

CALIFORNIA COASTAL COMMISSION

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W17c

ADDENDUM

June 8, 2026

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **W17c**, Coastal Commission Permit Application No. **#6-26-0202 (San Diego Dept. of Parks and Recreation)**, for the Commission Meeting of June 10, 2026.

The purpose of this addendum is to modify the special conditions addressing signage and timing, clarify certain points of the staff recommendation, and to respond to comments from the Sierra Club. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~strikethrough~~ and additions shall be underlined:

1. On Page 6 of the staff report, Special Condition No. 1 shall be modified as follows:

Approved Final Parking Program Plan.

WITHIN 45 DAYS OF COMMISSION ACTION ON THIS COASTAL

DEVELOPMENT PERMIT, the permittee shall submit for the review and approval of the Executive Director a final parking plans program for the public parking lots covered by this permit that incorporate, at a minimum, the following:

- a. Plans for each parking lot that indicate the design, location, and content of parking signage that will reflect the approved parking restrictions contained in Exhibit 3 attached to this permit, as well as the location of any approved vehicular gates and the manner they will be opened and closed as required by this permit.
- b. Signage shall be installed at each of the affected lots providing information on available housing and shelter resources, including at a minimum a phone number and website for assistance. All information shall be provided

in English and Spanish, written in plain language. The signage shall be posted prior to or concurrently with the installation of new signage displaying the approved parking restrictions or the construction of new gates.

The permittee shall undertake development in conformance with the approved final plan unless the Commission amends this permit or the Executive Director provides a written determination that no amendment is legally required for any proposed minor deviations.

2. On Page 6, Special Condition No. 2 shall be modified as follows:

Public Access Improvements

~~WITHIN 120 DAYS OF FOLLOWING~~ COMMISSION ACTION ON THIS COASTAL DEVELOPMENT PERMIT, the permittee shall implement the following public access enhancement measures:

- a. Install no fewer than eleven (11) bicycle parking facilities within Mission Bay Park at East Bonita, El Carmel, Sunset, Hospitality, South Shores, South De Anza, Playa III, Playa II, Playa I, Crown Point, and Vacation Island public park facilities within 180 days of Commission action on this coastal development permit.
- b. Add additional mobility mat areas at La Jolla Shores Lifeguard Stations, Pacific Beach Lifeguard Station, Mission Beach Lifeguard Station, South Mission Beach Lifeguard Station, Ocean Beach Lifeguard Station, Crown Point, Bonita Cove, Mission Point, and Fanuel Street Park to provide additional lateral access in addition to vertical access on the sandy beach within 180 days of Commission action on this coastal development permit.
- c. Create 8.5" x 11" maps of the City of San Diego's coastal park facilities to be distributed by Park Rangers and other public recreational organizations within 180 days of Commission action on this coastal development permit.
- d. Install map panels at Mission Beach Park and Mission Bay Park to display the various recreational amenities and their location to the public within 18 months of Commission action on this coastal development permit.
- e. Create an interactive map on the City of San Diego's website showing public access points, parking lots, and transit routes in the coastal parks that will also be accessible by a QR code placed on City signage, informational panels, and handouts within 180 days of Commission action on this coastal development permit.

- f. Install informational panels about tidal processes and coastal erosion at Sunset Cliffs Park within 18 months of Commission action on this coastal development permit.
- g. The Public Access Improvements described in this condition shall be designed to be multi-lingual, at a minimum English and Spanish, tailored to be culturally relevant, and written in plain language or designed using universal pictograms.

The permittee shall undertake development in conformance with the approved plan unless the Commission amends this permit or the Executive Director provides a written determination that no amendment is legally required for any proposed minor deviations.

- 3. On Page 16 of the staff report, the following shall be added after the final full paragraph:

As previously noted, the City has long prohibited overnight parking, vehicle habitation, and camping within its public parking lots pursuant to existing municipal ordinances. In practice, however, enforcement of these regulations has been inconsistent due to limited public safety staffing. Historically, when enforcement staff encounter individuals residing in their vehicles, the City's practice has been to provide informational flyers and verbal guidance describing available homeless outreach and housing resources, including the City's Safe Parking Program, access to shelters, mobile outreach services, and contact information such as the 211 phone system and the City's homeless services website.

The installation of new gates and expanded overnight parking restrictions will increase the City's ability to consistently enforce its longstanding prohibitions on overnight use of these lots. While these measures are intended to improve public safety and reduce noise and trash associated with unauthorized camping and habitation, more effective enforcement may result in the displacement of individuals currently relying on these lots for overnight vehicle habitation. To help minimize unintended impacts to housing-vulnerable members of the public and to reinforce the City's existing outreach practices, **Special Condition No. 1** requires the installation of multilingual signage at each affected lot providing clear, plain-language information directing individuals to the City's housing and shelter resources. Requiring this signage to be posted prior to or concurrently with the installation of the new gates or parking restriction signage ensures that individuals who may be affected by the enhanced enforcement are given immediate access to information about available assistance. This measure will help ensure that efforts to manage overnight use of public lots do not disproportionately burden vulnerable populations, while also strengthening the City's existing programs intended to connect individuals experiencing homelessness with appropriate services.

4. On Page 18 of the staff report, the following shall be added before the final full paragraph:

Following publication of the staff report, the Sierra Club submitted a comment expressing concern about potential impacts the South Casa Beach stairway repair may have on the harbor seals that congregate in and around the adjacent Children's Pool seawall and pocket beach, especially during pupping season when seals are birthing and weaning their young. Pupping season runs from approximately December 15 to May 15. While acknowledging the need for repair of this public access amenity, the Sierra Club requested that any authorization for the repair include a moratorium on construction during the pupping season and review and supervision of the repair by a National Ocean and Atmospheric Administration (NOAA) biologist. These recommended measures are reasonable, but outside the scope of this consideration. The subject permit will require submittal by the City of a general plan for the future repair of the South Casa Beach stairway; however, this permit does not authorize the repair, which will require its own separate coastal permitting application, review, and approval. At that time, specific conditions and requirements will be added to the permit to ensure that no impacts to coastal resources, including impacts to seals, will occur. The City has been made aware of the Sierra Club's comments and indicated that they anticipate and are amendable that a future permit will likely include a pupping season moratorium.

5. Add the following footnote to Exhibit 3: Proposed and Recommended Parking Restrictions for Parking Lot No. 6: South Mission Beach

Overnight parking allowed for passenger vehicles¹

1 Only allowed in the forty parking spaces located outside of the vehicular gate.