CALIFORNIA COASTAL COMMISSION
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Prepared May 28, 2026 for June 11, 2026 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for June 2026

The California Coastal Commission's Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission on **June 11, 2026** via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's Central Coast District Office in Santa Cruz (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when such items are considered on **June 11th**. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on June 11, 2026 (see attached)

CDP Amendments

- 3-87-0258-A8, Asilomar State Beach Trail Improvements (Pacific Grove)

CDP Waivers

- 3-25-0554-W, Williamson ADU (Oceano)

CDP Extensions, Emergency CDPs, LCP Certification Reviews

- None

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing on it on **June 11, 2026**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, or from Commission staff at any Commission office or at the meeting itself. In any

case, the hearing will take place at the **Wyndham Bayside, 1355 N. Harbor Drive, San Diego, CA 92101.**

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to CentralCoast@coastal.ca.gov), mail (to 725 Front Street, Suite 300, Santa Cruz, CA 95060), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) as long as such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's Central Coast District office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, 831-427-4863, or at CentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: May 28, 2026

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Maddie Whitman, Central Coast Coastal Planner

Subject: Proposed Amendment to Coastal Development Permit (CDP) 3-87-258
Applicant: California Department of Parks and Recreation (State Parks)

Original CDP Approval
CDP 3-87-258 was approved by the Coastal Commission on November 20, 1987, and provided for a dune restoration and public access project including eradicating exotic plant species, rebuilding damaged dunes, revegetating with native plants, and constructing trails, boardwalks, and fencing at Asilomar State Beach and Conference Center, along the shoreline near Sunset Drive in the City of Pacific Grove. Previous amendments to this CDP include 3-87-258-A1 through 3-87-258-A7 and have allowed for various trail repairs and restoration projects.

Proposed CDP Amendment
The proposed amendment would provide for in-kind repairs to the Asilomar State Beach coastal trail network seaward of Sunset Drive that was damaged during severe storm and high surf events in 2023. The work includes restoring existing trail widths and surfacing, replacing damaged and lost retaining walls and rock walls that support the trail, and repairs to and replacement of 119 damaged steps at beach access points. The proposed amendment would also include a new condition that allows the Commission's Executive Director to administratively approve future minor trail network repair and maintenance, provided that the Executive Director determines that such work does not result in any adverse coastal resource impacts. All other terms and conditions of the CDP would remain as is and are not proposed for modification. The Commission's reference number for this proposed amendment is **3-87-258-A8.**

Executive Director's Immateriality Determination
Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The approximately 1.6-mile long coastal trail network at Asilomar State Beach encompasses a popular ADA-accessible pathway that meanders along the blufftop with numerous spurs down to pocket beaches and the ocean. A series of winter storms and high surf events in 2023 damaged much of the trail network, causing many segments to be closed to the public. The proposed work will restore the existing trail to its previous configurations, thereby restoring safe coastal access for users, including those with

limited mobility. All repair work will be conducted using hand tools and within previously disturbed areas, and will incorporate all applicable best management practices, including erosion and sediment control and proper protections of surrounding sensitive habitat (both terrestrial and aquatic). In sum, the project will restore public access along the shoreline and will not have significant adverse impacts on coastal resources, and is consistent with Chapter 3 of the Coastal Act.

The proposed amendment also seeks to allow for Executive Director approval of future minor repair and maintenance work to the coastal trail network provided that such work is limited to in-kind repairs and/or minimal trail reconfigurations or other measures necessary to protect cultural resources and sensitive habitat that do not result in any adverse coastal resource impacts. As with the current repair work, future repairs and maintenance would also utilize hand tools with other appropriate BMPs and would not modify any of the CDP's coastal resource protection requirements. The ability to administratively allow State Parks to perform routine trail maintenance will save limited Commission and State Parks staff resources and is a typical Commission streamlining tool for parks and trails management. In sum, the outcome of this change should result in a more streamlined process that will ensure this important coastal public accessway remains open, safe, and accessible. The proposed amendment[1] can thus be found consistent with the Coastal Act.

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. State Parks, acting as lead CEQA agency, determined that the project is exempt under Class 1, Section 15301 – Existing Facilities, trail or road repairs.

The Commission's review, analysis, and decision-making process for CDP-related matters, such as this, has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed immaterial CDP amendment is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed immaterial CDP amendment would

[1] Note that when a CDP amendment is deemed immaterial, such as in this case, that determination is based on an evaluation of proposed amendment parameters, and only those proposed parameters as described are authorized via the immaterial amendment. As a result, if the project is ultimately undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the immaterial amendment, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP immaterial amendment authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

necessitate. Thus, the proposed immaterial CDP amendment will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Thursday, June 11, 2026 at the meeting in San Diego. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application will be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact the Central Coast District office at CentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 29, 2026

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Ryan Moroney, Central Coast District Supervisor

Subject: Coastal Development Permit (CDP) Waiver 3-25-0554-W
Applicant: Paul Williamson

Proposed Development
Proposed second story two-bedroom accessory dwelling unit (ADU) with rooftop deck above a carport addition to an existing approximately 1,200 square-foot single-family residence at 580 Honolulu Avenue in the unincorporated community of Oceano in San Luis Obispo County (APN 061-081-024).

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the Applicants regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project would add a new housing unit within an otherwise developed residential area by adding on to an existing residence. The proposed ADU and carport would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located, and the project includes construction Best Management Practices to reduce storm water runoff and remove contaminants prior to conveyance off-site. The project[1] has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have

[1] Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

on the environment. The County, acting as lead CEQA agency, determined that the proposed project was exempt from the requirements of CEQA as a ministerial approval of an ADU per Government Code Sections 65852.2 & 65852.22.

The Commission's review, analysis, and decision-making process for CDPs, including CDP waivers such as this, has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, June 11, 2026 during the public hearing. If three or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Ryan Moroney (ryan.moroney@coastal.ca.gov) at the Central Coast District office.