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DEPARTMENT OF PLANNING AND BUILDING SERVICES  
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## MEMORANDUM

DATE: APRIL 29, 2020

TO: BRENT SCHULTZ, COASTAL PERMIT ADMINISTRATOR

FROM: JULIA ACKER KROG, CHIEF PLANNER

SUBJECT: CDP\_2003-0079 (FALK) – CONDITION MODIFICATIONS

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On April 24, 2020 the California Coastal Commission submitted comments to the Department of Planning and Building Services with regards to recommendations on modifications to the Conditions of Approval. Staff has reviewed the comments from the California Coastal Commission and discussed these comments with the project Agent. After reviewing, staff recommends the following modifications to the recommended Conditions of Approval contained the staff report (Pages 10 through 14). Additions are shown as underlined, deletions are shown as ~~stricken~~, and all changes are highlighted in red ink.

### **Recommended Modifications to Conditions**

Staff recommends modification of the language in Conditions 9(a) and 15(b) and the addition of a new Condition 20.

Condition 9(a): Landscaping on the parcel shall not include invasive plants and any landscaping ~~within 50-foot of special status and wetland areas on the parcel~~ shall consist of native, regionally appropriate, plants compatible with the adjacent plant communities. (Section 5.1, Page 19 Report of Compliance)

Condition 15(b): Landscaping on the parcel shall not include invasive plants. Native, regionally appropriate, plants ~~appropriate~~ for the habitat shall be used if landscaping occurs ~~within 50 feet of special status plant communities and wetlands on the parcel~~. (Section 5.7, Page 21 Report of Compliance)

Condition 20: Prior to issuance of any building or septic permit in reliance of this Coastal Development Permit, the applicant shall record and execute a deed restriction against the property, in form and content acceptable to the Coastal Permit Administrator, that imposes the conditions of the permit as covenants, conditions and restrictions on use and enjoyment of the property. This deed restriction could be combined with the deed restriction required by Condition 17.