

## 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](http://www.coastal.ca.gov)

**Th 16**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 10, 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 April 10, 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. 6-08-031-W Gregory Morris (Solana Beach, San Diego County)

**DE MINIMIS WAIVERS**

1. 6-08-020-W Mr & Mrs. Contasti; Mr. & Mrs. Hernandez (Solana Beach, San Diego County)
2. 6-08-026-W David J. Martin (Solana Beach, San Diego County)

**IMMATERIAL AMENDMENTS**

1. 6-00-167-A2 San Diego Regional Public Safety Institute, Attn: John Trent (San Diego, San Diego County)
2. 6-03-098-A1 Pardee Homes, Attn: Carlene Matchniff (North City, San Diego, San Diego County)

**EXTENSION - IMMATERIAL**

1. 6-05-136-E1 City of Solana Beach, Attn: Dan Goldberg (Solana Beach, San Diego County)

**TOTAL OF 6 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>
6-08-031-W Gregory Morris	Construction of a one-story, approximately 1,153 sq.ft. addition to an existing one-story single-family residence; new swimming pool, landscape, and hardscape.	705 Midori Court, 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>
6-08-020-W Mr & Mrs. Contasti Mr. & Mrs. Hernandez	Construct 3,764 sq. ft. two-story single-family residence including garage on a 8,380 sq. ft. lot involving 700 cu. yds. of grading with 200 cu. yds. to be exported to a site outside of the coastal zone.	360 North Granados, Solana Beach (San Diego County)
6-08-026-W David J. Martin	Construction of a 25 ft. high, two-story over basement, 3,385 sq. ft. single-family residence with attached 448 sq. ft. 2-car garage on a 4,000 sq. ft. vacant lot.	147 North Sierra, 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>
6-00-167-A2 San Diego Regional Public Safety Institute, Attn: John Trent	Demolition of several additional non-historical structures: Building 479 (33,300 sq.ft.), Building 480 (33,300 sq.ft.).	Southeast of the intersection of Lytton Street and Rosecrans (former Naval Training Center), San Diego (San Diego County)
6-03-098-A1 Pardee Homes, Attn: Carlene Matchniff	To amend Special Conditions #10.d. and 11.A.2. addressing maintenance of utility easements and addition of a road easement. Please see attached for details.	North and south of Calle Cristobal, east and west of Camino Santa Fe, in the Mira Mesa Community Plan area, North City, San Diego (San Diego County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>6-05-136-E1</b> City of Solana Beach, Attn: Dan Goldberg	Minor repairs and maintenance of existing concrete-bag seawall consisting of unplugging and removing sand and cobbles in existing drains, and filling voids between several concrete-filled bags with air-placed concrete colored and textured to match the surrounding seawall or bluff.	Tide Beach Park, western terminus of Solana Vista Drive at Pacific Avenue, Solana Beach (San Diego County)

**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](http://www.coastal.ca.gov)

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 2, 2008  
TO: Gregory Morris  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-08-031-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: **Gregory Morris**

LOCATION: **705 Midori Court, Solana Beach (San Diego County) (APN(s) 263-670-19)**

DESCRIPTION: **Construction of a one-story, approximately 1,153 sq.ft. addition to an existing one-story single-family residence; new swimming pool, landscape, and hardscape.**

RATIONALE: **The proposed residential addition requires a permit because the site is located between the first public roadway and sea and involves an increase in more than 10% of the existing floor area. The proposed addition will be 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 of character with the existing 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 Local Coastal Program. The site is within the County LCP's coastal resource protection overlay; however, the site has been developed and there are no steep slopes or native vegetation on the site. 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, April 10, 2008, in Santa Barbara. 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: 

**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](http://www.coastal.ca.gov)

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 24, 2008  
TO: Mr & Mrs. Contasti; Mr. & Mrs. Hernandez  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-020-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: **Mr & Mrs. Contasti; Mr. & Mrs. Hernandez**

LOCATION: **360 North Granados, Solana Beach (San Diego County) (APN(s) 263-391-01)**

DESCRIPTION: **Construct 3,764 sq. ft. two-story single-family residence including garage on a 8,380 sq. ft. lot involving 700 cu. yds. of grading with 200 cu. yds. to be exported to a site 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, April 10, 2008, in Santa Barbara. 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.

W.C Designs, Attn: William Clarke

**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](http://www.coastal.ca.gov)

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 27, 2008  
TO: David J. Martin  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-026-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: **David J. Martin**

LOCATION: **147 North Sierra, Solana Beach (San Diego County) (APN(s) 263-321-06)**

DESCRIPTION: **Construction of a 25 ft. high, two-story over basement, 3,385 sq. ft. single-family residence with attached 448 sq. ft. 2-car garage on a 4,000 sq. ft. vacant lot.**

RATIONALE: **The proposed project is located in 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 proposal is consistent with the zoning and plan designation applied to the site by the City of Solana Beach and is not located within any of the special overlay areas identified in the previously certified County of San Diego LCP. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts on 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, April 10, 2008, in Santa Barbara. 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. 

cc: Local Planning Dept.  
Dean Meredith

**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](http://www.coastal.ca.gov)

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: April 2, 2008  
SUBJECT: **Permit No: 6-00-167-A2**  
Granted to: San Diego Regional Public Safety Institute, Attn: John Trent

## Original Description:

for **Demolition of approximately 2,083,260 sq.ft. of existing buildings not located within the Historic District and removal of underground utilities within a 361-acre portion of the former Naval Training Center. Approximately 1,566,421 sq.ft. of structures on the site will remain.**

at **Southeast of the intersection of Lytton Street and Rosecrans (former Naval Training Center), 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 several additional non-historical structures: Building 479 (33,300 sq.ft), Building 480 (33,300 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):

**The proposed demolition does not involve any historic structures.  
The project is consistent with the certified NTC Precise Plan and no impacts to coastal resources are anticipated.**

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



**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](http://www.coastal.ca.gov)

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: April 8, 2008  
SUBJECT: **Permit No: 6-03-098-A1**  
Granted to: Pardee Homes, Attn: Carlene Matchniff

## Original Description:

for **Subdivision of 185.2 acres on nine separate legal lots, creation of 143 new lots on three of the nine legal lots, and construction of 113 single-family residences, 129 multi-family units in 15 buildings, and associated street, drainage and landscaping improvements. The project also includes the retirement of development rights on six of the legal lots and the dedication/preservation of open space on all or portions of the nine legal lots.**

at **North and south of Calle Cristobal, east and west of Camino Santa Fe, in the Mira Mesa Community Plan area, 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:

**To amend Special Conditions #10.d. and 11.A.2. addressing maintenance of utility easements and addition of a road easement. Please see attached for details.**

**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 amendment does not modify the project itself or the Commission's intent in approving the development. It only recognizes existing utility and road easements that were overlooked in the original permit. No impacts to coastal resources will occur.**

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.

Rick Engineering, Attn: Mike While

The specific language modifications are shown below and are in strikeout/underline form.

Special Condition #10.d. should be modified as follows:

10. Open Space and Conservation Easement. No development, as defined in Section 30106 of the Coastal Act, shall occur within parcels 121, 125, 126, 129, 130, 131, 135, 140 and 142 of Vesting Tentative Map No. 99-0639 except for:

... d. ongoing maintenance activities within existing drainage, slope, road or utility easements on parcels 121, 129, 130, 131, and ~~134~~ 140

Special Condition #11.A.2. should be modified as follows:

11. Open Space Restriction.

A. No development, as defined in Section 30106 of the Coastal Act, shall occur within parcels 114, 115, 116, 117, 118, 119, 120, 122, 124, 128, 132, 133, 134, 136, 137, 138, 139, 141, 143, and public overlook/park parcels A, B, and C as depicted on the Vesting Tentative map dated May 16, 2006 and Exhibit #7 except for:

... 2. ongoing maintenance activities within existing utility and drainage easements on parcels 134 and 139

## 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](http://www.coastal.ca.gov)

March 25, 2008

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **City of Solana Beach, Attn: Dan Goldberg**  
has applied for a one year extension of Permit No: **6-05-136-E1**  
granted by the California Coastal Commission on: February 9, 2006

for **Minor repairs and maintenance of existing concrete-bag seawall consisting of unplugging and removing sand and cobbles in existing drains, and filling voids between several concrete-filled bags with air-placed concrete colored and textured to match the surrounding seawall or bluff.**

at **Tide Beach Park, western terminus of Solana Vista Drive at Pacific Avenue, Solana Beach (San Diego County)**

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,  
PETER M. DOUGLAS  
Executive Director

By: DIANA LILLY  
Coastal Program Analyst

Supervisor:

A handwritten signature in black ink, appearing to read "Diana Lilly" followed by "CIA IV".

cc: Local Planning Dept.