

**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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# TH13

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

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

August 03, 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 August 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>6-16-0566-W</b> Brian Stone	Construction of a 259 sq.ft. addition and remodel to the 1 <sup>st</sup> floor, new 2 <sup>nd</sup> and 3 <sup>rd</sup> story added to an existing 1,117 sq.ft. 1-story single-family residence to create a 3,065 sq. ft., 30-ft. tall home on a 5,000 sq. ft. lot. Existing detached 638 sq.ft. 2-car garage with 2 <sup>nd</sup> story 638 sq.ft. studio apartment to remain unchanged.	3715 Riviera Drive, Pacific Beach, San Diego, San Diego County. (APN: 423-442-10)
<b>6-16-0617-W</b> Will Ye	Demolition of an existing 1,900 sq. ft., 1-story, single-family residence with a 580 sq. ft. attached garage and construction of a new, 2,600 sq. ft., 1-story, single-family residence including a 580 sq. ft. attached garage on a 13,500 sq. ft. lot. Other development that does not require a coastal development permit includes a new front patio, new driveway, new roof, and interior remodels.	534 Glencrest Drive, Solana Beach, San Diego County. (APN: 263-222-06)
<b>6-16-0635-W</b> Timothy Ryan	Construction of a spa, fountain, and hardscape in the backyard of an existing single-family residence.	815 Seabright Lane, Solana Beach, San Diego County. (APN: 263-032-31)

**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>6-16-0493-W</b> City of San Diego, Attn: Sheila Gamueda	Open trench replace-in-place 2,123 linear feet of sewer mains: replace 1,540 linear feet of existing 8-inch Vitrified Clay (VC) pipe with 12-inch PVC pipe along Lee Street, replace 44 linear feet of 8-inch VC pipe with 8-inch PVC pipes and new manhole within Mission Bay Athletic Area, and replace 538 linear feet of 12-inch VC pipe with 12-inch PVC pipe. The work will take approximately 4 months between 8:30 AM and 3:30 PM Monday through Friday, with equipment staged in the paved public right-of-way during work hours and removed after work hours.	Lee St, Quincy St, and Mission Bay Athletic Fields, Mission Bay Park, San Diego, Mission Bay Park, San Diego, San Diego County.
<b>6-16-0625-W</b> University of California, San Diego	Construction of a new one-story 5,376 square foot building for storage of biomedical waste on an existing asphalt truck parking area. Project includes an adjustable dock for truck access, walk-in freezer, office, open storage for placement and processing of waste containers, and underground storage BMP site for water runoff.	Northeastern portion of the UCSD campus in the Community Services Complex area, north of Voigt Drive and west of Interstate 5. (APN: 342-010-24)
<b>6-16-0641-W</b> Stephen Korniczky	Demolition of an existing 2-story home and construction of a new 4,173 sq. ft., 2-story, single-family residence with attached 502 sq. ft. garage on a 19,149 sq. ft. lot.	412 Cliff St, Solana Beach, San Diego County. (APN: 263-160-25)

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July 28, 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:** 6-16-0566-W

**Applicant:** Brian Stone

**Location:** 3715 Riviera Dr, Pacific Beach, San Diego (San Diego County) APN: 423-442-10

**Proposed Development:** Construction of a 259 sq. ft. addition and remodel to the 1<sup>st</sup> floor, new 2<sup>nd</sup> and 3<sup>rd</sup> story added to an existing 1,117 sq. ft. 1-story single family residence to create a 3,065 sq. ft., 30-ft. tall home on a 5,000 sq. ft. lot. Existing detached 638 sq. ft. 2-car garage with second-story 638 sq. ft. studio apartment to remain unchanged.

**Rationale:** The proposed addition requires a CDP because it is located within 300 ft. of the inland extent of a sandy beach and is increasing the height and square footage of the existing structure by more than ten percent. The expanded residence will comply with all height, floor area ratio, and parking requirements. Its use is consistent with the underlying land use and zoning, and it will conform to the existing community character. The proposed development will not adversely impact coastal resources or coastal access, and is in conformance with the relevant policies of Chapter 3 of the Coastal Act.

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

A handwritten signature in black ink, appearing to read "Alex Llerandi", enclosed within a large, loopy oval.

Alexander Llerandi  
Coastal Program Analyst

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July 27, 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:** 6-16-0617-W

**Applicant:** Will Ye

**Location:** 534 Glencrest Dr, Solana Beach (San Diego County) (APN: 263-222-06)

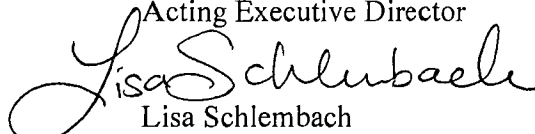
**Proposed Development:** Demolition of an existing 1,900 sq. ft., 1-story, single-family residence and construction of a new, 2,600 sq. ft., 1-story, single-family residence including a 580 sq. ft. attached garage on a 13,500 sq. ft. lot. Other development that does not require a coastal development permit includes a new front patio, new driveway, new roof, and interior remodels.

**Rationale:** 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 August 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

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July 27, 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:** 6-16-0635-W

**Applicant:** Timothy Ryan

**Location:** 815 Seabright Lane, Solana Beach (San Diego County) (APN(s): 263-032-31)

**Proposed Development:** Construction of a spa, fountain, and hardscape in the backyard of an existing single-family residence.

**Rationale:** The proposal involves a significant non-attached structure (spa) located on property between the lagoon and first coastal roadway; thus, a coastal development permit is required. The site is located within an established residential neighborhood and the proposed structures will be in character with the surrounding area. The site is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the land use designations applied to the site by the City of Solana Beach. No adverse impacts on coastal resources are anticipated.

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

Kaitlin Carney  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



July 28, 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:** 6-16-0493-W

**Applicant:** City of San Diego: Sheila Gamueda


**Location:** Lee Street, Quincy Street, and Mission Bay Athletic Fields, Mission Bay Park, San Diego (San Diego County)

**Proposed Development:** Open trench replace-in-place 2,123 linear feet of sewer mains: replace 1,540 linear feet of existing 8-inch Vitrified Clay (VC) pipe with 12-inch PVC pipe along Lee Street, replace 44 linear feet of 8-inch VC pipe with 8-inch PVC pipes and new manhole within Mission Bay Athletic Area, and replace 538 linear feet of 12-inch VC pipe with 12-inch PVC pipe. The work will take approximately 4 months between 8:30 AM and 3:30 PM Monday through Friday, with equipment staged in the paved public right-of-way during work hours and removed after work hours.

**Rationale:** The replacement of the sewer pipes will be in place and will bring the sewer lines up to current City standards, not encourage further development of the area. The replacement will minimally encroach into public parkland, and mostly occurs within Mission Bay High School. The replacement work will mostly occur outside of the busy summer season, and equipment will be removed from the sites at the end of the workday. The development conforms to the zoning and land use of the area, will not substantially impact coastal resources or public access, and conforms to the relevant Chapter 3 policies of the Coastal Act.

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

  
Alexander Llerandi  
Coastal Program Analyst

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July 26, 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:** 6-16-0625-W

**Applicant:** University of California, San Diego

**Location:** Northeastern portion of the UCSD campus in the Community Services Complex area, north of Voigt Drive and west of Interstate 5. (APN(s): 342-010-24)

**Proposed Development:** Construction of a new one-story 5,376 square foot building for storage of biomedical waste on an existing asphalt truck parking area. Project includes an adjustable dock for truck access, walk-in freezer, office, open storage for placement and processing of waste containers, and underground storage BMP site for water runoff.

**Rationale:** The proposal involves an expansion of existing campus biomedical storage facilities. An increase in biomedical waste generated by UCSD research activity has created a need for greater storage capacity. This increase in capacity will decrease the frequency of vendor trips needed to collect the waste, thereby reducing traffic trips in the area. Trucks utilizing the existing parking spaces will be relocated to a lot outside of the Coastal Zone. The project will not result in a structure substantially greater in size or scale to surrounding development and will not adversely impact any public views. The project is consistent with UCSD's 2004 Long Range Development Plan, all applicable policies of the Coastal Act, and no impacts to coastal resources will result.

This waiver will not become effective until reported to the Commission at their August 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 dark ink, appearing to read "Kaitlin Carney".

Kaitlin Carney  
Coastal Program Analyst

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July 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:** 6-16-0641-W

**Applicant:** Stephen Korniczky

**Location:** 412 East Cliff St, Solana Beach (San Diego County) (APN(s): 263-160-25)

**Proposed Development:** Demolition of an existing 2-story home and construction of a new 4,173 sq. ft., 2-story, single-family residence with attached 502 sq. ft. garage on a 19,149 sq. ft. lot.

**Rationale:** The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences. 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 August 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 dark ink, appearing to be 'Kaitlin'.

Kaitlin Carney  
Coastal Program Analyst