

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 WWW.COASTAL.CA.GOV



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San Diego Coast District Deputy Director's Report for October 2026

Prepared October 01, 2026 (for the October 08, 2026 Hearing)

To: Commissioners and Interested Parties

From: Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on October 08, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on October 8th.

With respect to the October 8th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on October 08, 2026 (see attached)

Waivers

- 6-26-0484-W, Mitchell Solar Panels and Roof Repair (Solana Beach)
- 6-26-0601-W, Bettazzi Single Family Residences and ADUs (Solana Beach)
- 6-26-0646-W, Barclay ADU (Solana Beach)
- 6-26-0687-W, Cieri Lot Split (Solana Beach)

Immaterial Extensions

- 6-20-0375-E2, Nachassi Duplex (San Diego)

Emergency Permits

- G-6-26-0057, City of Carlsbad Carlsbad Blvd Roadway Stabilization (Carlsbad)

Emergency Permit Waivers

- G-6-26-0015-W, City of Encinitas Grandview Staircase Closure (Encinitas)

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September 21, 2026

**Coastal Development Permit Waiver
Improvements to Existing Structures
or Repair and Maintenance
Coastal Act Section 30610**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-26-0484-W

Applicant: Peter and Sharon Mitchell

Location: 505 Pacific Ave, Solana Beach (San Diego County) (APN: 2630411100)

Proposed Development: Installation of a roof mounted solar photovoltaic system containing 16 solar modules; and after-the-fact approval of roof tile repair at an existing two-story approx. 2,483 sq. ft. single-family residence on an existing approx. 5,470 sq. ft. blufftop lot.

Rationale: The project site is a shoreline lot located between the sea and the first public road. The proposed project requires a permit because it involves improvements and repairs to a structure located within 50 ft of the bluff edge. The proposed project will not alter major structural components of the home. The project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The proposed development will not block any public views and no adverse impacts to coastal resources are anticipated. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act.

Coastal Development Permit Waiver
6-26-0484-W

This waiver will not become effective until reported to the Commission at its October 2026 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

A handwritten signature in black ink, appearing to read "Amanda Gannon", written in a cursive style.

Amanda Gannon
Coastal Program Analyst

cc: Commissioners/File

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September 17, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-26-0601-W

Applicant: Arianne Bettazzi

Location: 411-415 S. Rios Ave., Solana Beach, San Diego County (APN: 298-076-08)

Proposed Development: Demolition of an existing 1,584 sq. ft. two-story single-family dwelling unit, a 629 sq. ft. one-story accessory dwelling unit, and a 403 sq. ft. detached garage; construction of two new two-story single-family dwellings (approx. 2,976 and 2,352 sq. ft.), each with an attached garage, and two new approx. 961 sq. ft. detached one-story ADUs on an approximately 19,233 sq. ft. lot.

Rationale: The project site is not located between the sea and the first public road and is located approx. 0.3 mile from the shoreline. The proposed development will not block any public views or impact public access, and there will be no impacts to sensitive habitat or public parking. The proposed ADUs do not require parking because they are located within half of a mile from a public transit stop, and adequate onsite parking will be provided for the new single-family dwelling units. Minor grading is proposed with approx. 10 cubic yards of cut and approx. 160 cubic yards of fill. The City of Solana Beach found this project meets all zoning requirements and qualifies as a two-unit residential development project under SB 450.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
6-26-0601-W

This waiver will not become effective until reported to the Commission at its October 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

A handwritten signature in cursive script that reads "Flora Coden".

Flora Coden
Coastal Program Analyst

cc: Commissioners/File

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September 25, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-26-0646-W

Applicant: Pernille and Strachan Patrick Barclay

Location: 304 N. Granados Ave., Solana Beach, San Diego County. (APN: 298-083-62-00)

Proposed Development: After-the-fact approval of conversion of an existing approx. 327 sq. ft. detached garage into a 327 sq. ft. accessory dwelling unit located on an approx. 8,398 sq. ft. lot with an existing 1,816 sq. ft. single-family residence to remain.

Rationale: The project site is not between the sea and first public road and is located approximately half a mile from the shoreline. The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Medium Residential zoning designation, which allows for up to 4 dwelling units per net acre and will retain two off-street parking spaces for the primary residence. The proposed development will not block any public views or impact public access and there will be no impacts to habitat. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its October 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit Waiver
6-26-0646-W

Sincerely,

Kate Huckelbridge
Executive Director



Melissa Belen-Gonzalez
Coastal Program Analyst

cc: Commissioners/File

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September 25, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-26-0687-W

Applicant: Toni Cieri

Location: 402 Glencrest Dr, Solana Beach (San Diego County) (APN: 2632421000)

Proposed Development: Lot split of a 14,460 sq. ft. parcel with an existing 2066 sq. ft., two-story single-family residence into two lots consisting of one 7,658 sq. ft. parcel and one 6,802 sq. ft. parcel. No change to the existing residence.

Rationale: The site is located between the sea (San Eligo Lagoon) and the first public road, and is located approx. .5 miles from the lagoon within an established residential neighborhood. The lot is zoned for residential, and the subdivided lots will retain this zoning designation. The proposed development will not impact public parking or sensitive habitat. The City of Solana Beach found this project meets all zoning requirements and qualifies for an urban lot split under SB 9. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its October 2026 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Coastal Development Permit De Minimis Waiver
6-26-0687-W

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Signed by:

33D06F9CB0144EE...

Amanda Bland
Coastal Program Analyst

cc: Commissioners/File

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September 17, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Elan Nachassi has applied for a one-year extension of 6-20-0375 granted by the California Coastal Commission on July 13, 2022.

For, as amended: Demolish existing 410 sq. ft. 1-story residence, 408 sq. ft. 1-story residence, and 397 sq. ft. garage and construct a new 3,905 sq. ft. two-story duplex including attached 422 sq. ft. junior accessory dwelling unit and four-car garage on a 3,498 sq. ft. lot.

at: 5162 Cape May Ave, San Diego (San Diego County) (APN: 448-023-04)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the Executive Director's determination is received within 10 working days after mailing notice, and (2) three [or more] Commissioners do not object to the Executive Director's determination." AB 2729 (Patterson), effective January 1st 2025, extended the deadline for eligible housing development projects that were issued before January 1, 2024 and set to expire by December 2025 by an additional 18 months. This project qualified under that legislation, and as a result, the project's deadline was extended to January 13, 2027.

If an objection is received, the Executive Director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the Executive Director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons having questions concerning this extension application should contact the district office of the Commission or the staff member below.

Persons wishing to object must email or mail a written objection to the staff

Notice of Extension Request for Coastal Development Permit
6-20-0375

member below within 10 working days. Letters may be mailed to the mailing address of San Diego Coast District Office above.

Sincerely,

Kate Huckelbridge, PhD
Executive Director



Flora Coden
Coastal Program Analyst

cc: Commissioners/File

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FAX (619) 767-2384

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-6-26-0057****(City of Carlsbad, Carlsbad Boulevard Emergency Bluff
Stabilization, San Diego County)****Issue Date: September 17, 2026****Permittee:** City of Carlsbad**Emergency Location:** On the beach seaward of Carlsbad Boulevard, South of Solamar Drive, north of the bridge at Encinas Creek, Carlsbad, San Diego County

Emergency Description: On June 25, 2026, the City of Carlsbad (City) identified a 192-ft long section of emerging coastal bluff erosion along the west side of southbound Carlsbad Boulevard. The City placed orange cones along the affected section of the coastal bluffs to alert the public to potential bluff instability. City staff also began to regularly monitor the area and crews applied asphalt treatment in ¼- to ½- inch wide pavement cracks to stabilize the existing pavement. A September 8, 2026, geotechnical investigation indicated unpredictable bluff instability, risk of failure, and the need for intervention to protect the roadway. Based on the materials provided by the City, erosion at the subject site has worsened as a result of ongoing beach erosion, wave runup, and storm events, all increased by recent high tides and large surf generated over the 2026 Labor Day weekend storm event. On September 9, 2026, the City declared a local emergency for the site. Without immediate intervention, the City has determined that Carlsbad Boulevard is threatened and at risk of being completely undermined. Preventing additional erosion and undermining at this location is necessary to preserve access along Carlsbad Boulevard, which provides access up and down the coastline in Carlsbad, including to numerous coastal recreation areas.

Emergency Development: This emergency coastal development permit (ECDP) authorizes the construction of a 192-ft. long riprap revetment in order to stabilize the eroding bluff below Carlsbad Boulevard, consisting of 4- to 8-ton boulders stacked at a 1.5:1 slope and filter fabric. The subject revetment will connect with the northern end of an existing 520-ft long revetment approved pursuant to CDP 6-16-0450. Work is anticipated to occur during daylight low tides between September 17 and October 31, 2026.

Executive Director's Determination: The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise

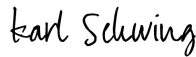
Enclosure: ECDP Acceptance Form

Emergency CDP G-6-26-0057 (Carlsbad Boulevard Emergency Bluff Stabilization)

Issue Date: September 17, 2026

specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

DocuSigned by:

 B9690DD756CA4C4...

Karl Schwing, Deputy Director, San Diego Coast District for Kate Huckelbridge, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's San Diego Coast District Office within 15 days of the date of this ECDP (i.e., by October 2, 2026). This ECDP is not valid unless and until the acceptance form has been received in the San Diego Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form received in the Commission's San Diego Coast District Office on September 9, 2026, and supplemental information provided on September 14, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed within 120 days of ECDP issuance (i.e., by January 15, 2027).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., San Diego Regional Water Quality Control Board, California State Parks, California Department of Fish and Wildlife, California State Lands Commission, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable)

Emergency CDP G-6-26-0057(Carlsbad Boulevard Emergency Bluff Stabilization)

Issue Date: September 17, 2026

(including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.

6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunami, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.
7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
8. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
9. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency and shall be undertaken in a time and manner that

Emergency CDP G-6-26-0057 (Carlsbad Boulevard Emergency Bluff Stabilization)

Issue Date: September 17, 2026

avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.

10. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.
11. Any material dislodged onto the beach during emergency construction activities shall be retrieved.
12. Construction activities, including materials and/or equipment storage, is prohibited outside of the defined construction, staging, and storage areas.
13. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain; cover exposed piles of soil and wastes; dispose of all wastes properly; place trash receptacles on site for that purpose; cover open trash receptacles during wet weather; remove all construction debris from the beach.
14. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.
15. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand that is impacted by construction shall be filtered as necessary to remove any construction debris.
16. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
17. The Permittee shall notify Coastal Commission planning staff immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. Within 30 days of construction completion the Permittee shall submit a Final Report identifying all development completed under this emergency authorization. The Final Report shall compare the emergency condition to the post-work condition, and shall include a narrative description, along with photographic evidence, of all emergency development and restoration activities undertaken pursuant of this emergency authorization. This documentation shall be provided by the monitoring specialist in anticipation of mitigation needs associated with impacts resulting from work conducted

Emergency CDP G-6-26-0057(Carlsbad Boulevard Emergency Bluff Stabilization)

Issue Date: September 17, 2026

under this ECDP and shall be sufficient to support any mitigation planning during the follow-up CDP permitting effort.

19. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
20. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency, during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.
21. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the construction coordinator's contact information including, at a minimum, an email address and a cell phone number (with voice mail capabilities) that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.
22. Within 120 days of ECDP issuance (i.e., by January 15, 2027) or as extended by the Executive Director, the Permittee shall submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP to authorize the emergency development, and any related restoration of the site, including submitting all information and materials requested, and as directed, by the Executive Director if it is determined that such application is incomplete.
23. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence

Emergency CDP G-6-26-0057 (Carlsbad Boulevard Emergency Bluff Stabilization)

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in pursuing the emergency development and meeting all ECDP terms and conditions.

24. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.

25. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.

If you have any questions about the provisions of this ECDP, please contact the Commission's San Diego District Office at SanDiegoCoast@coastal.ca.gov or (619) 767-2370.

CALIFORNIA COASTAL COMMISSION

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7575 METROPOLITAN DRIVE, SUITE 103
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FAX (619) 767-2384



EMERGENCY PERMIT ACCEPTANCE FORM

TO: SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619)767-2370

RE: **Emergency Permit No. G-6-26-0057**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Area Office within 15 days from the permit's date.

I hereby understand all the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit.

Geoff Patnoe

Signature of property owner

Name Geoff Patnoe

Address 1200 Carlsbad Village Drive

Carlsbad, CA 92008

9/17/2026

Date of Signing

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
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SAN DIEGO, CA 92108-4402
(619) 767-2370
EMAIL: SANDIEGOCOAST.CA.GOV



September 23, 2026

SENT VIA EMAIL ONLY

Todd Mierau
Coastal Zone Program Administrator
City of Encinitas
505 S. Vulcan Avenue
Encinitas, CA 92024

Re: Request for Emergency Action at Grandview Staircase No. G-6-26-0015-W

Dear Mr. Mierau:

On September 18, 2026, the Executive Director received your request for an emergency permit for temporary closure of the public access Grandview Staircase. A bluff failure occurred directly north of the Grandview Staircase the evening of September 17, 2026, resulting in bluff material deposited on the public beach and at the base of the public staircase. The City of Encinitas determined immediate action was necessary to protect public health and safety by closing the public staircase until a geotechnical assessment of the site can occur. The Grandview Staircase was closed on September 18th and City staff notified Commission staff of the emergency situation on that date. Commission staff acknowledged the emergency situation and agreed closure of the public staircase was appropriate on September 18, 2026. Monitoring and evaluation of the bluffs for potential future instability will occur for 30 days and the staircase will be closed for approximately 60 days. Fencing was placed at the street-level entrance and at the approximate mid-way point of the staircase. In addition, signs were installed to alert the public of the closure and directing the public to the closest public access points approximately 0.5 miles north at South Ponto beach and approximately 1.0 mile south at Beacon's Beach. Additional signs alerting the public of the closure were placed at Beacon's Beach, South Ponto beaches, and Alila Marea Beach Resort public accessway. Public access to the staircase will be restored when the geotechnical evaluations are completed and the concern for public health and safety in the immediate area is resolved.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, City of Encinitas, is necessary to protect life and public property and the proposed development is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$132,500.
3. The project is the minimum necessary to protect life and public property and minimal public access impacts will occur.

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Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on October 8, 2026.

Sincerely,

Camila Pauda

Camila Pauda
Coastal Planner

cc: Karl Schwing, District Director
Diana Lilly, District Manager