

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
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W20a

6-20-0375 (NACHASSI DUPLEX)

JULY 13, 2022

CORRESPONDENCE

RE: Participating in the Commission hearing

rachel Picazo <rac250@msn.com>

Fri 7/8/2022 7:39 AM

To: Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>



These photos are of beach access from the alley. Will this area be cut off by the building?

Mrs. Boyle

I'm going to send multiple emails with photos because of photo size and my wifi.

Thank you
Rachel

Sent from [Mail](#) for Windows

From: Boyle, Carrie@Coastal
Sent: Wednesday, July 6, 2022 12:43 PM
To: [rachel Picazo](#)
Subject: Participating in the Commission hearing

Ms. Czarzasty,

To participate in the Coastal Commission hearing next Wednesday, go to the agenda webpage here: <https://www.coastal.ca.gov/meetings/agenda/#/2022/7> and click on "Submit Speaker Request Here." Indicate on the form that you would like to speak on a specific agenda item. The item number is W20a (it may just be listed as "20a"). You will then receive a Zoom link.

If you'd like to submit a visual aid (e.g. Powerpoint slides or PDF) to go along with your presentation, follow the instructions in our Virtual Hearing Procedures here: <https://documents.coastal.ca.gov/assets/virtual-hearing/VIRTUAL-HEARING-PROCEDURES.pdf>. Visual aids are due by 5pm on Tuesday 7/12.

Additionally, you may submit written comments (including photos) to be posted to the agenda webpage and distributed to the Commissioners before the hearing. These must be submitted by 5pm this Friday 7/8. You can email them directly to me.

Let me know if you have further questions.

Carrie Boyle

pronouns: she/her
Coastal Program Analyst
California Coastal Commission
San Diego Coast District
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RE: Participating in the Commission hearing

rachel Picazo <rac250@msn.com>

Fri 7/8/2022 7:43 AM

To: Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>



This is the type of flooding that occurs in this area. From what I understood from you and your report you believe that just digging footers will be sufficient?

Sent from [Mail](#) for Windows

From: Boyle, Carrie@Coastal

Sent: Wednesday, July 6, 2022 12:43 PM

To: [rachel Picazo](mailto:rachel.Picazo)

Subject: Participating in the Commission hearing

Ms. Czarasty,

To participate in the Coastal Commission hearing next Wednesday, go to the agenda webpage here: <https://www.coastal.ca.gov/meetings/agenda/#/2022/7> and click on "Submit Speaker Request Here." Indicate on the form that you would like to speak on a specific agenda item. The item number is W20a (it may just be listed as "20a"). You will then receive a Zoom link.

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RE: Participating in the Commission hearing

rachel Picazo <rac250@msn.com>

Fri 7/8/2022 7:56 AM

To: Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>

Mrs. Boyle

I have many more pictures of the area but after our conversation. I'm very concerned as to why the meeting is being held outside of San Diego, where the property in question is.

Ocean Beach is an older community with most the residences unfamiliar with how to access a zoom link and appear.

Also are we able to hear the whole presentation about this property or are we only given a link and allowed access when it's our turn to be heard?

Also I don't believe you have answered my question which I've asked at least twice. What will happen if my properties are damaged because of this amount of construction being allowed on sandy ground? If you aren't the one to answer that question please tell me who is? I thought the coastal commission is the 1st place that has to allow new construction on the beach.

Thank you

Rachel

Sent from [Mail](#) for Windows

From: [Boyle, Carrie@Coastal](mailto:Carrie@Coastal)

Sent: Wednesday, July 6, 2022 12:43 PM

To: [rachel Picazo](mailto:rachel.picazo)

Subject: Participating in the Commission hearing

Ms. Czarzasty,

To participate in the Coastal Commission hearing next Wednesday, go to the agenda webpage here: <https://www.coastal.ca.gov/meetings/agenda/#/2022/7> and click on "Submit Speaker Request Here." Indicate on the form that you would like to speak on a specific agenda item. The item number is W20a (it may just be listed as "20a"). You will then receive a Zoom link.

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Let me know if you have further questions.

Carrie Boyle

pronouns: she/her

Coastal Program Analyst

California Coastal Commission

San Diego Coast District

7575 Metropolitan Drive, Suite 103

San Diego, CA 92108

FW: Public Comment on July 2022 Agenda Item Wednesday 20a - Application No. 6-20-0375 (Nachassi, San Diego)

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

Fri 7/8/2022 3:30 PM

To: Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>

Hi Carrie,

Please see below for public comment.

Thank you,

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

From: Diane Greger <diane.greger@gmail.com>

Sent: Friday, July 8, 2022 1:42 PM

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

Subject: Public Comment on July 2022 Agenda Item Wednesday 20a - Application No. 6-20-0375 (Nachassi, San Diego)

Hello,

I know these bungalows are small, however, I find myself annoyed as with single-family homes they are sold, destroyed, and replaced by 16-unit condos. I really do hope only a two-family duplex is being built there and not in the boxy square style seen everywhere a new house is being built. It would be nice to see something that blends with the beach and surrounding community of OB.

Diane Greger
A resident of PB, visitor and lover of OB

Permit #6-20-0375

Fri 7/8/2022 3:40 PM

To: Boyle, Carrie@Coastal <carrie.boyle@coastal.ca.gov>
California Coastal Commission,

I am writing regarding the planned development at 5162 Cape May Av. San Diego, CA. I am a neighbor who received the notification from the Coastal Commission. I'm an environmental consultant by profession and after looking through the figures provided to the public I had a few concerns about the planned build.

1. The plans make it appear that the property is not the last one on the beach and the planned build would in fact block the public access to the beach. If the home is built out as far as planned one of the busiest beach access points to the beach would be inaccessible to the public. Beachgoers would be required to walk over approximately 25 meters of established ice plants to reach the beach. In order to not cross the ice plants people would have to back track, back to the current path. The majority of people will not take the time and instead cross the established ice plants that help prevent coastal erosion.
2. The planned elevator equipped garage is well within an area that flood multiple times per year some times as deep as twelve inches. The style of garage appears to be a hydraulic lift which would be a real environmental concern every winter. Any contaminated water leaving the property would rapidly make it's way to the beach and ocean.
3. During the last "renovation" before the new tenant moved into the property I witnessed the contractors he had hired doing what would have been finable actions on a site I was managing including; storing paint/solvents directly on the sand, spraying and eventually killing whole sections of the ice plant with paint and disposing of the used construction materials in the beach public trash can and resting materials that didn't fit on the sand. Owner was periodically on site. If that sort of thing is happening on such as small sized project the proposed development could pose a significant threat to the public beach immediately adjacent to the property.
4. This planned build would be the largest house on the sand in Ocean Beach. It would be 3 stories high after the lift and roof top deck/jacuzzi and while it will not impact my view of the ocean many people in the area will be affected. The property will stick out and be out of place among the homes of Ocean Beach. Looking at it from the water it will be out of place next to the rest of the neighborhood.

No one would begrudge someone if they wanted to build a new home on the property but something this size would be more appropriate in La Jolla where the current owner is from. This property was bought as an investment to turn into the biggest money maker possible for the owner without any concern for the neighborhood or the environment. I would ask you to reconsider it's approval for these reasons.

Additionally there are numerous people who feel they cannot attend the meeting due to it being

located so far away. Many of the neighbors are elderly, lived here for decades and feel like they are excluded from the process. I understand the last San Diego meeting was full but in order to give the public a real chance to voice their opinions the meeting really should be in San Diego at the October meeting.

Thank you for your time.

