

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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W20a

A-5-LGB-18-0014 (Harle)

May 11, 2022

Correspondence

31101 Coast Highway - comments

Fudge <fudge1@cox.net>

Mon 5/2/2022 2:15 PM

To: Spencer, Amrita@Coastal <Amrita.Spencer@coastal.ca.gov>

Cc: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; denisedd@cox.net <denisedd@cox.net>; Mandy Sackett <msackett@surfrider.org>

Hi Amrita,

I've read and concur with the staff report for 31101 Coast Highway [Application No. A-5-LGB-18-0014 \(Harle, Laguna Beach\)](#).

Thank you for the findings requiring the removal of the wall, unpermitted patio etc.

If I may ask you to add a condition since the definition of the project has changed since its approval at the City of Laguna Beach -

Please include a requirement for the applicant to either: a) **abandon** Permits **DR 17-2096** and **V 17-2095 and reapply** for a new design review permit for the same project, with the same conditions as the CCC issued CDP; or b) **amend** Permit **DR 17-2096** to match the project and conditions that will be undertaken as approved by the CCC issued permit and to **abandon V 17-2095** as an encroachment variance is no longer necessary.

If such a condition is not included, the applicant will effectively still possess a permit to 'reconstruct a damaged retaining wall' (the original project description) at the site as well as a variance to encroach into the bluff top setback, but will not possess a local permit to remove the wall and unpermitted patio. Unless the permits all address the same project, there will be no oversight at the City level for the conditions required in the CCC issued CDP. In my opinion, this is the most effective way to ensure enforcement of the CCC's conditions.

Additionally, I'd request that Special Condition 1 be amended/clarified to require grading of the sand back onto the natural beach as part of the landscaping plan.

Thanks so much,

Sharon