

**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](http://www.coastal.ca.gov)

**W14**

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

*For the*

## *June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 12, 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 June 12, 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. 6-13-0297-W Ms. Adrina Morton; Mr. James Kendall (Pacific Beach, San Diego, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-13-0319-W Rolf Erikson (Solana Beach, San Diego County)
2. 6-13-208-W Donald Rady (Imperial Beach, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-13-0334 Heritage On Ivanhoe, Llc (Mission Beach, San Diego County)

**TOTAL OF 4 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>
<b>6-13-0297-W</b> Ms. Adrina Morton Mr. James Kendall	Construct a 992 square foot first and second floor addition and 208 square foot balcony for an existing 888 square foot single family residence on a 5,750 square foot lot.	1148 Pacific Beach Drive, Pacific Beach, 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>
<b>6-13-0319-W</b> Rolf Erikson	Construction of an approximately 500 sq. ft. detached guest house and 31 cu. yds. of cut and fill grading on a 20,405 sq. ft. lot with an existing 2,145 sq. ft. single family residence, an existing 96 sq. ft. storage structure, and an existing 445 sq. ft. detached garage.	600 Mar Vista Drive, Solana Beach (San Diego County)
<b>6-13-208-W</b> Donald Rady	Conversion of an existing 1-story commercial structure to a two-unit attached residential structure on a 8,250 sq.ft. lot. Each unit will be 1,720 sq.ft. with an attached two-car garage.	730 Basswood Avenue, Imperial 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>
<b>6-13-0334</b> Heritage On Ivanhoe, Llc	Amend Special Condition No. 3 to extend construction deadline from May 27, 2013 (Memorial Day), to July 24, 2013, with all development staging, storage, and access to be located on-site; amend Special Condition No. 2 to allow retention of 32" tall front yard block wall in its original configuration along Ocean Front Walk.	3591 Ocean Front Walk, Mission Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 6, 2013  
TO: Ms. Adrina Morton; Mr. James Kendall  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-13-0297-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 13250(c) of the California Code of Regulations.

APPLICANT: Ms. Adrina Morton; Mr. James Kendall

LOCATION: 1148 Pacific Beach Drive, Pacific Beach, San Diego (San Diego County) (APN(s) 423-252-15)

DESCRIPTION: Construct a 992 square foot first and second floor addition and 208 square foot balcony for an existing 888 square foot single family residence on a 5,750 square foot lot.

RATIONALE: The proposed residence is located on historic filled tidelands and is within the original jurisdiction of the Coastal Commission. The proposed residence is not located between the sea and the first public road paralleling the sea, but is located within 300 feet of the inland extent of a beach and the project includes an increase of more than 10 percent in internal floor area. The proposed residence is located in an established residential neighborhood consisting of single- and multi-family residences similar in size and scale to the proposed development. The proposed residence is consistent with the zone and plan designation applied to the site by the City of San Diego and is consistent with all applicable Chapter 3 policies of the Coastal Act. No adverse impacts to coastal access, resources, or public views 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, June 12, 2013, in Long 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:

*Seborah N. Lee*  
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 28, 2013  
TO: Rolf Erikson  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-13-0319-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: Rolf Erikson

LOCATION: 600 Mar Vista Drive, Solana Beach (San Diego County) (APN(s) 263-181-11)

DESCRIPTION: Construction of an approximately 500 sq. ft. detached guest house and 31 cu. yds. of cut and fill grading on a 20,405 sq. ft. lot with an existing 2,145 sq. ft. single family residence, an existing 96 sq. ft. storage structure, and an existing 445 sq. ft. detached garage.

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 certified 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, June 12, 2013, in Long 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: \_\_\_\_\_

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

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 31, 2013  
TO: Donald Rady  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-13-208-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: Donald Rady

LOCATION: 730 Basswood Avenue, Imperial Beach (San Diego County) (APN(s) 626-021-22)

DESCRIPTION: Conversion of an existing 1-story commercial structure to a two-unit attached residential structure on a 8,250 sq.ft. lot. Each unit will be 1,720 sq.ft. with an attached two-car garage.

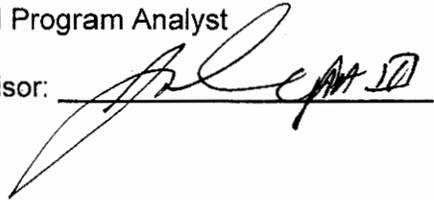
RATIONALE: The proposed project will convert a legal non-conforming industrial building to a residential use more consistent with the character of the surrounding residential neighborhood. The plan designation for the site is R-3000-D which provides for the development of single-family detached, not attached structures. However, the certified City of Imperial Beach LCP, which is used for guidance in this location, allows the conversion of nonconforming uses to provide permitted and conforming uses, such as the proposed residential use. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts 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, June 12, 2013, in Long 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: DIANA LILLY  
Coastal Program Analyst

Supervisor: 

Michael Azarmi

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Charles Lester, Executive Director  
DATE: June 10, 2013  
SUBJECT: **Permit No: 6-13-0334**  
Granted to: Heritage On Ivanhoe, Llc

## Original Description:

for **Demolition of existing one-story, approximately 1,458 square foot single family residence and construction of a three unit, three story, 30-foot high, 4,685 square foot multi-family residence with attached 4-car 750 square foot garage and two-car carport on a 4,316 square foot lot.**

at **3591 Ocean Front Walk, 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:

**Amend Special Condition No. 3 to extend construction deadline from May 27, 2013 (Memorial Day), to July 24, 2013, with all development staging, storage, and access to be located on-site; amend Special Condition No. 2 to allow retention of 32" tall front yard block wall in its original configuration along Ocean Front**

**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):

**All parking, storage, and access related to the permitted development will be sited on-site and out of the public right-of-way. Any deliveries in the public right-of-way will be temporary and only for the duration necessary to unload their freight. The existing 32-inch tall block wall to be retained in the front yard along Ocean Front Walk is lower than applicable height limits for properties located adjacent to view corridors and will not have any adverse effect on coastal access or coastal views.**

If you have any questions about the proposal or wish to register an objection, please contact

cc: Local Planning Dept.  
Golba Architecture, Attn: Chad Beaver