

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
January Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 07, 2014

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 January 2014 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>
6-13-1349-W Ann Schall	Remodel and construction of a 514 sq. ft. first floor addition, a 595 sq. ft. second floor addition, an approximately 503 sq. ft. attached garage, a 44 sq. ft. porch, and an approximately 125 sq. ft. deck to an existing 2,220 sq. ft., approximately 23.4 ft. high single family residence on an 11,891 sq. ft. lot located at 742 N. Granados Avenue in Solana Beach. The proposed project includes approximately 36% demolition of exterior walls and no grading.	742 N Granados Ave Solana Beach, 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>
<p>6-13-0766-W City of San Diego Public Utilities Department, Attn: Dirk Smith</p>	<p>Improvements to an approximately 3,000 sq. ft. common area of the Point Loma Wastewater Treatment Plant (PLWTP) including removal of existing concrete slab, relocation of railroad tie retaining wall, extension of existing concrete footing and barrier (k-rails) an additional 110 linear ft., placement of approximately 2,200 sq. ft. of Class II base, and construction of a 32 linear ft. concrete drainage swale.</p>	<p>1902 Gatchell Rd San Diego, San Diego County</p>
<p>6-13-1142-W Dale Trudeau</p>	<p>Demolition of existing 2,171 sq. ft. single family residence and garage and construction of a new 2-level, approximately 29.3 ft. high, 3,354 sq. ft. mixed-use building on a 16,183 sq. ft. lot at 625 Valley Avenue, Solana Beach. Re-development includes 55 CY of cut and 1,851 CY of fill obtained from outside of the Coastal Zone. The existing perimeter fencing is to be replaced and/or upgraded and 22 parking spots will be provided.</p>	<p>625 Valley Ave Solana Beach, San Diego County</p>
<p>6-13-1143-W City of San Diego, Attn: Helene Deisher</p>	<p>Installation of a 3,900 sq. ft., 26'9" tall equipment storage structure (permanent tent) on a concrete slab, in an existing paved equipment storage area. While the area is already graded and improved with asphalt pavement, the project will include removal of this pavement, removal of an additional 30 cubic yards of material and construction of a 4 ft. high retaining wall. Excavated material will be stored on site and used for other golf course maintenance operations. The project will also include planting of one Torrey Pine tree for screening of the structure located at the Torrey Pines Municipal Golf Course at 11480 North Torrey Pines Road in the City of San Diego.</p>	<p>11480 North Torrey Pines Road San Diego, San Diego County</p>

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>6-13-1198-W Matt & Elisette Carlson</p>	<p>Demolition of existing 2,414 sq. ft. two-story single family residence and construction of new 4,730 sq. ft., 24.7' high, two-story single family residence on a 21,780 sq. ft. lot at 542 S. Granados, Solana Beach. The proposed development also includes the construction of a 393 sq. ft., approximately 12.5 ft. high detached one-story garage and a detached 476 sq. ft., approximately 12.5 ft. high accessory building (clubhouse) with a bathroom and no separate kitchen or cooking facilities. Re-development includes approximately 440 CY of grading, 300 CY to be exported to a site outside the Coastal Zone.</p>	<p>542 S Granados Ave Solana Beach, San Diego County</p>
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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>6-86-396-A14 Mission Beach Attractions, Attn: James Austin</p>	<p>Addition of 3 non-motorized attractions to an existing amusement park. Attractions consist of a zip line with two approximately 2 ft. wide poles, each pole taking up approximately 160 sq. ft. of public walkway; a climbing wall taking up approximately 84 sq. ft. of public walkway; and a climb-and-leap platform taking up approximately 54 sq. ft. of public walkway. Each attraction reaches no more than 30 feet high.</p>	<p>(Belmont Park) Northern Portion of Mission Beach Park, Mission Beach, San Diego, San Diego County</p>

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: December 20, 2013

To: All Interested Parties

From: Lee McEachern, San Diego District Supervisor
Brittney Laver, Coastal Planner 

Subject: **Coastal Development Permit (CDP) Waiver 6-13-1349-W**
Applicant: Ann Schall

Proposed Development

Remodel and construction of a 514 sq. ft. first floor addition, a 595 sq. ft. second floor addition, an approximately 503 sq. ft. attached garage, a 44 sq. ft. porch, and an approximately 125 sq. ft. deck to an existing 2,220 sq. ft., approximately 23.4 ft. high single family residence on an 11,891 sq. ft. lot located at 742 N. Granados Avenue in Solana Beach. The proposed project includes approximately 36% demolition of exterior walls and no grading.

Executive Director's Waiver Determination

Based on the project plans and information provided in the permit application for the development described above, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations for the following reasons:

The proposed development is consistent with the land use of the surrounding area and with community characteristics. The design of the proposed project meets requirements for maximum building height, maximum FAR, and parking. The eastern side of the lot borders the San Elijo Lagoon Regional Park, but the proposed development expands the existing residence to the north and west and does not encroach any further towards the lagoon and its sensitive resources. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Coastal Commission Review Procedure

This waiver will not become effective until reported to the Commission at their meeting on January 8-10, 2014 and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Persons wishing to object or having questions regarding the issuance of a coastal permit waiver for this project should contact Brittney Laver in the San Diego District at the above address or phone number prior to the Commission meeting date.

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**NOTICE OF PROPOSED PERMIT WAIVER**

DATE: December 17, 2013

TO: All Interested Parties

FROM: Lee McEachern, San Diego Coast District Regulatory Supervisor
Kanani Brown, Coastal Program Analyst 

SUBJECT: **Coastal Development Permit (CDP) Waiver 6-13-0766-W**
Applicant: City of San Diego Public Utilities Department

PROPOSED DEVELOPMENT: Improvements to an approximately 3,000 sq. ft. scenic viewing area of the Point Loma Wastewater Treatment Plant (PLWTP) including removal of existing concrete slabs, relocation of existing railroad tie retaining wall, extension of existing concrete footing and barrier (k-rails) an additional 110 linear ft., placement of approximately 2,200 sq. ft. of Class II base, and construction of a 32 linear ft. concrete drainage swale, located at 1902 Gatchell Road in the City of San Diego.

EXECUTIVE DIRECTOR'S WAIVER DETERMINATION: Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project, including access and staging, will be limited to disturbed or developed areas within existing facilities. The proposed drainage swale will channel storm water to an existing storm drain diversion basin which will prevent storm water pollution and erosion to the bluff below. Due to the site's proximity to the edge of the bluff, the applicant has proposed to remove the proposed development in the event that it is threatened with damage or destruction from waves, erosion, storm conditions, or other natural hazards in the future. Furthermore, the applicant has agreed that no shoreline protective device(s) shall ever be constructed to protect the proposed development from any of these hazards. As such, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

COASTAL COMMISSION REVIEW PROCEDURE: This waiver will not become effective until reported to the Commission at their January 8-10, 2014 meeting in San Diego and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than ten days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: December 17, 2013
To: All Interested Parties
From: Lee McEachern, San Diego District Supervisor 
Brittney Laver, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 6-13-1142-W**
Applicant: Dr. Dale Trudeau

Proposed Development

Demolition of existing 2,171 sq. ft. single family residence and garage and construction of a new 2-level, approximately 29.3 ft. high, 3,354 sq. ft. mixed-use building on a 16,183 sq. ft. lot at 625 Valley Avenue, Solana Beach. Re-development includes 55 CY of cut and 1,851 CY of fill obtained from outside of the Coastal Zone. The existing perimeter fencing is to be replaced and/or upgraded and 22 parking spots will be provided.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on the project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed development is consistent with the land use of the surrounding area, consisting of restaurants, residences, and retail and office buildings. Although the proposed mixed-use development is not consistent with the Solana Beach certified LUP land use designation, it is consistent with the objectives of the General Plan, which designates the property as primarily commercial with residential uses as a secondary use in conjunction with permitted commercial uses. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

Coastal Commission Review Procedure

This waiver will not become effective until reported to the Commission at their January 2014 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be 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.

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**NOTICE OF PROPOSED PERMIT WAIVER**

DATE: December 19, 2013

TO: All interested Parties

FROM: Lee McEachern, San Diego Coast District Regulatory Supervisor
Toni Ross, Coastal Program Analyst 

SUBJECT: **Coastal Development Permit (CDP) Waiver 6-13-1143**
Applicant: City of San Diego

PROPOSED DEVELOPMENT: Installation of a 3,900 sq. ft., 26'9" tall equipment storage structure (permanent tent) on a concrete slab, in an existing paved equipment storage area. While the area is already graded and improved with asphalt pavement, the project will include removal of this pavement, removal of an additional 30 cubic yards of material and construction of a 0-4 foot tall masonry retaining wall. Exported material will be stored on site and used for other golf course maintenance operations. The project will also include planting of one Torrey Pine tree for screening of the structure located at Torrey Pines Municipal Golf Course, 11480 North Torrey Pines Road in the City of San Diego.

EXECUTIVE DIRECTOR'S WAIVER DETERMINATION: Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project is located on a pre-existing paved storage yard. The construction of the permanent tent will screen unsightly course maintenance equipment. The structure will be colored to blend in with surrounding development and will include landscaping to further screen the structure. No existing views from Torrey Pines Road will be impacted. The proposed development will not adversely impact any other coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

COASTAL COMMISSION REVIEW PROCEDURE: This waiver will not become effective until reported to the Commission at their January 2014 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

If you have any questions about the proposal or wish to register an objection, please contact Toni Ross in the San Diego District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: December 13, 2013
To: All Interested Parties
From: Lee McEachern, San Diego District Supervisor 
Brittney Laver, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 6-13-1198-W**
Applicants: Matt and Elisette Carlson

Proposed Development

Demolition of existing 2,414 sq. ft., two-story single family residence and construction of new 4,730 sq. ft., 24.7 ft. high, two-story single family residence on a 21,780 sq. ft. lot at 542 S. Granados, Solana Beach. The proposed development also includes the construction of a 393 sq. ft., approximately 12.5 ft. high detached garage and a detached 476 sq. ft., approximately 12.5 ft. high accessory building (clubhouse) with a bathroom and no separate kitchen or cooking facilities. Re-development includes approximately 440 CY of grading, 300 CY to be exported to a site outside the Coastal Zone.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on the project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed development is consistent with the land use of the surrounding area and with community characteristics. The design of the proposed project meets requirements for maximum building height, maximum FAR, and parking. The proposed accessory building does not include a separate kitchen or cooking facility and is therefore consistent with the Solana Beach certified Land Use Plan and Zoning Ordinance. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

Coastal Commission Review Procedure

This waiver will not become effective until reported to the Commission at their meeting on January 8-10, 2014 and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be 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.

MAILED

12/26/13

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: December 19, 2013
SUBJECT: Permit No. **6-86-396-A14**

Granted to: James Austin/Mission Beach Attraction

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 Belmont Park, southwest corner of Mission Blvd. & Ventura Place., Mission Beach, San Diego (San Diego County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Addition of 3 non-motorized attractions to an existing amusement park. Attractions consist of a zip line with two approximately 2 ft. wide poles, each pole taking up approximately 160 sq. ft. of public walkway; a climbing wall taking up approximately 84 sq. ft. of public walkway; and a climb-and-leap platform taking up approximately 54 sq. ft. of public walkway. Each attraction reaches no more than 30 feet high.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 Commission hearing. This amendment has been considered IMMATERIAL for the following reason(s):

The proposed attractions do not take up a significant portion of public walkway and public access on the walkway will remain. The proposed project enhances a popular low-cost visitor-serving destination. The additions will not change the intensity of use of the amusement park and require no additional parking. There will be no adverse effects on public views or access to the ocean.

If you have any questions about the proposal or wish to register an objection, please contact Brittney Laver in the San Diego District office at the phone number provided above.