

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370 FAX (619) 767-2384
www.coastal.ca.gov

W17



**SAN DIEGO COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

For the

December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 12, 2007

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, 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 December 12, 2007 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.

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REGULAR WAIVERS

1. 6-07-123-W San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne (San Diego, San Diego County)

DE MINIMIS WAIVERS

1. 6-07-115-W John P. and Denise Lynch (Solana Beach, San Diego County)
2. 6-07-118-W Marian Weber (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-07-033-A1 Shannon Wilson (Mission Beach, San Diego, San Diego County)

TOTAL OF 4 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>
6-07-123-W San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne	Phase I: Construction of a temporary enclosed pedestrian plane access ramp; Phase II: construction of a new one-story, 17-foot high, 2,000 sq.ft. passenger holding room, aircraft boarding gate and jet bridge, attached to existing airport Terminal 1.	SDIA Terminal 1 East, North Harbor Drive, San Diego (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>
6-07-115-W John P. and Denise Lynch	Demolish existing residence and construct 3,329 sq. ft. 2-story single-family home including attached garage and 100 cu. yds. of grading on an 8,149 sq. ft. lot. Approx. 66 cu. yds. of grading material will be exported to outside of Coastal Zone.	508 Glenmont Drive, Solana Beach (San Diego County)
6-07-118-W Marian Weber	Demolish existing single-family residence and construct a 3,547 sq. ft. one-story single-family residence including attached garage and art studio on a 9,107 sq. ft. lot. Project includes import of 33 cu. yds. of fill from outside of the Coastal Zone	607 North Cedros 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-033-A1 Shannon Wilson	Demolition of three existing apartment units in two detached structures and a change in the scope and size of the proposed development from the originally-proposed three-story, three-unit condominium building to a two-story, over basement level 3,891 sq.ft. single-family residence with an attached 3,891 sq.ft., four-car garage on a 4,321 sq.ft. oceanfront lot.	3467 Ocean Front Walk, Mission Beach, San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 7, 2007
TO: San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-07-123-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 13253(c) of the California Code of Regulations.

APPLICANT: **San Diego County Regional Airport Authority, Attn: Ms. Angela Shafer-Payne**

LOCATION: **SDIA Terminal 1 East, North Harbor Drive, San Diego (San Diego County) (APN(s) 760-062-01, 760-039-61, 760-039-58, 760-039-67)**

DESCRIPTION: **Phase I: Construction of a temporary enclosed pedestrian plane access ramp; Phase II: construction of a new one-story, 17-foot high, 2,000 sq.ft. passenger holding room, aircraft boarding gate and jet bridge, attached to existing airport Terminal 1.**

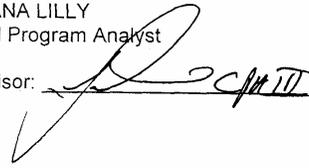
RATIONALE: **The proposed project is an addition to an existing airplane terminal to provide an expanded passenger waiting area and jet bridge for enclosed plane access. All construction will occur on existing improved areas and no impacts to sensitive biological resources, visual quality, or public access will occur. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.**

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, December 12, 2007, in San Francisco. 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: DIANA LILLY
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.

San Diego County Regional Airport Authority, Attn: Theodore Anasis

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 30, 2007
TO: John P. and Denise Lynch
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-07-115-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: **John P. and Denise Lynch**

LOCATION: **508 Glenmont Drive, Solana Beach (San Diego County) (APN(s) 263-142-08)**

DESCRIPTION: **Demolish existing residence and construct 3,329 sq. ft. 2-story single-family home including attached garage and 100 cu. yds. of grading on an 8,149 sq. ft. lot. Approx. 66 cu. yds. of grading material will be exported to outside of Coastal Zone.**

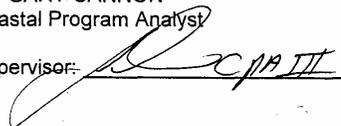
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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, December 12, 2007, in San Francisco. 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: 

cc: Local Planning Dept.
Mike Hann

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 29, 2007
TO: Marian Weber
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-07-118-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.

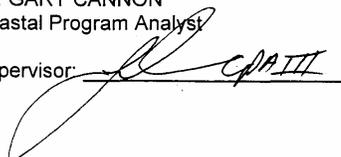
APPLICANT: **Marian Weber**
LOCATION: **607 North Cedros Avenue, Solana Beach (San Diego County) (APN(s) 263-062-20)**
DESCRIPTION: **Demolish existing single-family residence and construct a 3,547 sq. ft. one-story single-family residence including attached garage and art studio on a 9,107 sq. ft. lot. Project includes import of 33 cu. yds. of fill from outside of the Coastal Zone**
RATIONALE: **The proposed residential development is located between the first public roadway and San Elijo Lagoon. However, the proposed residence will not result in a structure out of character with the surrounding community, block any public views and will not be visible from either Highway 101, the beach or lagoon. The project is consistent with the zoning and plan designations of 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 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, December 12, 2007, in San Francisco. 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:  CPA III

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: November 30, 2007
SUBJECT: **Permit No: 6-07-033-A1**
Granted to: Shannon Wilson

Original Description:

for **Demolition of three existing apartment units housed in two detached structures totaling 1,817 sq. ft. and construction of a three story, three-unit, 4,156 sq. ft. condominium building with a six-car garage and a total of 874 sq. ft. for decks/balconies on a 4,321 sq. ft. oceanfront lot.**

at **3467 Ocean Front Walk, Mission 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:

Demolition of three existing apartment units in two detached structures and a change in the scope and size of the proposed development from the originally-proposed three-story, three-unit condominium building to a two-story, over basement level 3,891 sq.ft. single-family residence with an attached 3,891 sq.ft., four-car garage on a 4,321 sq.ft. oceanfront lot.

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 reduction in scale of the proposed project consisting of the construction of a two- and three-story single-family residence on the subject lot in lieu of the originally-proposed three-story, three-unit condominium building. The proposed structure will be approx. 463 sq.ft. smaller than the originally proposed structure (inclusive of garage). 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.