

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

October Meeting of the California Coastal Commission

MEMORANDUM

Date: October 6, 2011

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 October 6, 2011 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. 6-11-071-W Andy Mayer and Michele Roberts (Solana Beach, San Diego County)
2. 6-11-075-W Self-Realization Fellowship, Attn: Brother Premeshwarananda (Encinitas, San Diego County)

DE MINIMIS WAIVERS

1. 6-11-064-W Blue Max C/O Suba Corp, Attn: Barbara A. Giammona (Solana Beach, San Diego County)
2. 6-11-072-W Friends of Famosa Slough, Attn: James A. Peugh; Robert Dees (Peninsula, San Diego, San Diego County)
3. 6-11-074-W Heidi Dewar And Marc Halpern (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-04-062-A2 Santa Fe Christian School, Attn: Brian Gallaway And Steve Kuptz (Solana Beach, San Diego County)

EXTENSION - IMMATERIAL

1. A-6-CII-08-028-E2 Steve and Janet Moss (Carlsbad, 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>
6-11-071-W Andy Mayer and Michele Roberts	Interior remodel of an existing 1,447 sq. ft. condominium unit. There will be no change to load bearing walls and there will be no new footings, modifications to existing footings, or foundation work. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Christian Wheeler Engineering, dated September 14, 2011.	325 South Sierra Avenue, Unit 40, Solana Beach (San Diego County)
6-11-075-W Self-Realization Fellowship, Attn: Brother Premeshwarananda	Use of mechanical equipment on the beach (loader, excavator, one or two 10 wheelers, dump trucks, and a chipper) to remove plant trimmings and other plant debris from an approximately 700 ft. long stretch of rip-rap revetment that accumulated due to a recent slope failure and from substantial acacia tree trimming on the bluff. BMPs will be used to ensure that the mechanical equipment does not adversely affect the beach or ocean. Upon completion of the project, no plant material will be left on the beach. Work will be completed during low tides on 10/10/2011-10/12/2011 (Monday, Tuesday, and Wednesday).	215 West K Street, Encinitas (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>
6-11-064-W Blue Max C/O Suba Corp, Attn: Barbara A. Giammona	Tenant improvements consisting of interior remodeling and expansion of an existing restaurant, including the conversion of 394 sq. ft. of retail space to restaurant use in an existing 35,762 sq. ft. commercial building. Also proposed is the re-striping on the northern perimeter of the existing parking lot to increase on-site parking from 116 spaces to 118 spaces.	731 S. Highway 101, #1, Suite B, Solana Beach (San Diego County)
6-11-072-W Friends of Famosa Slough, Attn: James A. Peugh Robert Dees	Lot line adjustment and lot consolidation of four vacant lots totalling 13,237 sq. ft. into a 4,220 sq. ft. lot and a 9,017 sq. ft. lot to preserve an existing parcel of vacant land located adjacent to the Famosa Slough. No physical development is proposed as part of this project.	East End Of Mentone Street And Adjacent To Famosa Slough, Peninsula, San Diego (San Diego County)
6-11-074-W Heidi Dewar And Marc Halpern	Demolition of an existing single-family residence and construction of a new 3,571 sq. ft., 2-story plus subterranean level, single-family residence with a 2-car garage on a 17,810 sq. ft. lot.	347 S. Rios Ave., 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>
6-04-062-A2 Santa Fe Christian School, Attn: Brian Gallaway And Steve Kuptz	The original permit authorized the placement of the temporary gymnasium tent for a period of five years. A subsequent amendment permit authorized two additional years. This amendment will allow continued use of the temporary 6,000 sq. ft. tent for an additional four years.	838 Academy Drive, Solana Beach (San Diego County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-6-CII-08-028-E2 Steve and Janet Moss	The demolition of a 2,100 sq. ft. home and construction of a 6,755 sq. ft. single-family residence including a 2,366 sq. ft. basement, an infinity edge swimming pool, spa and patio. Also, proposed is improvements made to an existing revetment (after-the-fact) and retention of the private access stairway situated on top of the existing revetment on a 13,650 sq. ft. blufftop lot.	5015 Tierra Del Oro St., Carlsbad (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 30, 2011
TO: Andy Mayer and Michele Roberts
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-071-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: **Andy Mayer and Michele Roberts**

LOCATION: **325 South Sierra Avenue, Unit 40, Solana Beach (San Diego County) (APN(s) 298-051-09)**

DESCRIPTION: **Interior remodel of an existing 1,447 sq. ft. condominium unit. There will be no change to load bearing walls and there will be no new footings, modifications to existing footings, or foundation work. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Christian Wheeler Engineering, dated September 14, 2011.**

RATIONALE: **The proposed interior remodel is proposed for an existing 2-story condominium unit, which is part of the 51 unit Seascape Shores condominium complex. The existing condominium building is located within 50 ft. of the coastal bluff; however the proposed project will not affect the stability of the coastal bluff. The proposal is visually compatible with the surrounding area, and the project is consistent with other units in the complex. The proposed development will not affect public views or coastal access, and no adverse impacts to coastal resources are anticipated.**

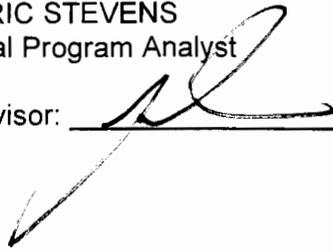
IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, October 6, 2011, in Huntington Beach. If three Commissioners object to this waiver, 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,
CHARLES LESTER
Executive Director

By: ERIC STEVENS
Coastal Program Analyst

Supervisor: _____



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 23, 2011
TO: Self-Realization Fellowship, Attn: Brother Premeshwarananda
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-075-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 13252(e) of the California Code of Regulations.

APPLICANT: Self-Realization Fellowship, Attn: Brother Premeshwarananda

LOCATION: 215 West K Street, Encinitas (San Diego County) (APN(s) 260-021-32, 260-022-01)

DESCRIPTION: Use of mechanical equipment on the beach (loader, excavator, one or two 10 wheelers, dump trucks, and a chipper) to remove plant trimmings and other plant debris from an approximately 700 ft. long stretch of rip-rap revetment that accumulated due to a recent slope failure and from substantial acacia tree trimming on the bluff. BMPs will be used to ensure that the mechanical equipment does not adversely affect the beach or ocean. Upon completion of the project, no plant material will be left on the beach. Work will be completed during low tides on 10/10/2011-10/12/2011 (Monday, Tuesday, and Wednesday).

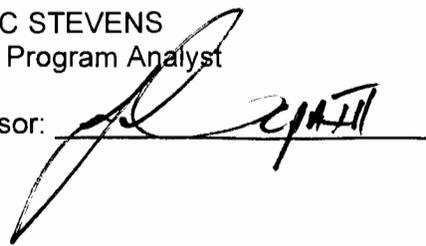
RATIONALE: The proposed project requires a coastal development permit because the project occurs on the beach and involves the use of mechanical equipment. The proposed plant material removal will last for only a short period of time and will be complete within two or three days; therefore impacts on public access will be minimal. The proposed development 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, October 6, 2011, in Huntington Beach. 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,
CHARLES LESTER
Executive Director

By: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 23, 2011
TO: Blue Max C/O Suba Corp, Attn: Barbara A. Giammona
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-064-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: Blue Max C/O Suba Corp, Attn: Barbara A. Giammona
LOCATION: 731 S. Highway 101, #1, Suite B, Solana Beach (San Diego County) (APN(s) 290-211-49)
DESCRIPTION: Tenant improvements consisting of interior remodeling and expansion of an existing restaurant, including the conversion of 394 sq. ft. of retail space to restaurant use in an existing 35,762 sq. ft. commercial building. Also proposed is the re-striping on the northern perimeter of the existing parking lot to increase on-site parking from 116 spaces to 118 spaces.
RATIONALE: The City of Solana Beach parking standard for multi-tenant commercial centers of between 25,000 and 250,000 sq. ft. requires 1 space per 225 sq. ft. of retail and 1 space per 100 sq. ft. of restaurant use. However, under the City of Solana Beach's regulations, conversions or additions to existing structures erected prior to the City incorporation in 1986 are required only to provide sufficient parking to accommodate an increase in intensity. The subject change in use requires approximately 2 additional spaces. While the complex does not currently provide sufficient parking, the restriping satisfies parking demands to accommodate this project. The proposed conversion is consistent with all Solana Beach planning and zoning designations, the previously certified County of San Diego Local Coastal Program and all applicable Chapter 3 policies of the Coastal Act. Therefore the project is consistent with Section 30252 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, October 6, 2011, in Huntington Beach. 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,
CHARLES LESTER
Executive Director

By: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 23, 2011
TO: Friends of Famosa Slough, Attn: James A. Peugh; Robert Dees
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-072-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: Friends of Famosa Slough, Attn: James A. Peugh; Robert Dees
LOCATION: East End Of Mentone Street And Adjacent To Famosa Slough, Peninsula, San Diego (San Diego County) (APN(s) 449-866-03, 449-866-04, 449-866-05, 449-866-06)
DESCRIPTION: Lot line adjustment and lot consolidation of four vacant lots totalling 13,237 sq. ft. into a 4,220 sq. ft. lot and a 9,017 sq. ft. lot to preserve an existing parcel of vacant land located adjacent to the Famosa Slough. No physical development is proposed as part of this project.
RATIONALE: The proposed project involves the lot consolidation of four existing lots adjacent to the Famosa slough into two legal lots, as well as a minor adjustment to one of the existing lot lines. The intent of the proposed project is not to accomadate future development, but rather to maintain the land in its existing undeveloped state. The subject lots are located on the fringes of a built-out residential community immediately adjacent to the Famosa slough. Approval of the project will not involve any development on the subject parcels of vacant land. The proposed project will not result in any blockage of public views or public access. No adverse impacts to coastal resources (i.e., Famosa Slough, etc.) 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, October 6, 2011, in Huntington Beach. 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,
CHARLES LESTER
Executive Director

By: MELISSA AHRENS
Coastal Program Analyst

Supervisor:

A handwritten signature in black ink, appearing to read 'MELISSA AHRENS', written over a horizontal line.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 23, 2011
TO: Heidi Dewar And Marc Halpern
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-074-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: Heidi Dewar And Marc Halpern

LOCATION: 347 S. Rios Ave., Solana Beach (San Diego County) (APN(s) 298-076-06)

DESCRIPTION: Demolition of an existing single-family residence and construction of a new 3,571 sq. ft., 2-story plus subterranean level, single-family residence with a 2-car garage on a 17,810 sq. ft. lot.

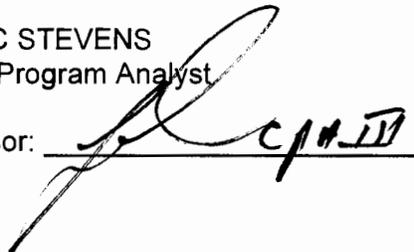
RATIONALE: The proposed project is located within an established residential neighborhood consisting of single family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction 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 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, October 6, 2011, in Huntington Beach. 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,
CHARLES LESTER
Executive Director

By: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.
Jack Groswith

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: September 23, 2011
SUBJECT: **Permit No: 6-04-062-A2**
Granted to: Santa Fe Christian School, Attn: Brian Gallaway And Steve Kuptz

Original Description:

for **Installation of an approximately 6,000 sq. ft. temporary tent on existing asphalt in northwest corner of campus and one new section of bleachers. In addition, the project includes the after-the-fact request for approval of two sections of existing bleachers and a concrete pad next to the sports field.**

at **838 Academy Drive, Solana Beach (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 original permit authorized the placement of the temporary gymnasium tent for a period of five years. A subsequent amendment permit authorized two additional years. This amendment will allow continued use of the temporary 6,000 sq. ft. tent for an additional four years.

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 four year extension will allow for continued use until the new school gymnasium can be constructed. The project is located within the grounds of the existing high school and no visual impacts to coastal resources will occur with its continued use. The project site is not located within any designated view corridor or viewshed and no views of the ocean or shoreline are available across the site.

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

cc: Local Planning Dept.

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August 11, 2011

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Steve and Janet Moss**
has applied for a one year extension of Permit No: **A-6-CII-08-028-E2**
granted by the California Coastal Commission on: August 8, 2008

for **The demolition of a 2,100 sq. ft. home and construction of a 6,755 sq. ft. single-family residence including a 2,366 sq. ft. basement, an infinity edge swimming pool, spa and patio. Also, proposed is improvements made to an existing revetment (after-the-fact) and retention of the private access stairway situated on top of the existing revetment on a 13,650 sq. ft. blufftop lot.**

at **5015 Tierra Del Oro St., Carlsbad (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: TONI ROSS
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.
Hofman Planning Engineering

A handwritten signature in black ink, appearing to read "Toni Ross", written over the word "Supervisor:".