

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



W9

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

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 08, 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 May 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>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-15-0372-W Steve & Debbie Berg	Installation of pool with concrete patio, pool equipment on a 3-foot by 7-foot concrete pad, and associated utility connections and upgrades.	803 Santa Rosita, Solana Beach, San Diego County. APN 263-500-01

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>
6-15-0239-W Scott Crosby	Conversion of an existing two-story, 1,564 sq.ft. duplex with a roof-top deck to a single-family residence on a 1,250 sq.ft. lot, and remodeling including interior renovations, demolition of approximately 108 sq.ft. of the existing structure, removal of portions of existing attached deck that extend beyond the property line.	730 Verona Court Mission Beach, San Diego, San Diego County. APN 423-551-43
6-15-0250-W 636 Valley Avenue, LLC, Attn: Joshua Lichtman	Demolition of an existing 1-story single family residence; Tentative Parcel Map for subdivision of existing 10,801 sq.ft. lot into 4 units and construction of a 2-story, 2,901 sq.ft. mixed-use residential and commercial building and two 2-story, 2,256 sq.ft. residential structures.	636 Valley Avenue, Solana Beach, San Diego County. APN 298-133-02
6-15-0301-W Forrest Knowlton & Paula Dunn	Construction of a new one-story (with basement) 4,140 square foot single-family residence with attached two-car, and detached one-car, garages, totaling 799 square feet, a 596 square foot detached guest house, and associated landscape and hardscape, on a 19,082 square foot vacant lot.	533 Rios Avenue, Solana Beach, San Diego County. APN 298-092-15
6-15-0422-W SeaWorld San Diego	Installation of 2 approximately 240 sq. ft., 5 ft.-tall above-ground wood-and-plastic-lined holding pools with shade structure to facilitate treatment of rapid increase in beached marine animals in the 2015 season.	500 SeaWorld, Mission Bay, San Diego, San Diego County. APN 760-037-01
6-15-0449-W Donald Davis	Demolition of existing 484 sq.ft. 1-story detached two-car garage and construction of new 640 sq.ft. detached two-car garage with 640 sq.ft. accessory living unit above, with approximately 500 sq.ft of attached decks on a 14,400 sq.ft. lot with an existing 1,587 sq.ft. 1-story single family home.	447 Cliff Street, Solana Beach, San Diego County. APN 263-160-29

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>
6-85-336-A3 Pacific Beach Restaurant Group, LP	After-the-fact approval of an approximately 1,423 sq.ft. expansion to the dining area of an existing 1,092 sq.ft. roof deck on existing flat roof, related electrical and gas work, and installation of bike racks at ground level.	4190 Mission Boulevard, Mission Beach, San Diego, San Diego County

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May 1, 2015

Coastal Development Permit Waiver Improvements to Existing Single-Family Residences or Structures Coastal Act Sections 30610(a) and (b)

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: 6-15-0372-W

Applicant: Steve & Debbie Berg

Location: 803 Santa Rosita, Solana Beach (San Diego County) APN 263-500-01

Proposed Development: Installation of pool with concrete patio, pool equipment on a 3-foot by 7-foot concrete pad and associated utility connections and upgrades.

Rationale: The proposed pool requires a coastal development permit because the site is between the lagoon and the first public roadway, and involves a significant non-attached structure. The proposed pool will be located in an established neighborhood consisting primarily of single family residences. The project will be in character with the surrounding community. The project is consistent with the zoning and land use designation for the City of Solana Beach and the certified Solana Beach Land Use Plan. The proposed project is consistent with all applicable Chapter 3 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 May 2015 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 "Tinya Hoang".

Tinya Hoang
Coastal Program Analyst

cc: Commissioners/File

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April 9, 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: 6-15-0239-W

APPLICANT: Scott Crosby

LOCATION: 730 Verona Court, Mission Beach (San Diego County) APN 423-551-43

PROPOSED DEVELOPMENT: Conversion of an existing two-story, 1,564 sq.ft. duplex with a roof-top deck to a single-family residence on a 1,250 sq.ft. lot, and remodeling including interior renovations, demolition of approximately 108 sq.ft. of the existing structure, removal of portions of existing attached deck that extend beyond the property line.

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 San Diego certified Local Coastal Program. 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 May 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 cursive script, appearing to read "Keri Robinson".

Keri Robinson
Coastal Planner

cc: File

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May 1, 2015

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

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: 6-15-0250-W

Applicant: 636 Valley Avenue, LLC, Joshua Lichtman

Location: 636 Valley Avenue, Solana Beach (San Diego County) APN 298-133-02-00

Proposed Development: Demolition of an existing 1-story single family residence; Tentative Parcel Map for subdivision of existing 10,801 sq.ft. lot into 4 units and construction of a 2-story, 2,901 sq.ft. mixed-use residential and commercial building and two 2-story, 2,256 sq.ft. residential structures.

Rationale: The proposed development is located on an existing developed lot surrounded by a variety of land uses including commercial and single- and multi-family residences similar in size and scale to the proposed development. Although the project is not consistent with the zoning and plan designations in the City of Solana Beach certified Land Use Plan which designates the site for Low/Medium Residential, the development will not block any public views or impact public access and is compatible with the surrounding land uses.. The project is also consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act, and no impacts to coastal resources are expected. The City has indicated the current LUP map will likely be updated to reflect a mixed-use land use designate in the future.

This waiver will not become effective until reported to the Commission at their May 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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 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 black ink, appearing to read "Keri Robinson".

Keri Robinson
Coastal Planner

cc: File

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May 1, 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#: 6-15-0301-W

APPLICANT: Forrest Knowlton and Paula Dunn

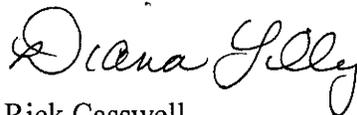
LOCATION: 533 S. Rios Avenue, Solana Beach (San Diego County). (APN: 298-092-15-00).

PROPOSED DEVELOPMENT: Construction of a new one-story (with basement) 4,140 square foot single-family residence with attached two-car, and detached one-car garage, totaling 799 square feet, and a 596 square foot detached guest house on a 19,082 square foot vacant lot.

RATIONALE: The subject property is located within an established residential neighborhood consisting of single-family residences with accessory structures 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 maintained. Additionally, the project conforms to the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, is not subject to any of the special overlays in LUP, and is consistent with all applicable Chapter 3 policies of the Coastal Act. No adverse impacts to coastal resources are anticipated.

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

for 
Rick Casswell
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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April 30, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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: 6-15-0422-W

Applicant: SeaWorld San Diego

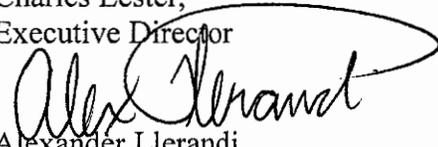
Location: 500 SeaWorld Dr, Mission Bay, San Diego (San Diego County)
APN: 760-037-01-01

Proposed Development: Installation of 2 approximately 240 sq. ft., 5 ft.-tall above-ground wood-and-plastic-lined rehabilitation pools with shade structure to facilitate treatment of rapid increase in beached marine animals.

Rationale: The proposed development is a minor addition to a currently developed, non-guest area of the existing theme park. The rehabilitation pools will not increase the footprint of the overall development 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 May 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


Alexander Llerandi

Coastal Program Analyst

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April 30, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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: 6-15-0449-W

Applicant: Donald Davis and Lesa Heebner

Location: 447 Cliff Street, Solana Beach (San Diego County) APN 263-160-29-00

Proposed Development: Demolition of existing 484 sq.ft. 1-story detached two-car garage and construction of new 640 sq.ft. detached two-car garage with 640 sq.ft. accessory living unit above, with approximately 500 sq.ft of attached decks on a 14,400 sq.ft. lot with an existing 1,587 sq.ft. 1-story single family home.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the existing residence with the proposed accessory unit; therefore, the project will not be out of character with the existing community. The proposed accessory living unit is consistent with the City's certified Land Use Plan; however, the garage is not, as it exceeds 400 sq.ft., the maximum allowable square footage for detached garages. However, the project will not impact public views or public access, and adequate parking will be provided. The City has indicated restrictions to the square footage of detached garages may be removed in the future through an LUP amendment. The project is consistent with 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 May 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

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-85-336-A3**

April 23, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **6-85-336-A3** granted to **Pacific Beach Restaurant Group, LP** for:

For: Demolition of two existing restaurants and construction of approximately 85,000 sq. ft. of retail/restaurant commercial development in two stories over underground parking.

Project Site: 4190 Mission Blvd, Mission Beach, San Diego (San Diego County) APN: 423-212-02-00

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):

After-the-fact approval of an approximately 1,423 sq. ft. expansion to the dining area of an existing 1,092 sq.ft. roof deck on existing flat roof, related electrical and gas work, and installation of bike racks at ground level.

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 roof deck will be within the footprint of the existing restaurant roof, and will not increase the height or footprint of the structure. Adequate parking is available to serve both the existing and expanded restaurant area. The restaurant is a visitor-serving commercial use consistent with the zoning and plan designations for the City of San Diego. The previous conditions of approval will not be affected by the proposed changes and will remain in full force and effect. As proposed, no impacts to coastal resources will result from the amended project, consistent with the Coastal Act policies.

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

cc: Commissioners/File