



Ocean Beach Community Plan & Local Coastal Program

Identified below are the Coastal Commission Staff Comments from July 25, 2014, City Staff responses from July 28, 2014 letter and the text adopted by City Council in the OBCP & LCP. Based on the June 10-12 hearing item LCP-6-OCB-15-0006-1 the item will be administratively extended for up to one year to allow for issues to be discussed and hearing(s) scheduled. The City understands that Coastal Commission staff intends the item to be heard during the August 12-14 hearing in San Diego.

The City and community stakeholders are motivated to adopt the community plan and local coastal program as soon as possible. Please review the discussion items below in hopes that we can resolve the remaining items in the month of June.

Discussion Item 1

Mobility Element

Coastal Commission Staff

On p. ME 14, modify Recommendation 3.5.4 to read:

Implement parking management strategies along streets that serve the commercial and beach areas; however, preferential residential parking programs would require a Land Use Plan amendment. Refer to Section G of the General Plan's Mobility Element.

City Staff

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.

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3.5.4 Implement parking management strategies along streets that serve the commercial and beach areas. 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. Refer to Section G of the General Plan's Mobility Element.

Status: Anticipate agreement

Discussion Item 2

Recreation Element

Coastal Commission Staff

On p. RE 4, please add the following Goal:

Preserve, protect, and enhance lower-cost visitor serving recreational facilities and overnight accommodations. Require mitigation for any loss of facilities.

City Staff

Preserve, protect, and enhance lower-cost visitor serving recreational facilities and overnight accommodations where feasible. Require mitigation for any loss of facilities.

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Preserve, protect, and enhance lower-cost visitor serving recreational facilities and overnight accommodations, where feasible.

Status: Open issue discussion related to mitigation for loss of lower-cost visitor serving recreational facilities and overnight accommodations.

Discussion Item 3

Coastal Commission Staff

On p. RE 15, please add the following as Recommendation 6.3.12:

Preserve, protect, and enhance public access within the community. Require mitigation for any loss of public access. Maximize retention of existing on-street public parking for protection of the public beach parking reservoir.

City Staff

No further changes recommended. Preserve, protect, and enhance public access to the beach/coast within the community.

Also add the following language to ME-14

3.5.4 Implement parking management strategies along streets that serve the commercial and beach areas. Address public beach parking needs, with the objective to protect public beach access, in the development of any parking management strategy.

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6.3.11 Preserve, protect, and enhance public access to the beach/coast within the community. Maximize retention of existing on-street public parking for protection of the public beach parking reservoir.

and

3.5.4 Implement parking management strategies along streets that serve the commercial and beach areas. 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. Refer to Section G of the General Plan's Mobility Element.

Status: Open issue related to mitigation required for loss of public parking.

Discussion Item 4

Conservation Element

Coastal Commission Staff

On p. CE 7, modify Recommendation 7.1.2 (Item 22 on the matrix) 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 to the beach and coastal protective devices only when properly permitted 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.

City Staff

Prohibit coastal bluff development, on or beyond the bluff face, except for public stairways and ramps that provide access to and from the bluff top to the beach and coastal protective devices ~~only when properly permitted~~ 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 armoring.

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7.1.2 Prohibit coastal bluff development, on or beyond the bluff face, except for public stairways and ramps that provide access to and from the bluff top to the beach and coastal protective devices only 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 armoring.

Status: Anticipate agreement. Coastal protective devices require discretionary approval (for coastal development and environmentally sensitive lands) and will be fully noticed and heard at public hearings.

Discussion Item 5

Coastal Commission Staff

On p. CE 9, modify Recommendation 7.3.1 (Item 27 on the matrix) to read:

Setback new development and redevelopment on property containing a coastal bluff a sufficient distance so the structure is safe from geologic and other hazards for its economic life, typically defined as 75 years for primary structures, 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.

City Staff

Set back new development ~~and redevelopment~~ on property containing a coastal bluff a sufficient distance so the structure is safe from geologic and other hazards for its economic life, ~~typically defined as 75 years for primary structures,~~ 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.

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7.3.1 Set back 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.

Status: Issues remain. The City has largely accepted the Coastal Commission staff proposed language. Redevelopment /renovation language was not accepted.

Discussion Item 6

Coastal Commission Staff

On p. CE 9, add the following as Recommendation 7.3.6 (Item 29 on the matrix) to read: Require a waiver of rights to future shoreline protection for any new shoreline development or redevelopment. Site and design development and redevelopment so they do not rely on existing or future shoreline protective devices.

City Staff

Do not add 7.3.6 but revise recommendation 7.3.2.

Ensure the preservation of the coastal bluffs in their natural state by working cooperatively with the community, City officials, and the California Coastal Commission. ~~Require a waiver of rights to future shoreline protection for any new shoreline development or redevelopment. Site and~~

design development and redevelopment so they do not rely on existing or future shoreline protective devices.

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7.3.2 Ensure the preservation of the coastal bluffs in their natural state by working cooperatively with the community, City officials, and the California Coastal Commission.

Status: City staff is not in agreement with the inclusion of waiver rights.

Discussion Item 7

Coastal Commission Staff

On p. CE 9, add the following as Recommendation 7.3.7 (tem 30 on the matrix) to read:

Tie shoreline protective devices to the life of the structure they are protecting and remove such devices when the structure it is authorized to protect is demolished or redeveloped. Include mitigation for shoreline armoring, if allowed, for impacts to shoreline sand supply and public access and recreation. Require periodic assessment of the need for additional mitigation and of changed conditions.

City Staff:

CC Staff suggested language for additional Recommendation 7.3.7 is not accepted by City staff.

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No change to Draft OBCP

Status: Issue remains. No change to Draft OBCP

Please review and provide responses in the renewed discussions to resolve the remaining points and move the documents forward for approval. Please contact Karen Bucey at 619-533-6404 or kbucey@sandiego.gov with questions or to discuss the items. Thank you for your efforts in moving forward the plans for a better Ocean Beach and coastal community.