

CALIFORNIA COASTAL COMMISSION

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W15c

ADDENDUM

DATE: October 11, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W15C, APPEAL NO. A-5-LGB-21-0060 FOR THE COMMISSION MEETING ON WEDNESDAY, OCTOBER 13, 2021.**

I. CORRESPONDENCE RECEIVED

The Commission received a letter in support of the appeal from the appellant (Unite Here Local 11) dated October 8, 2021, and letters from Unite Here Local 30, Unite Here Local 483, Unite Here 2850, and North Bay Jobs For Justice dated October 11, 2021. All five letters recite the same two contentions as the appeal, that affordable hotel rooms should be required on site and that there is not enough vehicle parking on site. As of 5pm October 11, 2021, the Commission has received 71 emails in support of the appeal from members of the public, reciting the same two contentions. The Commission received two letters in support of the project as approved by the City from an attorney representing the applicant dated September 15, 2021 and October 8, 2021, and letters in support of the project from the Laguna Beach Mayor and the Crystal Cove Conservancy dated September 16, 2021 and September 17, 2021. The Commission has received four letters and four emails in support of the project from members of the public, which state that it will be an improvement to downtown Laguna Beach and will support restoration of beach cottages at Crystal Cove State Park. All letters and emails are included in the "Correspondence" file for this item, generally in the order received, except for duplicate emails that follow the same template and emails received after 5pm October 11, 2021.

The two issues raised by the appellants and others opposed to the project were analyzed in the staff report dated September 29, 2021. The contention regarding lower cost visitor accommodations is addressed with findings on pages 10-13. The contention regarding vehicle parking is addressed with findings on pages 13-15. These contentions were also addressed with findings in the City's resolution approving the development and the City's action is supported by evidence in the administrative record provided by the City. Therefore, staff continues to recommend the Commission find that the appeal raises no substantial issue as to conformity with the policies of the City's certified LCP and the public access policies of the Coastal Act.

II. CORRECTIONS TO STAFF REPORT

Commission staff recommend changes to the staff report dated September 29, 2021, to make the following corrections. Language to be added is identified in **bold underline**; language to be deleted is identified in ~~strikethrough~~.

- a) Modify the second sentence of the first paragraph on page 2:

The applicant will provide eleven electric vehicle ~~changing~~ **charging** stations and electrical equipment will be developed to allow for installation of additional electric vehicle ~~changing~~ **charging** infrastructure in the future as demand increases, consistent with the California Green Building Standards.

- b) Modify the fifth sentence in the final paragraph on page 8:

The applicant will provide eleven electric vehicle ~~changing~~ **charging** stations and electrical equipment will be developed to allow for installation of additional electric vehicle ~~changing~~ **charging** infrastructure in the future as demand increases, consistent with the California Green Building Standards.

- c) Modify the second sentence of the second paragraph on page 13:

Thus, the appellant's contention regarding lower cost visitor accommodations does **not** raise a substantial issue.

- d) Modify the final sentence of the final paragraph on page 15:

Thus, the appellant's contention regarding public access does **not** raise a substantial issue.