

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
WWW.COASTAL.CA.GOV



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Prepared November 3, 2017 (for the November 9, 2017 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, San Diego Coast District Deputy Director
Subject: San Diego Coast District Deputy Director's Report for November 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on November 09, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on November 9th.

With respect to the November 9th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on November 9, 2017 (see attached)

Waivers

- 6-17-0777-W, Arora-Aretz SFR (Solana Beach)
- 6-17-0829-W, Woods SFR (Solana Beach)
- 6-17-0840-W, Benko Condo Conversion (San Diego)
- 6-17-0846-W, Pruett SFR (Del Mar)

Immaterial Amendments

- 6-16-0275-A1, SELC Restoration (Encinitas & Solana Beach)

Immaterial Extensions

- 6-86-396-A13-E3, Belmont Park Valet Parking Lot (San Diego)

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October 27, 2017

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: 6-17-0777-W

Applicant: Amarpal Arora and Danielle Aretz

Location: 360 North Granados Avenue, Solana Beach (San Diego County) (APN: 263-391-16)

Proposed Development: Construction of a new approximately 3,900 sq. ft., 2-story single-family residence with attached garage, and a pool and spa on a 8,313 sq. ft. vacant lot.

Rationale: The proposed residence will be located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. 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 Low-Medium Density Residential designation. The development will not block any public views or impact public access. 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 November 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
Executive Director

A handwritten signature in black ink, appearing to read "Katlin Carney".

Katlin Carney
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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October 25, 2017

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: 6-17-0829-W

Applicant: Peter & Kathleen Woods

Location: 1051 Woodside Way, Solana Beach (San Diego County) (APN(s): 2983904600)

Proposed Development: Removal of existing tennis court and construction of a new approximately 2,876 sq. ft. single story single-family, modular home and detached 576 sq. ft. garage on a 26,571 sq. ft. 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 its November 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
Executive Director

A handwritten signature in blue ink, appearing to read "ML", written over a faint circular stamp.

Melody Lasiter
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



October 26, 2017

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: 6-17-0840-W

Applicant: William & Andrea Benko

Location: 702-708 Whiting Ct, Mission Beach, San Diego (San Diego County) (APN(s): 423-551-22; 423-551-21)

Proposed Development: Convert existing duplex into condominium ownership.

Rationale: The proposed development will only change the ownership status of an existing duplex that has already been approved and constructed pursuant a previous coastal development permit. The proposed development will not result in any physical changes to the structure or adversely impact coastal resources, and can be found in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its November 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
Executive Director

A handwritten signature in black ink that reads "Alex Llerandi".

Alexander Llerandi
Coastal Program Analyst

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October 23, 2017

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: 6-17-0846-W

Applicant: Kristen Pruett (Clipper NSPP FA, LLC)

Location: 960 Avocado Place, Solana Beach (San Diego County) (APN: 298-292-26)

Proposed Development: Construction of a new approximately 6,000 sq. ft., 1-story single-family residence with attached garage, a 450 sq. ft., 1-story detached accessory dwelling unit with attached garage, and a pool and spa on a 20,386 sq. ft. vacant lot.

Rationale: The subject lot was created through a 7-lot subdivision approved by the Commission in October 2016 (CDP #6-16-0498). The proposed residence will be located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. 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 Estate Residential (ER-2) designation, and with the approved subdivision permit. The development will not block any public views or impact public access. 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 November 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
Executive Director

A handwritten signature in dark ink, appearing to read 'Kaitlin'.

Kaitlin Carney
Coastal Program Analyst

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-16-0275-A1**

October 30, 2017

To: All Interested Parties
From: John Ainsworth, Executive Director
Subject: Permit No. **6-16-0275** granted to San Elijo Lagoon Conservancy and California Department of Transportation for:

Restoration of the entire San Elijo Lagoon system, including grading and dredging, removal of dike and weir, construction of pedestrian trails and bridges, removal of non-native species, planting of native species, export of approximately 850,000 cu.yds. of beach quality sediment for reuse at local beaches and storage at off-shore sites, installation of 14,300 cu.yds. of riprap at the inlet, and monitoring.

Project Site: San Elijo Lagoon, Cardiff State Beach, Solana Beach, Cities of Encinitas and Solana Beach, 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):

Extend the timeframes for approval of Special Condition No. 1, Final Wetland Habitat and Hydrology Monitoring Plan, from "Prior to issuance of the Coastal Development Permit" to "Within 120 days of commencement of construction", and of Special Condition No. 5, the Marine Ecosystem Monitoring, Adaptive Management and Mitigation Plan, from "Prior to issuance of the Coastal Development Permit" to "Prior to commencement of sand placement on beaches."

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 subject restoration project is a specific project identified in the North Coast Corridor Public Works Plan and Transportation and Resource Enhancement Program that is scheduled to take place in coordination with three other major projects to limit temporal impacts to the lagoon system. Project construction is scheduled to start December 1, 2017 in order to conduct clearing and grubbing prior to the nesting season. If construction is delayed, the applicant

Notice of Proposed Immaterial Permit Amendment
6-16-0275-A1

must wait until after the nesting season (i.e., Fall 2018) to start construction, which would result in an extension of temporal impacts to the lagoon.

As currently required, the final monitoring plans (Wetland Habitat and Hydrology Monitoring Plan, and Marine Ecosystem Monitoring, Adaptive Management and Mitigation Plan) must be approved prior to issuance of the Coastal Development Permit. Preliminary monitoring plans have been submitted that include baseline monitoring protocols; however, additional time is necessary in order to finalize the plans in coordination with the applicant and Scientific Advisory Committee (SAC). Thus, the proposed timing changes to Special Conditions No. 1 and No. 5 would allow for construction to commence, and avoid additional temporal impacts to the lagoon, while work on the monitoring plans continues. As such, the proposed project will not adversely impact coastal resources or public access to and along the shoreline, and can be found in conformance with the policies of Chapter 3 of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Melody Lasiter at the phone number provided above.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 26, 2017

Notice is hereby given that Symphony Asset Pool XVI, LLC has applied for a one-year extension of Coastal Development Permit No. 6-86-396-A13 granted by the California Coastal Commission on January 10, 2014.

for: Proposal to install 90 new parking spaces in parking lot south of Belmont Park and implement a valet parking service utilizing the new 90 spaces.

at: 3146 Mission Blvd, Mission Beach, San Diego (San Diego County) APN: 760-217-07

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

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Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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WEAVER & COMPANY INVESTMENTS

302 Washington Street #812
San Diego, CA 92103

RECEIVED

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OFF: (619) 233-0041
CEL: (310) 801-3225

FAX: (619) 233-0042
E-MAIL: hdweaver@aol.com

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

11/03/2017

California Coastal Commission
c/o John Ainsworth
Executive Director

Re: Objection to Costal Development Permit No. 6-86-396-A13

Dear Executive Director:

As a resident of South Mission, I object to any portion of the grass covered Park adjacent to and South of Belmont Park being used for the installation of 90 new parking spaces as per your notice of 10/26/2017. With any encroachment on this park it will deprive hundreds of beach visitors the enjoyment of the facilities, i.e., existing picnic tables and BBQ's, areas for Bocce Ball, Volleyball, flying kites, toy glider planes, etc.

There is ample parking at the huge parking facility on the East side of the street across from Belmont Park. Alternate parking is available at the shopping center/boat yard parking lot across the street from the Bajia Hotel. A shuttle can take visitors to the attractions at Belmont Park.

There is no comparable visitors park within a mile of the subject area. It must be preserved for future visitors, as traditionally provided in the past. If I am mistaken in the scope of the parking plan, please let me know. Otherwise, I would appreciate your calling a hearing on this important matter.

Sincerely,



H. Duane Weaver
(619) 233-0041