

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
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 10, 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 February 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), 13252(e) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-14-0151-W Joseph & Melinda Resende	After-the-fact permit to enclose two existing carports with new garage doors at an existing 2-story, 3,700 square foot mixed-use building on a 2,400 square foot lot. The two enclosed carports will maintain parking at one car per carport.	819 ½ San Fernando PL, Mission Beach, San Diego, (San Diego County) APN 423-701-05

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>6-13-1046-W American Residential Partners, Attn: Anthony Nanula</p>	<p>Construction of a 25 ft. high, 3,849 sq. ft. two-story single family residence with a 13.75 ft. high, 700 sq. ft., one-story three-car detached garage on 10,104 sq. ft. vacant lot located at 235 N. Rios Avenue in Solana Beach. The proposed construction includes 440 cubic yards of grading that will be exported outside of the Coastal Zone.</p>	<p>235 N Rios Ave, Solana Beach, (San Diego County) APN 263-341-08</p>
<p>6-13-1357-W SDRE Investments, LLC, Attn: Andy Geller</p>	<p>Construction of a new single-story, approximately 14 ft. high, 3,310 sq. ft. single family residence, a sub-level 560 sq. ft. attached garage, a detached 457 sq. ft. tennis cabana with a half bath and an approximately 7,450 sq. ft. tennis court on a 3.41-acre lot at 17560 Rancho La Noria in Rancho Santa Fe. Also proposed is demolition of the existing cement pond, construction of a new paved driveway from the cul-de-sac to the garage area, and 2,820 CY of grading of which 1,600 CY will be exported outside the Coastal Zone. The existing pump building, ponds, decorative bridge, and wooden fencing will remain.</p>	<p>17560 Rancho La Noria, Rancho Santa Fe, (San Diego County) APN 266-04-027</p>

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>
6-12-013-A1 Josh & Adrienne Sherman	Addition of a 311 sq. ft. single-story game room to a previously approved 4,578 sq. ft. single-story single family residence.	16470 - El Camino Real, Rancho Santa Fe (San Diego County) APN 268-021-25

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**NOTICE OF PROPOSED PERMIT WAIVER**

DATE: February 6, 2014

TO: All Interested Parties

FROM: Diana Lilly, San Diego District Supervisor
Rick Casswell, Coastal Program Analyst

SUBJECT: Coastal Development Permit (CDP) Standard Waiver 6-14-0151-W
Applicant: Keoni Rosa

PROJECT LOCATION: 819 ½ (A & B) San Fernando Place, Mission Beach, San Diego, San Diego County. APN 423-701-05.

PROPOSED DEVELOPMENT: After-the-fact permit to enclose two existing carports with new garage doors at an existing 2-story, 3,700 square foot mixed-use building on a 2,400 square foot lot. The two enclosed carports will maintain parking at one car per carport.

EXECUTIVE DIRECTOR'S WAIVER DETERMINATION: Pursuant to Title 14, Sections 13250(c), 13253(c), or 13252(e) 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 carport enclosure requires a permit because the site is located between the first public roadway and sea and these improvements result in an increase of more than 10% of the existing internal floor area. However, the proposed project will be located within an established mixed-use neighborhood consisting of single and multi-family dwelling units, often including ground floor commercial uses, similar in size and scale to the proposed development; most of which have enclosed carports with garage doors. Therefore, the project will be in keeping with the overall character of the existing community. Additionally, the project is also consistent with the zoning and plan designations for the City of San Diego's Mission Beach community and its certified Local Coastal Program. Furthermore, the project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts are anticipated from the proposed development.

COASTAL COMMISSION REVIEW PROCEDURE: This waiver will not become effective until reported to the Commission at their February 12-14 meeting 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.

If you have any questions about the proposal or wish to register an objection, please contact Rick Casswell in the San Diego District office at the above address or phone number prior to the Commission meeting date.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: January 23, 2014
To: All Interested Parties
From: Lee McEachern, San Diego District Supervisor 
Brittney Laver, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 6-13-1046-W**
Applicant: Anthony Nanula, American Residential Partners

Proposed Development

Construction of a 25 ft. high, 3,849 sq. ft. two-story single family residence with a 13.75 ft. high, 700 sq. ft., one-story three-car detached garage on 10,104 sq. ft. vacant lot located at 235 N. Rios Avenue in Solana Beach. The proposed construction includes 440 cubic yards of grading that will be exported outside of 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 size and scale of the surrounding community of single family residences. It is also consistent with the General Plan and LUP of the City of Solana Beach. All setback, height, parking, and FAR requirements are met and landscaping plans include proper screening columns. 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 February 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.

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: January 23, 2014
To: All Interested Parties
From: Lee McEachern, San Diego District Supervisor 
Brittney Laver, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 6-13-1357-W**
Applicant: Andy Geller, SDRE Investments, LLC

Proposed Development

Construction of a new single-story, approximately 14 ft. high, 3,310 sq. ft. single family residence, a sub-level 560 sq. ft. attached garage, a detached 457 sq. ft. tennis cabana with a half bath and an approximately 7,450 sq. ft. tennis court on a 3.41-acre lot at 17560 Rancho La Noria in Rancho Santa Fe. Also proposed is demolition of the existing cement pond, construction of a new paved driveway from the cul-de-sac to the garage area, and 2,820 CY of grading of which 1,600 CY will be exported outside the Coastal Zone. The existing pump building, ponds, decorative bridge, and wooden fencing will remain.

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 size and scale of the surrounding community of single family residences. While close in proximity to Escondido Creek, there is at least 100 feet between the floodplain and the proposed development. No sensitive habitat will be adversely affected, and the landscape plan includes all native, drought-tolerant, non-invasive plant species. There is no native vegetation within the 100-ft. fuel modification zone. Drainage plans include thorough temporary and permanent BMPs. 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 February 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.

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 AMENDMENT (Immaterial)
Coastal Development Permit Amendment No. **6-12-013-A1**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: January 31, 2014

SUBJECT: Permit No. **6-12-013-A1** 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: 16470 El Camino Real, 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):

Addition of a 311 sq. ft. single-story game room to a previously approved 4,578 sq. ft. single-story single family residence.

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 addition will not require any additional grading or removal of native vegetation to comply with the 100' fuel modification zone. In addition, there are existing adjacent structures that would require fuel modification in the same area as the proposed addition; thus, there is no potential that the proposed addition would increase the extent of necessary fuel modification. The addition will not change the intensity of use of the approved structure and is consistent with the character of the surrounding community. 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 Brittney Laver at the phone number provided above.