

**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

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# W7

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

*For the  
July 2016 Meeting of the California Coastal Commission*

July 6, 2016

**To:** Commissioners and Interested Parties  
**From:** Sherilyn Sarb, San Diego Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the July 2016 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.

**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>6-16-0473-W</b> Raymond Fisher Sally Fisher	Construction of an approximately 385 sq. ft. addition and enclosure of an approximately 60 sq. ft. patio on the first floor of an existing 2-story, 2,783 sq. ft., single-family residence on a 17,956 sq. ft. lot.	555 Santa Victoria, Solana Beach, San Diego County (APN: 263-571-03)
<b>6-16-0613-W</b> Darren and Caroline Gardner	Construction of an approximately 450 sq. ft. first floor addition to an existing 2,128 sq. ft., 1-story single-family residence with an attached 392 sq. ft. garage on a 13,000 sq. ft. lot.	618 Canyon Drive, Solana Beach, San Diego County (APN: 263-221-01)

**DE MINIMIS WAIVERS**

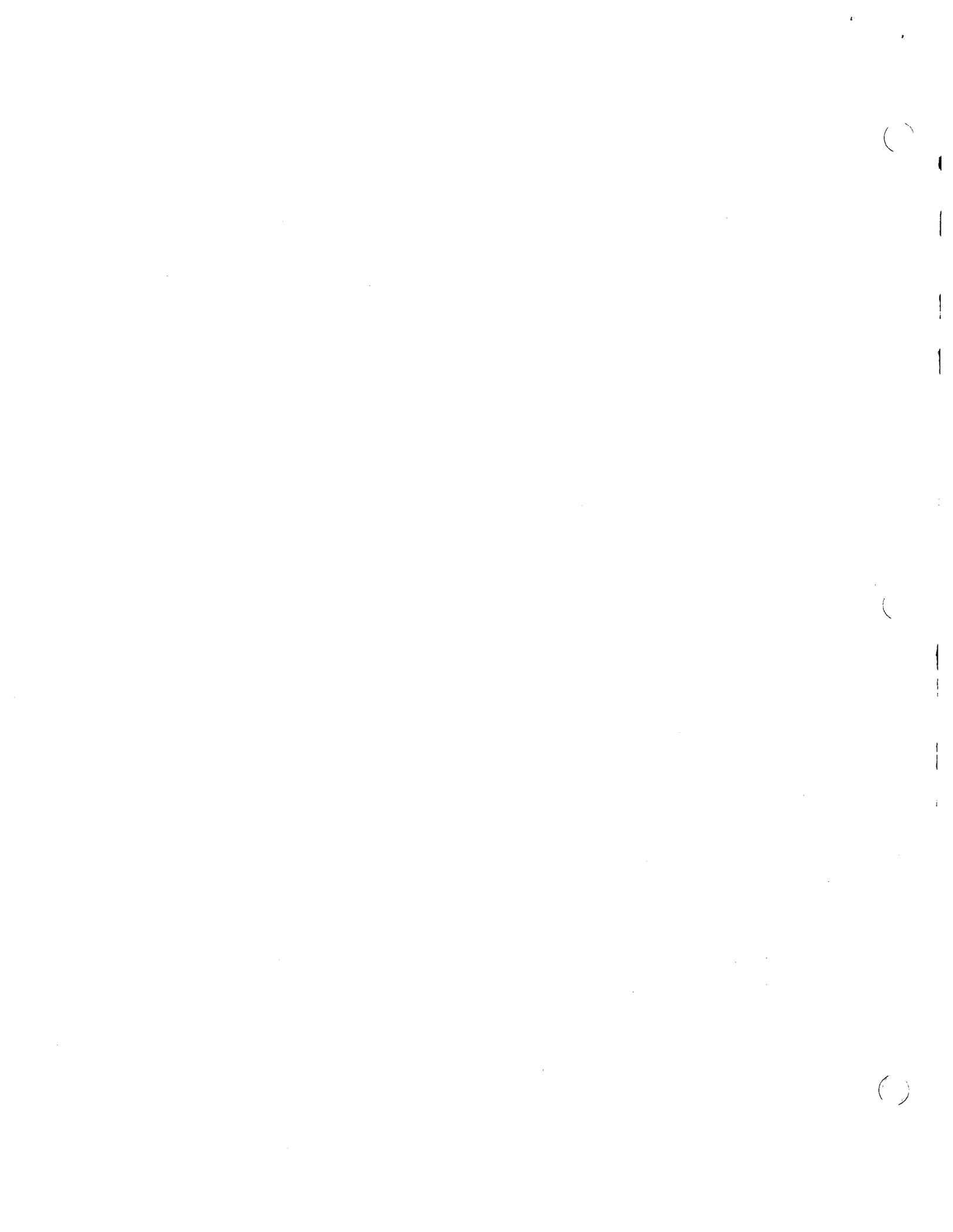
The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>6-16-0557-W</b> Benitez Family Trust	Demolition of an existing single-family residence and construction of a new, 1,526 sq. ft., 1-story, single-family residence with a 270 sq. ft. rooftop deck on a 15,126 sq. ft. lot also containing an existing 515 sq. ft. detached garage.	809 Seabright Lane, Solana Beach, San Diego County (APN: 263-032-04)
<b>6-16-0570-W</b> Boys & Girls Club of San Dieguito	Installation of two detached 14 ft. 11 in. high steel carports for photo-voltaic use along with a roof mounted system totaling approximately 7,650 sq. ft.	533 Lomas Santa Fe Drive, Solana Beach, San Diego County (APN: 263-402-20)

**EMERGENCY PERMIT WAIVER**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30611 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
G-6-16-0009-W San Diego Fire-Rescue Department, Attn: Rich Stroppy	Placement of an 8' x 10' storage container on Black's Beach to provide lifeguard equipment during high tide events through August.	North end of Black's Beach, San Diego, San Diego County.



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July 6, 2016

**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:** 6-16-0473-W

**Applicant:** Raymond and Sally Fisher

**Location:** 555 Santa Victoria, Solana Beach (San Diego County) (APN: 263-571-03)

**Proposed Development:** Construction of an approximately 385 sq. ft. addition and enclosure of an approximately 60 sq. ft. patio on the first floor of an existing 2-story, 2,783 sq. ft., single-family residence on a 17,956 sq. ft. lot.

**Rationale:** The proposed development requires a coastal development permit because the project is located between San Elijo Lagoon and the first public roadway and involves an addition of more than 10% of the existing floor area. The project site 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, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. 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 2016 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.

Sincerely,

John Ainsworth  
Acting Executive Director

  
Lisa Schlembach  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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July 6, 2016

## 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:** 6-16-0613-W

**Applicant:** Darren and Caroline Gardner

**Location:** 618 Canyon Dr, Solana Beach (San Diego County) (APN(s): 263-221-01)

**Proposed Development:** Construction of an approximately 450 sq. ft. first floor addition to an existing 2,128 sq. ft., 1-story single-family residence with an attached 392 sq. ft. garage on a 13,000 sq. ft. lot.

**Rationale:** The proposed development requires a coastal development permit because the project is located between San Elijo Lagoon and the first public roadway and involves an addition of more than 10% of the existing floor area. The project 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 project is consistent with the certified Land Use Plan and the zoning and plan designations for the City. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 2016 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Acting Executive Director

Eric Stevens  
Coastal Program Analyst

Two handwritten signatures in black ink, one above the other, corresponding to the names John Ainsworth and Eric Stevens.

cc: Commissioners/File

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June 29, 2016

## 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:** 6-16-0557-W

**Applicant:** Benitez Family Trust

**Location:** 809 Seabright Lane, Solana Beach (San Diego County) (APN: 263-032-04)

**Proposed Development:** Demolition of an existing single-family residence and construction of a new, 1,526 sq. ft., 1-story, single-family residence with a 270 sq. ft. rooftop deck on a 15,126 sq. ft. lot also containing an existing 515 sq. ft. detached garage.

**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, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. 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 2016 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.

Sincerely,

John Ainsworth  
Acting Executive Director

A handwritten signature in cursive script that reads "Lisa Schlembach".  
Lisa Schlembach  
Coastal Program Analyst

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June 29, 2016

## 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:** 6-16-0570-W

**Applicant:** Boys & Girls Club of San Dieguito

**Location:** 533 Lomas Santa Fe Dr, Solana Beach (San Diego County) (APN(s): 263-402-20)

**Proposed Development:** Installation of two detached 14 ft. 11 in. high steel carports for photovoltaic use along with a roof mounted system totaling approximately 7,650 sq. ft.

**Rationale:** The proposed development is located on an existing developed site within an established commercial and public institutional area. The project is consistent with the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. 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 July 2016 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.

Sincerely,

John Ainsworth  
Acting Executive Director

Eric Stevens  
Coastal Program Analyst

A handwritten signature in black ink, appearing to read "Eric Stevens", written over a white background.

cc: File

**CALIFORNIA COASTAL COMMISSION**

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

**W7**

July 6, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission  
San Diego Staff

Subject: Memo for Item W7, San Diego Deputy Director's Report, Emergency Permit No. G-6-16-0009-W (San Diego Lifeguard), for the Commission meeting of July 13, 2016.

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On July 1, 2016, the City of San Diego Fire-Rescue Department (Lifeguards) notified Commission staff of an emergency situation involving periodic loss of emergency access by tidal action at Black's Beach in the City of San Diego, within the Coastal Commission's permitting jurisdiction. The Lifeguards informed Commission staff that they would be placing an 8 ft. by 10 ft. storage container on the beach through the month of August so as to provide an on-site repository of emergency equipment in the event rescue services were required during a period when emergency access to the beach was limited by tidal action. After detailed discussion with the Lifeguards regarding the scope and location of the work proposed to alleviate the emergency and the potential for impacts to coastal resources, Commission staff determined that immediate action by the Lifeguards was necessary to protect public safety, and the proposed work was the minimum necessary to alleviate the emergency condition.

Because the work includes the erection of temporary structures valued at less than \$25,000, the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act. Thus, a follow-up coastal development permit is not required to authorize the work.

# Torrey Pines Ownership Boundaries



Sandmeyer 2010

0 1,000 2,000 4,000 Feet

Sources: SD County Asses  
Torrey Pines State Park G

EXHIBIT NO. 1
APPLICATION NO.
<b>G-6-16-0009-W</b>
Vicinity Map
 California Coastal Commission

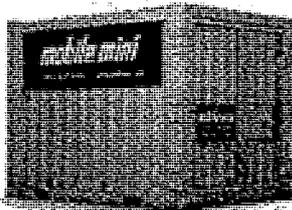


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find.

## CONTAINER SPECIFICATIONS

### STORAGE OPTIONS

### CONTAINER SECURITY

### STORAGE USAGE

#### INTERNAL

7' 8-1/2" W

9' 10-1/2" L

7' 10-1/4" H

#### EXTERNAL

8' W

10' L

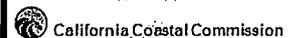
8' 6" H

#### VOLUME

EXHIBIT NO. 2

APPLICATION NO.  
**G-6-16-0009-W**

Storage Container  
Information



interior: 598 cubic feet

exterior: 680 cubic feet

Weight Capacity: 5000 lb.

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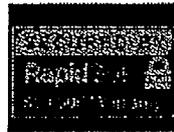
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