

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

W10

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

July Meeting of the California Coastal Commission

MEMORANDUM

Date: July 9, 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 July 9, 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. 6-08-059-W Gregory & Michelle Sahagian (Solana Beach, San Diego County)
2. 6-08-060-W William & Sue Brandt (Pacific Beach, San Diego, San Diego County)

DE MINIMIS WAIVERS

1. 6-08-057-W M.E. Howe & M.E. Pechacek (Solana Beach, San Diego County)
2. 6-08-058-W Dean Faucett (San Diego, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-07-013-A1 Mike Boardman (Mission Beach, San Diego, San Diego County)
2. 6-96-159-A2 Mark & Donna Merhab (Carlsbad, 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>
6-08-059-W Gregory & Michelle Sahagian	Construct 528 sq. ft. first floor and 732 second floor additions to an existing 2,735 sq. ft. single-family residence on a 14,893 sq. ft. lot.	616 Ridgeline Place, Solana Beach (San Diego County)
6-08-060-W William & Sue Brandt	Remodelling of an existing two-story single-family residence with a detached garage including a reduction in size from 3,962 sq.ft. to 3,702 sq.ft. and construction of a 500 sq.ft. roof deck at the second story. Also proposed is a change to the roof line from flat roof to sloped roof on a 5,758 sq.ft. bayfront lot.	4070 Dawes Street, Pacific Beach, 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>
6-08-057-W M.E. Howe & M.E. Pechacek	Conversion of 2 existing condominium units to 1 unit.	205 South Helix Avenue, Units 71 & 72, Solana Beach (San Diego County)
6-08-058-W Dean Faucett	Construct 10,161 sq. ft. two-story single family residence (includes 1,597 sq. ft. basement and 752 sq. ft. garage) and 625 sq. ft. detached pool cabana on a 19,052 sq. ft. lot that currently contains a pool. (Previous residence was destroyed by fire). Project also involves approx. 620 cu. yds. of grading to be exported to a site outside of the Coastal Zone.	3410 Caminito Daniella, San Diego (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>
------------------	----------------------------	-------------------------

6-07-013-A1 Mike Boardman	Minor design change to include the addition of a 499 sq.ft. roof deck to a previously-approved three-unit condominium building resulting in a minor increase in building height from 29'-6" to 29'10".	710 Coronado Court (northeast corner with Ocean Front Walk), Mission Beach, San Diego (San Diego County)
6-96-159-A2 Mark & Donna Merhab	The construction of a new deck off existing pool/patio area on a lot fronting Agua Hedionda Lagoon.	4523 Adams, Carlsbad (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

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2008
TO: Gregory & Michelle Sahagian
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-059-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 & Michelle Sahagian**

LOCATION: **616 Ridgeline Place, Solana Beach (San Diego County) (APN(s) 263-270-05)**

DESCRIPTION: **Construct 528 sq. ft. first floor and 732 second floor additions to an existing 2,735 sq. ft. single-family residence on a 14,893 sq. ft. lot.**

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 be located on the street side of the residence and will not result in a structure out of character with the surrounding community, is not located within any scenic viewsheds and will not 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 no portion of the proposed development lies within 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 Wednesday, July 9, 2008, in San Luis Obispo. 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: 

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

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 3, 2008
TO: William & Sue Brandt
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-060-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: **William & Sue Brandt**

LOCATION: **4070 Dawes Street, Pacific Beach, San Diego (San Diego County) (APN(s) 423-350-320)**

DESCRIPTION: **Remodelling of an existing two-story single-family residence with a detached garage including a reduction in size from 3,962 sq.ft. to 3,702 sq.ft. and construction of a 500 sq.ft. roof deck at the second story. Also proposed is a change to the roof line from flat roof to sloped roof on a 5,758 sq.ft. bayfront lot.**

RATIONALE: **A coastal development permit is required because the proposed development will result in an increase of more than 10% to the height of the existing structure which is located between the bay and the first public road. The proposed remodel is consistent with the single-family residential designation of the certified Pacific Beach Community Plan and is located in an urbanized area of the Coastal Commission's original jurisdiction. The project will not will result in the blockage of public views, is in character with the surrounding community, and the project provides adequate parking, consistent with Sections 30251 and 30252 of the Coastal Act. 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, July 9, 2008, in San Luis Obispo. 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: LAURINDA OWENS
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

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2008
TO: M.E. Howe & M.E. Pechacek
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-057-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: **M.E. Howe & M.E. Pechacek**

LOCATION: **205 South Helix Avenue, Units 71 & 72, Solana Beach (San Diego County) (APN(s) 298-520-01)**

DESCRIPTION: **Conversion of 2 existing condominium units to 1 unit.**

RATIONALE: **The reduction in units from 2 to 1 does not have the potential to impact any coastal resources. 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, 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, July 9, 2008, in San Luis Obispo. 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:

4-Design Architecture. Attn: Kenneth Chriss

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

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2008
TO: Dean Faucett
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-058-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: **Dean Faucett**

LOCATION: **3410 Caminito Daniella, San Diego (San Diego County) (APN(s) 298-580-29)**

DESCRIPTION: **Construct 10,161 sq. ft. two-story single family residence (includes 1,597 sq. ft. basement and 752 sq. ft. garage) and 625 sq. ft. detached pool cabana on a 19,052 sq. ft. lot that currently contains a pool. (Previous residence was destroyed by fire). Project also involves approx. 620 cu. yds. of grading to be exported to a site outside of the Coastal Zone.**

RATIONALE: **The project is consistent with the R1-10 Zone and is located in an area of deferred certification as no land use plan has been certified for the Draft Via de la Valle Specific Plan area. The development will occur only within the graded pad and building envelope approved in original subdivision that was approved by Coastal Commission in 1986 (CDP #6-86-109 and 6-86-626). The Commission previously waived permit requirements for a residence at this location in 1989 (Ref. Waiver #942). It is similar to many developments routinely approved by the Commission within the approved subdivision. 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, July 9, 2008, in San Luis Obispo. 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: _____

A handwritten signature in black ink, appearing to read "GARY CANNON", written over a horizontal line.

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

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: July 2, 2008
SUBJECT: **Permit No: 6-07-013-A1**
Granted to: Mike Boardman

Original Description:

for **Demolition of existing 2-story structure and one-story detached garage and construction of a three-level, 5,461 sq. ft., residential triplex with six on-site parking spaces on a 4,320 sq. ft. oceanfront lot.**

at **710 Coronado Court (northeast corner with 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:

Minor design change to include the addition of a 499 sq.ft. roof deck to a previously-approved three-unit condominium building resulting in a minor increase in building height from 29'-6" to 29'10".

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 roof deck and minor increase in building height will not adversely affect public views to the ocean nor affect public access to the shoreline in the immediate area. No adverse impacts to coastal resources are anticipated.

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.

cc: Local Planning Dept.

Golba Architecture, Attn: Ricardo Torres

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

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 27, 2008
SUBJECT: **Permit No: 6-96-159-A2**
Granted to: Mark & Donna Merhab

mailed out
6/27/08

Original Description:

for **Two lot subdivision of a 3.66 acre site (Lot 1=1.55 acres; Lot 2=2.11 acres) and construction of a single-story, 5,400 sq.ft. residence on Lot 1 and also a single-story, 5,300 sq.ft. residence on Lot 2. Proposed is the construction of a swimming pool on Lot 1 and a tennis court and swimming pool on Lot 2, vertical fencing along the property lines to the mean high tide line of Aqua Hedionda Lagoon, time-lock gates to restrict lateral public access along the lagoon, exotic landscaping and irrigation within the lagoon buffer and upland areas covering both lots, a boat launch ramp, crib wall, fire ring and barbecue. The applicant also proposes to record an offer to dedicate a 25-foot wide easement for lateral public access along the lagoon (within the buffer), and to construct trail improvements. Also, proposed is a lot line adjustment between Lot 2 and an adjacent parcel to the northeast and street improvements to Adams Street.**

at **4523 Adams, 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:

The construction of a new deck off existing pool/patio area on a lot fronting Agua Hedionda Lagoon.

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 development includes small scale construction that is outside the required 100 foot required buffer/setback from the mean high tide line, and no sensitive vegetation will be impacted as a result of this construction. As such, the project does not raise any coastal issues and can be found consistent with all applicable Coastal Act policies.

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