

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
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LONG BEACH, CA 90802  
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# W19a

## ADDENDUM

June 8, 2021

TO: Coastal Commissioners and Interested Parties  
FROM: South Coast District Staff  
SUBJECT: Addendum to Item W19a, Coastal Commission Permit Application  
**#5-20-0476 (Tanner Family Trust)** for the Commission meeting of  
**June 9, 2021.**

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### Correction to Special Condition 7

Staff proposes to modify/correct the language of one of the special conditions required to ensure the proposed development is in conformance with the Coastal Act. The correction seeks to clarify the language of Special Condition 7, "No Future Bluff or Shoreline Protective Device" to consistently state that the condition applies to both bluff or shoreline protective devices, not just one or the other. This clarifying language does not affect staff's recommendation for the project. Following is staff's changes. Deleted language is shown in ~~strike through~~ and new language is in **bold, underlined italic.**

Page 12 of the Staff Report:

#### 1. No Future Bluff or Shoreline Protective Device.

- A. By acceptance of this permit, the permittees agree, on behalf of themselves and any successors and assigns, that no **bluff or** shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-20-0476 including, but not limited to, the residence and foundation, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or any other natural hazards in the future. By acceptance of this permit, the permittees hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235, any similar provision of a certified LCP, or any applicable law.
- B. By acceptance of this Permit, the permittees further agree, on behalf of themselves and all successors and assigns, that they are required to remove all or a portion of the development authorized by this permit and restore the site, if:
  - i. The City of San Clemente or any government agency with jurisdiction has issued a final order, not overturned through any appeal or writ

proceedings, determining that the structures are currently and permanently unsafe for occupancy or use due to damage or destruction from waves, storm conditions, erosion, slope instability and landsliding, sea level rise, or other natural hazards related to coastal and geologic processes, and that there are no feasible measures that could make the structure suitable for habitation or use without the use of bluff or shoreline protective devices;

- ii. Essential services to the site (e.g. utilities, roads) can no longer feasibly be maintained due to the coastal hazards listed above;
- iii. Removal is required pursuant to LCP policies for sea level rise adaptation planning; or
- iv. The development requires new or augmented **bluff or** shoreline protective devices that conflict with applicable LCP policies or Coastal Act policies.