

Coastal Commission staff wrote the attached filing letter regarding the project-specific LCP amendment that would be required to build the multi-use development (including the library) at the Beach Boulevard site. The letter discusses required analyses we would want to see to assess whether all the development in this location would be safe from hazards such as wave uprush, flooding and increased sea levels (see “n” on page 5 of the attachment). It is not really accurate to say that the library’s been “vetted” as safe from flooding at this point, in the absence of the analyses we laid out in the attached letter.

Further, our District Manager, Nancy Cave, wrote a letter generally supporting the inclusion of a library in the plans for the redevelopment. Specifically this letter stated that, though a library is not a typical high priority, resource-dependent use, the library use at this site would be generally consistent with the land use designation of the property. However, this letter was silent on coastal hazard risks such as flooding.

Let us know if you have further questions. Thanks!

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