

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

W10

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 6, 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 February 6, 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.

REGULAR WAIVERS

1. 6-12-084-W Peet's Coffee and Tea, Attn: Chris Konecky; Cedros Design District, Llc, Attn: Charles Soto (Solana Beach, San Diego County)
2. 6-12-085-W Structural Group, Inc., Attn: Erik Wurn (Mission Bay Park, San Diego, San Diego County)

DE MINIMIS WAIVERS

1. 6-13-001-W Valba, LLC, Attn: Juan Pablo Valdez (Solana Beach, San Diego County)
2. 6-13-003-W Peter Fay (Solana Beach, San Diego County)

EXTENSION - IMMATERIAL

1. 6-10-037-E1 City of Solana Beach, Attn: Dan Goldberg (Solana Beach, San Diego County)

TOTAL OF 5 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>
6-12-084-W Peet's Coffee and Tea, Attn: Chris Konecky Cedros Design District, Llc, Attn: Charles Soto	Conversion of an approximately 1,150 sq. ft. commercial space to restaurant use in an existing 6,911 sq. ft. commercial building and construction of a new approximately 200 sq. ft. patio for restaurant use, located on a 14,450 sq. ft. lot. Project also includes the realignment/restriping of the existing parking lot to increase the landscaped area and to provide 26 required parking spaces.	112 South Cedros Avenue, Solana Beach (San Diego County)
6-12-085-W Structural Group, Inc., Attn: Erik Wurn	Remove and repair deteriorated concrete from piles, pile caps, beams and slabs underneath existing structures and install 5 full-length cathodically protected pile jackets on concrete piers supporting three over-water buildings located within the Hyatt Regency hotel leasehold.	1441 Quivira Road, Mission Bay Park, San Diego (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>
6-13-001-W Valba, LLC, Attn: Juan Pablo Valdez	Construction of an approximately 3,930 sq. ft. single family residence with a detached approximately 150 sq. ft. accessory structure on an existing 12,336 sq. ft. vacant lot. The project includes approximately 1,250 cu. yds. of grading which will be exported to a location outside the Coastal Zone.	134 South Granados, Solana Beach (San Diego County)
6-13-003-W Peter Fay	Construction of an approximately 485 sq. ft. guest house on an existing 14,349 sq. ft. lot with an existing approximately 3,650 sq. ft. single family residence, an existing approximately 600 sq. ft. attached garage, and an existing approximately 130 sq. ft. shed.	536 S Granados, Solana Beach (San Diego County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-10-037-E1 City of Solana Beach, Attn: Dan Goldberg	Remove and reconstruct the existing Del Mar Shores Beach Access Stairway.	Easement On Bluff Face At 190 Del Mar Shores Terrace, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 22, 2013
TO: Peet's Coffee and Tea, Attn: Chris Konecky; Cedros Design District, Llc,
Attn: Charles Soto
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-084-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.

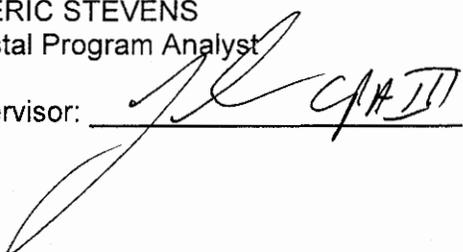
APPLICANT: Peet's Coffee and Tea, Attn: Chris Konecky; Cedros Design District, Llc, Attn: Charles Soto
LOCATION: 112 South Cedros Avenue, Solana Beach (San Diego County) (APN(s) 263-351-35)
DESCRIPTION: Conversion of an approximately 1,150 sq. ft. commercial space to restaurant use in an existing 6,911 sq. ft. commercial building and construction of a new approximately 200 sq. ft. patio for restaurant use, located on a 14,450 sq. ft. lot. Project also includes the realignment/restriping of the existing parking lot to increase the landscaped area and to provide 26 required parking spaces.
RATIONALE: The proposed conversion is consistent with all Solana Beach planning and zoning designations, the previously certified County of San Diego Local Coastal Program and all applicable Chapter 3 policies of the Coastal Act. Therefore the project is consistent with Section 30252 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, February 6, 2013, in Redondo Beach. 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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FILE COPY



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: January 31, 2013
TO: Structural Group, Inc., Attn: Erik Wurn
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-12-085-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 13252(e) of the California Code of Regulations.

APPLICANT: Structural Group, Inc., Attn: Erik Wurn

LOCATION: 1441 Quivira Road, Mission Bay Park (San Diego County) (APN(s) 760-029-20)

DESCRIPTION: Remove and repair deteriorated concrete from piles, pile caps, beams and slabs underneath existing structures and install 5 full-length cathodically protected pile jackets on concrete piers supporting three over-water buildings located within the Hyatt Regency hotel leasehold.

RATIONALE: The project is non-exempt maintenance of existing on-site structures through in-kind replacement of material and use of 5 pile jackets, resulting in no change in footprint or capacity. No work is proposed on the bay bottom, and an approved BMP plan will be implemented. 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, February 6, 2013, in Redondo Beach. 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:

Shirah N. Lee
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 23, 2013
TO: Valba, LLC, Attn: Juan Pablo Valdez
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-001-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: Valba, LLC, Attn: Juan Pablo Valdez

LOCATION: 134 South Granados, Solana Beach (San Diego County) (APN(s) 298-083-87)

DESCRIPTION: Construction of an approximately 3,930 sq. ft. single family residence with a detached approximately 150 sq. ft. accessory structure on an existing 12,336 sq. ft. vacant lot. The project includes approximately 1,250 cu. yds. of grading which will be exported to a location outside the Coastal Zone.

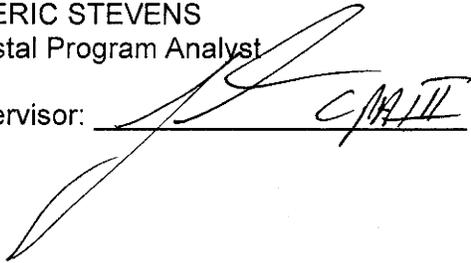
RATIONALE: The proposed single-family residence is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and 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, February 6, 2013, in Redondo Beach. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 25, 2013
TO: Peter Fay
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-003-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: Peter Fay

LOCATION: 536 S Granados, Solana Beach (San Diego County) (APN(s) 298-094-15)

DESCRIPTION: Construction of an approximately 485 sq. ft. guest house on an existing 14,349 sq. ft. lot with an existing approximately 3,650 sq. ft. single family residence, an existing approximately 600 sq. ft. attached garage, and an existing approximately 130 sq. ft. shed.

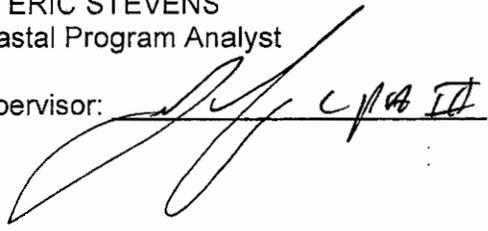
RATIONALE: The proposed guest house is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation 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, February 6, 2013, in Redondo Beach. 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: 

JLC Architecture, Attn: Tyler Van Stright

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MAILED
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January 8, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **City of Solana Beach, Attn: Dan Goldberg**
has applied for a one year extension of Permit No: **6-10-037-E1**
granted by the California Coastal Commission on: **January 13, 2011**

for **Remove and reconstruct the existing Del Mar Shores Beach Access Stairway.**
at **Easement On Bluff Face At 190 Del Mar Shores Terrace, Solana Beach (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: DIANA LILLY
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.

A handwritten signature in black ink, appearing to read "Diana Lilly", written over the "Supervisor:" label.