

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

W14

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

May Meeting of the California Coastal Commission

MEMORANDUM

Date: May 8, 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 May 8, 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.

DE MINIMIS WAIVERS

1. 6-13-0205-W Brooks Worthing (Solana Beach, San Diego County)
2. 6-13-026-W Jorge Linss; Valeria Linss; Jose Perez (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-04-057-A2 Lance Waite (Rancho Santa Fe, San Diego County)
2. 6-86-396-A11 Symphony Asset Pool Xvi, Llc (Mission Beach, San Diego County)

TOTAL OF 4 ITEMS

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>
6-13-0205-W Brooks Worthing	Remodel and approximately 410 sq. ft. addition to an existing 1,457 sq. ft. single family residence with an existing 499 sq. ft. garage on a 14,949 sq. ft. lot.	519 Santa Victoria, Solana Beach (San Diego County)
6-13-026-W Jorge Linss Valeria Linss Jose Perez	Permanent placement of a new 160 sq. ft. shipping container to be used as a deli/coffee shop with a 300 sq. ft. area to be used for outdoor dining within an existing commercial center on a 17,850 sq. ft. lot.	235 South Highway 101, 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>
6-04-057-A2 Lance Waite	Construction of a new approximately 14 ft.-high, approximately 1,200 sq. ft. barn and relocation of existing solar panels to the roof of the barn and to the roof of an existing guest house; approximately 190 cu. yds. of balanced cut and fill grading to construct a horse ring; new fencing not located within the existing open space wetland buffers; an approximately 100 ft.-long driveway extension; and the construction of a 6 ft. high wall.	17585 Ranchito Del Rio, Rancho Santa Fe (San Diego County)
6-86-396-A11 Symphony Asset Pool Xvi, Llc	Construction of a 287 square foot, second-floor men's and women's restrooms and a related 332 square foot access hallway within existing building atrium space adjacent to existing roof deck within the Belmont Park leasehold.	Northern Portion of Mission Beach Park, Southwest Corner Of Mission Blvd. & Ventura Place., Mission Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 2, 2013
TO: Brooks Worthing
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-0205-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: Brooks Worthing

LOCATION: 519 Santa Victoria, Solana Beach (San Diego County) (APN(s) 263-572-18)

DESCRIPTION: Remodel and approximately 410 sq. ft. addition to an existing 1,457 sq. ft. single family residence with an existing 499 sq. ft. garage on a 14,949 sq. ft. lot.

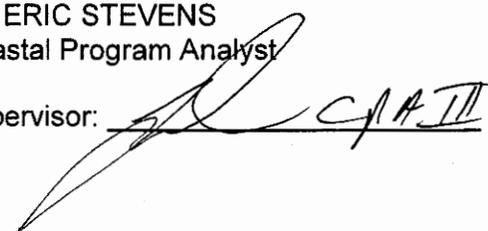
RATIONALE: The proposed addition to an existing single-family residence is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation for the City of Solana Beach and the 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 Wednesday, May 8, 2013, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 26, 2013
TO: Jorge Linss; Valeria Linss; Jose Perez
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-026-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: Jorge Linss; Valeria Linss; Jose Perez

LOCATION: 235 South Highway 101, Solana Beach (San Diego County) (APN(s) 298-010-18)

DESCRIPTION: Permanent placement of a new 160 sq. ft. shipping container to be used as a deli/coffee shop with a 300 sq. ft. area to be used for outdoor dining within an existing commercial center on a 17,850 sq. ft. lot.

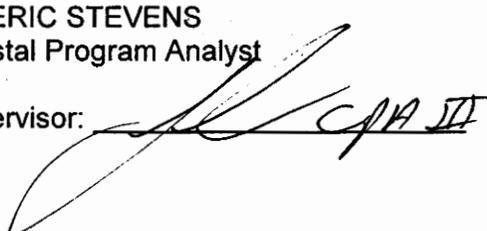
RATIONALE: An adequate number of parking spaces to serve the deli/coffee shop and the existing uses on-site will be provided. The proposed deli/coffee shop is consistent with all Solana Beach planning and zoning designations, the certified Solana Beach Land Use Plan and all applicable Chapter 3 policies 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 Wednesday, May 8, 2013, 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: ERIC STEVENS
Coastal Program Analyst

Supervisor: 

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Mail Date
4/26/13

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: April 26, 2013
SUBJECT: **Permit No: 6-04-057-A2**
Granted to: Lance Waite

Original Description:

for **Construction of a one story, 9,791 sq. ft single family home, 821 sq. ft. detached guest house, swimming pool, landscaping and 12,300 cubic yards of grading on a vacant 9-acre lot.**

at **17585 Ranchito Del Rio, Rancho Santa Fe (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:

Construction of a new approximately 14 ft.-high, approximately 1,200 sq. ft. barn and relocation of existing solar panels to the roof of the barn and to the roof of an existing guest house; approximately 190 cu. yds. of balanced cut and fill grading to construct a horse ring; new fencing not located within the existing open space wetland buffers; an approximately 100 ft.-long driveway extension; and the construction of a 6 ft. high wall.

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):

Existing onsite 50 and 100 foot wetlands buffers will not be impacted by the proposed project. No impacts to native vegetation in the existing open space wetlands buffer will result from required fuel modification, only dead plant material will be cleared in the buffer. All runoff from the proposed barn will be directed toward an onsite bio-swale. Hydroseeding with drought tolerant, native, and non-invasive seed mix will be planted on top of proposed fill material. No adverse impacts to coastal resources are anticipated.

If you have any questions about the proposal or wish to register an objection, please contact Eric Stevens at the San Diego Coast District Office.

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: April 26, 2013
SUBJECT: **Permit No: 6-86-396-A11**
Granted to: Symphony Asset Pool XVI, LLC

FILE COPY

Original Description:

for **Demolish roller rink building and annexes to Mission Beach Plunge, rebuild indoor swimming pool room, and construct 8 buildings (for locker rooms, showers, mechanical equipment, athletic facilities, community meeting room, restaurants, food and beverage concessions, retail shops, public restrooms, and police patrol room), parking, landscaping, pedestrian overpass over Mission Blvd., and upgrade bus stops**

at **Northern Portion of Mission Beach Park, Southwest Corner Of Mission Blvd. & Ventura Place., Mission Beach (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:

Construction of a 287 square foot, second-floor men's and women's restrooms and a related 332 square foot access hallway within existing building atrium space adjacent to existing roof deck within the Belmont Park leasehold.

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 bathrooms and related hallway will be constructed within the atrium of the existing structure and will not substantially increase the intensity of use of the project site. No other floor space will be constructed within the atrium. The proposed bathrooms will not have any adverse impact on public access, public views, or 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.