

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



W22

Prepared December 8, 2017 (for the December 13, 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 December 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 December 13, 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 December 13th.

With respect to the December 13th 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 December 13, 2017 (see attached)

Waivers

- 6-17-0675-W, Levin Residence (Rancho Santa Fe)
- 6-17-0879-W, Brinner/Novak SFR (Solana Beach)
- 6-17-0894-W, SeaWorld Parade Float Storage (San Diego)
- 6-17-0918-W, Daniels SFR (Solana Beach)
- 6-17-0939-W, Zalkin ADU (Del Mar)
- 6-17-0970-W, Kousser Addition (Solana Beach)
- 6-17-0975-W, Stevens Condominium Remodel (Solana Beach)

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



November 29, 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: 6-17-0879-W **Applicant:** Kristin Brinner & Chris Novack

Location: 246 Barbara Ave, Solana Beach (San Diego County). (APN(s): 263-372-17).

Proposed Development: Demolition of an existing one-story single-family residence and construction of an approximately 2,857 sq. ft., two-story single-family residence with an attached 335 sq. ft. carport.

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; therefore, the project will not be out of character with the existing community. It will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its December 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 cursive script that reads "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



November 29, 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: 6-17-0894-W

Applicant: SeaWorld San Diego

Location: 500 SeaWorld Drive, Mission Bay, San Diego (San Diego County). (APN: 760-037-01-01).

Proposed Development: Construction of an approximately 24-foot tall, 5,250 sq. ft. storage building to house a variety of parade floats and equipment.

Rationale: The proposed development will be located in an existing back-of-the-house portion of the theme park area east of the main entrance gate, north of the parking lot. The proposed storage building will not increase the intensity of use of the theme park, or generate the need for additional parking. The building will be minimally visible outside the leasehold as it is partially obstructed by existing onsite vegetation, but will not block any public views of the water or shoreline. 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 its December 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 "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



November 30, 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: 6-17-0918-W **Applicant:** Adam & Cori Daniels

Location: 425 South Rios Ave, Solana Beach (San Diego County). (APN: 298-076-10).

Proposed Development: Demolition of a two-story existing single-family residence and hardscape and construction of an approximately 3,461 sq. ft. two-story single-family residence with an attached 498 sq. ft. garage on a 9,798 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; therefore, the project will not be out of character with the existing community. It will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its December 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 "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



November 30, 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: 6-17-0939-W **Applicant:** Irwin Zalkin

Location: 4802 Vista De La Tierra, Del Mar (San Diego County). (APN: 302-032-29).

Proposed Development: Construction of a 387 sq. ft., single-story detached accessory structure (including an accessory dwelling unit, gym, bathroom, and attached 100 sq. ft. deck) on a 57,934 sq. ft. lot. An existing 3,340 sq. ft. single-family residence and attached 698 sq. ft. garage will remain.

Rationale: The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The development will not block any public views and adequate parking will be provided. The area is not subject to any of the special overlays contained in the certified County of San Diego Land Use Plan, and is consistent with the planning designations of the County LUP.

This waiver will not become effective until reported to the Commission at its December 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 "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



November 30, 2017

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

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: 6-17-0970-W

Applicant: Thadd & Catherine Kousser

Location: 966 San Lorenzo Ct, Solana Beach (San Diego County) (APN(s): 263-651-11)

Proposed Development: Construction of a 365 sq.ft. addition to the second floor of an existing 2,724 sq.ft. two-story single-family residence with an attached 706 sq.ft. garage on an 18,198 sq.ft. lot.

Rationale: The proposed residential addition requires a permit because the site is located between the lagoon and the first public roadway and involves an increase in more than 10% of the existing floor area. 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 project is subject to the Dark Sky Area Overlay Zone of the special overlays in the City of Solana Beach certified Land Use Plan; however, no outdoor lighting is being proposed, and the project is consistent with the zoning and LUP 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 its December 2017 meeting. If three (3) 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 "ML", written over a faint circular stamp or watermark.

Melody Lasiter

Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



December 1, 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: 6-17-0975-W

Applicant: Jim & Jana Stevens

Location: 211 South Helix Avenue, Units 50 & 51, Solana Beach (San Diego County) (APN(s): 298-520-01-50 & 298-520-01-51)

Proposed Development: Interior remodel and conversion of two existing, approximately 1,200 sq. ft. and 2,000 sq. ft., 1-story condominium units into one condominium. Other development that is proposed that does not require a permit consists of removing and replacing exterior windows and doors with the same sizes and types of windows/doors in the same location.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single- and multi-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. 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 High Residential designation. The proposed development will not adversely impact coastal resources, public views, public access, or public recreational opportunities, and is consistent with Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 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 "Kaitlin Carney".

Kaitlin Carney
Coastal Program Analyst