

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370
www.coastal.ca.gov

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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

October Meeting of the California Coastal Commission

MEMORANDUM

Date: October 12, 2005

TO: Commissioners and Interested Parties
FROM: Deborah Lee, San Diego Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the October 12, 2005 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.

REGULAR WAIVERS

6-05-056-W Joe Heilig and Lorraine Pallas (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

6-05-033-W Donald McKinley (Solana Beach, San Diego County)

6-05-096-W Mike Dunn (Solana Beach, San Diego County)

TOTAL OF 3 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-05-056-W Joe Heilig and Lorraine Pillus	Demolish approx. 597 sq. ft. (involving less than 50% of existing exterior walls) and construct approx. 1,604 sq. ft. multi-level additions to an existing approx. 2,451 sq. ft. single-family residence on an approx. 6,614 sq. ft. lot.	222 Ocean Street, Solana Beach (San Diego County)

REPORT OF 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-05-033-W Donald McKinley	Construction of an approximately 4,369 sq. ft. single-family residence with approximately 1,054 sq. ft. of underground parking involving approximately 21 cu. yds. of graded export to be taken outside of the coastal zone. Development also includes construction of septic system, pool and fencing.	454 Palmitas, Solana Beach (San Diego County)
6-05-096-W Mike Dunn	Demolition of an existing single-family residence and construction of a new one-story 4,067 sq.ft. single-family residence with an attached 510 sq. ft. garage and a detached 1,932 sq. ft. garage on a 22,651 sq.ft. lot.	725 Seabright Lane, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 30, 2005
TO: Joe Heilig and Lorraine Pillus
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-05-056-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: **Joe Heilig and Lorraine Pillus**

LOCATION: **222 Ocean Street, Solana Beach (San Diego County) (APN(s) 263-022-09)**

DESCRIPTION: **Demolish approx. 597 sq. ft. (involving less than 50% of existing exterior walls) and construct approx. 1,604 sq. ft. upper, mid and ground level additions to an existing approx. 2,451 sq. ft. single-family residence on an approx. 6,614 sq. ft. lot.**

RATIONALE: **The project requires a coastal development permit because it is located within 300 feet of the inland extent of the beach and involves more than a 10% increase of the internal floor area of the existing residence. The proposed project is located on the inland side of the first coastal roadway, is located within an existing residential neighborhood and is compatible in size and scale with the character of the surrounding community. The project is not subject to any of the special overlay designations in the previously certified County of San Diego LCP and is consistent with the planning and zoning designations of the City of Solana Beach. The proposed addition is consistent with all applicable Chapter 3 policies of the Coastal Act and no impacts to coastal resources are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, October 12, 2005, in San Diego. If three Commissioners object to this waiver, a coastal development permit will be required.

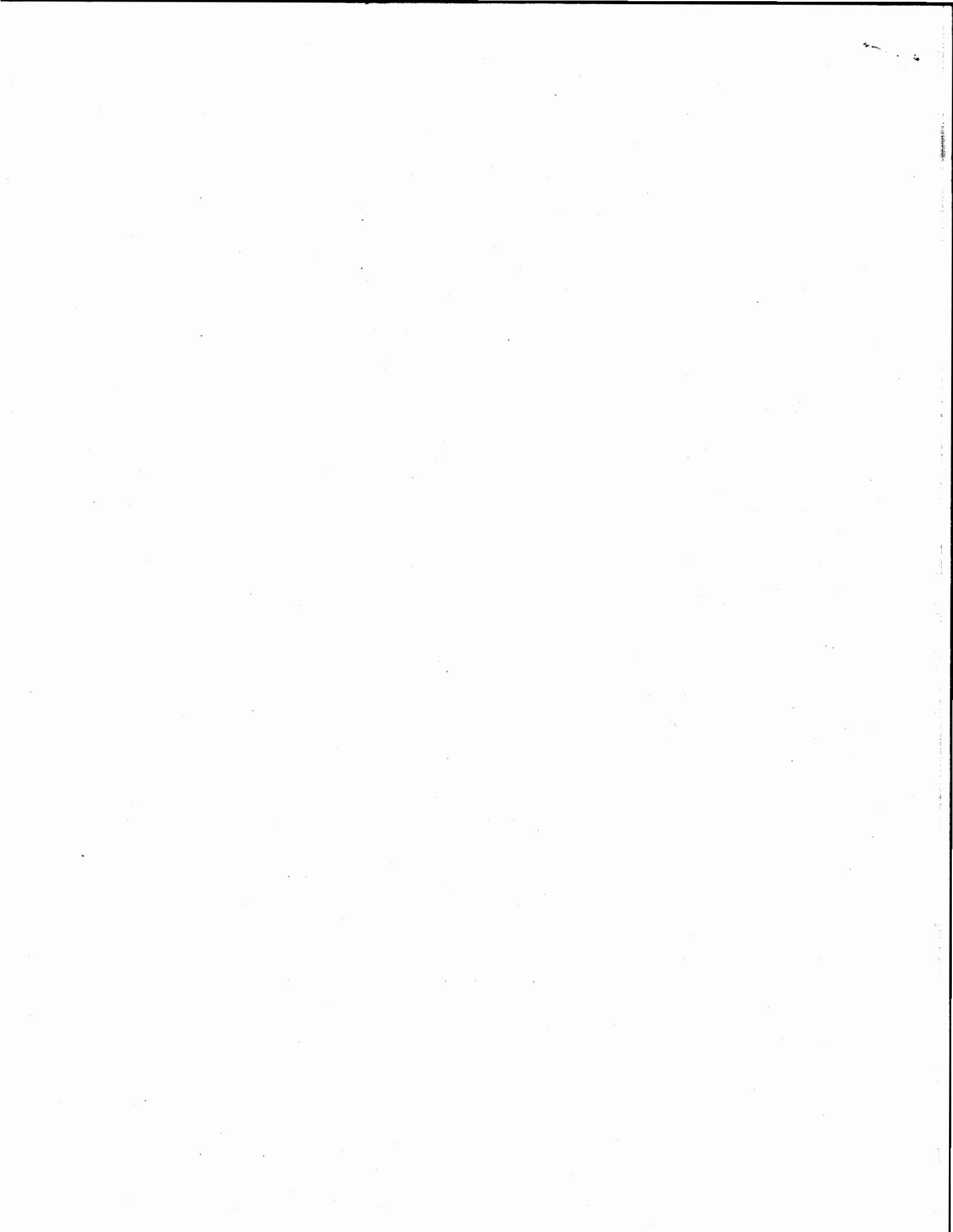
Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor: _____

A handwritten signature in black ink, appearing to read 'Gary Cannon', written over a horizontal line.



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 29, 2005
TO: Donald McKinley
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-05-033-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Donald McKinley

LOCATION: 454 Palmitas, Solana Beach (San Diego County) (APN(s) 298-093-21)

DESCRIPTION: Construction of an approximately 4,369 sq. ft. single-family residence with approximately 1,054 sq. ft. of underground parking involving approximately 21 cu. yds. of graded export to be taken outside of the coastal zone. Development also includes construction of septic system, pool and fencing.

RATIONALE: The proposed project is located in established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the surrounding community. The proposed residential construction is consistent with the zoning and planning designations for the City of Solana Beach and is located in the unsewered overlay area of the previously certified County of San Diego Local Coastal Program and the proposed septic system has received County approval. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to any coastal resources are anticipated.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, October 12, 2005, in San Diego. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor: _____

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 3, 2005
TO: Mike Dunn
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-05-096-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Mike Dunn**

LOCATION: **725 Seabright Lane, Solana Beach (San Diego County) (APN(s) 263-032-08)**

DESCRIPTION: **Demolition of an existing single-family residence and construction of a new one-story 4,067 sq.ft. single-family residence with an attached 510 sq. ft. garage and a detached 1,932 sq. ft. garage on a 22,651 sq.ft. lot.**

RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program, and is not located in any of the special overlays contained in the County LCP. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Wednesday, October 12, 2005, in San Diego. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: DIANA LILLY
Coastal Program Analyst

Supervisor: _____

