

CALIFORNIA COASTAL COMMISSION

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



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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 09, 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 December 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 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>
<p>6-13-0883-W Attn: Doug Sheres</p>	<p>Demolish an existing one-story single-family residence and subdivide its dual-zoned 20,216 sq. ft. lot into a western 10,108 sq. ft. Special Commercial zoned lot and an eastern 10,108 sq. ft. Medium High Residential lot; construct a 33-ft. tall, 3,885 sq. ft two-story commercial building and a 25-ft. tall, 593 sq. ft elevated one-story residential studio with 14 parking spaces on the western lot; construct two, two-story 2,209 sq. ft. cottages with attached two-car garages and two guest carports on the eastern lot.</p>	<p>238 North Cedros Ave, Solana Beach, San Diego County. 263-341-07</p>

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>
6-13-1058-W Attn: David & Kathy Jacobs	Construction of a 4,057 sq. ft. two-story over-basement single family home, a 400 sq. ft. garage, and associated landscaping on a 0.28-acre vacant infill lot.	330 S Rios Ave., Solana Beach, San Diego County. 298-075-23
6-13-1067-W Attn: Joseph Gabbert	Demolition of existing one-story, 1,194 sq. ft. single-family residence with attached two-car garage and construction of a new 3,368 sq. ft. single-family residence with main level over basement and attached three-car garage on 0.19-acre lot.	418 North Grandos Ave., Solana Beach, San Diego County 263-143-11
6-13-1122-W Attn: Brooks Worthing	Construction of an approximately 480 sq. ft. addition and an approximately 205 sq. ft. deck and interior remodel to an existing 2,560 sq. ft. single family residence with an existing attached 728 sq. garage on a 12,727 sq. ft. lot.	520 Santa Carina, Solana Beach, San Diego County.

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>
6-03-003-A5 University of California, San Diego (UCSD), Attn: Anu Delouri	Extend temporary use period until December 2014 for use of the Gliderport property for construction staging and storage, contractor parking as needed, golf tournament parking and glider operations.	North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, San Diego, San Diego County.
6-12-022-A1 San Diego Unified Port District, Attn: Ernesto Media	Amend Special Condition Nos. 1 & 2 to allow new haul route, bayshore bikeway detour, and other permits to be submitted prior to commencement of construction.	66.17-acre lot bound by H Street to the north, J Street to the south, Marina Parkway to the west, and the SDG&E utility corridor to the east, Chula Vista, San Diego County.

CALIFORNIA COASTAL COMMISSION

COASTAL DISTRICT
 METROPOLITAN DRIVE, SUITE 103
 SAN FRANCISCO, CA 94108-4421
 415-774-2370 FAX (415) 774-2384
 coastal.ca.gov



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: November 27, 2013
 TO: Mr. Doug Sheres
 FROM: Charles Lester, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-883-W

FILE COPY

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: Mr. Doug Sheres

LOCATION: 238 N Cedros Ave, Solana Beach (San Diego County) (APN(s) 263-341-07)

DESCRIPTION: Demolish an existing one-story single family residence and subdivide its dual-zoned 20,216 sq. ft. lot into a western 10,108 sq. ft. Special Commercial zoned lot and an eastern 10,108 sq. ft. Medium High Residential lot; construct a 33-foot tall, 3,885 sq. ft., two-story commercial building and an 25-foot tall, 593 sq. ft. elevated one-story residential studio with 14 parking spaces on the western lot; construct two, two-story 2,209 sq. ft. cottages with attached two-car garages and two guest carports on the eastern lot.

RATIONALE: The proposed project is partially located in the Special Commercial Zone of the Solana Beach Cedros District and partially located in a residentially zoned area. Both portions of the proposed development are consistent with the zoning and plan designations for the City of Solana Beach and are not located in any of the special overlay areas identified in the previously certified County of San Diego Local Coastal Program. The proposed development is also consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, 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 Thursday, December 12, 2013, in San Francisco. 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: *Richard N. Lee*
District Manager

CALIFORNIA COASTAL COMMISSION

GO AREA
ROPOLITAN DRIVE, SUITE 103
GO, CA 92108-4421
-2370

NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: November 26, 2013
TO: John Beery
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-1058-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 of a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **David and Kathy Jacobs**
LOCATION: **330 South Rios Ave., Solana Beach (San Diego County)**
DESCRIPTION: **Construction of a 4,057 sq. ft. two-story over-basement single family home, a 400 sq. ft. garage, and associated landscaping on a 0.28-acre vacant infill lot.**
RATIONALE: **The proposed project is located in a residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed project is consistent with the zoning and planning designations for the City of Solana Beach. The subject parcel, while currently vacant, is an infill lot surrounded by development and is not located adjacent to any sensitive habitat or coastal bluff. Therefore, the proposed project involves no potential for any adverse impacts to coastal resources and is consistent with the applicable Chapter 3 policies of the Coastal Act.**

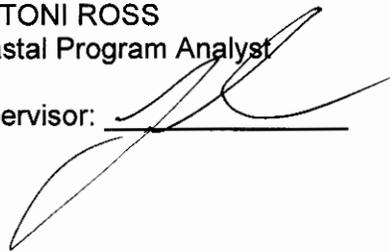
IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 11-13 in San Francisco. If four Commissioners object to this waiver, a coastal development permit is required.

Persons wishing to object 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: TONI ROSS
Coastal Program Analyst

Supervisor: _____



CALIFORNIA COASTAL COMMISSION

1000 MARINA AREA
1000 MARINER DRIVE, SUITE 103
SAN FRANCISCO, CA 94108-4421
415-774-2370

NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: November 26, 2013
TO: Joseph P. Gabbert
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-1067-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 of a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Joseph P. Gabbert

LOCATION: 418 North Granados Avenue, Solana Beach, San Diego County

DESCRIPTION: Demolition of existing one-story, 1,194 sq. ft. single-family residence with attached two-car garage and construction of a new 3,368 sq. ft. single-family residence with main level over basement and attached three-car garage on 0.19-acre lot.

RATIONALE: The proposed project is located in a 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 surrounding community. The proposed project involves no potential for any adverse impacts to coastal resources and is consistent with the applicable Chapter 3 policies of the Coastal Act.

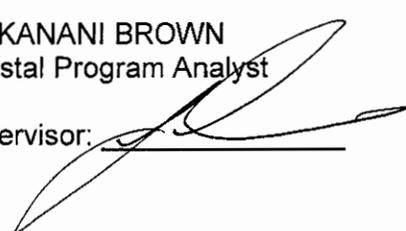
IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 11-12 in San Francisco. If four Commissioners object to this waiver, a coastal development permit is required.

Persons wishing to object 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: KANANI BROWN
Coastal Program Analyst

Supervisor: _____



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767-2370 FAX (619) 767-2384
www.coastal.ca.gov

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 6, 2013
TO: James And Yen-Hwa Hsu
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-13-1122-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: James And Yen-Hwa Hsu

LOCATION: 520 Santa Carina, Solana Beach (San Diego County) (APN(s) 263-550-16)

DESCRIPTION: Construction of an approximately 480 sq. ft. addition and an approximately 205 sq. ft. deck and interior remodel to an existing 2,560 sq. ft. single family residence with an existing attached 728 sq. ft. attached garage on 12,727 sq. ft. lot.

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, December 12, 2013, in San Francisco. 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: _____

A handwritten signature in black ink, appearing to read 'Eric Stevens', written over a horizontal line.

B A Worthing, Inc., Attn: Brooks Worthing

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100 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
767-2370 FAX (619) 767-2384
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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: November 21, 2013
SUBJECT: **Permit No: 6-03-003-A5**
Granted to: University of California, San Diego (UCSD), Attn: Anu Delouri

Original Description:

for **Proposed is the temporary use (through 2007) of a 30 acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations.**

at **North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, 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:

Extend temporary use period until December 2014 for the proposed temporary use of the Gliderport property for construction staging and storage, contract parking as needed, golf tournament parking, and glider operations.

FINDINGS

Pursuant to Title 14, Section 13166(b) 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. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The project site is an unimproved, undeveloped area that does not contain environmentally sensitive habitat area (ESHA). As previously conditioned to require adequate BMP's to address water quality, the continued uses for an additional one year period will not adversely affect water quality. In addition, the continued use will not adversely affect public access, ESHA, or other coastal resources.

If you have any questions about the proposal or wish to register an objection, please contact Alex Llerandi at the San Diego Coast District office.

cc: Local Planning Dept.

CALIFORNIA COASTAL COMMISSION

DIEGO COAST DISTRICT
METROPOLITAN DRIVE, SUITE 103
DIEGO, CA 92108-4421
767-2370 FAX (619) 767-2384
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MAILED
12-5-13



NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: December 5, 2013
SUBJECT: **Permit No: 6-12-022-A1**
Granted to: San Diego Unified Port District, Attn: Ernesto Media

Original Description:

for **Demolition and removal of existing concrete slab foundations and asphalt paved areas located entirely on a 66.17-acre site. The debris will be tested for contaminants and either stored at a neighboring 8.8-acre stockpile site to the east or taken to disposal sites outside of the Coastal Zone.**

at **66.17-acre lot bound by H Street to the north, J Street to the south, Marina Parkway to the west, and the western boundry of a San Diego Gas and Electric (SDG&E) utility corridor to the east, Chula Vista, 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:

See Attached Exhibit

FINDINGS

Pursuant to Title 14, Section 13166(b) 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. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The proposed amendment is immaterial because the detour of the Bayshore Bikeway will be to nearby Bay Boulevard, which is parallel to the Bayshore Bikeway and is only 400 feet away at its furthest point. Thus, the public still has continuous access through the area. Furthermore, the detour is only for the duration of demolition, and thus temporary, and because the demolition project will likely occur in two temporally distinct phases, the duration of the detour will be in phases. Finally, the amendment will still require that all applicable review by other government agencies occurs prior to the initiation of any demolition.

If you have any questions about the proposal or wish to register an objection, please contact Alex Llerandi at the San Diego Coast District office.

cc: Local Planning Dept.

San Diego Unified Port District Environmental & Land Use Management, Attn: Lesley Nishihira, M

EXHIBIT A

Special Conditions Nos. 1 & 2 of Coastal Development Permit No. 6-12-022 shall be revised as follows:

1. **Revised Final Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project plans. Said plans shall be in substantial conformance with the plans submitted by Mayra Medel on April 13 and June 5, 2012, but revised to include the following:
 - a. Storage, staging areas, and access corridors shall be located in a manner that has the least impact on vehicular and pedestrian traffic along H Street, J Street, Marina Parkway, and Bay Boulevard, ~~and the Bayshore Bikeway.~~ ~~No storage, blockage, or transport shall occur on, through, or across the Bayshore Bikeway.~~ No public parking spaces may be used for storage or worker parking.
 - b. A 50 foot buffer from the fencing currently closest to H Street shall be delineated on the northern end of the stockpile. No stockpiling of debris or equipment may occur within this buffer area. No point within a stockpile can exceed seven feet in height.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Other Permits.** PRIOR TO COMMENCEMENT OF CONSTRUCTION ~~THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT~~, the applicant shall submit to the Executive director for review and written approval proof that all necessary local, state, and federal permits applicable to the phase of approved work to be performed, including but not limited to San Diego County Air Pollution Control District permits entitled "Notification of Asbestos Renovation or Demolition Operations" and temporary "Sand, Rock, and Aggregate Plant," have been obtained from the proper permitting authorities for the project approved by this coastal development permit. Any mitigation measures or other changes to the project required through said permits shall be reported to the Executive Director and shall become part of the project. Such modifications, if any, may require an amendment to this permit or a separate coastal development permit.