

**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



# TH15

**Prepared July 7, 2017 (for the July 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 July 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 July 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 July 13th.

With respect to the July 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 July 13, 2017 (see attached)**

---

### Waivers

- 6-17-0314-W, Brixton Cedros, LLC commercial improvements (Solana Beach)
- 6-17-0411-W, Dollarhide SFR Addition (San Diego)
- 6-17-0485-W, Meredith SFR (Solana Beach)
- 6-17-0494-W, Bogert ALU (Solana Beach)
- 6-17-0496-W, Solana Beach School District Admin Offices (Solana Beach)
- 6-17-0497-W, Jackel SFR (Solana Beach)
- 6-17-0503-W, UCSD - Navy Base Coronado Experiment (Coronado)
- 6-17-0573-W, S. Ingraham Street Bridge Water Pipeline Replacement (San Diego)

### Immaterial Amendments

- 6-01-120-A1, West Steak House Restaurant Expansion (Carlsbad)
- 6-13-1344-A1, Sackett Summer Construction (San Diego)
- 6-15-0003-A1, Bernardo Shores (Imperial Beach)
- 6-16-0989-A1, SeaWorld (San Diego)

**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](http://WWW.COASTAL.CA.GOV)



June 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:** 6-17-0314-W

**Applicant:** Brixton Cedros, LLC

**Location:** 212 South Cedros Avenue, Solana Beach (San Diego County) (APN: 298-073-11)

**Proposed Development:** Construction of a new approximately 5-foot high, 180 sq. ft. detached trash enclosure, construction of an approximately 6-foot tall monument sign, and restriping of the existing parking lot on a 38,386 sq. ft. lot with an existing retail commercial building.

**Rationale:** The proposed project is located within the Special Commercial Zone of the Solana Beach Cedros District and is similar in size and scale to the surrounding development. While the commercial site does not provide adequate off-street parking, the proposal does not include a change in intensity of use and the existing retail use will remain in both buildings. The parking lot will be restriped to replace the spaces lost due the siting of the trash enclosure and no changes to the total number of existing parking spaces are proposed. No roof signs, freestanding pole signs or monument signs greater than 8 feet in height are proposed. The development will not block any public views or impact public access 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 July 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**

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](http://WWW.COASTAL.CA.GOV)



June 23, 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:** 6-17-0411-W

**Applicant:** Jeff Dollarhide

**Location:** 725 Kennebeck Ct, Mission Beach, San Diego (San Diego County) (APN(s): 423-643-04)

**Proposed Development:** Construction of a 144 sq. ft. addition, replacement of windows in-kind, and addition of new siding to a 1,002 sq. ft., 1-story, single-family residence on a 2,400 sq. ft. lot.

**Rationale:** The proposed residential addition requires a permit because the site is located between the first public road and the sea and involves an increase in more than 10% of the existing floor area. The proposed addition will be 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. The project is consistent with the Mission Beach Community Plan and 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 July 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 dark ink, appearing to be "ML" or similar initials.

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](http://WWW.COASTAL.CA.GOV)



June 19, 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:** 6-17-0485-W

**Applicant:** Joel and Nicole Meredith

**Location:** 187 South Nardo Avenue, Solana Beach (San Diego County) (APN: 298-083-16)

**Proposed Development:** Demolition of an existing, 1-story, approximately 2,000 sq. ft. single-family residence and attached garage, and construction of a new, 2-story, approximately 3,500 sq. ft. single-family residence including an attached garage and an approximately 200 sq. ft., second-story deck on an approximately 10,000 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 July 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 "Lisa Schlembach".

Lisa Schlembach  
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](http://WWW.COASTAL.CA.GOV)



June 19, 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:** 6-17-0494-W

**Applicant:** Jami and Trevor Bogert

**Location:** 645 South Cedros Avenue, Solana Beach (San Diego County) (APN: 298-212-23)

**Proposed Development:** Construction of an approximately 700 sq. ft. detached, accessory living unit on an approximately 8,700 sq. ft. lot also containing an existing 1-story, approximately 750 sq. ft. single-family residence and an approximately 400 sq. ft., 1-story, detached garage.

**Rationale:** The subject property 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 July 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

Handwritten signature of Lisa Schlembach in black ink.

Lisa Schlembach  
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](http://WWW.COASTAL.CA.GOV)



June 20, 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:** 6-17-0496-W

**Applicant:** Solana Beach School District

**Location:** 309 North Rios Ave, Solana Beach (San Diego County) (APN: 263-341-10)

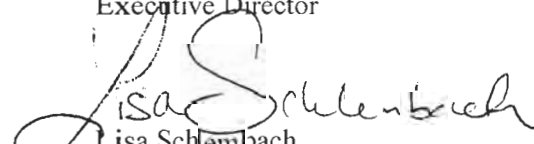
**Proposed Development:** Construction of two new, 1-story, portable administrative office buildings totaling 1,440 sq. ft., installation of landscaping, and improvements to existing walkways on an approximately 4.6-acre lot containing the Solana Beach School District administrative offices and child development center.

**Rationale:** The proposed administration buildings will replace a recently demolished 1,425 sq. ft. administration office building (CDP #6-17-0351-W). The building will be located on an existing developed school site, does not include the removal of any native vegetation, and will not adversely impact visual resources. The project will not increase school capacity and is consistent with the Public/Institutional land use designation and zoning of the City of Solana Beach's municipal code, all policies of the City's certified Land Use Plan, and Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its July 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

  
Lisa Schlenbach  
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](http://WWW.COASTAL.CA.GOV)



June 16, 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:** 6-17-0497-W

**Applicant:** Audrey and Larry Jackel

**Location:** 216 Ocean Street, Solana Beach (San Diego County) (APN: 263-022-01)

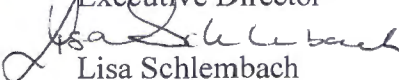
**Proposed Development:** Demolition of an existing approximately 1,600 sq. ft. single-family residence and construction of a new, approximately 4,300 sq. ft., 2-story plus subterranean level single-family residence with an approximately 500 sq. ft. attached garage on a 5,800 sq. ft. lot.

**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 July 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

  
Lisa Schlembach  
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



June 20, 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:** 6-17-0503-W

**Applicant:** University of California, San Diego

**Location:** Sand berm, surf zone, and offshore areas adjacent to the Naval Amphibious Base at the Naval Base Coronado, Coronado (San Diego County)


**Proposed Development:** Five-year monitoring program consisting of the temporary installation of scientific research instrumentation in the sand, surf zone, and offshore areas adjacent to the Naval Amphibious Base in Coronado from 2017-2022. Approximately 18 sensors in 14 locations will be attached to pipes and buried in the sand using a drilling rig, sea water jets, or a well-drilling auger in the late fall of each year and recovered in spring of the following years; approximately November to April. Minor excavation of beach sand will occur and the sand immediately returned to the holes to bury the instruments. Sensors will be removed with shovels, a small backhoe or sea water jets. A total work footprint of approximately 1 x 1 meter would be temporarily disturbed for installation and removal. Installation and recovery of instruments will each take approximately one day. Experiment staff will monitor the equipment every 6 - 8 weeks and staff divers will verify that all sensors are deployed on soft, sandy bottom substrate, and not within 25 ft. of sensitive habitats.

**Rationale:** The goal of the proposed project is to obtain simultaneous measurements of waves, tides, water table, wave run-up, wave setup, and the eroding sand berm to field test numerical models for berm erosion during storms and El Niño events. The project will be conducted outside of the summer season and public access will be maintained along the beach at all times. Snowy plovers and Least terns are not known to nest in the project area. There are no expected impacts to coastal resources.

This waiver will not become effective until reported to the Commission at its July 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

  
Lisa Schlembach  
Coastal Program Analyst

cc: File



**CALIFORNIA COASTAL COMMISSION**

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



June 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:** 6-17-0573-W

**Applicant:** Public Works Department, City of San Diego: Roberto Parra

**Location:** Mission Blvd, San Diego (San Diego County) APN(s): 423-680-12

**Proposed Development:** Modify pipeline replacement program approved through CDP No. 6-15-1296-W to allow work to occur on the southernmost Ingraham St bridge until the end of August 2017.

**Rationale:** The summer work will occur Sunday – Thursday, 9 PM – 5 AM, when public visitation is at its lowest. Construction staging and storage will occur within the Ingraham St and Quivira Rd right-of-ways, but will not occupy public parking. Work will occur from the bridge deck and not on the water. While the work will reduce bridge traffic to a single lane, it will occur during the night/early-morning, the sidewalks will remain open, and a traffic control plan will coordinate vehicular access. Thus, 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its July 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

Handwritten signature of Alexander Llerandi in black ink.

Alexander Llerandi  
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](http://WWW.COASTAL.CA.GOV)



## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-01-120-A1**

July 6, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **6-01-120-A1** granted to **West Real Estate, LLC** for: Subdivision of a vacant 6.51 acre lot into five lots and construction of a 45-ft-high, 86-room 53,561 sq.ft. hotel, 333 subterranean and surface parking spaces, 4,800 sq.ft. restaurant, 7,700 sq.ft. restaurant, 16-pump gas station and 1,500 sq.ft. food mart.

**Project Site:** Northwest Corner of Cannon Road and Interstate 5, Carlsbad (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):

Lot line adjustment to increase the size of Parcel 2 to approximately 0.242 acres and decrease the size of Parcel 5 to approximately 3.753 acres. Construct 1,508 sq.ft. addition to the existing 4,800 sq.ft. West Steak and Seafood Restaurant on Parcel 2; redesign parking spaces to reduce total number of parking spaces to 313.

### 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 restaurant expansion will extend into an adjacent parking area, resulting in addition of approximately 51 sq. ft. of pervious surface. Although the project includes a reduction in the overall number of parking spaces on the site, including 8 parking stalls to accommodate the restaurant expansion, the project site will meet all parking requirements. The site is entirely developed and there are no public views across the site. Therefore, there is no potential for adverse impacts on coastal resources, including visual quality, water quality or public access.

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

cc: Commissioners/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](http://WWW.COASTAL.CA.GOV)

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**

Coastal Development Permit Amendment No. **6-13-1344-A1**

June 22, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **6-13-1344** granted to **Jevin Sackett** for: Demolition of existing 3,029 sq. ft. 3-story single family residence and construction of a new 4,678 sq. ft., 30-ft. high, 3-story single family residence with an attached 3-car garage on a 4,320 sq. ft. lot.

**Project Site:** 702 Jersey Court, San Diego (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):

Modify Special Condition No. 3 to allow limited development activity to occur from Memorial Day to Labor Day

**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):

Typically development is not permitted to occur in Mission Beach during the summer season (Memorial Day to Labor Day) because of potential impacts on public access; however, the applicant has demonstrated that this specific site can accommodate the limited construction activities that remain to be completed with no adverse impacts. All construction-related parking and materials storage will be contained entirely on-site with no loss to public parking. All work proposed during the summer season will be contained within the property boundaries. All deliveries will occur before 12 p.m. (noon) with all loading and unloading occurring on-site. Thus, the proposed project will not adversely impact coastal resources 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 Kaitlin Carney at the phone number provided above.

cc: Commissioners/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](http://WWW.COASTAL.CA.GOV)

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **6-15-0003-A1**

July 6, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. 6-15-0003

**Issued to:** Integral Communities for The Bernardo Shores Project, LLC/Beazer Homes - West Region

**For:** Construct 184 2- and 3-story townhomes, 3 detached single family residences, and public pedestrian/bike path.

**Project Site:** 500 Highway 75, Imperial Beach (San Diego County) APN: 625-140-20

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):

**Amend Special Condition No. 2 to require that Phase I of the public pedestrian/bike path be completed by July 31, 2017, and Phase II be initiated no later than September 2, 2017, and completed by December 31, 2017.**

**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 original permit required that the entire public path be completed prior to occupancy of the 50<sup>th</sup> residence. Phase I of the public path will be completed in July 2017, but to avoid the California least tern nesting season, the Army Corps of Engineers requires that Phase II not begin until after September 1st, which will prevent the path from being completed prior to the sale of 50<sup>th</sup> home. Because the delay will avoid habitat impacts and the modified end date is only approximately two months later than originally anticipated, the proposed amendment will not have adverse impacts on coastal resources and can be found in conformance with Chapter 3 of the Coastal Act.

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

cc: Commissioners/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](http://WWW.COASTAL.CA.GOV)



## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-16-0989-A1**

July 6, 2017

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **6-16-0989**

**Issued to:** **SeaWorld San Diego**

**For:** Lighting upgrades to allow for a summer nighttime light/acrobatic show in the existing Waterfront stadium for the summer of 2017, while limiting firework shows to 14 nights during the summer.

**Project Site:** 500 Seaworld Dr, Mission Bay Park, San Diego (San Diego County) APN: 760-037-01-01

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):

Modify Special Condition No. 5 subsection iii to modify dark night show schedule to allow Monday show nights after July 5, 2017, and add new subsection viii stating:

*"In the event that California least tern activity at Stony Point is below a level sufficient to produce statistically significant monitoring data, the applicant may submit an alternative monitoring schedule for the review and written approval of the Executive Director."*

### 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):

To date the amount of California least tern nesting activity at Stony Point has been substantially lower than in past nesting seasons, with only two nesting pairs observed at any one time. Because this level of nesting activity does not constitute a colony, further monitoring activity may not produce statistically viable monitoring data while still exposing the least terns to potential adverse impacts from the monitoring itself. The Commission's staff biologist, in consultation with state and federal resource agencies, concurs that allowing a revised monitoring schedule and fewer dark nights may be appropriate and would not result in the loss of meaningful data or biological impacts.

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