STAFF REPORT
CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Gregory Wade, City Manager
MEETING DATE:	January 10, 2024
ORIGINATING DEPT:	Community Development Department
SUBJECT:	Request for a Conditional Use Permit for the Maintenance and Repair of an existing lower seawall and an existing upper drilled pier wall running east/west on the southern property line at 825 S. Sierra Avenue, Solana Beach. Case No: CUP23-001; Applicant: Del Mar Beach Club Homeowners Association Resolution 2024-010.

STAFF REPORT UPDATE
Item # B.1.

Attachment 6 of the Staff Report was inadvertently missing from the agenda packet. Please see the attached response letters from the Applicant's Engineers.

**SOIL
ENGINEERING
CONSTRUCTION INC.**

September 18, 2023

Mr. Terry Himes
Del Mar Beach Club HOA
c/o Robert Trettin
825 S. Sierra Avenue
Solana Beach, California 92075

Reference: Del Mar Beach Club – Phase I Seawall & Upper Bluff Repair
825 S. Sierra Avenue
Solana Beach, California

Dear Mr. Hines:

In response to your request, we have reviewed the "Grading & Improvement Plans for: Del Mar Beach Club – Phase I Seawall & Upper Bluff Repair", prepared by Degenkolb Engineers. Based on our review, the plans and structural calculations have been prepared in general accordance, from a geotechnical perspective, with the recommendations included in our geotechnical report.

Following completion of tie-back exposure and testing, and having documented that the existing tiebacks have little to no retention capacity, it is our opinion that failure of segments of the seawall could occur at any time. Such failure would likely result in significant up-slope failure that would ultimately impact the southwestern condominium building. Therefore, we recommend that this project be addressed an emergency.

This opportunity to be of service is sincerely appreciated. If you have any questions, please call this office.

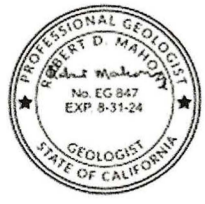
Respectfully submitted,
SOIL ENGINEERING CONSTRUCTION, INC.

John W. Niven, P.E.



Robert D. Mahony, G.E., C.E.G.





Attachments: Appendix A – References

APPENDIX A

1) California Coastal Commission, Staff Report, 341, 347, and 355 Pacific Avenue, Solana Beach, September 25, 2013.

2) California Coastal Records Project, Aerial Images, 1972, 1979, 1987, 1989, 2002, 2004, 2006, 2008, 2010, and 2013.

3) Continental Aerial Photo, Stereo-pair Aerial Photos, Flights 12-10-1969, 4-16-1972, 12-13-1978, 12-17-1979, 04-08-1980, 01-14-1988, 10-30-1993, 08-12-1998.

4) Google Earth, Aerial Images, 05-31-1994,12-31-2002, 06-29-2004, 01-03-2006, 02-29-2008, 08-23-2010, 11-2-2012, 05-11-2014, 04-14-2015.

5) Group Delta, Shoreline Erosion Study, North Solana Beach, California, August 20, 1998.

6) Group Delta, Geotechnical Investigation, Coastal Bluff at Southwest Property Corner, Del Mar Beach Club, Solana Beach, California, dated March 3, 1999.

7) Kennedy and Tan, Geologic Map of the San Diego 30' x 60' Quadrangle, 2005

8) State Coastal Conservancy, California Beach Restoration Study, January 2002.

9) "Updated Geotechnical Recommendations – Proposed Maintenance Repairs Existing Lower Bluff Seawall & South Property Line Upper Buff Caisson System, Del Mar Beach Club HOA, 825 S. Sierra Avenue, Solana Beach, California 92075", prepared by Soil Engineering Construction, dated April 3, 2023.

10) Grading and Improvement plans, Del Mar Beach Club – Phase I Seawall and Upper Bluff Repair, 825 S. Sierra Avenue, Solana Beach, California, prepared by Degenkolb Engineers, job number C1676031.00

225 Broadway
Suite 1325
San Diego, CA 92101
p: 619.515.0299
www.degenkolb.com

September 18, 2023

Robert Trettin
The Trettin Company
1195 La Moree Road #18
San Marcos, California, 92078

Reference: **Del Mar Beach Club – Phase I Seawall and Upper Bluff Repair**
825 S. Sierra Avenue
Solana Beach, California
[Degenkolb Job Number C1676031.00]
Conditional Use Permit No.: CUP23-001

Dear Mr. Trettin;

We have received comments from the City of Solana Beach (letter dated June 16, 2023) and Universal Engineering Sciences (UES) (letter dated September 7, 2023) for the above submittal. Degenkolb responses to the structurally relevant comments are as follows:

Planning Department Comments:

- Response to Comment #1: Repairs to the stairs were shown on sheet S-521. Repairs consist of the replacement of the existing columns.
- Response to Comments #2 through #4: Response by others.

UES Comments:

- Response to Comment #1: Response by others.
- Response to Comment #2: Agreed. Note has been updated to clarify daily grout samples. See updated note.
- Response to Comment #3: Agreed. The General Notes has been updated to clarify the notification thresholds. The proposed monitoring point locations have been added to the seawall elevations on sheets S-102 and S-103.
- Response to Comment #4: Agreed. The existing "weep holes" are not consistent in location or elevation throughout the existing wall. We have updated our note to indicate that weep holes above MSL elevation of 7.0ft should be maintained and continued through the shotcrete facing. The walls have been designed per the recommendations provided by the geotechnical engineer.
- Response to Comment #5: Response by others.

Very truly yours,

DEGENKOLB ENGINEERS



Jeremy T. Callister, SE
Principal

JTC
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November 14, 2023

Robert Trettin
The Trettin Company
1195 La Moree Road #18
San Marcos, California, 92078

Reference: **Del Mar Beach Club – Phase I Seawall and Upper Bluff Repair**
825 S. Sierra Avenue
Solana Beach, California
[Degenkolb Job Number C1676031.00]
Conditional Use Permit No.: CUP23-001

Dear Mr. Trettin;

We have received additional plan check comments from Universal Engineering Sciences (UES) (letter dated November 3, 2023) for the above submittal. Degenkolb responses to the structurally relevant comments are as follows:

UES Comments:

- Response to Comment #1: After a review of the project geotechnical requirements and the design criteria shown on the original seawall drawings, we can confirm that the original wall design and the repairs contained in this project scope were designed for hydrostatic pressures for the full wall height.
- Response to Comment #2: Response by project Geotechnical Engineer.

Very truly yours,

DEGENKOLB ENGINEERS



Jeremy T. Callister, SE
Principal

JTC
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