

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
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Th5e

6-20-0355 (STEWART)

November 5, 2020

ADDENDUM

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ADDENDUM

October 30, 2020

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item Th5e**, Coastal Commission Permit Application **#6-20-0355 (Stewart)**, for the Commission Meeting of November 5, 2020.

The purpose of this addendum is to require removal of the side yard door overhang from the final plans because it is not listed as an allowable encroachment in the City's certified Local Coastal Program. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~strike through~~ and additions shall be underlined:

1. On page 4, Special Condition No. 1 shall be revised as follows:

1. Revised Final Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, final project plans that substantially conform with the plans submitted to the Commission, titled "Stewart Residence" dated 6/26/2020, except the plans shall be revised to remove the door overhang in the southern yard along Tangiers Court:

The permittee shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.

2. On page 8, the second to last paragraph shall be revised as follows:

The Commission typically reviews projects to ensure that any new development does not encroach into the yard setback areas, which could impede public views to and along the ocean. Such encroachments could include structures and/or landscaping. As proposed, ~~no structures are~~ an overhang is located in the southern yard view corridors adjacent to Tangiers Court ([Exhibit 2](#)). To

ensure that public views towards and along the ocean are protected, **Special Condition 1** requires the applicant to submit revised final plans removing the encroachment and indicating that no structures will be located in the view corridors. There is potential for landscaping in the western or southern yard areas to impede views west towards the ocean. ~~To ensure that public views towards and along the ocean are protected, **Special Condition 1** requires the applicant to submit final plans indicating that no structures will be located in the view corridors. In addition, **Special Condition 2** requires the applicant to submit a final landscaping plan requiring all landscape and hardscape in the western and southern yard areas to consist of low-lying materials not exceeding three feet in height.~~