CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

Th20a

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Staff:	JD – LB
Staff Report:	5/27/26
Hearing Date:	06/11/26

STAFF REPORT: MATERIAL AMENDMENT

Application No.: **5-26-0015-A1**

Applicant: **Baywatch, Inc.**

Agent: McCabe and Company

Location: 2100 Ocean Front Walk, 2300 Ocean Front Walk and 2108 Pacific Avenue, Venice, Los Angeles, Los Angeles County (APNs: 4226-002-900, 4226-001-900, 4238-024-900, 4238-024-902, 4238-024-905, 4238-024-906, 4238-024-907, 4238-024-909, 4238-024-910)

Description of Original Project Approved Pursuant to Permit No. 5-26-0015:

Construction of a non-permanent film set and filming of the Baywatch television series at and around the Venice Beach Lifeguard Headquarters over an approximately five-month period from March through July 2026, including the use of 21 public parking spaces and six red-curbed spaces at Venice Beach Parking Lot and 177 parking spaces at LADOT Lot 731 on designated beach filming days.

Description of Proposed Permit Amendment:

Allow weekday overnight use of 27 parking spaces at the Venice Beach Parking Lot for production vehicles and up to five consecutive days of overnight parking for production activities, excluding weekends; retention of temporary lifeguard headquarters filming set through October 31, 2026; and use of

Communication Pathway A instead of Communication Pathway B.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION

The Coastal Development Permit (CDP) 5-26-0015 approved filming activities, including film set construction, of the Baywatch series on Venice Beach between the Venice Beach Recreation Center and the Venice Fishing Pier, and the use of both the Venice Beach Parking Lot and the LADOT Lot 731 Parking Lot (**Exhibit 1**). The applicant is requesting a permit amendment to modify the underlying special conditions related to parking, the film set, and a change to the path of travel between the beach parking lot and the temporary film set. More specifically, the amendment request includes weekday overnight use of 27 parking spaces at the Venice Beach Parking Lot for production vehicles and up to five consecutive days of overnight parking for production activities, excluding weekends; retention of temporary lifeguard headquarters film set through October 31, 2026; and use of Communication Pathway A instead of Communication Pathway B.

The proposed development, except for LADOT Lot 731, is within the Commission's original permit jurisdiction including the Venice Beach Parking Lot, the beach areas, the Venice recreation area, the lifeguard headquarters, and the Venice Fishing Pier. LADOT Lot 731 is within the Commission's Dual Permit Jurisdiction area. The Chapter 3 policies of the Coastal Act are the Commission's standard of review for the proposed development, and the Venice Land Use Plan may serve as guidance.

Staff recommends modification to one standard condition and two special conditions: And thus, as conditioned, staff recommends the Commission **approve** CDP amendment No. 5-26-0015-A1. The motion to carry out the staff recommendation is on page 5 of this staff report.

PROCEDURAL NOTES: The Commission's regulations at section 13166 of Title 14 of California Code of Regulations provide for referral of permit amendment requests to the Commission if:

1. The Executive Director determines that the proposed amendment is a material change;

2. An objection is made to the Executive Director's determination of immateriality; or

3. The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

The subject application is being forwarded to the Commission because the Executive Director has determined that the proposed amendment is a material change.

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EXHIBITS

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Communication Pathways

I. MOTION AND RESOLUTION

Motion:

I move that the Commission approve the proposed amendment to Coastal Development Permit 5-26-0015 pursuant to the staff recommendation.

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of Commissioners present.

Resolution:

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.

II. CHANGES TO CONDITIONS

NOTE: Appendix B, attached, includes all standard and special conditions that apply to this permit, as approved by the Commission in its original action and modified and/or supplemented by this Amendment 5-26-0015-A1. All of the Commission's adopted special conditions and any changes in the project description proposed by the applicant and approved by the Commission in this action continue to apply in their most recently approved form unless explicitly changed in this action. New conditions and modifications to existing conditions imposed in this action on Amendment 5-26-0015-A1 are shown in the following section. Language to be added is shown in underlined format. Language to be removed is shown in ~~strikethrough~~ format.

Standard Conditions:

1. **Notice of Receipt and Acknowledgment**. The permit amendment is not valid and development shall not commence until a copy of the permit amendment, signed by the applicant or authorized agent, acknowledging receipt of the permit amendment and acceptance of the terms and conditions, is returned to the Commission office.

Special Conditions:

1. **Duration and Scope of Permit.** This coastal development permit shall temporarily authorize only the following development:

    a. Authorization period. Construction of the film set at the Venice lifeguard headquarters shall begin no earlier than February 9, 2026 and conclude no later than February 27, 2026, unless the Executive Director extends said deadlines for good cause. Filming shall begin no earlier than March 2, 2026 and conclude no later than ~~July 16,~~ August 7, 2026, and take-down and removal activities shall conclude no later than ~~July~~ October 31, 2026, unless the Executive Director extends said deadlines for good cause. All set up and take-down work shall exclude weekends and holidays.

    b. Only the use of six red-curbed and four public parking spaces (as seen in Exhibit 3) is allowed in the Venice Beach Parking Lot between the hours of 7:00 a.m. and 7~~5~~:00 p.m. between February 9, 2026 and February 27, 2026, and between July 20, 2026 and July 31, 2026, or during any take-down activities occurring after July 31, 2026 and prior to ~~July 20~~ October 31, 2026, unless the Executive Director extends said deadlines for good cause. On beach filming days, only the use of 177 parking spaces at the LADOT Lot 731 parking lot and 21 public parking spaces and six red-curbed parking spaces in the Venice Beach Parking Lot (as seen in Exhibit 2) is allowed between the hours of 4:00 a.m. and 8:00 p.m. between March 2, 2026 and July 16, 2026. The Executive Director may extend these deadlines for good cause.

    The use or obstruction of any parking spaces designated for persons with disabilities is prohibited in the Venice Beach Parking Lot at any time, and the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

    The use or obstruction of any parking spaces designated as an electric vehicle charging station parking space is prohibited in the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

    Lot 701, also known as the overflow lot, at 2150 Dell Avenue shall remain open and accessible to the public at least during the same hours (4:00 a.m. to 8:00 p.m.) on filming days when LADOT Lot 731 is fully utilized for filming-related activities.

    No vehicles shall be stored or parked overnight on weekends starting at 8:00 p.m. on Friday through 4:00 a.m. on Monday.

    ~~Overnight parking is prohibited in the Venice Beach Parking Lot.~~ On consecutive filming days, 27 parking spaces in the Venice Beach Parking

Lot are authorized for overnight parking. On consecutive filming days, 44 parking spaces in LADOT Lot 731 are authorized for overnight parking.

c. The permittee shall provide written notice to the Executive Director at least seven (7) calendar days in advance of any filming activities. The notice shall include the specific dates, times, duration, and locations of filming, as well as a description of the planned activities including the types of filming planned (e.g., aerial filming, underwater filming, etc.) and any associated use of public areas or facilities (e.g., the Venice Fishing Pier, parking lots, etc.). The notice shall also identify whether parking lots will be used on consecutive days and specify the exact dates of such consecutive use. Any changes to the notice shall be reported in writing immediately.

d. Unless extended by the Executive Director, or an amendment to this coastal development permit or a new coastal development permit authorizing retention of the structure beyond October 31, 2026 is obtained, aAll temporary improvements, including but not limited to all helical piers, must be removed from the project site, and the site restored to pre-existing conditions or better, no later than ~~July~~ October 31, 2026, consistent with the provisions of Part A of this condition. The permittee shall provide photos showing the condition of the project site prior to development and after the removal of such development authorized by this CDP. Failure to meet such requirements 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.

e. The intermittent filming of the Baywatch series will take place on weekdays from March 2, 2026, through ~~July 16,~~ August 7, 2026, between the hours of 7:00 a.m. and 7:00 p.m. with a 15-minute grace period, and filming prohibited on weekends and holidays, consistent with the provisions of Part ‘a’ of this condition. The Executive Director may extend the filming period beyond August 7, 2026 for good cause. Any other development proposals for the site, including additional filming events or shows advertised and/or designed for the purpose of attracting public spectators, shall require review and approval by the Coastal Commission under a separate coastal development permit or an amendment to this permit.

f. Activities approved by this permit shall not impede public access and use of the shoreline, including the occupation of public parking for the purposes of filming activities, during weekends and holidays.

g. This permit is limited to those activities listed in this Special Condition 1 and does not authorize additional development, filming, or events. Such development shall require an amendment to this coastal development

permit, a separate coastal development permit, or a written determination from the Executive Director that no permit is required.

h. The permittee shall undertake development in accordance with the approved plans. Any request for a change to the installation, operation, or removal schedule of filming activities and equipment shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines in writing that no amendment is legally required.

i. Authorizations for new series filming and related activities in the coastal zone after the conclusion of the authorization period ending on ~~July 31,~~ August 7, 2026 shall require a new CDP application, which must be submitted no fewer than 120 days prior to the start of the next filming authorization period.

j. **Compliance Report.** Within 30 days of the culmination of the authorized filming of the Baywatch series ending on ~~July 31,~~ August 7, 2026, the permittee shall provide a report that demonstrates compliance with all conditions of the subject coastal development permit (CDP No. 5-26-0015) and subsequent amendment. If evidence shows that conditions of this permit were not met during the 2026 filming activities, any proposed future filming activities submitted under a new application must include revised plans at least three months prior to the start of filming activities.

2. Public Access and Recreation Plan. The applicant shall, at a minimum, comply with the following requirements:

a. **Parking Management**. This permit authorizes the temporary use of six red-curbed and four public spaces in the Venice Beach Parking Lot (as seen in Exhibit 3) on weekdays between 7:00 a.m. and 7:00 p.m. for set-up and take-down activities, limited to the periods of February 9, 2026 and February 27, 2026, and July 20, 2026 and July 31, 2026, or during any take-down activities occurring prior to July 20, 2026, consistent with the provisions of Special Condition 1.a.

Additionally, this permit authorizes the use of 21 public parking spaces and six red-curbed parking spaces of the public Venice Beach Parking Lot and 177 public parking spaces at the LADOT Lot 731 at 2108 Pacific Avenue (as seen in Exhibit 2). The use of these parking spaces is limited to weekdays between the hours of 4:00 a.m. and 8:00 p.m. for the duration between March 2, 2026 and ~~July 16,~~ August 7, 2026 on beach filming days only, consistent with the provisions of Special Condition 1.a.

The use or obstruction of any parking spaces designated for persons with disabilities is prohibited in the Venice Beach Parking Lot at any time, and

the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

The use or obstruction of any parking spaces designated as an electric vehicle charging station parking space is prohibited in the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

Public parking spaces utilized by film cast, crew, security, contractors, extras, or other associated personnel shall be returned to the public outside of construction and filming activities and on holidays and weekends. Those personnel shall not use or block any public parking spaces, public parking spaces designated for persons with disabilities, or public parking spaces for vehicle charging stations that are not explicitly identified herein for any activities related to the television show. No other exclusive use of public parking is authorized in the coastal zone, including the use of the Venice Canals Boat Launch parking lot.

LADOT Lot 701, also known as the overflow lot, at 2150 Dell Avenue shall remain open and accessible to the public at least during the same hours (4:00 a.m. to 8:00 p.m.) on filming days when LADOT Lot 731 is fully utilized for filming-related activities.

No vehicles shall be stored or parked overnight on weekends starting at 8:00 p.m. on Friday through 4:00 a.m. on Monday.

~~Overnight parking is prohibited in the Venice Beach Parking Lot.~~ On consecutive filming days, 27 parking spaces in the Venice Beach Parking Lot are authorized for overnight parking. On consecutive filming days, 44 parking spaces in LADOT Lot 731 are authorized for overnight parking.

The permittee shall provide evidence, in a form and content acceptable to the Executive Director, that demonstrates compliance with this special condition that all vehicles associated with filming and production activities and activities otherwise approved herein have been removed from the Venice Beach Parking Lot and LADOT Lot 731 ~~are open to the public~~ after the conclusion of each filming day ~~starting at~~ no later than 8:00 p.m. ~~until the lot closes (10:00 p.m. and 11:00 p.m., respectively) and that LADOT Lot 701 is open to the public starting at~~ and re-entry of the vehicles into the parking lots at the start of each filming day begins no sooner than 4:00 a.m. ~~to at least 8:00 p.m.~~ The permittee shall work in good faith with the City to the extent feasible to ensure public use of the parking lots is restored at the end of each filming day. The evidence must be compiled and submitted to the Executive Director within 24 hours after the conclusion of each filming day or at the conclusion of a consecutive filming block consisting of more than one day.

b. **Traffic Management.** The permittee shall manage any traffic impacts by signposting, detours, phased construction, traffic managers, and temporary driveways where necessary for public safety during load in and load out of filming and construction equipment. Adequate local emergency access shall always be provided to adjacent uses. Proper detours and warning signs shall be established to ensure public safety. The plan shall be devised so that construction shall not interfere with any emergency response or evacuation plans.

c. **Regional Bicycle and Pedestrian Route.** The permittee shall ensure that all filming and related activities are sited so as not to interfere with the public's use of the Venice Beach east-west regional bicycle and pedestrian route that crosses the shoreline area. If temporary closure of the route is necessary during installation or take down of development, a five-minute interruption of traffic on the pedestrian and bicycle route is authorized with a flagger to stop bicycle and pedestrian traffic. The path of travel from the Venice Beach Parking Lot to the film set is limited to one pathway, Communication Pathway ~~B~~A, as seen on **Exhibit 3**.

d. **Pier Access.** By acceptance of this permit, the permittee shall not block public access to and on the Venice Fishing Pier at any time during all filming-related and construction activities.

e. **Water Access.** By acceptance of this coastal development permit, the permittee agrees to ensure public navigation of coastal waters in the vicinity of filming areas shall not be obstructed during filming and construction activities.

f. **Beach Access.** Beach area closures shall be minimized and limited to a maximum area of 300 square feet at any time during filming activities and 100 square feet during construction of the film set at the lifeguard building. All beach areas outside of the 300-square-foot filming area and 100-foot construction zone at the film set shall remain open and available for public use.

   Lateral public access along the shoreline shall not be impeded by filming activities; however, intermittent interruptions to lateral access to accommodate necessary public safety separation during filming activities may occur provided they are minimized to the maximum extent feasible, and interruptions shall not exceed five minutes.

   Two vertical public access routes to the shoreline through the sandy beach adjacent to filming activities shall be provided at all times, consistent with the provisions for lateral public access above. Vertical public access shall be maintained without obstruction by persons or property, such that free-flowing access to and from the shoreline is not restricted.

g. **Volleyball Net Protection.** No volleyball nets shall be affected by any activity approved by this permit.

h. **Signage Plan.** Beach filming signs are limited to informing and directing the public's right to access the shore and shall not be used for promotion or advertisement of any kind. Beach filming signs are limited to six (6) temporary free-standing signs around an active beach filming area with a maximum size of three feet by four feet. The signs shall be in a legible font, in at least English and Spanish, and maintain sufficient contrast with the background to ensure visibility of the following required language, or similar:

   i. "Filming in Progress"

   ii. "Public Viewing Available"

   iii. "Public May Pass Through"

   On beach filming days, parking signs shall be posted in conspicuous, well-lit locations to notify the public about parking hours at LADOT Lot 731 and alternative parking at LADOT Lot 701.

   LADOT Lot 731 parking signs must meet the following criteria:
   i. Be posted along North Venice Blvd., adjacent to LADOT Lot 731, and at the lot entrance.
   ii. Include directional arrows to the LADOT Lot 731 entrance
   iii. State that LADOT Lot 731 will be open for public use no later than 8:00 p.m.

   LADOT Lot 701 parking signs must meet the following criteria:

   i. Be posted at least along North and South Venice Blvd., adjacent to LADOT Lot 731 and near the entrance of LADOT Lot 701
   ii. Include directional arrows to LADOT Lot 701 entrance
   iii. Include LADOT Lot 701 address, 2150 Dell Avenue
   iv. State that LADOT Lot 701 will be open for public use starting at 4:00 a.m. until at least 8:00 p.m.

   All parking signs shall include a font size large enough to be easily visible to passing vehicles and be posted from 4:00 a.m. until 11:00 p.m., when the lot closes. Detailed updates on parking lot availability for filming days must be posted online at least 24 hours in advance, in a format approved by the Executive Director.

   WITHIN 10 DAYS OF PERMIT APPROVAL, or extended for good cause by the Executive Director, the permittee shall submit a signage plan for

review and approval by the Executive Director. The plan shall identify the types of temporary signs to be used and include details on the materials, dimensions, and proposed language, as well as sample illustrations depicting the appearance and placement of the signs. Non-plastic sign material is preferred.

i. **Public Access Report.** WITHIN 30 DAYS OF THE CONCLUSION OF THE AUTHORIZATION PERIOD, the permittee shall submit a Public Access Report describing how, at a minimum, public access to the Venice Pier, the shoreline, regional bicycle and pedestrian route, coastal waters, public parking and other public spaces surrounding the filming area was maintained or impacted through all construction and filming activities and documenting any incidents associated with filming that adversely affected public access.

   This report shall provide a detailed record of any adverse interactions with the public, including any unhoused individuals, during the course of filming, including the date, location, and circumstances of each interaction. The record should also describe any concerns raised by members of the public and the specific actions taken to address those concerns and to maintain coastal access.

   The report shall include data on film viewing and public parking availability. The report shall describe impacts to surrounding vehicular traffic that resulted from the event. The Public Access Report shall be subject to review and approval by the Executive Director.

III. FINDINGS AND DECLARATIONS

A. Project Description and Background

Background

The Commission approved CDP 5-26-0015 on February 2, 2026, which involves filming activities of the Baywatch series that takes place on Venice Beach between the Venice Beach Recreation Center and the Venice Fishing Pier, and includes use of both the Venice Beach Parking Lot and the LADOT Lot 731 Parking Lot (**Exhibit 1**). The permittee received a Revocable, Temporary Grant of Access Permit from the City of Los Angeles effective March 13, 2026 for a temporary right of ingress and egress over, across, upon, and through Municipal Lot 731.

Construction of the film set began on February 9, 2026. Due to a rain delay, staff granted an extension for good cause consistent with Special Condition 1.a, to complete the construction of the film set beyond the required deadline of February 27, 2026. Construction completed on March 13, 2026.

Beach filming days are Monday through Friday, typically between the hours of 4:00 a.m. and 8:00 p.m.; the permittee is authorized to use all 177 public parking spaces of the LADOT Lot 731 parking lot at 2108 Pacific Avenue, approximately 900 feet from the Venice Beach Parking Lot, for offsite catering services as well as cast and crew member parking. On consecutive filming days, the permittee is allowed to use up to 44 parking spaces overnight in LADOT Lot 731 for essential equipment. The LADOT Lot 731 is bounded by Pacific Avenue, North and South Venice Boulevard, and Dell Avenue and is owned by the City of Los Angeles and maintained and operated by Los Angeles Department of Transportation. According to the City's certified Venice Land Use Plan, the parking lot is designated as open space and per the City's uncertified zoning code is designated as (T)(Q)C2-1L-O, which allows for the use of permanent supportive housing, commercial uses and a public parking lot. Currently, the LADOT Lot 731 is a public parking lot. Adjacent to the LADOT Lot 731 is the parking lot for the Venice Canals boat launch, accessed via North Venice Boulevard, which provides public access to a public recreational amenity.

During the beach filming days, the permittee is authorized to use twenty-one public parking spaces and six red-curbed parking spaces to accommodate fifteen vehicles at the Venice Beach Parking Lot located between the existing lifeguard headquarters and Ocean Front Walk (Exhibit 2) used on weekdays typically between 4:00 am and 8:00 p.m., and no overnight parking. The Venice Beach Parking Lot and Venice lifeguard headquarters are owned by the City and maintained and operated by the County of Los Angeles. According to the City's certified Venice Land Use Plan and uncertified zoning code, Venice Beach and the adjacent public parking lot are designated as open space. Venice Beach, where the beach filming is located, is a popular coastal recreation area that provides the public with excellent coastal access opportunities and many different types of free and lower cost recreational activities protected by Section 30213 of the Coastal Act. Throughout the year, visitors to Venice can take advantage of the public Venice Fishing Pier, sightsee, travel along the regional bicycle and pedestrian path, visit coastal parks and the public beach, and shop and eat along Ocean Front Walk.

Project Description

The permittee requests a CDP amendment to allow for weekday overnight use of 27 parking spaces at the Venice Beach Parking Lot for production vehicles and up to five consecutive days of overnight parking for production activities, excluding weekends; retention of temporary lifeguard headquarters filming set through October 31, 2026; and use of Communication Pathway A instead of Communication Pathway B between the temporary film set on the sandy beach and the parking lot (**Exhibit 2**).

B. Standard of Review

The proposed development, except for LADOT Lot 731, is within the Commission's original permit jurisdiction including the Venice Beach Parking Lot, the beach areas, the Venice recreation area, the lifeguard headquarters, and the Venice Fishing Pier. LADOT Lot 731 is within the Commission's Dual Permit Jurisdiction area. The Chapter 3 policies

of the Coastal Act are the Commission's standard of review for the proposed development, and the Venice Land Use Plan may serve as guidance.

C. Public Access and Recreation

The following Coastal Act policies protect the public's right to public access and recreation opportunities:

Section 30210 of the Coastal Act states:

> In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30213 of the Coastal Act states:

> Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30220 of the Coastal Act states:

> Coastal areas suited for water-oriented recreational activities that cannot be readily provided at inland water areas shall be protected for such uses.

Section 30221 of the Coastal Act states:

> Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30604 of the Coastal Act states, in part:

> (h) When acting on a coastal development permit, the issuing agency, or the commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.

The project is located near several popular visitor-serving recreational destinations, including Venice Beach, Ocean Front Walk (a public boardwalk lined with local merchants), the Venice Skatepark, Venice Beach Recreation Center with basketball, volleyball, and tennis courts, and the Venice Fishing Pier. The site is also adjacent to the regional bicycle and pedestrian route and two beach parking lots (including the Venice Beach Parking Lot at Venice Boulevard and another at Washington Boulevard), which are important for facilitating public coastal access and recreation.

The proposed filming activities are not anticipated to generate crowds; however, restrictions on public access may affect the ability of some beachgoers to find parking near the beach or to access the shoreline. The Commission has consistently found that, in many coastal areas, public access to the coast is directly linked to adequate parking. The proposed site is served by several high-capacity public parking lots nearby. Nevertheless, given the project's proximity to popular destinations and its extended duration, including the peak summer beach season, impacts to public access and recreation are anticipated.

To ensure public access is not significantly impacted by use of the public parking lots for filming and production activities by the permittee, the Commission imposed Special Condition 2.a to limit the number of parking spaces in Lot 731 and the Venice Beach Parking Lot and the times the spaces may be occupied including prohibiting parking on weekends and overnight on the Venice Beach Parking Lot.

The permittee has requested overnight parking for the 27 allotted parking spaces in the Venice Beach Parking Lot on beach filming days for up to 5 consecutive days, excluding weekends. The Commission previously approved use of the parking lots during weekdays from 4:00 a.m. to 8:00 p.m. Monday through Friday, with extension of those hours by the Executive Director for good cause.

The County Department of Beaches and Harbors is responsible for managing the Venice Beach Parking lot, which is open to the public daily from 6:00 a.m. through 10:00 p.m. While the County did not provide data regarding hourly demand for parking in that lot, the City did provide some informative data for Parking Lot 731.

Parking Lot 731 is open to the public from 8:00 a.m. to 11:00 p.m. from Memorial Day weekend to Labor Day, and from 8:00 a.m. to 5:00 p.m. from Labor Day to Memorial Day weekend. Between Memorial Day weekend and Labor Day, there is a parking lot attendant from 8:00 a.m. to 8:00 p.m., after which, the lot remains open and fees are collected from a pay station until 11:00 p.m. From Labor Day to Memorial Day weekend, the parking fee is collected by pay station only.

On May 14, 2026, Los Angeles Department of Transportation (LADOT) provided parking data for Lot 731 collected from the pay station from March 1, 2025 to May 8, 2026.The data provided, which, as described, covers evening hours (8:00 pm. to 11:00 p.m.) Memorial Day weekend through Labor Day, and all operating hours (8:00 a.m. to 5:00 p.m.) from Labor Day to Memorial Day weekend, reveals that there are fewer transactions during the evening hours when the pay station operates than the daytime hours when the parking attendant is present. Although the data does not capture the beach lot parking demand per se, the trend shows a general overall reduction in parking demand for the area during evening hours. As such, the request for overnight parking in the beach lot on consecutive filming days, which are during the weekdays only, is not anticipated to have an additional adverse impact on public access to the shoreline during the evening hours beyond the originally allowed hours of 4:00 a.m. to 8:00 p.m. Thus, **Special Conditions 1.b and 2.a** have been modified to allow for up to 27

vehicles to park overnight in the beach lot on consecutive filming days. Parking on the weekends remains prohibited.

Venice Beach is easily accessible via the regional pedestrian and bike route that spans the Venice coastline and beyond. The proposed filming activities would take place on both sides of this route, including areas on the sandy beach and in the adjacent public parking lot. Pursuant to **Special Condition 2.c** the permittee chose and was limited to one path of travel, Communication Pathway B (**Exhibit 2**)**,** from the Venice Beach Parking Lot to the film set, to minimize disruption of the public's use of the regional bicycle and pedestrian route with multiple "checkpoints" and the flow of traffic in the parking lot. However, in practice, the permittee has found that the use of Communication Pathway A would be more efficient to move equipment from the parking lot to the film set and back. Thus, the permittee has requested to use Communication Pathway A instead. Shifting the pathway to the other side of the lifeguard tower will still result in only one "checkpoint" across the public access path and is not anticipated to have additional impacts to public access than the already approved Communication Pathway B. Thus, **Special Condition 2.c** has been modified to change the path of travel from Communication Pathway B to Communication Pathway A.

The permittee also requests a deadline extension for the removal of the temporary film set at the lifeguard headquarters building to no later than October 31, 2026. The permittee has applied for additional episode filming and thus requests the temporary structure remain in place in case that additional filming is approved, which is anticipated to be known in October 2026. If the structure were removed on July 31, 2026 and additional filming were approved, then the film set would need to be reconstructed, potentially during peak beach season, causing additional impacts to public access and water quality, and generating unnecessary waste. Therefore, **Special Condition 1.d** is modified to extend the deadline for removal of the film set until October 31, 2026.

Due to the extension for the removal of the temporary film set and the overnight use of the Venice Beach Parking Lot and Lot 731, the permittee is required to obtain any necessary approvals from the County and the City for those uses pursuant to **Special Condition 8**.

Lastly, there was an approximately two-week delay in construction activities due to rain when the set was being built in February and March 2026. This caused a delay in filming activities. The permittee informed the Executive Director of the delay and requested additional time to complete construction of the set and complete filming activities. The Executive Director approved the extensions pursuant to the provision in the special condition. Thus, to reflect that change, **Special Conditions 1 and 2** are modified to shift the conclusion of filming activities from no later than July 16, 2026 to no later than August 7, 2026.

Conclusion

As conditioned, the Commission finds that the development will not produce any long-term or significant adverse impacts on public access and recreation and conforms with

Sections 30210, 30213, 30220, 30221, and 30604(h) of the Coastal Act. The Commission will continue to evaluate public access issues identified in the required reports when analyzing any future filming activities and will consider expansion of mitigation measures as shown to be necessary and allowed for by the conditions of this permit.

D. Local Coastal Program

A coastal development permit is required from the Commission because the location of the proposed development is both within the Commission's area of original jurisdiction and within the City's dual jurisdiction area. The Coastal Act requires that the Commission consider the effect on the preparation of a local coastal program (LCP) when it approves a project in an area that will be subject to a future LCP.

Section 30604(a) of the Coastal Act states:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001, and the City is in the process of a comprehensive update. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The Venice LUP is advisory in nature and may provide guidance for those portions of the project within the dual jurisdiction area.

As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. The proposed event is also temporary in nature. Thus, with the conditions imposed on the proposed development, the subject development will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

E. California Environmental Quality Act

Section 13096 of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act ("CEQA"). The findings above are incorporated herein by reference.

Under Section 15251(c) of Title 14 of the California Code of Regulations, the Commission's CDP regulatory process has been certified as the functional equivalent to the CEQA process. As a certified regulatory program, Section 21080.5(d)(2)(A) of

CEQA still applies to the Commission's CDP regulatory process and prohibits proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse effect which the development may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative, has no remaining significant environmental effects, either individual or cumulative, and complies with the applicable requirements of the Coastal Act to conform to CEQA.

IV. APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

- Coastal Development Permit Application No. 5-26-0015 and associated file documents
- Coastal Development Permit Amendment Application No. 5-26-0015-A1 and associated file documents

V. APPENDIX B – STANDARD AND SPECIAL CONDITIONS PURUSANT TO CDP NO. 5-26-0015 THROUGH 5-26-0015-A1

NOTE: Appendix B includes all standard and special conditions that apply to this permit as approved by the Commission in its original action and as modified and/or supplemented by CDP Amendment No. 5-26-0015-A1. This will result in one set of adopted standard or special conditions.

Standard Conditions:

1. **Notice of Receipt and Acknowledgment**. The permit amendment is not valid and development shall not commence until a copy of the permit amendment, signed by the applicant or authorized agent, acknowledging receipt of the permit amendment and acceptance of the terms and conditions, is returned to the Commission office.

2. **Interpretation**. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

3. **Assignment**. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

4. **Terms and Conditions Run with the Land**. These terms and conditions shall be perpetual, and it is the intention of the Commission and the applicant to bind all future owners and possessors of the subject property to the terms and conditions.

Special Conditions:

1. Duration and Scope of Permit. This coastal development permit shall temporarily authorize only the following development:

a. Authorization period. Construction of the film set at the Venice lifeguard headquarters shall begin no earlier than February 9, 2026 and conclude no later than February 27, 2026, unless the Executive Director extends said deadlines for good cause. Filming shall begin no earlier than March 2, 2026 and conclude no later than August 7, 2026, and take-down and removal activities shall conclude no later than October 31, 2026, unless the Executive Director extends said deadlines for good cause. All set up and take-down work shall exclude weekends and holidays.

b. Only the use of six red-curbed and four public parking spaces (as seen in Exhibit 3) is allowed in the Venice Beach Parking Lot between the hours of 7:00 a.m. and 7:00 p.m. between February 9, 2026 and February 27, 2026, and between July 20, 2026 and July 31, 2026, or during any take-

down activities occurring after July 31, 2026 and prior to October 31, 2026, unless the Executive Director extends said deadlines for good cause. On beach filming days, only the use of 177 parking spaces at the LADOT Lot 731 parking lot and 21 public parking spaces and six red-curbed parking spaces in the Venice Beach Parking Lot (as seen in Exhibit 2) is allowed between the hours of 4:00 a.m. and 8:00 p.m. between March 2, 2026 and July 16, 2026. The Executive Director may extend these deadlines for good cause.

The use or obstruction of any parking spaces designated for persons with disabilities is prohibited in the Venice Beach Parking Lot at any time, and the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

The use or obstruction of any parking spaces designated as an electric vehicle charging station parking space is prohibited in the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

Lot 701, also known as the overflow lot, at 2150 Dell Avenue shall remain open and accessible to the public at least during the same hours (4:00 a.m. to 8:00 p.m.) on filming days when LADOT Lot 731 is fully utilized for filming-related activities.

No vehicles shall be stored or parked overnight on weekends starting at 8:00 p.m. on Friday through 4:00 a.m. on Monday.

On consecutive filming days, 27 parking spaces in the Venice Beach Parking Lot are authorized for overnight parking. On consecutive filming days, 44 parking spaces in LADOT Lot 731 are authorized for overnight parking.

c. The permittee shall provide written notice to the Executive Director at least seven (7) calendar days in advance of any filming activities. The notice shall include the specific dates, times, duration, and locations of filming, as well as a description of the planned activities including the types of filming planned (e.g., aerial filming, underwater filming, etc.) and any associated use of public areas or facilities (e.g., the Venice Fishing Pier, parking lots, etc.). The notice shall also identify whether parking lots will be used on consecutive days and specify the exact dates of such consecutive use. Any changes to the notice shall be reported in writing immediately.

d. Unless extended by the Executive Director, or an amendment to this coastal development permit or a new coastal development permit authorizing retention of the structure beyond October 31, 2026 is obtained, all temporary improvements, including but not limited to all helical piers, must be removed from the project site, and the site restored to pre-

existing conditions or better, no later than October 31, 2026, consistent with the provisions of Part A of this condition. The permittee shall provide photos showing the condition of the project site prior to development and after the removal of such development authorized by this CDP. Failure to meet such requirements 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.

e. The intermittent filming of the Baywatch series will take place on weekdays from March 2, 2026, through August 7, 2026, between the hours of 7:00 a.m. and 7:00 p.m. with a 15-minute grace period, and filming prohibited on weekends and holidays, consistent with the provisions of Part 'a' of this condition. The Executive Director may extend the filming period beyond August 7, 2026 for good cause. Any other development proposals for the site, including additional filming events or shows advertised and/or designed for the purpose of attracting public spectators, shall require review and approval by the Coastal Commission under a separate coastal development permit or an amendment to this permit.

f. Activities approved by this permit shall not impede public access and use of the shoreline, including the occupation of public parking for the purposes of filming activities, during weekends and holidays.

g. This permit is limited to those activities listed in this Special Condition 1 and does not authorize additional development, filming, or events. Such development shall require an amendment to this coastal development permit, a separate coastal development permit, or a written determination from the Executive Director that no permit is required.

h. The permittee shall undertake development in accordance with the approved plans. Any request for a change to the installation, operation, or removal schedule of filming activities and equipment shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines in writing that no amendment is legally required.

i. Authorizations for new series filming and related activities in the coastal zone after the conclusion of the authorization period ending on August 7, 2026 shall require a new CDP application, which must be submitted no fewer than 120 days prior to the start of the next filming authorization period.

j. **Compliance Report.** Within 30 days of the culmination of the authorized filming of the Baywatch series ending on August 7, 2026, the permittee shall provide a report that demonstrates compliance with all conditions of

the subject coastal development permit (CDP No. 5-26-0015) and subsequent amendment. If evidence shows that conditions of this permit were not met during the 2026 filming activities, any proposed future filming activities submitted under a new application must include revised plans at least three months prior to the start of filming activities.

2. **Public Access and Recreation Plan.** The applicant shall, at a minimum, comply with the following requirements:

   i. **Parking Management**. This permit authorizes the temporary use of six red-curbed and four public spaces in the Venice Beach Parking Lot (as seen in Exhibit 3) on weekdays between 7:00 a.m. and 7:00 p.m. for set-up and take-down activities, limited to the periods of February 9, 2026 and February 27, 2026, and July 20, 2026 and July 31, 2026, or during any take-down activities occurring prior to July 20, 2026, consistent with the provisions of Special Condition 1.a.

   Additionally, this permit authorizes the use of 21 public parking spaces and six red-curbed parking spaces of the public Venice Beach Parking Lot and 177 public parking spaces at the LADOT Lot 731 at 2108 Pacific Avenue (as seen in Exhibit 2). The use of these parking spaces is limited to weekdays between the hours of 4:00 a.m. and 8:00 p.m. for the duration between March 2, 2026 and August 7, 2026 on beach filming days only, consistent with the provisions of Special Condition 1.a.

   The use or obstruction of any parking spaces designated for persons with disabilities is prohibited in the Venice Beach Parking Lot at any time, and the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

   The use or obstruction of any parking spaces designated as an electric vehicle charging station parking space is prohibited in the LADOT Lot 731 starting at 8:00 p.m. on filming days for any filming personnel for any activities identified herein related to the television show.

   Public parking spaces utilized by film cast, crew, security, contractors, extras, or other associated personnel shall be returned to the public outside of construction and filming activities and on holidays and weekends. Those personnel shall not use or block any public parking spaces, public parking spaces designated for persons with disabilities, or public parking spaces for vehicle charging stations that are not explicitly identified herein for any activities related to the television show. No other exclusive use of public parking is authorized in the coastal zone, including the use of the Venice Canals Boat Launch parking lot.

   LADOT Lot 701, also known as the overflow lot, at 2150 Dell Avenue shall remain open and accessible to the public at least during the same hours

(4:00 a.m. to 8:00 p.m.) on filming days when LADOT Lot 731 is fully utilized for filming-related activities.

No vehicles shall be stored or parked overnight on weekends starting at 8:00 p.m. on Friday through 4:00 a.m. on Monday.

On consecutive filming days, 27 parking spaces in the Venice Beach Parking Lot are authorized for overnight parking. On consecutive filming days, 44 parking spaces in LADOT Lot 731 are authorized for overnight parking.

The permittee shall provide evidence, in a form and content acceptable to the Executive Director, that demonstrates compliance with this special condition that all vehicles associated with filming and production activities and activities otherwise approved herein have been removed from the Venice Beach Parking Lot and LADOT Lot 731 after the conclusion of each filming day no later than 8:00 p.m. and re-entry of the vehicles into the parking lots at the start of each filming day begins no sooner than 4:00 a.m. The permittee shall work in good faith with the City to the extent feasible to ensure public use of the parking lots is restored at the end of each filming day. The evidence must be compiled and submitted to the Executive Director within 24 hours after the conclusion of each filming day or at the conclusion of a consecutive filming block consisting of more than one day.

j. **Traffic Management.** The permittee shall manage any traffic impacts by signposting, detours, phased construction, traffic managers, and temporary driveways where necessary for public safety during load in and load out of filming and construction equipment. Adequate local emergency access shall always be provided to adjacent uses. Proper detours and warning signs shall be established to ensure public safety. The plan shall be devised so that construction shall not interfere with any emergency response or evacuation plans.

k. **Regional Bicycle and Pedestrian Route.** The permittee shall ensure that all filming and related activities are sited so as not to interfere with the public's use of the Venice Beach east-west regional bicycle and pedestrian route that crosses the shoreline area. If temporary closure of the route is necessary during installation or take down of development, a five-minute interruption of traffic on the pedestrian and bicycle route is authorized with a flagger to stop bicycle and pedestrian traffic. The path of travel from the Venice Beach Parking Lot to the film set is limited to one pathway, Communication Pathway A, as seen on **Exhibit 3**.

l. **Pier Access.** By acceptance of this permit, the permittee shall not block public access to and on the Venice Fishing Pier at any time during all filming-related and construction activities.

m. **Water Access.** By acceptance of this coastal development permit, the permittee agrees to ensure public navigation of coastal waters in the vicinity of filming areas shall not be obstructed during filming and construction activities.

n. **Beach Access.** Beach area closures shall be minimized and limited to a maximum area of 300 square feet at any time during filming activities and 100 square feet during construction of the film set at the lifeguard building. All beach areas outside of the 300-square-foot filming area and 100-foot construction zone at the film set shall remain open and available for public use.

   Lateral public access along the shoreline shall not be impeded by filming activities; however, intermittent interruptions to lateral access to accommodate necessary public safety separation during filming activities may occur provided they are minimized to the maximum extent feasible, and interruptions shall not exceed five minutes.

   Two vertical public access routes to the shoreline through the sandy beach adjacent to filming activities shall be provided at all times, consistent with the provisions for lateral public access above. Vertical public access shall be maintained without obstruction by persons or property, such that free-flowing access to and from the shoreline is not restricted.

o. **Volleyball Net Protection.** No volleyball nets shall be affected by any activity approved by this permit.

p. **Signage Plan.** Beach filming signs are limited to informing and directing the public's right to access the shore and shall not be used for promotion or advertisement of any kind. Beach filming signs are limited to six (6) temporary free-standing signs around an active beach filming area with a maximum size of three feet by four feet. The signs shall be in a legible font, in at least English and Spanish, and maintain sufficient contrast with the background to ensure visibility of the following required language, or similar:

   i. "Filming in Progress"

   ii. "Public Viewing Available"

   iii. "Public May Pass Through"

   On beach filming days, parking signs shall be posted in conspicuous, well-lit locations to notify the public about parking hours at LADOT Lot 731 and alternative parking at LADOT Lot 701.

LADOT Lot 731 parking signs must meet the following criteria:

iv. Be posted along North Venice Blvd., adjacent to LADOT Lot 731, and at the lot entrance.
v. Include directional arrows to the LADOT Lot 731 entrance
vi. State that LADOT Lot 731 will be open for public use no later than 8:00 p.m.

LADOT Lot 701 parking signs must meet the following criteria:

v. Be posted at least along North and South Venice Blvd., adjacent to LADOT Lot 731 and near the entrance of LADOT Lot 701
vi. Include directional arrows to LADOT Lot 701 entrance
vii. Include LADOT Lot 701 address, 2150 Dell Avenue
viii. State that LADOT Lot 701 will be open for public use starting at 4:00 a.m. until at least 8:00 p.m.

All parking signs shall include a font size large enough to be easily visible to passing vehicles and be posted from 4:00 a.m. until 11:00 p.m., when the lot closes. Detailed updates on parking lot availability for filming days must be posted online at least 24 hours in advance, in a format approved by the Executive Director.

WITHIN 10 DAYS OF PERMIT APPROVAL, or extended for good cause by the Executive Director, the permittee shall submit a signage plan for review and approval by the Executive Director. The plan shall identify the types of temporary signs to be used and include details on the materials, dimensions, and proposed language, as well as sample illustrations depicting the appearance and placement of the signs. Non-plastic sign material is preferred.

i. **Public Access Report.** WITHIN 30 DAYS OF THE CONCLUSION OF THE AUTHORIZATION PERIOD, the permittee shall submit a Public Access Report describing how, at a minimum, public access to the Venice Pier, the shoreline, regional bicycle and pedestrian route, coastal waters, public parking and other public spaces surrounding the filming area was maintained or impacted through all construction and filming activities and documenting any incidents associated with filming that adversely affected public access.

This report shall provide a detailed record of any adverse interactions with the public, including any unhoused individuals, during the course of filming, including the date, location, and circumstances of each interaction. The record should also describe any concerns raised by members of the public and the specific actions taken to address those concerns and to maintain coastal access.

The report shall include data on film viewing and public parking availability. The report shall describe impacts to surrounding vehicular traffic that resulted from the event. The Public Access Report shall be subject to review and approval by the Executive Director.

3. **Biological Resource Protection Program.** The permittee shall implement the following protection measures:

    a. **Lighting Plan.** Any and all set lighting, construction lighting, and any other lighting associated with the activities described herein shall avoid night lighting between March 1 through August 31st for approximately eight (8) days each month during high tides associated with the full moon and new moon. All lighting shall be directed and shielded so that light is directed landward, away from the ocean, the night sky, and sandy beach not occupied by the project. The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting.

    b. **Buffer Area.** All activities associated with filming, including but not limited to maneuvering vehicles, shall not occur within 500 feet of the Venice Beach Least Tern nesting site and dunes. Within 30 days of the culmination of the authorized filming of the Baywatch series ending on July 31, 2026, the permittee shall provide the locations where all filming occurred to demonstrate that no filming activities occurred within the above-stated 500-foot buffer area.

    c. **Vehicle Restriction.** All vehicles are prohibited from driving and turning on or below the high tide/wrack line and must stay above the mean high tide line (MHTL) at all times.

    d. **Beach Wrack.** Filming activities, including set-up and take-down, shall be implemented in a manner that avoids the removal or disturbance of beach wrack to the maximum extent feasible. Any trash or debris that is entangled in the wrack and removed for filming purposes shall be removed by hand, unless mechanized equipment is needed. Any wrack that is removed from the area for filming purposes, shall be returned to the area from which it was removed once filming ends for each day.

    e. **Beach Grooming and Sand Clearance.** Beach grooming, including raking and cleaning of sand, shall not occur outside of the regular maintenance schedule by County of Los Angeles. For all filming related activities, sand clearance and redistribution shall be restricted to dry sand areas only and shall not occur any further seaward than ten feet landward of the wrack line or the highest daily high tide line, whichever is further landward. The applicant shall submit a report summarizing all sand clearance and redistribution activities for the review and approval of the Executive Director.

f. **Bird Strike Prevention**. Ocean front deck railing systems, fences, screen walls, gates, and windows subject to this permit shall use materials designed to minimize bird-strikes with the deck railing, fence, gate, or window. Such materials may consist, all or in part, of cable, wood, wrought iron, frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Glass or Plexiglas, or similar, may be installed only if it contains UV-reflective glazing that is visible to birds and designed to reduce bird strikes by reducing reflectivity and transparency. All materials shall be maintained throughout the life of the development to ensure continued effectiveness at minimizing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications.

   Any bird strikes or collisions as a result of the film set or due to aerial filming (e.g., through drone use) shall be reported to the Executive Director WITHIN 30 DAYS OF THE CONCLUSION OF THE AUTHORIZATION PERIOD.

4. **Water Quality.** By acceptance of this coastal development permit, the permittee agrees to:

   a. Remove and legally dispose of all trash, waste, oil, grease, and other materials that may be deposited within all related filming areas incidental to public use of the Venice Pier, the beach, and adjacent parking facilities.

   b. Provide adequate trash, recycling, and composting bins across all sites.

   c. Remove all waste at the end of each set-up, take-down, and filming day, and empty bins as needed throughout the day to prevent overflow.

   d. Locate all portable restroom facilities at least 150 feet from storm drain inlets and have secondary containment systems.

   e. Prepare all fuel storage areas using best available practice spill containment measures to contain any fuel that is spilled and keep absorbent spill clean-up materials on hand in the event of a spill.

   f. WITHIN 30 DAYS OF THE CONCLUSION OF THE AUTHORIZATION PERIOD on July 31, 2026, the permittee shall submit a Waste Management Report to the Executive Director that details the amount of waste (including trash, oil, grease, and other materials that may be deposited within the all filming-related areas) produced by the series filming and implemented methods of disposal.

5. **Construction Responsibilities and Debris Removal.** The permittee shall not allow discharge of silt, debris, or construction materials into coastal waters as a result of this project. By acceptance of this coastal development permit, the

permittee agrees that the permitted development shall be conducted in a manner that protects water quality pursuant to the implementation of the following BMPs.

a. All construction materials shall be properly stored and contained so that these products will not spill or otherwise enter the coastal environment. No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.

b. Staging and storage of materials shall occur within designated production areas. Overnight storage of construction vehicles and equipment, and storage of debris shall not take place on the beach.

c. Any and all debris resulting from construction activities shall be removed from the beach on a daily basis and disposed of at an appropriate location.

d. Divers shall recover non-buoyant debris discharged into coastal waters as soon as possible after loss.

e. Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during project staging, demolition and construction. BMPs shall include a pre-construction meeting to review procedural and BMP guidelines. Methods to contain any leaks or spills shall be planned in advance, and any necessary equipment or supplies shall be readily accessible onsite. Any leaks or spills shall be immediately cleaned up.

f. The applicant shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

g. At the end of the construction period, the permittee shall inspect the project area and ensure that no debris, trash or construction material has been left on the beach or in the water, and that the project has not created any hazard to navigation.

6. Single-Use Plastics. By acceptance of this coastal development permit, the permittee acknowledges and agrees that the use of single-use plastic drinkware including plastic straws, foodware and packaging is prohibited across all sites. WITHIN 10 DAYS OF PERMIT APPROVAL, or extended for good cause by the Executive Director, the permittee shall submit a plastics report for review and approval by the Executive Director. The report shall identify all anticipated uses of single-use plastics in production and specify the alternatives that will be implemented to eliminate plastic use across all sites. The plastics report shall demonstrate that prominent signage is placed on set and in both parking lots stating

that single-use plastics are prohibited on site. Cast, crew, and all contractors shall be notified in advance of each filming day that single-use plastics are prohibited. The use of a consultant or full-service provider who specializes in reducing the environmental impact of entertainment productions, particularly for the elimination of single-use plastics is encouraged.

7. **Security and Filming Personnel.** Security personnel shall be dressed in casual attire with lanyards for identification. Security personnel may provide security for the film set as well as equipment and materials placed in loading and unloading areas, but may not deter public access along public walkways, the shoreline and to the beach. Security personnel shall refrain from undertaking any activity that discourages or prevents use of public tidelands or public beach or permitted lateral and vertical access, including the use of security personnel to question any person who is present on such areas and who is not violating any applicable state or local law or regulation, or to attempt to cause any such person who is present on such areas and not violating any applicable state or local law to leave or move. During the placement of equipment or materials in beach filming areas, reasonable restrictions for public safety may be imposed.

   Filming personnel, including crew and filming assistants, shall also be trained to interact with members of the public in a polite and professional manner when providing public redirection. All filming personnel shall refrain from undertaking any activity that discourages or prevents use of public tidelands or public beach or permitted lateral and vertical access.

8. **Other Agency Approvals.** By acceptance of this permit, the permittee agrees that they shall obtain all other necessary local, state, and federal permits that may be necessary for all aspects of the proposed development (e.g., use of the public parking lots), including approvals from the City of Los Angeles (Department of Building and Safety and Department of Transportation), Los Angeles Regional Water Quality Control Board, Los Angeles County (Department of Beaches & Harbors, and the Department of Public Works, Building and Safety Division), State Lands Commission, State Parks, and any federal and state agency with jurisdiction over sensitive resources at this location unless confirmation is received from those agencies that such approvals are not required. Any changes required by any other authorization must be reported to the Executive Director and incorporated after the permittee obtains an amendment to this CDP, unless the Executive Director determines that no amendment is required.

9. **Assumption of Risk, Waiver of Liability, and Indemnity.** By acceptance of this coastal development permit, the permittee acknowledges and agrees (i) that the approved development involves potentially hazardous activities; (ii) to assume the risks to the permittee and property that may be affected by this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees

with respect to the Commission's approval of the project 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 arising from any injury or damage due to such hazards.

10. **Protection of Archaeological and Tribal Cultural Resources.** The permittee shall undertake development in compliance with the following mitigation measures to protect archaeological, including tribal cultural resources:

    a. WITHIN THREE DAYS OF ANY GROUND-DISTURBING CONSTRUCTION ACTIVITIES, the permittee shall (i) notify in writing, email, and/or phone calls, as necessary, the representatives of Gabrieleño-affiliated Native American Tribes listed on an updated Native American Heritage Commission (NAHC) contact list for the area; (ii) invite all affiliated Tribal representatives on that list to be present and to monitor ground-disturbing activities; and (iii) arrange for any invited Tribal representative that requests to monitor and a qualified archaeological monitor to be present to observe project activities with the potential to impact archaeological and/or tribal cultural resources. A qualified archaeologist means an individual who meets the Secretary of the Interior's Professional Standards for an Archaeological Principal Investigator and/or is listed as Registered Professional Archaeologist. The archaeological monitor(s) shall have experience monitoring for archaeological resources of the local area during excavation projects, be competent to identify significant resource types, and be aware of recommended procedures for the inadvertent discovery of archaeological resources and human remains. Evidence of written notification shall be made available to the Executive Director upon request.

    b. If an area of archaeological or tribal cultural resources is discovered during ground-disturbing activities, all construction shall cease and shall not recommence except as provided in subsection (D) hereof, and the permittee shall retain a qualified archaeologist and/or a tribal cultural resource specialist(s) qualified to analyze the significance of the find. The specialist(s) shall immediately notify the affiliated Tribes on the NAHC list. The methods of protection of Tribal Cultural Resources shall be developed in consultation with the Gabrieleño-affiliated Native American Tribes listed on the NAHC list. If there is disagreement regarding the method(s) of protection of resources, the methods that are most protective of coastal resources shall be selected. Significance testing may be carried out for tribal cultural resource finds only if acceptable to the affected Native American Tribe(s), in accordance with a Significance Testing Plan. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area that includes a reasonable buffer zone recommended by the monitor(s). Project activities may continue outside of the exclusion zone.

c. 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. An “exclusion zone” may be established around the discovery area. If the county coroner determines that the human remains are those of a Native American, the coroner shall contact the NAHC within 24 hours, pursuant to Health and Safety Code Section 7050.5. The NAHC shall deem the Native American most likely descendant (MLD) to be invited to participate in the identification process pursuant to Public Resources Code Section 5097.98. The permittee shall comply with the requirements of Section 5097.98 and work with the MLD person(s) to preserve the remains in place, move the remains elsewhere onsite, relinquish the remains to the descendants for treatment, or determine other culturally appropriate treatment. Within five (5) calendar days of notification to NAHC, the permittee shall notify the Coastal Commission’s Executive Director of the discovery of human remains and identify any changes to the proposed development or mitigation measures that may be needed related to the inadvertent discovery. The Executive Director shall maintain confidentiality regarding the presence of human remains on the project site. The Executive Director shall determine whether the identified changes are de minimis in nature and scope.

d. A permittee seeking to recommence construction within an exclusion zone (excluding the discovery of human remains, which shall follow Section 5097.98 as noted in (C) above), following discovery of the archaeological resources shall submit a Supplementary Archaeological Plan (SAP) prepared by the project archaeologist in consultation with the Gabrieleño-affiliated Native American Tribes listed on the NAHC list for the review and written approval of the Executive Director. If the Executive Director approves the SAP and determines that the SAP’s recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after this determination is made by the Executive Director in writing. If the Executive Director approves the SAP but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission.