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* Full Name
Mitch Silverstein

* Email
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██████████
████████████████████

* Council Meeting Date
02/14/2024

* Agenda Item # and Title
10A

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Comment

Honorable Mayor and City Council, On behalf of Surfrider Foundation San Diego County, I would like to express full support for your staff's recommendation to DENY the appeal for the reconstruction of 1478/1480 Neptune as a non-conforming structure seaward of a safe geologic setback line as determined by Encinitas' municipal code. The Staff Report clearly lays out the fault in the appellant's argument, which is that structures destroyed by fire can be replaced without a CDP. From P3 of the Staff Report under 1b. Staff Response: "The preamble of EMC Section 30.80.050 states that certain projects listed are exempt from the requirement for a CDP "when in conformance with all other provisions of the Municipal Code (i.e., no use permit, variance or other discretionary entitlement is required, and the development is not governed by the Coastal Bluff Overlay regulations of Chapter 30.34 of the Municipal Code" Please vote to DENY this appeal and require that any new blufftop development at 1478 and 1480 must conform to Encinitas LCP and the Coastal Act. Thank you. Mitch Silverstein SD County Policy Manager Surfrider Foundation