

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



W15

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 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 August 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>
6-14-1050-W SD Housing Commission, Attn: Tom Mudd	Construction of ADA-compliant ramp and pathways, restriping of parking lot to reduce parking spaces from 19 to 18, and interior remodel of existing dwelling units to meet ADA requirements on an existing 22,863 lot containing two 2-story buildings with a total of twelve units.	3222 Camulos Street, Peninsula Community, San Diego, San Diego County. APN 441-133-010

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>
6-14-1063-W SeaWorld San Diego	Installation of five shade structures over each of five existing animal care pools with concrete footings, fixed shade structures and bird perching deterrents (lightweight cables) above the shade. The structures are open on all sides and will not exceed 30' above the existing grade.	500 SeaWorld Drive, Mission Bay, San Diego, San Diego County. APN 760-037-010

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
6-04-088-A13 Southern California Edison, Attn: David Kaye	Modify Special Condition #8(d)(e) to relocate the required 1.72 acre coastal sage scrub mitigation site that was required as mitigation for impacts associated with the Coast to Crest Trail and Freshwater Treatment Ponds to 300 feet north of the original site. Total acreage provided to remain the same.	Western end of San Dieguito River Valley, Del Mar and City of San Diego, San Diego County.

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-6-CII-08-028-E5 Steve and Janet Moss	The demolition of a 2,100 sq. ft. home and the construction of a 6,755 sq. ft. single-family residence including a 2,366 sq. ft. basement, an infinity edge swimming pool, spa and patio. Also proposed are improvements made to an existing revetment (after-the-fact) and retention of the private access stairway situated on top of the existing revetment on a 13,650 sq. ft. blufftop lot.	5015 Tierra Del Oro Street, Carlsbad, San Diego County. APN 210-020-15


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**NOTICE OF PROPOSED PERMIT WAIVER**

DATE: July 9, 2014

TO: All Interested Parties

FROM: Diana Lilly, San Diego District Supervisor
Brittney Laver, Coastal Program Analyst 

SUBJECT: **Coastal Development Permit (CDP) Standard Waiver 6-14-1050-W**
Applicant: San Diego Housing Commission, Attn: Tom Mudd

PROJECT LOCATION: 3222 Camulos St., Peninsula Community, San Diego, San Diego County.
APN 441-133-01.

PROPOSED DEVELOPMENT: Construction of ADA-compliant ramp and pathways, restriping of parking lot to reduce parking spaces from 19 to 18, and interior remodel of existing dwelling units to meet ADA requirements on an existing 22,863 sq. ft. lot containing two 2-story buildings with a total of twelve units.

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 project will provide increased accessibility to the existing units. Although under the current certified San Diego Land Development Code, which is used for guidance in this area, the existing development would require 25 parking spaces, the site is located at the end of a cul-de-sac in a residential neighborhood where any spillover parking on the adjacent public streets will not have any effect on public access or recreation. The project is consistent with the planning and zoning designations of the City LCP and with all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts are anticipated.

COASTAL COMMISSION REVIEW PROCEDURE: This waiver will not become effective until reported to the Commission at their August 13-15, 2014 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 Brittney Laver in the San Diego District office at the above address or phone number prior to the Commission meeting date.

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July 15, 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#: 6-14-1063-W**APPLICANT:** SeaWorld San Diego**LOCATION:** 500 SeaWorld Dr., Mission Bay, San Diego, San Diego County. APN 760-037-01-01.**PROPOSED DEVELOPMENT:** Installation of five fixed shade structures over each of five existing animal care pools with concrete footings and bird perching deterrents (lightweight cables) above the shade. The structures are open on all sides and will not exceed 30' above the existing grade.**RATIONALE:** The proposed development is a minor addition to a non-guest area on the western bayward side of the existing theme park. The shade structures are consistent with the existing line of development in the immediate vicinity and will be minimally visible outside the leasehold as they will be obscured by existing structures with roof lines greater in height in the immediate vicinity. 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 August 13-15, 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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NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)
Coastal Development Permit Amendment No. **6-04-088-A13**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: July 31, 2014
SUBJECT: Permit No. **6-04-088-A13**
Granted to: Southern California Edison (Sce), Attn: David Kaye

Original Description:

for: **Implementation of the San Dieguito Wetland Restoration Plan, including creation/restoration of approximately 115 acres of wetland habitat, dredging to maintain an open inlet, creation of nesting sites for the California least tern and western snowy plover, and construction of treatment ponds and public access trail.**

at: **Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar and 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):

Modify Special Condition #8(d)(e) to relocate the required 1.72 acre coastal sage scrub mitigation site that was required as mitigation for impacts associated with the Coast to Crest Trail and Freshwater Treatment Ponds to 300 feet north of the original site. Total acreage provided to remain the same.

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 relocation of required coastal sage scrub mitigation would not result in any change to the amount of required mitigation acreages for impacts associated with the Coast to Crest Trail or Freshwater Treatment Ponds. The new proposed mitigation location would still be sited within the greater san Dieguito Lagoon Restoration Project.

For the reasons stated above, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or term of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will be prejudice the City's ability to prepare or amend an LCP.

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

**6-04-088-A13
Immaterial Amendment**

Attachment No. 2

Special Condition #8 language would be modified as follows:

8. d. Provision for mitigating the impacts identified in (b) above through the creation of 1.72 acres of coastal sage scrub within the El Camino Real Site ~~disposal site DS33~~. The creation of about 56 acres of coastal sage scrub overall, that was primarily proposed for erosion control on the various disposal sites within the project area, minus 1.72 acres of mitigation, remains in effect in accordance with the approved Final Restoration Plan.
- e. Identification of locations for the required mitigation for impacts from trail and treatment ponds at one or more of the following mitigation sites:
 - (4) Coastal sage scrub mitigation site at the El Camino Real Site ~~disposal site DS33~~.

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MAILED
8/3/14

July 31, 2014

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that **Steve And Janet Moss**
has applied for a one year extension of Permit No: **A-6-CII-08-028**
granted by the California Coastal Commission on: **August 8, 2008**

for: **The demolition of a 2,100 sq. ft. home and construction of a 6,755 sq. ft. single-family residence including a 2,366 sq. ft. basement, an infinity edge swimming pool, spa and patio. Also, proposed is improvements made to an existing revetment (after-the-fact) and retention of the private access stairway situated on top of the existing revetment on a 13,650 sq. ft. blufftop lot.**

at: **5015 Tierra Del Oro St., Carlsbad (San Diego County)**

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

Toni Ross
Coastal Program Analyst

Supervisor:

Diana Gilly