

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

January 2017 Meeting of the California Coastal Commission

January 04, 2017

To: Commissioners and Interested Parties
From: Karl Schwing, 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 January 2017 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.

Applicant	Project Description	Project Location
6-16-1053-W Brian Lannutti & Shawna McGarry	Construction of a 1,166 sq. ft. first and second floor addition to an existing 1-story, 1,954 sq. ft. single-family residence on an 8,700 sq. ft. lot.	627 Glencrest Place, Solana Beach, San Diego County. (APN: 263-270-17)

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
6-16-0991-W Danielle and Joel Levantez	Demolition of existing shed and driveway; relocation and construction of a historic 1-story, 2,427 sq. ft. single-family residence with detached garage on a 9,593 sq. ft. lot.	840 Vera Street, Solana Beach, San Diego County. (APN: 298-133-36)
6-16-1103-W Joseph Krupp	Construction of a new 1-story 2,570 sq. ft. single-family residence with 606 sq. ft. attached garage and 640 sq. ft. attached accessory dwelling unit on a 13,723 sq. ft. vacant lot.	460 South Nardo Avenue, Solana Beach, San Diego County. (APN: 298-121-65)

EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

Applicant	Project Description	Project Location
G-6-16-0074 Charles Gaylord	To provide interim protection for the property during the upcoming winter storm season.	2820 Ocean Front, Del Mar, San Diego County. (APN: 299-021-04)

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December 20, 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: 6-16-1053-W

Applicant: Brian Lannutti and Shawna McGarry

Location: 627 Glencrest Place, Solana Beach (San Diego County) (APN(s): 263-270-17)

Proposed Development: Construction of a 1,166 sq. ft. first and second floor addition to an existing 1-story, 1,954 sq. ft. single-family residence on an 8,700 sq. ft. lot.

Rationale: A coastal permit is required for the proposed project because the site is located between the first coastal roadway and the lagoon and the proposed addition is more than 10% of the size of the existing residence. The proposed project is located in an established residential neighborhood and is similar in size and scale to the surrounding development. The site does not overlook the lagoon, and the proposal is consistent with the zoning and planning designations for the City of Solana beach and is not located in any special overlays. No adverse impacts on coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their January 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 be "Kaitlin Carney".

Kaitlin Carney
Coastal Program Analyst

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December 21, 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: 6-16-0991-W

Applicant: Danielle and Joel Levanetz

Location: 840 Vera Street, Solana Beach (San Diego County) (APN: 298-133-36)

Proposed Development: Demolition of existing shed and driveway; relocation and construction of a historic 1-story, 2,427 sq. ft. single-family residence with detached garage on a 9,593 sq. ft. lot.

Rationale: The proposed project involves moving an existing historic residence from the City of San Diego Chollas Heights Operations Yard to the subject site. The project is located 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 January 2017 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

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Kaitlin Carney
Coastal Program Analyst

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December 20, 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: 6-16-1103-W

Applicant: Joseph Krupp

Location: 460 South Nardo Avenue, Solana Beach (San Diego County) (APN: 298-121-65)

Proposed Development: Construction of a new 1-story 2,570 sq. ft. single-family residence with 606 sq. ft. attached garage and 640 sq. ft. attached accessory dwelling unit on a 13,723 sq. ft. vacant lot.

Rationale: The proposed project is located 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 January 2017 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

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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**EMERGENCY PERMIT**

Issue Date: December 12, 2016
Emergency Permit No. **G-6-16-0074**

APPLICANT: Charles Gaylord

LOCATION OF EMERGENCY WORK: 2820 Ocean Front, Del Mar, San Diego County. APN 299-021-04

WORK AUTHORIZED: Temporary placement until April 15, 2017 of approximately 200 tons of 4-ton rock, for a total of approximately 50 rocks, in front of a failing seawall to protect an existing single-family residence from storm waves and undermining.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that the existing seawall is seriously damaged and significant wave run-up and wave overtopping from winter storms and high tides will place the existing residence at risk for damage and undermining of the home's foundation, which requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in black ink, appearing to read "Karl Schwing".

By: Karl Schwing, Deputy Director

cc: City of Del Mar Planning Department
Enclosure: Acceptance Form

EMERGENCY PERMIT

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit (i.e., by January 9, 2017). The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.
4. The work authorized by this permit is TEMPORARY and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **April 15, 2017**. Persistence of any temporary measure approved via this Emergency Permit on the site past April 15, 2017 will constitute unpermitted development, and, therefore, a violation of the Coastal Act. Commission enforcement staff will consider appropriate action to address the persistence of any temporary measures past the deadline for removal. Such action may include assessment of monetary penalties under Coastal Act Section 30821 for violations of the public access provisions of the Coastal Act.
5. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. The proposed rock revetment shall extend no more than 25 feet seaward from the existing timber wall on the seaward side of the home per plans submitted by the applicant on November 23, 2016, with the seaward 10 feet of the revetment to be buried.
7. The City of Del Mar has required a \$20,000.00 bond be submitted to the City in order to ensure removal of the rock occurs as detailed in this permit. These funds shall be submitted to the City prior to commencement of any of the development authorized in this permit.
8. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission).
9. The permittees shall be responsible for monitoring and maintaining the shoreline protective devices for as long as the reinforcement remains in place. The permittees, at a minimum, shall conduct inspections at least once a week. The inspections shall examine and measure the location of the rock to ensure the shoreline protective devices have not been dislodged. In the event that any shoreline protection devices are dislodged by high swells, the permittees shall retrieve and repair or replace the structures.

EMERGENCY PERMIT

10. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

As noted in **Condition #4**, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please contact the Commission at the address and telephone number listed on the first page.

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EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. G-6-16-0074**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date. Emergency work is only authorized to be installed and removed by **April 15, 2017**.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to remove the emergency work authorized by this permit in its entirety by **April 15, 2017**.

Signature of property owner

Name

Address

Date of Signing