

CALIFORNIA COASTAL COMMISSION

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W20a

ADDENDUM

July 12, 2022

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W20a**, Coastal Commission Permit Application **#6-20-0375** for the Commission Meeting of July 13, 2022

The purpose of this addendum is to respond to public comments received regarding the staff report dated June 23, 2022. The comments are available in the Correspondence for this item.

The comments assert that the proposed development would block public access to the beach; the proposed car lift would contaminate the beach and ocean due to the flooding that periodically occurs in the alley; the amount of construction could damage nearby residences; and the size of the proposed duplex would be out of character with the surrounding community. The comments also raised concerns about neighbors being unable to voice their concerns at the Commission hearing location in Fort Bragg.

Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~striketrough~~ and additions shall be underlined:

1. In response to the comments regarding hearing location, add the following after the final paragraph on page 2 of the staff report:

STAFF NOTE: After the staff report was published, Commission staff received comments from members of the public raising concerns about the item's hearing being located outside of San Diego. Commission meetings are held monthly in different locations throughout California. The next San Diego County meeting is October 12-14, 2022, but the legal deadline for Commission action on the subject permit is August 15, 2022. Therefore, it would not be feasible to schedule a local hearing for this item. However, the Commission is currently holding hybrid in-person/virtual meetings where members of the public may participate virtually via Zoom. In addition, members of the public can participate through the submission of written comments to the Commission.

2. In response to the comments regarding public access, add the following to the first paragraph on page 13 of the staff report:

The project site is located on Cape May Avenue between the ocean and the first public roadway (Abbott Street) and immediately adjacent to a popular wide sandy beach where lateral access along the shoreline is readily available. The beach can be accessed from the end of Cape May Avenue immediately south of the project site and from the unnamed alley north of the site. After the staff report was published, staff received comments from members of the public asserting that the proposed development will cut off beach access from the alley. However, all proposed development will take place within the applicant's property line. Public beach access to the beach from both the alley and Cape May will remain available. The subject site contains an existing deck that encroaches into the public right-of-way (Exhibit 4). The applicant has proposed to remove all development in the right-of-way and leave it as a bare patch of sand, thereby increasing the amount of space available for public beach access. The applicant submitted a construction staging plan indicating that all construction materials will be stored within the subject lot, and no staging and storage will take place on public beach or parking spaces. To ensure that public access is protected, **Special Condition #1** requires the applicant to submit final plans confirming that no permanent structures will be located in the public right-of-way and that all construction staging and storage will take place within the subject property.

3. In response to the comments about car lift flooding and construction impacts, add the following to the last paragraph on page 11 of the staff report:

In order to address potential future flood risk, the applicant incorporated several flood adaptation measures into the proposed design. Materials that are resistant or highly resistant to floodwater damage will be used for the concrete slab foundation, finished floors, walls, and ceilings. Breakaway walls will be used to equalize internal and external hydrostatic pressure. Electrical and gas meters will be raised as high as possible and electric conduits will be waterproofed. The hydraulic system for the car lift will consist of an enclosed system located 50 inches above ground, which is designed to be sealed to the outside. The driveway will be sloped towards the residence, which will be 2 ft. above the existing grade. In order to assure that future flood hazards to life and property are minimized and structural stability is assured over the expected project life, the Commission is including **Special Condition #1**, which requires the submittal of final project plans with specific adaptation measures incorporated.

A comment letter received by a member of the public raised concerns about flooding that periodically occurs in the alley during large storm events. Flooding typically results in pollution from vehicles, buildings, debris and other human-made materials entering floodwaters, but the car lift proposed on the subject site does not represent any different or greater risk for impacts to water quality than any residential garage which stores vehicles and other material. Additionally, as

described above, the lift's hydraulic system will be completely enclosed and elevated 50 inches above grade. A comment letter also raised a concern that construction of the proposed duplex could damage the surrounding residences. The proposed mat slab construction is typical for the region, and there will only be 185 cubic yards of grading associated with the construction. All City noise and building requirements must be adhered to. Thus, no significant construction impacts to the neighborhood are anticipated. Additionally, all stormwater will be directed to and discharged into landscape areas and will not contribute significantly to flooding in the surrounding area. The proposed project would not greatly expand the portion of the site occupied by solid structures as compared to the existing development, and thus is not anticipated to significantly exacerbate future flooding at neighboring residences....

4. In response to the comments about community character, add the following to the first paragraph on page 16 of the staff report:

The LUP describes Ocean Beach as an eclectic mix of beach cottages, larger single-family residences, multi-family housing and commercial establishments. The proposed 2,347 sq. ft., 27.5 ft. high duplex will be compatible with the character of the surrounding neighborhood, which contains a mix of single- and multi-family housing, including both single and multi-story residences. The project meets all City requirements for height, setbacks, and floor area ratio.