

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

W9

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

January Meeting of the California Coastal Commission

MEMORANDUM

Date: January 11, 2012

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 January 11, 2012 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. 6-11-092-W Barnes Tennis Center, Attn: Lynn Walker; City Of San Diego (Ocean Beach, San Diego, San Diego County)
2. 6-11-094-W Fineline Enterprise, Attn: Greg Leginski (San Diego, San Diego County)
3. 6-12-001-W John and Francis Abrams (Pacific Beach, San Diego, San Diego County)

DE MINIMIS WAIVERS

1. 6-11-082-W City of San Diego, Attn: Jason Grani (Mission Bay Park, San Diego, San Diego County)

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>
6-11-092-W Barnes Tennis Center, Attn: Lynn Walker City Of San Diego	Construction of a 4,400 sq. ft., single story education building as an addition to the existing clubhouse complex associated with an existing youth tennis facility. Project includes relocation of nine parking spaces and installation of two new paddle tennis courts and an outdoor play area on a 13-acre site.	4490 West Point Loma Boulevard, Ocean Beach, San Diego (San Diego County)
6-11-094-W Fineline Enterprise, Attn: Greg Leginski	Remodel of an existing 1,513 sq. ft. three story duplex including construction of a new 387 sq. ft. two car attached garage and a 938 sq ft, 2nd story addition, resulting in a 2,451 sq. ft. three story duplex with four off street parking spaces on a 2,429 sq. ft. lot. The existing structure has legally non-conforming sideyard setbacks, which it will be allowed to retain as part of the subject remodel and addition. Remodel will involve the demolition of no more than 44% of the existing exterior walls.	713 -715 Deal Ct., San Diego (San Diego County)
6-12-001-W John and Francis Abrams	Remodel first floor and addition of a 1,258 sq. ft. second floor and a 71 sq. ft. roof top deck to an existing 1,630 sq. ft. single-family residence with an attached 478 sq. ft. garage on a 6,158 sq. ft. lot.	3615 Riviera Drive, 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>
6-11-082-W City of San Diego, Attn: Jason Grani	Demolition of an existing 14 ft. tall, 688 sq. ft. comfort station and placement of a new 14 ft. tall, 672 sq. ft. pre-fabricated restroom comfort station building at the same location in order to provide for ADA accessibility. The project will also involve ADA accessibility improvements to the Mission Bay Athletic Area including establishment of ADA accessible paths of travel between parking and sidewalks.	2639 Grand Avenue, Mission Bay Park, San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 3, 2012
TO: Barnes Tennis Center, Attn: Lynn Walker; City Of San Diego
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-092-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: Barnes Tennis Center, Attn: Lynn Walker; City Of San Diego

LOCATION: 4490 West Point Loma Boulevard, Ocean Beach, San Diego (San Diego County)
(APN(s) 449-860-83)

DESCRIPTION: Construction of a 4,400 sq. ft., single story education building as an addition to the existing clubhouse complex associated with an existing youth tennis facility. Project includes relocation of nine parking spaces and installation of two new paddle tennis courts and an outdoor play area on a 13-acre site.

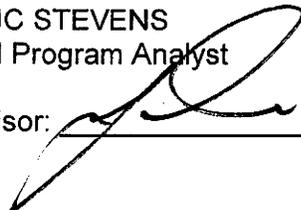
RATIONALE: The proposed project is an addition to the existing public recreation complex, which currently consists of lighted tennis courts; a two story clubhouse; a jogging trail; and on-site parking. All construction will occur within existing developed areas and no impacts to sensitive biological resources, public access, water quality, or visual quality will occur. The additions will not result in any significant change to the use or operations of the public recreation complex. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.

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, January 11, 2012, in Santa Monica. 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: December 28, 2011
TO: Fineline Enterprise, Attn: Greg Leginski
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-11-094-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: Fineline Enterprise, Attn: Greg Leginski

LOCATION: 713 -715 Deal Ct., San Diego (San Diego County) (APN(s) 423-713-01)

DESCRIPTION: Remodel of an existing 1,513 sq. ft. three story duplex including construction of a new 387 sq. ft. two car attached garage and a 938 sq ft, 2nd story addition, resulting in a 2,451 sq. ft. three story duplex with four off street parking spaces on a 2,429 sq. ft. lot. The existing structure has legally non-conforming sideyard setbacks, which it will be allowed to retain as part of the subject remodel and addition. Remodel will involve the demolition of no more than 44% of the existing exterior walls.

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.

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, January 11, 2012, in Santa Monica. 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor:

Suzanne N. Lee
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 5, 2012
TO: John and Francis Abrams
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-001-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: John and Francis Abrams

LOCATION: 3615 Riviera Drive, Pacific Beach (San Diego County) (APN(s) 423-466-09)

DESCRIPTION: Remodel first floor and addition of a 1,258 sq. ft. second floor and a 71 sq. ft. roof top deck to an existing 1,630 sq. ft. single-family residence with an attached 478 sq. ft. garage on a 6,158 sq. ft. lot.

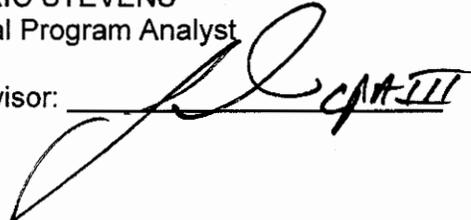
RATIONALE: The proposed project requires a coastal development permit because it is located within 300 feet of the inland extent of the beach and results in an increase of more than 10% of the internal floor area and an increase of more than 10% of the existing height. The proposed residence is located in a residential neighborhood consisting of single and multi-family residences similar in size and scale to the proposed project, as such; the proposed remodeling and addition will not result in a structure that is out of scale with the surrounding community. The proposed residence is consistent with the zoning and plan designations for the City of San Diego and is consistent with all applicable Chapter 3 policies of the Coastal Act and will not result in any adverse impacts to coastal resources.

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, January 11, 2012, in Santa Monica. 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: December 28, 2011
TO: City of San Diego, Attn: Jason Grani
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-11-082-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: City of San Diego, Attn: Jason Grani

LOCATION: 2639 Grand Avenue, Mission Bay Park, San Diego (San Diego County) (APN(s) 424-460-05, 424-460-06, 000-000-00)

DESCRIPTION: Demolition of an existing 14 ft. tall, 688 sq. ft. comfort station and placement of a new 14 ft. tall, 672 sq. ft. pre-fabricated restroom comfort station building at the same location in order to provide for ADA accessibility. The project will also involve ADA accessibility improvements to the Mission Bay Athletic Area including establishment of ADA accessible paths of travel between parking and sidewalks.

RATIONALE: The proposed project will provide ADA upgrades to the public restroom facilities within the Mission Bay Park Athletic Area and will be of similar size and design as the other public facilities throughout the existing park. The proposed development is consistent with the certified Mission Bay Park LUP, the City of San Diego LCP and all applicable Chapter 3 policies of the Coastal Act. All development will be located within the previously developed portions of the Mission Bay park site. No impacts to coastal resources are anticipated and the project will not affect existing public views.

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, January 11, 2012, in Santa Monica. 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: *Sarah N. La*
District Manager