

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

W13

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

April Meeting of the California Coastal Commission

MEMORANDUM

Date: April 13, 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 April 13, 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. 6-11-015-W Don & Lisa McQueen (Solana Beach, San Diego County)
2. 6-11-017-W James & Candace Stuart (Rancho Santa Fe, San Diego County)
3. 6-11-022-W Mel & Jeanette Eaglin (Mission Beach, San Diego, San Diego County)
4. 6-11-031-W Aspen Retreat, LLC, Attn: Stan Desjarding & June Rudyk (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-11-008-W Mr. & Mrs. Patrick Hermsen (Solana Beach, San Diego County)

EXTENSION - IMMATERIAL

1. A-6-ENC-06-101-E3 Salvatore Albani (Encinitas, 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>
6-11-015-W Don & Lisa McQueen	Replacement of 2 windows on west side of condominium with like size windows, replacement of 1 sliding glass door on west side of condominium with like size door, and replacement of 1 sliding glass door on west side of condominium sized 6 ft. by 6 ft. 8 in. with new sliding glass door sized 8 ft. by 8 ft. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated February 2nd, 2011.	233 South Helix Ave., Bldg. B - Unit 14, Solana Beach (San Diego County)
6-11-017-W James & Candace Stuart	Addition of 662 sq. ft. to an existing 8,770 sq. ft. single family residence with an existing attached 1,124 sq. ft. garage on a 4.45 acre lot, conversion of the 1,124 sq. ft. existing garage to interior living area, 345 sq. ft. expansion of the existing outdoor living room, construction of a 904 sq. ft. detached garage with a 2,096 sq. ft. subterranean garage, construction of a detached 1,005 sq. ft. barn, and construction of a 17,000 sq. ft. horse arena.	4438 La Noria, Rancho Santa Fe (San Diego County)
6-11-022-W Mel & Jeanette Eaglin	Partial interior remodel and 322 sq. ft. second story addition to an existing 917 sq. ft., two story, 22.6' high, single family residence with a first story attached 201 sq. ft. garage. The proposed project will result in a 1,207 sq. ft. residence and an attached first story 206 sq. ft. garage. The proposed project will involve demolition of no more than 15% of the existing exterior walls and will not increase the height of the existing structure. All primary infrastructural work will be completed prior to Memorial day, however, proposed construction activities will continue past Memorial day except on weekends on holidays. Construction activities and staging areas will all be contained within the boundaries of the subject site.	740 Yarmouth Court, Mission Beach, San Diego (San Diego County)
6-11-031-W Aspen Retreat, LLC, Attn: Stan Desjarding & June Rudyk	Construction of a 50 sq. ft. addition (enclosing an existing deck) on the east side of an existing 1,464 sq. ft. condominium. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated April 8, 2011.	597 South Sierra, 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>
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6-11-008-W Mr. & Mrs. Patrick Hermesen	Construction of a two story, 24 ft. high, 3,621 sq. ft. home with a 934 sq. ft. attached garage involving 950 cubic yards of grading on a 12,815 sq. ft. lot. All grading export will be taken to a site outside of the coastal zone.	461 Marview Lane, Solana Beach (San Diego County)
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REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-6-ENC-06-101-E3 Salvatore Albani	Demolish existing single-family residence and construct an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop.	629 Fourth Street, Encinitas (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 30, 2011
TO: Don & Lisa McQueen
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-015-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: Don & Lisa McQueen

LOCATION: 233 South Helix Ave., Bldg. B - Unit 14, Solana Beach (San Diego County) (APN(s) 298-520-09)

DESCRIPTION: Replacement of 2 windows on west side of condominium with like size windows, replacement of 1 sliding glass door on west side of condominium with like size door, and replacement of 1 sliding glass door on west side of condominium sized 6 ft. by 6 ft. 8 in. with new sliding glass door sized 8 ft. by 8 ft. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated February 2nd, 2011.

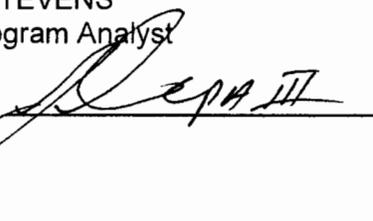
RATIONALE: The proposed sliding glass door enlargement is located on an existing 1st level condo-unit in a 3-level condominium structure. The existing condo site is located within 50 ft. of the coastal bluff; however the proposed project will not affect the stability of the coastal bluff. The proposal 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 April 13-15, 2011, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 30, 2011
TO: James & Candace Stuart
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-017-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: James & Candace Stuart

LOCATION: 4438 La Noria, Rancho Santa Fe (San Diego County) (APN(s) 266-030-12)

DESCRIPTION: Addition of 662 sq. ft. to an existing 8,770 sq. ft. single family residence with an existing attached 1,124 sq. ft. garage on a 4.45 acre lot, conversion of the 1,124 sq. ft. existing garage to interior living area, 345 sq. ft. expansion of the existing outdoor living room, construction of a 904 sq. ft. detached garage with a 2,096 sq. ft. subterranean garage, construction of a detached 1,005 sq. ft. barn, and construction of a 17,000 sq. ft. horse arena.

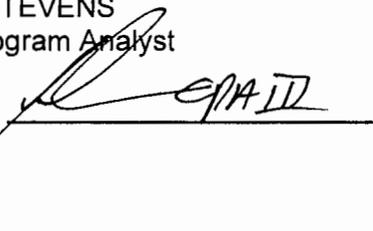
RATIONALE: The proposed project is located in an established residential neighborhood consisting of larger homes similar in size and scale to the proposed development; therefore, the project will not be out of character with the surrounding community. While the site is within the CRP Overlay area identified in the previously certified County LCP, the project site contains no steep slopes or native habitat. The proposed residential construction is consistent with the zoning and planning designations for the County of San Diego. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and 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 April 13-15, 2011, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 7, 2011
TO: Mel & Jeanette Eaglin
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-022-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: **Mel & Jeanette Eaglin**

LOCATION: **740 Yarmouth Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-315-20)**

DESCRIPTION: **Partial interior remodel and 322 sq. ft. second story addition to an existing 917 sq. ft., two story, 22.6' high, single family residence with a first story attached 201 sq. ft. garage. The proposed project will result in a 1,207 sq. ft. residence and an attached first story 206 sq. ft. garage. The proposed project will involve demolition of no more than 15% of the existing exterior walls and will not increase the height of the existing structure. All primary infrastructural work will be completed prior to Memorial day, however, proposed construction activities will continue past Memorial day except on weekends on holidays. Construction activities and staging areas will all be contained within the boundaries of the subject site.**

RATIONALE: **The proposed project is consistent with the applicable zoning regulations of the Residential North designation of the certified Mission Beach Precise Plan and the Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. The proposed development will not affect public views and provides adequate parking, consistent with Sections 30251 and 30252 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, April 13, 2011, 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor:

Shirah N. Lee
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 8, 2011
TO: Aspen Retreat, LLC, Attn: Stan Desjarding & June Rudyk
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-031-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: Aspen Retreat, LLC, Attn: Stan Desjarding & June Rudyk

LOCATION: 597 South Sierra, Solana Beach (San Diego County) (APN(s) 298-211-71)

DESCRIPTION: Construction of a 50 sq. ft. addition (enclosing an existing deck) on the east side of an existing 1,464 sq. ft. condominium. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated April 8, 2011.

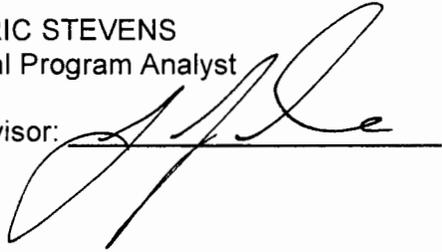
RATIONALE: The proposed addition is located on the 2nd floor of an existing 3-floor condominium structure. The existing condominium is located within 50 ft. of the coastal bluff; however the proposed project will not affect the stability of the coastal bluff. The proposal is visually compatible with 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 Wednesday, April 13, 2011, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

cc: ~~Coastal Planning Dept~~

Larry Lipkin

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 30, 2011
TO: Mr. & Mrs. Patrick Hermsen
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-008-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. Patrick Hermsen

LOCATION: 461 Marview Lane, Solana Beach (San Diego County) (APN(s) 263-181-13)

DESCRIPTION: Construction of a two story, 24 ft. high, 3,621 sq. ft. home with a 934 sq. ft. attached garage involving 950 cubic yards of grading on a 12,815 sq. ft. lot. All grading export will be taken to a site outside of the coastal zone.

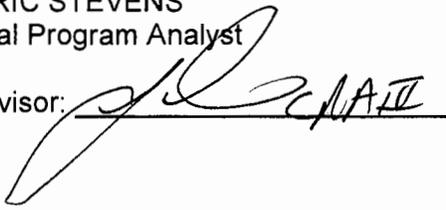
RATIONALE: The proposed project is located within an established residential neighborhood consisting of single family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction is consistent with all 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 overlay zones 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 April 13-15, 2011, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.

B & W Architect, Attn: Maxwell Wuthrich

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March 14, 2011

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Salvatore Albani**
has applied for a one year extension of Permit No: **A-6-ENC-06-101**
granted by the California Coastal Commission on: February 15, 2007

for **Demolish existing single-family residence and construct an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop.**
at **629 Fourth Street, Encinitas (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: ERIC STEVENS
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.

Architects Magnus, Attn: Hector Magnus

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