

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
(619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



# F15

**Prepared February 7, 2020 (for the February 14, 2020 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, San Diego Coast District Deputy Director  
**Subject:** San Diego Coast District Deputy Director's Report for February 2020

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on February 14, 2020. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on February 14th.

With respect to the February 14th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on February 14, 2020 (see attached)**

---

**Waivers**

- 6-19-1364-W, Dunne ADU (Solana Beach)
- 6-20-0010-W, Collins ADU (San Diego)
- 6-20-0022-W, Wu ADU (San Diego)
- 6-20-0039-W, Port of San Diego Sediment Sampling (San Diego Bay.)
- 6-20-0064-W, Caltrans - Jefferson Overcrossing Drainage & Slope Repair (Carlsbad)

**Immaterial Amendments**

- A-6-ENC-18-0019-A1, North Coast Highway 101 Streetscape Project (Encinitas)

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



December 17, 2019

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-19-1364-W

**Applicant:** Annie Dunne

**Location:** 642 Mar Vista Drive, Solana Beach (San Diego County) (APN: 263-096-01)

**Proposed Development:** Construction of a new 1-story approximately 516 sq. ft. accessory dwelling unit (ADU) with roof deck attached to an existing approximately 437 sq. ft. detached garage on a 9,696 sq. ft. lot also containing an existing 1,768 sq. ft. 1-story single-family residence.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of single-family residences similar in bulk and scale to the proposed development; therefore, the project will not be out of character within the existing community. The proposed development will not block any public views, and provides adequate parking for the inland project location. Parking is not required to be provided for the ADU because the site is located within ½ mile of a transit stop. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act; no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

A handwritten signature in black ink, appearing to read "Cort Hitchens", written over a white background.

Cort Hitchens  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



January 30, 2020

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-20-0010-W

**Applicant:** David & Jennifer Collins Family Trust

**Location:** 14810 Fisher Cove, Lomas Santa Fe area, (San Diego County) (APN: 302-100-50)

**Proposed Development:** Construction of a new attached approximately 656 sq. ft. one-story accessory dwelling unit, including conversion of approximately 220 sq. ft. of an existing 3-car garage attached to an existing one-story approximately 5,076 sq. ft. single family residence on a 43,995 sq. ft. lot; upgrade septic system.

**Rationale:** The proposed project is located within the unincorporated area of the County of San Diego, in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The development will not block any views and adequate parking is provided. Additionally, the project is consistent with the land use plan designations in the certified County of San Diego Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its February 2020 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

A handwritten signature in black ink, appearing to read "Cort Hitchens", written over a horizontal line.

Cort Hitchens  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



January 30, 2020

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

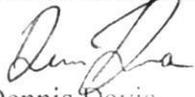
**Waiver:** 6-20-0022-W**Applicant:** William Wu**Location:** 3243 Ocean Front Walk #4, Mission Beach, San Diego (APN(s): 423-661-04-04)**Proposed Development:** Conversion of an existing 150 sq. ft., first-floor storage room/office within a 4,999 sq. ft., three-story 4-unit condominium complex into an ADU on a 4,320 sq. ft. lot.

**Rationale:** The proposed project is located in an established residential neighborhood consisting of multi-family residences similar in size and scale to the proposed development. The proposed accessory unit is consistent with the City of San Diego standards for accessory units to multi-family structures in an area designated for high density residential uses. The development will not block any public views and adequate parking will be provided. The project is consistent with the planning and zoning designations for the City and its certified LCP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its February 2020 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

  
Dennis Davis  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



January 31, 2020

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-20-0039-W

**Applicant:** Port of San Diego

**Location:** 12 locations throughout the San Diego Bay.

**Proposed Development:** Placement of 12 sediment traps for approximately three months to collect suspended sediment for chemical analysis.

**Rationale:** The project involves the placement of sediment traps on the bay floor in locations that do not support eelgrass. The placement of the sediment traps will not impact the public's ability to access the San Diego Bay. Following retrieval of the sediment traps, the sediment would undergo chemical analysis to better understand the ways sediment moves in the bay with the goal of improving water quality. As such, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2020 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

A handwritten signature in black ink, appearing to read "Melody Lasiter".

Melody Lasiter  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



January 31, 2020

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-20-0064-W

**Applicant:** California Department of Transportation

**Location:** Northeast slope of Interstate 5, north of Jefferson Street, Carlsbad, San Diego County

**Proposed Development:** Repair of existing drainage and eroded slope, including removal of collapsed drainage and existing rock, vegetation clearance, installation of 30" diameter metal pipe below ground to convey flows from Jefferson Street to bottom of slope, 50 cu.yds. of new rock, 1,500 cu.yds. of backfill, hydroseed slope with native seeds, and install bonded fiber matrix to stabilize slope.

**Rationale:** The project would take place entirely within Caltrans' right-of-way and would not impact any sensitive habitat, including wetlands. The project would not enlarge the existing drainage facilities. Caltrans proposes to implement their standard BMPs for sediment and erosion control during construction. No lane closures would occur on I-5 and only temporary one-way traffic with flaggers would occur on Jefferson. As such, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 14, 2020 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

A handwritten signature in cursive script that reads "Kanani Leslie".

Kanani Leslie, Senior Coastal Planner

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-6-ENC-18-0019-A1**

December 4, 2019

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **A-6-ENC-18-0019** granted to the **City of Encinitas** for: Redevelopment of northbound and southbound Coast Highway 101 between A Street and La Costa Avenue to reduce travel lanes from 2 lanes to 1, bike lanes, roundabouts, crosswalks, bus turnout bays, landscaping, sidewalks and parking bays along the east side of Highway 101.

**Project Site:** North Coast Highway 101 between La Costa Avenue at the north end and "A" Street at the south end, Encinitas (San Diego County)

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

Expand parking from 3 to 10 parking pods distributed throughout the east side of Highway 101 including new driveways and safety lighting, and constructed with stabilized base and gravel surfaces instead of paved surfaces; shift sidewalks from within the City's right-of-way into the North County Transit District's right-of-way; replace the approved 4-6 foot sidewalks with a 5-10 foot DG path from A Street to La Costa Avenue; add a new signalized pedestrian crosswalk at Avocado Avenue, other minor improvements.

### FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed revisions are interim improvements intended to improve parking and circulation in advance of implementation of the entire project. No project conditions are changed or deleted as a result of this project. The proposed changes will not substantially alter any of the project features and no facility or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety or function. The proposed improvements create and maintain safe pedestrian and bicycle access and increase parking. Thus, the proposed project will not adversely impact coastal resources and can be found in conformance to the policies of Chapter 3 of the Coastal Act and City of Encinitas Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Cort Hitchens at the phone number provided above.

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384

**A-6-ENC-18-0019-A1 – Responses to Public Comments**

Several concerns regarding water quality, land disturbance, parking areas, flooding, and bicycle infrastructure were raised by members of the public during the project's 10 working-day comment period. The approved Streetscape project will redevelop northbound and southbound Coast Highway 101 between A Street and La Costa Avenue to reduce travel lanes from 2 lanes to 1, and add bike lanes, roundabouts, crosswalks, bus turnout bays, landscaping, sidewalks and parking bays along the east side of Highway 101 project. The subject amendment would allow implementation of a variety of interim improvements to parking and circulation in advance of the full-scale project including expanding the number of parking pods from 3 to 10, distributing them throughout the east side of Highway 101, and constructing these parking areas with stabilized base and gravel surfaces instead of paved surfaces.

A concern was raised that the proposed amendment represents an increase in pervious parking surfaces in locations near railroad tracks that are a source of heavy metals, and other surface water contaminants. However, all of the areas where gravel will be placed are currently dirt parking areas, and the gravel is intended to stabilize these areas and reduce the amount of total suspended solids entrained in runoff until future buildout of the project.

Another concern raised is that the City has not completed a hydrology study to deal with a long-term stormwater problem that could be exacerbated by the Streetscape project. The Leucadia area has experienced chronic flooding for many decades, and the City is in the process of undertaking a large-scale hydrology study to address drainage infrastructure. However, studies done for the Coast Highway streetscape project found that the project will ultimately reduce both the rates and volumes of runoff through bioretention and biofiltration facilities, which will also improve runoff water quality. The proposed amendment will not affect that in any way.

Concerns were raised that the increase in the number of parking areas will provide parking in areas that already routinely flood with contaminated stormwater that eventually makes its way into the adjacent lagoons and coastal beaches. However, runoff from the new parking areas will be treated by engineered water quality facilities approved as part of the project.

Additionally, concerns were raised over the loss of parking, and the increase in bicycle traffic on Highway 101. However, there will be no loss of parking with the proposed amendment, and the project would maintain at least 450 spaces as proposed by the approved design. The project is intended to improve bicycle circulation on Coast Highway, and this is considered a benefit of the project.

Another concern detailed that the amendment's many minor changes contribute to an overall major change, circumventing the intent of the EIR to the project. This is a CEQA claim, and not relevant to the proposed amendment. The City did do an Addendum to the Final EIR for the proposed amendment and no impacts were identified. Staff has reviewed the amendment and none of the minor circulation improvements will have any adverse impact on coastal resources, or the terms and conditions of the original permit.

# Letters of Opposition

Hitchens, Cort@Coastal

---

**From:** John Helly <stonesteps@cox.net>  
**Sent:** Thursday, December 12, 2019 12:16 PM  
**To:** Hitchens, Cort@Coastal  
**Cc:** stonesteps@cox.net  
**Subject:** Fwd: Coastal Development Permit Amendment No. A-6-ENC-18-0019-A1

As discussed.

J.

----- Forwarded Message -----

**Subject:** Coastal Development Permit Amendment No. A-6-ENC-18-0019-A1

**Date:** Wed, 11 Dec 2019 19:19:56 -0800

**From:** John Helly <stonesteps@cox.net>

**To:** [ExecutiveStaff@coastal.ca.gov](mailto:ExecutiveStaff@coastal.ca.gov)

**CC:** [stonesteps@cox.net](mailto:stonesteps@cox.net)

Commissioners and Executive Staff:

I am writing as a resident of Encinitas to object to this Amendment on the following grounds:

1. This represents a >300% increase in the amount of land surface being disturbed by conversion to gravel-encrusted parking surface in an location that is within meters of railroad tracks that are a source of heavy metals, PAHs and other surface water contaminants.
2. The City has not yet completed a currently contracted, and yet incomplete, hydrology study to deal with a long-term, serious storwater problem that will be exacerbated in terms of water quantity and quality by these amendments that are in excess of the previously reviewed development project previously before the Commission; and the subject of a hydrologically deficient EIR as previously reviewed and which I can provide to support this objection.
3. The current hydrology study is being conducted to correct a lack of accurate hydrologic understanding of the area that the City of Encinitas has already admitted, which has been the subject of previous Grand Jury findings of deficiency and for which an Enforcement Letter was issued by the Regional Water Quality Control Board (San Diego) within the past year.
4. The proposed amendment will enlarge the project parking area into a more highly porous, non-mitigated, land surface that is already routinely flooded by stormwater into a sink for stormwater contaminated by vehicle waste and railroad debris and waste in a manner that will likely aggravate the delivery of contaminated surface water and

groundwater to adjacent lagoons and to the open coast through well known drainage to the westward coastal sandstone bluffs and engineered infrastructure used to deliver stormwater to Batiquitos Lagoon.

5. Nothing like this amendment should be considered, much less approved, until the hydrology study is completed and reviewed for accuracy and efficacy.

Respectfully,

Dr. John J. Helly

--

-----  
John J. Helly / 760.840.8660 mobile

## Hitchens, Cort@Coastal

---

**From:** S. Graydon Carter <pbilliege@msn.com>  
**Sent:** Friday, December 13, 2019 8:03 AM  
**To:** S. Graydon Carter  
**Subject:** Re: City of Encinitas Permit NO. A-6-ENC-18-0019

See Below

---

**From:** road  
**Sent:** Friday, December 13, 2019 7:53 AM  
**Subject:** City of Encinitas Permit NO. A-6-ENC-18-0019

RE: Notice of Proposed Immaterial Permit Amendment for Permit No. A-6-ENC-18-0019

To: Cort Hitchens

From: Bob Becker

Am objecting to the issuing of permit A-6-ENC-18-0019. This process has circumvented the process of allowing the city of Encinitas residents the opportunity of reviewing and commenting on these significant changes to an unpopular and unsupported major change to our coastal 101 HWY travel way. By stating this is a "Immaterial permit Amendment" is miss leading and is being stated for the purpose of not allowing citizens a chance to review and comment on these newly proposed changes or additions.

These additional parking pods and sidewalks width increases takes away the original open space used and designed for storm water filtering, planting, park like atmosphere etc... which was originally forced on the city of Encinitas residents and citizens with considerable objections. The citing of a code section does not apply here as this proposal is a significant change that should allow citizens time to view, understand, object to or support. This is denying the information of these changes, to be presented to the public, and not allowing the impacted citizens and residents, city wide, to state their views. Going 3 parking pods to 10 parking pods is a 70% increase, as going form 6' to 10' DG Path is taking approximately 42,240sqft (4feet wide 2 miles long) of open space. This is not immaterial and this process should not be employed to circumvent the citizens right of reviewing these significant changes that will impact their life's.

Those that are truly impacted should have the ability to review and comment on these significant changes. Especially since this City (outside interests) controlled and presented design has not been received well by the city majority support. It serves outside interests over citizens interests. This city is a long established, enjoyed and highly sought after place to live and new growth should take this into consideration and establish a majority approval before going forward with significant city wide urban design projects or new growth.

## Hitchens, Cort@Coastal

---

**From:** mslindapinda@yahoo.com  
**Sent:** Friday, December 13, 2019 1:26 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** Streetscape amendment

Dear Mr. Hitchens:

I am strongly opposed to Streetscape. As a 45-year resident of Leucadia, I will be very negatively impacted by it. The residents' needs and concerns have been completely disregarded by the city and the coastal commission.

Sincerely,  
Linda Adams

Sent from my iPhone

## Hitchens, Cort@Coastal

---

**From:** Leah Bissonette <lebissonette@cox.net>  
**Sent:** Sunday, December 15, 2019 11:51 AM  
**To:** Hitchens, Cort@Coastal; ExecutiveStaff@Coastal; Stevens, Eric@Coastal  
**Subject:** Coastal Development Permit Amendment No. A-6-ENC-18-0019-A1

I am writing as a resident of Encinitas to object to this Amendment. I understand that I have 10 working days from the posting of the proposed amendment by the Coastal Commission to provide any objections and that I am within that time period since the Amendment is dated December 4. I further note that I believe I should have, and did not, received written notice of this proposed amendment because I have testified at the Coastal Commission in the past regarding Encinitas Streetscape and the City of Encinitas maintains that this project is a continuation of Streetscape.

It is important to note that the City has sometimes characterized this parking arrangement in the east side of railroad track right-of-way/ undeveloped City property as an interim solution and not part of Streetscape at all. Recently the City has characterized this interim parking arrangement as part of the Streetscape and, therefore, claims it is covered by the existing EIR. However, while insignificant changes are allowed as amendments to EIRs, it is not acceptable to substantially change the project through a series of incremental changes and, thereby, circumvent the intent of the EIR. This major change by a series of minor changes is exactly what the City is doing and the Coastal Commission is neglecting its duty if it fails to recognize this and stop this process.

With this in mind, the significant changes that would be wrought by this proposed Amendment are noted below, but I reiterate that the important point is that this is just one more set of amendments to a proposal that is already only an interim solution, none of which should be considered as a part of the original Streetscape Plan. If the Coastal Commission simply reviews the original plan and compares it to this plan you will see that the plans have very little in common. This is akin to the problem the Coastal Commission often sees of the resident who leaves one wall standing and argues that the new massive house built around it is the same house and should be approved by the Commission. You wouldn't approve that and you shouldn't approve this.

The major particular problem with this individual Amendment is that it will aggravate, rather than improve, the existing storm water run off problem. Storm water run off is always a potential problem in California and it is especially a problem in Encinitas in this area surrounding Highway 101 and the railroad tracks. This area routinely floods in multiple locations after any modest rain. The increase to ten parking pods and fourteen new driveways in the railroad right of way would be a problem under any conditions but the Amendment proposes to simply cover the area with gravel and allow "bioretention areas"- essentially planned flooding. This is not an improvement. In fact, runoff from parked cars is a known bio hazard and the nearby railroad tracks are a source of heavy metals, PAHs and other surface water contaminants. The runoff from this area is well established as draining to the westward coastal sandstone bluffs (often times pumped directly in at Beacon's Beach by the City) and to the north into Batiquitos Lagoon, both areas clearly within the responsibility of the Coastal Commission.

I would also note that the existing problems with runoff were previously the subject of a Grand Jury finding of deficiency and within the past year the Regional Water Quality Control Board of San Diego issued the City an Enforcement Letter so these are well-known local problems and should be addressed with serious solutions, not made worse with more parking, gravel, and flood ponds.

This Amendment is not acceptable in itself and it should not be considered part of the Streetscape Plan.

Leah Bissonette  
lebissonette@cox.net  
(760) 505 3086

## Hitchens, Cort@Coastal

---

**From:** Doug Fiske <dougkfiske@gmail.com>  
**Sent:** Sunday, December 15, 2019 12:18 PM  
**To:** Hitchens, Cort@Coastal; ExecutiveStaff@Coastal; Stevens, Eric@Coastal  
**Subject:** Leucadia 101 Streetscape

Dear CCC Personnel,

In late July 2018, the San Diego district CCC staff issued its analysis of the Leucadia 101 Streetscape project and stated conditions the city of Encinitas would have to meet to comply with the California Coastal Act of 1976. Two commissioners and several residents submitted appeals. The appeals essentially agreed with the staff report. A fundamental point was that the proposed project would restrict access to the Leucadia coastal corridor and the beaches west of it. That judgment was unquestionably correct.

In late September 2018, the staff reversed its July position. The full commission unanimously approved the project in October. The various appeals were ignored.

As approved, the project violates the Coastal Act. The amendments now proposed continue that violation.

The staff has not revealed what justified the reversal of its position between late July and late September 2018. The position went from legal to illegal. The commission went along with the illegality.

The staff and commission have failed to fulfill their mandate. The public demands and deserves an explanation.

Doug Fiske  
Leucadia

To Mr. Cort Hitchens and the California Coastal Commission:

I object to the proposed changes to the 101-highway made by the City of Encinitas. There will be many unintended consequences of the project. I believe the Encinitas City council and the Mayor do not understand how this project will make Leucadia less desirable.

- 1) Bicyclists: Part of the reason given for this so-called improvement was for better bicycle access and safety. I too am a bicyclist, but there is only heavy bicycling use on weekends and holidays, a time of heavy vehicle use of the 101. Surely, a bicycle trail closer to the train tracks and away from the 101 makes more sense than crowding bicyclist and traffic together which is very unsafe.
- 2) Parking: Parking is at a premium both in Encinitas and Leucadia on weekends, holidays, and during Summer vacation. In Leucadia, to access the existing restaurants, breweries, Solterra winery, and other locations, we are parking on the sand strip on both the East and West sides of the tracks with either the front or rear of the car pointed at the track. Many of us are breaking the law by crossing the tracks from East to West because there is no other reasonable, safe, and easy place to park. Creating parallel parking strips will remove many of our parking spaces available to us now.
- 3) Roundabouts and single lanes: This is not Rome going around the Coliseum. Presently significant amounts of traffic are backed up behind the light at Leucadia Boulevard and the 101 during rush hour, weekends, holidays, and especially Summer vacation time when all three events are occurring simultaneously. Having only a single traffic lane will only aggravate the traffic situation. Traffic on La Costa, for instance, can back up nearly to I-5 at times. With hotels being built at La Costa and the 101, this aggravates the traffic situation. We experienced the backups on the 101 in both directions when construction on the hotel closed a single lane in either or both directions. There are not good ways to merge traffic in this state. Sacramento is one of the worst cities to drive on the freeways because the single lane offramps, short merge lanes, and no freeway link between I-50, I-99, and I-5 in several areas.

I have tried to avoid the I-5 commute traffic a few times by going to the 101 through Del Mar driving North. The traffic is far worse going through Del Mar than it should be if a single lane bottleneck were not included in the commute path. Carlsbad's roundabout and single lanes are detested by all residents who must occasionally use the overcrowded and backed up thoroughfare and we avoid it if we can. I predict the 101 through Leucadia, with the roundabouts, will be the source of many accidents, cursing, and commute frustration. I recently "enjoyed" the experience of trying to get to I-5 by going up Leucadia Boulevard. We were backed up through the stop sign and the round-a-bouts were packed and blocked in all directions.

- 4) Vulcan Avenue: Traffic will increase on Vulcan due to people seeking an alternative driving route that is not so crowded. At this time, we have large heavy semitrucks using Vulcan as a bypass even though posted as being illegal for trucks above a certain size.

Vulcan Ave is used by children, families on bicycles, runners, dog walkers, etcetera. Their safety and security is increasingly at risk due to increased traffic using Vulcan as a means to avoid the La Costa and 101 backups and reduce commute times. I believe the lane being built on I-5 will be a Diamond lane and will not reduce the significant and increasing backups all along I-5. I quit a job last week in part due to traffic backups and time spent in traffic from the I-5 and I-805 split/merge to well beyond Encinitas and into Oceanside and beyond.

- 5) If this is change requested for Leucadia is such a great idea, I recommend the experiment first be used in Encinitas proper by creating the 101 proposal of a single lane only with the curb lane reserved for bicyclists and additionally use roundabouts to replace all traffic signals. Leucadia can then observe the result of such changes without suffering the consequences first.

The reality is I despair decisions being made by Encinitas politicians are purely financial and political. They are grandstanding to enhance their electability and pay their wealthy supporters back for monetary support. Ultimately our county wide traffic backups are contributing our share of pollution and to global warming. As John Maynard Keynes said, "In the long run we are all dead". Little did he know at the time we are in a time frame where our world will likely change to a point it will no longer support human life. Depending on your definition of long run versus short run, 100 years is still not a very long time for humanity based the fact our forbearers began around 43,000 years ago, or more, during challenging climates one of which a small group of humans barely survived. Maybe we will be lucky again. I consider myself fortunate I will not live long enough to see the coming global starvation and escalating resource wars that will occur unless something dramatic changes soon. Thank you for your interest in my comments.

Yours Truly,

Sam

*Samuel A Brown*

Samuel A Brown  
1861 N Vulcan Ave  
Leucadia-Encinitas, CA  
92024

619.370.5634  
sabrown69@gmail.com

## Hitchens, Cort@Coastal

---

**From:** Ruth Utti <ruth@tennisutti.com>  
**Sent:** Monday, December 16, 2019 3:42 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** from Ruth Utti RE: Objection to Coastal Development Permit Amendment No A-6-ENC-18-0019-A1

RE: Coastal Development Permit Amendment No A-6-ENC-18-0019-A1

To Whom It May Concern:

I object to this permit request which is essentially the proposed Leucadia Streetscape. I have owned a house and lived in Leucadia since 1980. I have seen traffic grow on Highway 101. Taking the 101 thoroughfare down to a one vehicle lane and then adding roundabouts is a very BAD IDEA. When Highway 5 is congested, the traffic moves to 101. If this proposed streetscape is approved then even more traffic will move to Vulcan which is already congested as many motorists already use it for an alternate to 5 and 101.

I like the idea of landscaping the railroad right-of-way. This project is LONG OVERDUE! We need sidewalks and DG foot paths on the east side of Vulcan from Leucadia Blvd to La Costa Ave. There is no safe path for walking or biking along this east side of Vulcan. The west side of Vulcan in Cardiff has been upgraded with sidewalks. People love it! A safe walking place with a beautiful view of the ocean. DO NOT APPROVE this permit amendment to the extent of the single traffic lane and roundabouts on Highway 101.

Thank you

Ruth Utti

1718 Eucalyptus Ave

Encinitas, CA 92024

## Hitchens, Cort@Coastal

---

**From:** Judy Montague <jmcardiff@aol.com>  
**Sent:** Tuesday, December 17, 2019 3:24 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** Comments on highway 101 propose in north county

Hi Cort, I spoke with you yesterday. Here's my long email. Sorry but I think you'll find it informative. I had more than one driver - all decent folks - give me their ideas on this topic.

JUDITH MONTAGUE  
172 W. Glaucus St.  
Leucadia, California 92024  
[jmcardiff@aol.com](mailto:jmcardiff@aol.com)

California Coastal Commission  
San Diego Coast Area  
7575 Metropolitan Drive Suite 103  
San Diego, CA 92108

John Ainsworth, Executive Director.  
Cort Hutchins

Dear Sirs,

This letter pertains to the proposed permits pertaining to Coast Highway 101 from A street to LaCoasta Avenue. A handful of people shouldn't have the right to decide something as important as dividing the usage of a major roadway (between cyclists and motorists) and on such short notice. Please note the following considerations.

**HISTORICAL REFERENCE:** Highway 101 was built for automobiles. It has been maintained by taxes specifically aimed at motorists. Homes and commerce venues have been built along Highway 101 to accommodate these automobiles. Nothing along 101 was built for cyclists. Why are they now claiming half of it for themselves?

**WHAT COULD YOU POSSIBLY BE THINKING OF?**

No airfield would even think of allowing small craft or gliders to share the same space as major airplanes. It's not fair. It's not safe. The financial burden is far from equal. Yet motorists using 101 are expected to not only share half of their roadway cyclists, they are now to be held fully responsible for the safety of those cyclists.,

**USE:** If things proceed as planned, one full lane on the two lane highway 101 is to be designated for the sole purpose of recreating. Cyclists are neither destination oriented nor conducting business. If it's exercise we're concerned with, how about a designated lane for runners, skateboarders, fast walkers - why do cyclists get all the rights? I heard a Congress Woman/cyclist state: "in order to cut down on traffic, we need to inconvenience and frustrate automobile drivers." That's her sophisticated solution to traffic problems? Making them worse? Automobiles are a fact of life - the product of a large population yearning to connect and earn a living. If you want to save the planet, why not alter the pollution factor of automobiles? What would burying the everyday guy in more traffic possibly accomplish other than increasing the moral righteousness of cyclists - who don't deserve it? In Thailand, citizens use bikes for their very existence. The architecture of their lives, homes and business day are built around two wheels. This isn't Thailand. It never will be. A handful of cycling enthusiasts pushing an unfair bill through this shameful kangaroo court process are not going to change a Southern California so fundamentally oriented towards automobiles.

ENFORCEMENT OF BASIC HIGHWAY RULES AND ETIQUETTE - Rare is the cyclist who follows rules. They ignore signs, speed through lights, weave in and out of everything, even parked cars. Not once in my long life have I ever seen a cyclist cited for anything. Cited for what? Are there even rule books for cyclists? Motorists are cited for picking their nose. They must pass age, sight and response regulations. Motorists must qualify and purchase a license to drive, another for their vehicle. Their four wheels must be sanctioned for code and safety. Was there ever a time when a cyclist was forced to stay off the road because they posed a danger to others? Cyclists don't get cited for causing accidents, they file lawsuits, big ones. Motorists are required by law to carry insurance to avoid such penalties. Why aren't cyclists? They might drive on the same roads as automobiles, but they do so on an entirely different system. It's a free system - free of required education, free of laws that are enforced, of parking tickets, speeding tickets, of gas taxes, any taxes. Cyclists are free of responsibility for accidents they themselves cause. They are free of the same lawsuits they inflict on others. They're not even required by law to know the rules motorists are regularly ticketed for. No school education program? No age requirements on major roads? How about tests for competency? Vision? Hearing? What about the safety of their equipment: turn signals, rearview mirrors, horns, lights, child safety requirements, reflective vests. Should motorists be held responsible for the consequences caused by ill equipped and ill trained cyclists? How about inexperienced six year olds on their tiny, temporary bikes?

NEVER MIND THE LAW. HOW ABOUT COMMON COURTESY: There is no such thing as "now, it's your turn" where cyclists are concerned. Pedestrians wait, cars wait, police vehicles, school buses and ambulances wait - not cyclists. They don't accommodate vehicles pulling out of or into a parking spaces, merging into traffic, even making a turn that a motorist has duly waited for. Spoiling the other guy's progress is never a cyclist's concern. Waiting is not what cyclists do. They have somehow assumed the right of way over everyone. I dread large weekend cycling groups, their chumminest amongst each other in deep traffic, while those in cars grit their teeth trying to anticipate their next move. Motorists are forbidden large clustered groups moving in tandem, taking over whole portions of the road. Not cyclists. They do as they please. If they wanna ride your bumper or side doors, they do so. You are forbidden by law to do the same to them. I dread their emerging full speed and unseen from behind a parked car, for silently squeezing into my lane taking up a space the size of a grocery cart. I fear their poorly lighted presence in the dark, their arrogant refusal to stop, go and proceed with the expected flow of traffic. It's against the law for a motorist to go too slow, to not follow the general flow of traffic, to brake without lights, to turn without a signal. Yet cyclists have no such laws, none that I've ever seen cited. All I hear from cyclists is how fearful they are of motorists. They're not half as afraid of us as we are of them. They count on it. Cyclists expect forgiveness for honest mistakes when they never grant it themselves.

Accidents happen. Sometimes it's one driver's fault, sometimes another, sometimes accidents are no one's fault. Whole cities don't get sued when a motorist is injured. Heaven help the world if a cyclist gets hurt. Everyone is going to suffer. If cyclists were held to the same standards as motorists, if they were more considerate, better behaved and forced to pay for their own insurance, there would be fewer accidents, fewer lawsuits.

#### RECOMMENDATIONS:

Biking accidents are a grey area of the law. Ridiculous punitive awards inflicted on motorists, manufacturers and whole communities are the result of poorly defined laws and uninsured cyclists. If seat belts, cell phone usage and car seats can be regulated, so can major road use by cyclists.

Rules for cyclists need to be formerly established, to be required learning for all. Cyclist's need to be tested, those who use major roadways should be equipped with required safety equipment. Cycling insurance should be mandatory. Tests could be administered via website, mail, at bike stores, the DMV or in schools. Rules could be made available everywhere.

Responsibility for incident should be shared equally. Punishment for not knowing the rules, for inexperience, for an unforeseen or rare circumstance, for being in the wrong place at the wrong time, for a small lapse in judgment should be felt by all users of major roads, not just motorists or communities. The days of cyclists moving free as birds on major roadways should be over. Small communities like Encinitas should not be crushed by the financial burden of accidents they could not possibly foresee, nor should they be required the expensive task of designing and reconfiguring miles of highway on 101. These highways were neither built nor intended for bicycles. Think of a another highway of this size and importance in all of San Diego county that allows cyclists to move with such

freedom, and all under the guise of saving energy? Saving energy was a lie when the excuse was first posed, it's a lie now. Every single motorist on Highway 101 in North County San Diego should not be punished and inconvenienced because of the mishap of a single female cyclist, regardless of whose fault it was. Forget granting cyclists their own lane, I'm for banning them from 101 altogether.

Judith Montague

## Hitchens, Cort@Coastal

---

**From:** David Berri <david@berribrothers.com>  
**Sent:** Thursday, December 19, 2019 12:46 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** Berri Brothers- 1766 N. Coast Hwy 101 Encinitas  
**Attachments:** IMG\_1113.jpg; IMG\_1114.jpg

Hi Cort. I am writing this objection letter in regards to Berri Brothers Gas Station located at 1766 N. Coast Hwy 101 Encinitas, Ca. 92024. I received this letter yesterday regarding the Leucadia Streetscape Project. I wish to register an objection. This letter says that I have 10 days from December 4th to register an objection. This letter was not postmarked until December 9th. I am objecting based on lack of proper notice and enough time to object not being given. I was not given enough time to follow up with the city in order to investigate how this change affects my business. I am also concerned that this is the first I have ever received notice from the Coastal Commission regarding the Leucadia Streetscape Project. I am reaching out to the city to investigate.

Thanks

David Berri  
714-801-3918

# Letters of Support

Hitchens, Cort@Coastal

---

**From:** Annika Walden <annika@leucadia101.com>  
**Sent:** Monday, December 16, 2019 9:09 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** Permit No. A-6-ENC-18-0019

December 16th, 2019

To: California Coastal Commission

From: Leucadia 101 Mainstreet Association

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit

Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design
- Complete sidewalks for pedestrians
- Dedicated bike lanes separate from motor lanes
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,

Leucadia 101 Mainstreet Association

--  
**Annika Walden**

Executive Director, Leucadia 101 Main Street  
1144 N. Coast Hwy 101, Encinitas, CA 92024

Office: 760-436-2320

Cell : 760-688-8814

[www.leucadia101.com](http://www.leucadia101.com)

Like us on [Facebook!](#)

## Hitchens, Cort@Coastal

---

**From:** Charles Marvin III <cmarvinesq@cox.net>  
**Sent:** Monday, December 16, 2019 4:58 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisio to: California coastal commission ns to Leucadia streetscape project coastal development permit; permit number A-6-ENC-18-0019

To: California Coastal Commission

From: Charles Marvin III and Kirsten Marvin, 200 Neptune Ave., Encinitas

Dear California Coastal Commissioners:

We are requesting the Coastal Commission to continue to support the proposed revisions to the coastal development permit number A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of the N. Coast Hwy. 101. The Leucadia Streetscape improvements will be for the benefit of all of Encinitas. These improved facilities include:

More efficient roadway design.

Complete sidewalks for pedestrians.

Dedicated bike lane separated from motor lanes.

Improved bus stops for users of public transport with overhangs, seating and safe Highway 101 crossings.

Efficient network of sidewalks, crosswalks and Hawk pedestrian signalized crossings to promote safe pedestrian use.

Installation of street lighting to support nighttime pedestrian use and activities.

In addition to the above-mentioned facilities, the N. Coast Hwy. 101 Streetscape calls for the planting of close to 800 new trees and the preservation of 92.5% of the existing tree canopy, for a total of 1000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this extremely important legacy infrastructure project!

Respectfully submitted.

Charles and Kirsten Marvin

## Hitchens, Cort@Coastal

---

**From:** Elena Thompson <elenathompson@cox.net>  
**Sent:** Tuesday, December 17, 2019 7:30 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** Permit No. A-6-ENC-18-0019 - In Full Support  
**Importance:** High

December 16th, 2019

To: California Coastal Commission

From: Elena and John Encinitas Residents

Subject: *In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit*

Dear California Coastal Commissioners and Mr. Cort Hitchens,

We are hereby requesting the Coastal Commission continue to support the proposed revisions to the San Diego/Encinitas coastal development permit No. A-6-ENC-18-0019 for the Beach City of Encinitas. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas and beach seeking people everywhere! We support them in full and hope and trust you will, too.

This project is critical to providing beach access and these modifications will continue to make this a worthwhile project that merits your continued full support.

Thank you!

*Happy Holidays 2019!*

**Elena and John Thompson, 32 year Residents of Encinitas**

## Hitchens, Cort@Coastal

---

**From:** Brian Evans, DVM <brianevansdvm@gmail.com>  
**Sent:** Tuesday, December 17, 2019 8:16 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

December 16th, 2019

To: California Coastal Commission

From: Brian Evans, DVM, Encinitas Resident

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit  
Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design
- Complete sidewalks for pedestrians
- Dedicated bike lanes separate from motor lanes
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,

Brian Evans, DVM

## Hitchens, Cort@Coastal

---

**From:** Michael Schmitt <mschmitt3@gmail.com>  
**Sent:** Tuesday, December 17, 2019 8:39 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

December 16th, 2019

To: California Coastal Commission

From: Michael Schmitt, Encinitas Resident

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design
- Complete sidewalks for pedestrians
- Dedicated bike lanes separate from motor lanes
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,

Michael Schmitt

## Hitchens, Cort@Coastal

---

**From:** Michael Marckx <mmx@creativedisruption.info>  
**Sent:** Tuesday, December 17, 2019 8:42 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit

December 17th, 2019

To: California Coastal Commission

From: Concerned Residents of Encinitas, Michael Marckx and Christine Yonan

Dear California Coastal Commissioners and Mr. Cort Hitchens:

We are hereby requesting the Coastal Commission continue to support the proposed revisions to the San Diego/Encinitas coastal development permit No. A-6-ENC-18-0019 for the Beach City of Encinitas. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas and beach seeking people everywhere! We support them in full and hope and trust you will too.

As a former Chairman of the Board of the global Surfrider Foundation, I am particularly concerned with access to clean beaches... This project is critical to providing precious access and these modifications will continue to make this a worthwhile project that merits your continued full support.

Thank you!

mmx

Michael Marckx  
cell: 760-815-0927



MONUMENTS OF CYCLING

## Hitchens, Cort@Coastal

---

**From:** Todd Derr <todd.derr11@gmail.com>  
**Sent:** Tuesday, December 17, 2019 9:45 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

To: California Coastal Commission

From: Todd Derr, Encinitas Resident and Business Owner/Operator

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design
- Complete sidewalks for pedestrians
- Dedicated bike lanes separate from motor lanes
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,

Todd Derr

## Hitchens, Cort@Coastal

---

**From:** Nathan Mertz <nmertz74@hotmail.com>  
**Sent:** Tuesday, December 17, 2019 3:05 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

December 16th, 2019

To: California Coastal Commission

From: Nathan Mertz, Encinitas Resident

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design
- Complete sidewalks for pedestrians
- Dedicated bike lanes separate from motor lanes
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,

Nathan Mertz  
1455 Caudor Street  
Leucadia, CA 92024

## Hitchens, Cort@Coastal

---

**From:** Peter Curry/USA <Peter.Curry@cushwake.com>  
**Sent:** Tuesday, December 17, 2019 4:33 PM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit

December 17th, 2019

To: California Coastal Commission

From: Peter Curry; Commercial property owner at 190 N Hwy 101 Encinitas.

**Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit**

Dear California Coastal Commissioners,

I am requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- - More efficient roadway design
  - Complete sidewalks for pedestrians
  - Dedicated bike lanes separate from motor lanes
  - Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
  - Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
  - Installation of street lighting to support nighttime pedestrian use and activities

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,



Peter Curry

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege and contain copyright material, and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose, copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

Please see our website to view our privacy notice / statement.

## Hitchens, Cort@Coastal

---

**From:** hwy101design@aol.com  
**Sent:** Wednesday, December 18, 2019 1:35 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

December 16th, 2019

To: California Coastal Commission

From: Fred Caldwell, Encinitas Resident since 1961 and local businessman since 1981

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design (the introduction of roundabouts will be cheaper in the longrun to maintain, save gas, wear and tear on brakes, save lives and create less damage to property).
- Complete sidewalks for pedestrians (Leucadia and Encinitas need complete sidewalks not only to look better, but to keep strollers and pedestrians out of the dirt and mud in various locations)
- Dedicated bike lanes separate from motor lanes (For decades, N 101 had no designated bike lanes at all and it was far more hazardous. Recent speed limit signs have helped as have occasional gentle humps and hawk crossings).
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings (Currently, the only seating for bus riders at these stops have no protective coverings and randomly donated chairs that no one wants on their property any longer!)
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities. (Currently, Leucadia has many pitch black zones at night, and a few years ago a cyclist was killed across the street from me in the 1200 block. The county put 12 streetlamps along N 101 in the 1920's, but they have since been removed and we would like to install similar ones for the entire length of N 101.

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor. (This was always a number 1 priority overall at Leucadia Streetscape workshops, and Streetscape actually removes around an acre of asphalt from Cadmus St to A St. to create / continue our classic canopy of trees.)

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,

Fred Caldwell / Caldwell's Antiques & Coast Hwy 101 Design

1234 N. Coast Hwy 101  
Leucadia, CA 92024  
760 707 9009  
Jump to Toolbar

December 16th, 2019

To: California Coastal Commission

From: Kevin Doyle, Encinitas Resident & Planning Commissioner

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

I have been involved with this plan, locally known as the "Leucadia Streetscape", since before its official commencement. Since 2005 I have been advocating for a safer, saner access to the beach by way of the Hwy 101 corridor. In 2007 we were successful in getting approval for "temporary" sidewalks along the 101 - before that most of the road was lined with nothing but dirt paths! The plan that came out of this 12 year process has been vetted numerous times, and approved by the Coastal Commission in 2018. The item before you is a minor amendment to allow for additional parking improvements that will only enhance the overall plan.

Encinitas staff has requested that we amend our coastal development permit to increase the amount of pods from 3 to 10; add new driveways and safety lighting constructed with stabilized base and gravel surface instead of paved surfaces; shift sidewalks from the city's ROW to NCTD's ROE; replace the approved 4-6ft sidewalks with a 5-10ft DG path; add signalized pedestrian crosswalk at Avocado ave.

I am requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. These improvements will be for the benefit of all of Encinitas.

I respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for your consideration,

**Kevin Doyle**

*Planning Commissioner, City of Encinitas*

*President, Leucadia 101 Mainstreet Association*

## Hitchens, Cort@Coastal

---

**From:** John Abate <johnjabate@gmail.com>  
**Sent:** Thursday, December 19, 2019 7:42 AM  
**To:** Hitchens, Cort@Coastal  
**Subject:** A-6-ENC-18-0019

December 19th, 2019

To: California Coastal Commission

From: John Abate, Encinitas Resident

Subject: In favor of proposed revisions to Leucadia Streetscape Project Coastal Development Permit Permit No. A-6-ENC-18-0019

Dear California Coastal Commissioners,

We are requesting the Coastal Commission continue to support the proposed revisions to the coastal development permit No. A-6-ENC-18-0019. The changes listed in the amendment are vital to the redevelopment of North Coast Hwy 101. The "Leucadia Streetscape" improvements will be for the benefit of all of Encinitas. These improved facilities include:

- More efficient roadway design
- Complete sidewalks for pedestrians
- Dedicated bike lanes separate from motor lanes
- Improved bus stops for users of public transit with overhangs, seating and safe Hwy 101 crossings
- Efficient network of sidewalks, crosswalks and Hawk Pedestrian Signalized crossings to promote safe pedestrian use
- Installation of street lighting to support nighttime pedestrian use and activities

In addition to the above-mentioned facilities, the N. Coast Hwy 101 Streetscape calls for the planting of close to 800+ new trees with the preservation of 92.5% of the existing tree canopy for a total of 1,000+ trees along the corridor.

We respectfully request that the Coastal Commission continue to support the proposed permit amendment and allow our city to move forward with expedited implementation of this very important infrastructure project.

Thank you for the consideration,  
John Abate

CH

Richard Kushner  
4064 Carmel Springs Way  
San diego, Ca 92130  
858.405.5270  
December 11, 2019

John Ainsworth  
Executive Director  
California Coastal Commission  
7575 Metropolitan Dr., #103  
San Diego, Ca 92108-4402

RECEIVED

DEC 16 2019

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

Re: A-6-ENC-18-0019-A1

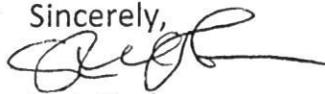
Mr. Ainsworth:

I am in receipt of a letter for Notice of proposed immaterial permit amendment.

I am against A-6-ENC-18-0019-A1 which reduces 2 lanes to 1 on Hwy 101.

I am in favor of widening the road to include bike lanes and bus turn-outs, but not reducing the lanes from 2 to 1.

Sincerely,



Rich Kushner