

CALIFORNIA COASTAL COMMISSION

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Deputy Director's Report – San Diego Coast District

November 16, 2022

CORRESPONDENCE



TRUST, SERVICE AND INNOVATION SINCE 1906

November 10, 2022

Mr. Karl Schwing
District Director, San Diego Coast and South Coast District
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108
Karl.Schwing@coastal.ca.gov

Re: Coastal Development Permit 6-19-109, Fenton Solana Highlands, LLC
Extension Request for Coastal Development Permit

Dear Mr. Schwing:

Thank you and the San Diego Coast staff for your review of the Extension Request for the Solana Highlands project and fully support staff's determination that there are no changed circumstances affecting the approved development's consistency with the Coastal Act.

Project Background

The California Coastal Commission unanimously approved the Coastal Development Permit on May 9, 2019, following unanimous approval by the City Council of Solana Beach in December 2018. The project benefitted from significant public outreach following original application in 2015, and the approved project incorporates major modifications to address neighbor and stakeholder concerns.

The project involves the full demolition of an existing apartment complex and the creation of a new complex for a net increase of 62 rental apartments. Over half of the additional apartments will be age-restricted (senior) and deed-restricted to be affordable to low-income residents.

Request for Permit Extension

Fenton deliberately delayed advancing the project during the COVID pandemic because of the disruption to existing tenants, while continuing to advance the project with the City of Solana Beach. Documentation has been provided to Coastal staff demonstrating compliance with the conditions for issuance of the CDP, and we are looking forward to permit issuance before the end of this year.

Fenton is also aware of the disruption that redevelopment of the property will have on residents' lives and is committed to providing an appropriate timeframe as well as resources to support our existing customers to find new homes. Our commitment to honor all leases, give ample notice,

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and to allow staggered move-out dates that do not create a surge of demand in the coastal rental market prevented us from initiating construction prior to the expiration of the permit.

Accordingly, we have made a request for Extension of the Permit.

Project Execution

We have been in frequent communication with residents throughout the over seven-year process of project review and approval and have recently started working with residents to refer them to other properties within our portfolio and coordinating with other apartment owners in the immediate area. A number of residents have already relocated to other Fenton properties nearby and have voiced appreciation for the advance notice and assistance with identifying new housing.

We understand that a small minority of residents – each of whom has been fully aware of the proposed reconstruction project for years – may comment on the extension, repeating objections previously raised and addressed by the City, Commission, and Coastal staff. However, none of the comments is expected to provide evidence of changed circumstances or impacts on coastal resources. Fenton will continue to work with these residents, address their concerns, and assist in their transition.

Conclusion

We support Coastal staff's determination that there are no changed circumstances affecting the approved development's consistency with the Coastal Act. I will be available at the November 16th meeting in the event there are any questions regarding this matter.

Thank you again for your work in reviewing and support of the Solana Highlands project. Fenton looks forward to revitalizing the community and providing additional coastal rental housing – including 32 new homes for low-income seniors.

Regards,



David Gatzke
Sr. Director, Development