

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 FAX (619) 767-2384

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W18

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
2016 Meeting of the California Coastal Commission*

June 03, 2016

To: Commissioners and Interested Parties
From: Sherilyn Sarb, San Diego Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the 2016 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the San Diego Coast District.

DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
<p>6-16-0342-W City of Carlsbad</p>	<p>Replace existing 2,000 gallon per minute (gpm) Foxes Landing Sewer Lift Station with new 2,000 gpm sewer lift station immediately adjacent to the existing station. The replacement lift station will have the identical pumping capacity, and with the exception of the electrical service and control panels and a biological odor control system, the entire lift station will be below grade. The existing wet well and pump room will be converted into a wastewater emergency overflow basin. The project also includes rehabilitation of the previously decommissioned 335 linear foot 12-inch diameter force main with installation of a cured-in-place-pipe. The rehabilitated force main will be available for emergency backup and will not increase capacity.</p>	<p>4145 Harrison Street, Carlsbad, San Diego County. (APN: 206-120-36)</p>
<p>6-16-0343-W Upward Trend, LLC, Attn: David LePre</p>	<p>Demolition of two existing single-family residences and garages and construction of three new 1,825 sq. ft. single-family residences with detached garages, one on each of three 3,125 sq. ft. lots.</p>	<p>1116, 1118, 1122 Oliver Avenue, Pacific Beach, San Diego, San Diego County. (APNs: 423-251-26, -27, -28)</p>
<p>6-16-0344-W Upward Trend, LLC</p>	<p>Demolition of an existing 1-story, single-family residence and garage, division of a single parcel into two lots, and construction of two new 2,331 sq. ft., 3-story single-family residences with 375 sq. ft. attached garages, one on each of two 3,125 sq. ft. lots.</p>	<p>854 856 Reed Avenue, Pacific Beach, San Diego, San Diego County. (APN: 423-122-14)</p>
<p>6-16-0372-W Doug and July Nguyen</p>	<p>Demolition of an existing single-family residence and attached garage and construction of a new 2-story, 3,794 sq. ft. single-family residence including an attached garage on a 10,160 sq. ft. lot.</p>	<p>707 North Rios Avenue, Solana Beach, San Diego County. (APN: 263-031-54)</p>

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>6-16-0373-W Doug and Jully Nguyen</p>	<p>Demolition of an existing single-family residence and attached garage and construction of a new 2-story, 3,793 sq. ft. single-family residence including an attached garage on a 10,336 sq. ft. lot.</p>	<p>703 North Rios Avenue, Solana Beach, San Diego County (APN: 263-031-52)</p>
<p>6-16-0407-W Verizon Wireless</p>	<p>Remove an existing 40 ft. high monopole and replace it with a 45 ft. high monopalm so that additional equipment and expanded services can be provided, but not visible.</p>	<p>2260 Jimmy Durante Blvd, Del Mar, San Diego County. (APN: 299-030-05)</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>6-14-0812-E1 Valley Avenue Properties, LLC, Attn: Adam Voci</p>	<p>To demolish an existing single family residence and construct two attached two-story, approximately 25-feet tall, 2,503 square foot townhomes and two detached two story, approximately 25-feet tall, 2,309 square foot townhomes, all with attached two-car garages, and installation of a boxed concrete culvert within Stevens Creek and a 10-foot right-of-way dedication along the Valley Avenue frontage on a 16,159 square foot lot.</p>	<p>735 Valley Ave, Solana Beach, San Diego County. (APN: 298-164-11)</p>

EMERGENCY PERMIT WAIVER

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30611 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
<p>G-6-16-0008-W Public Works Division Manager, Attn: Kiel Kroger</p>	<p>Repair of damaged parking lot located west of the Strand and north of the Oceanside Pier. Proposed repair includes the replacement of eroded sand under the footprint of the parking lot, and replacement of seaward portions of the parking lot and curb that have failed from erosion. No shoreline armoring is proposed, and the parking lot will not extend any further seaward than the original footprint.</p>	<p>Public parking lot located west of the Strand and immediately north of Oceanside Pier (APN(s): 147-074-14)</p>

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SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
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May 27, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-16-0342-W

Applicant: City of Carlsbad

Location: 4145 Harrison St, Carlsbad (San Diego County) (APN(s): 206-120-36)

Proposed Development: Replace existing 2,000 gallon per minute (gpm) Foxes Landing Sewer Lift Station with new 2,000 gpm sewer lift station immediately adjacent to the existing station. The replacement lift station will have the identical pumping capacity, and with the exception of the electrical service and control panels and a biological odor control system, the entire lift station will be below grade. The existing wet well and pump room will be converted into a wastewater emergency overflow basin. The project also includes rehabilitation of the previously decommissioned 335 linear foot 12-inch diameter force main with installation of a cured-in-place-pipe. The rehabilitated force main will be available for emergency backup and will not increase capacity.

Rationale: The replacement of existing utilities is consistent with the existing zoning, land use designations and with Chapter 3 of the Coastal Act. As proposed, the project is not changing the capacity, will not be growth inducing, and will not facilitate any expansion of residential or commercial development. The lift station and force main are being replaced to meet current standards and provide emergency overflow and backup. Approximately 0.43 acres of disturbed, non-native vegetation will be temporarily impacted. The impact area will be replanted with native, drought tolerant vegetation. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

A handwritten signature in black ink, appearing to read "ER" or "EP".

John Ainsworth
Acting Executive Director

By: Erin Prahler
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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May 26, 2016

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-16-0343-W

Applicant: David LePre, Upward Trend, LLC

Location: 1116, 1118, 1122 Oliver Avenue, Pacific Beach, San Diego, (San Diego County) APNs: 423-251-26, -27, -28.

Proposed Development: Demolition of two existing, 1-story, single-family residences and two existing, detached garages which span three existing lots, and construction of three new 3-story, 2,331 sq. ft. single-family residences each with a 210 sq. ft. rooftop deck and a new 375 sq. ft. detached garage each on one of the three existing 3,125 sq. ft. lots

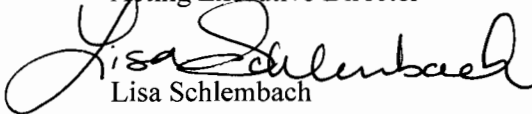
Rationale: The proposed developments are located with existing developed lots within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, and is consistent with the Pacific Beach community plan as well as zoning and plan designations for the City of San Diego certified Local Coastal Program. The project is also consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their June 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

If you have any questions about the proposal or wish to register an objection, please contact Lisa Schlembach in the San Diego District office at the above address or phone number prior to the Commission meeting date.

Sincerely,

John Ainsworth
Acting Executive Director


Lisa Schlembach
Coastal Program Analyst

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May 26, 2016

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-16-0344-W

Applicant: David LePre, Upward Trend, LLC

Location: 854 and 856 Reed Avenue, Pacific Beach, San Diego (San Diego County) APN: 423-122-14

Proposed Development: Demolition of an existing 1-story, single-family residence and detached garage which spans two existing lots, and construction of two new, 3-story, 2,331 sq. ft. single-family residences each with a 210 sq. ft. rooftop deck and a new 375 sq. ft. attached garage, each on one of the two existing 3,125 sq. ft. lots.

Rationale: The proposed developments are located with existing developed lots within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, and is consistent with the zoning and plan designations for the City of San Diego certified Local Coastal Program. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their June 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

If you have any questions about the proposal or wish to register an objection, please contact Lisa Schlembach in the San Diego District office at the above address or phone number prior to the Commission meeting date.

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in black ink that reads "Lisa Schlembach".

Lisa Schlembach
Coastal Program Analyst

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May 17, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-16-0372-W

Applicant: Doug and Jully Nguyen

Location: 707 North Rios Ave, Solana Beach (San Diego County) (APN(s): 263-031-54)

Proposed Development: Demolition of an existing single-family residence and attached garage and construction of a new 2-story, 3,794 sq. ft. single-family residence including an attached garage on a 10,160 sq. ft. lot.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, will maintain adequate parking, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their June 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in cursive script that reads "M. Lasiter".

Melody Lasiter
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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SAN DIEGO, CALIFORNIA 92108-4402
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May 17, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-16-0373-W

Applicant: Jully and Doug Nguyen

Location: 703 North Rios Ave, Solana Beach (San Diego County) (APN(s): 263-031-52)

Proposed Development: Demolition of an existing single-family residence and attached garage and construction of a new 2-story, 3,793 sq. ft. single-family residence including an attached garage on a 10,336 sq. ft. lot.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, will maintain adequate parking, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their June 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in black ink that reads "M. Lasiter".

Melody Lasiter
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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WWW.COASTAL.CA.GOV



May 25, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-16-0407-W

Applicant: Verizon Wireless

Location: 2260 Jimmy Durante Blvd., Del Mar (San Diego County) (APN: 299-030-05)

Proposed Development: Removal of an existing 40 ft. high monopole and replacement with a new 45 ft. high monopalm. Modifications to radio equipment inside existing enclosure, with no changes to the exterior of the enclosure.

Rationale: The proposed development is located within a paved parking lot. While the new structure will be 5 feet higher than the existing pole, the new pole will be designed to minimize visual impacts by mimicking the appearance of a palm tree. The new monopalm will be the same height as an existing monopalm on the project site. Colocation on the existing monopalm is not feasible because it would require placing a second set of antennas at a lower elevation, resulting in more visual impacts and a loss in network coverage. The proposed development is not expected to be used as perch sites for raptors foraging in the San Dieguito Lagoon due to the availability of perch sites in the lagoon and the distance between the lagoon and project site. The proposed development will not adversely impact biological resources, visual resources, or public access and recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 2016 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,
John Ainsworth
Acting Executive Director

Sarah Richmond
Coastal Program Analyst

A handwritten signature in black ink, appearing to be "SR", written over a horizontal line.

cc: File

CALIFORNIA COASTAL COMMISSION

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7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 2, 2016

Notice is hereby given that Valley Avenue Properties, LLC attn: Adam Voci, has applied for a one year extension of Coastal Development Permit No. 6-14-0812, granted by the California Coastal Commission on August 14, 2014.

for: Demolition of existing single family residence and construction of two attached two-story, approximately 25-ft. tall, 2,503 sq. ft. townhomes and two detached two-story, approximately 25-ft. tall, 2,309 sq. ft. townhomes, all with attached two-car garages, and installation of a box concrete culvert within Stevens Creek and a 10-ft. right-of-way dedication along the Valley Avenue frontage on a 16,159 sq. ft. lot.

at: 735 Valley Ave, Solana Beach (San Diego County) APN: 298-164-11-00

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in cursive script that reads "Alex Llerandi".

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



Deputy Directors Report Memo

May 27, 2016

To: Commissioners and Interested Parties

From: California Coastal Commission
San Diego Staff

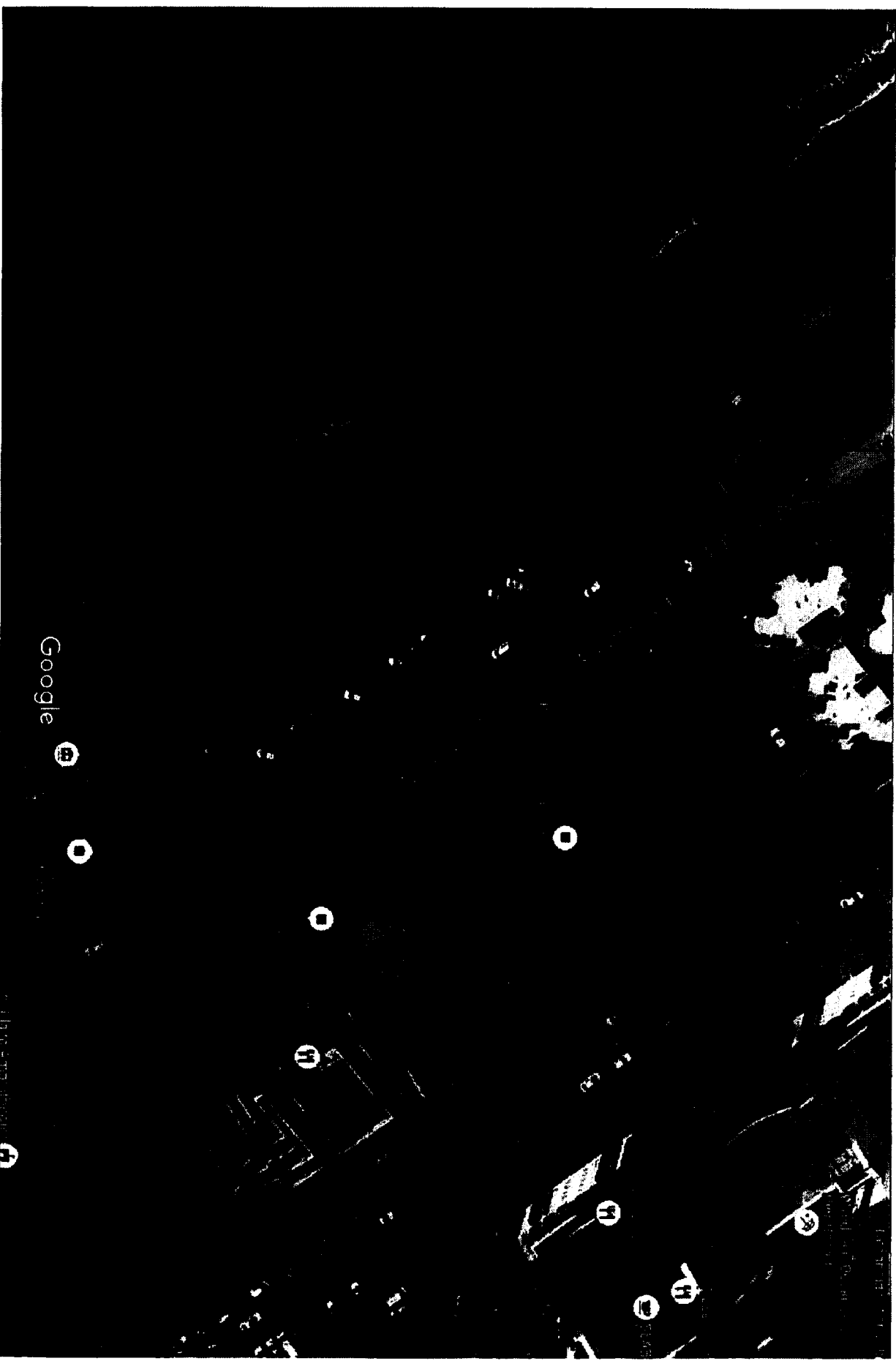
Subject: Memo for Item **W18**, San Diego Deputy Director's Report, 30611
Emergency Permit Waiver (**G-6-16-0008-W, City of Oceanside**), for the
Commission Meeting of June 8, 2016.

On May 23rd, 2016, the City of Oceanside notified Commission staff of an emergency situation involving failure of the curb and seaward edge of a public parking lot (#29), located west of the Strand and directly north of the Oceanside Pier, located within the Commission's retained permit jurisdiction. The City has proposed to replace the damaged portions of the parking lot within the original footprint, to remove all material from the public beach, and to stabilize the parking lot by filling any eroded cavities beneath the structure with beach sand. After detailed discussions with the City about the work proposed to alleviate the emergency situation and the potential for impacts to coastal resources, Commission staff determined that this project qualifies for a 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, the City of Oceanside, is necessary to protect public property and repair public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. Commission staff was notified of the emergency situation within three days of the City's discovery of the emergency.
3. There will be no permanent erection of any structure valued at more than \$25,000.
4. Project impacts were temporary in nature, and limited to repair activities involving mechanized equipment on the sandy beach for a period of three days. The repair work was conducted during weekday hours, and was the minimum amount of work necessary to stabilize the structure. The damaged sections of the parking lot were replaced in-kind, and only soft alternatives (sand) were used to support and protect the repaired parking lot.
5. The City will provide a post-construction report documenting the work done and the final impacts upon completion of the emergency work.

Google Maps

Parking Lot # 29 - 300 Block North The Strand (North Side of Pier)
WEST OF BEACH RECREATION CENTER



Google

