

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



TH14

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original staff report

Addendum

July 7, 2015

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **TH14**, San Diego Coast District Deputy Director's Report,
for the Commission Meeting of July 8-10

The following letters are attached:

- Letter of opposition from Renee Sperling to extension request CDP #6-96-089-A2-E1/Casa de la Playa Upper Bluff Retaining Wall

LAW OFFICES OF RENÉE SPERLING
9566 Tullis Drive
Beverly Hills, CA 90210

TELEPHONE (310) 904-9095

FACSIMILE (310) 275-2887
Email: Renee@rsperlinglaw.com

July 6, 2015

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
619-767-2370

Via Facsimile

RE: Note of Extension Request For Coastal Development Permit 6-96-089-A2

To Whom It My Concern:

I am the owner of 4873/75 Pescadero, San Diego, CA 92107. I write in response to the June 24, 2015 Notice by the California Coastal Commissions regarding a proposed one year extension re Application No. 6-96-089-A2 ("Application").

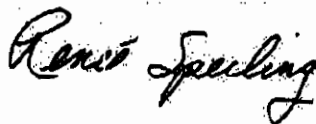
It is my understanding that the proposed seawall extension must be affixed in some manner to my property. I object to the extension of the Application to the extent it would cause me to incur any financial responsibility for the Casa De La Playa Condominium Complex's proposed seawall.

I do not believe it is legal or fair to hold me financially responsible for the construction and maintenance of their proposed seawall, the private property benefits of which accrue primarily to the Applicant.

If the Coastal Commission still intends to proceed, I would request a hearing on the matter.

Very truly yours,

LAW OFFICE OF RENÉE SPERLING



RENÉE SPERLING

RECEIVED
JUL 06 2015

COASTAL COMMISSION
SAN DIEGO

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
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San Diego, California 92108-4402
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TH14

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 6, 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 July 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>
6-15-0452-W John Perell	Installation of a bi-fold door resulting in the alteration of 20 linear ft. of the exterior walls of an existing 2,123 sq. ft. bluff top single family residence with an attached 420 sq. ft. garage. All work shall be consistent with the plans dated June 31, 2015 by 'M' Design.	215 Pacific Ave, Solana Beach, San Diego County. APN 263-323-01.
6-15-0687-W Ned Glaessner	Construction of a new approximately 350 sq. ft. pool and spa on the site of an existing 1-story 2,400 sq.ft. single family residence on a 10,500 sq.ft. lot. No combustible structures are proposed.	1524 Santa Elena Court, Solana Beach, San Diego County. APN 263-583-12.
6-15-0773-W Miles and Gina Katz	Construction of an approximately 447 sq.ft. first- and second-story addition and interior remodel to an existing 2-story 2,742 sq.ft. single family residence on a 15,200 sq.ft. lot.	544 San Mario Drive, Solana Beach, San Diego County. APN 263-583-14.

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>
6-15-0577-W Jose Luis Ramos	Interior remodel of existing triplex to convert structure back to a single-family residence to remedy past unpermitted conversion of the structure to a triplex. Other development proposed includes demolition of approximately 136.5 sq. ft. of the existing residential structure and attached patio.	2262 Charles Avenue, Otay Mesa Nestor, San Diego, San Diego County. APN 622-181-15.
6-15-0766-W William Fanning	Demolition of an existing 1-story, 1,600 sq.ft. single-family residence and construction of a new 2-story, 4,430 sq.ft. single-family residence with an attached deck and approximately 49 sq.ft. spa, landscaping, and hardscaping on a 11,348 sq.ft. lot.	529 Granados Avenue, Solana Beach, San Diego County. APN 263-082-13.

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>
6-03-003-A7 University of California, San Diego	Amend existing temporary use permit to include permit parking in addition to temporary use of a 30 acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations.	North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, San Diego, San Diego County. APN 342-010-18.

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-13-007-E1 City of Carlsbad, Attn: Brandon Miles	Installation of an approximately 220 linear ft., 33-in. high safety railing and replacement of existing chain link fence at the same height.	West side of Carlsbad Boulevard, north of Cannon Road at bridge over the Encina Power Station discharge channel, Agua Hedionda, Carlsbad, San Diego County.
6-96-089-A2-E1 Casa De La Playa Homeowners GHAD, Attn: Steven Teixeira	Construction of an approximately 55-foot long, 25-foot high extension to the existing upper bluff retaining wall.	4878 Pescadero Avenue, Ocean Beach, San Diego, San Diego County. APN 448-251-01.

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July 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: 6-15-0452-W

Applicant: John Perell

Location: 215 Pacific Avenue, Solana Beach (San Diego County) APN 263-323-01

Proposed Development: Installation of a bi-fold door resulting in the alteration of 20 linear ft. of the exterior walls of an existing 2,123 sq. ft. bluff top single family residence with an attached 420 sq. ft. garage. All work shall be consistent with the plans dated June 31, 2015 by 'M' Design.

Rationale: The project requires a permit because it is an improvement to an existing single family residence within 50 ft. of the coastal bluff edge. The development results in the alteration to 10.8% of the exterior walls of the existing structure, which will be calculated cumulatively with any future redevelopment projects for purposes of determining if the threshold for Bluff Top Redevelopment has been met. The development is consistent with the City of Solana Beach certified Land Use Plan and all applicable Chapter 3 policies of the Coastal Act. No adverse impacts on coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their July 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 "Charles Lester", written over a horizontal line.

Eric Stevens
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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July 2, 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: 6-15-0687-W

Applicant: Ned Glaessner

Location: 1524 Santa Elena Court, Solana Beach (San Diego County) APN 263-583-12

Proposed Development: Construction of a new approximately 350 sq. ft. pool and spa on the site of an existing 1-story 2,400 sq.ft. single family residence on a 10,500 sq.ft. lot. No combustible structures are proposed.

Rationale: The proposed residential addition requires a permit because the site is located between the first public roadway and sea and involves a significant non-attached structure. The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-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 July 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 "Keri Robinson".

Keri Robinson
Coastal Planner

cc: Commissioners/File

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July 2, 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: 6-15-0773-W

Applicant: Miles and Gina Katz

Location: 544 San Mario Drive, Solana Beach (San Diego County) APN 263-583-14

Proposed Development: Construction of an approximately 447 sq.ft. first- and second-story addition and interior remodel to an existing 2-story 2,742 sq.ft. single family residence on a 15,200 sq.ft. lot.

Rationale: The proposed residential addition requires a permit because the site is located between the first public roadway and sea and involves an increase in more than 10% of the existing floor area. The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-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 July 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 cursive script, appearing to read 'Keri Robinson'.

Keri Robinson
Coastal Planner

cc: Commissioners/File

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June 25, 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: 6-15-0577-W

Applicant: Jose Luis Ramos

Location: 2262 Charles Ave., San Diego, (San Diego County) APN 622-181-15

Proposed Development: Interior remodel of existing triplex to convert structure back to a single-family residence to remedy past unpermitted conversion of the structure to a triplex. Other development proposed includes demolition of approximately 137 sq. ft. of the existing residential structure and attached patio.

Rationale: The proposed reduction in the total number of residential units from three to one does not have the potential to impact any coastal resources and will bring the structure into conformance with the City of San Diego's Local Coastal Program. 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 July 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.

Charles Lester,
Executive Director

Toni Ross
Coastal Program Analyst

cc: File

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June 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: 6-15-0766-W

APPLICANT: William Fanning

LOCATION: 529 North Granados Avenue, Solana Beach (San Diego County) APN 263-082-13

PROPOSED DEVELOPMENT: Demolition of an existing 1-story, 1,600 sq.ft. single-family residence and construction of a new 2-story, 4,430 sq.ft. single-family residence with an attached deck and approximately 49 sq.ft. spa, landscaping, and hardscaping on a 11,348 sq.ft. lot.

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 July 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 black ink, appearing to read 'Keri Robinson'.

Keri Robinson
Coastal Planner

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-03-003-A7**

July 3, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **6-03-003-A7** granted to **University of California, San Diego** for: The temporary use (through 2015) of a 30-acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations.

Project Site: North of Torrey Pines Scenic Dr and west of North Torrey Pines Rd, La Jolla, 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):

Amend existing temporary use permit to cover approximately 133,000 sq. ft. of the site with $\frac{3}{4}$ " of gravel, temporary fencing, and signage in order to provide approximately 350 permit parking spaces for university faculty and students, as well as use the entire site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations, until July, 2018. The temporary permit parking shall operate only on weekdays from 6 AM to 8 PM from April to October and 6 AM to 6 PM from November to March of any year, with no weekend or overnight parking except during university commencement activities.

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 temporary parking will only operate until permanent parking garages are completed elsewhere on campus in 2016 and 2017. The university population is not increasing in reliance on this temporary parking, and thus the number of Average Daily Trips on the roads surrounding the university will not increase, as faculty and students are already coming to campus; they are simply parking in a relocated site. The site is adjacent to the San Diego Gliderport and Torrey Pines State Beach, and the hours of operation will avoid the busy weekends. The use of gravel will allow runoff to infiltrate into the underlying ground and avoids the need to substantially grade the site. Thus, the proposed development will not adversely impact coastal resources and can be found in conformance to the policies of Chapter 3 of the Coastal Act.

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

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 1, 2015

Notice is hereby given that City Of Carlsbad has applied for a one year extension of 6-13-007 granted by the California Coastal Commission on June 12, 2013

for: Installation of a 21-inch wide, 32-inch high, approximately 150 linear feet concrete safety railing on the west side of the bridge over the Encina Power Station discharge channel.

at: West side of Carlsbad Boulevard, north of Cannon Road at bridge over the Encina Power Station discharge channel, Agua Hedionda, 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

A handwritten signature in black ink, appearing to read "Rick Casswell", is written over a horizontal line.

Rick Casswell
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 24, 2015

Notice is hereby given that Casa De La Playa Homeowners Geologic Hazard Abatement District has applied for a one year extension of 6-96-089-A2 granted by the California Coastal Commission on June 12, 2013

for:

Construction of an approximately 55-foot long, 25 foot high extension to an existing upper bluff retaining wall.

at:

4878 Pescadero, Avenue, Ocean Beach, San Diego, (San Diego County) APN Nos. 448-251-01-01 through 26

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 black ink, appearing to read "Charles Lester", written over the typed name and title.

Eric Stevens
Coastal Program Analyst

cc: Commissioners/File