60 days from the expiration of the time limits established by Sections 65950 and 65952, an applicant may provide the required public notice using the distribution information provided pursuant to Section 65941.5. If the applicant chooses to provide public notice, that notice shall include a description of the proposed development substantially similar to the descriptions which are~~

~~commonly used in public notices by the permitting agency, the location of the proposed development, the permit application number, the name and address of the permitting agency, and a statement that the project shall be deemed approved if the permitting agency has not acted within 60 days. If the applicant has provided the public notice required by this section, the time limit for action by the permitting agency shall be extended to 60 days after the public notice is provided. If the applicant provides notice pursuant to this section, the permitting agency shall refund to the applicant any fees which were collected for providing notice and which were not used for that purpose.~~

(c) Failure of an applicant to submit complete or adequate information pursuant to Sections 65943 to 65944, inclusive, may constitute grounds for disapproving a development project.

(d) Nothing in this section shall diminish the permitting agency's legal responsibility to provide, where applicable, public notice and hearing before acting on a permit application.

SEC. 26. ...

...

SEC. 63. Section 30114.5 is added to the Public Resources Code, to read:

30114.5. "Residential development project" means a multifamily housing project that consists exclusively of residential uses and includes four or more units.

SEC. 64. Section 30405 is added to the Public Resources Code, to read:

30405. (a) Notwithstanding Section 10231.5 of the Government Code, no later than July 1, 2027, and annually thereafter, the commission shall submit a report to the Legislature that includes all of the following information for the preceding year:

(1) The number of residential development projects that were appealed to the commission.

(2) The number of appealed residential development projects for which the permit applicant waived the deadline for the commission to hear the appeal.

(3) The number of appealed residential development projects that were approved, approved with conditions, denied, or withdrawn.

(4) For each project described in paragraph (3), the commission shall include all of the following:

(A) A description of the project, including, but not limited to, the number of units in the project and the percentage of units affordable to very low, low-, and moderate-income households.

(B) The length of time from the appeal to the final action on each project.

(C) Any conditions imposed by the commission on a project, and the reason for approval, approval with conditions, or denial.

(b) A report to be submitted pursuant to this subdivision shall be submitted in compliance with Section 9795 of the Government Code.

SEC. 65. Section 30603 of the Public Resources Code is amended to read:

30603. (a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for only the following types of developments:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) **(A)** Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal resource area.

(B) This paragraph shall not apply to a residential development project.

(4) (A) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(B) This paragraph shall not apply to a residential development project.

(C) For purposes of this paragraph, "coastal county" shall not include a local government that is both a city and county.

(5) Any development that constitutes a major public works project or a major energy facility.

(b) ...

2. [AB 149 \(Assembly Budget Committee, Ch. 106, Stats. 2025\) Public resources trailer bill](#)

This legislation adds Section 30612.5 to the Coastal Act, which specifies that all temporary developments undertaken by the International Olympic Committee, International Paralympic Committee, or Los Angeles Organizing Committee as part of carrying out the 2028 Olympic Games and Paralympic Games are considered temporary events that are exempt from the requirement to obtain a coastal development permit. The legislation also requires those temporary developments to avoid and minimize significant impacts to coastal resources to the extent feasible, and directs the Coastal Commission and the Los Angeles Organizing Committee to coordinate on the planning of all events to be implemented pursuant to the bill.

Implementation: The Coastal Commission will continue coordinating with the Los Angeles Organizing Committee for the 2028 Olympic Games and Paralympic Games (LA28) on the siting and design of Games-related development in the coastal zone consistent with the provisions of the legislation.

Statutory language:

...

SEC. 13. Section 30612.5 is added to the Public Resources Code, to read:

(a) The Legislature finds and declares all of the following:

(1) The California coast is a unique and exceptional resource of international renown.

(2) The 2028 Olympic Games and Paralympic Games will provide an unparalleled opportunity to showcase the natural beauty of California, including its coast, to visitors and viewers from around the globe. The games will also provide a significant economic benefit to California's coastal communities.

(3) Subdivision (i) of Section 30610 exempts from the requirements for a coastal development permit under this chapter any proposed development that the executive director finds to be a temporary event that does not have any significant adverse impact upon coastal resources. At the direction of the Legislature, the commission adopted guidelines to specify eligibility criteria for this exemption.

(4) The 2028 Olympic Games and Paralympic Games will include temporary development that is anticipated to exceed the eligibility criteria for exemption as a temporary event.

(5) Given the exceptional nature of the 2028 Olympic Games and Paralympic Games, it is necessary for the temporary development associated with the games to be deemed eligible for the exemption as temporary events.

(b) (1) Notwithstanding subdivision (i) of Section 30610 and the guidelines adopted pursuant to that subdivision, all temporary development associated with holding the 2028 Olympic Games and Paralympic Games shall be considered temporary events that are exempt from the requirement for a local coastal development permit under this chapter.

(2) Paragraph (1) applies to all development, as that term is defined in Section 30106, that exists temporarily and is undertaken under the authority of the International Olympic Committee, the International Paralympic Committee, or the Los Angeles Organizing Committee for the 2028 Olympic and Paralympic Games as part of hosting, staging, and carrying out the 2028 Olympic Games and Paralympic Games, including, but not limited to, the temporary construction of physical structures, temporary restriction of access to public areas, and temporary modifications to vehicular parking. The exemption shall apply until the temporary development is removed, but in no case later than December 31, 2028.

(3) As part of showcasing the natural beauty of California and the overall environmental sustainability of the 2028 Olympic Games and Paralympic Games, temporary development described in paragraphs (1) and (2) shall, to the extent feasible, avoid and minimize significant impacts to coastal resources, including dune habitat areas, coastal wetlands, and public coastal access.

(4) Paragraph (1) does not apply to development that is undertaken under an authority other than that of the International Olympic Committee, the International Paralympic Committee, or the Los Angeles Organizing Committee for the 2028 Olympic and Paralympic Games.

(5) Paragraph (1) does not apply to development that is intended to last after December 31, 2028, including, but not limited to, public infrastructure upgrades that may be constructed in anticipation of the 2028 Olympic Games and Paralympic Games but will continue to serve the public after the completion of the games.

(c) The commission, through its executive director, and the Los Angeles Organizing Committee for the 2028 Olympic and Paralympic Games, shall coordinate on the planning and identification of all temporary events to be implemented consistent with this section.

(d) This section shall remain in effect only until January 1, 2029, and as of that date is repealed.

SEC. 14. ...

3. **AB 357 (Alvarez, Ch. 256, Stats. 2025) Coastal resources: coastal development permit application: higher education housing project**

This legislation amends Section 30605 of the Coastal Act to direct the Commission to prioritize the provision of active transportation and public transportation facilities on university campuses over private vehicle parking, and to defer to universities in setting parking requirements for housing projects on their campuses. Additionally, the legislation adds Section 30605.1 to the Act, establishing an expedited process for the Commission to approve amendments to a university's certified long-range development plan (LRDP) or to a certified Public Works Plan (PWP) that would not impact coastal resources or public coastal access (i.e., "de minimis" amendments). The legislation also adds Section 30605.2, which requires the Commission to publicly track on its website all university development projects and LRDP amendments pending before, or recently acted on by, the Commission.

Implementation: The Commission will implement the policy direction regarding private parking on university campuses, as well as the expedited process for approving de minimis LRDP and PWP amendments, as applicable university projects and plan amendments are submitted to the Commission. The Commission will also identify a dedicated space on its website for tracking all university development projects and LRDP amendments either pending before, or recently acted on by, the Commission.

Statutory language:

SECTION 1. Section 30605 of the Public Resources Code is amended to read:

30605. (a) To promote greater efficiency for the planning of any public works or state university or college or private university development projects, and as an alternative to project-by-project review, ~~plans for~~ public works plans or state university or college or private university long-range ~~land use~~ development plans may be submitted to the commission for review in the same manner prescribed for the review of local coastal programs as set forth in Chapter 6 (commencing with Section 30500).

~~(b) If any plan for~~ If a public works plan or ~~state university or college development project~~ long-range development plan is submitted ~~prior to~~ before certification of the local coastal programs for the jurisdictions affected by the proposed ~~public works plan~~, the commission shall certify whether the proposed plan is consistent with Chapter 3 (commencing with Section 30200).

~~(c)~~ The commission shall, by regulation, provide for the submission and distribution to the public, ~~prior to~~ before public hearings on ~~the a proposed public works plan or long-range development~~ plan, detailed environmental information sufficient to enable the commission to determine the consistency of the ~~plans~~ plan with the policies of this division.

~~(d)~~ If ~~any such plan for~~ a public works plan is submitted after the certification of local coastal programs, ~~any such the~~ plan shall be ~~approved~~ certified by the commission only if it finds, after full consultation with the affected local governments, that the

proposed plan ~~for public works~~ is in conformity with certified local coastal programs in jurisdictions affected by the proposed public works.

(e) Each state university or college or private university shall coordinate and consult with local government in the preparation of long-range development plans so as to be consistent, to the fullest extent feasible, with the appropriate local coastal program.

(f) Where a ~~plan for a~~ public works **plan** or ~~state university or college or private university development project~~ **long-range development plan** has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1.

(g) (1) When considering the certification of, or an amendment to, a long-range development plan, the commission shall prioritize the provision of active transportation and public transportation facilities over vehicle parking spaces.

(2) For student, faculty, or staff housing facilities proposed for inclusion in a long-range development plan, or subject to commission review under a long-range development plan, the commission shall defer to the state university or college or private university in determining the number of vehicle parking spaces necessary for residents of those facilities.

(h) A certified long-range development plan may be amended by the state university or college or private university, but no amendment shall take effect until it has been certified by the commission. Any proposed amendment shall be submitted to, and processed by, the commission in the same manner as prescribed for amendment of a local coastal program.

SEC. 2. Section 30605.1 is added to the Public Resources Code, to read:

30605.1. (a) The executive director of the commission may determine that a proposed amendment to a public works plan or long-range development plan submitted by a state university or college or private university is de minimis if the executive director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources and is consistent with the policies of Chapter 3 (commencing with Section 30200).

(b) (1) The executive director shall make a determination as to whether the proposed amendment is de minimis within 10 working days of the date of a complete submittal by the state university or college or private university. If the proposed amendment is determined to be de minimis, the proposed amendment shall be noticed in the agenda of the next regularly scheduled meeting of the commission.

(2) If three members of the commission object to the executive director's determination that the proposed amendment is de minimis, the proposed amendment shall be set for public hearing in accordance with the procedures

specified by regulation for amendments to public works plans and long-range development plans or, at the request of the state university or college or private university, be returned to the state university or college or private university. If the proposed amendment is set for public hearing, any applicable time requirements shall commence from the date on which the objection to the de minimis determination was made.

(3) If three or more members of the commission do not object to the de minimis determination, the amendment shall become part of the certified public works plan or long-range development plan upon adjournment of the commission meeting on that date.

SEC 3. Section 30605.2 is added to the Public Resources Code, to read:

30605.2. The commission shall track and publish on a public portion of its internet website any public works plans or long-range development plans, amendments to public works plans or long-range development plans, and notices of impending development submitted by a state university or college or private university to the commission for approval. Information provided to the public shall include at least a description of the plan, plan amendment, or notice of impending development, the status of the plan, plan amendment, or notice of impending development in the approval process, any conditions imposed by the commission for approval of the plan, plan amendment, or notice of impending development, and the length of time to approval or denial of the plan, plan amendment, or notice of impending development. Information on the internet website shall be updated no less than monthly.

4. [AB 439 \(Rogers, Ch. 556, Stats. 2025\) California Coastal Act of 1976: local planning and reporting](#)

This legislation amends Sections 30514 and 30716 of the Coastal Act to establish that de minimis amendments to local coastal programs (LCPs) and port master plans (PMPs), respectively, approved by the Coastal Commission take effect immediately upon adjournment of the Commission meeting, rather than 10 days later as is currently the case. This legislation also amends Sections 30821 and 30821.3 to standardize the contents and timetable on which the Commission periodically reports to the Legislature about its Coastal Act enforcement activities.

Implementation: No action is needed to implement the new effectiveness date of approved de minimis amendments to LCPs and PMPs. The Commission will comply with the new required contents and timetable for reporting to the Legislation on its enforcement activities, beginning with the next required report in 2029.

Statutory language:

SECTION 1. Section 30514 of the Public Resources Code is amended to read:

30514. (a) A certified local coastal program and all local implementing ordinances, regulations, and other actions may be amended by the appropriate local government, but no such amendment shall take effect until it has been certified by the commission.

(b) ...

(d) (1) The executive director may determine that a proposed local coastal program amendment is de minimis if the executive director determines that a proposed amendment would have no impact, either individually or cumulatively, on coastal resources, is consistent with the policies of Chapter 3 (commencing with Section 30200), and meets the following criteria:

(A) The local government, at least 21 days prior to the date of submitting the proposed amendment to the executive director, has provided public notice, and provided a copy to the commission, that specifies the dates and places where comments will be accepted on the proposed amendment, contains a brief description of the proposed amendment, and states the address where copies of the proposed amendment are available for public review, by one of the following procedures:

(i) Publication, not fewer times than required by Section 6061 of the Government Code, in a newspaper of general circulation in the area affected by the proposed amendment. If more than one area will be affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas.

(ii) Posting of the notice by the local government both onsite and offsite in the area affected by the proposed amendment.

(iii) Direct mailing to the owners and occupants of contiguous property shown on the latest equalized assessment roll.

(B) The proposed amendment does not propose any change in land use or water uses or any change in the allowable use of property.

(2) At the time that the local government submits the proposed amendment to the executive director, the local government shall also submit to the executive director any public comments that were received during the comment period provided pursuant to subparagraph (A) of paragraph (1).

(3) (A) The executive director shall make a determination as to whether the proposed amendment is de minimis within 10 working days of the date of submittal by the local government. If the proposed amendment is determined to be de minimis, the proposed amendment shall be noticed in the agenda of the next

regularly scheduled meeting of the commission, in accordance with Section 11125 of the Government Code, and any public comments forwarded by the local government shall be made available to the members of the commission.

(B) If three members of the commission object to the executive director's determination that the proposed amendment is de minimis, the proposed amendment shall be set for public hearing in accordance with the procedures specified in subdivision (b), or as specified in subdivision (c) if applicable, as determined by the executive director, or, at the request of the local government, returned to the local government. If set for public hearing under subdivision (b), the time requirements set by Sections 30512 and 30513 shall commence from the date on which the objection to the de minimis designation was made.

(C) If three or more members of the commission do not object to the de minimis determination, the de minimis local coastal program amendment shall become part of the certified local coastal program ~~10 days after the date upon~~ **adjournment** of the commission meeting **on that date**.

(4) The commission, after a noticed public hearing, may adopt guidelines to implement this subdivision, which shall be exempt from review by the Office of Administrative Law and from Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code. The commission shall file any guidelines adopted pursuant to this paragraph with the Office of Administrative Law.

(e) For purposes of this section, "amendment of a certified local coastal program" includes, but is not limited to, any action by a local government that authorizes the use of a parcel of land other than a use that is designated in the certified local coastal program as a permitted use of the parcel.

SEC 2. Section 30716 of the Public Resources Code is amended to read:

30716. (a) A certified port master plan may be amended by the port governing body, but an amendment shall not take effect until it has been certified by the commission. Any proposed amendment shall be submitted to, and processed by, the commission in the same manner as provided for submission and certification of a port master plan.

(b) ...

(c) (1) The executive director may determine that a proposed certified port master plan amendment is de minimis if the executive director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, is consistent with the policies of Chapter 3 (commencing with Section 30200), and meets the following criteria:

(A) The port governing body, at least 21 days prior to the date of submitting the proposed amendment to the executive director, has provided public notice, and provided a copy to the commission, which specifies the dates and places where comments will be accepted on the proposed amendment, contains a brief

description of the proposed amendment, and states the address where copies of the proposed amendment are available for public review, by one of the following procedures:

(i) Publication, not fewer times than required by Section 6061 of the Government Code, in a newspaper of general circulation in the area affected by the proposed amendment. If more than one area will be affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas.

(ii) Posting of the notice by the port governing body both onsite and offsite in the area affected by the proposed amendment.

(iii) Direct mailing to the owners and occupants of contiguous property shown on the latest equalized assessment roll.

(B) The proposed amendment does not propose any change in land use or water uses or any change in the allowable use of property.

(2) At the time that the port governing body submits the proposed amendment to the executive director, the port governing body shall also submit to the executive director any public comments that were received during the comment period provided pursuant to subparagraph (A) of paragraph (1).

(3) (A) The executive director shall make a determination as to whether the proposed amendment is de minimis within 10 working days from the date of submittal by the local government. If the proposed amendment is determined to be de minimis, the proposed amendment shall be noticed in the agenda of the next regularly scheduled meeting of the commission, in accordance with Section 11125 of the Government Code, and any public comments forwarded by the port governing body shall be made available to the members of the commission.

(B) If three members of the commission object to the executive director's determination that the proposed amendment is de minimis, the proposed amendment shall be set for public hearing in accordance with the procedures specified in subdivision (a) or, at the request of the port governing body, returned to the port governing body. If set for public hearing under subdivision (a), the time requirements set by this section and Section 30714 shall commence from the date on which the objection to the de minimis designation was made.

(C) If three or more members of the commission do not object to the de minimis determination, the de minimis amendment shall become a part of the certified port master plan ~~10 days from the date~~ upon adjournment of the commission meeting on that date.

(4) ...

SEC 3. Section 30821 of the Public Resources Code is amended to read:

30821. (a) In addition to any other penalties imposed pursuant to this division, a person, including a landowner, who is in violation of the public access provisions of this division is subject to an administrative civil penalty that may be imposed by the commission in an amount not to exceed 75 percent of the amount of the maximum penalty authorized pursuant to subdivision (b) of Section 30820 for each violation. The administrative civil penalty may be assessed for each day the violation persists, but for no more than five years.

(b) ...

~~(i) The commission shall prepare and submit, pursuant to Section 9795 of the Government Code, a report to the Legislature by January 15, 2019, that includes all of the following:~~

~~(1) The number of new violations reported annually to the commission from January 1, 2015, to December 31, 2018, inclusive.~~

~~(2) The number of violations resolved from January 1, 2015, to December 31, 2018, inclusive.~~

~~(3) The number of administrative penalties issued pursuant to this section, the dollar amount of the penalties, and a description of the violations from January 1, 2015, to December 31, 2018, inclusive.~~

~~(j) (i)~~ Revenues derived pursuant to this section shall be deposited into the Violation Remediation Account of the Coastal Conservancy Fund and expended pursuant to Section 30823.

SEC 4. Section 30821.3 of the Public Resources Code is amended to read:

30821.3. (a) In addition to any other penalties imposed pursuant to this division, a person, including a landowner, who is in violation of any provision of this division other than public access, including, but not limited to, damage to archaeological and wetlands resources and damage to environmentally sensitive habitat areas, is subject to an administrative civil penalty that may be imposed by the commission in an amount not to exceed 75 percent of the amount of the maximum penalty authorized pursuant to subdivision (b) of Section 30820 for each violation. The administrative civil penalty may be assessed for each day the violation persists, but for no more than five years.

(b) ...

(i) The commission staff shall prepare and present a written report to the full commission at its first public hearing after January 1, 2024, ~~and annually and, notwithstanding Section 10231.5 of the Government Code, every five years~~ thereafter at the first hearing of the year, that includes all of the following related to the implementation of this section and Section 30821:

(1) The number and type of new violations investigated and identified that were reported during the previous ~~year~~ five years.

(2) The number of violations resolved from during the previous year five years, including a description of those resolved without the imposition of an administrative civil penalty.

(3) The number of administrative penalties issued pursuant to this section and Section 30821 during the previous five years, the dollar amount of the penalties, and a description of the violations that resulted in the imposition of a penalty ~~the previous year~~.

(4) The number of ~~days from initial notice to resolution of violations for those resolved in the previous year~~ violations that were referred by the commission to the Attorney General during the previous five years.

(5) The number of violations that were pending at the end of the reporting period.

(6) Summaries of violations that were resolved that are both illustrative of the commission's enforcement workload and that provided significant public benefit.

(j) The commission staff shall provide the written report described in subdivision (i) ~~annually to the relevant policy and budget committees in both houses of the Legislature~~ to the Legislature pursuant to Section 9795 of the Government Code.

(k) ...

5. [SB 237 \(Grayson, Ch. 118, Stats. 2025\) Oil spill prevention: gasoline specifications: suspension: California Environmental Quality Act: exemptions: County of Kern: transportation fuels assessment: coastal resources](#)

Relevant to the Coastal Commission, this legislation amends Section 30262 of the Coastal Act (1) to specify that repair, reactivation, or maintenance of an oil and gas facility that has been idled, inactive, or out of service for five years or more, and all associated development, may be permitted only if it is found to be consistent with the policies of Chapter 3 and the requirements of Section 30262 for new or expanded oil and gas development; (2) to require that all oil produced offshore and brought onshore be transported to processing and refining facilities by pipelines that use best achievable technology; and (3) to remove the existing allowance for oil produced offshore to be being transported over land by train or truck under certain circumstances.

Implementation: No action is necessary to implement this legislation. The Commission will apply the amended language of Section 30262 as oil and gas development proposals come before it.

Statutory language:

...

SEC. 9. Section 30262 of the Public Resources Code is amended to read:

30262. (a) New or expanded oil and gas development shall not be considered a coastal-dependent industrial facility for the purposes of Section 30260, and may be permitted only if found consistent with all applicable provisions of this division and if all of the following conditions are met:

(1) The development is performed safely and consistent with the geologic conditions of the well site.

(2) Activities related to that development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(3) The development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(4) All oilfield brines are reinjected into oil-producing zones unless the Geologic Energy Management Division of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the California Ocean Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

(5) (A) All oil produced offshore California shall be transported onshore by pipeline only. The pipelines used to transport this oil shall utilize the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems.

(B) Once oil produced offshore California is onshore, it shall be transported to processing and refining facilities by pipeline **that uses the best available technology pursuant to Section 51013.1 of the Government Code.**

(C) The following guidelines shall be used when applying subparagraphs (A) and (B):

(i) "Best achievable technology," means the technology that provides the greatest degree of protection taking into consideration both of the following:

(I) Processes that are being developed, or could feasibly be developed, anywhere in the world, given overall reasonable expenditures on research and development.

(II) Processes that are currently in use anywhere in the world. This clause is not intended to create any conflicting or duplicative regulation of pipelines, including those governing the transportation of oil produced from onshore reserves.

(ii) "Oil" refers to crude oil before it is refined into products, including gasoline, bunker fuel, lubricants, and asphalt. Crude oil that is upgraded in quality through residue reduction or other means shall be transported as provided in subparagraphs (A) and (B).

(iii) Subparagraphs (A) and (B) shall apply only to new or expanded oil extraction operations. "New extraction operations" means production of offshore oil from leases that did not exist or had never produced oil, as of January 1, 2003, or from platforms, drilling islands, subsea completions, or onshore drilling sites, that did not exist as of January 1, 2003. "Expanded oil extraction" means an increase in the geographic extent of existing leases or units, including lease boundary adjustments, ~~or~~ an increase in the number of well heads, reactivation of a facility idled, inactive, or out of service for more than five years, or an increase in oil extraction from the use of hydraulic fracturing, extended reach drilling, acidization, or other unconventional technologies, on or after January 1, 2003.

~~(iv) For new or expanded oil extraction operations subject to clause (iii), if the crude oil is so highly viscous that pipelining is determined to be an infeasible mode of transportation, or where there is no feasible access to a pipeline, shipment of crude oil may be permitted over land by other modes of transportation, including trains or trucks, which meet all applicable rules and regulations, excluding any waterborne mode of transport.~~

(6) If a state of emergency is declared by the Governor for an emergency that disrupts the transportation of oil by pipeline, oil may be transported by a waterborne vessel, if authorized by permit, in the same manner as required by emergency permits that are issued pursuant to Section 30624.

(7) In addition to all other measures that will maximize the protection of marine habitat and environmental quality, when an offshore well is abandoned, the best achievable technology shall be used.

(b) (1) Repair and maintenance of an existing oil and gas facility may be permitted in accordance with Section 30260 only if it does not result in expansion of capacity of the oil and gas facility, and if all applicable conditions of subdivision (a) are met.

(2) Repair, reactivation, and maintenance of an oil and gas facility, including an oil pipeline, that has been idled, inactive, or out of service for five years or more shall be considered a new or expanded development requiring a new coastal development permit consistent with this section.

(3) Development associated with the repair, reactivation, or maintenance of an oil pipeline that has been idled, inactive, or out of service for five years or more requires a new coastal development permit consistent with this section.

(4) The commission or local government with a certified local coastal program shall review and approve, modify, condition, or deny the permit based on the requirements of this section.

(c) Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

(d) ~~Nothing in this section shall~~ **This section does not** affect the activities of any state agency that is responsible for regulating the extraction, production, or transport of oil and gas.

SEC 10. ...

6. **[SB 484 \(Laird, Ch. 416, Stats. 2025\) Coastal resources: coastal development permits: infill area categorical exclusion](#)**

This legislation enacts Coastal Act Section 30610.05, which directs the Commission, by July 1, 2027, to identify infill areas within at least three local jurisdictions that currently do not have a fully certified local coastal program (LCP). In these areas, the Commission is required to categorically exclude 100% affordable housing projects from the requirement to obtain a CDP. The Commission is required to consider certain factors, and to coordinate with the Department of Housing and Community Development (HCD), in identifying the exclusion areas. Once established, the categorical exclusions will remain in effect until June 30, 2037. The Commission will also be required to submit a report to the Legislature by January 1, 2035, identifying the number of affordable housing projects that were constructed or are currently under construction using the categorical exclusions.

Implementation: Of the 76 local governments located partly or fully in the coastal zone, there are currently 12 cities that do not have a certified LCP. Over the coming year, the Commission will evaluate the coastal zones of these cities to identify infill areas where development of housing would be unlikely to impact coastal resources or be vulnerable to future sea level rise, consistent with the considerations enumerated in the legislation. The Commission will also draw on the expertise of HCD, local governments, affordable housing developers and other key stakeholders to gather input on what areas within these uncertified coastal jurisdictions are particularly well-suited for and in need of

affordable housing. Based on this information and analysis, the Commission will bring forward proposed categorical exclusions in three or more uncategorized jurisdictions to the Commission for approval by the statutory deadline of July 1, 2027. The approved excluded areas will be posted to the Commission's website by August 1, 2027.

Statutory language:

SECTION 1. Section 30610.05 is added to the Public Resources Code, to read:

(a) (1) By July 1, 2027, the commission shall, pursuant to the requirements of subdivision (e) of Section 30610, and in consultation with the Department of Housing and Community Development, identify infill areas within at least three local jurisdictions that currently do not have a certified local coastal program, wherein development of a residential housing project comprised entirely of units, excluding managers' units, that are deed-restricted for persons of very low-, low-, or moderate-income shall be categorically excluded from the requirement to obtain a coastal development permit.

(2) The categorical exclusion described in this subdivision shall remain in effect until June 30, 2037. The categorical exclusion described in paragraph (1) shall be of no further force or effect within an identified jurisdiction if the certification of the applicable local coastal program occurs on or before June 30, 2037.

(b) Notwithstanding Section 13244 of Title 14 of the California Code of Regulations, each of the areas identified by the commission pursuant to subdivision (a) shall be effective upon the commission certifying the exclusion pursuant to the two-thirds vote of its appointed members.

(c) (1) In identifying categorical exclusion areas within the jurisdictions described in subdivision (a), the commission, in consultation with the Department of Housing and Community Development, shall do both of the following:

(A) Select jurisdictions located in various regions of the coast.

(B) Select jurisdictions that vary in population size from one another.

(2) In identifying the categorical exclusion infill areas described in subdivision (a), the commission, in consultation with the Department of Housing and Community Development, shall do all of the following:

(A) Identify the largest feasible categorical exclusion areas.

(B) Ensure the areas affirmatively further fair housing, consistent with paragraph (1) of subdivision (a) of Section 8899.50 of the Government Code.

(C) Consider each selected jurisdiction's inventory of sites in its housing element prepared pursuant to Section 65583 of the Government Code.

(D) Avoid sites that are projected to be impacted by sea level rise and associated coastal hazards.

(d) Nothing in this section shall exempt a qualifying residential housing project proposed in a categorical exclusion area from obtaining a land use entitlement approval otherwise required by the local jurisdiction pursuant to Division 1 (commencing with Section 65000) of Title 7 of the Government Code.

(e) Before commencing construction of a proposed residential housing project that is categorically excluded from the permit requirements of this chapter pursuant to subdivision (a), the development proponent shall request, and the commission shall issue, a notice of exclusion documenting that the proposed project is categorically excluded from the requirement to obtain a coastal development permit.

(f) On or before August 1, 2027, the commission shall post on its internet website clearly defined maps of the categorical exclusion areas established pursuant to this section.

(g) (1) On or before January 1, 2035, the commission shall submit a report to the Legislature identifying the number of projects that were constructed or that are currently under construction that were categorically excluded from the permit requirements of this chapter pursuant to subdivision (a).

(2) The report shall be submitted in compliance with Section 9795 of the Government Code.

(3) Pursuant to Section 10231.5 of the Government Code, the requirement for submitting a report imposed by this subdivision shall become inoperative on January 1, 2039.

7. [SB 856 \(Senate Natural Resources and Water Committee, Ch. 102, Stats. 2025\) California Coastal Act of 1976: filing fee waiver: Marine Invasive Species Act: biennial reports](#)

This legislation amends Coastal Act Section 30620 to clarify that when the Commission waives the filing fee for an application for a CDP or CDP amendment for a habitat restoration or public coastal access project proposed by a non-profit organization, the Commission may specify whether the waiver also applies to future applications for amendments to the CDP. The legislation also makes various non-substantive, clarifying amendments to Sections 30103.5, 30108.1, 30166, 30168, 30340.6, 30517, 30600.5, 30625, and 30714.

Implementation: No action is required to implement this legislation.

Statutory language:

...

SEC. 8. Section 30620 of the Public Resources Code is amended to read:

(a) ...

(c) (1) The commission may require a reasonable filing fee and the reimbursement of expenses for the processing by the commission of an application for a coastal development permit under this division and, except for local coastal program submittals, for any other filing, including, but not limited to, a request for revocation, categorical exclusion, or boundary adjustment, that is submitted for review by the commission.

(2) A coastal development permit fee that is collected by the commission under paragraph (1) shall be deposited in the Coastal Act Services Fund established pursuant to Section 30620.1. This paragraph does not authorize an increase in fees or create any new authority on the part of the commission.

(3) **(A)** The commission may waive the filing fee for an application for a coastal development permit required under this division.

(B) When considering a request for a waiver of a filing fee pursuant to this paragraph, the commission shall give extra consideration to a private nonprofit organization that qualifies for tax-exempt status under Section 501(c)(3) of the Internal Revenue Code if the permit is required for a habitat restoration project or a project to provide public access to coastal resources.

(C) When the commission waives the filing fee for an application for a coastal development permit or permit amendment for a project meeting the criteria in subparagraph (B), the commission may specify whether the waiver also applies to future applications for an amendment to the permit.

(d) With respect to an appeal of an action taken by a local government pursuant to Section 30602 or 30603, the executive director shall, within five working days of receipt of an appeal from a person other than a member of the commission or a public agency, determine whether the appeal is patently frivolous. If the executive director determines that an appeal is patently frivolous, the appeal shall not be filed unless a filing fee in the amount of three hundred dollars (\$300) is deposited with the commission within five working days of the receipt of the executive director's determination. If the commission subsequently finds that the appeal raises a substantial issue, the filing fee shall be refunded.

OTHER 2025 LEGISLATION RELEVANT TO THE COMMISSION

1. [AB 462 \(Lowenthal, Ch. 491, Stats. 2025\) Land use: accessory dwelling units](#)

This legislation requires the Coastal Commission and local governments to approve or deny a CDP application for an accessory dwelling unit (ADU) within 60 days of receiving a complete permit application, and if the Commission does not act within this deadline, the CDP is deemed approved by operation of law. The legislation also prohibits locally approved CDPs for ADUs from being appealed to the Commission.

Implementation: AB 462 took effect immediately upon being signed by the Governor on October 10, 2025. Since that date the Commission has been implementing the expedited permitting requirement for qualifying ADU projects. The Commission will provide future written guidance on ADUs and will incorporate discussion on this and other related statutory changes.

Relevant statutory language:

...

SEC. 2. Section 66329 of the Government Code is amended to read:

66329. (a) ~~Nothing in~~ Except as provided in subdivision (b), nothing in this article shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government **shall, pursuant to Section 66317, either approve or deny a coastal development permit application for an accessory dwelling within 60 days of receiving a completed application, and** shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units. **The process to approve or deny a coastal development permit application under this subdivision shall happen concurrently with the process to approve or deny an application for an accessory dwelling unit under Section 66317.**

(b) (1) If the local government does not have a certified local coastal plan or program, as defined in Section 31001 of the Public Resources Code, then the California Coastal Commission shall either approve or deny the coastal development permit application for an accessory dwelling unit within 60 days of receiving a completed application.

(2) A local government that does not have a certified local coastal plan or program shall immediately notify the California Coastal Commission that a permit application for an accessory dwelling unit is complete pursuant to Section 66317.

(3) The California Coastal Commission's review process to approve or deny a coastal development permit application shall happen concurrently with

the process to approve or deny an application for an accessory dwelling unit under Section 66317 provided that the California Coastal Commission has received a completed application for a coastal development permit pursuant to Section 65943.

(4) Notwithstanding paragraph (1), if the coastal development permit application to create or serve an accessory dwelling unit is submitted with a coastal development permit application to create or serve a new single-family or multifamily dwelling on the lot, the California Coastal Commission may delay approving or denying the coastal development permit application for the accessory dwelling unit until the California Coastal Commission approves or denies the coastal development permit application to create or serve the new single-family or multifamily dwelling.

(5) Except as provided in paragraph (4), if the California Coastal Commission has not approved or denied the completed coastal development permit application for the accessory dwelling unit within 60 days, the application shall be deemed approved.

(c) Any decision of a local government pursuant to subdivision (a) is not subject to appeal under Section 30603 of the Public Resources Code.

SEC. 3. ...

2. [AB 592 \(Gabriel, Ch. 592, Stats. 2025\) Business: retail food](#)

Relevant to the Coastal Act, this legislation extends indefinitely the statutory requirement that local governments allow for reduced vehicle parking to accommodate expanded outdoor dining if the outdoor dining was originally expanded to mitigate COVID-19 pandemic restrictions.

Implementation: No action is required to implement this legislation. Any local government in the coastal zone that reduced parking requirements to accommodate expanded outdoor dining to the extent necessary to mitigate COVID-19 pandemic restrictions must continue to allow any pandemic-era parking reductions. Going forward, the Coastal Commission will coordinate with any local governments that wish to reduce parking for reasons unrelated to mitigating pandemic-era restrictions to update their LCPs or apply for a CDP from the Commission, as appropriate, to allow for expanded outdoor dining consistent with Coastal Act and LCP policies.

Relevant statutory language:

...

SEC. 3. Section 65907 of the Government Code is amended to read:

65907. (a) ~~To the extent that~~ *If* an outdoor expansion of a business to mitigate COVID-19 pandemic restrictions on indoor dining interferes with, reduces, eliminates, or

impacts required parking for existing uses, a local jurisdiction that has not adopted an ordinance that provides relief from parking restrictions for expanded outdoor dining areas shall reduce the number of required parking spaces for existing uses by the number of spaces that the local jurisdiction determines are needed to accommodate an expanded outdoor dining area.

~~(b) This section shall remain in effect only until July 1, 2026, and as of that date is repealed.~~

SEC. 4. ...

3. [AB 996 \(Pellerin, Ch. 286, Stats. 2025\) Public resources: sea level rise plans](#)

This legislation established a formal process by which local governments in the coastal zone can consult with the Commission in preparing the sea level rise plans and associated local coastal program amendments required by [SB 272 \(Ch. 384, Stats. 2023\)](#).

Implementation: The Commission already coordinates with local governments informally on their sea level rise planning work to the extent department resources allow. The process created by this legislation formalizes that coordination and makes it mandatory for the Commission when requested by local governments. The Commission will conduct such consultation with local governments when requested, and will seek additional funding for additional staff positions as necessary to keep up with future consultation needs.

Relevant statutory language:

SECTION 1. Section 30985 of the Public Resources Code is amended to read:

30985. (a) A local government lying, in whole or in part, within the coastal zone or within the jurisdiction of the San Francisco Bay Conservation and Development Commission shall develop a sea level rise plan as part of either of the following, as applicable:

(1) A local coastal program that is subject to approval by the California Coastal Commission consistent with the guidelines established pursuant to subdivision (a) of Section 30985.2.

(2) A subregional San Francisco Bay shoreline resiliency plan that is subject to approval by the San Francisco Bay Conservation and Development Commission consistent with the guidelines established pursuant to subdivision (b) of Section 30985.2.

(b) The sea level rise plan required pursuant to subdivision (a) shall include, at a minimum, all of the following:

(1) The use of the best available science.

(2) A vulnerability assessment that includes efforts to ensure equity for at-risk communities.

(3) Sea level rise adaptation strategies and recommended projects.

(4) Identification of lead planning and implementation agencies.

(5) A timeline for updates, as needed, based on conditions and projections and as determined by the local government in agreement with the California Coastal Commission or the San Francisco Bay Conservation and Development Commission, as applicable.

(c) A timeline for sea level rise plan updates, as required pursuant to paragraph (5) of subdivision (b), shall include economic impact analyses of, at a minimum, costs to critical public infrastructure and recommended approaches for implementing the sea level rise adaptation strategies and recommended projects pursuant to paragraph (3) of subdivision (b).

(d) All local governments subject to the requirements of subdivision (a) shall comply with this section by January 1, 2034.

(e) For purposes of this section, "critical public infrastructure" includes, but is not limited to, transit, roads, airports, ports, water storage, and conveyance, wastewater treatment facilities, landfills, powerplants, and railroads.

(f) The California Coastal Commission or the San Francisco Bay Conservation and Development Commission may deem existing sea level rise information or sea level rise plans prepared by a local government to satisfy one or all of the requirements of subdivisions (b) and (c).

SEC. 2. Section 30985.7 is added to the Public Resources Code, to read:

30985.7. (a) A local government is encouraged to consult with the California Coastal Commission, on or before January 1, 2029, in preparation of a local coastal program or an amendment to a local coastal program pursuant to this division to ensure that, upon formal submission of the local coastal program or an amendment to the local coastal program to the California Coastal Commission, the materials are sufficient for a thorough and complete review.

(b) A local government's participation in an early consultation pursuant to this section is voluntary. An early consultation is intended to help a local government to timely meet the requirements of this division. Participation in an early consultation at any time shall not prevent a local government from submitting a sea level rise plan as required by this division.

(c) If a local government seeks to engage in an early consultation at any time with the California Coastal Commission, the following shall occur:

(1) A local government shall initiate the early consultation by notifying California Coastal Commission staff in writing that the local government seeks to engage in a consultation. After providing this notification, the local government shall provide the California Coastal Commission a summary report on the status of its efforts to develop a sea level rise plan pursuant to Section 30985, including any draft components as outlined in subdivisions (b) and (c) of Section 30985, and may provide a draft local coastal program or an amendment to a local coastal program that is intended to satisfy the requirement of paragraph (1) of subdivision (a) of Section 30985.

(2) An early consultation may include a singular meeting or regular meetings. The meeting schedule shall be mutually agreed upon by the local government and the California Coastal Commission.

(3) California Coastal Commission staff shall offer written recommendations to a local government about what may preclude certification of a local coastal program or an amendment to a local coastal program, including, but not limited to, information about what satisfies the requirements of subdivisions (b) and (c) of Section 30985.

(4) California Coastal Commission staff shall provide recommendations in a reasonable timeframe that is mutually agreed upon by both the local government and the commission.