

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

**F17****SAN DIEGO COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
November Meeting of the California Coastal Commission*

MEMORANDUM

Date: November 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 November 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>Application</i>	<i>Project Description</i>	<i>Project Location</i>
<p>6-14-1645-W Department of Parks and Recreation-Orange Coast District</p>	<p>Reroute and partially replace an existing water line currently connected to six public restrooms and a public dressing facility by installing approximately 5,600 linear feet of 4" underground potable main waterline with valves along the shoulder of previously disturbed public roads - which will remain open to the public - in an approximately 18x36-inch trench. Includes a telephone line reroute as well, along the new waterline route.</p>	<p>Surf Beach, San Onofre State Beach, Old Highway 101, San Diego County. APN 101-520-01</p>
<p>6-14-1650-W Jeffrey Strauss</p>	<p>Construction of a 670 square foot addition to the second story of an existing 3,049 square foot, two-story, single-family residence including an attached garage, located on a 13,798 square foot lot. New second story roof deck.</p>	<p>552 Canyon Drive, Solana Beach, San Diego County. APN 263-193-11</p>
<p>6-14-1716-W Don Glatthorn</p>	<p>Construction of a new 125 sq. ft. swimming pool and spa within 300 feet of the inland extent of the beach.</p>	<p>264 Pacific Avenue, Solana Beach, San Diego County. APN 263-311-15</p>
<p>6-14-1788-W Alex Saucedo</p>	<p>Enclose an existing balcony on the east side of an existing 1,642 sq. ft. condominium unit resulting in an approximately 50 sq. ft. addition. Work shall take place in accordance with the recommendations set forth in the letter by I.A.S. Builders, Inc., dated November 5, 2014.</p>	<p>515 South Sierra Avenue, Solana Beach, San Diego County. APN 289-211-79-23</p>

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>	
6-14-1631-W OFW, LLC, Attn: David Lessnick	Conversion of an existing three-story, 2,962 sq. ft. rental duplex with 4 on-site parking spaces into condominium ownership on a 2,720 sq. ft. oceanfront lot.	2985 Ocean Front Walk, Mission Beach, San Diego, San Diego County. APN 423-691-02
6-14-1632-W Kent Weaver	Conversion of an existing three-story, 2,961.8 sq. ft. rental duplex with 4 on-site parking spaces into condominium ownership on a 2,720 sq. ft. oceanfront lot.	2981 Strand Way, Mission Beach, San Diego, San Diego County. APN 423-691-03
6-14-1644-W Pernille & Patrick Barclay	Conversion of existing, one-story, 1,605 square foot duplex to a one-story 1,816 square foot single-family residence on an 8,398 square foot lot.	302 Granados Avenue, Solana Beach, San Diego County. 263-391-12

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>6-03-003-A6 University of California, San Diego (UCSD), Attn: Anu Delouri</p>	<p>Extend temporary use period until December 2015 for the proposed temporary use of the Gliderport property for construction staging and storage, contract parking as needed, golf tournament parking and glider operations.</p>	<p>North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, San Diego, San Diego County. APN 342-010-18</p>
<p>6-12-013-A2 Josh & Adrienne Sherman</p>	<p>Lot line adjustment increasing the lot from approximately 3.49 acres to approximately 3.61 acres (Lot 1 = approx. 3.61 acres, Lot 2 = approx. 8.92 acres) and revised driveway alignment with approximately 200 CY of additional fill to be imported from a site outside of the Coastal Zone.</p>	<p>16414 El Camino Real, Del Mar, San Diego County. APN 268-021-25, 268-021-26</p>

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October 30, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. 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.

WAIVER No.: 6-14-1645-W

APPLICANT: Department of Parks and Recreation-Orange Coast District

LOCATION: Surf Beach, San Onofre State Beach, Old Highway 101, San Diego (San Diego County) APN 101-520-01

PROPOSED DEVELOPMENT: Reroute and partially replace an existing water line currently connected to six public restrooms and a public dressing facility by installing approximately 5,600 linear feet of 4" underground potable main waterline with valves along the shoulder of previously disturbed public roads in an approximately 18x36-inch trench. Includes a telephone line reroute as well, along the new waterline route.

RATIONALE: The proposed project will reroute and partially replace an existing deteriorated water line currently crossing through an area to be used by Camp Pendleton for habitat restoration. The replacement line will serve the same public facilities and uses on the State Park property and replace an existing line that is leaking and impacting the use of public facilities. All construction will occur within existing paved or dirt roads within park property, which will remain open to the public during construction. No impacts to sensitive biological resources, visual quality, or public access will occur. The project is consistent with all applicable policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 2014 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

A handwritten signature in black ink, appearing to read "Alex Llerandi".

Alexander Llerandi
Coastal Program Analyst

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October 30, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. 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.

WAIVER#: 6-14-1650-W

APPLICANT: Jeffrey Strauss

LOCATION: 552 Canyon Drive, Solana Beach (San Diego County). (APN: 263-193-11).

PROPOSED DEVELOPMENT: Construction of a 670 square foot addition to the second story of an existing 3,049 square foot, two-story, single-family residence including an attached garage, located on a 13,798 square foot lot. New second story roof deck.

RATIONALE: The proposed residential addition requires a permit because the site is located between the first public roadway and the San Elijo Lagoon and involves an increase of more than 10% of the existing floor area. The proposed project is located within an established 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 existing community. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their November 12-14, 2014, meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

A handwritten signature in black ink, appearing to read "Rick Casswell".

Rick Casswell
Coastal Program Analyst

cc: Commissioners/File

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October 20, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. 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.

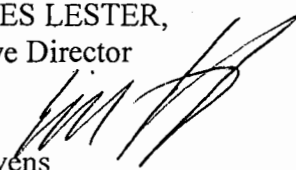
WAIVER#: 6-14-1716-W**APPLICANT:** Don Glatthorn**LOCATION:** 264 Pacific Ave, Solana Beach (San Diego County) APN 263-311-15**PROPOSED DEVELOPMENT:** Construction of a new 125 sq. ft. swimming pool and spa within 300 feet of the inland extent of the beach.

RATIONALE: The proposed pool and spa is located in an established neighborhood consisting primarily of single family residences. 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.

This waiver will not become effective until reported to the Commission at their November 12-14, 2014 meeting. If three (3) 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 Eric Stevens in the San Diego District office at the above address or phone number prior to the Commission meeting date.

Sec:
CHARLES LESTER,
Executive Director


Eric Stevens
Coastal Program Analyst

cc: Commissioners/File

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November 6, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. 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.

WAIVER#: 6-14-1788-W**APPLICANT:** Alex Saucedo**LOCATION:** 515 South Sierra Avenue, Unit 114, Solana Beach (San Diego County) APN 289-211-79-23**PROPOSED DEVELOPMENT:** Enclose an existing balcony on the east side of an existing 1,642 sq. ft. condominium unit resulting in an approximately 50 sq. ft. addition. Work shall take place in accordance with the recommendations set forth in the letter by I.A.S. Builders, Inc., dated November 5, 2014.**RATIONALE:** The proposed residential addition requires a permit because the subject building is located within 50 feet of the edge of a coastal bluff. The proposed scope of work will not adversely impact the stability of the coastal bluff, and will not extend beyond the footprint of the existing condominium building. The proposed improvements will be visually compatible with surrounding development, and will not affect public views or coastal access. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their November 12-14, 2014 meeting. If three (3) 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 Eric Stevens in the San Diego District office at the above address or phone number prior to the Commission meeting date.

CHARLES LESTER,
Executive Director

Eric Stevens
Coastal Program Analyst

A handwritten signature in black ink, appearing to read "Eric Stevens".

cc: Commissioners/File

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October 21, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. 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.

WAIVER#: 6-14-1631-W**APPLICANT:** OFW, LLC Attn: David Lessnick**LOCATION:** 2985 Ocean Front Walk, San Diego, San Diego County (APN 423-691-02)**PROPOSED DEVELOPMENT:** Conversion of an existing three-story, 2,961.8 sq. ft. rental duplex with 4 on-site parking spaces into condominium ownership on a 2,720 sq. ft. oceanfront lot.**RATIONALE:** The proposal is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance. No physical development is proposed. The proposed development will not adversely impact coastal resources, public views, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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.

CHARLES LESTER,
Executive Director

A handwritten signature in black ink, appearing to read "Brittney Laver".

Brittney Laver
Coastal Program Analyst

cc: Commissioners/File

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October 21, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. 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.

WAIVER#: 6-14-1632-W**APPLICANT:** Kent R. Weaver**LOCATION:** 2981 Ocean Front Walk, San Diego, San Diego County (APN 423-691-03)**PROPOSED DEVELOPMENT:** Conversion of an existing three-story, 2,961.8 sq. ft. rental duplex with 4 on-site parking spaces into condominium ownership on a 2,720 sq. ft. oceanfront lot.**RATIONALE:** The proposal is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance. No physical development is proposed. The proposed development will not adversely impact coastal resources, public views, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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.

CHARLES LESTER,
Executive Director

A handwritten signature in black ink, appearing to read 'Brittney Laver'.

Brittney Laver
Coastal Program Analyst

cc: Commissioners/File

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October 29, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. 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.

WAIVER#: 6-14-1644-W

APPLICANT: Pernille & Patrick Barclay

LOCATION: 302 North Granados Avenue, Solana Beach (San Diego County). (APN: 263-391-12)

PROPOSED DEVELOPMENT: Conversion of existing, one-story, 1,605 square foot duplex to a one-story 1,816 square foot single-family residence on a 8,398 square foot lot. Other development proposed that does not require a Coastal Development Permit includes remodeling the existing residence, including a 631 square foot addition, roof deck, and new 232 square foot carport.

RATIONALE: The proposed project is located within an established 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 existing community. The development will not impact public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their November 12-14, 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.

CHARLES LESTER,
Executive Director

A handwritten signature in black ink, appearing to read "Rick Casswell".

Rick Casswell
Coastal Program Analyst

cc: Commissioners/File

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**NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)**Coastal Development Permit Amendment No. **6-03-003-A6**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: October 20, 2014

SUBJECT: Permit No. **6-03-003-A6** granted to **University of California, San Diego (UCSD) Anu Delouri** 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.

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

Extend temporary use period until December 2015 for the temporary use of the Gliderport property for construction staging and storage, contract parking as needed, golf tournament parking and glider operations.

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 amendment will not undo the intent of the previous Commission action, nor will it cause adverse impacts to coastal resources, as the extension of use is only for an additional year, and the permitted uses will not change from those previously approved. Furthermore, circumstances within the subject site have not substantially changed since the original approval.

If you have any questions about the proposal or wish to register an objection, please contact Alexander Llerandi at the phone number provided above.

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MAILED
11-6-14

**NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)**Coastal Development Permit Amendment No. **6-12-013-A2**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: November 4, 2014

SUBJECT: Permit No. **6-12-013-A2** granted to **Josh & Adrienne Sherman** for: Construction of a new 4,578 sq. ft. one-story home with an attached 1,091 sq. ft. garage on a vacant 3.53-acre parcel containing native vegetation; also proposed is request for after-the-fact authorization of lot line adjustment increasing lot from 2.88 acres to 3.53 acres (Lot 1 = 3.53 acres; Lot 2 = 9.07 acres).

PROJECT SITE: West of El Camino Real, north of La Orilla, Rancho Santa Fe, San Diego County (APN 268-021-25)

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):

Lot line adjustment increasing the lot from approximately 3.49 acres to approximately 3.61 acres (Lot 1 = approx. 3.61 acres, Lot 2 = approx. 8.92 acres) and revised driveway alignment with approximately 200 additional CY of fill to be imported from a site outside of the Coastal Zone.

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 driveway realignment is to improve the line of visibility from the access road to El Camino Real and thus the safety of entering and exiting the subject property. The proposed realignment is generally within the limits of construction approved by CDP No. 6-12-013, will not require any additional vegetation clearance, and will not impact any additional native vegetation. The proposed lot line adjustment will abut the realigned driveway, has no potential to cause adverse impacts to coastal resources, and is accepted by the adjacent property owners. There will be no adverse impacts on public views or public access to San Elijo Lagoon.

If you have any questions about the proposal or wish to register an objection, please contact Britney Laver at the phone number provided above.