

Gautho, Julia

From: Leslie Nielsen <lpbeach21@gmail.com>
Sent: Wednesday, August 27, 2025 12:05 PM
To: City Council; John M. Sobrato; Laura DeVere
Subject: Item 9E on Aug 28, 2025 City Council Agenda

City Council,

The materials for Item 9E - Cliff Drive Resiliency Project and Local Coastal Program Update are very confusing.

The staff report background says the project extends from the Western City limit to Capitola Village and includes connections to Hoopers Beach. Q&A #14 says, the initial phase ends at the public parking lot, though future connections such as the staircase could be considered later. The LCP draft updates sections on Cliff Drive and Hoopers Beach with language indicating stairs are there and providing access.

Council directed staff in Aug. 2024 to move forward with Alternative 3 - Full Bluff Protection. Staff has now developed Alternative 4 - Partial Bluff Protection (Phased).

While I understand the funding limitations, projects of this magnitude should be planned and permitted for FULL protection and then allow for phased construction efforts.

The Q&A indicates the City is preparing to submit permit applications for the near term stabilization work, and that a full CDP will also be required for the longer term phased approach.

If an emergency permit can facilitate action, it must also comprehend the impact to the full plan. Ignoring adjacent properties feels careless. The scope boundary for this project puts red dotted lines around a vulnerable area. Wave run up does not follow such artificial boundaries, and an incorrectly designed solution could adversely impact adjacent property.

The most vulnerable area in the drawing includes a small public parking area over a sea cave below. Please consider looking at NOT reducing parking on the other side of the Road and allowing the seaward side to retreat inward to align with the rest of the road at that spot, particularly given cost constraints.

The staff report and Q&A indicate design measures will prevent erosion at wall endpoints. Back to Q&A #14 - future connections to the staircase "COULD BE" considered later. The City COULD potentially coordinate with private projects.

I represent the 3 homes adjacent to the Hoopers beach stairway on Cliff Drive. Questions to the City regarding plans have been met with responses that Phase 1 does not include you , but happy to discuss Phase 2.

This doesn't make sense to me as any design for phase 1 will obviously impact us. Any approved design needs to be assured to not put adjacent property at risk.

We are working on a private application for a Coastal Development permit to maintain our revetment structure and cannot do this in a vacuum and without understanding the City plans for the staircase and surrounding area.

Lastly, the staff report indicates a local match of 11.47% is required for the \$10.5M FHWA emergency relief program grant, and notes that a requested funding extension will allow more time before later phases proceed. How does this impact the current proposed phase?

I would like to requests more clarity (update) on the project timeline given the need to raise additional funds for the required match, and understand how this allows for the proper collaboration of a full bluff protection project.

Regards,

Leslie Nielsen

Cliff Drive homeowner representative