

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



W16

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

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 02, 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 July 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 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>
6-14-0901-W Matthew Cohen	Demolition and reconstruction of an existing 2,286 square foot, 1-story, single-family residence and construction of a new 3,081 square foot, 1-story, single-family residence on a 20,500 square foot lot. After-the-fact approval of a new 533 square foot, 1-story, detached guest house.	331 South Granados Avenue, Solana Beach, San Diego County. APN 298-075-07.

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-12-031-E1 John Micheals	Demolition of an existing two-story, 1,216 square foot single family home with attached garage and construction of a three-story, 30 foot high, 1,401 square foot single family home with attached 376 square foot two-car garage on an approximately 1,275 square foot lot.	720 - Windemere Court, Mission Beach San Diego County. 423-316-22.

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June 26, 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#: 6-14-0901-W**APPLICANT:** Matthew Cohen**LOCATION:** 331 S. Granados Avenue, Solana Beach (San Diego County). APN: 298-075-07-00**PROPOSED DEVELOPMENT:** Demolition and reconstruction of an existing 2,286 square foot, 1-story, single-family residence and construction of a new 3,081 square foot, 1-story, single-family residence on a 20,500 square foot lot. After-the-fact approval of a new 533 square foot, 1-story, detached guest house.**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 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 July 9-11, 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 EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 2, 2014

Notice is hereby given that John Micheaels has applied for a one year extension of 6-12-031 granted by the California Coastal Commission on July 11, 2012.

for: Demolition of an existing two-story, 1,216 square foot single family home with attached garage and construction of a three-story, 30 foot high, 1,401 square foot single family home with attached 376 square foot two-car garage on an approximately 1,275 square foot lot.

at: 720 Windemere Court, Mission Beach, San Diego (San Diego County) APN: 423-316-22

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script, appearing to read "Alex Llerandi".

Alexander Llerandi
Coastal Program Analyst