

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4325  
VOICE (562) 590-5071  
FAX (562) 590-5084



# F9b

## ADDENDUM

August 4, 2021

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM F9b, APPLICATION NO. A-5-NPB-21-0026 FOR THE COMMISSION MEETING OF FRIDAY, AUGUST 13, 2021.**

---

### I. CHANGES TO STAFF REPORT

Commission staff recommends changes to the staff report for Item F9B, dated July 30, 2021. The following modifications correct an application number that is referenced in the staff report, which is the second proposed amendment to an underlying permit, not the first proposed amendment. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strike-out~~.

### Page 6 – Modify Section III. Local Government Action, as follows:

### III. LOCAL GOVERNMENT ACTION

...

Changes to the project occurred after the MND was approved, including an updated bridge design. Thus, the City prepared an Addendum to the MND. The City also prepared the local CDP No. CD2020-143 for the Superior Ave Pedestrian Bridge and Parking Lot project (excluding the western bridge abutment at Sunset Ridge Park, being processed separately by the Commission as 5-11-3042-A42). This local CDP and MND Addendum was approved and adopted by the City Zoning Administrator on December 10, 2020 via Resolution No. ZA2020-082.

### Pages 7-8 – Modify Section V. Findings and Declarations – Substantial Issue/A. Project Description and Location:

There is also a second component of this project that is located on an inland lot on the west side of Superior Avenue at the intersection of Superior Avenue and West Coast Highway ([Exhibit No. 1](#)). That part of the proposed project consists of the construction of a western bridge abutment (structural support for a bridge)) located

at Sunset Ridge Park. The abutment will be supported by two precast concrete piles and wing walls. A short segment of a single span concrete arch pedestrian and bicycle bridge, supported by the abutment, will be installed over Superior Avenue connecting the new pedestrian and bicycle bridge to an existing walkway at Sunset Ridge Park. The City also proposes temporary grading and restoration of disturbed existing landscape improvements. Upon completion of the western bridge abutment, the surrounding area will be restored to pre-construction condition. No landscaping is proposed other than the restoration of disturbed landscape improvements (Coastal Sage Scrub). While the City of Newport Beach has a certified LCP and would be the permit issuing authority for new development within its jurisdiction, the proposed project is subject to review and approval by the Commission due to a prior condition of the original CDP Special Condition No. 14, Future Development Restriction. This proposal is subject to a separate staff report for CDPA No. 5-11-302-A42, which is also to be heard by the Commission on August 13, 2021.

**Page 16 – Appellants’ Argument No. 5: The City action fails to provide adequate wetland buffers, as follows:**

...

The appellants state that there is an insufficient buffer for a second wetland, which is located on the west side of Superior Avenue. However, that wetland is not located with the project area subject to the City’s CDP. Thus, the adequacy of that wetland buffer is not evaluated in this appeal staff report. Instead, it is analyzed in the staff report for CDPA No. 5-11-302-A42, which is also to be heard by the Commission on August 13, 2021.