

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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W15a

ADDENDUM

July 11, 2022

TO: Coastal Commissioners and Interested Parties
FROM: South Coast District Staff
SUBJECT: **Addendum to Item W15a, Appeal No. A-5-NPB-22-0022 for the Commission meeting of Wednesday, July 13, 2022**

I. Corrections to Staff Report

The following factual corrections are made to the staff report (which were brought to the Commission's attention via correspondence submitted by Dr. Jim Mosher on July 6, 2022, and included under the Correspondence Tab). These corrections/clarifications do not affect staff's recommendation for a finding of substantial issue for this appeal. Deleted language is shown in ~~strike through~~ and new language is in **bold, underlined**.

Page 1 of the Staff Report, correction to the spelling of Ms. Schaffner's name and an update to the parcel/lot list to include all parcels where development was previously undertaken or new development is proposed as part of this CDP:

Agents: CAA Planning, Shawna Schaffner and Gerson Bakar & Associates

Project Location: 5000 Park Newport Drive, Newport Beach, Orange County (APN: 440-132-52, ~~and 440-132-253,~~ **440-251-01, and 440-251-07**)

Pages 3,6, and twice on page 9) of the Staff Report, correct reference to the local CDP number:

Local CDP No. CD20210-001

Page 8, line 6:

The site is bounded by Jamboree Road to the east, San Joaquin Hills Road to the south and Upper Newport Bay and Back Bay Drive to the ~~south~~ **west**, downslope of the

coastal bluff, and Big Canyon Park to the north (Exhibit #1).

Page 13, paragraph 2:

As stated above, LUP Policy 4.4.1-1 requires new development to protect coastal views along the ocean, the bay, the harbor, coastal bluffs, and other coastal resources. The proposed tarps and sandbags have the potential to adversely impact the visual qualities of the coastal bluffs. The City approval does not adequately analyze the visual impacts of the use of the tarps. The City staff report and Resolution do not provide findings indicating that use of the tarps is the least visually intrusive alternative. The Conditions of Approval or approved plans do not identify the tarp material; ~~or color, only that of the~~ **color for future tarps and sandbags is identified as black**. The City approval of the use of tarps on the bluff face along this property lacks specificity, the approval is broad and ambiguous, with no limits to the size of the areas that may be tarped; thus there is no quantification of the total possible visual impact.

Page 14, last paragraph:

The City did not specify the material or **make findings that the proposed black** color of the **future** tarps **is the least visually intrusive** or limit the size of the area, or restrict the areas where the tarps would be allowed on the coastal bluffs.