

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
(619) 767-2370 FAX (619) 767-2384



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

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 07, 2013

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 October 2013 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.

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>
6-13-0674-W Academy Animal Hospital	Construct an approximately 60 inch by 48 inch, non-illuminated, freestanding monument sign to serve an existing veterinary building.	741 Academy DR 06073-298-112-15
6-13-0827-W Attn: Radhika MOOLGAVKAR	Construction of an approximately 440 sq. ft. addition to an existing 1,205 sq. ft. single family residence with an existing 423 sq. ft. garage and conversion of an existing 576 sq. ft. detached exercise room to guest quarters through the installation of a bathroom and interior walls (detached structure will also be reduced by approximately 25 sq. ft.).	465 Rosa ST 06073-2980921200

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>6-08-100-A2 1984 Abbott LLC</p>	<p>Amend Special Condition #4 (Timing of Construction) of the underlying permit, as follows: Only the final stages of construction, pursuant to the construction schedule submitted July 19, 2013 and plans dated July 15, 2013, may take place for the project between Memorial Day weekend and Labor Day of any year. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (No street closures or use of public parking as staging areas).</p>	<p>5113 - 0 Saratoga AVE, 1984 - 0 Abbott AVE 06073-448010100, 06073-448010160</p>

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: September 26, 2013
TO: Academy Animal Hospital
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-0674-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: Academy Animal Hospital

LOCATION: 741 Academy Drive, Solana Beach (San Diego County) (APN(s) 298-112-15)

DESCRIPTION: Construct an approximately 60 inch by 48 inch, non-illuminated, freestanding monument sign to serve an existing veterinary building.

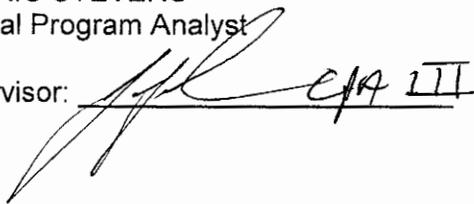
RATIONALE: The proposed sign will be constructed on a site that is located approx. 1 mile east of the coast along a commercial street that does not have views of the ocean or shoreline. Monuments signs that do not exceed 8 ft. in height are consistent with the City of Solana Beach certified Land Use Plan and Zoning ordinance and are consistent with signs routinely approved for commercial development within the Coastal Zone in Solana Beach. No adverse impacts to visual resources will occur.

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 Thursday, October 10, 2013, in San Diego. 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: 

Urban Sign Works, Attn: Carol Sedensky

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 7, 2013
TO: Radhika Moolgaukar
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-13-0827-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: Radhika Moolgaukar

LOCATION: 465 Rosa Street, Solana Beach (San Diego County) (APN(s) 298-092-12)

DESCRIPTION: Construction of an approximately 440 sq. ft. addition to an existing 1,205 sq. ft. single family residence with an existing 423 sq. ft. garage and conversion of an existing 576 sq. ft. detached exercise room to guest quarters through the installation of a bathroom and interior walls (detached structure will also be reduced by approximately 25 sq. ft.).

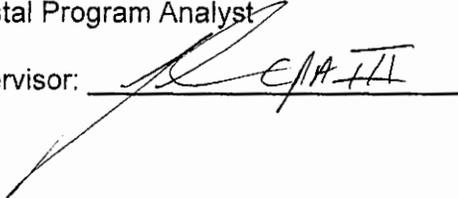
RATIONALE: The proposed development is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation for the City of Solana Beach and the certified City of Solana Beach Land Use Plan. 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 Thursday, October 10, 2013, in San Diego. 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: 

Kevin Jorgensen

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: CHARLES LESTER, Executive Director
DATE: September 24, 2013
SUBJECT: **Permit No: 6-08-100-A2**
Granted to: 1984 Abbott LLC

MAILED
9/24/13

for **Demolition of 15 residential apartment units in four detached structures and construction of a two-story, 30-ft. high, 14,157 sq. ft., 10-unit condominium building with partially below-grade parking and a carport, including installation of new sidewalk along Saratoga Avenue, vacation of portions of two adjacent alleys and re-landscaping with turf for public use, on 20,154 sq. ft. beachfront site.**

at **5113 Saratoga Avenue & 1984 Abbott Avenue, Ocean Beach, San Diego, San Diego County**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes to Special Condition #4:

4. Timing of Construction. ~~No construction shall~~ Only the final stages of construction, pursuant to the construction schedule submitted July 19, 2013 and plans dated July 15, 2013, may take place for the project between Memorial Day weekend and Labor Day of any year. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (No street closures or use of public parking as staging areas).

FINDINGS

Pursuant to Title 14, Section 13166(a)(2) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered IMMATERIAL for the following reason(s):

The most intensive stages of construction shall occur prior to summer, including demolition, site work, foundation, structure and framing. The final stages consist of low-impact activities, including dry in, utility rough-ins, exterior/interior finishes, and landscaping. All deliveries, staging, and parking for construction personnel shall be maintained onsite. Deliveries shall be conducted during non-peak hours, Tuesdays through Thursdays only. Thus, the public's use of and access to the adjacent beach and park will not be adversely impacted.

If you have any questions about the proposal or wish to register an objection, please contact Kanani Brown at the San Diego Coast Area office.