

Hearing Officer Meeting of July 26, 2023

First Name	Last Name	Meeting Date	Agenda Item Number	Position	Comments	
Koichi	Naruishi	7/26/2023	6		I see the tarp on 417 Sea Ridge. Please protect the bluffs and the surf. Remove the black tarp. Thank you.	
Christina	Ryder	7/26/2023	6	In Opposition to Item	It is good that the application after many years, now seeks to correct its noncompliance. But I have concerns about a.the accuracy of the application. The tarp must come down and I oppose any rip rap at the bluff. The pool is hanging over the edge of the bluff. The pool violations must be addressed too. Thank you.	
Hary	Bubins	7/26/2023	#6 - 417 Sea Ridge Drive	In Support of Item	Remove the Tourmaline Tarp. It is an eyesore on the bluffs that has been there since 2016. This was part of unpermitted work. A nautral and safe and permitted and planted protection of the bluffs should be mandated. Please include specific language in your decision that the tarp shall be removed as soon as possible. And any erosion control netting and hydroseeding will be safe, environmental and fit in with the aesthetics of the views and the ecosystem of the bluff. With no negative impacts to the public's right to access and enjoy the coast and sea during the work. And mandate an aggressive timeline. Here is a video link to play at the Hearing under 1 minute: https://youtu.be/IGovGCgNSJ0 Thank you.	https://www.sandiego.gov/system/files/webform/ho-meetings/417_sea_ridge_july_2016.jpg
Lynn and Richard	Reineman	7/26/2023	6	oppistion	To the Hearing Officer and City Project Manager, We are writing in advance of the public hearing on the project at 417 Sea Ridge Dr. (Project No: 484426) for the purposes of establishing ourselves as "interested parties" in order to preserve our right of appeal to the planning commission following a decision on the project. As homeowners since 1977 on Sea Ridge Dr, directly across the street from the project site, as well as frequent regular users of the beach and coast below the project site, we are highly vested in the outcome of this hearing. Thank you for the opportunity to participate in this process. We also intend to submit public comments for the hearing. We also request that we be put on your correspondence/notification lists regarding this and any future actions associated with this project site.	
Mitch	Silverstein	7/26/2023	6	Support	Please see attached comment letter from Surfrider Foundation. We support the staff recommendation with one condition - we request specific language to address the ugly tarp in addition to the other unpermitted development at this property. We support staff recommendations on this item, but are asking for stronger language re: the ugly tarp at the property in question. The addition could be as simple as: a. Removing an existing unpermitted concrete infill area used to stabilize the bluff; remove unpermitted tarp covering the infill and bluff face; remove portion of a planter that was installed within the five-foot bluff setback area; remove portions of an existing private walk ramp, drain and site wall that encroaches into the public right-of-way; install erosion control netting and hydroseeding along the face of the western slope; and installing a new sidewalk underdrain; and... Thank you for considering this, we're very happy to see this violation get squared away.	https://www.sandiego.gov/system/files/webform/ho-meetings/7.26.23-417_sea_ridge_comment.png
Michelle	Sexton	7/26/2023	6	In Support of Item	I am in support of the owner of this property removing the unsightly tarp from our natural environment! I live in PBand walk or surf in the cove daily. There is now excuse for this being in place or having been in place for so long. Just because the wealthy owners can't see it does not mean we should have to view such ugliness on our beach. Further the unpermitted work should stop and environmental reparations made!	
Benjamin	Rubenson	7/26/2023	6	In Support of Item	I am a frequent visitor to Tourmaline and have been surfing there since 1990. I support the CDP and SDP to remove the unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with the additional unpermitted development within 5 feet of the bluff edge. There is also an ugly tarp hanging over the bluff that has been there since 2016 that is also unpermitted (and an eyesore) in this otherwise beautiful area. Please add language in the CDP/SDP requiring the tarps removal. Thank you.	
Alexandra	Ferron	7/26/2023	6	In Support of Item	As a passionate ocean advocate and frequent visitor to Tourmaline, I fully support the CDP and SDP to remove unpermitted concrete infill at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The unsanctioned tarp has hung over the bluff since 2016 must also be addressed as unpermitted development, obstructing views from a public vantage point in La Jolla's certified LCP. I urge you to include language in the CDP/SDP requiring the tarp's removal, along with the concrete infill and other violations. Let us preserve Tourmaline's breathtaking beauty and protect its unique coastal ecosystem for current and future generations. Thank you for your consideration.	
Michael	Costello	7/26/2023	6	In Opposition to Item	Please reject 48442. Hydroseeding will not work on a vertical surface.	

Amanda	Matheson	7/26/2023	6	support	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego. Thank you, Amanda	
Scott	Harrison	7/26/2023	6	In Support of Item	I support the CDP/SDP to remove un-permitted concrete infill from the bluff face at 417 Sea Ridge, along with additional un-permitted development within 5 feet of the bluff edge. Development on the face of a sensitive coastal bluff is *NOT* permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure.	
Miranda	Stormer	7/26/2023	6		This is illegal and it should be removed.	
Charles	Wandall	7/26/2023	6	In Support of Item	Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.	
Miranda	Stormer	7/26/2023	6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. REMOVE IT	
Mary	Holtam	7/26/2023	6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.	
Emily	Ruth	7/26/2023	6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.	

Marc	Weinberg	7/26/2023	Agenda Item 6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, and additional unpermitted development within 5 feet of the bluff edge. A disgusting, torn, ragged tarp has hung over the bluff since 2016, also technically an unpermitted development. It mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP and funnels obscene amounts of trash and other contaminants onto the beach. I have spent countless hours on what is should be my nightly "zen walk" picking up incomprehensible amounts of trash at the base of this despicable eyesore. Development on the face of a sensitive coastal bluff is not permitted in La Jolla's LCP and San Diego Municipal Code, which states "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future.
Beibei	An	7/26/2023	6		As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.
Victoria	Conlon	7/26/2023	Item 6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.
laine	kam	7/26/2023	6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung a tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.
greg	wolfinger	7/26/2023	6	In Support of Item	as a san diego resident and frequent surfer in the area it is important that we protect the beauty of these bluffs for all. we need to set a clear precedent to blufftop property owners that they are not above the law and cannot do whatever they wish to our beautiful coastline. thank you!
Kathleen	Steindlberger		6	In Support of Item	Please support Staffs recommendation to remove this unpermitted seawall and other structures within the 5 ft setback of the bluff per City land use plan. Also - please remove this unsightly shredded tarp as part of this the violations at this property.
Danny	Steindlberger	7/26/2023	6	In Support of Item	Please support Staffs recommendation to remove this sea wall as well as the unsightly tarp at this home overlooking Tourmaline Beach. Please follow Staffs recommendation and enforce this violation.

Richard & Lynn	Reineman	7/26/2023	484426 417 Sea Ridge Drive, LJ	In Opposition to Item	The remainder of the illegal structure holding up the pool and deck needs to be removed before it too falls onto the beach below. The proposed hydroseeding mitigation cannot stick to vertical faces and can do nothing to hold up the deck and pool which are hanging in free space already. Water seepage along the entire cliff face in this block continues to hasten erosion and the bluff represents a clear and present danger to beach goers. Rocks and sand rain down at a steady rate. The huge cistern beneath the entire house at 417 cannot keep up with the inflow and only captures a fraction of it. The float switch within the cistern cycles often in an attempt to remove the underground water source and pumps it onto the sidewalk on the street side of the property. No mention of this underground water mitigation project is made in the report, with the owners suggesting that a simple rerouting of storm drain water onto the street will solve the drainage problem. Nothing could be further from the truth. The pool and deck must be removed entirely for any semblance of public safety. Mike Costello will submit applicable photos.
James	Royer	7/26/2023	6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.
Dan	Gallagher	7/26/2023	6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.
Kelsey	Pickert	7/26/2023	6	In Support of Item	Take down the tarp! This eyesore has ruined Tourmaline for far too long. As a regular surfer of Tourmaline Surfing Park, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. Development on the face of a sensitive coastal bluff is NOT permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp NOR the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.
david	rubenson	7/26/2023	item 6 417 SEA RIDGE DRIVE - PROJECT NO. 484426	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations.
Sarah	Jay		6	In Support of Item	As a San Diego resident and frequent visitor to Tourmaline, I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge. The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations. Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure. Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.

Bruce	Babcock	7/26/2023	unknown, not on Notice I received. Project # is 697315. Hearing is at 9:00 on 7/26/23.	In Opposition to Item	<p>I received the Notice of Public Hearing and prepared my comment and attachments all as one doc, less than 5 MB. About 30 minutes ago I emailed such to hearingofficer@sandiego.gov. I am sorry if my comment is too long - there was no mention of the 200 word limit on the Notice I received, or at least i did not see such. I will bring 2-3 extra copies of my comment and attachments to the Hearing. I just tried to upload my comment and attachments below, but it will not take a pdf. I will try to convert it and try this again if I can convert.</p> <p>Hello, attached hereto is a public comment with exhibits for a hearing set for 7/26/23 at 9:00 AM before a Hearing Officer. The City project # is 697317, and pertains to an ADU construction at 4953 Coronado Ave., San Diego, CA 92107. Please direct this comment and attachments to such Hearing Officer as soon as possible, and please call me ASAP if you have any questions or problems re getting this to the Hearing Officer prior to the 9:00 hearing - thank you</p>	SEE PDF ATTACHED>
Yannick	Denis	7/26/2024	6	In Support of Item	As a local San Diegian, I support the CDP/SDP unpermitted concrete infill and black tarp from the bluff face at 417 Sea Ridge. It mot only looks horrible from the water but the tarp is also starting to rip/decay and it's only a matter of time before it ends up in the ocean.	
John	Stout	7/26/2023	6	In Support of Item	<p>As a San Diego resident and frequent visitor to Tourmaline,I support the CDP/SDP to remove unpermitted concrete infill from the bluff face at 417 Sea Ridge, along with additional unpermitted development within 5 feet of the bluff edge.</p> <p>The property has hung an ugly tarp over the bluff since 2016, which must also be considered unpermitted development. Additionally, it mars views from the beach in an identified public vantage point in the La Jolla community's certified LCP. Please add language to the CDP/SDP requiring the tarp's removal in addition to the other violations.</p> <p>Development on the face of a sensitive coastal bluff is not permitted in both La Jolla's LCP and the San Diego Municipal Code, which states that "no development is permitted on the face of a sensitive coastal bluff" if it's not to protect the existing primary structure. Staff have rightly concluded that neither the tarp nor the infill protect the primary structure.</p> <p>Given the property owner's history of violations, we cannot leave any permit uncertainty that would allow them to hang a tarp over the bluff face in the future. Precedent must also be set for other blufftop property owners in San Diego.</p>	