

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

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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 7, 2008

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 February 7, 2008 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

1. 6-08-009-W Kyrsten Rosenthal; Victor Rosenthal (Solana Beach, San Diego County)
2. 6-08-010-W Blayne Hartman (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-08-002-W Sereh G. Anvar (Solana Beach, San Diego County)
2. 6-08-005-W Douglas Sampson (Solana Beach, San Diego County)
3. 6-08-006-W Richard & Linda Kwasny (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-07-067-A1 City of San Diego Metropolitan Wastewater Department, Attn: Dirk Smith (San Diego, San Diego County)
2. 6-04-088-A6 San Dieguito River Park Joint Powers Authority (Del Mar And San Diego, San Diego County)

TOTAL OF 7 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>
6-08-009-W Kyrsten Rosenthal Victor Rosenthal	Convert existing 456 sq. ft. garage to living space and construct a new 469 sq. ft. detached garage on a 10,300 sq. ft. lot currently developed with a 3,101 sq. ft. single family residence (including existing garage).	718 N. Granados Avenue, Solana Beach (San Diego County)
6-08-010-W Blayne Hartman	Construct 448 sq. addition to an existing 672 sq. ft. detached garage on 23,594 sq. ft. lot containing an existing single-family residence.	717 Seabright Lane, 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>
6-08-002-W Sereh G. Anvar	Demolish existing residence and construct a 3,412 sq. ft. two-story home including attached garage and 528 sq. ft. detached accessory unit on a 10,421 sq. ft. lot.	533 Barbara Avenue, Solana Beach (San Diego County)
6-08-005-W Douglas Sampson	Demolish existing 2,858 sq. ft. single-family residence and construct 3,545 sq. ft. single-family residence on a 15,262 sq. ft. lot. Project also involves 175 cu. yds. of grading with 75 cu. yds. to be exported to a location outside of the Coastal Zone.	401 Glencrest Drive, Solana Beach (San Diego County)
6-08-006-W Richard & Linda Kwasny	Demolish one story single family residence and construct a 3,363 sq. ft. two-story single family residence including garage and a 640 sq. ft. attached accessory unit on a 10,183 sq. ft. lot involving 525 cu. yds. of grading with 225 cu. yds. to be exported to a site outside of the Coastal Zone.	548 N. Rios 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>
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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>6-07-067-A1 City of San Diego Metropolitan Wastewater Department, Attn: Dirk Smith</p>	<p>Amend Special Condition #1, part a. and #1, part c. of approved permit to upgrade seven existing sewer pump stations by removing seasonal restrictions on two of the pump stations, and allowing some work to extend beyond Memorial Day weekend into the summer season for the other five, that are located in Mission Bay Park. The proposal includes a prohibition on weekend or holiday work between Memorial Day weekend and Labor Day, and use of porta-potties during construction at each site, so that the facilities remain available to the public during the summer.</p>	<p>Various locations in Mission Bay Park and the San Dieguito River Valley, Mission Bay Park, North City, San Diego (San Diego County)</p>
<p>6-04-088-A6 San Dieguito River Park Joint Powers Authority</p>	<p>Use of 40-foot long, 20-foot wide bridges to cross the drainage channels on both sides of I-5 for the continuation of the Coast-to-Crest Trail instead of use of open bottom concrete culverts, resulting in a reduction of permanent wetland and upland impacts from a total of 1,692 sq.ft. to 1,137 sq.ft..</p>	<p>Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 25, 2008
TO: Kyrsten Rosenthal; Victor Rosenthal
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-009-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: **Kyrsten Rosenthal; Victor Rosenthal**

LOCATION: **718 N. Granados Avenue, Solana Beach (San Diego County) (APN(s) 263-101-19)**

DESCRIPTION: **Convert existing 456 sq. ft. garage to living space and construct a new 469 sq. ft. detached garage on a 10,300 sq. ft. lot currently developed with a 3,101 sq. ft. single family residence (including existing garage).**

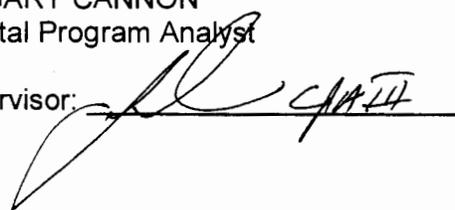
RATIONALE: **The proposed residential addition requires a coastal development permit because the site is located between the first public roadway and San Elijo Lagoon and involves an increase in more than 10% in floor area and height. The proposed addition will not result in a structure out of character with the surrounding community, will not be visible from any scenic viewsheds or impact any steep slopes or native vegetation. 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. 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 Thursday, February 7, 2008, in Oceanside, Ca. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 25, 2008
TO: Blayne Hartman
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-010-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: **Blayne Hartman**

LOCATION: **717 Seabright Lane, Solana Beach (San Diego County) (APN(s) 263-032-18)**

DESCRIPTION: **Construct 448 sq. addition to an existing 672 sq. ft. detached garage on 23,594 sq. ft. lot containing an existing single-family residence.**

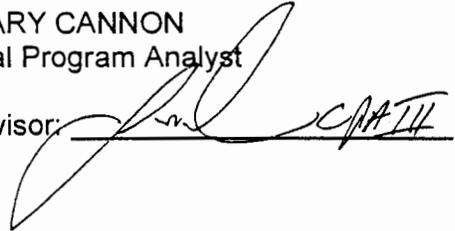
RATIONALE: **The proposed addition require a permit because the development is located between the sea and first coastal roadway and the development involves a significant non-attached structure. The project will not result in a structure substantially greater in size or scale to surrounding development; therefore, the project will not be out of character with the existing community. The project will be consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program. The site is not located within the Prime Viewshed overlay contained in the County LCP, and the additions will not result in adverse impacts to public views. The project is consistent with all applicable Chapter 3 policies of the Costal 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 Thursday, February 7, 2008, in Oceanside, Ca . 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 25, 2008
TO: Sereh G. Anvar
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-002-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: **Sereh G. Anvar**

LOCATION: **533 Barbara Avenue, Solana Beach (San Diego County) (APN(s) 263-081-13)**

DESCRIPTION: **Demolish existing residence and construct a 3,412 sq. ft. two-story home including attached garage and 528 sq. ft. detached accessory unit on a 10,421 sq. ft. lot.**

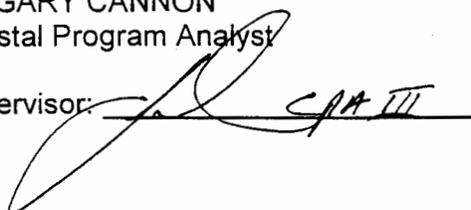
RATIONALE: **The proposed residence will be located within an established residential neighborhood consisting of single-family homes similar in size and scale to the proposed development; therefore, the project will not be of character with the existing community. The proposed residential construction 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 within the Prime Viewshed Overlay of the previously certified County of San Diego Local Coastal Program. The project will not have an adverse visual impact and 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 Thursday, February 7, 2008, in Oceanside, Ca. 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:  *GARY CANNON*

cc: Local Planning Dept.
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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: January 25, 2008
 TO: Douglas Sampson
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-005-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: **Douglas Sampson**

LOCATION: **401 Glencrest Drive, Solana Beach (San Diego County) (APN(s) 263-241-07)**

DESCRIPTION: **Demolish existing 2,858 sq. ft. single-family residence and construct 3,545 sq. ft. single-family residence on a 15,262 sq. ft. lot. Project also involves 175 cu. yds. of grading with 75 cu. yds. to be exported to a location outside of the Coastal Zone.**

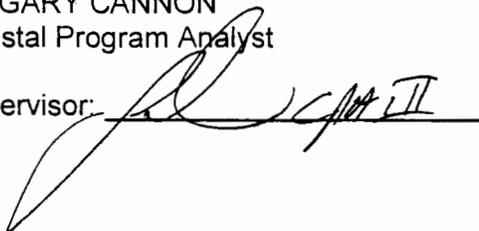
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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 Thursday, February 7, 2008, in Oceanside, Ca. 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.~~

Damian Baumhover Architects, Attn: Damian Baumhover

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 25, 2008
TO: Richard & Linda Kwasny
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-006-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: **Richard & Linda Kwasny**

LOCATION: **548 N. Rios Avenue, Solana Beach (San Diego County) (APN(s) 263-081-09)**

DESCRIPTION: **Demolish one-story single family residence and construct a 3,363 sq. ft. two-story single family residence including garage and a 640 sq. ft. attached accessory unit on a 10,183 sq. ft. lot involving 525 cu. yds. of grading with 225 cu. yds. to be exported to a site outside of the Coastal Zone.**

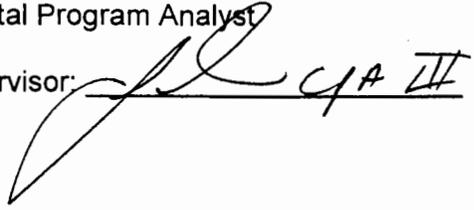
RATIONALE: **The proposed project is located in a residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of scale with the surrounding community. The project is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego LCP, 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 Thursday, February 7, 2008, in Oceanside, Ca . 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.

Adams Design Associates, Inc., Attn: Steve Adams

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: January 31, 2008
SUBJECT: **Permit No: 6-07-067-A1**
Granted to: City of San Diego Metropolitan Wastewater Department, Attn: Dirk S

Original Description:

for **Various upgrades to seven sewer pump stations including, but not limited to, installation of emergency underground storage tanks, construction of secondary force mains and installation of 30-foot high antenna masts.**

at **Various locations in Mission Bay Park and the San Dieguito River Valley, Mission Bay Park, North City, 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:

Amend Special Condition #1, part a. and #1, part c. of approved permit to upgrade seven existing sewer pump stations by removing seasonal restrictions on two of the pump stations, and allowing some work to extend beyond Memorial Day weekend into the summer season for the other five, that are located in Mission Bay Park. The proposal includes a prohibition on weekend or holiday work between Memorial Day weekend and Labor Day, and use of porta-potties during construction at each site, so that the facilities remain available to the public during the summer.

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):

By proposing alternative facilities (porta-potties) during the construction shutdown of each restroom, and not working at all on weekends or holidays, potential summertime public access impacts will be eliminated or reduced to an insignificant level, and the improvements to these public facilities will be completed in a timely manner.

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: February 4, 2008
SUBJECT: **Permit No: 6-04-088-A6**
Granted to: San Dieguito River Park Joint Powers Authority

Original Description:

for **Application from Southern California Edison and San Dieguito River Park Joint Powers Authority for implementation of the San Dieguito Wetland Restoration Plan, including creation/restoration of 115 acres of wetland habitats, dredging to maintain an open inlet, creation of nesting sites for the California Least Tern and Western Snowy Plover, and construction of treatment ponds and a public access trail.**

at **Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And 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:

Use of 40-foot long, 20-foot wide bridges to cross the drainage channels on both sides of I-5 for the continuation of the Coast-to-Crest Trail instead of use of open bottom concrete culverts, resulting in a reduction of permanent wetland and upland impacts from a total of 1,692 sq.ft. to 1,137 sq.ft..

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):

This relatively minor change in drainage crossing technique will significantly reduce permanent biological impacts associated with this section of the public access trail. Due to changes in construction methods, temporary impacts will increase slightly, but will cause no long-term effects post-construction.

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.

cc: Local Planning Dept.