



M E M O R A N D U M

DATE: July 28, 2014

TO: Honorable Council President Todd Gloria and Members of the City Council

FROM: William Fulton, Director, Planning Department

SUBJECT: July 25, 2014 Coastal Commission Staff Letter regarding the Ocean Beach Community Plan Update

This memo is in response to the July 25, 2014 letter issued by the Coastal Commission staff regarding the Ocean Beach Community Plan Update (OBCPU). The letter addresses the seven outstanding issues that Commission staff recommends be addressed in the draft OBCPU.

1. Issue: Coastal staff has concerns regarding preferential residential parking programs and the protection of beach parking.
Staff Response: Accept the modification to Recommendation 3.5.4 to read:
Address public beach parking needs, with the objective to protect public beach access, in the development of any residential permit parking program. Preferential residential parking programs would require a Land Use Plan amendment.
2. Issue: Coastal staff recommends that the community plan include a policy requiring mitigation for any loss of lower-cost visitor serving recreational facilities.
Staff Response: Issue remains, no further changes recommended. New goal to be: Preserve, protect, and enhance lower-cost visitor serving recreational facilities and overnight accommodations, where feasible.
3. Issue: Coastal staff recommends that the community plan include a policy requiring mitigation for loss of public access to beach.
Staff Response: Issue remains, no further changes recommended. Recommendation 6.3.12 to read: Preserve, protect, and enhance public access to the beach/coast within the community.
In addition, add discussion to the end of the second paragraph on page ME-14 as follows:
Address public beach parking needs, with the objective to improve public beach access, in development of any parking management strategy.
4. Issue: Coastal staff concerns center on bluff development on or beyond the bluff face and protective devices.
Staff response: Accept the modification, with a slight revision to Recommendation 7.1.2 to read: Prohibit coastal bluff development, on or beyond the bluff face, except for ~~coastal~~ protective devices, public stairways and ramps that provide access to and from the bluff top

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to the beach and coastal protective devices if necessary to protect existing development and as consistent with other provisions of the Land Use Plan. Require new development to be independently safe without shoreline improvements armoring.

5. Issue: Coastal staff concerns center on bluff development and linking development's life span to associated protective devices.

Staff Response: Accept the modification, with a slight revision, to Recommendation 7.3.1 to read: Set back new development on property containing a coastal bluff a sufficient distance so the structure is safe from geologic and other hazards for its economic life, at least 40 feet from the bluff edge. This setback may be reduced to not less than 25 feet if evidence is provided that indicates the site is stable enough to support the development for its economic life and without requiring construction of shoreline protective devices. Do not allow a bluff edge setback less than 40 feet if erosion control measures or shoreline protective devices exist on the sites which are necessary to protect the existing principal structure in danger from erosion and do not assume retention of such structures when calculating bluff setback requirements. Incorporate sea level rise projections into calculations for determining the bluff edge setback.


6. Issue: Coastal staff recommends that future development waive its rights for future shoreline protection.

Staff Response: While staff is not in agreement with the inclusion of waiving rights, a modification to address new development not relying on shoreline protective devices can be added to Recommendation 7.3.2 to read: Ensure the preservation of the coastal bluffs in their natural state by working cooperatively with the community, City officials, and the California Coastal Commission. Site and design new development so they do not rely on existing or future shoreline protective devices.

7. Issue: Coastal staff recommends that shoreline protective devices be tied to the structure's life it is protecting, as well as requiring mitigation for sand supply, beach access, and recreation. Coastal staff also recommends that there be periodic reassessment of the mitigation.

Staff Response: Issue remains. No change to previous recommendation.

In conclusion, staff has accepted most of the Coastal Commission staff recommendations, and the remaining outstanding issues (2, 3, 6, and 7 above) center around the waiver of property rights for future shoreline protection and inclusion of mitigation measures for loss of access and visitor-serving facilities. The remaining issues are citywide issues, and may be more appropriately addressed through future amendments to the Land Development Code. At this time, staff is prepared to move forward to the Coastal Commission with the City's recommendations.



William Fulton
Planning Director

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