

**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



# W27

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

*For the  
March Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: March 09, 2015

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 March 2015 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><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>6-15-0131-W</b> Seascape Sur Estates	Installation of an approximately 130 sq. ft. brick patio at an existing condominium complex. No grading of natural bluff material is proposed.	597 South Sierra Avenue, Solana Beach, San Diego County. APN 298-211-71

***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.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<b>6-15-0130-W</b> Aidan LLC, Attn: David Santistevan	Demolition of an existing 1-story single family residence and detached garage; Tentative Map Waiver for subdivision of existing 19,976 sq.ft. lot into 4 condominium parcels and construction of four 2-story detached residential structures (2,697 sq.ft, 2,754 sq.ft., 2,775 sq.ft, and 2667 sq.ft.) on each lot; 2,900 cu.yds. of grading. lot.	823 Vera Street, Solana Beach, San Diego County. APN 298-134-05
<b>6-15-0158-W</b> Development Dream Home Inc., Attn: Nezi Arbib	Conversion of an existing one-story, 1,880 sq.ft. duplex to a single-family residence on an 8,650 sq.ft. lot. Other development proposed that does not require a permit includes construction of a new detached 420 sq. ft. carport and interior remodeling.	322 North Granados Avenue, Solana Beach, San Diego County. APN 263-391-15
<b>6-15-0159-W</b> Greg & Cynthia Velasquez	Remodel of an existing six-unit, 16,134 sq.ft., 3-story over basement garage residential structure on a 9,009 sq.ft. lot to convert two of the existing units into one.	3828 Rivera Drive #1A, San Diego, San Diego County. APN 423-410-13-01, -04
<b>6-15-0173-W</b> San Dieguito Union High School District, Attn: John Addleman, Director Planning Services	Installation of one 4.5-foot tall transformer, one 4-foot tall transformer, 49 sq.ft. transformer pad, 7.5-foot tall switch gear cabinet, 160 sq.ft. switch gear pad, four underground conduits and removable bollards at an existing school campus on a 19.4 acre lot.	155 Stevens Avenue, Solana Beach, San Diego County. APN 263-421-06

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

<b>6-15-0181-W</b> 22nd Agricultural District	Replacement of an existing 37-ft. tall light standard 70-feet west of Bing Crosby Hall with a new 50-ft. tall light standard housing 6 antennas, 12 remote radio units, and two surge protectors; construction of a new detached 200 sq. ft., 10-ft. tall equipment building immediately west of Bing Crosby Hall; installation of a new generator immediately west of an existing restroom facility; and related trenching on a 177-acre property. Other proposed development not requiring a permit includes installation of telecommunication support equipment, 2 antennas, 14 remote radio units, 6 surge demarcation junction boxes, and a backup generator inside and on the rear exterior of an existing scoreboard building in the infield portion of the existing race track.	2260 Jimmy Durante Boulevard, Del Mar, San Diego County. APN 299-030-22
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***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.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<b>A-6-NOC-12-005-A1</b> Sorrento Valley Holdings I and II L.P.	Revise the allowable uses in the approved Open Space and Conservation Easement to allow utilities, drainage improvements, and a portion of the existing roadway to be retained and maintained; add a requirement that the applicant convey or extinguish all retained rights within the existing easements associated with construction of billboards or cellular facilities within the open space.	11965 Sorrento Valley Road, Torrey Pines, San Diego, San Diego County. APN

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March 2, 2015

**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#:** 6-15-0131-W

**APPLICANT:** Seascape Sur Estates

**LOCATION:** 597 Sierra Ave., Solana Beach (San Diego County) APN 298-211-71

**PROPOSED DEVELOPMENT:** Installation of an approximately 130 sq. ft. brick patio at an existing condominium complex. No grading of natural bluff material is proposed.

**RATIONALE:** The proposed patio will be located approximately 14 ft. away from the coastal bluff edge; however the proposed project will not affect the stability of the bluff or increase site drainage over the bluff edge. The proposed development 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 March 11-13, 2015 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.**

CHARLES LESTER,  
Executive Director

Eric Stevens  
Coastal Program Analyst

A handwritten signature in dark ink, appearing to read "Eric Stevens", written over the typed name.

cc: Commissioners/File

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175 Metropolitan Drive, Suite 103  
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February 27, 2015

**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#:** 6-15-0130-W

**APPLICANT:** Aidan LLC, David Santistevan

**LOCATION:** 823 Vera Street, Solana Beach (San Diego County) APN 298-134-05.

**PROPOSED DEVELOPMENT:** Demolition of an existing 1-story single family residence and detached garage; Tentative Map Waiver for subdivision of existing 19,976 sq.ft. lot into 4 condominium parcels and construction of four 2-story detached residential structures (2,697 sq.ft, 2,754 sq.ft., 2,775 sq.ft, and 2667 sq.ft.) on each lot; 2,900 cu.yds. of grading.

**RATIONALE:** The proposed development is located on an existing partially developed lot within an established residential neighborhood consisting of single-family residences and multi-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, and is consistent with the zoning and plan designations for the City of Solana Beach certified Land Use Plan. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their March 2015 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 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 Keri Robinson 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 dark ink, appearing to read "Keri Robinson".

Keri Robinson  
Coastal Planner

cc: Commissioners/File

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February 27, 2015

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act**

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**WAIVER#:** 6-15-0158-W

**APPLICANT:** Development Dream Home Inc.

**LOCATION:** 322 North Granados Avenue, Solana Beach (San Diego County) APN 263-391-15.

**PROPOSED DEVELOPMENT:** Conversion of an existing one-story, 1,880 sq.ft. duplex to a single-family residence on an 8,650 sq.ft. lot. Other development proposed that does not require a permit includes construction of a new detached 420 sq. ft. carport and interior remodeling.

**RATIONALE:** The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family and multi-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, and is consistent with the zoning and plan designations for the City of Solana Beach certified Land Use Plan. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their March 2015 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 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 Keri Robinson in the San Diego District office at the above address or phone number prior to the Commission meeting date.

CHARLES LESTER,  
Executive Director

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Keri Robinson  
Coastal Program Analyst

cc: Commissioners/File

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February 26, 2015

**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#:** 6-15-0159-W

**APPLICANT:** Greg & Cynthia Velasquez

**LOCATION:** 3828 Riviera Drive, Pacific Beach, San Diego (San Diego County) APN 423-410-13-01, 423-410-13-04

**PROPOSED DEVELOPMENT:** Remodel of an existing six-unit, 16,134 sq.ft., 3-story over basement garage residential structure on a 9,009 sq.ft. lot to convert two of the existing units into one.

**RATIONALE:** . The proposed reduction in the total number of residential units from six to five does not have the potential to impact any coastal resources. The project is consistent with the residential R-M Pacific Beach community plan designation and provides adequate parking. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts are anticipated.

This waiver will not become effective until reported to the Commission at their March 2015 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 'Tinya Hoang'.

Tinya Hoang  
Coastal Program Analyst

cc: Commissioners/File

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February 27, 2015

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**WAIVER#:** 6-15-0173-W

**APPLICANT:** San Dieguito Union High School District

**LOCATION:** 155 Stevens Avenue, Solana Beach (San Diego County) APN 263-421-06

**PROPOSED DEVELOPMENT:** Installation of one 4.5-foot tall transformer, one 4-foot tall transformer, 49 sq.ft. transformer pad, 7.5-foot tall switch gear cabinet, 160 sq.ft. switch gear pad, four underground conduits and removable bollards at an existing school campus on a 19.4 acre lot.

**RATIONALE:** The proposed project is located on an existing developed school site and is necessary to provide upgraded utility service to the school. The proposed project does not include grading or the removal of any native vegetation. The proposed project will not adversely impact coastal resources, including public access or visual resources, and is consistent with the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 2015 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 Tinya Hoang 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 "Tinya Hoang".

Tinya Hoang  
Coastal Program Analyst

cc: Commissioners/File

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**WAIVER#:** 6-15-0181-W

**APPLICANT:** 22nd District Agricultural Association

**LOCATION:** 2260 Jimmy Durante Blvd, Del Mar (San Diego County) APN 299-030-22

**PROPOSED DEVELOPMENT:** Replacement of an existing 37-ft. tall light standard 70-feet west of Bing Crosby Hall with a new 50-ft. tall light standard housing 6 antennas, 12 remote radio units, and two surge protectors; construction of a new detached 200 sq. ft., 10-ft. tall equipment building immediately west of Bing Crosby Hall; installation of a new generator immediately west of an existing restroom facility; and related trenching on a 177-acre property. Other proposed development not requiring a permit includes installation of telecommunication support equipment, 2 antennas, 14 remote radio units, 6 surge demarcation junction boxes, and a backup generator inside and on the rear exterior of an existing scoreboard building in the infield portion of the existing race track.

**RATIONALE:** The project is consistent with the Fairgrounds-Racetrack land use designation. The proposed telecommunication equipment will not increase intensity of use of the property and thus will not impact public access. The new equipment will be screened from view, attached to existing structures or located immediately adjacent to existing structures in currently developed portions of the property. The proposed light standard will be a thin pole located within existing development. Thus, the project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources are anticipated.

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

Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File

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**NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)**

Coastal Development Permit Amendment No. A-6-NOC-12-005-A1

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** March 10, 2015

**SUBJECT:** Permit No. A-6-NOC-12-005-A1 granted to Sorrento Pointe I & II L.P. for:  
Construction of one two-story, 33,368 sq. ft. office building and one three story, 58,970 sq. ft. office building, surface and underground parking, access and drainage improvements and landscaping on an existing 14.35 acre hilltop property.

**PROJECT SITE:** 11965 and 12025 Sorrento Valley Road, Torrey Pines, 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):

The applicant proposes to make the following revisions to the allowable uses in the approved Open Space and Conservation Easement (additions shown in underline, deletions in ~~strike-out~~).

**4. Open Space and Conservation Easement**

A. No development, as defined in section 30106 of the Coastal Act shall occur in the on-site coastal sage scrub or southern maritime chaparral vegetation adjacent to the MHPA, as shown in Exhibit #11 except for:

1. Habitat mitigation/restoration and other development necessary to implement the final mitigation plan;
2. Existing easements held by SDG&E utilities, recorded June 22, 1994 as Instrument No. 1994-048572 of Official Records and recorded April 25, 1997 as Instrument No. 1997-0191772 of Official Records;
3. Maintenance of drainage facilities associated with Interstate 5 by the State of California, and maintenance on Sorrento Valley Road by the City of San Diego as described in the document recorded July 22, 2004 as Instrument No. 2004-0686355 of Official Records.

**B. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a document in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an open space and conservation easement for the purpose of habitat conservation. Such easement shall be located over all coastal sage scrub and southern maritime chaparral vegetation, as shown in Exhibit #11. The recorded document shall include graphic depictions and legal descriptions, prepared by a licensed surveyor, of both the applicant's entire

parcel and the easement area. The recorded document shall also reflect that development in the easement area is restricted as set forth in this permit condition.

1. Applicant, as owner of the real property shown in Exhibit #11, agrees, by March 11, 2016, to convey all retained rights within the existing easements held by SDG&E utilities recorded June 22, 1994 as Instrument No. 1994-048572 of Official Records and recorded April 25, 1997 as Instrument No. 1997-0191772 of Official Records. Applicant confirms that no cellular facility allowed by the these easements or by Coastal Development/Sensitive Coastal Resource/Coastal Hillside Review and Condition Use Permit recorded March 17, 1995 as Instrument No. 1995-0112699 will be erected within the open space conservation easement, and Applicant confirms a cellular tower facility would not require any electrical connection or other appurtenant facility that would require development within the open space conservation easement.
2. Applicant agrees to provide evidence that the easement recorded February 4, 2000 as Instrument No. 2000-0066033, regarding the right to erect a billboard within the open space conservation easement, is extinguished.

C. The offer shall be recorded free of prior liens and encumbrances not described in subdivision (A) of this condition which the Executive Director determines may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, binding all successors and assignees, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

In addition, a new special condition, Special Condition No. 21, will be added, as follows:

**21. Amended Deed Restriction. PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT AMENDMENT (A-6-NOC-12-005-A1),** the landowner owner shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) has executed and recorded against the parcel(s) governed by this permit amendment a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, as amended, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit, as amended, as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit amendment. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit, as amended, shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property. **This deed restriction shall supercede and replace the deed restriction(s) recorded pursuant to Special Condition No. 19 of Coastal Development Permit No. A-6-NOC-12-005, approved on May 8, 2013, which deed restriction(s) is recorded as Instrument Nos. 2013-0481622 & 2013-0481623 in the official records of San Diego County.**

Finally, the applicant is proposing to convey retained rights to existing exclusions relating to the future development of cellular facilities and billboards within the area designated for open space.

## 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 amendment clarifies that several existing uses within the proposed conservation area, including utilities, drainage improvements, and a portion of the existing roadway can be retained and maintained. These uses and facilities are existing and no impacts to coastal resources are expected to occur by allowing the facilities to be maintained. Furthermore, the amendment adds a requirement that the applicant convey or extinguish all retained rights within the existing easements associated with construction of billboards or cellular facilities within the open space. Special Condition No. 21 (Amended Deed Restriction) will memorialize these changes. As such, the proposed amendment will limit the types development within the conservation area to those uses that can be consistent with the intent of the easement and will result in additional protection of the sensitive habitat found onsite.

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