

## CALIFORNIA COASTAL COMMISSION

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

Fri 9



# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 16, 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 September 16, 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.

**DE MINIMIS WAIVERS**

6-05-073-W Brad & Lori Burns (Solana Beach, San Diego County)

6-05-083-W Glenn & Andrea Rankin (Solana Beach, San Diego County)

**IMMATERIAL AMENDMENTS**

6-04-059-A1 Anastasi Development Company, Attn: L John Simons (Carlsbad, San Diego County)

6-01-099-A1 Steve Prewitt, Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias; Prewitt/Schmucker/Cavadias, Attn: Steve & Mary Prewitt (Pacific Beach, San Diego, San Diego County)

**TOTAL OF 4 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF DE MINIMIS WAIVERS

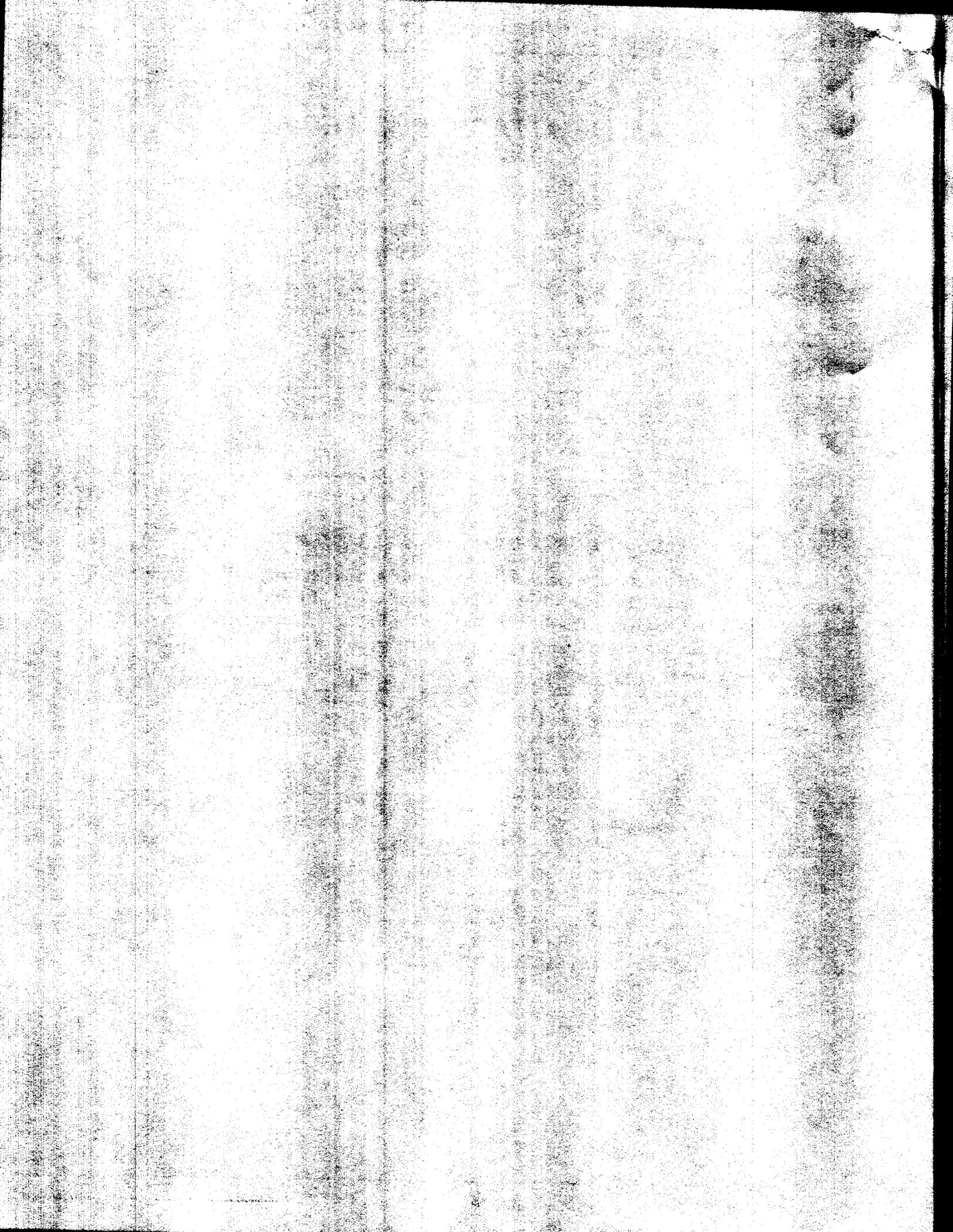
The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Application	Project Description	Project Location
<b>6-05-073-W</b> Brad & Lori Burns	Demolition of an existing one-story 1,864 sq.ft. single-family residence and construction of a new 3,266 sq.ft. two-story, single family residence with a basement and a 434 sq.ft. attached garage on a 6,000 sq.ft. lot.	408 Pacific Ave, Solana Beach (San Diego County)
<b>6-05-083-W</b> Glenn & Andrea Rankin	Demolition of an existing 2,616 sq.ft. two-story single-family residence and construction of a 4,522 sq.ft. two-story single-family residence with basement and an attached 696 sq.ft. garage on a 10,140 sq.ft. lot.	651 North Granados Avenue, Solana Beach (San Diego County)

### REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Application	Project Description	Project Location
<b>6-04-059-A1</b> Anastasi Development Company, Attn: L John Simons	Modification of Special Condition #5.a. of the original permit to allow grading to continue until November 15, 2005, with assurance that no downstream or offsite siltation will occur from the grading operation through provision of extensive erosion control measures.	4120 Harrison Street, Carlsbad (San Diego County)
<b>6-01-099-A1</b> Steve Prewitt Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias Prewitt/Schmucker/Cavadias.	Remodelling of existing two-story, 1,800 sq.ft. single-family residence (in lieu of demolition and construction of a 7,108 sq.ft. residence as originally approved) consisting of: construction of second and third-story additions totaling 908 sq.ft. resulting in a three-level (two-story over basement), 2,708 sq.ft. single-family residence including enclosure of upper deck for master bedroom/bath and interior remodelling and demolition of existing garage and construction of a new two-car garage.	3712, 3720 Riviera Drive, Pacific Beach, San Diego (San Diego County)



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 2, 2005  
TO: Brad & Lori Burns  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-073-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: **Brad & Lori Burns**

LOCATION: **408 Pacific Ave, Solana Beach (San Diego County) (APN(s) 263-052-12)**

DESCRIPTION: **Demolition of an existing one-story 1,864 sq.ft. single-family residence and construction of a new 3,266 sq.ft. two-story, single family residence with a basement and a 434 sq.ft. attached garage on a 6,000 sq.ft. lot.**

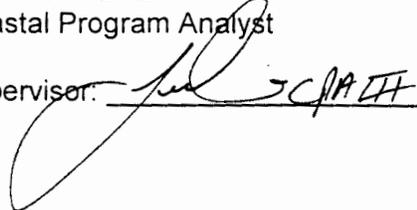
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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 Friday, September 16, 2005, in Eureka. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 2, 2005  
TO: Glenn & Andrea Rankin  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-083-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: **Glenn & Andrea Rankin**

LOCATION: **651 North Granados Avenue, Solana Beach (San Diego County) (APN(s) 263-092-10)**

DESCRIPTION: **Demolition of an existing 2,616 sq.ft. two-story single-family residence and construction of a 4,522 sq.ft. two-story single-family residence with basement and an attached 696 sq.ft. garage on a 10,140 sq.ft. lot.**

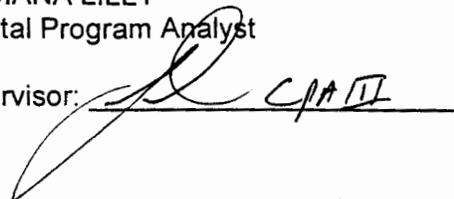
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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 Friday, September 16, 2005, in Eureka. 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: 

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: September 1, 2005  
SUBJECT: **Permit No: 6-04-059-A1**  
Granted to: Anastasi Development Company, Attn: L John Simons

## Original Description:

for **Subdivision of a 5.33-acre property and construction of 33 condominium units all 2,233 sq. ft. with attached 2-car garages. Also proposed is approximately 4,800 cubic yards of grading, 19 guest parking spaces, landscape and drainage improvements, offsite improvements to Harrison Street and vacation of a public street (Locust Avenue).**

at **4120 Harrison Street, Carlsbad (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

**Modification of Special Condition #5.a. of the original permit to allow grading to continue until November 15, 2005, with assurance that no downstream or offsite siltation will occur from the grading operation through provision of extensive erosion control measures.**

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

**The applicant has submitted a detailed erosion control plan to protect downstream resources from potential runoff during storm events. Although the rainy season in Carlsbad has been described as beginning on October 1st, most San Diego County communities consider November 15 as the beginning of the rainy season. Significant rainfall earlier than mid-November is rare, and allowing carefully controlled grading to occur between October 1 and November 15 should not result in adverse impacts on coastal resources.**

If you have any questions about the proposal or wish to register an objection, please contact Ellen Lirley at the San Diego Coast District office.

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## NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: September 1, 2005  
SUBJECT: **Permit No: 6-01-099-A1**  
Granted to: Steve Prewitt; Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias; Pr

Original Description:

for **Consolidation of two existing lots into one lot totaling 15,195 sq.ft., demolition of two existing one-story single family residences and construction of three new residences (6,594 sq.ft., 7,108 sq.ft., and 5,713 sq.ft., respectively) on a bayfront site.**

at **3712, 3720 Riviera Drive, Pacific Beach, San Diego (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

**Remodelling of existing two-story, 1,800 sq.ft. single-family residence (in lieu of demolition and construction of a 7,108 sq.ft. residence as originally approved) consisting of: construction of second and third-story additions totaling 908 sq.ft. resulting in a three-level (two-story over basement), 2,708 sq.ft. single-family residence including enclosure of upper deck for master bedroom/bath and interior remodelling and demolition of existing garage and construction of a new two-car garage.**

### FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

**The proposed changes to the project result in a change in design and scale resulting in a much smaller residence than the originally-approved single-family residence and it will also be lower in elevation by approximately 11 feet. In addition, the revised project will not extend beyond the stringline of development along its bayfront elevation. All previous conditions of approval addressing protection of public views, timing of construction, etc., will not be affected by the proposed changes and shall remain in full force and effect. As proposed, no impacts to coastal resources will result from the amended project, consistent with Coastal Act policies.**

If you have any questions about the proposal or wish to register an objection, please contact Laurinda Owens at the San Diego Coast District office.

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**Fri 9**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

*September Meeting of the California Coastal Commission*

MEMORANDUM

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FROM: Deborah Lee, San Diego Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

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**DE MINIMIS WAIVERS**

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6-05-083-W Glenn & Andrea Rankin (Solana Beach, San Diego County)

**IMMATERIAL AMENDMENTS**

6-04-059-A1 Anastasi Development Company, Attn: L. John Stevens (Carlsbad, San Diego County)

6-01-090-A1 Steve Prewitt, Prewitt/Schnuckler/Cavadias, Attn: Steve Cavadias; Prewitt/Schnuckler/Cavadias, Attn: Steve & Mary Prewitt (Pacific Beach, San Diego, San Diego County)

**TOTAL OF 4 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF DE MINIMIS WAIVERS

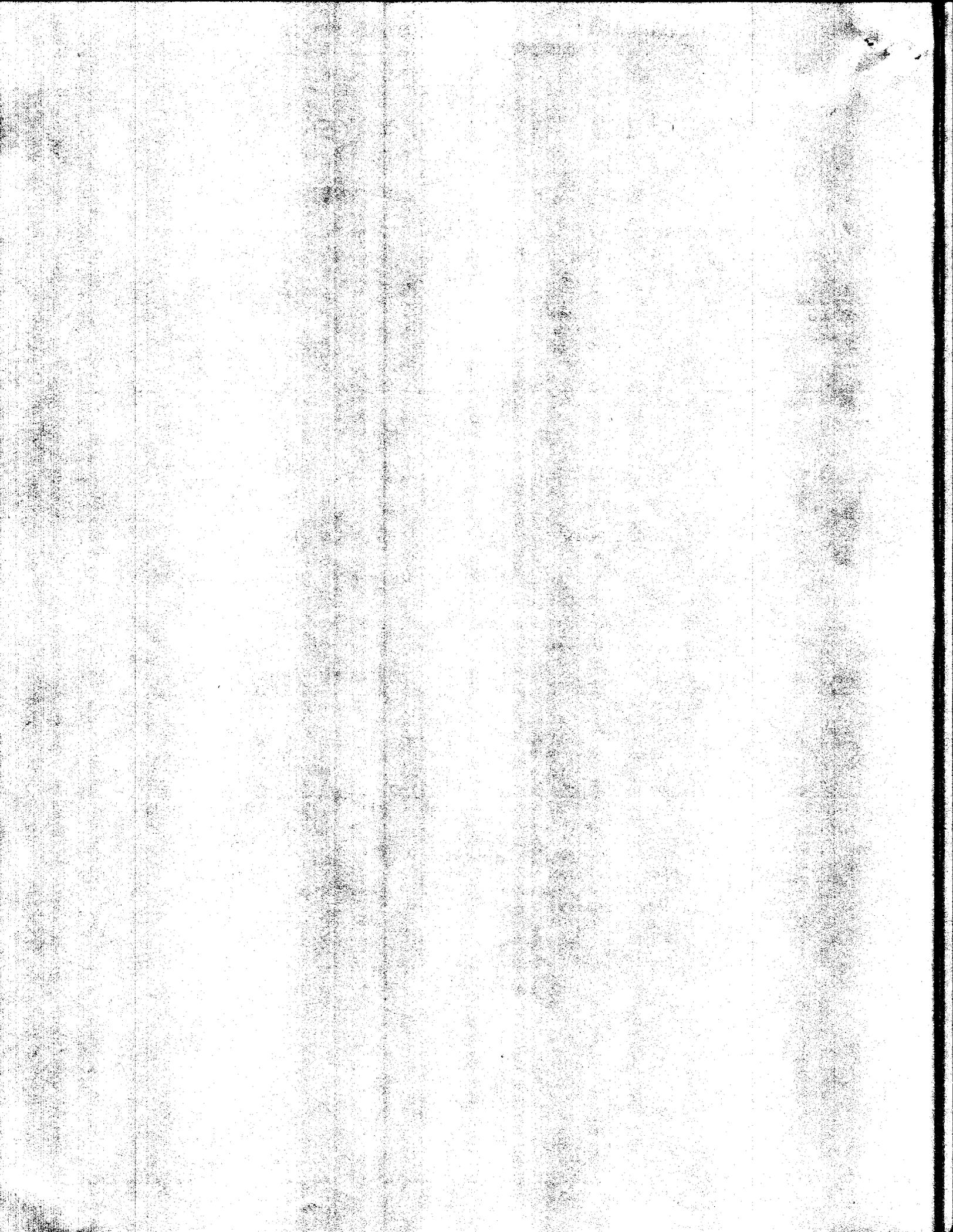
The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Application	Project Description	Project Location
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### REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

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<b>6-01-099-A1</b> Steve Prewitt Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias Prewitt/Schmucker/Cavadias.	Remodelling of existing two-story, 1,800 sq.ft. single-family residence (in lieu of demolition and construction of a 7,108 sq.ft. residence as originally approved) consisting of: construction of second and third-story additions totaling 908 sq.ft. resulting in a three-level (two-story over basement), 2,708 sq.ft. single-family residence including enclosure of upper deck for master bedroom/bath and interior remodelling and demolition of existing garage and construction of a new two-car garage.	3712, 3720 Riviera Drive, Pacific Beach, San Diego (San Diego County)



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 2, 2005  
TO: Brad & Lori Burns  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-073-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: **Brad & Lori Burns**

LOCATION: **408 Pacific Ave, Solana Beach (San Diego County) (APN(s) 263-052-12)**

DESCRIPTION: **Demolition of an existing one-story 1,864 sq.ft. single-family residence and construction of a new 3,266 sq.ft. two-story, single family residence with a basement and a 434 sq.ft. attached garage on a 6,000 sq.ft. lot.**

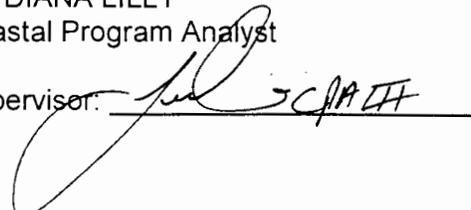
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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 Friday, September 16, 2005, in Eureka. 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: 

**CALIFORNIA COASTAL COMMISSION**

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 2, 2005  
TO: Glenn & Andrea Rankin  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-083-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: **Glenn & Andrea Rankin**

LOCATION: **651 North Granados Avenue, Solana Beach (San Diego County) (APN(s) 263-092-10)**

DESCRIPTION: **Demolition of an existing 2,616 sq.ft. two-story single-family residence and construction of a 4,522 sq.ft. two-story single-family residence with basement and an attached 696 sq.ft. garage on a 10,140 sq.ft. lot.**

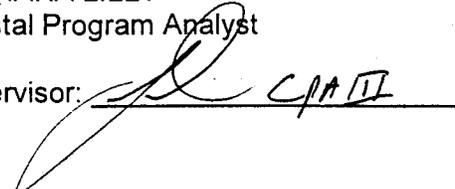
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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 Friday, September 16, 2005, in Eureka. If four Commissioners object to this waiver, a coastal development permit will be required.

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Sincerely,  
PETER M. DOUGLAS  
Executive Director

By: DIANA LILLY  
Coastal Program Analyst

Supervisor:   
\_\_\_\_\_

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: September 1, 2005  
SUBJECT: **Permit No: 6-04-059-A1**  
Granted to: Anastasi Development Company, Attn: L John Simons

## Original Description:

for **Subdivision of a 5.33-acre property and construction of 33 condominium units all 2,233 sq. ft. with attached 2-car garages. Also proposed is approximately 4,800 cubic yards of grading, 19 guest parking spaces, landscape and drainage improvements, offsite improvements to Harrison Street and vacation of a public street (Locust Avenue).**

at **4120 Harrison Street, Carlsbad (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

**Modification of Special Condition #5.a. of the original permit to allow grading to continue until November 15, 2005, with assurance that no downstream or offsite siltation will occur from the grading operation through provision of extensive erosion control measures.**

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

**The applicant has submitted a detailed erosion control plan to protect downstream resources from potential runoff during storm events. Although the rainy season in Carlsbad has been described as beginning on October 1st, most San Diego County communities consider November 15 as the beginning of the rainy season. Significant rainfall earlier than mid-November is rare, and allowing carefully controlled grading to occur between October 1 and November 15 should not result in adverse impacts on coastal resources.**

If you have any questions about the proposal or wish to register an objection, please contact Ellen Lirley at the San Diego Coast District office.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** September 1, 2005  
**SUBJECT: Permit No: 6-01-099-A1**  
Granted to: Steve Prewitt; Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias; Pr

**Original Description:**

**for Consolidation of two existing lots into one lot totaling 15,195 sq.ft., demolition of two existing one-story single family residences and construction of three new residences (6,594 sq.ft., 7,108 sq.ft., and 5,713 sq.ft., respectively) on a bayfront site.**

**at 3712, 3720 Riviera Drive, Pacific Beach, San Diego (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

**Remodelling of existing two-story, 1,800 sq.ft. single-family residence (in lieu of demolition and construction of a 7,108 sq.ft. residence as originally approved) consisting of: construction of second and third-story additions totaling 908 sq.ft. resulting in a three-level (two-story over basement), 2,708 sq.ft. single-family residence including enclosure of upper deck for master bedroom/bath and interior remodelling and demolition of existing garage and construction of a new two-car garage.**

**FINDINGS**

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

**The proposed changes to the project result in a change in design and scale resulting in a much smaller residence than the originally-approved single-family residence and it will also be lower in elevation by approximately 11 feet. In addition, the revised project will not extend beyond the stringline of development along its bayfront elevation. All previous conditions of approval addressing protection of public views, timing of construction, etc., will not be affected by the proposed changes and shall remain in full force and effect. As proposed, no impacts to coastal resources will result from the amended project, consistent with Coastal Act policies.**

If you have any questions about the proposal or wish to register an objection, please contact Laurinda Owens at the San Diego Coast District office.