

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

W24

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

April Meeting of the California Coastal Commission

MEMORANDUM

Date: April 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 April 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. 6-12-009-W Fineline Enterprises, Attn: Greg Leginski (San Diego, San Diego County)
2. 6-12-012-W Scott and Chrise Sahadi (Solana Beach, San Diego County)
3. 6-12-016-W John Pulse (Solana Beach, San Diego County)

TOTAL OF 3 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>
6-12-009-W Fineline Enterprises, Attn: Greg Leginski	Remodel and addition to an existing 1,513 sq. ft. three story duplex to include construction of a new 387 sq. ft. two car attached garage and a 1,043 sq. ft. 2nd story addition, resulting in a 2,556 sq. ft. three story duplex with four off street parking spaces on a 2,429 sq. ft. lot. The project will involve the demolition of no more than 49.3% of the existing exterior walls.	713 -715 Deal Ct., San Diego (San Diego County)
6-12-012-W Scott and Chrise Sahadi	First floor remodel and 107 sq. ft. addition and 539 sq. ft. second story addition to an existing one story single family residence with a 561 sq. ft. basement and 400 sq. ft. garage on a 6,278 sq. ft. inland side lot. The remodel will include kitchen and bathroom renovations, installation of new plumbing and electrical lines and replacement of existing windows doors, and exterior finishes. The proposed structure will have a maximum height of 25 feet.	638 West Circle Drive, Solana Beach (San Diego County)
6-12-016-W John Pulse	Interior remodel and the 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 adhere to the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated August 3rd, 2011.	325 S. Sierra Ave., Unit #8, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 26, 2012
TO: Fineline Enterprises, Attn: Greg Leginski
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-009-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 Enterprises, Attn: Greg Leginski

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

DESCRIPTION: Remodel and addition to an existing 1,513 sq. ft. three story duplex to include construction of a new 387 sq. ft. two car attached garage and a 1,043 sq. ft. 2nd story addition, resulting in a 2,556 sq. ft. three story duplex with four off street parking spaces on a 2,429 sq. ft. lot. The project will involve the demolition of no more than 49.3% 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 existing structure has legally non-conforming setbacks that will not be modified and they will not result in impacts to public views or public access in Mission Beach. Additionally, the applicants will maintain the vegetation in the 15 ft. front yard setback below a height of 3 ft. to preserve the public view corridor along Deal Court, consistent with the certified LCP. 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. 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, April 11, 2012, in Ventura. 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: _____

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: April 6, 2012
 TO: Scott and Chrisse Sahadi
 FROM: Charles Lester, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-012-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: **Scott and Chrisse Sahadi**

LOCATION: **638 West Circle Drive, Solana Beach (San Diego County) (APN(s) 263-022-01)**

DESCRIPTION: **First floor remodel and 107 sq. ft. addition and 539 sq. ft. second story addition to an existing one story single family residence with a 561 sq. ft. basement and 400 sq. ft. garage on a 6,278 sq. ft. inland side lot. The remodel will include kitchen and bathroom renovations, installation of new plumbing and electrical lines and replacement of existing windows doors, and exterior finishes. The proposed structure will have a maximum height of 25 feet.**

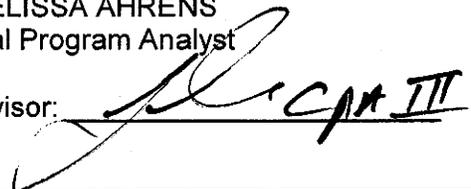
RATIONALE: **The proposed residential addition requires a permit because the site is located within 300 feet of the inland extent of the beach and involves an increase in floor area and height of more than 10%. Although the addition of a second story will increase the height of the home, it will not impact any public coastal views. The subject site is located on an inland lot on the east side of West Circle Drive. The proposed addition will be 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 site is not subject to any of the special overlays found in the previously certified County of San Diego Local Coastal Program, and is consistent with the planning and zoning regulations of the County and the City of Solana Beach. 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, April 11, 2012, in Ventura. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 5, 2012
TO: John Pulse
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-016-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., Unit #8, Solana Beach (San Diego County) (APN(s) 298-051-09)

DESCRIPTION: Interior remodel and the 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 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, April 11, 2012, in Ventura. 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: 