

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



W16b

LCP-6-DMR-21-0035-1 (5th Cycle Housing Element)

May 11, 2022

CORRESPONDENCE

FW: Public Comment on May 2022 Agenda Item Wednesday 16b - City of Del Mar LCP Amendment No. LCP-6-DMR-21-0035-1 (5th Cycle Housing Element)

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 4/27/2022 10:00 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

 1 attachments (106 KB)

FINAL.Pamela_Slater-Price-Letter-Re-LCP-6-DMR-21-0035-1-2022-05-11.pdf;

Hi Steph,

Please see attached for public comment.

Thank you,

Adriana Palato

Management Services Technician
California Coastal Commission
7575 Metropolitan Drive #103
San Diego, CA 92108

From: PAMELA SLATER-PRICE <pcslater@mac.com>

Sent: Wednesday, April 27, 2022 9:52 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on May 2022 Agenda Item Wednesday 16b - City of Del Mar LCP Amendment No. LCP-6-DMR-21-0035-1 (5th Cycle Housing Element)

*"Be who you are and say what you feel because those who mind don't matter and those who matter don't mind."
~ Dr. Seuss*

Re: City of Del Mar LCP Amendment No. LCP-6-DMR-21-0035-1

Coastal Commission Public Hearing, May 11, 2022 - Item 16.b

Dear Coastal Commission Chair and Commissioners:

As you consider the City of Del Mar's Local Coastal Program Amendment (LCPA) to establish a "Housing Element Implementation Overlay Zone" for high-density residential use at 20-25 dwelling units per acre, "by right" with no discretionary review and apply it to two vacant parcels (APN 299-100-47-00, 200-100-48-00), **I wish to bring to your attention important concerns regarding impacts on the San Dieguito Lagoon, Coastal Access, and Wetlands and Bluff on the parcels.**

HIGH DENSITY HOUSING IN A FLOODZONE: The Overlay will allow residential housing density of **20 to 25 dwelling units per acre**. A builder can seek a "density bonus" under Senate Bill 330 (and/or other State housing bills) that can increase the density even further, e.g., to 30 units per acre. The LCPA as submitted will establish the zoning Overlay and apply it to two vacant parcels that total 2.3 acres in the floodplain adjacent to the Lagoon. **These two vacant parcels include Wetlands that change with the tides, a sensitive Bluff face with Torrey Pines that provide habitat to nesting Egrets and Herons, and multitudes of wildlife.**

HIGH DENSITY HOUSING 50 FEET FROM WETLANDS: Please seek to ensure that any high-density housing allowed by this Overlay cannot be built in a manner that negatively impacts **Wetlands, Bluff, Lagoon, or Coastal Access, specifically** visitor access to **Lagoon trails, Park, and parking across the street from the parcels.**

The current zoning on these parcels restricts interior square feet to **30,985 sq ft (40% FAR, floor area ratio to lot size)**, a **14-foot height limit** (because of the highly visible bluff on the property), and a **100-foot setback from the wetland boundaries**. As written, the Overlay may not protect these restrictions from waivers under SB 330.

PROTECT WETLANDS, BLUFF, AND ACCESS: We ask you, please be sure that any LCPA you may approve for the Overlay on these parcels will enforce limits on maximum building height, minimum wetlands setback, and the allowed square feet. **These restrictions are essential for the good of the Wetland, the Bluff, and the Wildlife Habitat on these parcels in a floodplain and adjacent to the San Dieguito Lagoon.**

Specifically, please ask that the LCPA be modified to accomplish the following:

1. Exclude the wetlands and bluff face area from the lot size that will be used to calculate the allowed number of high-density dwelling units. **EXCLUSION OF THE WETLAND AND STEEP BLUFF SLOPE FROM LOT SIZE WOULD REDUCE THE DEVELOPABLE LAND TO ABOUT 1.5 ACRES DOWN FROM 2.3.** That would reduce the maximum number of units to 38 rather than 58 on this fragile site.
2. Exclude the wetlands and steep bluff slope area from the lot size that will be used to calculate FAR (enclosed floor area ratio to lot size) and explicitly disallow waivers on FAR on any parcels with Wetlands and coastal Bluff. **THIS WOULD CAP THE ALLOWED ENCLOSED FLOOR AREA AT ABOUT 26,200 SQUARE FEET.**

3. Exclude the northern parcel (APN 200-100-48-00) from any high-density residential units because it has tidal wetlands on the parcel. THIS WOULD FURTHER REDUCE THE MAXIMUM NUMBER OF BUILDABLE UNITS TO ABOUT 26.
4. Require that the wetlands setback be 100 feet and not allowed to be reduced to 50 feet; no waivers on wetlands setbacks – Protect the Wetlands.
5. Require the 14-foot height limit to protect the views of the Bluff; no waivers on maximum height – Protect public views of the Bluff.
6. Require that there be no grading that encroaches on the toe of the Bluff; no waivers to encroach on bluff toe and increase risk or rate of erosion.
7. Ensure that all required residential parking spaces be satisfied with regular size spaces; specifically exclude tandem spaces from satisfying the residential parking requirement according to State code (Chapter 18.48.030.B.4); further, specifically exclude compact spaces from satisfying the residential parking requirement. THIS ATTENTION TO ON-SITE PARKING WILL HELP TO PROTECT COASTAL ACCESS TO THE NEIGHBORING LAGOON WITH ITS TRAILS AND PARK.
8. Require that high-density residential ingress/egress vehicular traffic be placed away from the Wetlands and Sensitive Habitats. THIS WOULD MOVE ANY GARAGE ENTRANCE TO JIMMY DURANTE BLVD AND AWAY FROM LAGOON AND NESTING BIRD HABITAT.
9. Include in this LCPA the same recorded disclosures regarding floodplain that were added by Coastal Commission to the North Commercial LCPA language, as in 4.a and 4.b (attached) from the North Commercial LCPA approved February 10, 2022.
10. Include in this LCPA the same recorded disclosures regarding sea level rise adaptation that were added by Coastal Commission to the North Commercial LCPA language, including notification of future potential need to relocate structures and acknowledgement that hard structures to protect against flooding due to SLR are not allowed, as in 4.c and 4.d (attached) from the North Commercial LCPA approved by the Coastal Commission on February 10, 2022.

Please protect the Wetlands and natural Bluff on these parcels just 200 linear feet from the San Dieguito Lagoon and trails. Thank you for your consideration.

Sincerely,

Pamela Slater-Price

Former San Diego County Supervisor, District 3 (1992-2013)

Del Mar Resident since 1997
Del Mar, CA 92014

Attached: **Text from LCP-6-DMR-20-007903**, as approved by CCC Feb. 10, 2022

Text from LCP-6-DMR-20-007903 (North Commercial and Professional Commercial Land Use and Zone) City of Del Mar, approved by the California Coastal Commission on February 10, 2022:

4. If a proposed multiple dwelling unit project is located on a parcel that falls entirely or partially within the special flood hazard areas identified on the 2019 FEMA Flood Insurance Rate Map (FIRM), the following shall apply as a condition of Coastal Development Permit approval:
 - a. Development shall be sited and designed, including elevation and floodproofing, to minimize flood damage and avoid flood hazards including those from the impacts of projected sea level rise and flooding over the anticipated lifetime of the proposed structure using the best available science on sea level projections and in consideration of applicable adaptation measures; (such as the California State Sea Level Rise Guidance (OPC 2018) and the table for La Jolla in Appendix G of the Coastal Commission's 2018 Sea Level Rise Policy Guidance);
 - b. The landowner shall record a notice on the property and notice all occupants that:
 - i. The development is located in the Floodplain Overlay Zone (2019 FEMA FIRM), which applies to flood prone properties that are subject to periodic inundation due to flooding, including projected sea level rise;
 - ii. The property owner and all successors in interest waive any rights under Coastal Act Section 30235 and related LCP policies to hard shoreline armoring to protect the development.
 - c. Where necessary to ensure coastal resource protection and compliance with the Coastal Act based on the site-specific context, the notice required per Section 30.24.030(C)(4)(b) shall also reflect the following:
 - i. That sea level rise and flooding could render it difficult or impossible to provide services to the site.
 - ii. That the boundary between public land (tidelands) and private land may shift with rising seas and the development approval does not permit encroachment onto public trust land.
 - iii. That additional adaptation strategies may be required in the future to address sea level rise and flooding consistent with the Coastal Act and certified LCP.
 - d. The permittee shall acknowledge as a condition of permit approval that while the approved development meets all safety requirements applicable at the time of approval, the development may be required to be removed or relocated in accordance with the certified LCP if the Building Official determines the development becomes unsafe for occupancy due to future flood hazard conditions.

From: Amy A. Cheshire, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

Dear Coastal Commissioners and Staff:

Majestic Watermark Bluff, 50-ft high, will disappear.

Thank you to the Staff for carefully considering the LCPA and recommending that it be rejected as submitted. We have serious additional concerns even after the Staff-recommended Modifications.

Please reject even the modified LCPA.

The City of Del Mar's Local Coastal Program Amendment (LCPA) seeks to establish a "Housing Element Implementation Overlay Zone" for high-density residential use at 20-25

dwelling units per acre, "by right" with no discretionary review and apply it to two vacant parcels known as "Watermark" (2.3 acres, APN's 299-100-47 & 48) in Del Mar's wetlands floodplain.

A majestic Bluff and an active tidal Wetlands area are located on these parcels.



SB 330 WORSENS THE HIGH-DENSITY IMPACTS: The LCPA will allow a density of 25 residential units per acre *as a starting point*. This can increase to 30 units per acre or more under Senate Bill 330 (as well as other State housing bills). SB 330 allows any developer to seek a "density bonus" and demand State-mandated concessions and waivers on height, lot coverage, wetlands setbacks, bluff encroachment, and interior floor area. **This amount of massive, looming residential density would occur in a place that participates critically in Lagoon wildlife habitats, including nesting Egrets and Herons who soar above, back and forth.**

The current zoning on these parcels is highly restrictive to protect a major bird-nesting habitat that includes tall mature Torrey Pine trees on the bluff face of the property, tidal wetlands on the northeast sector of the parcels, and public views of the open, natural bluff face. Total interior square feet allowed on the two parcels is currently **30,985 sq ft (40% FAR)**.

A 14-foot height limit protects the highly visible open space bluff on the property.

A 100-foot setback from any wetland boundaries ensures healthy habitats.

The high-density multi-family structures enabled by the proposed Overlay should be subject to far stronger requirements than single-family homes or low-density commercial buildings.

Wetlands setback distance should be 100 feet with no discretion to reduce to 50 feet. Just as important are Bluff protections through 14 foot building height (NOT 47 feet) to preserve public views, and no encroachment into the Bluff toe at all to preserve geotechnical integrity and to avoid erosion and mudslides. **Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited.**

The proposed LCPA will increase density and intensity of use and open the way for any project to ask for and receive unprecedented waivers or concessions on height, size, lot coverage, wetland setbacks, and bluff protections. **This LCPA should be rejected without further revisions or modifications.**

The two vacant “Watermark” parcels are entirely in a floodplain vulnerable to Sea Level Rise, as shown in Del Mar’s Sea Level Rise Adaptation Plan adopted in 2018. Moreover, underdeveloped land in the North Commercial zone is designated in the Adaptation Plan as space to accommodate wetlands upland migration with SLR.

The three biggest problems with the Housing Overlay on these two vacant parcels:

- HIGH DENSITY HOUSING IN A SENSITIVE COASTAL LAGOON FLOODZONE
- HIGH DENSITY HOUSING 50 FEET FROM WETLANDS
- PARKING OVERFLOW INTO ALREADY SCARCE PUBLIC PARKING AT LAGOON TRAILS

Please see the attached list of Specific Issues with the LPCA.

The Watermark Project **illustrates** a worst-case scenario for the type of development that could be allowed without further protections beyond the Coastal Staff modifications. With zoning waivers on size, height, and Bluff protection, **Watermark seeks to build a 47.5-foot tall building with an excavated underground garage and drains that will**

- Obscure the 50-foot high Bluff behind 47.5 foot tall buildings and 132,228 sq. ft. (128% FAR)
- Cover all land that is not wetlands or steep bluff slope
- Excavate many feet deep underground next to the wetlands
- Place buildings only 50 feet from the wetlands
- Carve into the Bluff and risk increased erosion
- Disturb nesting birds with noise from 54 air conditioner condensers on the roof

The development enabled in the proposed housing Overlay will encroach on the health and long-term viability of the San Dieguito lagoon/river/estuary biological system. Please carry out the mission of the Coastal Act and **REJECT THIS LPCA.**

The high-density allowed with the LPCA will have grave impacts on the San Dieguito Lagoon and surrounding wildlife, on Coastal Access, and on the Wetlands and Bluff on these parcels.

Protect the Wetlands and the natural Bluff on these parcels just 200 linear feet from the San Dieguito Lagoon and trails. Protect public access to the San Dieguito Lagoon and trails. Thank you for your consideration.

Nesting Egret in Torrey Pine Adjacent to Watermark Parcels, May 1, 2022



List of Specific Issues with LCP Amendment No. LCP-6-DMR-21-0035-1

1. It does not prohibit waiver of 14-foot height limit. PROTECT PUBLIC VIEWS OF BLUFF.

Watermark Wetlands change with the tide.

2. It does not require that high-density residential ingress/egress vehicular traffic be placed away from the Wetlands and Sensitive Habitats. ANY GARAGE ENTRANCE SHOULD BE ON JIMMY DURANTE BLVD AND AWAY FROM LAGOON AND NESTING BIRD HABITAT.
3. It does not prohibit underground excavation and grading along the wetlands. Excavation next to wetlands will inevitably alter groundwater flow and impact habitats. PROTECT WETLANDS WATERFLOW AND HABITATS.
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5. It does not require that the wetlands setback be 100 feet and no less.
6. It does not exclude the wetlands and steep bluff slope area from lot size used to calculate the allowed number of high-density dwelling units. EXCLUSION OF THE WETLAND AND STEEP BLUFF SLOPE FROM LOT SIZE WOULD REDUCE THE DEVELOPABLE LAND TO ABOUT 1.5 ACRES DOWN FROM 2.3 and reduce the maximum number of units to 38 rather than 58 on this fragile site.
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8. It does not exclude the north Watermark parcel (APN 200-100-48-00) from any high-density residential units due to tidal wetlands on the parcel. THIS WOULD FURTHER REDUCE THE MAXIMUM NUMBER OF UNITS TO ABOUT 26.
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From: Aryo Kharrati, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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From: Hershell Price, Del Mar, CA

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May 11, 2022, Item 16.b

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From: Karen Lare, Del Mar, CA

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dwelling units per acre, "by right" with no discretionary review and apply it to two vacant parcels known as "Watermark" (2.3 acres, APN's 299-100-47 & 48) in Del Mar's wetlands floodplain.

A majestic Bluff and an active tidal Wetlands area are located on these parcels.



SB 330 WORSENS THE HIGH-DENSITY IMPACTS: The LCPA will allow a density of 25 residential units per acre *as a starting point*. This can increase to 30 units per acre or more under Senate Bill 330 (as well as other State housing bills). SB 330 allows any developer to seek a "density bonus" and demand State-mandated concessions and waivers on height, lot coverage, wetlands setbacks, bluff encroachment, and interior floor area. **This amount of massive, looming residential density would occur in a place that participates critically in Lagoon wildlife habitats, including nesting Egrets and Herons who soar above, back and forth.**

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The high-density multi-family structures enabled by the proposed Overlay should be subject to far stronger requirements than single-family homes or low-density commercial buildings. Wetlands setback distance should be 100 feet with no discretion to reduce to 50 feet. Just as important are Bluff protections through 14 foot building height (NOT 47 feet) to preserve public views, and no encroachment into the Bluff toe at all to preserve geotechnical integrity and to avoid erosion and mudslides. **Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited.**

The proposed LCPA will increase density and intensity of use and open the way for any project to ask for and receive unprecedented waivers or concessions on height, size, lot coverage, wetland setbacks, and bluff protections. **This LCPA should be rejected without further revisions or modifications.**

The two vacant “Watermark” parcels are entirely in a floodplain vulnerable to Sea Level Rise, as shown in Del Mar’s Sea Level Rise Adaptation Plan adopted in 2018. Moreover, underdeveloped land in the North Commercial zone is designated in the Adaptation Plan as space to accommodate wetlands upland migration with SLR.

The three biggest problems with the Housing Overlay on these two vacant parcels:

- HIGH DENSITY HOUSING IN A SENSITIVE COASTAL LAGOON FLOODZONE
- HIGH DENSITY HOUSING 50 FEET FROM WETLANDS
- PARKING OVERFLOW INTO ALREADY SCARCE PUBLIC PARKING AT LAGOON TRAILS

Please see the attached list of Specific Issues with the LPCA.

The Watermark Project **illustrates** a worst-case scenario for the type of development that could be allowed without further protections beyond the Coastal Staff modifications. With zoning waivers on size, height, and Bluff protection, **Watermark seeks to build a 47.5-foot tall building with an excavated underground garage and drains that will**

- Obscure the 50-foot high Bluff behind 47.5 foot tall buildings and 132,228 sq. ft. (128% FAR)
- Cover all land that is not wetlands or steep bluff slope
- Excavate many feet deep underground next to the wetlands
- Place buildings only 50 feet from the wetlands
- Carve into the Bluff and risk increased erosion
- Disturb nesting birds with noise from 54 air conditioner condensers on the roof

The development enabled in the proposed housing Overlay will encroach on the health and long-term viability of the San Dieguito lagoon/river/estuary biological system. Please carry out the mission of the Coastal Act and **REJECT THIS LPCA.**

The high-density allowed with the LPCA will have grave impacts on the San Dieguito Lagoon and surrounding wildlife, on Coastal Access, and on the Wetlands and Bluff on these parcels.

Protect the Wetlands and the natural Bluff on these parcels just 200 linear feet from the San Dieguito Lagoon and trails. Protect public access to the San Dieguito Lagoon and trails. Thank you for your consideration.

Nesting Egret in Torrey Pine Adjacent to Watermark Parcels, May 1, 2022



May 11, 2022, Item 16.b

List of Specific Issues with LCP Amendment No. LCP-6-DMR-21-0035-1

1. It does not prohibit waiver of 14-foot height limit. PROTECT PUBLIC VIEWS OF BLUFF.

2. It does not require that high-density residential ingress/egress vehicular traffic be placed away from the Wetlands and Sensitive Habitats. ANY GARAGE ENTRANCE SHOULD BE ON JIMMY DURANTE BLVD AND AWAY FROM LAGOON AND NESTING BIRD HABITAT.

3. It does not prohibit underground excavation and grading along the wetlands. Excavation next to wetlands will inevitably alter groundwater flow and impact habitats. PROTECT WETLANDS WATERFLOW AND HABITATS.

4. It does not prohibit grading that encroaches on the toe of the bluff; grading a bluff toe increases risk of erosion. No waivers on bluff encroachment.

5. It does not require that the wetlands setback be 100 feet and no less.

6. It does not exclude the wetlands and steep bluff slope area from lot size used to calculate the allowed number of high-density dwelling units. EXCLUSION OF THE WETLAND AND STEEP BLUFF SLOPE FROM LOT SIZE WOULD REDUCE THE DEVELOPABLE LAND TO ABOUT 1.5 ACRES DOWN FROM 2.3 and reduce the maximum number of units to 38 rather than 58 on this fragile site.

7. It does not exclude the wetlands and steep bluff slope area from lot size used to calculate FAR (enclosed floor area ratio to lot size) and prohibit waivers on FAR on any parcels with

Watermark Wetlands change with the tide.



Wetlands or coastal Bluff. THIS WOULD CAP THE ALLOWED ENCLOSED FLOOR AREA AT ABOUT 26,200 SQUARE FEET.

8. It does not exclude the north Watermark parcel (APN 200-100-48-00) from any high-density residential units due to tidal wetlands on the parcel. THIS WOULD FURTHER REDUCE THE MAXIMUM NUMBER OF UNITS TO ABOUT 26.
9. It does not require that all required parking spaces be satisfied with regular size spaces; specifically exclude tandem spaces from satisfying the residential parking requirement according to State code (Chapter 18.48.030.B.4); further, it does not exclude compact spaces from satisfying the residential parking requirement. ATTENTION TO ON-SITE PARKING WILL HELP TO PROTECT COASTAL ACCESS TO THE NEIGHBORING LAGOON WITH ITS TRAILS AND PARK.

From: Majid Kharrati, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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Majestic Watermark Bluff, 50-ft high, will disappear.

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Watermark Wetlands change with the tide.



From: Sheri Babaki, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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Watermark Wetlands change with the tide.



From: John Spelich, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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From: Lacey A. Logan, Del Mar, CA

May 2, 2022

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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The Watermark Project **illustrates** a worst-case scenario for the type of development that could be allowed without further protections beyond the Coastal Staff modifications. With zoning waivers on size, height, and Bluff protection, **Watermark seeks to build a 47.5-foot tall building with an excavated underground garage and drains that will:**

- Obscure the 50-foot high Bluff behind 47.5 foot tall buildings and 132,228 sq. ft. (128% FAR)
- Cover all land that is not wetlands or steep bluff slope
- Excavate many feet deep underground next to the wetlands
- Place buildings only 50 feet from the wetlands
- Carve into the Bluff and risk increased erosion
- Disturb nesting birds with noise from 54 air conditioner condensers on the roof

The development enabled in the proposed housing Overlay will encroach on the health and long-term viability of the San Dieguito lagoon/river/estuary biological system. Please carry out the mission of the Coastal Act and **REJECT THIS LCPA.**

The high-density allowed with the LCPA will have grave impacts on the San Dieguito Lagoon and surrounding wildlife, on Coastal Access, and on the Wetlands and Bluff on these parcels.

Protect the Wetlands and the natural Bluff on these parcels just 200 linear feet from the San Dieguito Lagoon and trails. Protect public access to the San Dieguito Lagoon and trails. Thank you for your consideration.

Nesting Egret in Torrey Pine Adjacent to Watermark Parcels, May 1, 2022

Sincerely,
Lacey Logan
2143 David Way
Del Mar, CA 92014



May 11, 2022, Item 16.b

List of Specific Issues with LCP Amendment No. LCP-6-DMR-21-0035-1

1. It does not prohibit waiver of 14- foot height limit. PLEASE PROTECT PUBLIC VIEWS OF BLUFF.

Watermark Wetlands change with the tide.

2. It does not require that high-density residential ingress/egress vehicular traffic be placed away from the Wetlands and Sensitive Habitats. ANY GARAGE ENTRANCE SHOULD BE ON JIMMY DURANTE BLVD AND AWAY FROM LAGOON AND NESTING BIRD HABITAT.
3. It does not prohibit underground excavation and grading along the wetlands. Excavation next to wetlands will inevitably alter groundwater flow and impact habitats. PROTECT WETLANDS WATERFLOW AND HABITATS.
4. It does not prohibit grading that encroaches on the toe of the bluff; grading a bluff toe increases risk of erosion. No waivers on bluff encroachment.
5. It does not require that the wetlands setback be 100 feet and no less.
6. It does not exclude the wetlands and steep bluff slope area from lot size used to calculate the allowed number of high-density dwelling units. EXCLUSION OF THE WETLAND AND STEEP BLUFF SLOPE FROM LOT SIZE WOULD REDUCE THE DEVELOPABLE LAND TO ABOUT 1.5 ACRES DOWN FROM 2.3 and reduce the maximum number of units to 38 rather than 58 on this fragile site.
7. It does not exclude the wetlands and steep bluff slope area from lot size used to calculate FAR (enclosed floor area ratio to lot size) and prohibit waivers on FAR on any parcels with Wetlands or coastal Bluff. THIS WOULD CAP THE ALLOWED ENCLOSED FLOOR AREA AT ABOUT 26,200 SQUARE FEET.
8. It does not exclude the north Watermark Parcel (APN200-100-48-00) from any high-density residential units due to tidal wetlands on the parcel. THIS WOULD FURTHER REDUCE THE MAXIMUM NUMBER OF UNITS TO ABOUT 26.
9. It does not require parking spaces be satisfied with regular size spaces; specifically exclude tandem spaces from satisfying the residential parking requirement according to State code (Chapter 18.48.030.B.4); further, it does not exclude compact spaces from satisfying the residential parking requirement. ATTENTION TO ON-SITE PARKING WILL HELP TO PROTECT COASTAL ACCESS TO THE NEIGHBORING LAGOON WITH ITS TRAILS AND PARK.



From: Aaron Goldberg, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

Dear Coastal Commissioners and Staff:

Majestic Watermark Bluff, 50-ft high, will disappear.

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Please reject even the modified LCPA.

The City of Del Mar's Local Coastal Program Amendment (LCPA) seeks to establish a "Housing Element Implementation Overlay Zone" for high-density residential use at 20-25

dwelling units per acre, "by right" with no discretionary review and apply it to two vacant parcels known as "Watermark" (2.3 acres, APN's 299-100-47 & 48) in Del Mar's wetlands floodplain.

A majestic Bluff and an active tidal Wetlands area are located on these parcels.



SB 330 WORSENS THE HIGH-DENSITY IMPACTS: The LCPA will allow a density of 25 residential units per acre *as a starting point*. This can increase to 30 units per acre or more under Senate Bill 330 (as well as other State housing bills). SB 330 allows any developer to seek a "density bonus" and demand State-mandated concessions and waivers on height, lot coverage, wetlands setbacks, bluff encroachment, and interior floor area. **This amount of massive, looming residential density would occur in a place that participates critically in Lagoon wildlife habitats, including nesting Egrets and Herons who soar above, back and forth.**

The current zoning on these parcels is highly restrictive to protect a major bird-nesting habitat that includes tall mature Torrey Pine trees on the bluff face of the property, tidal wetlands on the northeast sector of the parcels, and public views of the open, natural bluff face. Total interior square feet allowed on the two parcels is currently **30,985 sq ft (40% FAR)**.

A 14-foot height limit protects the highly visible open space bluff on the property.

A 100-foot setback from any wetland boundaries ensures healthy habitats.

The high-density multi-family structures enabled by the proposed Overlay should be subject to far stronger requirements than single-family homes or low-density commercial buildings.

Wetlands setback distance should be 100 feet with no discretion to reduce to 50 feet. Just as important are Bluff protections through 14 foot building height (NOT 47 feet) to preserve public views, and no encroachment into the Bluff toe at all to preserve geotechnical integrity and to avoid erosion and mudslides. **Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited.**

The proposed LCPA will increase density and intensity of use and open the way for any project to ask for and receive unprecedented waivers or concessions on height, size, lot coverage, wetland setbacks, and bluff protections. **This LCPA should be rejected without further revisions or modifications.**

The two vacant “Watermark” parcels are entirely in a floodplain vulnerable to Sea Level Rise, as shown in Del Mar’s Sea Level Rise Adaptation Plan adopted in 2018. Moreover, underdeveloped land in the North Commercial zone is designated in the Adaptation Plan as space to accommodate wetlands upland migration with SLR.

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From: Angelina Neglia, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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Watermark Wetlands change with the tide.



From: Barbara Myers, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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From: Bre Beauchamp, Del Mar, CA

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7. It does not exclude the wetlands and steep bluff slope area from lot size used to calculate FAR (enclosed floor area ratio to lot size) and prohibit waivers on FAR on any parcels with Wetlands or coastal Bluff. THIS WOULD CAP THE ALLOWED ENCLOSED FLOOR AREA AT ABOUT 26,200 SQUARE FEET.
8. It does not exclude the north Watermark parcel (APN 200-100-48-00) from any high-density residential units due to tidal wetlands on the parcel. THIS WOULD FURTHER REDUCE THE MAXIMUM NUMBER OF UNITS TO ABOUT 26.
9. It does not require that all required parking spaces be satisfied with regular size spaces; specifically exclude tandem spaces from satisfying the residential parking requirement according to State code (Chapter 18.48.030.B.4); further, it does not exclude compact spaces from satisfying the residential parking requirement. ATTENTION TO ON-SITE PARKING WILL HELP TO PROTECT COASTAL ACCESS TO THE NEIGHBORING LAGOON WITH ITS TRAILS AND PARK.



From: Lucy Eskeland, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

Dear Coastal Commissioners and Staff:

Majestic Watermark Bluff, 50-ft high, will disappear.

Thank you to the Staff for carefully considering the LCPA and recommending that it be rejected as submitted. We have serious additional concerns even after the Staff-recommended Modifications.

Please reject even the modified LCPA.

The City of Del Mar's Local Coastal Program Amendment (LCPA) seeks to establish a "Housing Element Implementation Overlay Zone" for high-density residential use at 20-25

dwelling units per acre, "by right" with no discretionary review and apply it to two vacant parcels known as "Watermark" (2.3 acres, APN's 299-100-47 & 48) in Del Mar's wetlands floodplain.

A majestic Bluff and an active tidal Wetlands area are located on these parcels.



SB 330 WORSENS THE HIGH-DENSITY IMPACTS: The LCPA will allow a density of 25 residential units per acre *as a starting point*. This can increase to 30 units per acre or more under Senate Bill 330 (as well as other State housing bills). SB 330 allows any developer to seek a "density bonus" and demand State-mandated concessions and waivers on height, lot coverage, wetlands setbacks, bluff encroachment, and interior floor area. **This amount of massive, looming residential density would occur in a place that participates critically in Lagoon wildlife habitats, including nesting Egrets and Herons who soar above, back and forth.**

The current zoning on these parcels is highly restrictive to protect a major bird-nesting habitat that includes tall mature Torrey Pine trees on the bluff face of the property, tidal wetlands on the northeast sector of the parcels, and public views of the open, natural bluff face. Total interior square feet allowed on the two parcels is currently **30,985 sq ft (40% FAR)**.

A 14-foot height limit protects the highly visible open space bluff on the property.

A 100-foot setback from any wetland boundaries ensures healthy habitats.

The high-density multi-family structures enabled by the proposed Overlay should be subject to far stronger requirements than single-family homes or low-density commercial buildings.

Wetlands setback distance should be 100 feet with no discretion to reduce to 50 feet. Just as important are Bluff protections through 14 foot building height (NOT 47 feet) to preserve public views, and no encroachment into the Bluff toe at all to preserve geotechnical integrity and to avoid erosion and mudslides. **Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited.**

The proposed LCPA will increase density and intensity of use and open the way for any project to ask for and receive unprecedented waivers or concessions on height, size, lot coverage, wetland setbacks, and bluff protections. **This LCPA should be rejected without further revisions or modifications.**

The two vacant “Watermark” parcels are entirely in a floodplain vulnerable to Sea Level Rise, as shown in Del Mar’s Sea Level Rise Adaptation Plan adopted in 2018. Moreover, underdeveloped land in the North Commercial zone is designated in the Adaptation Plan as space to accommodate wetlands upland migration with SLR.

The three biggest problems with the Housing Overlay on these two vacant parcels:

- HIGH DENSITY HOUSING IN A SENSITIVE COASTAL LAGOON FLOODZONE
- HIGH DENSITY HOUSING 50 FEET FROM WETLANDS
- PARKING OVERFLOW INTO ALREADY SCARCE PUBLIC PARKING AT LAGOON TRAILS

Please see the attached list of Specific Issues with the LCPA.

The Watermark Project **illustrates** a worst-case scenario for the type of development that could be allowed without further protections beyond the Coastal Staff modifications. With zoning waivers on size, height, and Bluff protection, **Watermark seeks to build a 47.5-foot tall building with an excavated underground garage and drains that will**

- Obscure the 50-foot high Bluff behind 47.5 foot tall buildings and 132,228 sq. ft. (128% FAR)
- Cover all land that is not wetlands or steep bluff slope
- Excavate many feet deep underground next to the wetlands
- Place buildings only 50 feet from the wetlands
- Carve into the Bluff and risk increased erosion
- Disturb nesting birds with noise from 54 air conditioner condensers on the roof

The development enabled in the proposed housing Overlay will encroach on the health and long-term viability of the San Dieguito lagoon/river/estuary biological system. Please carry out the mission of the Coastal Act and **REJECT THIS LCPA.**

The high-density allowed with the LCPA will have grave impacts on the San Dieguito Lagoon and surrounding wildlife, on Coastal Access, and on the Wetlands and Bluff on these parcels.

Protect the Wetlands and the natural Bluff on these parcels just 200 linear feet from the San Dieguito Lagoon and trails. Protect public access to the San Dieguito Lagoon and trails. Thank you for your consideration.

Nesting Egret in Torrey Pine Adjacent to Watermark Parcels, May 1, 2022



List of Specific Issues with LCP Amendment No. LCP-6-DMR-21-0035-1

1. It does not prohibit waiver of 14-foot height limit. PROTECT PUBLIC VIEWS OF BLUFF.

Watermark Wetlands change with the tide.

2. It does not require that high-density residential ingress/egress vehicular traffic be placed away from the Wetlands and Sensitive Habitats. ANY GARAGE ENTRANCE SHOULD BE ON JIMMY DURANTE BLVD AND AWAY FROM LAGOON AND NESTING BIRD HABITAT.
3. It does not prohibit underground excavation and grading along the wetlands. Excavation next to wetlands will inevitably alter groundwater flow and impact habitats. PROTECT WETLANDS WATERFLOW AND HABITATS.
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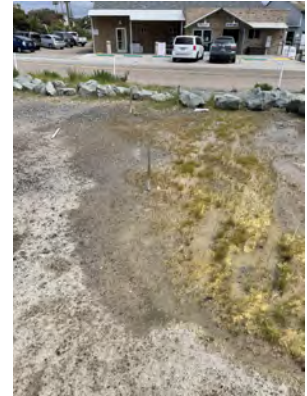


From: Arnold Wiesel, Del Mar Hillside Community Association, Del Mar, CA

RE: City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

Dear Coastal Commissioners and Staff:

Thank you to the Staff for carefully considering the LCPA and recommending that it be rejected as submitted. Further thanks to the Staff for recommending important Modifications. We have serious additional concerns even after the Staff-recommended Modifications. **Please modify the LCPA further to address serious remaining issues.**



Active tidal Wetlands and a majestic Bluff are located on the two vacant parcels subject to the LCPA (2.3 acres, APN's 299-100-47 & 48, in Del Mar's wetland floodplain):

Our most major concerns are the following:

- **Minimum 100-foot setback is essential.** On the Watermark parcels, the wetlands changes with the tide and the Biology Report shows the stakes showing the boundaries are wrong -- during high tide, areas outside the stakes are wet.
- **No excavation and underground construction next to the wetlands.** Groundwater flow will be disrupted.
- **No grading into the bluff face and toe.** Any encroachment into this sensitive bluff will disrupt habitats, displace Egrets and Herons who use the Torrey Pines, destabilize the Bluff, and increase risk of erosion.
- **No tall buildings that obscure public views of bluff.**
- **No exterior lights** (not even shaded). **No noise from 50+ rooftop air conditioners.** Protect the integrity of the wetlands habitat on the parcels AND NEARBY -- with the Lagoon just 200 feet away. Light and noise will disrupt animals, plants and nesting birds that inhabit these parcels and the area.
- **Protect access to the lagoon trails from parking overflow.** On-site required residential parking must be regular size spaces, not tandem or compact.

Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited to keep the wetlands healthy and allow for future upland migration with sea level rise. Please remember, the two vacant "Watermark" parcels are entirely in a **floodplain vulnerable to Sea Level Rise**, Underdeveloped land in the North Commercial zone (where these parcels are located) is designated in Del Mar's Adaptation Plan as space to accommodate wetlands upland migration with SLR.



PLEASE SEE THE ATTACHED LIST OF SPECIFIC ISSUES. ADD MORE RESTRICTIONS TO LCPA.

In this sensitive area, high-density multi-family structures should be subject to far stronger requirements than single-family homes or low-density commercial buildings.

The LCPA will allow a density of 25 residential units per acre as a starting point. SB 300 WORSENS THE HIGH-DENSITY IMPACTS. SB 330 allows any developer to seek a “density bonus” for affordable housing and demand State-mandated concessions and waivers on height, lot coverage, wetlands setbacks, bluff encroachment, and interior floor area.

This amount of massive, looming residential density would occur in a place that participates critically in Lagoon wildlife habitats, including nesting Egrets and Herons who use the Torrey Pines on the parcels for nesting materials and perches.

The high-density allowed with the LCPA will have grave impacts on the San Dieguito Lagoon and surrounding wildlife, on Coastal Access, and on the Wetlands and Bluff on these parcels. As written, the LCPA, even with Coastal Staff Modifications, will open the door to avoidance of the highly restrictive zoning that protects the Wetlands, the Bluff, the tall mature Torrey Pines, the bird-nesting habitat, public views of the open, natural bluff face, and public views of the Bluff.



The 14-foot height limit for buildings, minimum setbacks, and 40% FAR should never be waived.

Thank you for your consideration.



May 11, 2022, Item 16.b
Specific Issues with LCP Amendment No. LCP-6-DMR-21-0035-1

MORE WETLANDS PROTECTIONS:

1. Require that the **wetlands setback be at least 100 feet** and no less.
2. Require that wetlands areas that get wetter at high tide be included within wetland boundaries.
3. **Prohibit grading and excavation adjacent to wetlands. PROTECT NATURAL GROUNDWATER FLOW IN AND OUT OF WETLANDS.**

MORE BLUFF PROTECTIONS:

4. **Prohibit grading that encroaches on the toe of the bluff.** Grading a bluff toe increases risk of erosion. No waivers on bluff encroachment.
5. Prohibit waiver of **14-foot height limit.** PROTECT PUBLIC VIEWS OF BLUFF.

MORE HABITAT PROTECTIONS:

6. Require that **high-density residential ingress/egress vehicular traffic be placed away from the Wetlands and Sensitive Habitats.** ANY GARAGE ENTRANCE SHOULD BE ON JIMMY DURANTE BLVD AND AWAY FROM LAGOON AND NESTING BIRD HABITAT.
7. **Exclude the wetlands and steep bluff slope area from lot size** used to calculate allowed number of high-density dwelling units. EXCLUSION OF THE WETLAND AND STEEP BLUFF SLOPE FROM LOT SIZE WOULD REDUCE THE DEVELOPABLE LAND TO ABOUT 1.5 ACRES DOWN FROM 2.3 and reduce the maximum number of units to 38 rather than 58 on this fragile site.
8. **Exclude the wetlands and steep bluff slope area from lot size** used to calculate FAR (enclosed floor area ratio to lot size).
9. **Prohibit waivers on the 40% FAR** on any parcels with Wetlands or coastal Bluff.
10. **Exclude any parcel where wetlands are located from any high-density residential units** due to tidal wetlands on the parcel.

LAGOON TRAIL ACCESS PROTECTIONS

11. Require that all required parking spaces be satisfied with regular size spaces.
12. Specifically exclude tandem spaces from satisfying the residential parking requirement according to State code (Chapter 18.48.030.B.4.
13. Exclude compact spaces from satisfying the residential parking requirement.
ATTENTION TO ON-SITE PARKING WILL HELP TO PROTECT COASTAL ACCESS TO THE NEIGHBORING LAGOON WITH ITS TRAILS AND PARK.

From: Josie Miller, Del Mar, CA

REJECT the City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

Dear Coastal Commissioners and Staff:

Majestic Watermark Bluff, 50-ft high, will disappear.

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Please reject even the modified LCPA.

The City of Del Mar's Local Coastal Program Amendment (LCPA) seeks to establish a "Housing Element Implementation Overlay Zone" for high-density residential use at 20-25

dwelling units per acre, "by right" with no discretionary review and apply it to two vacant parcels known as "Watermark" (2.3 acres, APN's 299-100-47 & 48) in Del Mar's wetlands floodplain.

A majestic Bluff and an active tidal Wetlands area are located on these parcels.



SB 330 WORSENS THE HIGH-DENSITY IMPACTS: The LCPA will allow a density of 25 residential units per acre *as a starting point*. This can increase to 30 units per acre or more under Senate Bill 330 (as well as other State housing bills). SB 330 allows any developer to seek a "density bonus" and demand State-mandated concessions and waivers on height, lot coverage, wetlands setbacks, bluff encroachment, and interior floor area. **This amount of massive, looming residential density would occur in a place that participates critically in Lagoon wildlife habitats, including nesting Egrets and Herons who soar above, back and forth.**

The current zoning on these parcels is highly restrictive to protect a major bird-nesting habitat that includes tall mature Torrey Pine trees on the bluff face of the property, tidal wetlands on the northeast sector of the parcels, and public views of the open, natural bluff face. Total interior square feet allowed on the two parcels is currently **30,985 sq ft (40% FAR)**.

A 14-foot height limit protects the highly visible open space bluff on the property.

A 100-foot setback from any wetland boundaries ensures healthy habitats.

The high-density multi-family structures enabled by the proposed Overlay should be subject to far stronger requirements than single-family homes or low-density commercial buildings.

Wetlands setback distance should be 100 feet with no discretion to reduce to 50 feet. Just as important are Bluff protections through 14 foot building height (NOT 47 feet) to preserve public views, and no encroachment into the Bluff toe at all to preserve geotechnical integrity and to avoid erosion and mudslides. **Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited.**

The proposed LCPA will increase density and intensity of use and open the way for any project to ask for and receive unprecedented waivers or concessions on height, size, lot coverage, wetland setbacks, and bluff protections. **This LCPA should be rejected without further revisions or modifications.**

The two vacant “Watermark” parcels are entirely in a floodplain vulnerable to Sea Level Rise, as shown in Del Mar’s Sea Level Rise Adaptation Plan adopted in 2018. Moreover, underdeveloped land in the North Commercial zone is designated in the Adaptation Plan as space to accommodate wetlands upland migration with SLR.

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Please see the attached list of Specific Issues with the LCPA.

The Watermark Project **illustrates** a worst-case scenario for the type of development that could be allowed without further protections beyond the Coastal Staff modifications. With zoning waivers on size, height, and Bluff protection, **Watermark seeks to build a 47.5-foot tall building with an excavated underground garage and drains that will**

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Protect the Wetlands and the natural Bluff on these parcels just 200 linear feet from the San Dieguito Lagoon and trails. Protect public access to the San Dieguito Lagoon and trails. Thank you for your consideration.

Nesting Egret in Torrey Pine Adjacent to Watermark Parcels, May 1, 2022



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From: Leigh Ryan, Del Mar, CA

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From: Roger Arnold, Del Mar Resident, Del Mar, CA

RE: City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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- **No excavation and underground construction next to the wetlands.** Groundwater flow will be disrupted.
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- **No tall buildings that obscure public views of bluff.**
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- **Protect access to the lagoon trails from parking overflow.** On-site required residential parking must be regular size spaces, not tandem or compact.

Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited to keep the wetlands healthy and allow for future upland migration with sea level rise. Please remember, the two vacant "Watermark" parcels are entirely in a **floodplain vulnerable to Sea Level Rise**, Underdeveloped land in the North Commercial zone (where these parcels are located) is designated in Del Mar's Adaptation Plan as space to accommodate wetlands upland migration with SLR.



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The 14-foot height limit for buildings, minimum setbacks, and 40% FAR should never be waived.

Thank you for your consideration.



May 11, 2022, Item 16.b
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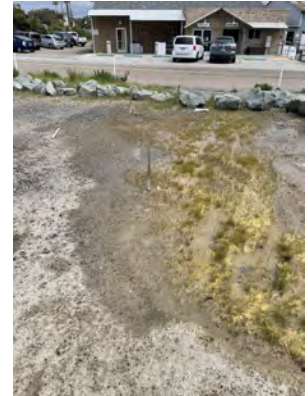
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ATTENTION TO ON-SITE PARKING WILL HELP TO PROTECT COASTAL ACCESS TO THE NEIGHBORING LAGOON WITH ITS TRAILS AND PARK.

From: Tien Nhat Le and Nga Thi Le, Del Mar Residents, Del Mar, CA

RE: City of Del Mar LCP Amendment LCP-6-DMR-21-0035-1, May 11, 2022 - Item 16.b

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Active tidal Wetlands and a majestic Bluff are located on the two vacant parcels subject to the LCPA (2.3 acres, APN's 299-100-47 & 48, in Del Mar's wetland floodplain):

Our most major concerns are the following:

- **Minimum 100-foot setback is essential.** On the Watermark parcels, the wetlands changes with the tide and the Biology Report shows the stakes showing the boundaries are wrong -- during high tide, areas outside the stakes are wet.
- **No excavation and underground construction next to the wetlands.** Groundwater flow will be disrupted.
- **No grading into the bluff face and toe.** Any encroachment into this sensitive bluff will disrupt habitats, displace Egrets and Herons who use the Torrey Pines, destabilize the Bluff, and increase risk of erosion.
- **No tall buildings that obscure public views of bluff.**
- **No exterior lights** (not even shaded). **No noise from 50+ rooftop air conditioners.** Protect the integrity of the wetlands habitat on the parcels AND NEARBY -- with the Lagoon just 200 feet away. Light and noise will disrupt animals, plants and nesting birds that inhabit these parcels and the area.
- **Protect access to the lagoon trails from parking overflow.** On-site required residential parking must be regular size spaces, not tandem or compact.

Excavation and grading of the entire lot adjacent to the wetlands located on the lot should be prohibited to keep the wetlands healthy and allow for future upland migration with sea level rise. Please remember, the two vacant "Watermark" parcels are entirely in a **floodplain vulnerable to Sea Level Rise**, Underdeveloped land in the North Commercial zone (where these parcels are located) is designated in Del Mar's Adaptation Plan as space to accommodate wetlands upland migration with SLR.



PLEASE SEE THE ATTACHED LIST OF SPECIFIC ISSUES. ADD MORE RESTRICTIONS TO LCPA.

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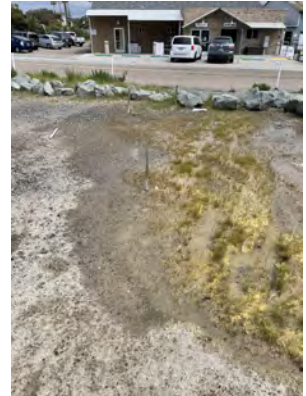
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RE: Public Comment on May 2022 Agenda Item Wednesday 16b - City of Del Mar LCP Amendment No. LCP-6-DMR-21-0035-1 (5th Cycle Housing Element)

My name is John Weare. I am a former Mayor of Del Mar and an active coastal wetlands environmentalist who worked with many others to acquire sensitive areas for preservation (Torrey Pines Park Extension, San Dieguito Lagoon, Crest Canyon, Sea Grove Park, others). We all vigorously campaigned to pass the California Coastal Initiative in 1974.

I write with deep concern about Item 16.b on the Coastal Commission Agenda May 11, 2022, which considers zoning changes to allow very high-density residential development right next to the San Dieguito Lagoon. **This project is similar in density, bulk and environmental degradation to the projects that stimulated overwhelming public support for the California Coastal Act Initiative in 1974.**

Development issues requiring special attention from the California Coastal Commission

This Local Coastal Program Amendment creates a zoning Overlay with high-density housing at 20-25 units per acre and applies it to two vacant lots in one of the most sensitive environmental areas of Del Mar — these parcels include sensitive wetlands and a fragile bluff (ON THE PARCEL) and are just 200 feet from one of the most popular trailheads along the San Dieguito River and Lagoon. **This unit density far exceeds the present density, floor area ratios and building heights in the area and in fact all of Del Mar.**

The LCPA as written shows **ZERO recognition of the unique location of this project to one of the largest plant, animal and environmental reserves in San Diego County**, the San Dieguito Lagoon and the San Diego River Valley. It is important to recognize that the parcels to be rezoned for high density housing are directly across from the most used **Western entrance to the San Dieguito Lagoon.**

This area is widely used by hikers, bikers and carriage pushers of all ages EVERY Day of the year. The looming and high-density character of this project will dominate the beginning of the San Dieguito Lagoon and substantially reduce the esthetic experience of this area preserved for all to enjoy.

The general public (**with the support of the CACC over many years**) has devoted enormous effort to preserve and enhance this essential environmental resource for the use of **All the residents of California and beyond.**

While the clear financial benefit **to the developer** of this location is totally missing in the design presentation of the project, it will very likely be featured in the advertising documents supporting the sales of units in the project. **It is unfair to the many people who devoted so much time to**

preservation of area to insert a totally inconsistent project into this sensitive environment. (To say nothing of the substantial contributions the state and other agencies have devoted to the development of the Lagoon)

In addition, there are active and essential bird nesting areas very close to this project. The continued productivity of these areas is essential for the continued viability of the lagoon as a major area resource and bird sanctuary (Egrets, Herons, Terns, Osprey and others). Many people from all over the county come to the Lagoon to view and enjoy these birds in their natural environment. With increased development, bird habitats are being destroyed every day. Again, this development completely disregards the sensitive nature of this reserve.

This additional congestion not only diminishes the enjoyment of the many groups of hikers that congregate at the beginning of the trail. But also creates a potential major hazard for the Del Mar residents accessed by San Dieguito Drive. In the event these residents must leave the area (because of fire or flooding) the already difficult traffic circle at the corner of Jimmy Duranty Dr. and San Dieguito will become impassible. It is already a problem during high usage events at the fairgrounds.

There is VERY limited parking in this area and essentially no available parking during peak use hours. This project will VERY significantly further increase congestion and parking in this area so that the folks that come to enjoy the Lagoon can't even park!

It is discouraging to realize that this zoning amendment is very reminiscent of the out of scale developments that led to the California Coastal Act and Coastal commission in 1974. The California Coastal Initiative was adopted by a large vote of the residents of California. Apparently, this is not part of the present discussion. SAD! The Coastal Commission was established to prevent just this kind of excessive environmental degradation along the California Coast. We were there and worked for the passage of the California Coastal Initiative. We need the CACC to take control of this overreach by developers.

Finally, this zoning amendment is totally inconsistent with surrounding development. The highest most dense buildings in Del Mar would be located next to the most environmentally sensitive area (Come on! Does this seem like "Déjà vu all over again").



View of property from Lagoon Trail Head. This view will be filled with development!



Baby Egrets in nest in tree near the proposed project.



West Entrance to the San Dieguito
Lagoon



Snowy Egret Feeding at Lagoon
West entrance