

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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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

September 2016 Meeting of the California Coastal Commission

September 2, 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 September 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.

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.

Applicant	Project Description	Project Location
<p>6-16-0656-W Sante Fe Christian School, Attn: Scott Travastos</p>	<p>Replacement of an existing 960 sq. ft. portable school building with a new portable building (no increase in square footage) and restriping of an existing parking space to meet handicap accessibility requirements with a loss of one space.</p>	<p>838 Academy Drive, Solana Beach, San Diego County. APN(s) 298-112-29; -30</p>
<p>6-16-0678-W Bret & Brandy Gossett</p>	<p>Construction of a pool, spa, barbecue, fountain, fire pit, and additional landscaping and hardscaping in the backyard of a currently vacant 15,500 sq. ft. single-family residential lot.</p>	<p>435 Granados Avenue, Solana Beach, San Diego County. APN: 298-093-20</p>
<p>6-16-0718-W Peter & Vicky Silvester</p>	<p>Subdivision of an existing 40,966 sq. ft. residential lot into two residential lots of 16,912 sq. ft. and 24,054 sq. ft. Demolition of an existing 1,806 sq. ft., 2-story single-family residence and 327 sq. ft. shed. Construction of a new 3,590 sq. ft., 2-story single-family residence with a 478 sq. ft. attached garage and a 600 sq. ft. detached guest house with a 300 sq. ft. attached garage on the 16,912 sq. ft. lot and construction of a new 4,658 sq. ft., 2-story, single-family residence with a 732 sq. ft. attached garage and a 424 sq. ft. detached guest house on the 24,054 sq. ft. lot.</p>	<p>335 South Rios, Solana Beach, San Diego County. APN: 298-076-05</p>
<p>6-16-0719-W Erin McKinley</p>	<p>Demolition of an existing 604 sq. ft., 1-story single-family residence and construction of a new 1,974 sq. ft., 1-story single-family residence with a 416 sq. ft. detached garage on a 7,945 sq. ft. lot.</p>	<p>832 Valley Aveune, Solana Beach, San Diego County. APN: 298-283-86</p>
<p>6-16-0720-W Crown Castle</p>	<p>Installation of 9 antenna nodes with 56 antennae behind decorative screens upon existing buildings or new 30-ft. tall decorative poles; construction of a detached 21-foot tall, 1,024 sq. ft. equipment hub attached to a new 14-ft. tall, 470 sq. ft. storage room adjacent to the existing mechanical yard.</p>	<p>500 Seaworld Drive, Mission Bay Park, San Diego, San Diego County. APN(s): 760-037-01-01; 435-480-17</p>

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

6-16-0726-W

City of San Diego Public
Works Dept.; Attn: Matt
DeBeliso

Replace approximately 5,000 linear feet of existing 1-inch – 16-inch water mains with new 12-inch and 16-inch polyvinyl chloride (PVC) water mains, and replace approximately 5,100 linear feet of 8-inch – 12-inch sewer mains with new 10-inch and 12-inch vitrified clay (VC) and PVC sewer mains. The work will take over approximately 6 months between 7:00 AM and 4:00 PM Monday through Friday, with equipment staged and stored in public right-of-ways for the duration of this project.

Sorrento Valley Rd. at Oleander Drive,
Tripp Court, and Industrial Court, North
City, San Diego, San Diego County.
APN: 301-130-13

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August 16, 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: 6-16-0656-W

Applicant: Sante Fe Christian Schools, Scott Travasos

Location: 838 Academy Drive, Solana Beach (San Diego County) (APN(s): 298-112-29, 298-112-30)

Proposed Development: Replacement of an existing 960 sq. ft. portable school building with a new portable building (no increase in square footage) and restriping of an existing parking space to meet handicap accessibility requirements with a loss of one space.

Rationale: The proposal involves the replacement of an existing portable building on the Santa Fe Christian Schools campus that has become unusable due to mold. The new portable will have the same footprint as the existing structure and will not result in any increase in square footage. In addition, the proposal includes the restriping of one parking space to accommodate handicap accessibility and will result in the loss of one parking space. The reduction of one parking space on the school site is not expected to result in any impacts to public access. The project is located in the City of Solana Beach Land Use Plan Hillside Overlay Zone but the replacement building will not require any grading or have any impacts on steep slopes, water quality, or public views. The project is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.

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 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


Kaitlin Carney
Coastal Program Analyst

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August 18, 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: 6-16-0678-W

Applicant: Bret and Brandy Gossett, Chris Bell

Location: 435 South Granados Avenue, Solana Beach (San Diego County) (APN: 298-093-20)

Proposed Development: Construction of a pool, spa, barbecue, fountain, fire pit, and additional landscaping and hardscaping in the backyard of a currently vacant 15,500 sq. ft. single-family residential lot.

Rationale: In 2015, the Commission approved a Coastal Development Permit (6-15-2121-W) for the demolition of an existing single-family residence and the construction of a new 1-story, 3,814 sq. ft. single-family residence with a 529 sq. ft. attached garage on the subject lot. The approval, however, did not include the landscaping and hardscaping backyard modifications that are proposed here. Because the site is currently vacant, the proposed improvements require a coastal development permit. The proposed development is located on an existing developed lot within an established residential neighborhood. The project 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 proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 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 black ink, appearing to be "Kaitlin Carney".

Kaitlin Carney
Coastal Program Analyst

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August 23, 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: 6-16-0718-W

Applicant: EOS Architecture

Location: 335 South Rios Ave, Solana Beach (San Diego County) (APN: 298-076-05)

Proposed Development: Subdivision of an existing 40,966 sq. ft. residential lot into two residential lots of 16,912 sq. ft. and 24,054 sq. ft. Demolition of an existing 1,806 sq. ft., 2-story single-family residence and 327 sq. ft. shed. Construction of a new 3,590 sq. ft., 2-story single-family residence with a 478 sq. ft. attached garage and a 600 sq. ft. detached guest house with a 300 sq. ft. attached garage on the 16,912 sq. ft. lot and construction of a new 4,658 sq. ft., 2-story, single-family residence with a 732 sq. ft. attached garage and a 424 sq. ft. detached guest house on the 24,054 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 and the proposed new residences are consistent with the character and scale of the existing neighborhood. 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 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 September 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


Kaitlin Carney
Coastal Program Analyst

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August 24, 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: 6-16-0719-W

Applicant: Erin McKinley

Location: 832 Valley Avenue, Solana Beach (San Diego County) (APN: 298-283-86)

Proposed Development: Demolition of an existing 604 sq. ft., 1-story single-family residence and construction of a new 1,974 sq. ft., 1-story single-family residence with a 416 sq. ft. detached garage on a 7,945 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 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 September 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 black ink, appearing to be "Kaitlin Carney".

Kaitlin Carney
Coastal Program Analyst

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August 24, 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: 6-16-0720-W

Applicant: Crown Castle

Location: 500 SeaWorld Dr, Mission Bay Park, San Diego (San Diego County) (APN(s): 760-037-01-01; 435-480-17)

Proposed Development: Installation of 9 antenna nodes with 56 antennae behind decorative screens upon existing buildings or new 30-ft. tall decorative poles; construction of a detached 21-foot tall, 1,024 sq. ft. equipment hub attached to a 14-ft. tall, 470 sq. ft. storage room adjacent to the existing mechanical yard.

Rationale: The development will occur entirely within the existing developed Sea World leasehold. None of the development will be higher than 30 feet in height or be visible from outside the leasehold. The equipment will be screened and designed to blend into the existing park architecture. The use is consistent with the zoning and land use designation of the Sea World leasehold, and it will not cause an increase in attendance that could impact public access in Mission Bay Park. Thus, the project is consistent with relevant public access and visual quality policies of Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 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 black ink, appearing to read "Alex Llerandi", written over a horizontal line.

Alexander Llerandi
Coastal Program Analyst
California Coastal Commission
San Diego District

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August 25, 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: 6-16-0726-W

Applicant: City of San Diego Public Works Department

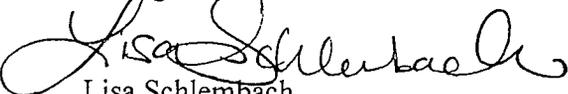
Location: Sorrento Valley Rd at Oleander Drive, Tripp Court, and Industrial Court, San Diego (San Diego County) (APN: 310-130-13)

Proposed Development: Replace approximately 5,000 linear feet of existing 1-inch – 16-inch water mains with new 12-inch and 16-inch polyvinyl chloride (PVC) water mains, and replace approximately 5,100 linear feet of 8-inch – 12-inch sewer mains with new 10-inch and 12-inch vitrified clay (VC) and PVC sewer mains. The work will take over approximately 6 months between 7:00 AM and 4:00 PM Monday through Friday, with equipment staged and stored in public right-of-ways for the duration of this project.

Rationale: The replacement and upsizing of existing sewer pipes and water pipes will not increase service capacity, but will bring the lines up to current City standards, reducing maintenance requirements and improving reliability. The project is minor in nature and conforms to the zoning and land use of the area. Although some short-term construction impacts to traffic and circulation may result, the project is not located near the shoreline, no work will occur on weekends, and no substantial impacts to public access or other coastal resources are expected consistent with the Chapter 3 policies of the Coastal Act.

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