

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071



F10b

A-5-LGB-19-0010 (Surf & Sand Resort)

November 19, 2021

CORRESPONDENCE

FW: Surf & Sand Resort

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Mon 11/1/2021 11:38 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Cc: Hammonds, Rebecca@Coastal <Rebecca.Hammonds@coastal.ca.gov>

Hi Meg,

Looks like you have some comments will this be for November hearing ?

Thanks,

-Simone

From: sarahvoxswenson@gmail.com [mailto:info@email.actionnetwork.org]

Sent: Saturday, October 30, 2021 9:02 PM

To: SouthCoast@Coastal; Brownsey, Donne@Coastal; Padilla, Stephen@Coastal; Turnbull-Sanders, Effie@Coastal; Aminzadeh, Sara@Coastal; Hart, Caryl@Coastal; Wilson, Mike@Coastal; Rice, Katie@Coastal; Escalante, Linda@Coastal; Harmon, Meagan@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Mann, Zahirah@Coastal; Faustinos, Belinda@Coastal; Luce, Shelley@Coastal

Subject: Surf & Sand Resort

Honorable Members of the Coastal Commission and Staff,

Here are three areas of concern, where there is a live question if a Coastal Development Permit (CDP) should have been secured. In all cases, the Applicant proposes to renovate these areas.

1. Expansion of wedding gazebo into blufftop café terrace
2. Conversion of office/retail space into existing spa
3. Other renovations at the neighboring Sandcastle building

We urge the Commission to stay action on the current CDP until these issues are resolved.

sarahvoxswenson@gmail.com

144 RIDGE AVE

NEWTON CENTRE, Massachusetts 02459-2536

FW: Surf & Sand Resort

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Mon 11/1/2021 12:05 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Cc: Hammonds, Rebecca@Coastal <Rebecca.Hammonds@coastal.ca.gov>

[Here another comment](#)

From: Richard Swensson [mailto:info@email.actionnetwork.org]

Sent: Monday, November 01, 2021 8:05 AM

To: SouthCoast@Coastal; Brownsey, Donne@Coastal; Padilla, Stephen@Coastal; Turnbull-Sanders, Effie@Coastal; Aminzadeh, Sara@Coastal; Hart, Caryl@Coastal; Wilson, Mike@Coastal; Rice, Katie@Coastal; Escalante, Linda@Coastal; Harmon, Meagan@Coastal; Uranga, Roberto@Coastal; Groom, Carole@Coastal; Mann, Zahirah@Coastal; Faustinos, Belinda@Coastal; Luce, Shelley@Coastal

Subject: Surf & Sand Resort

Honorable Members of the Coastal Commission and Staff,

The Applicant needs to show that the current site conditions are not the result of unpermitted development. Development that sits on the shoulders of unpermitted development is improper and, thus, even minor changes to unpermitted development need to be viewed together to determine their full impact on resources. This is particularly important where CCC seeks to establish a baseline of current conditions in the event of subsequent project approvals. Before establishing a baseline, CCC should ensure that past unpermitted development and impacts have been rectified.

Here are three areas of concern, where there is a live question if a Coastal Development Permit (CDP) should have been secured. In all cases, the Applicant proposes to renovate these areas.

1. Expansion of wedding gazebo into blufftop café terrace
2. Conversion of office/retail space into existing spa
3. Other renovations at the neighboring Sandcastle building

We urge the Commission to stay action on the current CDP until these issues are resolved. If existing development did occur absent required CDPs, then the Commission should require the Surf & Sand receive appropriate permits (i.e., after-the-fact) for their existing development and rectify improper blufftop setbacks before proceeding with their \$10 million renovation.

Sincerely,

Richard Swensson

richard.swensson@gmail.com

335 Heather Pl

Laguna Beach, California 92651



FW: Surf & Sand Resort

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/3/2021 12:59 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Cc: Hammonds, Rebecca@Coastal <Rebecca.Hammonds@coastal.ca.gov>

From: Eamon Moghimi <info@email.ac onnetwork.org>

Sent: Wednesday, November 3, 2021 12:24 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>; Padilla, Stephen@Coastal <Stephen.Padilla@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Aminzadeh, Sara@Coastal <sara.aminzadeh@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Rice, Ka e@Coastal <ka e.rice@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Uranga, Roberto@Coastal <roberto.uranga@coastal.ca.gov>; Groom, Carole@Coastal <carole.groom@coastal.ca.gov>; Mann, Zahirah@Coastal <zahirah.mann@coastal.ca.gov>; Faus nos, Belinda@Coastal <belinda.faus nos@coastal.ca.gov>; Luce, Shelley@Coastal <shelley.luce@coastal.ca.gov>

Subject: Surf & Sand Resort

Honorable Members of the Coastal Commission and Staff,

Here are three areas of concern, where there is a live question if a Coastal Development Permit (CDP) should have been secured. In all cases, the Applicant proposes to renovate these areas.

1. Expansion of wedding gazebo into blufftop café terrace
2. Conversion of office/retail space into existing spa
3. Other renovations at the neighboring Sandcastle building

We urge the Commission to stay action on the current CDP until these issues are resolved.

Eamon Moghimi

moghimi.eamon@gmail.com

312 Myrtle street

Laguna Beach, California 92651

FW: Surf & Sand Resort

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/4/2021 9:20 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Damon Shelly <damon@shellygroup.com>

Sent: Wednesday, November 3, 2021 8:26 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>; Padilla, Stephen@Coastal <Stephen.Padilla@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Aminzadeh, Sara@Coastal <sara.aminzadeh@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Rice, Ka e@Coastal <ka e.rice@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Uranga, Roberto@Coastal <roberto.uranga@coastal.ca.gov>; Groom, Carole@Coastal <carole.groom@coastal.ca.gov>; Mann, Zahirah@Coastal <zahirah.mann@coastal.ca.gov>; Faus nos, Belinda@Coastal <belinda.faus nos@coastal.ca.gov>; Luce, Shelley@Coastal <shelley.luce@coastal.ca.gov>

Subject: Surf & Sand Resort

Honorable Members of the Coastal Commission and Staff,

I support the proposed updates of the Surf & Sand. It is good for the vitality of our community.

Damon Shelly

damon@shellygroup.com

1031 Marine Drive

Laguna Beach, California 92651

1

Nov. 11, 2021

To Whom It May Concern,

I often refer to the fact that the Surf & Sand Resort was the deciding factor in my decision to become a permanent resident here; I've even written about it in several of my books.

Since I moved here in 2000, I've developed an extensive online and guide book following with The Best of Laguna Beach™. More than 130,000 opt-in readers check in daily and weekly to learn more about Laguna Beach, and any mention of the Surf & Sand Resort is a favorite read to both locals and individuals in all points of the world.

I regularly have hundreds of people asking me for resort advice and, to this day, I still recommend The Surf & Sand because there's nothing like it in Orange County, much less in Laguna Beach. The Surf & Sand is the very essence of Laguna Beach, a mix of regal beauty and friendly open spaces that invite you down to the pristine sand and water.

Where some Laguna Beach resorts and boutique hotels do not allow the public (non-registered guests) much access, the Surf & Sand is always inviting and welcoming, and that's why it's such a favorite to the residents here. She is that cool, lovely friend we want all of our incoming relatives and friends to meet.

Even though I live on the beach in South Laguna, just a couple miles south of Surf & Sand, I stay at the resort now and then to soak in its rare beauty, both in the rooms and on the grounds. The management has done a magnificent job of maintaining this old building – she was built in 1948, with the last renovation more than a decade ago – but she is sorely in need of her own “spa day.”

From my perspective:

- I always have readers asking me about ADA accessibility in various resorts and restaurants in Laguna Beach. ADA upgrades here at the Surf & Sand would be an inviting plus.
- Similarly, the resort is decades old, built long before modernized code requirements were in play. It's essential that the resort be brought into compliance, not only for the safety of its staff and guests, but to gain much more energy and plumbing efficiencies.
- As noted, the resort needs top-to-bottom repair and new stability to withstand environmental changes (that we're already experiencing) for another 70+ years.

I've seen the plans and reviewed the 3-D models of the proposed changes, and sat through all of the meetings when our City approved the repair and maintenance projects nearly three years

ago. I felt then, and still feel today, that the owners and management of the Surf & Sand worked diligently to make wise choices that align beautifully with the charm and beauty of our town.

It is in the best interest of Laguna Beach that this resort project be approved so that she can continue to be an icon for our city.

Thank you for your time,

Diane Armitage

Diane@TheBestofLagunaBeach.com

(949) 637-1995

November 12, 2021

TO: California Coastal Commission

RE: Surf & Sand Resort

Dear Commissioners,

My name is Paula Hornbuckle-Arnold. I am a 20-year resident of Laguna Beach, CA and prior a life-long visitor to the Surf & Sand Resort. In fact, I've been visiting the resort since the 1979. In my 20 years in Laguna Beach I served on the Board of Directors of the Boys & Girls Club and two years as the Chairman of the Board. I also served as the CEO of the Laguna Beach Chamber of Commerce. In these positions it is estimated that I, personally, have raised in excess of 8 million dollars for our community. As demonstrated by my volunteer service I have a vested interest in the viability of Laguna Beach which brings me to the reason for my letter.

I live at 1603 S. Coast Hwy, literally almost next door to the Surf & Sand Resort. I recently spent three weeks living at the Surf & Sand as my home had an internal pipe leak. While staying there is always a treat, the hotel is in desperate need of several upgrades to remain safe, up-to-date and competitive.

After some inquiry I found out that the resort has applied and received approval for repair and maintenance 3 years ago!! It appears that the city staff dismissed all appeals that were presented to them. ADA upgrades are MUCH NEEDED and the new work proposed does not meet the criteria for a major remodel. Many of the projects the resort is undertaking are necessary for fire safety, energy efficiency and general guest safety.

I, along with my neighbors at 1605, 1607, 1609, 1611, 1613 and many at 1585 S. Coast Hwy, FULLY SUPPORT the city staff recommendation for approval of the Surf & Sand project.

Respectfully,

Paula Hornbuckle-Arnold
1603 S. Coast Hwy
Laguna Beach, CA 92651
(949) 433-8033



PACIFIC

MARINE MAMMAL CENTER

Peter Chang

Chief Executive Officer

Alissa Deming, MS, DVM, PhD

VP of Conservation Medicine and
Science

Kirsten Donald

Director of Education

Debra Finster

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Rachel Stanaland, DVM

November 12, 2021

Dear Coastal Commissioners:

My name is Peter Chang, and I am Chief Executive Officer of the Pacific Marine Mammal Center in Laguna Beach. We are a 501(c)(3) non-profit organization whose mission is to rescue, rehabilitate, and release marine mammals and inspire ocean stewardship through research, education, and collaboration.

As the only licensed marine mammal rescue center in Orange County, we understand the importance of preserving our natural resources. Ensuring appropriate coastline development and access is an integral part of our efforts.

I am writing you to express my support for the Surf & Sand Resort's renovation project. The staff report for this project is very thorough and the scope of the renovation is aligned with preserving the character of Laguna Beach. Remodeling projects, like the proposed one, are necessary to keep the Resort functional and keep Laguna Beach beautiful.

I support Surf & Sand Resort's renovation project.

Should you have any further questions, please feel free to contact me at 949-494-3050 or at pchang@pacificmmc.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Chang'.

Peter Chang
Chief Executive Officer
pchang@pacificmmc.org

RESCUE, REHAB, RELEASE, EDUCATE, RESEARCH

20612 Laguna Canyon Road. Laguna Beach, CA | www.pacificmmc.org | 949-494-3050

Tax ID: 95-3680896



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President/CEO

November 12, 2021

California Coastal Commission

Dear Commissioners:

For the past year I have worked as the President and CEO of the Laguna Beach Chamber of Commerce. Additionally, I have 10 years working at the Anaheim Chamber of Commerce. During my time in Laguna Beach, the Surf & Sand Resort has been a great Chamber and Community partner, supporting our annual golf tournament as well as The Taste of Laguna Beach.

This letter is in support of the Surf & Sand Resort's proposed remodel project. It is very important for this project to move forward as it will bring the hotel into compliance with various code requirements, including energy efficiency, fire, plumbing, and safety codes.

Additionally, this work is not a major remodel or new development and is consistent with the City's certified Local Coastal Program.

On behalf of the Laguna Beach Chamber and Laguna Beach Chamber Board of Directors, I urge you to support the staff recommendation and approve this project.

Sincerely,

Sandy Morales
President/CEO



November 12, 2021

RE: Public Comment on November 2021 Agenda Item Friday 10b - Application No. A-5-LGB-19-0010 (Surf

Dear Commissioners:

I have had the opportunity to lead tourism efforts in Laguna Beach for the past 10-plus years, promoting all of the incredible assets our community has to offer. In working in this segment, I have had the continuous pleasure of working with Surf & Sand Resort in many different aspects. They are an incredibly valuable asset to the Laguna Beach community — both from a product offering standpoint, and from a giveback perspective, whether it was during the fires, floods, or most recently, the oil spill.

As you know, there is constant demand for beach vacations, more importantly, there's increased competition not only throughout the state, but across the nation.

Surf & Sand Resort continues to be a sought-after property by travelers across the globe, however; we are starting to hear of dissatisfaction from repeat consumers related to the lack of state-of-the-art enhancements that are a part of their proposed plan. Routine repair and maintenance is necessary in order to keep the resort operational and preserve the character and beauty of Laguna Beach. We at Visit Laguna Beach strongly support tasteful renovations that align with the community aesthetic and believe this project needs to move forward immediately.

The Staff Report is very thorough, and all of the issues raised in the appeals have been clearly presented and dismissed. I am writing today to urge the Commission to support the staff recommendation and approve the project. It has been three years since the city approved this repair and maintenance project and it's time to get this project completed.

The project is consistent with the City's certified Local Coastal Program and the new work being proposed is not a major remodel nor a new development. It will also bring the hotel into compliance with various code requirements, including energy efficiency, fire, plumbing, and safety codes. ADA upgrades are also much needed and will make a big difference in improving accessibility throughout the property, providing access to all.

Thank you for your consideration and we are hopeful for your support on this item.

Best Regards,

Ashley

A handwritten signature in black ink, appearing to be 'Ashley', written on a light gray dotted background.

Ashley Johnson, CDME
President & CEO
Visit Laguna Beach®
361 Forest Avenue, #200
Laguna Beach, CA 92651
949-376-0511 x101
@VisitLaguna
www.VisitLagunaBeach.com
Ashley@VisitLagunaBeach.com

November 12, 2021

California Coastal Commission
455 Market Street Suite 300
San Francisco, CA 94105

**Re: F10b – Surf and Sand Resort, Laguna Beach
A-5-LGB-10-0010**

Honorable Commissioners:

Thank you for considering these comments opposing the approval of this project and the recommended conditions.

As background, I am a 36+ year resident of Laguna Beach and first became acquainted with the impacts of the Surf and Sand on this community in 1976. I worked in the hospitality industry for over 25 years and am very familiar with how a resort property must operate to be as profitable as possible. With profitability as their only goal, impacts to the environment or the community are not top-of-mind.

My comments are not going to focus on the decades-long problems related to the Surf and Sand's inability to receive daily deliveries throughout the day that completely block one, and often both lanes of a very congested stretch of Coast Highway, or their inability to have their huge trash dumpsters emptied without blocking one or two lanes of Coast Highway, or the fact that their entrance/exit is inadequate for the number of vehicles, motorcoaches and shuttles that stack out onto Coast Highway, or their takeover of the public beach with their own guest amenities, but rather their ongoing unwillingness to address their completely inadequate parking due to unpermitted and poorly planned development. For the purposes of these comments, I am going to focus on the unpermitted spa that Surf and Sand is seeking after-the-fact approval for without having adequate historical data to prove that this conversion did not dramatically impact parking.

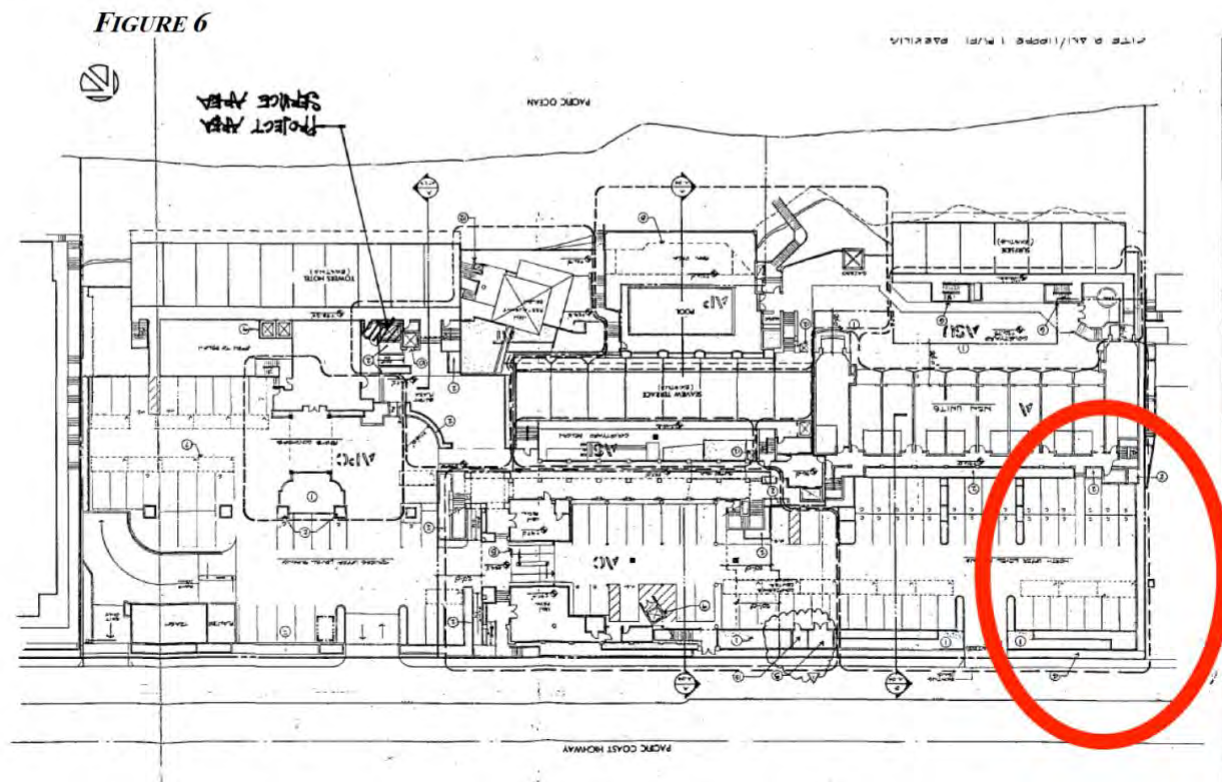
The Surf and Sand is requesting after-the-fact approval of the Spa building. The staff report states that, "because the areas of foundation additions is less than 50%, the work does not rise to the level of major remodel." The staff report also states that the "2019 appeal raised a substantial issue hinging primarily on lack of information in the local file adequate to determine the extent of the proposed work and whether it rose to the level of new development/major remodel." Staff now feels that the applicant and their highly-compensated team of attorney/lobbyist/consultant has provided additional information and clarification and staff is now recommending approval. I respectfully ask the Commissioners to please re-examine what has been provided in the way of additional information and clarification on the Spa and its impacts, and deny approval of this project because it does not provide adequate parking, nor reduce the impacts to the surrounding public access parking both on Coast Highway and in the adjacent, narrow side streets.

The April 14, 2021 letter from Gideon Kracov summarizes the spa issue quite succinctly and explains that the Spa building formerly housed retail and office space. I am unable to locate any parking, traffic or circulation analysis in any of the documents contained in this staff report or previous staff reports that would account for the very large increase in needed parking for a spa versus retail/office space. It would appear that absolutely no attempt was made to require adequate parking for this major conversion to a spa that would not only accommodate guests of the resort, but also provide spa services to the surrounding community of Laguna Beach. Please see excerpt on next page of Mr. Kracov's letter of April 14, 2021.

B. SPA BUILDING

The staff Report mentions that the “Aquaterra spa building formerly housed retail and office space.” (Staff Report, PDF p. 19.) However, the report makes no mention of when this conversion occurred. Nor does Exhibit 2 of the Staff Report provide a date of construction for the Spa Building and does not list it as part of the 1989 CDP or CDP Amendment. (See Exhibits, PDF p. 6.)

It seems clear that no renovations took place or were approved in 1989 given all the development proposed was on the seaside portion of the Resort. (See Exhibit, PDF p. 51 [proposed new development is all highlighted in black marker with a parking lot located in the area where the spa is currently located].) This is made clear when comparing the 1989 plans (Fig. 6) with the current plans showing existing structures (Fig. 7). (See figures below and following page [annotated for your convenience]).



Without any documentation, studies or historical data provided by the Surf and Sand, one can only make assumptions about parking needs related to the former retail and office space that was converted into a full-service spa that operates 9 – 10 hours each day, 7 days a week. However, in very simple terms, we are comparing a few office and retail staff with limited parking needs to the parking needs of a full-service spa that is not only marketed to the resort’s guests, but also to the entire community of Laguna Beach - - including offering locals specials and other discount programs to increase traffic and sales. Also, retail space in a hotel or resort is primarily for the use of the guests and is not an area frequented by anyone else – unlike the spa.

In attempting to determine the increased parking needs of the spa it’s important to consider all of the many services offered by the spa and fitness center, their operating hours, and the number of staff needed to perform all of the offered services. Please see Spa information on the next page taken from the resort’s website.

HOURS

—

Peak Season

Sunday-Thursday 9-6

Friday-Saturday 9-7

Spa hours may change without notice

Off Season

Sunday-Thursday 9-5

Friday-Saturday 9-6

Spa hours may change without notice

AQUATERRASPA

Aquaterra Spa is an intimate Laguna Beach spa with eight indulgent treatment rooms, an ocean view couples room, a cozy Nail Nook with two pedicure areas, and a manicure table. Guests at our Laguna Beach spa are provided with plush robes, and comfy slippers prior to treatment. Our lounge areas are separated by gender and offer an indoor eucalyptus steam room, outdoor Jacuzzi, showers, and all locker room amenities. An intimate co-ed relaxation area with a fireplace, refreshments, and indoor and outdoor seating is also on premises.

We offer customized spa after-hour celebrations for Bridal parties, birthday celebrations, and anniversaries, themed for each unique celebration. Your visit with us will be designed specifically for you and based on your desired results. Our diverse Laguna Beach spa offers result driven treatments tailored to suit your needs, lunch options, fitness classes for groups or private training lessons.

Want to know more? Sign up to receive spa information including specials and events.

ENTER YOUR EMAIL TO RECEIVE SPA SPECIALS

NEW BOOK ONLINE

SPA MENU

SPA PHOTOS

FITNESS CENTER

FEATURED COLLECTION

Making Memories. Every Guest. Every Time.

That's our commitment to you. And we're thrilled you're here to purchase a gift card for Surf & Sand Resort. **Thank you!**

**Due to recent circumstances and high order volumes, please expect shipping delays.*



Aquaterra Spa Physical Gift Card

From: \$25.00

Amount

\$25



ADD TO CART

Making Memories. Every Guest. Every Time.

Making the comparisons between office and retail space:

HOURS OF OPERATION

- Normal office hours are 8 AM – 5 PM, Monday - Friday – a typical eight-hour work day
- Spa hours, as advertised, range from 9 – 10 hours every day of the week

Added hours equate to more hours of inadequate parking on site which leads to overflow parking on Coast Highway and the neighboring streets.

SPA DESCRIPTION/CAPACITY DETERMINATIONS

- Eight (8) treatment rooms
- Ocean view couples room
- Nail salon with three (3) stations
- Lounges – male and female
- Steam room
- Jacuzzi
- Showers
- Locker rooms
- Co-ed relaxation area
- Large party accommodations for bridal parties, birthdays and anniversaries
- Fitness classes – large groups or individuals

As you can see based on the above information, the spa has increased in intensity at least tenfold since the unpermitted conversion from office space/retail to the current spa use. None of this data has been requested by staff from the Surf and Sand over the many years of spa operation and it is not at all addressed in this staff report. Is it just assumed that there is adequate parking to accommodate all of this intensity? How many more staff were hired to manage eight treatment rooms, the nail salon, lounges, large party/event planning, and where do they park? Where is the parking analysis for all of these new employees? Where are the parking, traffic, circulation studies associated with this unpermitted spa conversion?

GIFT CARD SALES AND MARKETING

Please note the line of copy with the asterisk advising that “due to high order volume there will be delays in shipping.” Once again, we are not talking about office or retail space where there is a consistently low number of people in that given space. We are talking about a highly marketed spa where high order volume means more traffic and more parking inadequacies. The resort’s goal is greater profitability which means the spa will be pushed by ownership and management to generate more and more revenue each year. This is a given for any business, but there is no analysis of this projected growth and the impacts on the parking, traffic and circulation.

The spa and all of its offerings are made available to not only the resort’s guests, but also the local community of Laguna Beach. This was confirmed during a recent phone call I made to the Surf and Sand on Wednesday, November 10, 2021 in the early afternoon. Where are the parking studies for all of the non-resort guests that patronize this spa on a daily basis? Where do they park?

For decades Surf and Sand staff have parked along Coast Highway and up in the side streets surrounding the resort. Complaints about this Surf and Sand parking are on record at the City of Laguna Beach, along with all of the other complaints about overflow parking from the businesses along Coast Highway that do not have adequate parking. This off-site employee parking displaces public access parking for the public beaches in this area. At each shift change (typical resort shifts of 7 AM – 3 PM, 3 PM – 11 PM and 11 PM – 7 AM) you can observe the mass exodus and arrival of the staff. It's very apparent that there is absolutely no staff parking on site – this was never planned for which is the case for most hotels and resorts. Staff parking represents valuable real estate, so the hospitality industry chooses to impose on the public's streets and public access parking so that every square inch of their property is a profit center. As I stated at the beginning of my comments, profitability is the goal – nothing shall deter the revenue stream even if it means encroaching into public access parking.

This is a very cursory review of the major problems associated with parking demand for this greatly intensified resort property. Please deny this CDP and require the applicant to return to the drawing board and bring forward the information you and your staff need to properly analyze this intensification of use that has gone unchecked for decades. Please insist on adequate parking for this property that continues to take advantage of every loophole that they can find. The Surf and Sand is not entitled to grab the public's beach access parking and make it their own.

Thank you for your time and consideration of these comments.

Sincerely,

A handwritten signature in cursive script that reads "Penny Elia". The ink is dark and the signature is fluid, with a large 'P' and 'E'.

Penny Elia
Laguna Beach Resident and Coastal Advocate

GIDEON KRACOV

Attorney at Law

801 South Grand Avenue
11th Floor
Los Angeles, California 90017

(213) 629-2071
Fax: (213) 623-7755

gk@gideonlaw.net
www.gideonlaw.net

November 12, 2021

VIA EMAIL:

California Coastal Commission
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802
SouthCoast@coastal.ca.gov

RE: RESPONSE TO STAFF REPORT FOR SURF AND SAND HOTEL; APPEAL A-5-LGB-19-0010

Dear Honorable Chair Padilla, Commissioners, and Staff:

On behalf of UNITE HERE Local 11 and its members (collectively "**Local 11**"), this Office respectfully provides the California Coastal Commission ("**Commission**") and staff the following comments regarding the Coastal Development Permit ("**CDP**") appeal for the proposed \$10 million resort-wide renovations ("**Project**") at the Surf & Sand Resort ("**Resort**").

Local 11 objects to the after-the-fact approval of numerous unpermitted improvements constructed at the Resort without the legally required CDP process and without adequate parking. Fundamentally, ratifying the extensive unpermitted improvements at the Resort – including encroachments along the bluff and an intensification of use from retail to spa¹ – emboldens developers to continue making piecemeal changes to their hotels in the hopes that the Coastal Commission will not notice, or will promptly approve after-the-fact permits. This case is especially deserving of strict enforcement because the questions of unpermitted development were not initially disclosed in the application. The alleged violations in this case implicate core Coastal Act policies of public access and natural resource preservation, warranting immediate investigation and significant punitive action from the Commission.

New development that sits on the shoulders of prior unpermitted development is improper and, thus, even minor additions to unpermitted development need to be viewed together to determine their full impact on coastal resources. Resolving this issue is particularly important because staff seeks to use this CDP approval to set a baseline for future development determinations at the Resort. Before establishing a baseline, the Commission should ensure that past violations and impacts have been rectified. To this

¹ Local 11 withdraws its contentions in p. 7 of the April 14 letter regarding unpermitted construction of the Sandcastle Building. Still, extensive unpermitted work remains unaccounted for.



end, Local 11 requests that the Commission stay action on the CDP appeal until the Project and all past unpermitted development have been considered collectively, and consider the cumulative impact of all proposed and preexisting development at the Resort. In particular, no after-the-fact approval should be given until the City has approved variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP. The Coastal Commission should determine that the Project's after-the-fact approvals for the wedding terrace and spa conversion exceed the scope of the 1989 approval, violate the City's Land Use Plan and violate public access policies in the Coastal Act.

I. The Wedding Terrace Was Illegally Enlarged in Violation of the 1989 CDP

The wedding terrace deck is a nonconforming projection within the oceanfront bluff building setback line. It is only legal to the extent its precise contours were permitted in the 1989 CDP approval. Every inch of deck must conform with the 1989 CDP because the Laguna Beach Municipal Code ("**LBMC**") strictly prohibits deck encroachments within ten feet of the top of an oceanfront bluff.² Nonconforming structures, such as the deck within the oceanfront bluff setback, may only be enlarged or expanded if the enlargement strictly complies "*in every respect* with all the applicable provisions" of the LBMC.³ Land Use Plan Action 7.3.10 provides that any increase in the size or degree of nonconformity "shall constitute new development" and shall be brought into conformity with zoning regulations.

The photographic and documentary evidence before the Commission establishes that the existing wedding terrace far exceeds the scope of development permitted in the 1989 CDP. In the 1989 site plan shown below, the extent of the approved deck is shown in blue. The outline of a portion of the Catalina Building is emphasized in red to illustrate the location of the deck as approved. In contrast, the plan showing existing improvements depicts a massive expansion of the deck to the southeast, highlighted in red.

The staff report responds to Local 11's April 14, 2021 arguments by asserting that the "seaward edge of the terrace, when compared to the location of the Surfside building and the stairs, is in the same location today as in 1989."⁴ Yet, the location of the improvements in 1989 emphasized by staff is irrelevant. Those improvements have been demolished and must be replaced only in conformance with the approved 1989 site plan.⁵ As such, historical photographs depicting original location of deck improvements have no bearing on legally relevant facts: where the deck was permitted in the 1989 CDP compared to where the deck is today.

² LBMC § 25.50.004(B)(4) and (5).

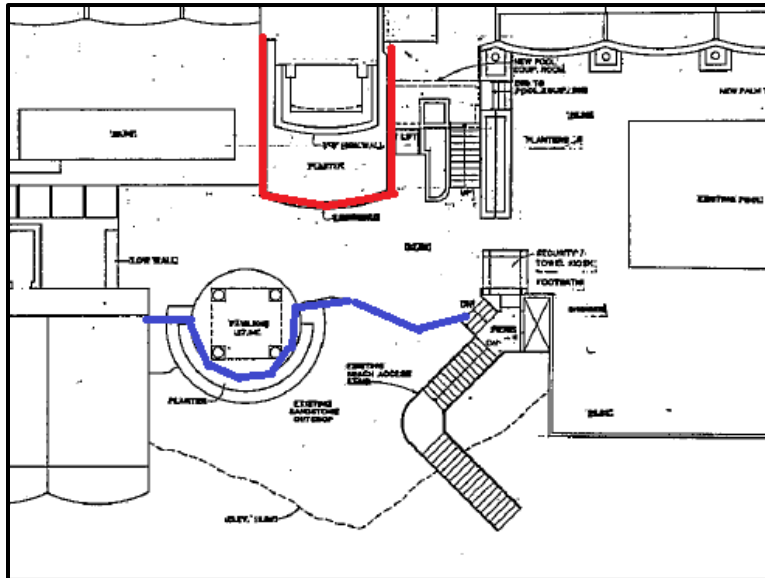
³ LBMC § 25.56.008(A).

⁴ Staff Report, p. 18.

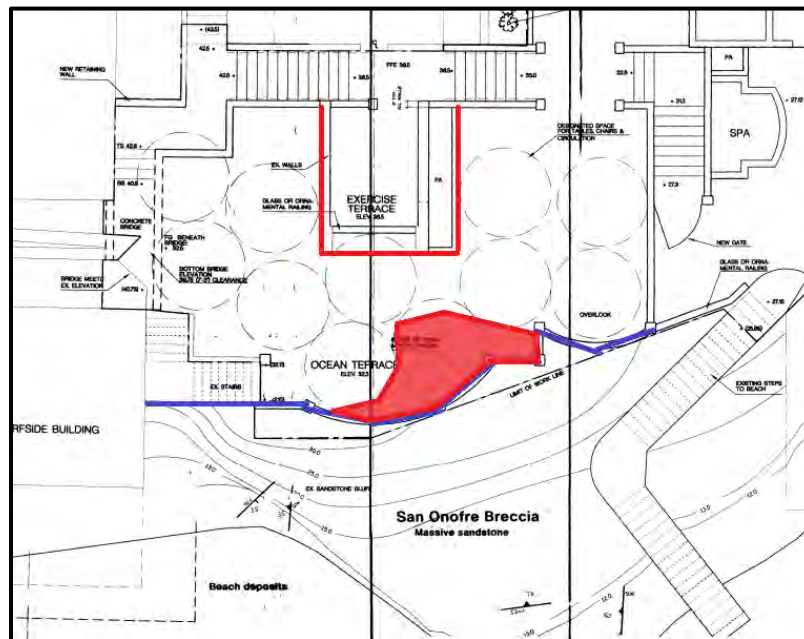
⁵ LBMC § 25.56.009.



1989 Site Plan



Existing Improvements with Unapproved Deck



Any unapproved deck area is fatal to Project approval. Nonconformance with bluff setbacks violates the Land Use Element and Zoning Code protections for coastal bluffs. The required findings for the Coastal Development Permit cannot be made because an after-the-fact permit does not conform to the Local Coastal Program and is not consistent with Coastal Act policies regarding preservation of natural scenic resources. The 1989 CDP required that all development shall be in substantial conformance with the approved

plans.⁶ While it is true that the applicant was not obligated to construct *all* improvements depicted in the 1989 CDP site plan (such as the wedding pavilion), no work can exceed the scope of the approved plans. Even quantitatively small violations of the LBMC preclude the deck expansion from being in substantial conformance with the approved plans because the LBMC prohibits any deck or patio encroachment within bluff setbacks.

Although the documentary evidence appears unambiguous, this Office has retained an architect to review the previously approved plans and photographs of the site; the architect's determination shall be submitted to the Commission upon its availability and prior to the hearing.

Commission approval of the deck enlargement is improper until the City approves the zone variances authorizing enlarged encroachments into the bluff setback, along with a CDP analyzing the consistency of this enlargement with Coastal Act policies protecting natural and scenic resources.

II. The Change-of-Use from Retail to Spa Requires Employee Parking

The Project would legalize a change-of-use from retail to spa within approximately 2,000 square feet of area within the lower level of the parking/spa building. This scope of work is an intensification of use which requires additional parking to accommodate the greater number of employees. For uses which are accessory to hotels, the LBMC authorizes additional parking requirements based on the number of employees per shift.⁷ A typical retail store accessory to a hotel might require two employees during peak hours. However, the spa requires many more employees. The Resort website describes the expansive spa facilities:

Aquaterra Spa is an intimate Laguna Beach spa with eight indulgent treatment rooms, an ocean view couples room, a cozy Nail Nook with two pedicure areas, and a manicure table. Guests at our Laguna Beach spa are provided with plush robes, and comfy slippers prior to treatment. Our lounge areas are separated by gender and offer an indoor eucalyptus steam room, outdoor Jacuzzi, showers, and all locker room amenities. An intimate co-ed relaxation area with a fireplace, refreshments, and indoor and outdoor seating is also on premises.

Based on Local 11's inquiries, the current operations of the spa require ***seven employees*** during a typical Saturday, consisting of four massage therapists, two estheticians and one nail technician. The Project thus legalizes an intensification of use which implicates public access policies of the Coastal Act. Without additional employee parking, the Project

⁶ Staff Report, p. 18.

⁷ LBMC § 25.52.012(G).

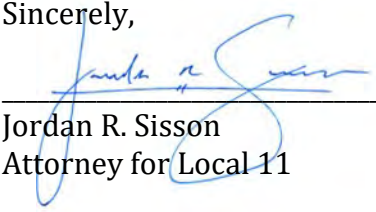


conflicts with public coastal access rights. Additional parking must be identified and provided by the Resort to compensate for the additional employee demand. If additional parking cannot be located, the after-the-fact change of use from accessory retail to accessory spa should be denied.

III. CONCLUSION

Thank you for consideration of these comments. We ask that this letter and attachments are placed in the administrative record for the Project.

Sincerely,



Jordan R. Sisson
Attorney for Local 11

November 15, 2021

To Whom it May Concern,

I founded and operate an eco-adventure company in Laguna Beach called *La Vida Laguna*. For 20 years we have been taking visitors out onto the ocean via human powered kayaks, paddleboards, and surfboards. We love sharing the majesty and medicinal power of the natural environment, and making our guests better environmental stewards when they return to land.

Throughout our business life, Surf & Sand has been a crucial partner to our success. They share our love of the ocean, and care deeply for the welfare and enjoyment of their guests. I know firsthand how gracious and helpful the employees are of this small hospitality company, and how they have always strived to be a good partner to the Laguna Beach community. Their rooms, with fantastic views of the ocean, offer the very best immersion with this treasured coastline, which brings repeat business over and over. I've been told many times by our guests that the cherished resort is a family favorite that keeps them coming back to California for vacations.

But like every major report – particularly those exposed to the sea air, there comes a time when needed repairs and upgrades are necessary. This is not only for the safety and comfort of the guests, but also to remain competitive with other, newer resorts or those that have undergone major remodels. Such is the life in the hospitality business.

As a weekly opinion columnist for the local newspaper, *Laguna Beach Independent*, I cover local politics and am apprised of the improvements Surf & Sand are requesting. They have already completed the long, arduous approval process from the city, and the project meets the requirements of the Local Coastal Program. It is time to allow these needed repairs to proceed, and I trust and hope the Coastal Commission agrees and approves the permit application without further ado.

Sincerely,

A handwritten signature in black ink that reads "Billy Fried". The signature is written in a cursive, flowing style with a large, stylized "B" and "F".

Billy Fried
CEO
La Vida Laguna

13 November 2021

California Coastal Commission
South Coast District
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802

Reference: Surf and Sand Permit Application Hearing 19 November 2021

Dear California Coastal Commission – South Coast District:

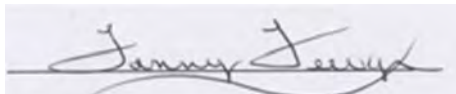
I have been a resident of the City of Laguna Beach for 45 years and have had an opportunity to experience the hospitality and services provided by the Surf and Sand Hotel on many occasions. Although our residence is 5 minutes East of the hotel in Bluebird Canyon, we have often taken our breakfast on the Ocean Patio of the hotel after walking our dog on the beach. The Surf and Sand has provided us the best combination of ambiance, service, and food quality by comparison to any other hotel in Laguna Beach.

The Surf and Sand has always maintained the highest standards of excellence in décor, repair, sparkling cleanliness, and service. I have also come to know personally some of the senior management staff of the hotel, and greatly appreciate their desire to always 'do things right.' That means aiming high, not aiming cheap, and going for the highest quality of whatever they can provide.

It is my understanding that Surf and Sand has been waiting 3 years for plan approval for a maintenance and repair project that will also accomplish upgrades consistent with the esthetic standards favored by long-time Laguna Beach residents. The Surf and Sand has always favored tasteful décor, over 'splash and glitz.' And I trust that this project will reflect the same good taste.

May I suggest that the past excellent record of service, décor, maintenance, and good management be rewarded by The Coastal Commission granting their approval to move forward with their project at the conclusion of next Friday's hearing. I am sure that will also be much appreciated by the locals who frequent the hotel and its surrounds.

Best regards,

A handwritten signature in dark ink, appearing to read "Lanny Lewyn", written over a light blue horizontal line.

Dr. Lanny Lewyn
Bluebird Canyon
Laguna Beach, CA



November 16, 2021

California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802
southcoast@coastal.ca.gov

RE: Item 10b. – Application No. A-5-LGB-19-0010 (Surf & Sand Resort, Regency Properties, L.P., Laguna Beach)

Dear Chair Padilla and Honorable Commissioners:

Climate Action Campaign is a leading nonprofit climate policy watchdog in the region. On behalf of Climate Action Campaign, I write in opposition to the Surf and Sand redevelopment and in support of the appeal submitted by Mark and Sharon Fudge. The Coastal Act must be strictly enforced in order to protect and prevent further erosion of our bluffs and to maximize public access.

Fundamentally, ratifying the extensive unpermitted improvements at the Surf and Sand – including encroachments along the bluff and an intensification of use from retail to spa – emboldens developers to continue making piecemeal changes to their hotels in the hopes that the Coastal Commission will not notice, or will promptly approve after-the-fact permits.

First, it is clear that the wedding terrace far exceeds the scope of development permitted in the 1989 Coastal Development Permit. Thus, no after-the-fact approval should be given until the City of Laguna Beach has approved variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP.

Second, the proposed project would legalize the conversion of the current Aquaterra Spa facility from retail to spa. This scope of work is an intensification of use which requires additional parking to accommodate the greater number of workers.

Please uphold the appeal and deny the proposed Surf and Sand redevelopment.

Thank you for your consideration.

Ayn Craciun
Policy Advocate
Climate Action Campaign

Uphold appeal, deny Surf and Sand project

Kaylee Fabian <info@email.actionnetwork.org>

Tue 11/16/2021 3:16 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Kaylee Fabian

kayleeafabian@gmail.com

411 Cypress Drive

Laguna Beach, California 92651



LISA A. BARTLETT

ORANGE COUNTY BOARD OF SUPERVISORS
SUPERVISOR, FIFTH DISTRICT

ORANGE COUNTY HALL OF ADMINISTRATION
333 W. SANTA ANA BLVD.
10 CIVIC CENTER, SANTA ANA, CALIFORNIA 92701
PHONE (714) 834-3550 FAX (714) 834-2670
<http://bos.ocgov.com/fifth/>

November 16, 2021

California Coastal Commissioners
455 Market Street, Suite 300
San Francisco, CA 94105

Subject: Application No. A-5-LGB-19-0010 (Surf & Sand Resort, Regency Properties,
L.P., Laguna Beach)

Honorable Commissioners,

Thank you in advance for your consideration of item F 10B, (Application No. A-5-LGB-19-0010 (Surf & Sand Resort, Regency Properties, L.P., Laguna Beach) at your November 19, 2021 hearing.

Laguna Beach is a premier destination in south Orange County attracting thousands of visitors every year from throughout Southern California and truly from around the world. The planned improvements to the Surf and Sand Resort are much needed and should be approved without further delay.

Your support of this application will facilitate the removal of significant barriers to mobility that currently exist at the pre-Coastal act property. The Americans with Disability Act (ADA) improvements that are proposed will provide upgrades throughout the property and within guestrooms which will promote substantial improvements to mobility and accessibility by persons with disabilities. In addition, building code compliance upgrades will enhance energy efficiency, which is an important consideration for existing development.

As the Supervisor for south Orange County, I can attest that Laguna Beach is an incredible destination for residents and visitors alike. Your approval of this item would enable necessary repair and maintenance that will benefit everyone who visits the Surf and Sand Resort.

Sincerely,

A handwritten signature in blue ink, reading "Lisa A. Bartlett".

Lisa A. Bartlett
Supervisor, Fifth District
Orange County Board of Supervisors

surf and sand

Ruben Flores <r126657@aol.com>

Tue 11/16/2021 11:35 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; mpaa@jcreorts.com <mpaa@jcreorts.com>; Ruben Flores <r126657@aol.com>; jahnml@yahoo.com <jahnml@yahoo.com>

Cc: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Honorable Members of the Coastal Commission

My name is Ruben Flores 30 year resident of Laguna Beach
30 year business owner in Laguna Beach both Retail Store - Laguna Nursery and multi award winning
design/construction firm Visionscape inc
I have worked in 15 countries and traveled to many more

As a traveler I have stayed in many hotels and locations world wide
I do appreciate a beautiful and comfortable room in a wonderfully situated city
Laguna Beach is such a city and with just over 22,000 residents - but thousands more visitors
the gift that surf and sand demonstrates is the small town kindness in a resort feel

This jewel of a resort needs some attention so that it may continue to serve this community
The upgrades and maintenance issues that need to be addressed at this time are consistent with
the city's local coastal program and also current city codes
but more importantly its just routine repair that is necessary to bring systems current and in line with the
expectations of savvy travelers
All appeals that have surfaced regarding the permits have been raised addressed and dismissed

I urge you to support the community in allowing the Surf and Sand to execute the improvements
and continue to service the city and all the travelers alike

Sincerely
Ruben Flores
Owner / President
Visionscape inc
Laguna Nursery

NATHAN R. OGLE AIA, LEED AP
ARCHITECT
12 Charles Hill Circle
Orinda, CA 94563
NathanOgle@12chc.com (510) 325-6804

November 16, 2021

California Coastal Commission
South Coast District Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802
SouthCoast@coastal.ca.gov

RE: Architect Opinion of Surf and Sand Resort; Appeal A-5-LGB-19-0010

Dear Commissioners:

I submit this letter supporting arguments advanced in a November 12th letter from the Law Office of Gideon Kracov representing UNITE HERE Local 11. I am a licensed architect in the State of California. I have practiced as a licensed architect in the State of California for 23 years. During this time I have prepared plans for residential and commercial developments, monitored construction sites and worked extensively on projects requiring decks and patios on hillside conditions.

1. The Wedding Terrace Substantially Deviates From the 1989 Site Plan.

I have reviewed the Exhibits to the Coastal Commission Staff Report for Appeal A-5-LGB-19-0010 (Surf and Sand Resort).¹ I have compared the wedding terrace approved pursuant to Coastal Development Permit 5-89-136 (the “1989 Site Plan”) with existing improvements (the “Current Site Plan”). Based on my review of the Exhibits to the Staff Report, I prepared the following Attachments:

Attachment 1 hereto illustrates an outline of the seaward-most extent of the deck per each Site Plan.

Attachment 2 hereto utilizes CAD to analyze the scale of each site plan; correlate the location of a deck to the location of surrounding improvements; and overlay the deck permitted by the 1989 Site Plan on top of the Current Site Plan.

Attachment 3 hereto illustrates the discrepancies between existing improvements and the 1989 Site Plan. As highlighted, the existing deck substantially exceeds the extent of the permitted deck and occupies portions of the bluff reserved for planters per the 1989 Site Plan.

¹ The Exhibits are available at this link: < <https://documents.coastal.ca.gov/reports/2021/11/F10b/F10b-11-2021-exhibits.pdf> >

The area of this discrepancy is 104 square feet. At its deepest encroachment, the deck extends 4 feet 2 inches further westerly down the bluff and 4 feet further southerly than permitted in the 1989 Site Plan. Portions of the encroaching deck are constructed on pylons above the bluff's natural grade, whereas the 1989 Site Plan depicts an entirely at-grade deck.

Attachment 4 hereto illustrates discrepancies with an image of the Resort dated 2010 identifying the portions of the terrace not in conformance with the 1989 Site Plan.

Attachment 5 hereto is an image of the Resort dated November 2021 identifying the portions of the terrace not in conformance with the 1989 Site Plan.

Therefore, based on my review of the site plans and accompanying reference documents, there are substantial discrepancies between the improvements approved in the 1989 Site Plan and those in the Current Site Plan. The deck extends 4 feet 2 inches further westerly down the bluff and extends 4 feet further southerly than permitted in the 1989 Site Plan. The area of encroachment is approximately 104 square feet. The encroachments project above grade along the bluff face adjacent to a public beach. Combined, these encroachments are material deviations from the 1989 Site Plan.

2. The Change of Use to Accessory Spa Justified Additional Parking for the Resort

The Resort is nonconforming with respect to parking and provides only 216 parking spaces.² The Spa Building is substantial in size – extending over two stories and 7,354 feet³ – and would require numerous employees who would need to park on-site given the lack of publicly-available street parking in the Resort vicinity. Based on the number of separate treatment rooms in the Spa Building as described on the website,⁴ peak use (such as a wedding party) could require up to *twelve employees* working in the spa building at once (eight massage therapists in individual rooms, two in the couples room and two nail therapists) not including maintenance or management. I have been informed based on inquiries to the front desk that the current operations of the spa require seven employees during a typical Saturday, consisting of four massage therapists, two estheticians and one nail technician. In contrast, a retail store accessory to a hotel might need a maximum of three or four employees during peak hours. The change-of-use in the Spa Building therefore would have generated an increase in parking demand of approximately nine spaces.

Similarly, the Laguna Beach Zoning Code recognizes that spa uses have higher parking requirements than retail uses. If the uses were considered primary uses rather than accessory to the hotel, the spa would require one parking space per 100 square feet of floor area – 73 parking spaces – whereas the retail would require only one parking space per 250 square feet of floor area – 29 parking spaces. This supports the conclusion that the change-of-use from retail to spa would have generated an increase in parking demand at the site.

² Staff Report p. 28.

³ Exhibit 2 to the Staff Report

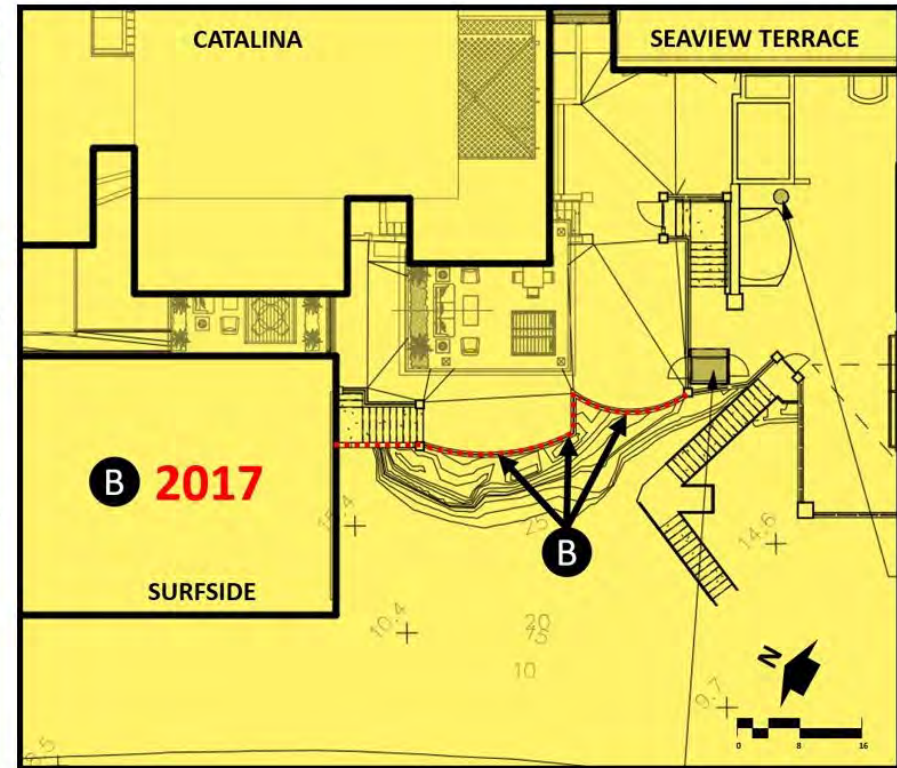
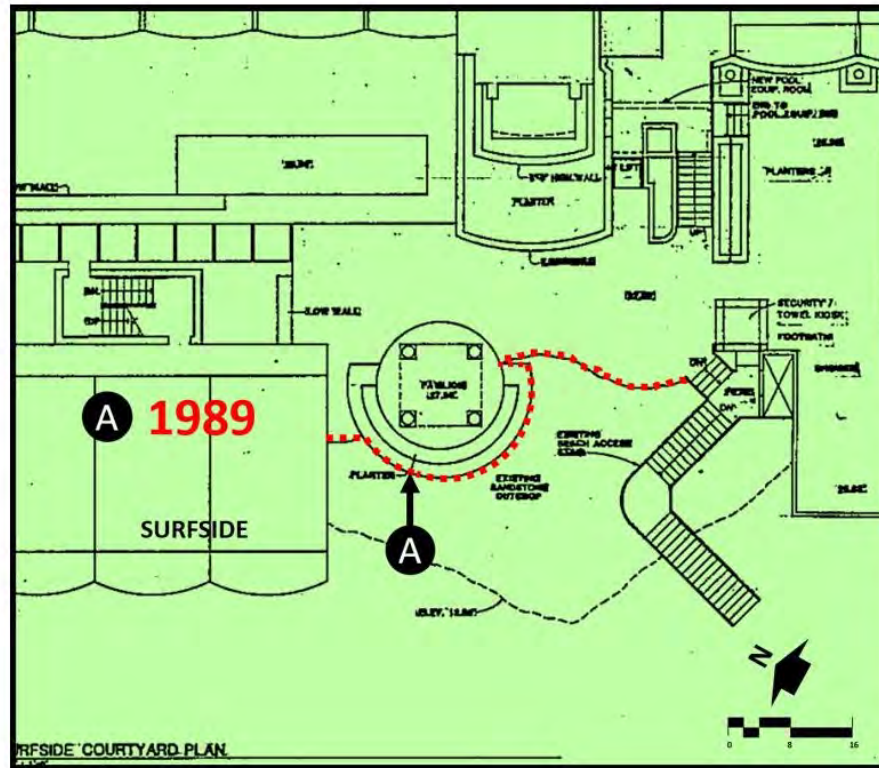
⁴ <https://www.surfandsandresort.com/laguna-beach-spa/>

Finally, the increase in parking demand is especially significant because the Spa Building itself was intended to be demolished in the 1989 Coastal Development Permit.⁵ Thus, any increase in parking demand would have occurred compared to the parking demand approved in the CDP which had *no employees* working in the Spa Building. Relative to the 1989 Coastal Development Permit, therefore, the Project results in substantially greater parking demand due to the need to park additional employees on-site for the Spa Building.

Nathan Ogle, AIA (C-27476)

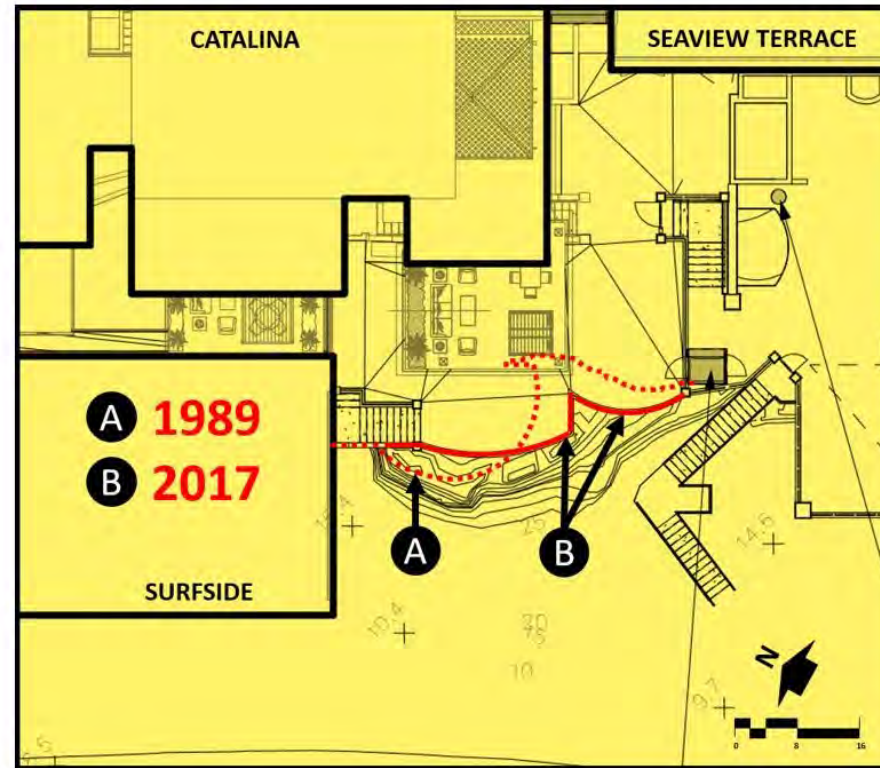
⁵ Staff Report p. 19.

ATTACHMENT 1



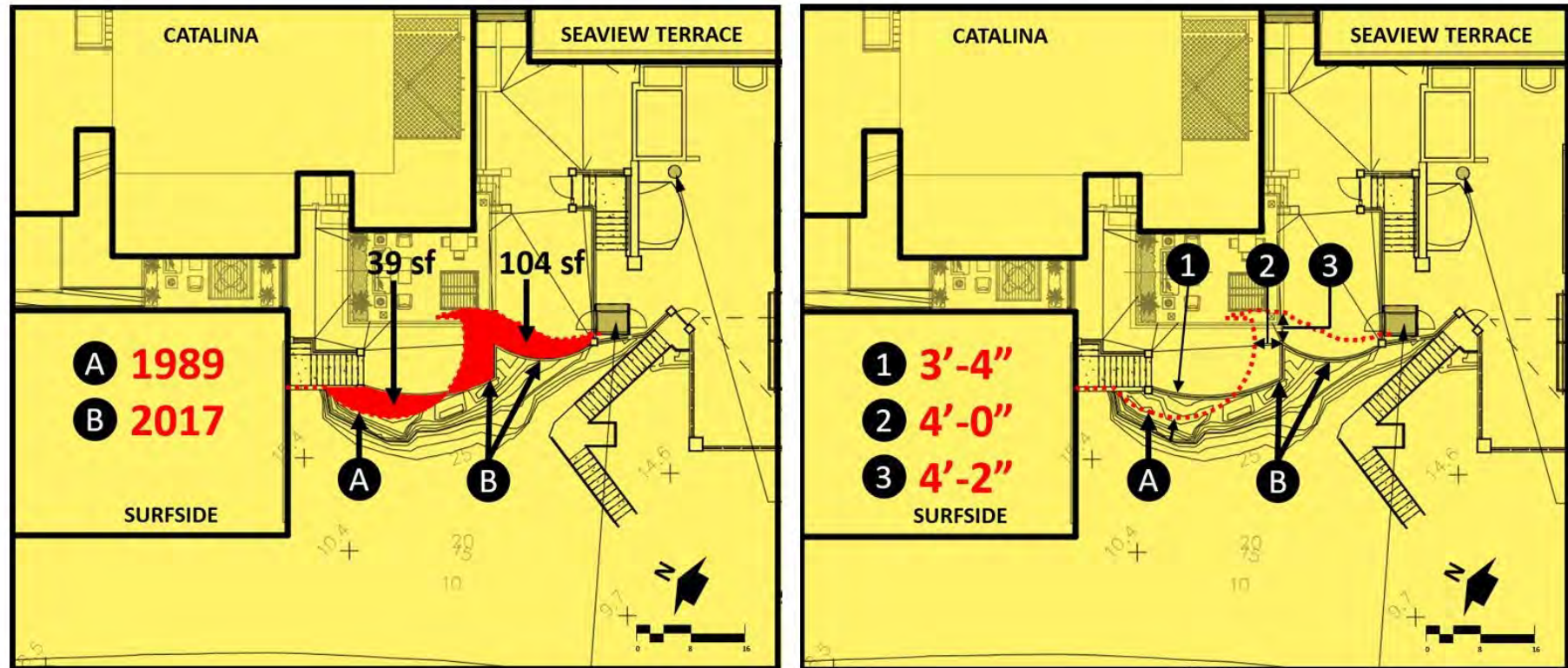
Illustrates an outline of the seaward-most extent of the deck per each Site Plan.

ATTACHMENT 2



Utilizes CAD to analyze the scale of each site plan; correlate the location of a deck to the location of surrounding improvements; and overlay the deck permitted by the 1989 Site Plan on top of the Current Site Plan.

ATTACHMENT 3



Illustrates the discrepancies between existing improvements and the 1989 Site Plan.

ATTACHMENT 4

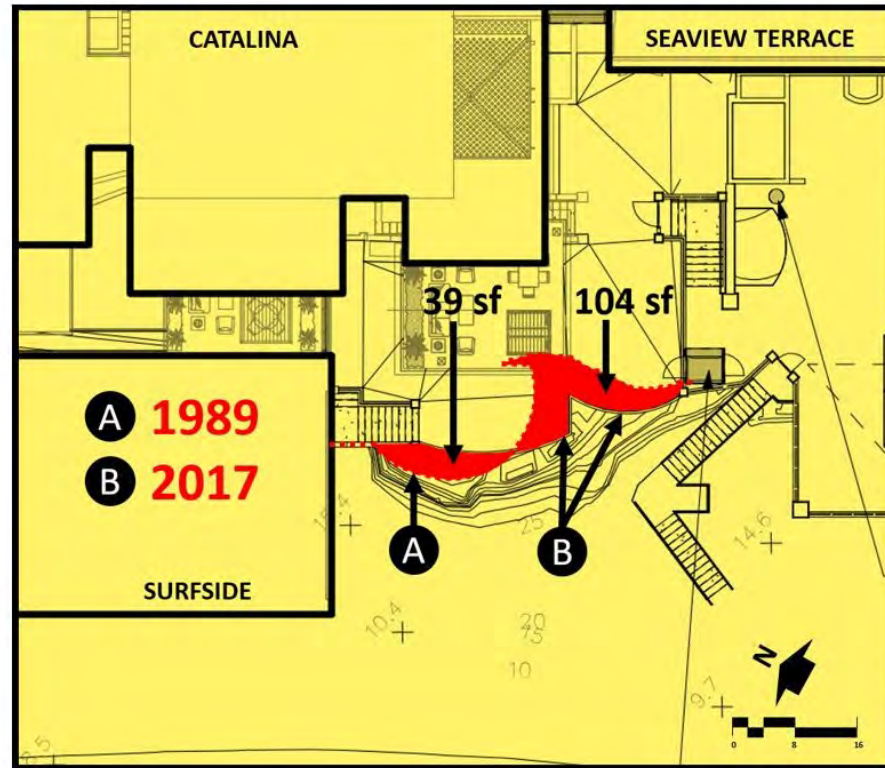


Image of the Resort dated 2010 identifying the portions of the terrace not in conformance with the 1989 Site Plan.

ATTACHMENT 5



Beach level image of the Resort dated November 2021



Nathan R. Ogle

AIA National Regional & Urban Design Advisory Group
AIA California, Board of Directors
AIA California, Urban Design Committee
United States Green Building Council, LEED Accredited Professional
AIA San Francisco, 2021 Capital Campaign Steering Committee
Vice Chair, Board of Governors, 501c3 Non-Profit, San Francisco
Special Projects Advisor, Haas School of Business-UC Berkeley
University Instructor, School of Architecture Academy of Art San Francisco
OrindaVision Steering Committee Advisor
Informational Student Mentor, Columbia University
Licensed Architect, California (C27476)

Nathan Ogle is the founder of 12CHC|Design Management & Consulting, an Architectural, Real Estate, Contracts, Entitlements, and Design Consulting business serving the Bay Area since 2010. Helping shareholders advance their business growth and mission to thrive in local, domestic, and global market economies. His clients include Woods Bagot P.C., Heller Manus Architects, Nc2 Architects and GL Planning and Design.

Recently helping the shareholders at Woods Bagot establish the North American San Francisco office, focusing on prime contract and fee negotiations, in conjunction with internal and external general counsel. Giving Woods Bagot Global Studio a strategic foothold in the local arena for greater future opportunities. Woods Bagot is an Australian headquartered design firm with the highest business standards for project quality and profit margins, ranked 6th globally for total design fee revenue.

His career has been geographically centered in the Bay Area with many award-winning design projects locally and beyond, demonstrating his work as a thought leader among his peers, builders, and public/private investment sectors. He has worked with Fisher-Friedman Associates as Senior Vice President of Design and Management, Ellerbe Becket, Inc. (now part of AECOM) and Skidmore, Owings & Merrill LLP (SOM) as a technical architect and urban designer.

Nathan's career has spanned practice, academia, and development with these favorite built projects:

- SFO Terminal 2 Air Traffic Control Tower Demo and New Sky Deck Lounge, South San Francisco
- San Francisco Civic Complex, High Rise State Office Building and Historic Renovation, San Francisco
- Houston Baptist University Lake House Residential Center - Houston, Texas
- UCSF Mission Bay Campus, Graduate Residential Living Learning Center, San Francisco
- North Peninsula Jewish Community Center - Foster City, California
- South Coast Plaza Pedestrian Bridge & Garden Terrace - Costa Mesa, California
- Dubai Marina Master Plan, Saudi Arabia
- Stanford University, Littlefield Link Building Addition, Graduate School of Business - Palo Alto, California

Other passions are mentoring, philanthropy, small stream fishing, tennis, high adventure camping, league basketball, mountain biking, kayaking and collecting mid-century modern furniture. He served as Scoutmaster for the Boy Scouts of America Troop 246 in Moraga and volunteers regularly with the Girl Scouts of America, San Francisco-Marin Food Bank, LEAP Arts in Education, Habitat for Humanity, while also sharing his knowledge and motivating students at the Academy of Art - School of Architecture in San Francisco.

Nathan holds a Master of Science in Architecture and Urban Design from Columbia University, Graduate School of Architecture, Planning and Preservation in the City of New York and a Bachelor of Architecture (cum laude) from Virginia Tech, College of Architecture and Urban Studies in Blacksburg, Virginia.

He lives in Orinda, California with his lovely wife and family, in the Historic Landmark Paul Hamilton House.

Overview

My professional expertise includes coordination and design delivery of sophisticated public and private capital projects. While at Fisher-Friedman Associates for ten years, I managed a staff of 60 and led master planning, project management, contracts, community outreach, and project interviews for the studio. I directed project consultants and the complex details of the design, scheduling, documentation, and construction of numerous award-winning projects. I also oversaw the firm's business development and risk management strategies. My presence on the jobsite, during construction for dozens of built projects large and small, complements my complete understanding of design, management, funding, phasing, and financing project delivery.

Experience

12CHC|Design Management & Consulting, Orinda, CA

2010 - current

Executive Owner – Real Estate, Contracts, Entitlements & Design Project Consulting

- Lozeau | Drury LLP - lozeaudrury.com (expert witness litigation & resolution)
- Woods Bagot – woodsbagot.com (contracts/agreements/residential specialist/aviation/workplace)
- Heller Manus Architects – hellermanus.com (special projects)
- Nc2 Architects – nc2studio.com (field operations specialist)
- GL Planning and Design – glpsf.com (basis of design documentation)

Consulted GL Planning & Design, San Francisco, CA

Senior Principal – Architectural and development leadership in the biotechnology and bio-pharma markets

- Business Development Outreach specializing in planning, architecture, and tenant improvement design for facilities with an advanced technology focus (Genentech, Amgen and Bayer)
- BOD for the Lawrence Berkeley National Laboratory's 2nd Campus in Richmond, CA (Confidential)
- Stem Cell Research and Cord Blood Storage Facility in Northern China (Confidential)

Academy of Art University, School of Architecture, San Francisco, CA

2013 - current

Graduate & Under-Graduate Instructor (On-site & On-line)

- Foundation Sketching & Thought
- Environmental Controls Online (MEP & Sustainability)
- CASA Mexico Study Abroad Sponsor
- Graduate Lecture Series & Building Lab Sponsor

Fisher Friedman Associates, Emeryville, CA (now part of NBBJ)

Senior Vice President, Design & Management - Specializing in housing, community outreach, public/private partnerships, sustainability, design-build, and higher education projects

- Managed the complex details of design, scheduling, documentation, and construction of projects
- Executed prime contracts and managed construction claims
- Led and oversaw marketing and business development efforts
- Traveled for projects throughout the USA and beyond
- Advised UC, CSU and private universities to determine upcoming projects needs

Ellerbe Becket, San Francisco, CA (now part of AECOM)

Project Architect – 600' Pedestrian Bridge and Garden Terrace at South Coast Plaza in Costa Mesa, CA

Skidmore, Owings & Merrill LLP (SOM), San Francisco, CA

Technical Architect & Urban Designer - high-rise, historic renovation, and urban design projects

Field Paoli Architects, San Francisco, CA *Intern Design Architect* – retail & urban design projects

Education

Columbia University, New York City, NY

Master of Science in Architecture and Urban Design, Graduate School of Architecture, Planning and Preservation

- International Urban Design Symposium – Berlage Institute, Brussels, Belgium
- “Open City” Exhibition – Beurs Schouwburg, Brussels
- Kinne Traveling Fellowship Finalist – Alice Springs, Australia
- Graduate Teaching Research Assistant, under Keller Easterling (now at Yale)

Virginia Tech, School of Architecture and Design, Blacksburg, VA

Bachelor of Architecture, *cum laude*

- Juris Janson Memorial Award for Excellence in Design (Thesis)
- European Residency & Travel Program, VT Center for European Studies and Architecture - Switzerland (Finland, Sweden, France, England, Ireland, Italy, Leningrad, Hungary, Germany, Austria)
- Soviet-American Physical Planning/Urban Design Research Conference – Moscow
- Undergraduate Teaching Scholar, under Milka Bliznakov - Founder of the International Archive for Women in Architecture
- Sigma Chi Fraternity
- Track & Field

Professional Memberships & Affiliations

AIA National Regional & Urban Design Advisory Group
AIA California, Board of Directors
AIA California, Urban Design Committee
United States Green Building Council, LEED Accredited Professional
AIA San Francisco, 2021 Capital Campaign Leadership Committee
Vice Chair, Board of Governors, 501c3 Non-Profit, San Francisco
Special Projects Advisor, Haas School of Business-UC Berkeley
University Instructor, School of Architecture Academy of Art San Francisco
OrindaVision Steering Committee Advisor
Informational Student Mentor, Columbia University
Licensed Architect, California (C27476)
AIA Contract Documents/Agreements
Columbia Club of Northern California
San Francisco Bay Area Chapter of the Virginia Tech Alumni Association

Expertise

San Francisco & Beyond Entitlements Process	Real Estate & Land Use Strategies
Public and Private University Project Procurement	Environmental Controls & Building Performance
Construction Pricing Conformance & Scheduling	Public Speaking Venues
Design-Build Construction Delivery	Public Policy Trends & Political Influences
Community Outreach Presentations and Strategies	Public and Private Funding, Phasing and Financing Strategies
Stakeholder Engagement Process (SEP)	Higher Education Off-Balance Sheet Financing
Contract Negotiation, Construction Claims Litigation	Sustainability Strategies (USGBC LEED, GreenPoint, & NetZero)
Liens, Mediation & Arbitration	Multi-family: Mid & Highrise Residential
Contract Documents & Specifications	
Business Outreach and Development	

Client Sectors & Associations

Real Estate Development

Avalon Bay Properties
Bay West Group
Bovis Lend Lease
Brookhurst Development Corporation
BSC LLC
Capstone Building Corporation
CBRE
Essex Properties
First Community Housing
Forest City Stapleton, Inc.
Habitat for Humanity of Greater San Francisco
Hines Development
Hudson Development Services
Joe Montana Real Estate Development
JPI Services
Lincoln Property Company
Ocean Landing LLC
Peninsula Habitat for Humanity
Santa Clara Square LLC
SingHaiyi Group Ltd
Van Ness Post Center LLC
Verakin Group

Higher Education

California Lutheran University
California State University, Catalina Islands
Houston Baptist University
Sonoma State University
University of California, Davis
University of California, Merced
University of California, Santa Barbara
University of California, San Diego
University of California, San Francisco
University of Houston
University of the Pacific, Stockton & Sacramento

Design Joint Ventures

AE3 (LBE) & AGA (Singapore)
Gensler
HKS
Lake/Flato
Legorreta
Moore Ruble Yudell
Polshek (now Ennead)
Skidmore, Owings & Merrill, LLP
Woods Bagot

Civic/Government

City of El Cerrito, CA
City of Emeryville, CA
City of Foster City, CA
City of Orinda, CA
City of Piedmont, CA
City of Reno, NV
City of Rohnert Park, CA
City of San Francisco
City of San Jose, CA
City of San Ramon, CA
State of California
Lawrence Berkeley National Laboratory/DOE

Aviation

San Francisco International Airport (SFO)
San Jose International Airport (SJC)
Seattle Tacoma International Airport (SEA)

Medical/Biopharma/Science

Alta Bates Medical Center
Bio-Rad
Genentech
Novartis

Design/Build Contractors

Alten Construction
Austin-Webcor
Baily Construction
Branagh Construction
Clark Construction
Harper Construction
Hathaway Dinwiddie
Morley Builders
McCarthy
Nibbi Brothers
Pankow
Swinerton
Tellepsen
Turner
Webcor

Retail

South Coast Plaza Real Estate Group
Stanford Shopping Center

Projects

- The Paul Hamilton House Historic Landmark Restoration (\$2m)**
- SFO Terminal 2 Air Traffic Control Tower Demo and New Sky Deck Lounge (\$80m) (LEED Gold)*
- San Francisco International Airport Terminal 1 Boarding Area B (\$662m) (Net Zero)*
- 5 Thomas Mellon Circle High-rise & Mixed Use Residential, San Francisco, California (\$262m) (GPR)**
- Genentech South Campus Connector Building (LEED Platinum) (\$130m)*
- 447 Battery Street High-rise Hotel & Private Residences, San Francisco, California (\$68m)***
- 350 Bush Office Tower, San Francisco, California (\$150m)*
- 500 Pine Office Building, San Francisco, California (\$50m)*
- Lawrence Berkeley National Laboratory, Richmond Bay Campus BOD***(Confidential)
- Houston Baptist University Student Dormitory Housing (\$32m)*
- City of Piedmont City Center Master Plan, California (LEED Silver) (\$60m)**
- 1470 N. 4th Street Multi-family Residential Apartments, San Jose, California (LEED Platinum) (\$33m)*
- Villa Montgomery Multi-family Residential Apartments, Redwood City, California (LEED Gold) (\$28m)*
- San Ramon Civic Center, San Ramon, California (LEED Silver) (\$150m)**
- Rohnert Park City Hall, Rohnert Park, California (\$5m)**
- San Francisco Civic Complex, High Rise State Office Building and Historic Renovation (\$325m)*
- El Cerrito Swim Center, El Cerrito, California (\$2m)*
- UCSF Mission Bay, Graduate Residential Living Learning Center, San Francisco, California (\$87m)*
- Sonoma State University, Beaujolais Student Apartments, Rohnert Park, California (\$24m)*
- BSC Highrise Residential Towers, Reno, Nevada (LEED Silver) (\$205m)**
- Verakin Town, Residential Towers Complex, Chongqing, China (\$45m US)*
- Peninsula Habitat for Humanity Townhouses, Redwood City, California (\$1.5m)*
- 1451 Fruitdale Avenue Multi-Family Residential Apartments, San Jose, California
- 801 Brannan Street Multi-Family Residential Apartments, San Francisco, California (\$108m)
- Peninsula Jewish Community Center, Foster City, California (\$58m)*
- Alta Bates Medical Hospital Facility Improvements (\$12m)*
- Kaiser Medical Hospital Facility Improvements (\$7m)
- South Coast Plaza Pedestrian Bridge & Garden Terrace- 96,000 sf (\$38m)*
- San Jose International Airport Master Plan, San Jose, California**
- Rincon South Urban Design Plan, San Jose, California**
- Dubai Marina Master Plan, Saudi Arabia*
- Stanford University, Littlefield Link Building Addition, Graduate School of Business (\$24m)*
- Gloria Davis Academic Middle School Addition & Renovation, San Francisco (\$5m)*
- Sunnydale Housing Complex Renovation & Community Center, San Francisco (\$3m)*
- The Grande Mall Retail Complex, Surabaya, Indonesia (\$40m)*
- Seattle/Tacoma International Airport Tenant Improvements, Seattle, Washington (\$14m)*

*Built **Entitled ***Design Phase (Green Rating) (Total Construction Cost \$ – not adjusted for inflation)

Project Awards

Fourth Street Apartments (FFA/NBBJ)

2012 Leadership in Energy and Environmental Design (LEED) for Homes Platinum Certification from the U.S. Green Building Council

Houston Baptist University Lake House Residential College (FFA/Gensler)

2009 LEARNING BY DESIGN MAGAZINE featured Colleges & Universities Project for New Construction - The Premier Source for Education Design Innovation and Excellence

UCSF Campus Housing Mission Bay (SOM/FFA)

2007 Gold Nugget Award of Merit: Best Mid- to High-Rise Apartment Project Pacific Coast Builders Conference

Villa Montgomery Affordable Housing (FFA)

Winner 2007: Grand Boulevard Award, Joint Venture Silicon Valley
Honorable Mention: Green Building Residential, Sustainable San Mateo AIA
LEED NC Gold Certification

Stanford University, Graduate School of Business Renovation & Knight Building Addition (SOM)

2002 Honor Award: AIA San Francisco Chapter

South Coast Plaza Bridge of Gardens Pedestrian Bridge & Garden Terrace (EB)

2001 Honor Award Design: AIA California Council

San Francisco Civic Center Complex, State Office Building (SOM)

2000 Honor Award: National Design-Build Institute

Publications - Exhibitions - Engagements

- ***Migrations*** - 2021 KLA National RUDC Symposium Moderator/Organizer
- ***Built Around Health*** - 2020 KLA National RUDC Symposium Moderator/Organizer
- ***California Urban Design Townhall Series*** 2020-21- AIACA UDC Committee Organizer
- ***National AIA Knowledge Leadership Assembly 2020*** – Charlotte, North Carolina
- ***Lecture*** - The American Institute of Architecture Students - National Bandwidth Forum, *Building: San Francisco Skyline 2015*
- ***In the Heart of Icicles*** – Stories, Sketches, Photography & Travel, ORO Press 2017; Nathan Ogle
- ***AAU News - Beyond the Conventional*** – SF Bay Area Sketching at Ocean Beach, Inspire Creativity and Encourage Problem Solving; Mimi Sullivan 2014
- ***Guidebook to the LEED Certification Process*** - *Mechanical and Architectural Coordination for Energy Efficiency*; Wiley Publishing 2011
- ***In Praise of Pragmatism – Fisher Friedman Associates***, Firm Monograph; ORO Press 2010
- ***Extra Shingles Bird Haus Sculpture***, Art Installation and Benefit Auction in Support of Arts Education and Habitat for Humanity; Orinda Arts Council 2008
- ***AIA Lines Magazine, Review*** 1998
- ***Place – Ferrari Thoughts & Images Remembrance Monograph***, “you cannot teach anything without a philosophy”; CAUS: VPI&SU 1998
- ***ARCHIS Magazine 4/96, Open Stad*** (Open City) *Brussel* – In search of a multicultural urbanity; Heymen & Loeckx, Netherlands Architecture Institute
- ***Open City Exhibition*** – Beurs Schouwburg, Brussels 1995
- ***ABSTRACT Magazine 94-95, Urban Design***, New York City – Cultural theory, sociology, urban geography, economics & real estate
- ***Crit 27, “Schools West to East,” The Journal of the American Institute of Architectural Students Feature***
- ***CAUS Magazine, A Rural House in Appalachia - Thesis Feature***



NO coastal approvals for Surf and Sand redevelopment

Austin Silvers <info@email.actionnetwork.org>

Wed 11/17/2021 12:35 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

The Coastal Act should be strictly upheld to maximize and protect coastal access and coastal resources. To this end, no after-the-fact approval should be given unless the city approves variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP.

Austin Silvers

asilvers1994@gmail.com

1661 Louise Street

Laguna Beach, California CA

Uphold appeal, deny Surf and Sand project

Chris Reardon <info@email.actionnetwork.org>

Wed 11/17/2021 12:37 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal. We must protect our coastline for the future generations that will already have an uphill battle when it comes to climate change, let's not make it worse

Chris Reardon

chris.reardon365@gmail.com

1841 Carmelita street

Laguna Beach, California 92651

Uphold appeal, deny Surf and Sand project

Dana Wilde <info@email.actionnetwork.org>

Wed 11/17/2021 4:14 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Dana Wilde

ifligirl@gmail.com

2030 Catalina

Laguna Beach, California 92651

NO coastal approvals for Surf and Sand redevelopment

Greg Daw <info@email.actionnetwork.org>

Wed 11/17/2021 4:25 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

The Coastal Act should be strictly upheld to maximize and protect coastal access and coastal resources. To this end, no after-the-fact approval should be given unless the city approves variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP.

Greg Daw

gregdaw101@gmail.com

45 La Costa Crt

Laguna Beach, California 92651

FW: APPEAL A-5-LGB-19-0010

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/17/2021 12:26 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: James Danziger <danziger@uci.edu>

Sent: Wednesday, November 17, 2021 11:05 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: APPEAL A-5-LGB-19-0010

November 17, 2021

California Coastal Commission

South Coast District Office 301 E. Ocean Blvd., Suite 300 Long Beach, CA 90802

SouthCoast@coastal.ca.gov <<mailto:SouthCoast@coastal.ca.gov>>

RE: SURF AND SAND HOTEL; APPEAL A-5-LGB-19-0010

Dear Honorable Chair Padilla, Commissioners, and Staff

As a resident of Laguna Beach for more than five decades, I am concerned that your staff seems to have recommended you to allow unpermitted and illegal encroachment on the bluff by the Surf and Sand Hotel to stand. There is clear evidence that the wedding terrace deck was extended without permits and encroaches onto the bluff in a manner that was never approved by you or the City of Laguna Beach. If, as staff seems to recommend, the earlier illegal encroachment is allowed, it obviously encourages others to build illegally on the ocean front and, if eventually caught or presenting new plans, to have their unacceptable prior encroachment validated. Please require the Hotel to conform to the City and CC guidelines about coastal bluff encroachment in this case.

James Danziger, danziger@uci.edu

Uphold appeal, deny Surf and Sand project

Kevin Hering <info@email.actionnetwork.org>

Wed 11/17/2021 2:35 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Kevin Hering

kevin.hering.kh@gmail.com

24310 Moulton Parkway, Ste O, 126

Laguna Woods, California 92637

Uphold appeal, deny Surf and Sand project

Michelle Del Rio <info@email.actionnetwork.org>

Wed 11/17/2021 2:40 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Michelle Del Rio

michelle.delrio9@gmail.com

975 Tia Juana st

Laguna beach , California 92651

eNGO Stand.earth in Support of Appeal, November 2021 Agenda Item Friday 10b - No. A-5-LGB-19-0010 (Surf & Sand Resort, Regency Properties, L.P., Laguna Beach)

Nathan Taft <nathan@stand.earth>

Wed 11/17/2021 2:43 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>; SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; Ainsworth, John@Coastal <John.Ainsworth@coastal.ca.gov>; Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>; Bochco, Dayna@Coastal <dayna.bochco@coastal.ca.gov>; Padilla, Stephen@Coastal <Stephen.Padilla@coastal.ca.gov>; Turnbull-Sanders, Effie@Coastal <effie.turnbull-sanders@coastal.ca.gov>; Aminzadeh, Sara@Coastal <sara.aminzadeh@coastal.ca.gov>; Hart, Caryl@Coastal <caryl.hart@coastal.ca.gov>; Wilson, Mike@Coastal <mike.wilson@coastal.ca.gov>; Rice, Katie@Coastal <katie.rice@coastal.ca.gov>; Escalante, Linda@Coastal <linda.escalante@coastal.ca.gov>; Uranga, Roberto@Coastal <roberto.uranga@coastal.ca.gov>; Groom, Carole@Coastal <carole.groom@coastal.ca.gov>; Harmon, Meagan@Coastal <meagan.harmon@coastal.ca.gov>; Mann, Zahirah@Coastal <zahirah.mann@coastal.ca.gov>; Faustinos, Belinda@Coastal <belinda.faustinos@coastal.ca.gov>; Luce, Shelley@Coastal <shelley.luce@coastal.ca.gov>

Dear Chair Padilla and Honorable Commissioners:

On behalf of Stand.earth, I write in opposition to the Surf and Sand redevelopment and in support of the appeal submitted by Mark and Sharon Fudge. The Coastal Act must be strictly enforced in order to protect and prevent further erosion of our bluffs, and to maximize public access.

Fundamentally, ratifying the extensive unpermitted improvements at the Surf and Sand – including encroachments along the bluff and an intensification of use from retail to spa – emboldens developers to continue making piecemeal changes to their hotels in the hopes that the Coastal Commission will not notice, or will promptly approve after-the-fact permits. This is unacceptable and sets a terrible precedent that will have dire consequences for our coast.

First, it is clear that the wedding terrace far exceeds the scope of development permitted in the 1989 Coastal Development Permit. Thus, no after-the-fact approval should be given until the City of Laguna Beach has approved variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP.

Second, the proposed project would legalize the conversion from retail to the current Aquaterra Spa. This scope of work is an intensification of use which requires additional parking to accommodate the greater number of workers.

Please uphold the appeal and deny the proposed Surf and Sand redevelopment.

Thank you,

--

Nathan Taft | he/him
Senior Digital Campaigner



NO coastal approvals for Surf and Sand redevelopment

Robert Duensing <info@email.actionnetwork.org>

Wed 11/17/2021 12:55 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

The Coastal Act should be strictly upheld to maximize and protect coastal access and coastal resources. To this end, no after-the-fact approval should be given unless the city approves variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP.

Robert Duensing
rduensing@gmail.com
1190 morningside drive
Laguna beach, California 92651

Uphold appeal, deny Surf and Sand project

Stephen Burd <info@email.actionnetwork.org>

Wed 11/17/2021 3:58 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Stephen Burd

burdstephenr@protonmail.com

303 Broadway St, Suite 104-75

Laguna Beach, California 92651

Uphold appeal, deny Surf and Sand project

Shannon Porter <info@email.actionnetwork.org>

Wed 11/17/2021 2:49 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Shannon Porter

ladyshannon52@gmail.com

199 Rockledge Terrace

Laguna Beach , California 92651

Uphold appeal, deny Surf and Sand project

Tari Berglund <info@email.actionnetwork.org>

Wed 11/17/2021 2:18 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

Tari Berglund
tariberglund@hotmail.com
2605 Victoria Drive
Laguna Beach, California 92651

NO coastal approvals for Surf and Sand redevelopment

tara thompson <info@email.actionnetwork.org>

Wed 11/17/2021 3:28 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

The Coastal Act should be strictly upheld to maximize and protect coastal access and coastal resources. To this end, no after-the-fact approval should be given unless the city approves variances allowing projections into the coastal bluff beyond those authorized in the 1989 CDP.

tara thompson
tarakanet@hotmail.com
20353 Sun valley Drive
Laguna Beach, California 92651

Uphold appeal, deny Surf and Sand project

William Smith <info@email.actionnetwork.org>

Wed 11/17/2021 12:47 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

We are disappointed to learn that the Surf and Sand expanded its terrace along the bluff without necessary approvals, namely a variance from the City of Laguna Beach. Approving that development after the fact sends a terrible message to developers up and down the coast who will act first and ask for forgiveness later. Please uphold this appeal.

William Smith

wpsmith51@aol.com

564 Cliff Dr Apt 9, Apt 9

Laguna Beach, California 92651

Uphold appeal, deny Surf and Sand project

William Smith <info@email.actionnetwork.org>

Wed 11/17/2021 12:47 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

CCC Staffer Meg Vaughn,

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Laguna Beach, California 92651