

**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  
August Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: August 10, 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 August 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>
6-15-1153-W Del Mar Shores Terrace HOA	Replacement of a structural floor beam and replacement of four structural exterior brick columns to an existing 8,096 sq. ft. bluff top clubhouse within an existing condominium complex. No changes to the foundation of the structure are proposed. All work will be done by hand and no large machinery will be used. All work shall be consistent with the plans dated July 8, 2015 by Cohn + Associates Architecture Planning.	190 Del Mar Shores Terrace, Solana Beach, San Diego County. APN 298-240-57-01.

**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>
6-15-0781-W Jonathan Goodmacher	Construction of a 1,855 sq. ft., 1-story single family home, attached 370 sq. ft. garage, attached 102 sq. ft. covered courtyard, new driveway, and landscaping on a 7,640 sq. ft. vacant lot.	825 Viva Court, Solana Beach, San Diego County. APN 298-283-87.
6-15-1015-W Jeff Enderwick	Demolition of an existing 1-story, 1,708 sq.ft. single family residence and 1,306 sq.ft. detached garage and construction of a new 2-story, 5,409 sq.ft. single-family residence on a 20,482 sq.ft. lot.	234 Rios Avenue, Solana Beach, San Diego County. APN 298-075-01.
6-15-1149-W Coronado Cays Homeowners Association, Attn: Daniel Bick	Remove existing, damaged Coronado Cays entrance channel marker #1 and replace with same size channel marker, consisting of a 14 in. by 14 in. square concrete pile that is 35 ft. in length.	South San Diego Bay, Coronado, San Diego County.

**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>
6-13-0407-A1 East Hotel, LLC	Amend the timing of Special Condition No. 13 (Lower Cost Overnight Accommodations Mitigation Fee) from "prior to issuance of the coastal development permit" to "prior to occupancy of the first hotel."	2220 Lee Court, Peninsula Community, San Diego, San Diego County. APN 450-830-08.

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-11-010-E2 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, San Diego County. APN 448-242-27.

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August 4, 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:** 6-15-1153-W

**Applicant:** Del Mar Shores Terrace HOA

**Location:** 190 Del Mar Shores Terrace, Solana Beach, (San Diego County) APN 298-240-57-01 through 04

**Proposed Development:** Replacement of a structural floor beam and replacement of four structural exterior brick columns to an existing 8,096 sq. ft. bluff top clubhouse within an existing condominium complex. No changes to the foundation of the structure are proposed. All work will be done by hand and no large machinery will be used. All work shall be consistent with the plans dated July 8, 2015 by Cohn + Associates Architecture Planning.

**Rationale:** The project requires a permit because it is an improvement to an existing structure within 50 ft. of the coastal bluff edge. The development results in the alteration to the floor structure and 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 August 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

← Charles Lester,  
Executive Director

Eric Stevens  
Coastal Program Analyst

cc: Commissioners/File

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July 31, 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:** 6-15-0781-W

**Applicant:** Jonathan Goodmacher

**Location:** 825 Viva Court, Solana Beach (San Diego County) APN 298-283-87

**Proposed Development:** Construction of a 1,855 sq. ft., 1-story single family home, attached 370 sq. ft. garage, attached 102 sq. ft. covered courtyard, new driveway, and landscaping on a 7,640 sq. ft. vacant lot.

**Rationale:** The proposed development is located on a vacant 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 August 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

*Diana Gilly*  
for Keri Robinson  
Coastal Program Analyst

cc: File

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July 31, 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:** 6-15-1015-W

**Applicant:** Jeff Enderwick

**Location:** 234 South Rios Avenue, Solana Beach (San Diego County) APN 298-075-01

**Proposed Development:** Demolition of an existing 1-story, 1,708 sq.ft. single family residence and 1,306 sq.ft. detached garage and construction of a new 2-story, 5,409 sq.ft. single-family residence on a 20,482 sq.ft. lot.

**Rationale:** 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 August 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

*Diana J. Kelly*  
for Keri Robinson  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
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August 3, 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:** 6-15-1149-W

**Applicant:** Coronado Cays Homeowners Association, Attn: Daniel Bick

**Location:** South San Diego Bay, Coronado, San Diego County

**Proposed Development:** Remove existing, damaged Coronado Cays entrance channel marker #1 and replace with same size channel marker, consisting of a 14 in. by 14 in. square concrete pile that is 35 ft. in length.

**Rationale:** The proposed project will remove and replace an existing, damaged channel marker that demarcates the entrance of the Coronado Cays channel within the San Diego Bay. The replacement channel marker will be the same size and same material as the existing one. A turbidity curtain will be deployed to contain any sediment that may be disrupted during the removal and replacement of the channel marker. The pre-construction survey indicated that there is no eelgrass or *Caulerpa* within the project site. Thus, no impacts to sensitive biological resources or water quality are anticipated and the project is consistent with all applicable policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 12-14, 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

A handwritten signature in black ink, appearing to read "K Brown", written over a horizontal line.

Kanani Brown  
Coastal Program Analyst III

**CALIFORNIA COASTAL COMMISSION**

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**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. **6-13-0407-A1**

August 10, 2015

**To:** All Interested Parties**From:** Charles Lester, Executive Director

**Subject:** Permit No. **6-13-0407** granted to **East Hotel, LLC** (formerly McMillin-NTC, LLC) for: Demolition of existing off-airport parking lot and construction of a 650-room hotel complex, consisting of an 80-ft. high, 252 room, 214,940 sq. ft. hotel; 65-ft. high, 215 room, 142,550 sq. ft. hotel; 65-ft. high, 183 room, 87,420 sq. ft. hotel; 3,180 sq. ft., 1-story restaurant; 150 ft. wide public esplanade with passive/active recreation areas, pedestrian/bicycle path, and public seating; 701 parking spaces, including 15 coastal-access spaces; subdivision into five lots; vacation of portion of Halsey Road, maintenance of existing pump station; removal or undergrounding of existing steam lines; traffic improvements to Kincaid Road; connection to Spanish Landing and Liberty Station; landscaping; and 22,000 cu. yds. of balanced grading.

**Project Site:** 2220 Lee Court, 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:

Amend the timing of Special Condition No. 13 (Lower Cost Overnight Accommodations Mitigation Fee) from "prior to issuance of the coastal development permit" to "prior to occupancy of the first hotel."

**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 would allow the applicant additional time to identify an appropriate entity to manage the lower cost overnight accommodations mitigation fee required in lieu of providing lower cost accommodations on-site. Evidence that the mitigation fee has been paid will be required prior to occupancy of the first hotel. The proposed amendment has no potential to cause adverse impacts to coastal resources or public access.

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

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 6, 2015

Notice is hereby given that 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 placed 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

A handwritten signature in black ink, appearing to read "Charles Lester".

Eric Stevens  
Coastal Program Analyst