

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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Th 22f

Prepared September 4 (for September 6, 2007 hearing)

To: Coastal Commissioners and Interested Persons
From: Charles Lester, Deputy Director
Michael Endicott, North Central Coast District Supervisor
Michelle Jespersion, Coastal Program Analyst
Subject: STAFF REPORT ADDENDUM for Item Th 22f
Appeal No. A-2-PAC-07-022 (Pacific Beach LLC)

The purpose of this staff report addendum is to respond to additional correspondence from the appellant, Patrick Rentsch, attached herein as Exhibit 19, which brings forth information with regard to the project's consistency with the City of Pacifica certified Local Coastal Program (LCP) that was not specifically addressed in the staff report.

Mr. Rentsch's correspondence includes information from a geologic engineering evaluation completed in May 2002 for a property at 220 Shoreview Drive in Pacifica, just north of the subject site. The evaluation describes significant environmental concerns regarding seawall protection from coastal erosion and hazards along the section of coast in Pacifica. Based on the conclusions made in this report, Mr. Rentsch contends that a cooperative approach for shoreline protection is necessary in this area to protect all properties and must be taken into consideration before any project of such a scale of the proposed 9-unit condominium at 1567 Beach Blvd can be undertaken.

Mr. Rentsch contentions regarding the merits of uniform shoreline protection are justifiable; as a policy matter, the Commission encourages local governments, through Local Coastal Programs, to formulate or outline options for regional shoreline protection strategies that can be implemented throughout a section of shoreline that has consistent geologic and coastal conditions. Various types of shoreline protection in a region can raise concerns including visual inconsistencies, end effects of the different shoreline treatments, the development of weaknesses at the junctions between the various structural options and different maintenance requirements, long-term efficacy and durability of the different treatments.

This area does have various types of shoreline protection: Beach Blvd seawall along Beach Blvd and various quarry stone revetments interspersed with a shotcrete wall to the north of Beach Blvd along Shoreview Drive. Regional shoreline protection, though, is not part of the project description for the subject development. In addition, the City of Pacifica's certified LCP does not require a regional shoreline protection approach; rather, shoreline protection is addressed on a property by property basis. However, to the extent that future seawall development may be necessitated by the project, the relationship of this future armoring to adjacent shoreline structures is a relevant issue to be addressed in the de novo review for the project.

Note: In this correspondence, Mr. Rentsch also raises the contention of the projects consistency with the LCP-Implementation Plan (Zoning Code) Section 9-4.4406(c)(2), that prohibits new development from requiring seawall as a mitigation measures, because the retaining wall required as mitigation for flooding will act as a seawall. This contention is already addressed in Section 3.3.2a.iv of the staff report on page 23.

MAKE THE FOLLOWING REVISIONS TO STAFF REPORT, PAGES 10 AND 19, IN UNDERLINE:

Page 10, new second paragraph:

Mr. Rentsch also contends that a cooperative approach for shoreline protection is necessary in this area to protect all properties and must be taken into consideration before any project of such a scale of the proposed 9-unit condominium at 1567 Beach Blvd can be undertaken.

Page 19, new third paragraph:

Appellant Rentsch also assert that the structural integrity of the surrounding area should rely on cooperative approach to shoreline protection for this area. The Commission generally recommends the local governments take a regional approach shoreline protection through Local Coastal Programs in an area of similar geology and wave conditions to avoid impacts such as visual inconsistencies, end effects of the different shoreline treatments, the development of weaknesses at the junctions between the various structural options and different maintenance requirements, long-term efficacy, and durability of the different treatments.

This area of Pacifica does in fact have various types of shoreline protection: Beach Blvd seawall along Beach Blvd and various quarry stone revetments interspersed with a shotcrete wall to the north of Beach Blvd along Shoreview Drive. Regional shoreline protection, though, is not part of the project description for the subject development. In addition, the City's certified LCP does not require a regional shoreline protection approach; rather, shoreline protection is addressed on a property by property basis. However, to the extent that future seawall development may be necessitated by the project, the relationship of this future armoring to adjacent shoreline structures is a relevant issue to be addressed in the de novo review for the project.

Michelle Jespersion

From: Patrick Rentsch [prentsch@pacbell.net]
Sent: Wednesday, August 22, 2007 2:26 PM
To: Michelle Jespersion
Cc: Patrick Rentsch; Jo Ginsberg
Subject: Appeal of CDP-273-06

Dear Ms. Jespersion,

I write to again express my concern about this project. As you can see from the attached photos, this area of Beach Blvd. is subject to extreme wave action by the Pacific ocean. The sidewalk pictured floods 70 feet back from the edge of the seawall; the entire street can have enough water on it to contain waves. What will happen when the street is raised, ramping downwards towards my property? This may easily be detrimental to the health, safety and welfare of the persons residing in the neighborhood.

I would like to draw your attention to the Engineering Geologic Evaluation, dated May 14, 2002, prepared by Earth Investigations Consultants for Mr. Ashour Yadegar, a former neighbor at 220 Shoreview Drive, Pacifica, California. As you may know, the proposed development is contiguous with Shoreview Drive. The report noted several significant environmental concerns to be addressed before Mr. Yadegar began reconstruction of the seawall adjoining his property. <!--[endif]-->

- The Shoreview area is reported “to be in a high hazard zone where cliff erosion and inundation by storm waves threatened residences in 1983.” Page 3.
- “High winter storm waves in 1995-96 again attacked the bluff, damaging much of the Shoreview Drive revetment.” Page 7.
- “High winter storm waves and extreme tides in 1997-98 again damaged the local revetment system. The City file revealed that a ‘general’ emergency permit for revetment repair by adding more rock to the damaged segment(s) of revetment was granted to a group of Shoreview Drive residents[.]” Page 7.
- “Your property occupies probably one of the highest risk areas for development in the City of Pacifica, if not the whole San Mateo coast. . . . It is extremely important for you to realize your property lies in a very high storm wave hazard zone, and with a steadily rising sea level, this condition is likely to worsen[.]” Page 11.
- “We perceive that there is also an imperative for adjoining property owners to cooperate in shoreline protection once a revetment system has been established. In our opinion, it is unconscionable for any individual property owner to ignore bluff protection, or to initiate an independent dissimilar approach to bluff protection because historically such behavior has resulted in damaging consequences[.]” Page 12.

This last note of the report is most imperative, as it suggests the importance of conducting a cooperative and mutual approach to shoreline protection. The needs of the entire seawall as a whole and of neighboring property owners must be taken into consideration before any project of such a scale can be undertaken.

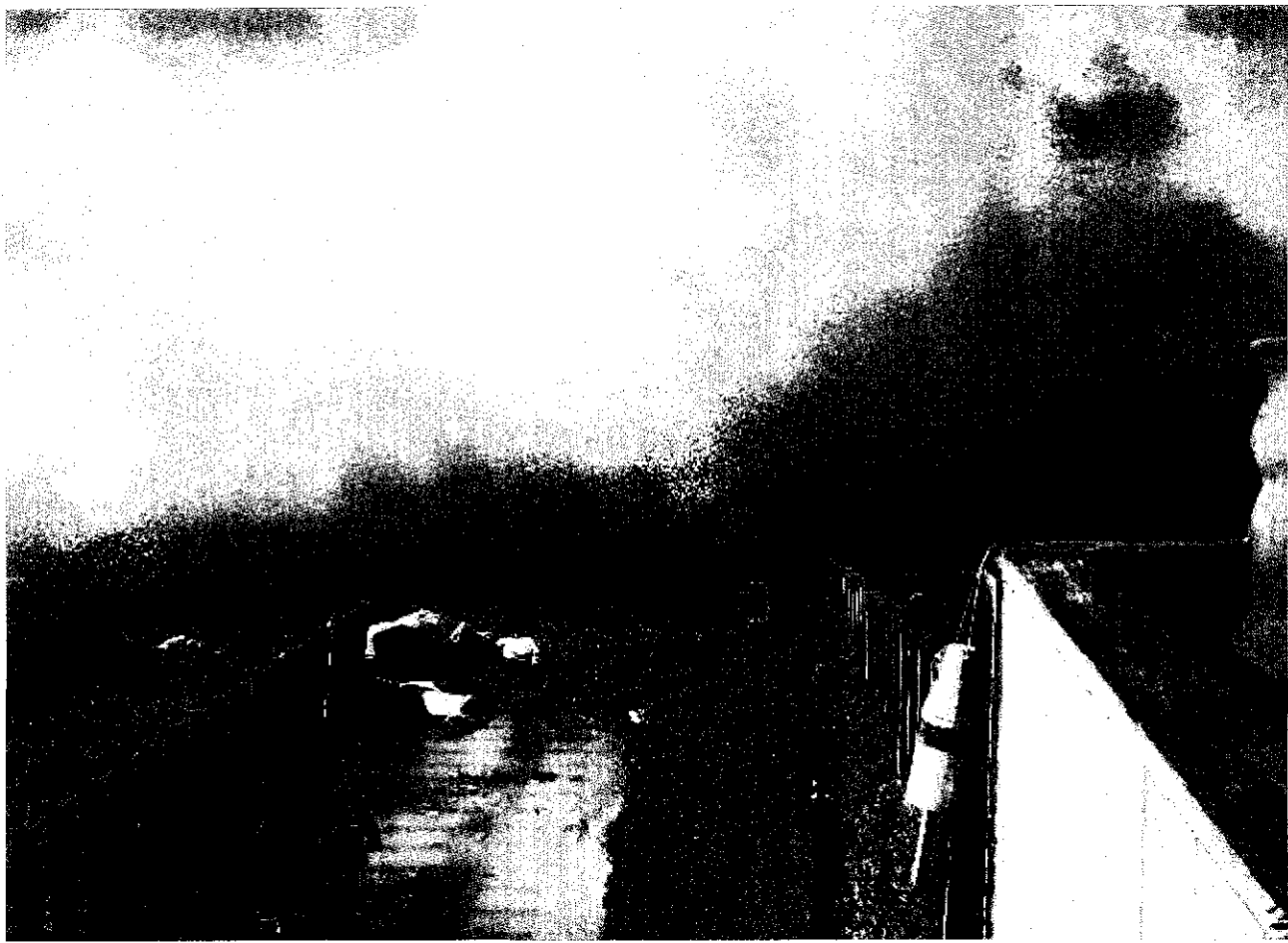
Further, it is inconsistent with Pacifica Municipal Code Section 9-4.4406(c)(2), which states "Consistent with the City's Seismic Safety and Safety Element, new developments which require seawalls as a mitigation measure or projects which would eventually require seawalls for the safety of the structures shall be prohibited, unless without such seawall the property will be rendered undevelopable [*sic*] for any economically viable use". The applicant may be calling it a retaining wall (see applicants plans); but as a wall specifically to keep out the sea it is by definition a seawall. In fact, the original Pacifica Planning Commission Staff Report stated: "The increase in height of the seawall is necessary to protect the road (Beach Blvd.) and the new structure from wave action".

Clearly feasible alternatives exist for economically viable development. I urge you to find substantial issue with the plans as proposed, and have the applicants seek alternatives.

Respectfully,

Patrick Rentsch
1581 Beach Blvd.
Pacifica, CA 90444

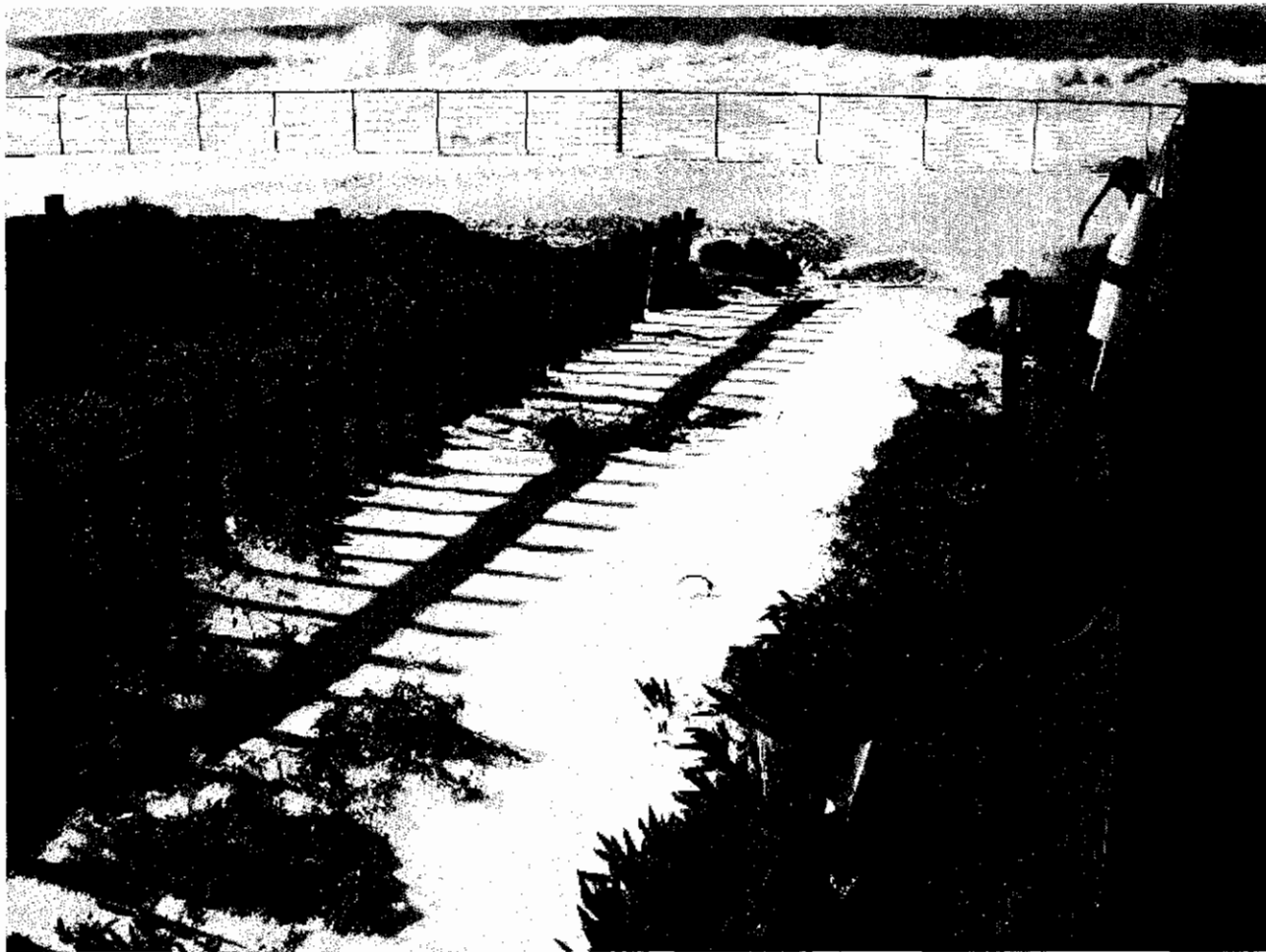
cc: Jo Ginsberg



Beach Blvd - wave overtopping

Source: Gary Virginia

Date: October 2006



Beach Blvd sidewalk and walkup flooding
Source: Gary Virginia
Date: October 2006



Beach Blvd flooding in front of 1567 Beach Blvd
Source: Gary Virginia
Date: October 2006