

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
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Prepared November 08, 2019 (for the November 14, 2019 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 2019

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 14, 2019. 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 14th.

With respect to the November 14th 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 14, 2019 (see attached)

Waivers

- 6-19-1069-W, Fomon SFR (Del Mar)

Immaterial Amendments

- A-6-COR-08-098-A1, Hotel Del Parking Garage (Coronado)

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November 1, 2019

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: 6-19-1069-W

Applicant: Brad Fomon

Location: 4250 North Lane, Solana Beach (San Diego County) (APN: 298-200-02)

Proposed Development: Demolition of an existing approx. 2,826 sq. ft. single story, single-family residence with attached 2-car garage, pool and spa. Construction of a new approx. 5,042 sq. ft. single story, single-family residence with attached approx. 1,134 sq. ft. 3-car garage, pool, spa, approx. 498 sq. ft. covered outdoor patio, and hardscape on a 52,416 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in bulk and scale to the proposed development; therefore, the project will not be out of character within the existing community. The proposed single-family residence is not located within any of the City's Land Use Plan Overlay areas, will not block any public views, and provides adequate parking. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan., 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 November 2019 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 "Cort Hitchens".

Cort Hitchens
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-6-COR-08-098-A1**

October 31, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **A-6-COR-08-098-A1** granted to **Hotel Del Coronado** for: Revisions to the approved master plan to include relocation of the proposed conference center and south beach guest rooms, relocation of the on-site bus staging area from adjacent to R.H. Dana Place to Orange Avenue, the addition of surface parking adjacent to the entry garden and R.H. Dana Place; retention of the laundry facility; and the repositioning of the southerly end of the Paseo del Mar public easement to connect to the public easement/walkway adjoining the Coronado Shores development. Conversion of all 144 new hotel rooms previously approved to condo-hotel ownership. These multiple room suites, referred to as the south beach guest rooms, would have 144 rooms available for rent, subdivided as 85 limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units (non-habitable management condominium units, e.g. lobby and maintenance closets).

Project Site: 1500 Orange Ave, Coronado, San Diego County (APN(s): 5376303500)

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):

Revise the conference center plans to modify the below grade parking lot layout from two levels with 165 parking spaces to one level with 279 parking spaces; reduce the number of guestrooms from 144 to 142 hotel rooms, subdivided as 75 limited term occupancy condominium hotel rooms and 30 resort/hotel managed commercial units; and expand the lobby by approximately 1,075 sq.ft. and back-of-house station by approximately 465 sq.ft.

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

Notice of Proposed Immaterial Permit Amendment

A-6-COR-08-098-A1

be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The parking lot would be modified to reduce the number of levels from two to one level which would expand the footprint of the underground parking lot. However, the change would not affect the footprint in relation to the fault line. The number of guestrooms would decrease by two; however, the hotel plans to reconfigure two existing suites in the Ocean Towers building into four guestrooms so the total number of guestrooms on the property would remain unchanged at 901. Finally, the increase of the area of the lobby and back-of-house station would be minor. 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.

cc: Commissioners/File