

CALIFORNIA COASTAL COMMISSION

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W17b

6-21-0519 (Groundswell Investments LLC & Lea Hennenhoefer)

November 16, 2022

CORRESPONDENCE



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W17b

Chair Donne Brownsey
Honorable Commissioners
California Coastal Commission
San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Re: 1301 and 1303 South Pacific Street, Oceanside
Application No. 6-21-0519
Hearing Date: November 16, 2022
Agenda Item: W17b
Support for Project Approval

Dear Chair Brownsey and Honorable Commissioners:

This office represents Lea Hennenhofer, the owner of 1303 South Pacific Street, and Cindy Dillion, the owner of 1301 South Pacific Street (the "Applicants"), side-by-side residential properties in the City of Oceanside. An existing 800-foot long rock revetment, permitted by the Coastal Commission in 1980, runs along the shoreline, seaward of the residences. In the 42 years since the seawall's approval, rocks have become loose and dislodged, necessitating critical repairs. The subject application requests authorization for the Applicants to repair the revetment by restacking existing rock and importing a minimal amount of new rock, and the removal of unpermitted stairs at the 1303 S. Pacific St. property (the "Project").

The Applicants agree with the Staff Recommendation and all proposed conditions of approval, and respectfully request that the Coastal Commission approve the Project.

Sincerely,

GAINES & STACEY, LLP

Sherman L. Stacey

By

SHERMAN L. STACEY

cc: Kaitlin Carney, Coastal Program Analyst (Via Email)