

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

W21

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 15, 2010

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 15, 2010 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. 6-10-077-W At&T Mobility, Attn: Kevin McGee (Mission Bay Park, San Diego, San Diego County)
2. 6-10-090-W Bill and Carol Lane (Mission Beach, San Diego, San Diego County)
3. 6-10-091-W South Cedros Association LLC, Attn: Sean McLeod (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-10-088-W Senyon Choe (Solana Beach, San Diego County)
2. 6-10-093-W Cathy & Jeffrey Knutzen (Solana Beach, San Diego County)

<i>TOTAL OF 5 ITEMS</i>

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>
6-10-077-W At&T Mobility, Attn: Kevin McGee	Installation of a wireless communication facility to include the placement of 12 antennas and associated equipment on the roof of an existing pumping facility building at Seaworld. The wireless facility will add 10 feet to the existing building, resulting in a 30 ft. tall structure. The proposed communication facility would involve no expansion of the existing building's square footage or footprint.	500 Seaworld Drive, Mission Bay Park, San Diego (San Diego County)
6-10-090-W Bill and Carol Lane	Remodel and 757 sq. ft. addition to an existing 3 story, 787 sq. ft., single family residence. Remodel will involve demolition of 46% of the existing exterior walls, as well as reconfiguration of some of the existing interior walls, resulting in a 1,544 sq. ft. three story, 30 ft. high residence.	748 Windemere Court, Mission Beach, San Diego (San Diego County)
6-10-091-W South Cedros Association LLC, Attn: Sean McLeod	Conversion of 6,048 sq. ft. of office space to 21 indoor parking spaces within an existing 47,218 commercial building on a 99,906 sq. ft. lot; and reconfiguration of the driveway and ramp from Rosa Street. Currently, 71 parking spaces are provided; the project proposes to provide a total of 92 parking spaces. Interior tenant improvements to the commercial building are also proposed to include replacement of existing windows and removal of existing interior non-bearing partitions.	420 South Cedros Avenue, 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>
6-10-088-W Senyon Choe	Construction of a 902 sq. ft. detached guest house with roof deck on a 33,977 sq. ft. lot with an existing 3,765 sq. ft. home. Connect to existing sewer lateral, all utilities are currently on site, and an additional parking space is provided.	622 San Andres Drive, Solana Beach (San Diego County)
6-10-093-W Cathy & Jeffrey Knutzen	Demolish an existing 1,400 sq. ft. one-story home and construct a 3,161 sq. ft. two story home and a detached rear yard 79 sq. ft. storage shed. An existing concrete driveway and a 440 sq. ft. one story garage (with a non-conforming street setback) will be preserved. The garage hip roof will be replaced with a flat roof and an existing Torrey Pine Tree on the property will be preserved.	230 Ocean Street, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 3, 2010
TO: At&T Mobility, Attn: Kevin McGee
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-10-077-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: **At&T Mobility, Attn: Kevin McGee**

LOCATION: **500 Seaworld Drive, Mission Bay Park, San Diego (San Diego County) (APN(s) 760-037-01)**

DESCRIPTION: **Installation of a wireless communication facility to include the placement of 12 antennas and associated equipment on the roof of an existing pumping facility building at Seaworld. The wireless facility will add 10 feet to the existing building, resulting in a 30 ft tall structure. The proposed communication facility would involve no expansion of the existing building's square footage or footprint.**

RATIONALE: **The existing pump facility building is bordered by an established roadway and parking facilities and is removed from the central Seaworld park area. There are no available public ocean or bay views that would be blocked or impacted by the proposed facility. All the wireless antennas and associated equipment will be screened from view. Thus, no visual impacts will result from the proposed development, consistent with Section 30251. The proposed development will result in a structure similar in size and scale to other Seaworld facility buildings. 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 Wednesday, December 15, 2010, 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 3, 2010
TO: Bill and Carol Lane
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-10-090-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: **Bill and Carol Lane**

LOCATION: **748 Windemere Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-316-16)**

DESCRIPTION: **Remodel and 757 sq. ft. addition to an existing 3 story, 787 sq. ft., single family residence. Remodel will involve demolition of 46% of the existing exterior walls, as well as reconfiguration of some of the existing interior walls, resulting in a 1,544 sq. ft. three story, 30 ft. high residence.**

RATIONALE: **The proposed project is located in an established residential neighborhood consisting of single and multi-family residences similar in size and character to the proposed development; therefore, the project will not be out of character with the surrounding community. The proposed residential construction is consistent with all planning and zoning designations of the certified Mission Beach Precise Plan, the City of San Diego LCP, and all applicable Chapter 3 policies of the Coastal Act. 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, December 15, 2010, 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor: 



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 13, 2010
TO: South Cedros Association LLC, Attn: Sean McLeod
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-10-091-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: **South Cedros Association LLC, Attn: Sean McLeod**

LOCATION: **420 South Cedros Avenue, Solana Beach (San Diego County) (APN(s) 298-092-01, 298-092-02, 298-092-11)**

DESCRIPTION: **Conversion of 6,048 sq. ft. of office space to 21 indoor parking spaces within an existing 47,218 commercial building on a 99,906 sq. ft. lot; and reconfiguration of the driveway and ramp from Rosa Street. Currently, 71 parking spaces are provided; the project proposes to provide a total of 92 parking spaces. Interior tenant improvements to the commercial building are also proposed to include replacement of existing windows and removal of existing interior non-bearing partitions.**

RATIONALE: **The proposed project is located in the Special Commercial Zone of the Solana Beach Cedros District and is consistent in scale and size to the surrounding community. The change of use is consistent with the zoning and plan designation for the City of Solana Beach and is not located in any of the special overlay areas identified in the previously certified County of San Diego Local Coastal Program. South Cedros Avenue and Rosa Street could be considered beach parking due to the presence of the new pedestrian bridge that crosses over the railroad tracks and the nearby public beach access stairs. While this commercial building does not provide adequate off-street parking, the change of use increases parking availability without increasing intensity of use. Therefore the project is consistent with Section 30252 of the Coastal Act. 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 Wednesday, December 15, 2010, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 30, 2010
TO: Senyon Choe
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-088-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: **Senyon Choe**

LOCATION: **622 San Andres Drive, Solana Beach (San Diego County) (APN(s) 298-371-12)**

DESCRIPTION: **Construction of a 902 sq. ft. detached guest house with roof deck on a 33,977 sq. ft. lot with an existing 3,765 sq. ft. home. Connect to existing sewer lateral, all utilities are currently on site, and an additional parking space is provided.**

RATIONALE: **The project is consistent with the existing residential land use designation and zoning, provides adequate parking, and is consistent with Sections 30251 and 30252 of the Coastal Act. The site is within an existing developed area and the proposed accessory structure is compatible with the existing single family dwelling. 18 cu. yds. of grading is proposed with this action and will be disposed of outside the coastal zone. 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 Wednesday, December 15, 2010, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.

R & E Associates, Attn: Martin Ryder

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 3, 2010
TO: Cathy & Jeffrey Knutzen
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-093-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: **Cathy & Jeffrey Knutzen**

LOCATION: **230 Ocean Street, Solana Beach (San Diego County) (APN(s) 263-022-08)**

DESCRIPTION: **Demolish an existing 1,400 sq. ft. one-story home and construct a 3,161 sq. ft. two story home and a detached rear yard 79 sq. ft. storage shed. An existing concrete driveway and a 440 sq. ft. one story garage (with a non-conforming street setback) will be preserved. The garage hip roof will be replaced with a flat roof and an existing Torrey Pine Tree on the property will be preserved.**

RATIONALE: **While the new structure will increase the height of the home and the garage setback will continue to be non-conforming, they will not impact any public coastal views and is consistent with the zone and plan designation applied by the City of Solana Beach as well as the previous County of San Diego LCP. The proposed project is similar in size and scale to other homes in the surrounding residential area and is not located in any special overlay zones as identified in the previously 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, December 15, 2010, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 