

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

May Meeting of the California Coastal Commission

MEMORANDUM

Date: May 8, 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 May 8, 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. 6-08-033-W Marvin & Elaine Dellinger (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-08-036-W Alan & Deborah Kerr (Solana Beach, San Diego County)
2. 6-08-041-W Joseph A. Balla (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-02-127-A1 City of San Diego, Engineering & Capital Projects, Attn: Jeff Soriano (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>
6-08-033-W Marvin & Elaine Dellinger	Construct 679 sq. ft. one-story addition and new 441 sq. ft. attached garage to an existing 2,737 sq. ft. one-story single-family home with an existing attached 416 sq. ft. garage on a 49,222 sq. ft. lot.	603 Canyon Place, 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>
6-08-036-W Alan & Deborah Kerr	Demolish existing single-family residence and construct two-story 4,342 sq. ft. single family residence with a 2,495 sq. ft. basement and 600 sq. ft. underground garage (7,435 gross sq. ft.) that includes an attached approx. 320 sq. ft. accessory unit on a 13,668 sq. ft. lot. Project also involves 1,400 cu. yds. of grading that will be exported to a site outside of the Coastal Zone.	214 South Rios, Solana Beach (San Diego County)
6-08-041-W Joseph A. Balla	Demolish existing 200 sq. ft. office structure, consolidate three lots into one, and construct 4,496 sq. ft., 2-story retail/office building including 15 parking spaces on the consolidated 11,000 sq. ft. lot. Project includes 520 cu. yds. of grading with 500 cu. yds. to be imported from a site outside the Coastal Zone.	153 North Highway 101, 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>
6-02-127-A1 City of San Diego, Engineering & Capital Projects, Attn: Jeff Soriano	Allow work to occur to on sandy beach until July 1, 2008.	At the western terminus of Loring Street (Sewer Pump Station 18), Pacific Beach Community, San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 5, 2008
TO: Marvin & Elaine Dellinger
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-033-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 13250(c) of the California Code of Regulations.

APPLICANT: **Marvin & Elaine Dellinger**

LOCATION: **603 Canyon Place, Solana Beach (San Diego County) (APN(s) 263-221-12)**

DESCRIPTION: **Construct 679 sq. ft. one-story addition and new 441 sq. ft. attached garage to an existing 2,737 sq. ft. one-story single-family home with an existing attached 416 sq. ft. garage on a 49,222 sq. ft. lot.**

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 out of character with the existing community. The project is consistent with the zoning and plan designations for the City of Solana Beach. The site is not located in the visual overlays contained in the previously certified County of San Diego LCP, but is located with the CRP Overlay, which protects areas of steep natural slopes. However, the proposed addition will occur on the street side of the home on the flat, already disturbed portion of the site. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse 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, May 8, 2008, in Marina Del Rey, California. 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: April 24, 2008
TO: Alan & Deborah Kerr
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-036-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: **Alan & Deborah Kerr**

LOCATION: **214 South Rios, Solana Beach (San Diego County) (APN(s) 290-072-31)**

DESCRIPTION: **Demolish existing single-family residence and construct two-story 4,342 sq. ft. single family residence with a 2,495 sq. ft. basement and 600 sq. ft. underground garage (7,435 gross sq. ft.) that includes an attached approx. 320 sq. ft. accessory unit on a 13,668 sq. ft. lot. Project also involves 1,400 cu. yds. of grading that will be exported to a site outside of the Coastal Zone.**

RATIONALE: **The proposed project is consistent with the City of Solana Beach requirements for single-family residences and is not located within any of the special overlay areas contained in the previously certified County of San Diego LCP. The project is located in an established residential neighborhood and the proposed residence will not be out of character with the surrounding community or adversely impact public views. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act; no adverse 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, May 8, 2008, in Marina Del Rey, California. 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: April 25, 2008
TO: Joseph A. Balla
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-041-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: **Joseph A. Balla**

LOCATION: **153 North Highway 101, Solana Beach (San Diego County) (APN(s) 263-331-08)**

DESCRIPTION: **Demolish existing 200 sq. ft. office structure, consolidate three lots into one, and construct 4,496 sq. ft., 2-story retail/office building including 15 parking spaces on the consolidated 11,000 sq. ft. lot. Project includes 520 cu. yds. of grading with 500 cu. yds. to be imported from a site outside the Coastal Zone.**

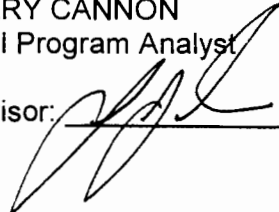
RATIONALE: **The proposed development has previously been approved by the Commission (CDP#6-05-104) but the permit expired before conditions were complied with. The subject application includes all condition compliance documents required by and consistent with the Commission's earlier decision, i.e., final plans, landscape plan, sign program, BMP plan and City approval of lot consolidation. As such, the development as proposed is consistent will Chapter 3 Policies such that no adverse impacts to coastal resource will occur. The project is also consistent with the City of Solana Beach General Plan and Zoning Code.**

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, May 8, 2008, in Marina Del Rey, California . 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: April 29, 2008
SUBJECT: **Permit No: 6-02-127-A1**
Granted to: City of San Diego, Engineering & Capital Projects, Attn: Jeff Soriano

Original Description:

for **Rehabilitation of existing sewer pump station located on the beach including: a 385 sq.ft. expansion, renovation of the wastewater settling tank, installation of new pumps, motors, lavatory, interior stairwell, back-up emergency generator, replacement of an existing parallel force main, and a new underground concrete cut off seawall seaward of the station. Construction of a riprap drainage dissipater.**

at **At the western terminus of Loring Street (Sewer Pump Station 18), Pacific Beach Community, 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:

Allow work to occur to on sandy beach until July 1, 2008.

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 existing permit requires work to cease during the summer season (Memorial Day to Labor Day) to reduce impacts to public access and recreation. However, because work on the pump station is not complete, the public beach accessway at Loring Street would have to be closed throughout the summer until work could be resumed and completed in Autumn. The amendment will allow work to continue on weekdays for approximately 5 additional weeks, until July 1, after which, the accessway can be reopened for the rest of the summer. The remaining work on the station will require the placement of steel plates on the beach for construction vehicle access; otherwise, impacts to beachgoers will minimal.

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.

cc: Local Planning Dept.

City of San Diego, Attn: Sheila Deguzman