

6/19/2025

Capitola Planning Department  
420 Capitola Ave  
Capitola, CA 95010

Re: CDP Application for 4820 Opal Cliff Dr Bluff Mitigation

Thank you for the feedback on our application #25-0231 to construct a buried pin pier wall with grade beam for bluff retreat mitigation. We have carefully reviewed your feedback, that of the City's 3rd party consultant, and the technical memo from the California Coastal Commission. We have made several changes to our plans to address the feedback. The key changes are...

- Pier wall moved 6.5' toward the building and away from the property line, to address concerns regarding proximity to our neighbor's property, Coastal Commission feedback, and the location of equipment relative to the bluff face.
- Northern extent of pier wall shortened to start south of our neighbor's building, eliminating work directly adjacent to their structure.
- Angled section at southern end of pier wall has been removed to avoid impact to existing armoring tiebacks on the southern bluff face.

Please find below a point-by-point response to the comments received.

City of Capitola Comments - 5/28/2025

*Tie backs that extend from the southeast corner of the project appear to intersect with tie backs that extend from the east side boundary of the property. This is a three-dimensional situation and the tie backs installed first could be impacted by later installed tie backs. Additionally, if there is no impact they will be in close proximity laterally stressing the marine deposit layer areas below the foundation in different directions. Please describe how the potential impact on installation will be avoided and how long term performance and soil stability will be maintained by this design.*

RESPONSE:

The angled section of piers at the southeast corner which created the overlapping 3-dimensional situation have been removed.

Cotton, Shires Peer Review Comments - 5/23/2025

**#1. Terrace Deposit Thickness:** Please see attached responses from Pacific Crest Engineering and RI Engineering.

RESPONSE:

In follow-up to the 6/13 meeting with the City and their 3rd-party consultant, the HOA Board requested PCE and RI Engineering consider the peer review recommendation to increase retained height to 24 feet. Their analysis indicated this will require pier depths to be extended from 43' to 47', and tieback placements every 6' instead of every 8'. The HOA Board was satisfied with PCE's original design parameters but, in an effort to satisfy all City

concerns and speed project approval, the HOA Board has elected to incur the extra expense and adopt the revised design.

**#2. Purisima Formation:** Please see attached response from Pacific Crest Engineering.

**#3a. Structural Design - Existing Foundations:** Please see attached response from Pacific Crest Engineering.

**#3b. Structural Design - Property Line Constraints:** Please see attached response from Pacific Crest Engineering.

RESPONSE:

The pier wall location has been moved landward by 6.5' (11.5' from building) to ensure no encroachment on the neighboring property. This includes additional clearance vs. the location discussed in our 6/13 meeting so equipment will not overhang the property line.

**#3c. Structural Design - Tieback Overburden and Passive Capacity:** Please see attached responses from Pacific Crest Engineering and RI Engineering.

**#3d. Structural Design - Drill Rig Surcharge:** Please see attached response from Soil Engineering Construction.

California Coastal Commission Comments - 6/5/2025

*In the case of the proposed pin-pier wall, we believe that aligning the proposed wall closer to the condominium structure would be the least environmentally damaging alternative (and therefore preferred) alternative. Based on our initial review, it appears that the proposed wall could potentially be constructed as close as 8 to 10 feet from the existing structure; however, we welcome additional information from the applicant or City's geotechnical consultants as to the constructability of a more landward alignment.*

RESPONSE:

The buried wall has been moved 6.5' closer to the building to address Coastal Commission feedback, concerns regarding encroachment on the neighbor's property, and the location of equipment relative to the bluff face. This is 11.5' from the building side and ~7.5' from the 2nd-floor balconies which project 4' out from the building. The balconies limit how close any tall equipment can operate.

The HOA Board and our team have made every effort to address feedback from the City, the City's consultant, and the Coastal Commission. As noted in prior communications, it is of the utmost importance that we take mitigation measures against bluff collapse before the coming winter as our building remains in imminent danger should a significant collapse occur. With that in mind, we have made significant modifications to our plans in hopes of a swift approval.

Respectfully submitted,



Jonathan Khazam

HOA Board Member

on behalf of the homeowners of 4820 Opal Cliff Drive, Capitola, CA 95010