

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

W12

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

August Meeting of the California Coastal Commission

MEMORANDUM

Date: August 10, 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 August 10, 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. 6-11-058-W John Pulse (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-11-051-W Thai Dinh (Solana Beach, San Diego County)
2. 6-11-053-W Rob & Tanya Schliff (Solana Beach, San Diego County)
3. 6-11-055-W San Elijo Lagoon Conservancy, Attn: Doug Gibson; California Department Of Fish & Game, Attn: Tracie Nelson ()

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>
6-11-058-W John Pulse	Interior remodel and addition and replacement of exterior windows on an existing condominium unit. Interior remodel includes the removal of non-load bearing interior walls and no square footage will be added to the unit. Substantially less than 50% of the exterior or interior walls of the structure will be demolished. Work shall take place in accordance with the plans received by the Coastal Commission on August 3rd, 2011 and work shall adhere to the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated August 3rd, 2011.	325 S. Sierra Ave. #8, 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>
6-11-051-W Thai Dinh	Demolition of an existing single-family residence and construction of a new 1,633 sq. ft. single-family residence with a 483 sq. ft. 2-car garage on a 10,067 sq. ft. lot. Existing 358 sq. ft. detached accessory structure will remain.	635 North Rios, Solana Beach (San Diego County)
6-11-053-W Rob & Tanya Schliff	Demolition of an existing 1,103 sq. ft. single family residence and a 547 sq. ft. detached garage and construction of a two-story 5,640 sq. ft. single family residence with an attached garage, a 835 sq. ft. basement, and a 312 sq. ft. covered pavilion on a 29,156 sq. ft. lot, involving approximately 59 cu. yds. of grading (to be exported outside of the coastal zone). No existing native vegetation on steep slopes will be impacted and all landscaping will be non-invasive.	326 S. Nardo Avenue, Solana Beach (San Diego County)
6-11-055-W San Elijo Lagoon Conservancy, Attn: Doug Gibson California Department Of Fish & Game	The proposed project includes the collection of four (4) deep sediment borings (4 inches in diameter x 30 feet deep) and twenty-two (22) shallow borings (4 inches in diameter x 10 feet deep). The total volume of removed material would be less than two (2) cubic yards.	San Elijo Lagoon State Ecological Reserve Located Between The Cities Of Solana Beach And Encinitas

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: August 4, 2011
TO: John Pulse
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-058-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 13253(c) of the California Code of Regulations.

APPLICANT: John Pulse

LOCATION: 325 S. Sierra Ave. #8, Solana Beach (San Diego County) (APN(s) 298-051-09)

DESCRIPTION: Interior remodel and addition and replacement of exterior windows on an existing condominium unit. Interior remodel includes the removal of non-load bearing interior walls and no square footage will be added to the unit. Substantially less than 50% of the exterior or interior walls of the structure will be demolished. Work shall take place in accordance with the plans received by the Coastal Commission on August 3rd, 2011 and work shall adhere to the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated August 3rd, 2011.

RATIONALE: The proposed interior remodel and window additions and replacement is proposed for an existing 2nd level condominium unit within an 8-unit, 2-level condominium structure with underground parking, which is part of the 50 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 Wednesday, August 10, 2011, in Watsonville. 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:

Leborah N. Lee
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 28, 2011
 TO: Thai Dinh
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-051-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: Thai Dinh

LOCATION: 635 North Rios, Solana Beach (San Diego County) (APN(s) 263-031-45)

DESCRIPTION: Demolition of an existing single-family residence and construction of a new 1,633 sq. ft. single-family residence with a 483 sq. ft. 2-car garage on a 10,067 sq. ft. lot. Existing 358 sq. ft. detached accessory structure will remain.

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 Wednesday, August 10, 2011, in Watsonville. 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:

Subrah N. De
 District Manager

~~Local Planning Dept~~
~~Roger M. Marr, Architect~~

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 27, 2011
 TO: Rob & Tanya Schliff
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-053-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: Rob & Tanya Schliff

LOCATION: 326 S. Nardo Avenue, Solana Beach (San Diego County) (APN(s) 298-084-47)

DESCRIPTION: Demolition of an existing 1,103 sq. ft. single family residence and a 547 sq. ft. detached garage and construction of a two-story 5,640 sq. ft. single family residence with an attached garage, a 835 sq. ft. basement, and a 312 sq. ft. covered pavilion on a 29,156 sq. ft. lot, involving approximately 59 cu. yds. of grading (to be exported outside of the coastal zone). No existing native vegetation on steep slopes will be impacted and all landscaping will be non-invasive.

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 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, August 10, 2011, in Watsonville. 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:

Shirah N. Lee
 District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 28, 2011
 TO: San Elijo Lagoon Conservancy, Attn: Doug Gibson; California Department
 Of Fish & Game, Attn: Tracie Nelson
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-055-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: San Elijo Lagoon Conservancy, Attn: Doug Gibson; California Department Of Fish & Game, Attn: Tracie Nelson
- LOCATION: San Elijo Lagoon State Ecological Reserve Located Between The Cities Of Solana Beach And Encinitas (APN(s) 261-191-07, 261-210-13, 263-280-64, 263-280-63, 261-210-17, 262-072-01, 262-073-17, 261-150-44, 261-150-42, 263-011-34, 261-190-49, 261-190-19, 263-011-29)
- DESCRIPTION: The proposed project includes the collection of four (4) deep sediment borings (4 inches in diameter x 30 feet deep) and twenty-two (22) shallow borings (4 inches in diameter x 10 feet deep). The total volume of removed material would be less than two (2) cubic yards.
- RATIONALE: The proposed sampling locations are distributed throughout the San Elijo Lagoon system which is located within an area of retained Commission jurisdiction; therefore, the Coastal Act remains the standard of review for this location. All samples would be collected manually by use of a hollow stem auger and tripod rig, and sample sites would be accessed via foot utilizing existing trails whenever possible. All sampling activities would be conducted outside of any bird nesting seasons to avoid impacts to sensitive wildlife species. Any impacts to adjacent habitats within the lagoon system would be minor and temporal in nature. The proposed development would not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

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, August 10, 2011, in Watsonville. 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: GABE BUHR
 Coastal Program Analyst

Supervisor:

Richard A. Lee
 District Manager