

CALIFORNIA COASTAL COMMUNITIES INC  
 Form 4  
 August 11, 2006

**FORM 4**

UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
 Washington, D.C. 20549

OMB APPROVAL

OMB Number: 3235-0287  
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
 Sabin Thomas W Jr

2. Issuer Name and Ticker or Trading Symbol  
 CALIFORNIA COASTAL COMMUNITIES INC [CALC]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)  
 500 NORTH AKARD ST., SUITE 2960  
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)  
 08/09/2006

Director  10% Owner  
 Officer (give title below)  Other (specify below)

DALLAS, TX 75201

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price
Common Stock - \$.05 par value	08/09/2006		X		275,000	A	\$ 4.5
					279,000	I <sup>(1)</sup>	275,000 held by GSSW-REO. LLC - See footnote <sup>(1)</sup>

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474 (9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Security (Instr. 3 and 4)
Stock Option - Common Stock \$0.05 par value	\$ 4.5	08/09/2006		X	275,000	06/09/1999 <sup>(3)</sup> 05/20/2008 <sup>(4)</sup>	Common Stock - \$0.05 par value

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
Sabin Thomas W Jr 500 NORTH AKARD ST., SUITE 2960 DALLAS, TX 75201	X			

## Signatures

Thomas W. Sabin, Jr. 08/10/2006  
 \*\*Signature of Reporting Person Date

## Explanation of Responses:

- \* If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- \*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
  - (1) Includes 275,000 shares held by GSSW-REO, LLC, for which Mr. Sabin serves as Manager and Vice President. Although Mr. Sabin is reported as the beneficial owner of the 275,000 shares, he disclaims beneficial ownership in these shares as he has no pecuniary interest in them.
  - (2) Reflects options held by GSSW-REO, LLC, for which Mr. Sabin serves as Manager and Vice President. Although Mr. Sabin is reported as the beneficial owner of the options, he disclaimed beneficial ownership in the options as he had no pecuniary interest in them.
  - (3) Options were exercisable as follows: 100,000 on 6/9/99, 100,000 on 6/9/00, 37,500 on 12/7/00 and 37,500 on 12/7/01.
  - (4) Options were scheduled to expire as follows: 200,000 on 5/20/08 and 75,000 on 12/7/09.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.