CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
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Prepared October 26, 2026 (for the November 06, 2026 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Coast District Deputy Director
Subject: **South Coast District Deputy Director's Report for Los Angeles County for November 2026**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, and emergency CDPs for the South Coast District Office are being reported to the Commission on November 06, 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 South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South 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 November 6th.

With respect to the November 6th 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 November 06, 2026 (see attached)

Waivers

- 5-26-0114-W, Besser, Remodel of an existing two-story SFR (Santa Monica)
- 5-26-0324-W, Gorka, Request for After-the-fact authorization for construction of ADU (Venice)
- 5-26-0481-W, Boskovich & Kagel, Replacement of two existing retaining walls & repair failing exterior staircase associated with existing SFR (San Pedro)
- 5-26-0554-W, Horacek, Conversion of storage space into an ADU (Playa Del Rey)
- 5-26-0599-W, Port of Long Beach, Sampling of borings and seafloor sediment core samples (Long Beach)
- 5-26-0690-W, Denby, Addition & conversion of detached garage to an ADU (Venice)
- 5-26-0762-W, Monterey Blvd HB LLC, Conversion of three existing garages into three ADUs (Hermosa Beach)
- 5-26-0790-W, Graham, Construction of a new ADU above existing detached garage (Venice)
- 5-26-0847-W, Ligthart, Demolition of an existing detached garage for construction of a new two-unit ADU and a new attached one-unit ADU (Venice)

Immaterial Amendments

- 5-11-131-A4, LA County Dept. of Beaches & Harbors, Reduction of dry storage to seventy-five vessels, new storage space, new slips, side-tie docks, and a kayak launch ramp (Marina Del Rey)

Emergency Permit Waivers

- G-5-26-0017-W, LA County Dept. of Beaches & Harbors, Construction of an extension to an existing seasonal sand berm (Dockweiler State Beach)
- G-5-26-0070, Brown & Hollis, Construction of a concrete retaining wall and footing, installation of vinyl sheet piles against existing retaining wall (Long Beach)
- G-5-26-0071, Indel Engineering, INC, Replacement of a damaged piling to secure the dislodged dock finger in same location (Long Beach)
- G-5-26-0085, Holt, Construction of a concrete retaining wall and footing, installation of vinyl sheet piles against existing retaining wall (Long Beach)
- G-5-26-0098, Vaught, Replacement of two existing concrete dock guide piles with in-kind piles (Long Beach)

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October 20, 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: 5-26-0114-W

Applicant: Sean Besser

Location: 2102 6th Street, Santa Monica, Los Angeles County (APN 4289-009-007)

Proposed Development: Interior remodel of existing two-story, 1,660 sq. ft. single-family residence at the front of the parcel; second and first floor additions to an existing 344 sq. ft., one-story detached garage, result in a two-story, 21 ft. high building with two (2) storage rooms and a recreational room on the first floor, and a 904 sq. ft. ADU on the second floor. The project also involves the construction of a new 1,026 sq. ft. two-story 26 ft. high ADU at the rear of the property, new and modified utility hookups, new wooden fences and gates, hardscape, and 50 cy of cut for new foundations and drainage, and new low-water use, non-invasive landscaping with permeable pavers. Cultural resources protection measures include coordination with local Native American Tribes at least 60 days prior to commencement of any ground disturbing activities, including invitations to monitor activities, and procedures to be followed in the event archaeological resources are discovered, and procedure to recommence construction following discovery.

Rationale: The project site is located on a developed 5,611 sq. ft. lot, landward of Pacific Coast Highway in Santa Monica, approximately 0.44 miles northeast of the closest beach access point. The lot is zoned Ocean Park Low Density Residential (OP2) in the City's uncertified zoning code, allowing 29 dwelling units per acre, and the proposed project conforms to the permitted uses and development standards for the zone. The project received approval in concept from the City of Santa Monica on February 23, 2026. Visual resources would not be impacted because the project site does not offer public coastal views, and the development is consistent with the character of the surrounding development. The existing structure is comprised of a single-family residence on a lot surrounded by other single-family and multifamily residences. The applicant proposes 50 cubic yards of grading (cut) for new foundations and drainage. To mitigate for potential impacts to Tribal Cultural and/or archeological/paleontological resources the applicant has proposed tribal monitoring during grading and other ground disturbing activities. The applicant proposes to mitigate for erosion and protect water quality by retaining sediment and potential pollutants on site, preventing the

Coastal Development Permit De Minimis Waiver
5-26-0114-W

introduction of water or waste into the public drains, maintaining equipment onsite, and cleaning measures for spills. Additionally, the applicant proposes implementing onsite filtration of runoff using a low-impact-development (LID) including catch basins. The applicant's proposed landscaping is limited to drought-tolerant non-native, noninvasive, or native species, thus there are no anticipated impacts to biological resources or water quality.

None of the proposed improvements are anticipated to result in impacts to public access and no private development is proposed in any of the public rights-of-way. The proposed development is compatible with the character of surrounding development and is not anticipated to result in additional impacts to coastal resources including Tribal Cultural or Archeological/Paleontological resource, public views, public access, biological resources or water quality and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. The approval of this project will not prejudice the preparation of an LCP for the area.

This waiver will not become effective until reported to the Commission at its **November 6, 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.

Dr. Kate Huckelbridge
Executive Director

Riley Christie
Coastal Program Analyst

cc: Commissioners/File

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October 21, 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: 5-26-0324-W **Applicant**: Magdalena Gorka

Location: 230 S Ruth Avenue, Venice, City of Los Angeles, Los Angeles County (APN: 4240-002-012)

Proposed Development: After-the-fact request to authorize the conversion of an existing detached garage into a 367 sq. ft. into an Accessory Dwelling Unit (ADU) within an existing 1,312 sq. ft. single-family residence property.

Rationale: The project site is in an urbanized residential neighborhood located 0.625 mile inland of the ocean, and is not located between the first public road and the sea. The lot is designated as Multiple Family Residential-Low Medium II in the City of Los Angeles' Venice segment certified Land Use Plan (LUP). The proposed ADU development is consistent with the land use and development standards of the certified Venice LUP. The proposed development would not result in any changes to the height of the existing structure or to the existing residential unit. Two tandem on-site parking spaces will remain in front of the ADU. Due to changes in state law, replacement parking is not required for the principal residence and the proposed ADU due to the site's proximity within one half mile of a major transit stop. Because the application was an after-the-fact request, the applicant submitted two times the regular application fee. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal 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 **November 4-6, 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.

Dr. Kate Huckelbridge
Executive Director

Vince Lee
Coastal Program Analyst

cc: Commissioners/File

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October 14, 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: 5-26-0481-W

Applicant: John Boskovich and Fernanda Kagel

Location: 1402 37th St, San Pedro, City of Los Angeles, Los Angeles County (APN: 7470-024-012)

Proposed Development: Replacement of two existing unpermitted retaining walls and repair of a failing exterior staircase at the rear of an existing single-family residence. Retaining Wall 1 will be approximately 40 ft. long and 5 ft. high, supported by four new 3 x 3 ft. caissons spaced approximately 11 ft. on center. Retaining Wall 2 will be approximately 40 ft. long and 6 ft. high, supported by four new 36 in. diameter piles spaced approximately 12 ft. on center. Wall heights are measured from average natural grade. Staircase repairs include installation of a new landing and pile. Associated grading consists of approximately 15 cy. of cut, 1 cy. of fill, and 14 cy. of export. The applicants also propose tribal, archaeological, and geotechnical monitoring during construction. No changes to the existing dwelling, parking areas, or site layout, and no removal of protected trees, are proposed.

Rationale: The project site is a 6,513 sq. ft. lot containing an existing single-family residence, located approximately one block from blufftop homes, 895 ft. inland of the sea, between the first public road and the sea. The site is zoned R1 Single-Family Residential and designated Low II Residential in the City's certified San Pedro Land Use Plan (LUP). The proposed replacement of two existing retaining walls and repair of an exterior staircase are located in the rear yard and support the existing residential use, consistent with the LUP land use designation and the character and scale of the surrounding neighborhood. No changes to the existing dwelling, parking areas, or site layout are proposed. Given the limited scope of work and its location within the rear

Coastal Development Permit De Minimis Waiver
5-26-0481-W

yard of an inland residential lot, impacts to public access and public recreation opportunities are not anticipated. The applicants propose geotechnical monitoring during construction to address site stability, as well as tribal and archaeological monitoring to minimize potential impacts to tribal cultural and archaeological resources during ground-disturbing activities. No protected trees are proposed for removal. The proposed development is not anticipated to adversely affect coastal resources and is consistent with the City's certified San Pedro LUP, used as guidance, and the applicable Chapter 3 policies of the Coastal Act. The project will not prejudice the City's ability to prepare a Local Coastal Program consistent with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its November 4-6, 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

Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

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October 13, 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: 5-26-0554-W **Applicant**: Pamela Susan Horacek

Location: 6528 Vista Del Mar, Playa Del Rey, City of Los Angeles, Los Angeles County (APN: 4116-005-035)

PROPOSED DEVELOPMENT: Conversion of approximately 334 sq. ft. of storage space to an attached accessory dwelling unit (ADU) in an existing 2,208 sq. ft. duplex building.

RATIONALE: The project site contains an existing duplex residence and is located on a 2,400 sq. ft. residential lot. The site is approximately 770 ft. inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood within the Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned R3-1 by the City's uncertified zoning code. The community of Playa Del Rey does not have a certified land use plan (LUP) or local coastal program (LCP), so the Chapter 3 policies of the Coastal Act are the standard of review for this project. The project consists of converting an existing storage area into an attached ADU. The proposed ADU would be in the walk-out basement located in the rear of the existing building and is adjacent to other residential development. The proposed ADU consists of solely interior improvements and will not result in any changes to the existing landscaping on site, will not result in any ground disturbance, and will not affect drainage patterns or create any drainage impacts. Parking is not required for new ADUs, but the existing two-car garage is proposed to remain unchanged, and the subject property is within one half mile of a transit stop. Public access to the beach is located approximately 560 ft. south of the project site at Del Rey Lagoon Park. 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. The proposed development is also consistent with the Playa Del Rey uncertified land use designation and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **November 4-6, 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

Coastal Development Permit De Minimis Waiver

5-26-0554-W

Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven (7) 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,

Dr. Kate Huckelbridge
Executive Director

Emily Cline-Gibson
Coastal Program Analyst

cc: Commissioners/File

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October 22, 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: 5-26-0599-W

Applicant: Port of Long Beach, Attn: Dr. Noel Hacegaba & Tony Chan

Location: Pacific Ocean within Pier J Breakwaters**,** Long Beach, Los Angeles County

Proposed Development: Sampling of up to six overwater borings and up to 16 vibracore seafloor sediment cores of five and four in. diameter, respectively, with removal of up to 4 cy. of sediment total, in the vicinity of the Pier J breakwaters.

Rationale: The project site is within the Pier J breakwaters, outside of the Port of Long Beach's Harbor District and south of Alamitos Beach in state waters. Pier J and the adjacent waters serve as an approach channel for vessels docking in the Port of Long Beach; thus, the temporary use of this area for the project (two to three days total) would not impact public access or recreation. Samples would be collected at a depth of -55 ft. Mean Lower Low Water from unvegetated soft bottom benthic habitat. Overwater boring would be performed down to refusal depth, expected to be approximately 80 to 100 ft. below mudline. Refusal depth at which vibracore samples would be collected is expected to be approximately 15 to 25 ft. below mudline. The project would involve a method of collection that minimizes disturbance to the area (overwater boring and vibracoring). While the immediate water quality surrounding each core may become temporarily more turbid, these methods minimize potential contaminants in the cores from leaching into the water. This method and the short sampling period also minimize impacts to marine species from potential noise impacts. The applicant will implement best management practices for anchoring, spill prevention, and spill response. Additionally, the minimal amount of sediment disturbed will avoid significant impacts to the habitat, infaunal species, and water quality. Removed sediment will undergo

Coastal Development Permit De Minimis Waiver
5-26-0599-W

physical and chemical testing to support potential future projects for channel deepening of the Pier J slip and structural improvements to improve vessel safety within the Pier J breakwaters. The removed sediment will be disposed of appropriately depending on potential contaminants found. The proposed project 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 **November 4-6, 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

Seth Villanueva
Coastal Program Analyst

cc: Commissioners/File

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October 23, 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: 5-26-0690-W **Applicant**: Lisa Denby

Location: 225 Windward Ave, Venice, City of Los Angeles, Los Angeles County (APN: 4238-01-3009)

PROPOSED DEVELOPMENT: Conversion of 272 sq. ft. of a 400 sq. two-car detached garage, addition of 72 sq. ft. to the first floor of the garage, and construction of a 411 sq. ft. second floor to the garage for a detached accessory dwelling unit (ADU) at an existing single-family residence, resulting in a detached structure containing a 202 sq. ft. one-car garage with a 683 sq. ft. ADU.

RATIONALE: The proposed project is located on a developed 2,850 sq. ft. residential lot located approximately 1,500 ft. inland of the beach and approximately 4,900 ft. inland of the Marina Del Rey harbor in an urbanized residential neighborhood within the Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned RD1.5-1-O in the uncertified zoning code and designated as Multiple Family Residential Low Medium II in the Venice Land Use Plan (LUP). The project consists of converting a detached, two-car garage located at the rear of the property into an ADU and constructing a second-floor addition for the ADU. One parking space would remain. No new parking is required for the proposed ADU due to the site's proximity within one half mile of a transit stop. The conversion of a detached garage to an ADU will not result in any changes to the existing landscaping on site and will not involve any ground disturbance or changes to public views. Drainage from the new addition will be retained on-site through downspouts and gutters directing water towards permeable areas.

The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified LUP, previous Commission action in the area, and Chapter 3 policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **November 4-6 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.

Dr. Kate Huckelbridge
Executive Director

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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October 13, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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Waiver: 5-26-0762-W

Applicant: Monterey Blvd HB LLC

Location: 701 Monterey Blvd, Hermosa Beach (Los Angeles County) (APN: 4187022020)

Proposed Development: convert three existing garages into three Accessory Dwelling Units (ADUs) within an existing 7,644 sq. ft. two-story, 30-ft.-tall, 13-unit multi-family building on an 8,014 sq. ft. inland lot. Parking will be maintained in front of each new ADU.

Rationale: The project site is located on a developed 8,014 sq. ft. lot located approximately 925 ft. inland of the public beach in a residential neighborhood. The lot is designated Multiple-Family Residential Zone (R3) by the City's certified land use plan (LUP) and conforms to the permitted uses and development standards of the LUP. The project will maintain three on-site parking spaces in front of each new ADU. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

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 **November 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

Coastal Development Permit De Minimis Waiver

5-26-0762-W

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

Jose Hernandez
Coastal Program Analyst

cc: Commissioners/File

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October 23, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-26-0790-W **Applicant**: Jeff Graham

Location: 2404 Clement Ave, Venice, City of Los Angeles, Los Angeles County (APN: 4228-012-017)

PROPOSED DEVELOPMENT: Construction of a new 560 sq. ft. detached accessory dwelling unit (ADU) above an existing 391 sq. ft., two-car detached garage at an existing single-family residence.

RATIONALE: The proposed project is located on a developed 3,602 sq. ft. residential lot located approximately 0.7 mile inland of the beach and approximately 1,700 ft. inland of the Marina Del Rey harbor in an urbanized residential neighborhood within the Single Permit Jurisdiction of the City of Los Angeles. The lot is zoned RD1-1-O in the uncertified zoning code and designated as Single Family Residential Low in the certified Venice Land Use Plan (LUP). The project consists of constructing a second-floor 560 sq. ft. addition above an existing garage for the ADU. Two parking spaces in the garage would remain. No new parking is required for the proposed ADU due to the site's proximity within one half mile of a transit stop. The construction of the ADU will not result in any changes to the existing landscaping on site and will not involve any ground disturbance or changes to public views. Drainage from the new addition will be retained on-site through downspouts and gutters directing water towards permeable areas and alleys.

The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **November 4-6, 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 De Minimis Waiver

5-26-0790-W

Dr. Kate Huckelbridge
Executive Director

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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Waiver: 5-26-0847-W

Applicant: Brandon Ligthart

Location: 1036 Garfield Ave., Venice, City of Los Angeles (Los Angeles County) (APN: 4237025013)

Proposed Development: Demolition of an existing detached garage to construct a new two-story, two-unit Accessory Dwelling Unit (ADU) and an addition to the existing two-unit duplex to create a new two-story, one-unit ADU attached to the Multifamily Residence. Parking will be maintained on the driveway adjacent to the existing duplex and a bike rack will be installed in area between the new ADUs.

Rationale: The project site is located on a developed 4,204 sq. ft. lot located approximately one mile inland of the sandy beach in a residential neighborhood. The lot is designated Low Medium I Residential (R2-1) by the City's certified land use plan (LUP) and conforms to the permitted uses and development standards of the LUP. The project will maintain one on-site parking space in the driveway adjacent to the existing Multifamily Residence and bike racks will be installed in area between the new ADUs. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

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

5-26-0847-W

This waiver will not become effective until reported to the Commission at its **November 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

Jose Hernandez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
VOICE (562) 590-5071
WWW.COASTAL.CA.GOV

October 22, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-11-131-A4**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **5-11-131-A4** granted to **County of Los Angeles, Dept. Of Beaches & Harbors** for:

Project Site: 13650 Mindanao Way, Marina Del Rey (Los Angeles County) (APN(s): 4224010900)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

> Amend a previously approved unbuilt portion of the project at Lease Parcel 77 to reduce dry storage on the dockside portion of the site to instead include dry storage racks for 75 vessels, 18 storage spaces for rowing shells, two new 25 ft. long slips, two new 16 ft. slips and updates to the plans to include a low profile launch side-tie docks and a 25 ft kayak launch ramp. The modified dock would also feature new accessible launching elements, such as rollers and handrails, to allow for more controlled launching and docking.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.[1] Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed below within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

[1] The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment

5-13-0678-A2

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

> The proposed amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed dock slip configuration will result in an increase of four more public dock slips than the configuration approved by the underlying permit. The applicant has voluntarily offered to use the latest version of the California Eelgrass Mitigation Policy and latest Caulerpa survey methodology for the preconstruction surveys required by the initial permit. The applicant has also proposed best management practices to ensure that the Expanded Polystyrene (EPS) cores of the docks will remain completely encapsulated, concrete would be fully cured before entering coastal waters, and that no concrete, metal, EPS, or other cutting or grinding debris would be allowed to enter the water during construction. Moreover, the project as modified would additionally add new public access benefits to the area by improving a dock utilized for low-cost non-motorized boating and would include access improvements intended to assist older individuals and individuals with mobility limitations. These features would be especially helpful for sailboat users, which require preparation before launching. In addition, the wider gangway would make it easier and safer to transport vessels from the adjacent storage area to the dock, particularly for longer vessels that currently face challenges navigating the existing tight turn radius.

Notice of Proposed Immaterial Permit Amendment
5-13-0678-A2

The proposed amendment conforms to the zoning requirements of the County of Los Angeles certified LCP, which was certified prior to the underlying CDP 5-11-131 approval by the Commission. Therefore, staff is recommending that the Commission grant the amendment request.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Colby Gonzalez at colby.gonzalez@coastal.ca.gov or 562-395-9473.

Colby Gonzalez
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION
301 E. Ocean Blvd., SUITE 300
Long Beach, CA 90802
PHONE: (562) 590-5071
WEB: WWW.COASTAL.CA.GOV

Deputy Directors Report Memo

October 22, 2026

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: **Memo for Item 13, South Coast Deputy Director's Report for Los Angeles County, 30611 Emergency Permit Waiver No. G-5-26-0017-W (Dockweiler State Beach Berm Extension) for the Commission Meeting of November 6, 2026.**

On February 19, 2026, the County submitted coastal development permit (CDP) Amendment Application No. 5-20-0540-A2 requesting an extension of an approved 300-foot-long seasonal berm intended to protect an immobile, two-story lifeguard structure located on Dockweiler State Beach, south of Ballona Creek and seaward of Culver Boulevard. The proposed extension would add approximately 1,300 linear feet, resulting in a 1,600-foot-long seasonal berm measuring about 15 feet high and 20 feet wide. The proposed berm will continue south from the existing berm, authorized under CDP 5-20-0540, and will be located as far landward as feasible, approximately 80-100 feet landward of the MHTL, consistent with the alignment and placement of the existing permitted berm for this area. Construction of the sand berm was proposed to occur in mid-November in order to protect the adjacent public beach facilities from winter storm inundation and take approximately two to three days to complete.

On September 21, 2026, the Governor issued an emergency proclamation related to the developing 2026–27 El Niño event. According to the "El Niño for 2026-2027 Winter Season" memo published by Commission staff on September 11, 2026, strong El Niño winters along the California coast have experienced more frequent severe storm events, with the combination of elevated water levels, higher wave energy, and west to southwesterly shifts in wave direction driving severe coastal erosion in many locations.

In response to the anticipated El Niño-related conditions in the area that could threaten inland development, the County informed Commission staff on September 30, 2026, that it had advanced the construction schedule for seasonal berms from mid-November to mid-October as part of its storm preparation efforts. On October 1, 2026, the County submitted an Emergency CDP application requesting concurrence for a one-time emergency waiver pursuant to section 30611 of the Coastal Act to extend the seasonal berm for the 2026-27 storm season. The request is consistent with proposed work in CDP amendment application 5-20-0540-A2. Pursuant to Commission approved CDPs 5-20-0540 and 5-20-0540-A1, a qualified biologist will be onsite throughout construction to monitor and ensure adverse impacts to Western Snowy Plover and other species of concern are avoided.

Commission staff concur with the emergency CDP waiver pursuant to Coastal Act Section 30611. Since the emergency waiver achieves the same purpose as Coastal Development Permit Application No. 5-20-0540-A2, the County has withdrawn the amendment application.

After review of the potential impacts to coastal resources, Commission staff determined that the emergency action to extend one (1) seasonal berm on Dockweiler State Beach, by approximately 1,300 linear feet for the 2026-27 winter season (set to expire Memorial Day of 2027) qualifies for an emergency CDP waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by the LA County Department of Beaches and Harbors, a public agency, is necessary to protect life and public property from imminent danger.
2. Commission staff was notified of the emergency situation within three days of the Agency's discovery of the emergency.
3. The project does not include any permanent erection of structures.
4. The project impacts are temporary in nature and marine best management practices will be employed during project operations to minimize coastal resource impacts.

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0070 (Brown)

Issue Date: October 9, 2026

Permittee: Jaime Brown and Patty Hollis

Emergency Location: 6411 E Seaside Walk, Long Beach

Emergency Description: Recent high tides and large wave activity caused substantial erosion immediately seaward of the beachfront property at 6411 E Seaside Walk, damaging the timber seawall supporting the public boardwalk and the private deck on this property during the weekend of September 5, 2026. The development onsite, including the residence is threatened by the recent and imminently anticipated erosion and wave action.

Emergency Development: Construction of a 3 ft. high, 8 in. thick concrete retaining wall with a 2 ft. thick concrete footing and installation of vinyl sheet piles against the retaining wall with compacted backfill located at the seaward property line and eastern property line of 6411 E Seaside Walk to support the deck and reduce risk from further erosion under the residential structure's foundation. The vinyl sheet piles will be embedded 5ft into the natural sand and extend 5 ft. - 4 in. above the natural sand layer. Construction of a 3 ft high, 6 in. thick concrete wall on top of the seaward edge of the deck is also proposed. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall conform to the conditions of Approval below.

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 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.

Enclosure: ECDP Acceptance Form

cc: (via email):

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

DocuSigned by:
Steve Hudson
14EBFBFD71A84CC...

Steve Hudson, South Coast Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.

2. All emergency development shall be limited in scale and scope to that specifically identified in the plans submitted on October 6, 2026 in association with Emergency Permit Application Form dated received in the Commission's South Coast District Office on September 22, 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 30 days of ECDP issuance (i.e., by November 7, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits other agencies (e.g. California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee must obtain authorization from the City of Long Beach for any work in the City's boardwalk right-of-way. The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits from the local jurisdiction and other agencies 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) (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. Within 180 days of ECDP issuance (i.e., by April 7, 2027), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete follow-up CDP that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. The follow-up CDP shall be submitted to the City of Long Beach, address the emergency developments approved under CDP No. G-5-26-0070, and shall provide sufficient information for City staff to determine the application is complete within 180 days of issuance of this Emergency Permit. If the City determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the City. If such a follow-up CDP application is withdrawn by the applicant or is denied by the City, or if the follow-up CDP application remains incomplete for a period of 30 days after the City informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, subject to any

regulatory approvals necessary for such removal (in some instances, a permit may be needed for removal).

9. 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.

10. 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 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.

11. 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.

12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:

    a. All construction activities should take place to the extent possible during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.

    b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.

    c. Any grading of or in intertidal areas shall be limited to the extent possible.

    d. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by one-hour after sunset each day that work occurs.

    e. All construction areas shall be minimized and demarked by temporary fencing

designed to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

f. 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 (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

g. 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.

h. 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.

i. 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.

13. 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.

14. 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 (if available), 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.

15. 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 (i.e.,

address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone 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.

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

17. 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.

18. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.

19. 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.

20. Materials, Plastic Pollution Prevention, and Monitoring

    a. Vinyl Sheet Pile Materials and Alternatives. To minimize the introduction and release of plastic materials to the coastal environment, non-plastic materials shall be used in lieu of vinyl/PVC or other plastic-based sheet piling to the maximum extent feasible. Feasible non-plastic alternatives may include reinforced concrete, marine-grade steel, or other durable non-plastic materials suitable for the proposed shoreline environment. Preservative-treated wood shall not be used as an alternative where its use could result in leaching of wood preservatives to coastal waters.

b. If the Permittee's licensed engineer determines that use of vinyl/PVC sheet piling is necessary to provide the required structural performance and that a feasible non-plastic alternative would not adequately meet the project's engineering requirements, the amount of vinyl/PVC used shall be limited to the minimum necessary to accomplish the authorized emergency stabilization. Any vinyl/PVC sheet piling shall be durable and suitable for the anticipated marine and shoreline exposure conditions.

c. Plastic Debris Prevention During Construction. All construction involving vinyl/PVC or other plastic materials shall be conducted in a manner that prevents the discharge of plastic particles, cuttings, shavings, scraps, fragments, or other debris to the beach, storm drains, groundwater, or coastal waters. Cutting, drilling, grinding, trimming, or other activities that generate plastic debris shall, to the maximum extent feasible, occur away from the beach and coastal waters and over containment sufficient to capture all generated material. Where such work must occur onsite, impermeable drop cloths, tarps, vacuum collection, or equivalent containment measures shall be used. All plastic debris shall be collected immediately and properly disposed of offsite. No plastic debris shall be allowed to remain on the beach or enter tidal waters at any time.

d. Inspection, Monitoring, and Maintenance. Any vinyl/PVC sheet piling or other plastic structural component installed pursuant to this authorization shall be maintained in good condition and inspected for evidence of damage, cracking, splitting, abrasion, fragmentation, separation, or other deterioration that could result in the release of plastic material to the coastal environment. At a minimum, the Permittee shall inspect the material following installation, following significant storm or wave events that expose or affect the structure, and prior to submittal of the required follow-up coastal development permit application.

e. If damaged or deteriorating plastic material or plastic debris is observed, the Permittee shall promptly collect and properly dispose of all released material and repair, stabilize, or replace the affected component as necessary to prevent further release. Any replacement undertaken as part of longer-term authorization shall preferentially use feasible non-plastic materials consistent with the Commission's Plastic Pollution Prevention Guidance.

f. Nothing in this condition shall be construed as authorizing permanent retention of vinyl/PVC sheet piling. The appropriateness of retaining any vinyl/PVC material installed pursuant to this emergency authorization shall be evaluated as part of the required follow-up coastal development permit, including consideration of feasible non-plastic alternatives such as reinforced concrete and marine-grade steel.

21. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is $1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long

Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION
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LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0071 (Marina Shipyard)

Issue Date: September 24, 2026

Permittee: Marina Shipyard, Indel Engineering, INC c/o Cyndee Allen

Emergency Location: 6400 E Marina Drive, City of Long Beach, Los Angeles County

Emergency Description: Recent hurricane-generated swells, combined with sustained high surf and wave action, caused structural failure of the below-waterline end-of-finger guide pile to a Marina Shipyard dock. The broken pile served as the sole structural support for the finger. The failure of the pile led to the dock finger breaking away at the headwalk, resulting in lost support to the two vessels typically berthed at this location. Three additional pilings remain intact but at risk of below-waterline failure.

These conditions present an immediate public safety hazard and surrounding structures and tidal environments vulnerable to further undermining and damage. Temporary stabilization is urgent given the approaching winter storm season and the potential for intensified wave activity, heavy precipitation, and additional coastal erosion associated with anticipated El Niño conditions. Prompt action is necessary to address the existing hazards, protect remaining public improvements, and prevent the damaged area from expanding.

Emergency Development: The proposed emergency work consists of the replacement of a single damaged piling to secure the dislodged dock finger in the same location as the previous piling. The connection between the pier finger and headwalk will be reinstalled and reinforced. Temporary rope tie-downs and anchors placed on the bay floor to stabilize the unsupported finger and securing the displaced vessels will be removed. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

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

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:
Steve Hudson
14EBFBFD71A84CC...

Steve Hudson, South Coast Los Angeles County Deputy Director, for Dr. 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 South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **October 9, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South 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 by the Commission's South Coast District Office on September 23, 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 30 days** of ECDP issuance (i.e., by **October 24, 2026**), which may be extended by the Executive Director for good cause.

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Long Beach, California Department of Fish and Wildlife, 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) (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. **Within 120 days** of ECDP issuance (i.e., by **January 21, 2027**), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); ***or*** (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP through the City of Laguna Beach for development located in the City's permit jurisdiction and a separate regular CDP through the Commission for development located in the Commission's permit

jurisdiction to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission or denied by the City, or if it remains incomplete for a period of 120 days after the application is deemed incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better. Any restoration or removal of development shall be subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. 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.

10. 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 avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. Construction access, staging, or development on the beach shall be limited to the maximum extent feasible. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.

11. 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.

12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:

13. Construction activities shall be limited to no more than a total of 30 days, and shall take place on non-holiday weekdays to the maximum extent feasible.

14. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.

15. Pile and Structural Materials. Creosote-treated wood shall not be used for any portion of the authorized development. The replacement pile and associated structural components shall utilize precast or prestressed reinforced concrete or marine-grade steel whenever structurally feasible. Any protective coating proposed for steel components shall be suitable for continuous marine exposure, applied and fully cured prior to installation, and installed in a manner that prevents coating debris, uncured material, or other pollutants from entering coastal waters.

    Where the Permittee demonstrates that use of reinforced concrete or marine-grade steel is not structurally feasible or reasonably practicable for the authorized emergency work, alternative pile materials, including fiberglass-reinforced plastic (FRP), high-density polyethylene (HDPE), or pressure-treated wood, may be used only when less harmful materials are infeasible. The Permittee shall provide the proposed material specifications and sufficient information demonstrating why concrete or steel cannot feasibly be used prior to installation.

    If pressure-treated wood is approved, it shall be specifically manufactured and treated for continuous saltwater or brackish-water marine exposure and shall comply with American Wood Protection Association (AWPA) Standard U1, Use Category UC5B, or a more protective applicable marine-use standard. The wood shall bear documentation identifying the applicable AWPA standard, Use Category, preservative system, preservative retention, and third-party inspection or quality-control certification. Creosote and creosote-containing preservative systems are prohibited.

    To the maximum extent feasible, plastic-based wear surfaces, pile guides, fenders, rub strips, and similar components shall also be avoided. Where such components are demonstrated to be necessary for structural performance or safe operation, they shall be limited to the minimum amount necessary and shall be constructed of durable, UV-stabilized, marine-grade material designed to resist abrasion, fragmentation, and degradation in the marine environment.

16. 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; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

17. All construction activities that result in discharge of materials, polluted runoff, or wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the waterway. 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.

18. 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.

19. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

20. 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.

21. 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 (if available), 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.

22. 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 (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone 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.

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 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. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.

26. 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 South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
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WEB: WWW.COASTAL.CA.GOV

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0085 (Holt Residence)

Issue Date: October 14, 2026

Permittee: Kenneth and Gabriella Holt

Emergency Location: 6613 E Seaside Walk, Long Beach

Emergency Description: Recent high tides and large wave activity caused substantial erosion immediately seaward of the beachfront property at 6613 E Seaside Walk, damaging the timber seawall supporting the public boardwalk and the private deck on this property during the weekend of September 5, 2026. The development onsite, including the residence is threatened by the recent and imminently anticipated erosion and wave action.

Emergency Development: Construction of a 3 ft. high, 8 in. thick concrete retaining wall with a 2 ft. thick concrete footing and installation of vinyl sheet piles against the retaining wall with compacted backfill located at the seaward property line and eastern property line of 6613 E Seaside Walk to support the deck and reduce risk from further erosion under the residential structure's foundation. The vinyl sheet piles will be embedded 5ft into the natural sand and extend 5 ft. - 4 in. above the natural sand layer. Construction of a 3 ft high, 6 in. thick concrete wall on top of the seaward edge of the deck is also proposed. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall conform to the conditions of Approval below.

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 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.

Enclosure: ECDP Acceptance Form

cc: (via email):

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

DocuSigned by:
Steve Hudson
14EBFBFD71A84CC...

Steve Hudson, South Coast Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 27, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.

2. All emergency development shall be limited in scale and scope to that specifically identified in the plans submitted on October 11, 2026 in association with Emergency Permit Application Form dated received in the Commission's South Coast District Office on October 12, 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 30 days of ECDP issuance (i.e., by November 13, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits other agencies (e.g. California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee must obtain authorization from the City of Long Beach for any work in the City's boardwalk right-of-way. The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits from the local jurisdiction and other agencies 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) (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. Within 180 days of ECDP issuance (i.e., by April 12, 2027), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete follow-up CDP application that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. The follow-up CDP application shall be submitted to the City of Long Beach, address the emergency developments approved under CDP No. G-5-26-0085, and shall provide sufficient information for City staff to determine the application is complete within 180 days of issuance of this Emergency Permit. If the City determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the City. If such a follow-up CDP application is withdrawn by the applicant or is denied by the City, or if the follow-up CDP application remains incomplete for a period of 30 days after the City informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act,

subject to any regulatory approvals necessary for such removal (in some instances, a permit may be needed for removal).

9. 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.

10. 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 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.

11. 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.

12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:

    a. All construction activities should take place to the extent possible during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.

    b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.

    c. Any grading of or in intertidal areas shall be limited to the extent possible.

    d. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by one-hour after sunset each day that work occurs.

    e. All construction areas shall be minimized and demarked by temporary fencing

designed to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

f. 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 (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

g. 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.

h. 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.

i. 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.

13. 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.

14. 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 (if available), 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.

15. 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 (i.e.,

address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone 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.

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

17. 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.

18. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.

19. 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.

20. Materials, Plastic Pollution Prevention, and Monitoring

    a. Vinyl Sheet Pile Materials and Alternatives. To minimize the introduction and release of plastic materials to the coastal environment, non-plastic materials shall be used in lieu of vinyl/PVC or other plastic-based sheet piling to the maximum extent feasible. Feasible non-plastic alternatives may include reinforced concrete, marine-grade steel, or other durable non-plastic materials suitable for the proposed shoreline environment. Preservative-treated wood shall not be used as an alternative where its use could result in leaching of wood preservatives to coastal waters.

b. If the Permittee's licensed engineer determines that use of vinyl/PVC sheet piling is necessary to provide the required structural performance and that a feasible non-plastic alternative would not adequately meet the project's engineering requirements, the amount of vinyl/PVC used shall be limited to the minimum necessary to accomplish the authorized emergency stabilization. Any vinyl/PVC sheet piling shall be durable and suitable for the anticipated marine and shoreline exposure conditions.

c. Plastic Debris Prevention During Construction. All construction involving vinyl/PVC or other plastic materials shall be conducted in a manner that prevents the discharge of plastic particles, cuttings, shavings, scraps, fragments, or other debris to the beach, storm drains, groundwater, or coastal waters. Cutting, drilling, grinding, trimming, or other activities that generate plastic debris shall, to the maximum extent feasible, occur away from the beach and coastal waters and over containment sufficient to capture all generated material. Where such work must occur onsite, impermeable drop cloths, tarps, vacuum collection, or equivalent containment measures shall be used. All plastic debris shall be collected immediately and properly disposed of offsite. No plastic debris shall be allowed to remain on the beach or enter tidal waters at any time.

d. Inspection, Monitoring, and Maintenance. Any vinyl/PVC sheet piling or other plastic structural component installed pursuant to this authorization shall be maintained in good condition and inspected for evidence of damage, cracking, splitting, abrasion, fragmentation, separation, or other deterioration that could result in the release of plastic material to the coastal environment. At a minimum, the Permittee shall inspect the material following installation, following significant storm or wave events that expose or affect the structure, and prior to submittal of the required follow-up coastal development permit application.

e. If damaged or deteriorating plastic material or plastic debris is observed, the Permittee shall promptly collect and properly dispose of all released material and repair, stabilize, or replace the affected component as necessary to prevent further release. Any replacement undertaken as part of longer-term authorization shall preferentially use feasible non-plastic materials consistent with the Commission's Plastic Pollution Prevention Guidance.

f. Nothing in this condition shall be construed as authorizing permanent retention of vinyl/PVC sheet piling. The appropriateness of retaining any vinyl/PVC material installed pursuant to this emergency authorization shall be evaluated as part of the required follow-up coastal development permit, including consideration of feasible non-plastic alternatives such as reinforced concrete and marine-grade steel.

21. A qualified Archeological Monitor and, if available, Gabrieleño-affiliated or Juaneño (Acjachemen)-affiliated Native American representative(s) shall be onsite during all grading activities, in order to avoid and minimize impacts to archaeological/tribal cultural resources. If archaeological or tribal cultural resources are encountered during construction activities, work shall be stopped immediately or, if

not human remains, shall be redirected until the qualified Archaeological and Native American monitor(s) are consulted and are able to further evaluate the significance of the find. Should human remains be discovered on-site during the course of the project, immediately after such discovery, the on-site Archaeologist and Native American monitor(s) shall notify the County Coroner within 24 hours of such discovery, and all construction activities shall be temporarily halted until the remains can be identified. The permittee shall comply with the requirements of Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. The Archeological and Native American monitor(s) shall inspect the construction site throughout the emergency construction to ensure compliance with all archeological and tribal cultural resource avoidance measures. The Permittee shall submit a report detailing the monitoring results as part of the follow-up CDP.

22. Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is $1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0098 (Vaught)

Issue Date: October 23, 2026

Permittee: Alan Vaught

Emergency Location: 5809 E. Corso Di Napoli, City of Long Beach, Los Angeles County

Emergency Description: Recent hurricane-generated swells, combined with sustained high surf and wave action, caused the complete breaking of one 16-in concrete dock guide pile that has fallen into the water and significant damage to another 16-in concrete dock guide pile that solely supports an existing floating dock. If this sole remaining pile were to completely break, then the floating dock would be completely unsupported.

These conditions present an immediate public safety hazard and surrounding structures and tidal environments vulnerable to further undermining and damage. Temporary stabilization is urgent given the approaching winter storm season and the potential for intensified wave activity, heavy precipitation, and additional coastal erosion associated with anticipated El Niño conditions. Prompt action is necessary to address the existing hazards, protect remaining public improvements, and prevent the damaged area from expanding.

Emergency Development: The proposed emergency work consists of the replacement of the two existing 16-in concrete dock guide piles with two new 16-in concrete dock guide piles in the same location as the previous pilings. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

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 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:
Steve Hudson
14EBFBFD71A84CC...

Steve Hudson
South Coast Los Angeles County Deputy Director

for Dr. 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 South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **November 7, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South 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 by the Commission's South Coast District Office on October 23, 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 30 days** of ECDP issuance (i.e., by **November 22, 2026**), which may be extended by the Executive Director for good cause.

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Long Beach, California Department of Fish and Wildlife, 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) (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. **Within 120 days** of ECDP issuance (i.e., by **February 20, 2027**), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if

directed by the Executive Director, subject to a regular CDP); ***or*** (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP through the City of Laguna Beach for development located in the City's permit jurisdiction and a separate regular CDP through the Commission for development located in the Commission's permit jurisdiction to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission or denied by the City, or if it remains incomplete for a period of 120 days after the application is deemed incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better. Any restoration or removal of development shall be subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. 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.

10. 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 avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. Construction access, staging, or development on the beach shall be limited to the maximum extent feasible. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.

11. 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.

12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:

13. Construction activities shall be limited to no more than a total of 30 days, and shall

take place on non-holiday weekdays to the maximum extent feasible.

14. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.

15. Pile and Structural Materials. Creosote-treated wood shall not be used for any portion of the authorized development. The replacement pile and associated structural components shall utilize precast or prestressed reinforced concrete or marine-grade steel whenever structurally feasible. Any protective coating proposed for steel components shall be suitable for continuous marine exposure, applied and fully cured prior to installation, and installed in a manner that prevents coating debris, uncured material, or other pollutants from entering coastal waters.

    Where the Permittee demonstrates that use of reinforced concrete or marine-grade steel is not structurally feasible or reasonably practicable for the authorized emergency work, alternative pile materials, including fiberglass-reinforced plastic (FRP), high-density polyethylene (HDPE), or pressure-treated wood, may be used only when less harmful materials are infeasible. The Permittee shall provide the proposed material specifications and sufficient information demonstrating why concrete or steel cannot feasibly be used prior to installation.

    If pressure-treated wood is approved, it shall be specifically manufactured and treated for continuous saltwater or brackish-water marine exposure and shall comply with American Wood Protection Association (AWPA) Standard U1, Use Category UC5B, or a more protective applicable marine-use standard. The wood shall bear documentation identifying the applicable AWPA standard, Use Category, preservative system, preservative retention, and third-party inspection or quality-control certification. Creosote and creosote-containing preservative systems are prohibited.

    To the maximum extent feasible, plastic-based wear surfaces, pile guides, fenders, rub strips, and similar components shall also be avoided. Where such components are demonstrated to be necessary for structural performance or safe operation, they shall be limited to the minimum amount necessary and shall be constructed of durable, UV-stabilized, marine-grade material designed to resist abrasion, fragmentation, and degradation in the marine environment.

16. 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; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

17. All construction activities that result in discharge of materials, polluted runoff, or wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the waterway. 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.

18. 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.

19. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

20. 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.

21. 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 (if available), 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.

22. 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 (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone 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.

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 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. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.

26. 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 South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.