

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Th15a

Prepared May 6, 2024 for May 9, 2024 Hearing

To: Commissioners and Interested Persons

From: Kevin Kahn, Central Coast District Manager
Nolan Clark, Coastal Planner

**Subject: STAFF REPORT ADDENDUM for Th15a
CDP Application 3-22-1027 (Hofmann Seawall)**

In the time since the staff report was distributed, staff received comments from the Applicants' representative regarding the parameters of the staff recommendation that apply to the top edge of the proposed seawall in recommended Special Condition 1. This portion of the condition is currently structured to extend the seawall's top edge 42 inches above where the seawall meets the Applicants' private lower patio floor area, and requires that native landscaping capable of trailing vegetation be provided in this area to help screen these private residential areas at the patio from public view, and to help 'disguise' the seawall itself. The Applicants' representative has requested that this condition be modified to eliminate the 42-inch reference and to provide additional flexibility to comply with this condition, and staff believes that a condition modified in this way will still be able to ensure the necessary level of public view protection. This change does not modify the basic staff recommendation, which is still approval with conditions.

Thus, Special Condition 1f on page 6 of the staff report is modified as shown below (where applicable, text in underline format indicates text to be added, and text in ~~strike through~~ format indicates text to be deleted):

Top of Seawall/Landscaping. *The top edge of the seawall shall extend above the home's lower floor elevation so as to at least partially screen this lower floor area from public view ~~by at least 42 inches~~, where this raised area shall be curvilinear along its top, and can enclose planters for vegetation. Native landscaping capable of trailing vegetation shall be provided along the top edge of the seawall to provide some screening of at least the top 5 feet (and preferably more) of the seawall at maturity. Such landscaping shall be maintained, and shall be replaced as necessary, to maintain such screening for as long as the approved development is present.*