

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



TH20

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 05, 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 September 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>
<p>6-14-0693-W Attn: Linda Petrucci</p>	<p>Installation of a new ground-mounted 24-panel solar photovoltaic system in the southwestern-facing sloped front yard of an existing residence on a 1.04-acre lot.</p>	<p>4640 Park Drive, Carlsbad, San Diego County. APN 207-100-66</p>
<p>6-14-1432-W Caltrans, Attn: Arturo Jacobo</p>	<p>Conduct geotechnical investigation to evaluate subsurface soil conditions at the Batiquitos Lagoon for upcoming proposed widening of the Batiquitos Bridge, including two mud-rotary borings to be drilled to approximately 240 ft. in depth through the concrete slab of the existing bridge deck and backfill of the 4-inch diameter hole with bentonite/mud chips to the ground surface</p>	<p>Interstate 5 Batiquitos Bridge, Encinitas, San Diego County.</p>
<p>6-14-1444-W California State Parks</p>	<p>Relocate a one-story, 14-foot tall, 1,200 sq.ft. modular residential building to a developed site within the employee maintenance and housing complex at Silver Strand State Beach.</p>	<p>5000 California 75, Coronado, San Diego County. APN 615-030-03</p>
<p>6-14-1512-W Bill & Gail Zimmerman</p>	<p>Demolition of a 2,526 sq.ft., single-story, single-family residence and construction of a new 4,056 sq.ft., two-story, single-family residence and 1,541 sq.ft., two-story, detached accessory structure (including accessory dwelling unit, gym, and three-car garage, with attached 211 sq.ft. carport). An existing 560 sq.ft., clubhouse will remain. Additional landscaping, retaining walls, and hardscape areas area also proposed on the existing 38,153 sq.ft. lot.</p>	<p>390 Lomas Santa Fe Dr, Solana Beach, San Diego County. APN 263-404-10.</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-11-010-E1 Oceanus Geologic Hazard Abatement District, Attn: Allen Bloom	Removal of existing rip-rap and failed seawall from the beach and bluff and construction of a new approximately 120 ft. long, 14-20 ft. high, 2 1/2 ft. thick tied back shotcrete seawall with installation of rip-rap placed landward of the seawall.	On the public bluff and beach and the closed Ocean Street Right of Way seaward of 4848 Bermuda Avenue, Ocean Beach, San Diego. APN 448-242-270-01 - 13

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
PH (619) 767-2370 FAX (619) 767-2384



August 18, 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#: 6-14-0693-W**APPLICANT:** Linda Petrucci**LOCATION:** 4640 Park Drive, Carlsbad, San Diego County. APN 207-100-66-00.**PROPOSED DEVELOPMENT:** Installation of a new ground-mounted 24-panel solar photovoltaic system in the southwestern-facing sloped front yard of an existing residence on a 1.04-acre lot.**RATIONALE:**

The project site contains steep slopes and native vegetation placed in open space pursuant to a previous Commission CDP (#6-87-198); however, the proposed development will be located outside of the open space area and no steep slopes or native vegetation will be impacted. The proposed development will be screened from the surrounding public streets with native hedging, and no grading is proposed. The proposed development is consistent with the zoning and plan designations for Carlsbad, 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 September 10-12, 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

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
PH (619) 767-2370 FAX (619) 767-2384



August 22, 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#: 6-14-1432-W

APPLICANT: Caltrans, Arturo Jacobo

LOCATION: Interstate 5 at the Batiquitos Bridge, Encinitas (San Diego County)

PROPOSED DEVELOPMENT: Conduct geotechnical investigation to evaluate subsurface soil conditions at the Batiquitos Lagoon for upcoming proposed widening of the Batiquitos Bridge, including two mud-rotary borings to be drilled to approximately 240 ft. in depth through the concrete slab of the existing bridge deck and backfill of the 4-inch diameter hole with bentonite/mud chips to the ground surface.

RATIONALE: The proposed development will be located in the existing shoulder of Interstate-5 and no work will be completed off the existing freeway shoulder. The project is temporary in nature with each boring anticipated to take two days to complete with drilling performed at night between the hours of 9 PM and 5 AM. In addition, no vegetation will be impacted. Thus, 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 September 10-12, 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 'KBrown', with a long, wavy underline.

Kanani Brown
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
PH (619) 767-2370 FAX (619) 767-2384



August 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 No.: 6-14-1444-W

APPLICANT: California State Parks

LOCATION: 5000 California 75, Coronado (San Diego County) APN 615-030-03-00

PROPOSED DEVELOPMENT: Relocate a one-story, 14-foot tall, 1,200 square foot modular residential building to a developed site within the employee maintenance and housing complex at Silver Strand State Beach.

RATIONALE: The proposed modular buildings will be located in a developed residential and maintenance area within Silver Strand State Beach. All development will occur on existing paved areas and no impacts to sensitive biological resources, visual quality, or public access will occur. No increases in impervious surfaces will result. The new structures may be slightly and briefly visible from the public access path, but no scenic views or vistas will be affected. The project is consistent with all applicable policies of the Coastal Act, and no impacts to coastal resources will result.

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

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

CHARLES LESTER,
Executive Director

A handwritten signature in black ink, appearing to read "Alex Llerandi", written over a circular stamp or seal.

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
PH (619) 767-2370 FAX (619) 767-2384



August 27, 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#: 6-14-1512-W

APPLICANT: Bill & Gail Zimmerman

LOCATION: 390 Lomas Santa Fe Drive, Solana Beach (San Diego County). (APN: 263-404-10-00).

PROPOSED DEVELOPMENT: Demolition of a 2,526 square foot, single-story, single-family residence and construction of a new 4,056 square foot, two-story, single-family residence and 1,541 square foot, two-story, detached accessory structure. An existing 560 square foot clubhouse will remain. Additional landscaping, retaining walls, and hardscape areas are also proposed on the existing 38,153 square foot lot.

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 September 10-12, 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", written over a horizontal line.

Rick Casswell
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
PH (619) 767-2370 FAX (619) 767-2384

MAILED9/5/14

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 5, 2014

Notice is hereby given that the Oceanus Geologic Hazard Abatement District has applied for a one year extension of 6-11-010 granted by the California Coastal Commission on August 9, 2012 for:

Removal of existing rip-rap and failed seawall from the beach and bluff and construction of a new approximately 120 ft. long, 14-20 ft. high, 2 1/2 ft. thick tied back shotcrete seawall, with installation of rip-rap landward of the seawall.

at:

On the public bluff and beach and the closed Ocean Street Right-of-Way seaward of 4848 Bermuda Avenue, Ocean Beach, San Diego (San Diego County) APN Nos. 448-242-27-01 through 13.

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

Diana Jilly
for Eric Stevens
Coastal Program Analyst