

CALIFORNIA COASTAL COMMISSION

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W13a

ADDENDUM

DATE: June 10, 2024

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM W13a, COASTAL DEVELOPMENT PERMIT APPLICATION NO. 5-23-0346 FOR THE COMMISSION MEETING ON WEDNESDAY, JUNE 10, 2024**

The purpose of this addendum is to provide responses to issues raised in recent correspondence.

I. CORRESPONDENCE RECEIVED

Since the publication of the staff report on May 23, 2024, Commission staff received one comment letter from Scott and Maureen Dundee, neighbors residing to the immediate north of the project location with concerns regarding the stability of the proposed patio, deck and spa planned to be constructed on the seaward side of the new residence. The comment letter makes the following assertions: 1) the surrounding slope is fragile and geologically unstable; 2) adding the weight of the new pool, deck, and patio could negatively impact the hillside and result in damage to their property; and 3) if any landslide or collapse during construction results in damage to their property, they would like to ensure the applicant will be responsible for any resulting damage. The Dundee's letter is attached as correspondence with this item. Thus, the following is added as a Response to Comments section to the staff report dated March 29, 2024 (as section J on staff report page 20, thus renumbering the CEQA section as section K):

As more fully described in the staff report, the Commission typically requires principal structures and major accessory structures such as guesthouses and pools proposed on relatively stable coastal bluffs to be setback at least 25 ft. from the bluff edge and accessory structures that do not require structural foundations such as decks, patios and walkways to be sited at least 10 ft. from the bluff edge to minimize the potential that the development will contribute to slope instability. The intent of these setbacks is to substantially reduce the likelihood of proposed development becoming threatened given the inherent uncertainty in predicting geologic processes in the future, and to allow for potential changes in bluff erosion rates as a result of rising sea level.

In this case, Commission staff's geologists, Dr. Joseph Street and Dr. Phil Johnson have reviewed all of the relevant geologic and engineering reports, and agree with the applicant's designated bluff edge, which the applicant's engineer determined to be located at approximately the +188 ft. MSL elevation contour. In this case, the seaward extent of the proposed residence is located approximately 33 ft. inland from the bluff edge, and the proposed 5-ft. high landscape wall with conventional footings approximately 2-2.5 ft. deep, 64 square foot spa is proposed approximately 20 ft. inland of the bluff edge, and the seaward extent of the proposed new concrete patio is approximately 20 ft. inland of the bluff edge. These minimum setbacks will ensure that the project assures stability and structural integrity, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area, as required by Coastal Act section 30253(b). To clarify, the Dundee's letter includes a set of outdated plans that indicate a proposed swimming pool, however the revised proposal authorized as a part of this project is for a smaller 64 sq. ft. spa, and the plans are attached as Exhibit 2 of the staff report.

With regard to slope stability, Dr. Street and Dr. Johnson have reviewed the geotechnical engineering reports prepared by *T.I.N. Engineering Company*, Geosoils, Inc., Psomas, and Ninyo & Moore for the demolition and rebuild of the subject single-family residence and associated stormwater infrastructure improvements located at 505 Paseo de la Playa. Collectively, the reports presented findings and conclusions relevant to installation of a new five-foot high retaining wall with spread footing foundation and new spa on the seaward side of the property. Specifically, the Ninyo & Moore report provided a slope stability analysis that found the factors of safety of 1.5 of the slopes immediately adjacent to the residential structures (including the neighboring parcels) which indicate relatively stable slope conditions. No evidence has been presented to suggest that the proposed new patio, spa, and retaining wall at subject site would contribute to bluff instability or somehow trigger a landslide. Furthermore, the proposed structural development will not encroach any further seaward than the existing development, and the proposed spa will be constructed within the footprint of the existing landscaped patio.

Finally, the City of Torrance Planning Commission approved a Precise Development Plan for the proposed residence and associated accessory development including the retaining wall, patio, and spa on October 5, 2022 (Planning Commission Resolution No. 22-069). Conditions of that approval require the applicant to continue to work with the Torrance Department of Building and Safety to establish the safe building line to the satisfaction of the Building Official, and that the safe building line be recorded with LA County prior to issuance of the City's grading permits after the applicant receives their coastal development permit.