

**CALIFORNIA COASTAL COMMISSION**

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# F5c

## ADDENDUM

DATE: November 16, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM F5c, ADMIN. PERMIT NO. 5-21-0404 (HSU) FOR THE COMMISSION MEETING ON FRIDAY, NOVEMBER 19, 2021.**

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### I. REVISIONS TO THE STAFF REPORT

Commission staff recommends changes to the staff report dated October 28, 2021, to make the following modifications and corrections. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strikethrough~~.

**a) Modify the Project Description on page 1 as follows:**

Demolition of an existing wooden cantilevered deck over concrete slab and construction of a new concrete deck of same dimensions (40'3" x 5') cantilevered 5 feet beyond the existing seawall. Also proposed along the waterside perimeter is a 42"-tall, 1/2"-thick aluminum tempered frosted glass guardrail with flat polished edges and cap rail, bottom metal shoes with block spaces for water drainage, and brushed nickel finish metal posts affixed to deck mounts at 5-foot intervals. No type of glass or transparent medium is proposed.

**b) Modify the first paragraph of the Project Description on page 4 as follows:**

The applicant proposes to demolish an existing wooden cantilevered deck over concrete slab and construct a new concrete deck of the same dimensions (40'3" x 5') cantilevered 5 feet beyond the existing seawall (**Exhibit 2**). The proposed deck is associated with the adjacent single-family residence. Also proposed along the waterside perimeter of the deck is a 42"-tall, 1/2"-thick aluminum tempered frosted glass guardrail with flat polished edges and cap rail, bottom metal shoes with block spaces for water drainage, and brushed nickel finish metal posts affixed to deck mounts at 5-foot intervals. No type of glass or transparent medium is proposed. The glass railing will be constructed of glass fabricated to incorporate elements visible to birds though transparent to humans. **Special Condition 5** requires the applicant to

maintain the glass guardrail in good condition to prevent potential bird-strikes. A gutter system will catch any runoff from the deck, and deck drainage will be directed back onto the lot. No products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye will be used on the deck, therefore, pollutants from those products will not drain to the harbor during or after construction. No bottom disturbing activities are anticipated. All work on the deck will occur from the landward side of the deck.

**c) Modify the second complete paragraph on Page 6 as follows:**

In this area, there is an existing dominant pattern of development of 5-foot-wide decks cantilevered over the bulkhead. Many of the decks are constructed with glass guardrails, and therefore, **Special Condition 5** is imposed to ensure that bird-safe glass is installed, and bird-strikes are minimized. Thus, the construction of a cantilevered deck at this site and in this location would not be establishing a new pattern of development (nor create an adverse public access condition, as previously mentioned). Furthermore, in this section of Huntington Harbour, submerged lands are under private fee ownership, and are associated with the adjacent single-family residences. However, the Commission imposes **Special Condition 3** stating that the approval of a coastal development permit for the project does not waive any public rights or interest that exist or may exist on the property or on adjacent public waters.

**d) Add the following Special Condition 5 to Page 10:**

**5. Bird-Safe Balcony Materials**

BY ACCEPTANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant agrees that oceanfront deck railing systems, fences, screen walls, gates, windows and the like that are authorized for repair or replacement by this permit shall use materials designed to minimize bird-strikes with the deck railing, wall, fence, gate, window, or similar feature. Such materials may consist all or in part of wood, wrought iron, frosted or partially-frosted glass, Plexiglas or other visually permeable barriers designed to prevent creation of a bird-strike hazard. Clear glass or Plexiglas shall not be installed unless it contains UV-reflective glazing that is visible to birds designed to reduce bird strikes by reducing reflectivity and transparency. All materials shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird-strikes and shall be maintained at a minimum in accordance with manufacturer specifications.