

**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](http://www.coastal.ca.gov)

**W13**

# **SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the*

## *February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 8, 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 February 8, 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.

***DE MINIMIS WAIVERS***

1. 6-12-004-W The Habit Restaurants, LLC, Attn: Christopher Wadleigh (Solana Beach, San Diego County)

**TOTAL OF 1 ITEM**

## DETAIL OF ATTACHED MATERIALS

### 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>
<b>6-12-004-W</b> The Habit Restaurants, LLC, Attn: Christopher Wadleigh	Conversion of an approximately 1,903 sq. ft. retail space and 589 sq. ft. patio to restaurant use in an existing 211,539 sq. ft. commercial center, located on a 17.4 acre lot, with 904 parking spaces. The conversion includes tenant improvements, new mechanical equipment, and structural framing.	909 Lomas Santa Fe Drive, Space 909, Solana Beach (San Diego County)

**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

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 25, 2012  
 TO: The Habit Restaurants, LLC, Attn: Christopher Wadleigh  
 FROM: Charles Lester, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-12-004-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: The Habit Restaurants, LLC, Attn: Christopher Wadleigh  
 LOCATION: 909 Lomas Santa Fe Drive, Space 909, Solana Beach (San Diego County) (APN(s) 263-293-13)  
 DESCRIPTION: Conversion of an approximately 1,903 sq. ft. retail space and 589 sq. ft. patio to restaurant use in an existing 211,539 sq. ft. commercial center, located on a 17.4 acre lot, with 904 parking spaces. The conversion includes tenant improvements, new mechanical equipment, and structural framing.  
 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, conversions or additions to existing structures are required only to provide sufficient parking to accommodate the increase in intensity. The subject change in use requires approximately 16 additional spaces. In 2010, the commercial complex created 63 additional spaces through restriping (7 of these additional spaces were deducted for a 2011 retail to restaurant conversion). While the complex does not currently provide sufficient parking, the restriping satisfies parking demands to accommodate this project. This area is located greater than 1 mile from the coast and is not used as beach access parking. 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 Wednesday, February 8, 2012, in Santa Cruz. 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: 