

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



W17

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 04, 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 September 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>
6-15-1145-W Peter and Pawlowski	Construction of an approximately 948 sq.ft. second-story addition, approximately 144 sq.ft. first-story addition, approximately 108 sq.ft. second-story covered deck, and interior remodel to an existing one-story 1,789 sq.ft. single family residence on a 18,752 sq.ft. lot.	1543 Santa Elena Court, Solana Beach, San Diego County. APN 263-583-06.
6-15-1317-W Alina Payne	Construction of an approximately 50 sq. ft. deck addition to an existing 1,498 sq. ft. bluff top condominium unit.	567 Sourth Sierra Avenue Unit #83, Solana Beach, San Diego County. APN 298-211-71-83.

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>6-15-0141-W US Financial LP</p>	<p>Conversion of an existing 1-story, 4,741 sq.ft. commercial structure to a two-unit attached residential structure on a 8,250 sq.ft. lot. Demolition of approximately 375 sq.ft. of the existing commercial structure. Each unit will be 2,220 sq.ft. with an attached two-car garage.</p>	<p>730 Basswood Avenue, Imperial Beach, San Diego County. APN 626-021-22.</p>
<p>6-15-1025-W D. Kirk McKinley</p>	<p>Demolition of an existing 1-story, 1,536 sq. ft. single family residence and attached 220 sq.ft. carport and construction of a new 1-story, 1,998 sq.ft. single family residence and attached 400 sq.ft. garage on a 7,773 sq.ft. lot.</p>	<p>717 Solana Circle, Solana Beach, San Diego County. APN 298-340-27.</p>
<p>6-15-1199-W City of Del Mar, Attn: Adam Birnbaum</p>	<p>Restripe existing right-of-ways in Camino del Mar and Via de la Valle to increase public parking by 130 free parking spaces. The west and east sides of Camino del Mar will gain 8 and 14 public parking spaces, respectively, while the south side of Via de la Valle will gain 108 public parking spaces.</p>	<p>Camino Del Mar, Del Mar, San Diego County.</p>
<p>6-15-1292-W City of San Diego Public Works Department, Attn: Genene Lehotsky</p>	<p>Install redundant force mains at sewer pump stations 14 and 16. Pump Station 14 will install 662-ft. 10-in. force main under West Mission Bay Dr., as well as replace valves and pipes within the pump station, a tie-in to the pump manifold, abandonment of existing pipe, and installation of two discharge manholes. Pump Station 16 will install 40-ft. 8-in. force main at eastern end of San Juan Pl., as well as replace valves and pipes within the pump station, a tie-in to the pump manifold, abandonment of existing pipe, and installation of two discharge manholes.</p>	<p>3214 & 3599 Bayside Walk, Mission Beach, San Diego County.</p>

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>
A-6-PSD-08-004-A2 Port of San Diego	Modify project description and Public Access Plan to relocate the publicly-accessible rooftop terrace from the Lane Field North Hotel to the Lane Field South Hotel, and add a publicly-accessible terrace and restaurant on the 4th floor of the Lane Field North Hotel.	North of Broadway between Pacific Highway and Harbor Drive, San Diego, San Diego County.

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7575 METROPOLITAN DRIVE, SUITE 103
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PH (619) 767-2370 FAX (619) 767-2384
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August 26, 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: 6-15-1145-W

Applicant: Peter and Jessica Pawlowski

Location: 1543 Santa Elena Court, Solana Beach (San Diego County) APN 263-583-06

Proposed Development: Construction of an approximately 948 sq.ft. second-story addition, approximately 144 sq.ft. first-story addition, approximately 108 sq.ft. second-story covered deck, and interior remodel to an existing one-story 1,789 sq.ft. single family residence on a 18,752 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. In addition, the development is not located within any of the City of Solana Beach's special overlay zones. 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 September 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 Program Analyst

cc: Commissioners/File

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September 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: 6-15-1317-W

Applicant: Alina and Julie Payne

Location: 567 South Sierra Avenue Unit #83, Solana Beach (San Diego County). APN 298-211-71-83

Proposed Development: Construction of an approximately 50 sq. ft. deck addition to an existing 1,498 sq. ft. bluff top condominium unit.

Rationale: The existing condominium structure is located within 50 ft. of the coastal bluff; however, the proposed project will not affect the stability of the coastal bluff. The proposed development will not affect public views or coastal access, and no adverse impacts to coastal resources are anticipated. The project is consistent with the Chapter 3 policies of the Coastal Act, the zoning and land use designation for the City of Solana Beach and the certified City of Solana Beach Land Use Plan.

This waiver will not become effective until reported to the Commission at their September 9-11, 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".

Eric Stevens
Coastal Program Analyst

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August 26, 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: 6-15-0141-W

Applicant: U.S. Financial, L.P., Steven Dente

Location: 730 Basswood Avenue, Imperial Beach (San Diego County) APN 626-021-22-00

Proposed Development: Conversion of an existing 1-story, 4,741 sq.ft. commercial structure to a two-unit attached residential structure on a 8,250 sq.ft. lot. Demolition of approximately 375 sq.ft. of the existing commercial structure. Each unit will be 2,220 sq.ft. with an attached two-car garage.

Rationale: The proposed development will convert a legal non-conforming industrial building to a residential use more consistent with the character of the surrounding residential neighborhood. The plan designation for the site is R-3000-D which provides for the development of single-family detached, not attached structures. However, the certified City of Imperial Beach LCP, which is used for guidance in this location, allows the conversion of nonconforming uses to provide permitted and conforming uses, such as the proposed residential use. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 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 cursive script, appearing to read "Keri Robinson".

Keri Robinson
Coastal Program Analyst

cc: File

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SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
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August 27, 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: 6-15-1025-W

Applicant: D. Kirk McKinley

Location: 717 East Solana Circle, Solana Beach (San Diego County) APN 298-340-27

Proposed Development: Demolition of an existing 1-story, 1,536 sq. ft. single family residence and attached 220 sq.ft. carport and construction of a new 1-story, 1,998 sq.ft. single family residence and attached 400 sq.ft. garage on a 7,773 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 demolish greater than 50% of existing exterior walls and is therefore a demolition and reconstruction project. In addition, the development is not located within any of the City of Solana Beach's special overlay zones. 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 September 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

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Keri Robinson
Coastal Program Analyst

cc: File

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



August 27, 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: 6-15-1199-W

Applicant: City of Del Mar, Adam Birnbaum

Location: Camino del Mar and Via de la Valle, Del Mar (San Diego County)

Proposed Development: Restripe existing right-of-ways in Camino del Mar and Via de la Valle to increase public parking by 130 free parking spaces. The west and east sides of Camino del Mar will gain 8 and 14 public parking spaces, respectively, while the south side of Via de la Valle will gain 108 public parking spaces.

Rationale: The subject right-of-ways are the first coastal roadways and serve popular coastal areas. The proposed development will occur in conjunction with other approved road improvements that will make the subject roadways safer and more accessible for the public. Traffic management measures will direct traffic through the project site and will not necessitate closing the coastal roadways. All development will occur within existing paved roads, with no expansion of the paved footprint, and no impacts to sensitive biological or visual resources will occur. 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 September 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 that reads "Alex Llerandi".

Alexander Llerandi
Coastal Program Analyst

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



August 28, 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: 6-15-1292-W

Applicant: City of San Diego Public Works Department, Genene Lehotsky

Location: 3214 & 3599 Bayside Walk, Mission Beach, San Diego (San Diego County)
APNs: 423-680-12, 423-830-01

Proposed Development: Install redundant force mains at sewer pump stations 14 and 16. Pump Station 14 will install 662-ft. 10-in. force main under West Mission Bay Dr., as well as replace valves and pipes within the pump station, a tie-in to the pump manifold, abandonment of existing pipe, and installation of two discharge manholes. Pump Station 16 will install 40-ft. 8-in. force main at eastern end of San Juan Pl., as well as replace valves and pipes within the pump station, a tie-in to the pump manifold, abandonment of existing pipe, and installation of two discharge manholes.

Rationale: The proposed project will replace and upgrade existing deteriorated sewer and water lines. The replacement lines will serve the same buildings and uses in the surrounding community and park; the increased size is not intended to accommodate future growth, but rather to meet current City standards to avoid sewer spills from leaks or backups. All construction will occur within developed areas and no impacts to sensitive biological resources, visual quality, or public access will occur. 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 September 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 "Alex Llerandi", written over a circular stamp or mark.

Alexander Llerandi
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. **A-6-PSD-08-004-A2**

August 28, 2015

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

Subject: Permit Nos. **A-6-PSD-08-04** and **A-6-PSD-08-04-A1** granted to **LPP Lane Field, LLC** for: Redevelopment of former Lane Field in two phases: Lane Field North will have a 200-ft. high hotel with 400 guest rooms, pool, and meeting rooms. Lane Field South will have a 240-ft. high hotel with 400 guest rooms a health club/spa, pool, ballrooms, and meeting rooms. The project includes a total of 31,256 sq. ft. of meeting space and 63,549 sq. ft. of visitor-serving retail and restaurants. Also included are 1,100 parking spaces, 1.66 ac public park, public plazas, payment of lower cost overnight accommodations mitigation fee, and contribution to Port's public shuttle system.

Project Site: North of Broadway between Pacific Hwy and Harbor Dr, 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):

Modify project description and Public Access Plan to relocate the publicly-accessible rooftop terrace from the Lane Field North Hotel to the Lane Field South Hotel, and add a publicly-accessible terrace and restaurant on the 4th floor of the Lane Field North 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 rooftop terrace originally proposed for Lane Field North Hotel will be relocated to Lane Field South Hotel; however a publicly-accessible outdoor terrace and indoor restaurant will be added to the 4th floor of Lane Field North Hotel to ensure there is adequate public space within Lane Field North Hotel. The public will be able to directly access the rooftop bar/terrace at Lane Field South Hotel through elevators on the West Broadway side of the building and will also be able to directly access the public spaces on floors 2, 4, and 5 of Lane Field North Hotel through elevators on the south side of the building. Additionally, signage will clearly indicate that the rooftop terrace is open to the public. The proposed amendment would not result in any adverse impacts to coastal resources, including public access.

If you have any questions or wish to register an objection, please contact Kanani Brown.