

**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  
February 2017 Meeting of the California Coastal Commission*

February 03, 2017

**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 February 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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>6-16-1072-W</b> Surf Rider Pizza Company, Attn: Gina Champion-Cain	Remodel existing one-story restaurant including demolition of 254 sq. ft. of interior dining area, 146 sq. ft. addition to first-floor dining patio, and 154 sq. ft. addition to existing roof deck; addition of vertical wheel chair lift to roof top patio; and new 36-in. tall perimeter patio fence on an approximately 3,750 sq. ft. lot.	3772 Mission Blvd, Mission Beach, San Diego, San Diego County. (APN: 423-581-07)

**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>6-16-1079-W</b> Donia Ackad	Construction of a 1-story, approximately 4,500 square foot, single-family residence, a 1-story, 812 square foot accessory living unit, a pool, and associated landscaping on a vacant, approximately 55,300 square foot lot. Also proposed is approximately 550 cu. yds. of cut, 2,400 cu. yds. of fill, and the installation of two vertical septic seepage pits.	South side of Sun Valley Road, approximately 800 feet south of Linea del Cielo, Solana Beach, San Diego County (APN: 302-201-22)
<b>6-16-1135-W</b> San Dieguito Union High School District	Construction of two new, 1-story, 1,440 sq. ft. modular classroom buildings on a pre-graded pad and 10 cu. yds. of grading on an approximately 20-acre lot containing the Earl Warren Middle School.	155 Stevens Ave, Solana Beach, San Diego County (APN: 263-421-06)

**IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
6-14-1897-A2 Daniel Young	Continued use of eighteen temporary buildings, which will remain on the southeastern portion of the Earl Warren Middle School campus, by the Skyline Elementary School for the duration of the 2017-2018 school year. Upon completion of the 2017-2018 school year, all temporary buildings will be removed as originally permitted in CDP 6-14-1897.	155 Stevens Ave, Solana Beach, San Diego County (APN: 263-421-06)

**EXTENSIONS - IMMATERIAL**

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
6-12-086-E3 California State Parks, Southern Service Center, Attn: Lisa Fields	Regrade and place roadbase at eight existing individual campsites and one existing group campsite for ADA compliance, and convert three existing parking spots into two handicap parking spots.	San Onofre Bluffs Campground, San Onofre State Beach, San Diego County (APN: 101-520-11)

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January 20, 2017

## 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:** 6-16-1072-W

**Applicant:** 2163 Abbott Street, LP Surf Rider Pizza; attn: Gina Champion-Cain

**Location:** 3770 Mission Blvd, Mission Beach, San Diego (San Diego County) APN: 423-581-07

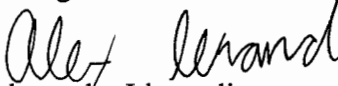
**Proposed Development:** Remodel existing one-story restaurant including demolition of 254 sq. ft. of interior dining area, 146 sq. ft. addition to first-floor dining patio, and 154 sq. ft. addition to existing roof deck; addition of vertical wheel chair lift to roof top patio; and a new 36-in. tall perimeter patio fence on an approximately 3,750 sq. ft. lot.

**Rationale:** The existing restaurant is a previously conforming structure with regards to setbacks; the remodel and new additions will conform to current standards and will not change the intensity of use of the site. The development will conform to height and parking requirements and continue to operate as a visitor-serving commercial use. Thus, the project will not have adverse impacts to public access or 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 their February 2017 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

  
Alexander Llerandi  
Coastal Program Analyst

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January 24, 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:** 6-16-1079-W

**Applicant:** Donia Ackad

**Location:** South side of Sun Valley Rd, approximately 800 feet south of the intersection with Linea Del Cielo (San Diego County) (APN: 302-201-22)


**Proposed Development:** Construction of a 1-story, approximately 4,500 sq.ft., single-family residence, a 1-story, 812 sq.ft. detached accessory living unit, pool, and landscaping on a vacant, approximately 55,300 sq.ft. lot. Also proposed is approximately 550 cu. yds. of cut, 2,400 cu. yds. of fill, and the installation of two vertical septic seepage pits.

**Rationale:** The proposed project will be located in a residential neighborhood consisting of large lot, single-family residences similar in size and scale to the proposed development. An accessory living unit is allowed on the subject site. The site is not located in the designated Coastal Resource Protection Overlay of the previously certified San Diego County LCP. The project is consistent with the planning and zoning designations of the County and all applicable Chapter 3 policies of the Coastal Act. No impacts to coastal resources, including public access, visual resources, and public recreation opportunities are anticipated.

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

  
Lisa Schlembach  
Coastal Program Analyst

cc: File

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January 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:** 6-16-1135-W

**Applicant:** San Dieguito Union High School District

**Location:** 155 Stevens Ave, Solana Beach (APN: 263-421-06-00)

**Proposed Development:** Construction of two new, 1-story, 1,440 sq. ft. modular classroom buildings on a pre-graded pad and 10 cu. yds. of grading on an approximately 20-acre lot containing the Earl Warren Middle School.

**Rationale:** The proposed project is located on an existing developed school site that recently received Coastal Commission approval for the demolition and reconstruction of the campus through Coastal Development Permit (CDP) #6-14-1897. Though the subject development was not included in the scope of the previous permit, the applicant prepared a Mitigated Negative Declaration (MND) for the campus redevelopment that included evaluating these new classrooms, which determined no impacts to traffic or circulation would result from the project. The proposed project is consistent with the Public/Institutional land use designation and zoning per the City of Solana Beach's certified Land Use Plan and municipal code. The proposed project does not include the removal of any native vegetation, will not adversely impact visual resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and all Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 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 read "Lisa Schlembach".  
Lisa Schlembach  
Coastal Program Analyst

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**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **6-14-1897-A2**

February 2, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Acting Executive Director

**Subject:** Permit No. **6-14-1897** granted to **San Dieguito Union High School District** for: Demolition and reconstruction of a middle school campus, including construction of a temporary campus, 7 school buildings, a 56-space parking lot, two student drop-off areas, and a fire truck road on an approximately 20-acre lot; after-the-fact approval of unpermitted development, including demolition of a 5,448 sq.ft. building; construction of a 3,250 sq.ft. building and a hardcourt area; and installation of two portable buildings and contractor laydown area.

**Project Site:** 155 Stevens Ave, Solana Beach (San Diego County) APN: 263-421-06

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):

Continued use of eighteen temporary buildings for the duration of the 2017-2018 school year for temporarily relocated Skyline Elementary students. Upon completion of the 2017-2018 school year, all eighteen remaining temporary buildings will be removed.

**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):

Allowing continued use of the temporary buildings for one year to house students from the nearby Skyline Elementary project while that campus is being rebuilt will not have any adverse impacts on coastal resources. Both schools currently utilize the same major coastal route, Lomas Santa Fe Drive, to access their respective campuses, so no impacts to public access are expected to result from the temporary shift in the student population. Thus, the proposed project will not adversely impact coastal resources and can be found in conformance to 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 Lisa Schlembach at the phone number provided above.

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 27, 2017

Notice is hereby given that California Department of Parks and Recreation, Southern Service Center has applied for a one-year extension of CDP No. 6-12-086, granted by the California Coastal Commission on February 6, 2013.

for: Regrade and place road base at eight existing individual campsites and one existing group campsite for ADA compliance, and convert three existing parking spots into two handicap parking spots.

at: San Onofre Bluffs Campground, San Onofre State Beach (San Diego County) APN: 101-520-11)

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  
Acting Executive Director

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

Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File