

**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)

**W8**

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

*For the*

*May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 9, 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 May 9, 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. 6-12-024-W Rob Glatts; Kelly Harless (Solana Beach, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-12-021-W Matt Nikolaus (Solana Beach, San Diego County)

***EXTENSION - IMMATERIAL***

1. A-6-ENC-06-101-E4 Salvatore Albani (Encinitas, San Diego County)
2. A-6-CII-07-017-E3 Homer & Nina Eaton (Carlsbad, 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>
<b>6-12-024-W</b> Rob Glatts Kelly Harless	Construct new, one-story 419 sq. ft. family room with roof deck and modify existing detached garage to include new roof deck on a 5,890 sq. ft. site.	320 Clark Street, 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>
<b>6-12-021-W</b> Matt Nikolaus	Demolition of existing structures on site, minor grading of 45 cubic yards for construction of a two-story, single-family residence and two-car garage. First floor area of 1,680 square feet, a second floor area of 1,345 square feet, a 505 square foot two-car garage, a 6 foot max retaining wall at the western end of the lot, as well as new driveway and landscaping.	305 Clark Street, Solana Beach (San Diego County)

### REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-6-ENC-06-101-E4</b> Salvatore Albani	Demolition of an existing single-family residence and construction of an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop lot.	629 Fourth Street, Encinitas (San Diego County)
<b>A-6-CII-07-017-E3</b> Homer & Nina Eaton	The construction of a two-story 5,619 sq. ft. single family residence with a basement on an undeveloped bluff-top lot protected by existing riprap revetment built in an unapproved location and configuration.	5011 Tierra Del Oro, Carlsbad (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 3, 2012  
TO: Rob Glatts; Kelly Harless  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-12-024-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: Rob Glatts; Kelly Harless

LOCATION: 320 Clark Street, Solana Beach (San Diego County) (APN(s) 263-302-12)

DESCRIPTION: Construct new, one-story 419 sq. ft. family room with roof deck and modify existing detached garage to include new roof deck on a 5,890 sq. ft. site.

RATIONALE: The proposed single-family residence is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation 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 found in the County LCP. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and no 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, May 9, 2012, in San Rafael. 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: ALEX LLERANDI  
Coastal Program Analyst

Supervisor

*Abraham N. Lee*  
District Manager

Paola Benzoni

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 23, 2012  
TO: Matt Nikolaus  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-12-021-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: Matt Nikolaus

LOCATION: 305 Clark Street, Solana Beach (San Diego County) (APN(s) 263-311-04)

DESCRIPTION: Demolition of existing structures on site, minor grading of 45 cubic yards for construction of a two-story, single-family residence and two-car garage. First floor area of 1,680 square feet, a second floor area of 1,345 square feet, a 505 square foot two-car garage, a 6 foot max retaining wall at the western end of the lot, as well as new driveway and landscaping.

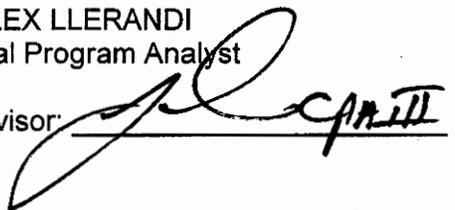
RATIONALE: The proposed single-family residence is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation 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 found in the County LCP. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and no 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, May 9, 2012, in San Rafael. 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: ALEX LLERANDI  
Coastal Program Analyst

Supervisor: 

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**MAILED**  
4/23/12



April 23, 2012

## 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-E4**  
granted by the California Coastal Commission on: February 15, 2007

for **Demolition of an existing single-family residence and construction of an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop lot.**

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,  
CHARLES LESTER  
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 printed name and title.

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**MAILED**  
4/23/12



April 23, 2012

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Homer & Nina Eaton**  
has applied for a one year extension of Permit No: **A-6-CII-07-017-E3**  
granted by the California Coastal Commission on: **December 12, 2007**

for **The construction of a two-story 5,619 sq. ft. single family residence with a basement on an undeveloped bluff-top lot protected by existing riprap revetment built in an unapproved location and configuration.**

at **5011 Tierra Del Oro, Carlsbad (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,  
CHARLES LESTER  
Executive Director

By: TONI ROSS  
Coastal Program Analyst

Supervisor:

A handwritten signature in black ink, appearing to read "Toni Ross", written over a horizontal line.

cc: Local Planning Dept.