

# CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE  
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# W16a

**5-18-0930 (GRAHAM PROPERTY MANAGEMENT, LLC)**

**REVISED FINDINGS**

**MAY 8, 2024**

**CORRESPONDENCE**



Friday, May 3, 2024

California Coastal Commission  
c/o Liliana Roman  
Coastal Program Analyst  
Via email: [Liliana.Roman@coastal.ca.gov](mailto:Liliana.Roman@coastal.ca.gov)

Re: Item 16 (a) Application 5-18-0930 (Graham Property Management, LLC, San Clemente)

Honorable Commissioners:

The Sierra Club asks the Commission to NOT adopt the revised findings in support of the Commission's February 8, 2024 approval of this application. Please revisit this item at a future hearing.

Trafalgar Canyon is one of California's few remaining undeveloped coastal canyons in a high density, popular scenic location—exactly what the California Coastal Act was designed to protect. Over 1 million people have a view this canyon annually from the San Clemente Beach Trail.

The Sierra Club is concerned the California Coastal Commission staff report's use of US constitutional takings is both incorrect (see our co-signing of the letter from Cooper & Kirk on February 2, 2024) and sets a bad precedent. The staff report makes it clear a City of San Clemente variance is needed on page 3. On page 5, it is made clear that San Clemente has not granted this variance.

The staff report, on page 72, states the environmental loss that will occur:

“Thus, although the proposed project, as conditioned and mitigated, will result in **significant and unavoidable impacts to biological and aesthetic resources...There are no feasible alternatives that would further lessen the impacts of the project as conditioned and mitigated.**”

The beauty and environmental value of Trafalgar Canyon is being sacrificed for the benefit of this individual applicant's very large home. With 20 caissons and an over 7,000 sq ft structure, surrounded by a high wall, this project will permanently destroy this canyon.

Public access is being severely limited in violation of the Coastal Act you are sworn to uphold.

Please reconsider. Preserve Trafalgar Canyon.

Sincerely,

Nancy Okada  
Chair, Coastal Subcommittee  
Sierra Club California

**From:** [SouthCoast@Coastal](mailto:SouthCoast@Coastal)  
**To:** [Roman.Liliana@Coastal](mailto:Roman.Liliana@Coastal)  
**Subject:** FW: Oppose Application No. 5-18-0930 (Graham Property Management, LLC, San Clemente)-217 Vista Marina  
**Date:** Wednesday, May 1, 2024 9:43:15 AM

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**From:** Sandra Stanley <sandra-stanley@hotmail.com>  
**Sent:** Tuesday, April 30, 2024 6:39 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Oppose Application No. 5-18-0930 (Graham Property Management, LLC, San Clemente)-217 Vista Marina

**Application No. 5-18-0930 (Graham Property Management, LLC, San Clemente) – 217 Vista Marina**  
**OPPOSE**

Dear Commissioners:

We strongly oppose this massive development in Trafalgar Canyon! How did this project even receive conditional approval when it significantly violates city and coastal laws? We bought our property knowing Trafalgar Canyon was protected by both the city of San Clemente laws and the California Coastal Act of 1976 thus we would always have a lovely green, protected space next door. What happened?! City and coastal laws should apply to all projects equally. Why have property owners along Trafalgar Canyon had all sorts of restrictions and requirements on their projects for decades but now all requirements and standards are tossed out for THIS project? It doesn't make any sense. We are concerned by the haphazard approval process and what this means for the future of our neighborhood.

We love Trafalgar Canyon and the beautiful green space it provides along with the wildlife and trail access - which is why we bought our home so close to the canyon. We value the finite natural resources in San Clemente and cherish our coastal canyons that are under attack by over development and poor planning. Please help us protect our beautiful canyon. We OPPOSE building in the canyon and this massive project.

This 9000 SF footprint home in a protected San Clemente canyon would be unprecedented and would open the door to more illegal canyon development. Because of the City's mismanagement, this was approved and sent to the Coastal Commission.

According to the Coastal Commission:

The applicant's site is developmentally constrained, as the entire lot consists of a coastal canyon slope surrounded by Environmentally Sensitive Habitat Area (ESHA). As a result, it presents significant challenges to any development. Furthermore, the subject lot (partially underlain by landslide materials) does not meet the minimum factors of safety for geologic stability on the portions of the lot not underlain by landslide materials.

This lot has been bought and sold several times over the years as its location is entirely in Trafalgar Canyon rendered it unbuildable...as reflected in reduced pricing. Any reasonable buyer can see that or would use due diligence and easily discover that information. Any "takings clause claim" seems unreasonable...if people can buy up ocean view properties in our beautiful green space, canyon protected areas (at lower than market value) and scream takings clause to get around building permit denials the flood gates would open and our beautiful green spaces and finite natural resources will sadly disappear.

Please vote to DENY this project based on all of the reasons your staff has so clearly outlined in their staff report. Do not allow the City of San Clemente and these speculative developers to set a precedent for destruction of our canyons, starting with Trafalgar!

Thank you,

Sandra & Darren Stanley  
205 Calle Conchita  
San Clemente, CA. 92672