

**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



# TH10

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

*For the  
June Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: June 09, 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 June 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>
6-14-0740-W Alina Payne	Existing 1,448 sq.ft. unit to add 50 sq. ft. of additional living space to upstairs bedroom via the enclosure of an existing 2nd floor balcony. Addition will not extend beyond the building footprint, and exterior treatment of the addition will match the existing architecture.	567 South Sierra Ave, Solana Beach, San Diego County. APN 298-211-71.
6-14-0964-W William Dominquez	Installation of five new clerestory windows on an exterior western wall of an existing condominium unit. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Castaneda Engineering, dated June 4, 2014.	441 South Sierra Avenue #303, Solana Beach, San Diego County. APN 298-053-20.

**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>
6-14-0749-W SeaWorld San Diego	Demolition of existing 2,000 sq. ft. restroom and construction of new 2,925 sq. ft. restroom in the same location within the existing theme park.	500 SeaWorld Drive, Mission Bay Park, San Diego County. APN 435-480-17.
6-14-0755-W Keystone Financial Group, LLC, Attn: Bob Mueller	Construction of a 3,800 sq. ft., 2-story single family residence with an attached 719 sq. ft. 3-car garage on a vacant 17,501 sq. ft. lot. The proposal includes 960 cubic yard of grading to be exported outside the Coastal Zone.	130 Granados Ave, Solana Beach, San Diego County. APN 298-083-86.

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June 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#:** 6-14-0740-W

**APPLICANT:** Alina Payne and Julie Pondrom

**LOCATION:** 567 Sierra Avenue, #83, Solana Beach, San Diego County. (APN: 298-211-71-83)

**PROPOSED DEVELOPMENT:** Enclose 50 sq. ft. of an existing 3<sup>rd</sup> story balcony on the eastern side of an existing 1,448 sq. ft. condominium unit. Addition will not extend beyond the building footprint, and exterior treatment of the addition will match the existing architecture.

**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 June 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", written over a horizontal line.

Rick Casswell  
Coastal Program Analyst

cc: Commissioners/File

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June 9, 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#:** 6-14-0964-W

**APPLICANT:** William D Dominguez

**LOCATION:** 441 South Sierra Avenue #303, Solana Beach (San Diego County) APN 298-053-20-50

**PROPOSED DEVELOPMENT:** Installation of five new clerestory windows on an exterior western wall of an existing condominium unit. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Castaneda Engineering, dated June 4, 2014.

**RATIONALE:** The proposed clerestory windows are located on an existing condominium unit. The existing condominium building is located within 50 ft. of the coastal bluff; however the proposed project will not affect the stability of the coastal bluff. The proposed development will not affect public views or coastal access, and no adverse impacts to coastal resources are anticipated. The project is consistent with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 11-13, 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.

A handwritten signature in black ink, appearing to read "Charles Lester".

CHARLES LESTER,  
Executive Director

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

Eric Stevens  
Coastal Program Analyst

cc: Commissioners/File

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May 20, 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#:** 6-14-0749-W

**APPLICANT:** SeaWorld San Diego

**LOCATION:** 500 SeaWorld Drive, San Diego, San Diego County (APN 760-037-01-01)

**PROPOSED DEVELOPMENT:** Demolition of existing 2,000 sq. ft. restroom and construction of new 2,925 sq. ft. restroom in the same location within the existing theme park.

**RATIONALE:** The proposed development is a small-scale replacement of an existing restroom within the interior of the existing theme park. It will not be visible outside the leasehold and is consistent with the existing line of development in the immediate vicinity. The proposed development will not increase the intensity of use of the park, will not generate the need for additional parking, and will not have any impacts on water quality. 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.

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

  
Brittny Laver  
Coastal Program Analyst

cc: Commissioners/File

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May 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#:** 6-14-0755-W**APPLICANT:** Keystone Financial Group, LLC**LOCATION:** 130 S. Granados Ave., Solana Beach, San Diego County (APN 298-083-86)**PROPOSED DEVELOPMENT:** Construction of a 3,800 sq. ft., 2-story single family residence with an attached 719 sq. ft. 3-car garage on a vacant 17,501 sq. ft. lot at 130 S. Granados Ave., Solana Beach. The proposal includes 960 cubic yard of grading to be exported outside the Coastal Zone.**RATIONALE:** The proposed development is consistent with the zoning and land use designation of the subject area and with community characteristics. The design of the proposed project meets requirements for maximum building height, maximum FAR, and parking. 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.

This waiver will not become effective until reported to the Commission at their June 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 cursive script, appearing to read "Brittny Laver".

Brittny Laver  
Coastal Program Analyst

cc: Commissioners/File