

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



Click here to go
to staff report

W13d

5-22-0599 (SC Surfside LLC)

NOVEMBER 16, 2022

CORRESPONDENCE

From: [Eva Decastro](#)
To: Amitay_Shahar@Coastal
Cc: [Merrill Stromer](#)
Subject: Fwd: ITEM NO: W13d Application No: 5-22-0599
Date: Monday, November 14, 2022 11:35:58 AM

Hi Shahar;
FYI, here is the message I sent.

Sent from my iPhone

Begin forwarded message:

From: Eva Decastro <evascottsdale@aol.com>
Date: November 11, 2022 at 5:19:33 PM MST
To: samitay@coastal.ca.gov
Cc: Merrill Stromer <drmbs1@gmail.com>
Subject: ITEM NO: W13d Application No: 5-22-0599

Dear S. Amitay:
Please assure that this message is provided to the Hearing members considering approval of the above Coastal Permit Application.

Thank you for your help.

Sincerely,
Eva Stromer
(602)743-1164

ITEM NO: W13d
Application No: 5-22-0599

Dear Coastal Commission Members and Staff:

My husband and I are opposed to the possible approval of ITEM NO: W13d for the reasons stated below:

If circumstances were different, we would welcome a brand new house next door.

Our concern is that the original architectural renderings shown to us include:

- a basement,
- installation of caissons,
- swimming pool, and
- spa

All of the above items will require digging very deep into an already severely compromised bluff, which has had and continues to show erosion and damage.

Further, there are several discrepancies between the notices to interested parties vs the same items in the report, for instance, cubic yards of cut and export show

44 cu yds in the report while the notice shows 760 cu yds.

As you are all aware, a number of nearby homes have been condemned due to damage and erosion in Cyprus Shores. Our beach is all but gone.

Due to the erosion, the OCTA railroad corridor is shut down for the 2nd time in 13 months to make repairs necessitated by the erosion.

Several years ago, approximately 1/3 of the backyard of the house on the other side of the applicant's (3828 Vista Blanca) washed away in a landslide. We do not wish to have our portion of the bluff splinter off in a similar fashion.

Page 20 of the Report states "on July 1, 2022, the applicant undertook extensive subsurface investigation (i.e., drilling of numerous borings across the site) necessary for a clearer understanding of the location of the natural bluff and canyon features buried beneath the fill." I can attest that this statement is not accurate as there was one boring dug and it was in the front yard of the house, no more than 3 feet from the street. Further the applicant did not bother to get a digging permit from the city, which shut down the operation before it was completed. As a concerned homeowner, I would appreciate getting the geological findings from the 7/1 event and also ask for copies of any other subsurface investigation actually done in the back yard of this property.

The concrete on our back patio was cracked last year by a tenant of the applicant who hired people to put up a temporary fence using a pneumatic hammer. The vibration of the hammer was clearly felt on our property. If a small pneumatic hammer caused our cement to crack, what can we expect from a house being razed and a new one built?

The property owner has had a pattern of non-compliance as well as complete neglect for basic maintenance of this property. Both the front and back yards have and continue to be atrocious. I have had to pay to have Mr. King's fungus infested shrubs and his encroaching tree trimmed in order to protect the plants on my property.

Our concern is that the property owner will remain uninvolved and we/the neighborhood will suffer the consequences of his non caring attitude.

We respectfully ask the Coastal Commission to postpone all approvals concerning this application until such time as the geological reports are provided to us for review and the applicant makes appropriate corrections to the report on which your decisions will be based.

Video and pictures will be provided in a separate message.

Merrill & Eva Stromer
3824 Vista Blanca
(602) 743-1164

Sent from my iPhone

STOP WORK ORDER

Notice of Violation

CITY OF SAN CLEMENTE
COMMUNITY DEVELOPMENT DEPARTMENT

910 CALLE NEGOCIO
STE. 100

Location: 3826 BLANCA
Permit No.:

THIS PROJECT IS IN VIOLATION OF REGULATIONS OR REQUIREMENTS OF THE CITY OF SAN CLEMENTE AS SPECIFIED BELOW:

- San Clemente Municipal Code ("SCMC") chapters 15.08 and 15.22 adopts the California Building Code ("CBC") and California Residential Code ("CRC").
- I have this day inspected this structure and premises and found the following violation(s) of the SCMC, CBC, and/or CRC:

<input checked="" type="checkbox"/> Work Covered Without Approval CBC section 110.6 and/or CRC section R109.4	<input type="checkbox"/> Completion of Construction SCMC section 15.08.020(f) and/or SCMC section 15.22.020(F)
<input type="checkbox"/> Violation of Directive CBC section 114.4 and/or CRC section R113.4	<input checked="" type="checkbox"/> Work Without Permit CBC Section 105.1 and/or CRC section R105.1

GRADING WITHOUT PERMITS

3. Per CBC section 115.1 and/or CRC section R114.1 the work stated above shall **STOP IMMEDIATELY**.

4. Work may resume after all required permits and approvals have been obtained, as stated below:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Obtain required permit(s) | <input checked="" type="checkbox"/> Expose covered work & call for inspection |
| <input type="checkbox"/> Renew permit(s) | <input type="checkbox"/> Work inspected & approved |

FAILURE TO CORRECT THE VIOLATION(S) DETAILED ABOVE WITHIN 15 CALENDAR DAYS, OR BY IMMEDIATELY 2022 MAY RESULT IN AN ADMINISTRATIVE FINE OF ONE HUNDRED DOLLARS (\$100) FOR EACH VIOLATION, AND HIGHER FINES THEREAFTER FOR CONTINUING VIOLATIONS. If the violation(s) detailed above create an immediate danger to health or safety, a fine may be issued immediately, and every day the violation(s) exist.

Inspector: PAUL EYE
PRINT

[Signature]
SIGNATURE

JULY 01/2022
DATE

For additional information, you may contact the Inspector directly at (949) 361-6176.

DO NOT REMOVE THIS TAG





