

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

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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

July Meeting of the California Coastal Commission

MEMORANDUM

Date: July 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 July 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. 6-12-030-W Fred & Eva Close (Solana Beach, San Diego County)
2. 6-12-049-W Bill and Jane Voge (Solana Beach, San Diego County)

TOTAL OF 2 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>
6-12-030-W Fred & Eva Close	Enclose an existing ground level patio on the south side of an existing 1,475 sq. ft. condominium unit resulting in a 128 sq. ft. addition. The addition will consist of new windows, sliders, and walls. The existing patio slab will remain, while a new foundation will be constructed in the area of the new exterior wall. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated June 22, 2012.	515 S. Sierra Ave., Unit 125, Solana Beach (San Diego County)
6-12-049-W Bill and Jane Voge	Replacement of a wooden post and rope railing with a glass railing on a second floor western facing deck on an existing 3,362 sq. ft. single family residence on an 8,251 sq. ft. blufftop lot. No other improvements are proposed.	533 Pacific Avenue, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2012
TO: Fred & Eva Close
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-030-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: Fred & Eva Close

LOCATION: 515 S. Sierra Ave., Unit 125, Solana Beach (San Diego County) (APN(s) 294-211-79)

DESCRIPTION: Enclose an existing ground level patio on the south side of an existing 1,475 sq. ft. condominium unit resulting in a 128 sq. ft. addition. The addition will consist of new windows, sliders, and walls. The existing patio slab will remain, while a new foundation will be constructed in the area of the new exterior wall. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Engineering Design Group, dated June 22, 2012.

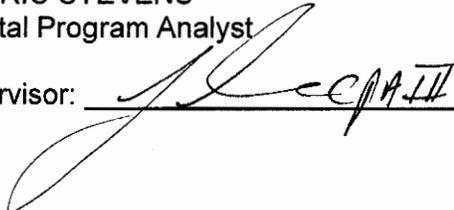
RATIONALE: The proposed addition will take place within 50 ft. of the coastal bluff; however the proposed project will not affect the stability of the coastal bluff or expand the building footprint. The proposal is visually compatible with the surrounding area, and the project is consistent with other 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, July 11, 2012, in Chula Vista. 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: July 9, 2012
TO: Bill and Jane Voge
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-049-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: Bill and Jane Voge
LOCATION: 533 Pacific Avenue, Solana Beach (San Diego County) (APN(s) 263-041-01)
DESCRIPTION: Replacement of a wooden post and rope railing with a glass railing on a second floor western facing deck on an existing 3,362 sq. ft. single family residence on an 8,251 sq. ft. blufftop lot. No other improvements are proposed.
RATIONALE: The project requires a permit because a previous Commission action for this single family residence (Ref. CDP #6-06-107) required that the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply for this single family residence. The railing replacement will not adversely affect bluff stability and will not be visible from the street or the beach. The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the existing development; therefore, the improvements will not be out of character with the existing community. The proposed development 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. The project is consistent with all applicable Chapter 3 policies 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, July 11, 2012, in Chula Vista. 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: 