


**BOARD REPORT
CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION**

Date: April 9, 2026

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager 
Department of Transportation

Subject: **REDUCE THE DAILY RATE BY 20% FOR LOT NO. 731 FOR BAYWATCH, INC. FROM MARCH 16, 2026, THROUGH JULY 31, 2026**

SUMMARY

This is a request for a 20% retroactive reduction of the daily rate for Lot No. 731, located at 200 N. Venice Boulevard in Venice, for Baywatch, Inc. to use the lot for intermittent filming from March 16, 2026, through July 31, 2026.

RECOMMENDATION

That the Board AUTHORIZE a 20% retroactive reduction in the daily rate for Lot No. 731 for Baywatch Inc. to use the lot for intermittent filming from March 16, 2026 to July 31, 2026.

BACKGROUND

To address rising production costs and increased competition from other states, Mayor Bass issued Executive Directive No. 11, directing City departments to support and retain local film productions. The entertainment industry remains a cornerstone of the Los Angeles economy and the City is committed to maintaining its support for the film industry.

Executive Directive No. 11 instructs departments to collaborate with FilmLA to evaluate production-related fees and identify opportunities for reductions that support the film industry. The Directive emphasizes improving customer service, streamlining processes, and ensuring that Los Angeles remains a competitive and film-friendly city.

The California Coastal Commission granted a Coastal Development Permit (Attachment A) to Baywatch, Inc. for temporary day use of all of the 177 parking spaces at Lot No. 731 for beach filming operations and overnight use of 44 parking spaces except on weekends and holidays. The approved use includes parking and base-camp activities such as catering, generators, equipment staging, hold areas, and overnight production parking. Their permitted use began March 16, 2026 and will conclude on July 31, 2026.

Baywatch, Inc. also obtained film permits for each use through FilmLA. The Los Angeles Department of Transportation (LADOT) Parking Facilities Division coordinates with FilmLA and LADOT Parking Enforcement to ensure proper enforcement, lot closures, and posting of temporary “No Parking”

signage. Additionally, all production activities and space allocations have been reviewed and approved by Council District (CD) 11. Given these prerequisites, LADOT is in the process of executing a Revocable Permit with Baywatch, Inc. for intermittent filming use of Lot No. 731. The Revocable Permit will include City standard language and be consistent with the restrictions laid out in the Coastal Development Permit and FilmLA permit.

Lot No. 731 is located at 200 N. Venice Boulevard in Venice (see Attachment B). It has 161 spaces, including six Americans with Disabilities Act (ADA) spaces. The current daily rate for Lot No. 731 is \$20 per space, per day through May 22, 2026, and \$25 per space, per day beginning May 23, 2026, corresponding with the Memorial Day seasonal rate adjustment. The facility is open daily from 7am until 11pm. This parking lot primarily services beachgoers and persons visiting the local businesses in the area.

DISCUSSION

Lot No. 731 is a high-demand coastal parking facility that experiences increased utilization during late spring through summer, often reaching at or near 85% occupancy (an industry standard for full) during peak season weekends and holidays. Baywatch, Inc. requested a discounted rate for Lot No. 731. On April 2, 2026, LADOT received a letter from Mayor Karen Bass and CD 11 Councilmember Traci Park requesting the maximum discount possible for the production while balancing the mandate to generate revenue (Attachment C). To be responsive to this request which aligns with Executive Directive (ED) 11 and supports the iconic Baywatch production, unique to CD 11, LADOT evaluated the request to arrive at a recommendation that competitively positions us to support the production while responsibly stewarding public resources.

LADOT Revenue Analysis

Historically, Lot No. 731 experiences its highest occupancy and generates most of its annual revenue from Memorial Day to Labor Day based on the weather conditions and summer vacations.

Month	Number of parkers	Revenue
March 2025	3,006	\$ 21,310
April 2025	4,209	\$ 29,047
May 2025	4,486	\$ 43,052
June 2025	5,051	\$ 63,160
July 2025	7,171	\$ 82,000
Totals	23,923	\$ 238,569

On high-demand days at Lot No. 731, a parking space can turnover about 2-3 times. A \$25 parking space could generate \$50-\$75 per day. With a 20% reduction in the daily rate, a parking space would generate \$20 all day instead of potentially \$50-\$75. With a 40% reduction in the daily rate, a parking space would

generate \$15 all day instead of potentially \$50-\$75. Although these options represent a reduction in revenue on certain high demand days during *peak season*, LADOT does acknowledge that the paid use of the entire lot during *non-peak season* may generate more revenue for those particular days. Because the Coastal Development Permit and Baywatch, Inc. did not specify a fixed schedule of filming days, the exact impact on total revenue cannot be determined. The fiscal impact is dependent on: when the lot is used, the number of days used, and the number of spaces occupied. Therefore, LADOT, in support of ED 11 and to minimize potential revenue losses, proposes a 20% reduction in the daily rate for the production. This reduction would result in rates of \$16 per space, per day through May 22, 2026, and \$20 per space, per day beginning May 23, 2026.

FISCAL IMPACT STATEMENT

The impact on the Special Parking Revenue Fund (SPRF) by a reduction in the daily rate by 20% at Lot No. 731 is difficult to estimate based on the data available. However, on high-demand days, LADOT can expect a loss in the overall revenue generated due to any reduced daily rates. The City Council typically declares a surplus in the SPRF each year and transfers tens of millions of dollars in revenue to the General Fund (FY 2025 was \$24.6 million). A reduction in SPRF revenues could lead to a reduction in the amount transferred to the General Fund.

LRC:KH:MC:sb

Attachments

ATTACHMENT A

CALIFORNIA COASTAL COMMISSION

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



Page 1

February 09, 2026

Permit Application Number: **5-26-0015**

COASTAL DEVELOPMENT PERMIT

On February 6, 2026, the California Coastal Commission granted to **Baywatch, Inc.** this permit subject to the attached Standard and Special conditions, for development consisting of **termite repairs, door replacement, and painting of the Venice Beach Lifeguard Headquarters (VBLH), and construction of a non-permanent free-standing film set on the sand on the seaward side of the VBLH. Filming for the Baywatch television series at and around the VBLH, including between the Venice Beach Recreation Center and the Venice Fishing Pier, for approximately five months, from March through July 2026. Temporary day use of portions of two public parking lots, including 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, more specifically described in the application filed in the Commission offices.**

The development is within the coastal zone at **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)**

Issued on behalf of the California Coastal Commission by

Sincerely,

Kate Huckelbridge, PhD
Executive Director

DocuSigned by:

C337BF42CC61413...

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File

ACKNOWLEDGMENT:

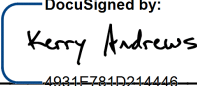
The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

Coastal Development Permit
5-26-0015

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part of that: "A Public entity is not liable for injury caused by the issuance... of any permit..." applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

Date: 02/09/2026

Signature  4934E784D214446...

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit 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 permittee 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 July 16, 2026 and take-down and

Coastal Development Permit 5-26-0015

removal activities shall conclude no later than July 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 prior to July 20, 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, 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

Coastal Development Permit
5-26-0015

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. 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 July 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, 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. 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.

Coastal Development Permit 5-26-0015

- i. Authorizations for new series filming and related activities in the coastal zone after the conclusion of the authorization period ending on July 31, 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, 2026, the permittee shall provide a report that demonstrates compliance with all conditions of the subject coastal development permit (CDP No. 5-26-0015). 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, 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.

Coastal Development Permit 5-26-0015

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, 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 that the Venice Beach Parking Lot and LADOT Lot 731 are open to the public after the conclusion of each filming day starting at 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 4:00 a.m. to at least 8:00 p.m. 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

Coastal Development Permit 5-26-0015

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, 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)

Coastal Development Permit 5-26-0015

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,

Coastal Development Permit 5-26-0015

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.

Coastal Development Permit 5-26-0015

- 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:

Coastal Development Permit
5-26-0015

- 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.

Coastal Development Permit 5-26-0015

- 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

Coastal Development Permit 5-26-0015

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:

Coastal Development Permit
5-26-0015

- 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

Coastal Development Permit
5-26-0015

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.

ATTACHMENT B

Location & Site Plan of Lot 731





April 2, 2026

Board of Transportation Commissioners
Department of Transportation, City of Los Angeles
100 S Main Street, 10th Floor
Los Angeles, CA 90012

Honorable Commissioners,

I am incredibly excited to announce that Greg Bonann, Fremantle, and Fox Entertainment are rebooting the iconic *Baywatch* series and filming it in Venice Beach. This production has already created hundreds of jobs and will bring considerable economic benefits to Venice and the City of Los Angeles. This feat was made possible by the California Film and Television Tax Credits program, a lot of work by City departments and our partners at LA County, and community advocacy. As Councilmember for the 11th District, I could not be more thrilled to welcome *Baywatch* back to Venice.

The City of Los Angeles has prioritized the revitalization of its film and television industry, making significant investments to bring production back home. We have implemented policies to simplify and expand access to filming across the city because this industry serves as a powerful economic engine that benefits communities throughout Los Angeles. This progress has been driven by strong coordination across City departments, led by Mayor Bass' Film Liaison and their team, in partnership with the Los Angeles Department of Building and Safety, the Los Angeles Fire Department, and the Department of Recreation and Parks, all working with urgency to resolve issues, streamline processes, and provide a high level of service to ensure productions can successfully film in Los Angeles.

However, even with this progress, City-driven costs remain a critical factor in determining whether a production can afford to Stay in LA.

In recognition of the clear community benefits provided by the production of Baywatch in Venice Beach, I would like to request that Baywatch receive the maximum discount possible for the parking rates for use of City-owned lots for production needs. This rate would make it economically feasible for Baywatch to keep its production in Los Angeles while accommodating the Department of Transportation's mandate to generate revenue from its assets.

Thank you for your consideration of this proposal and I look forward to hearing from you.

Sincerely,



KAREN BASS
Mayor



TRACI PARK
Councilmember, 11th District