

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



W8

Prepared December 6, 2019 (for the December 11, 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 December 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 December 11, 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 December 11th.

With respect to the December 11th 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 11, 2019 (see attached)

Waivers

- 6-18-0911-W, Mission Bay Golf Course Clubhouse and Irrigation (Mission Bay, San Diego)
- 6-19-1227-W, Cooper Residence (Solana Beach)
- 6-19-1248-W, Kelley ADU (Solana Beach)
- 6-19-1251-W, Furman SFR & ADU (Del Mar)
- 6-19-1265-W, Zeller SFR Addition (Rancho Santa Fe)

Immaterial Amendments

- A-6-ENC-18-0019-A1, North Coast Highway 101 Streetscape Project (Encinitas)

Immaterial Extensions

- 6-14-1033-E4, Hitzke Affordable Housing (Solana Beach)

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November 25, 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: 6-18-0911-W

Applicant: City of San Diego

Location: 2702 North Mission Bay Drive, Mission Bay Park, San Diego, San Diego County
(APN: 424-460-05)

Proposed Development: Demolish 15.5 ft. tall, 11,500 sq. ft. clubhouse, install approximately 15.3 ft. tall, 1,181 sq. ft. modular golf operations building and 15.5 ft. tall, 2,201 sq. ft. modular food service building, landscaping, utility improvements, drinking fountains, and irrigation system, and convert 8 parking spaces to 6 Americans with Disabilities Act compliant spaces.

Rationale: The project site is a public golf course with ornamental landscaping and no sensitive habitat. The height of the proposed buildings would remain the same; however, the total building footprint would be reduced by approximately 8,448 sq. ft. No change in lighting, which could impact nearby sensitive resources, is proposed. The City proposes to provide construction best management practices to Commission staff for review and approval prior to commencement of construction. As such, no impacts to coastal resources, public access, or views are expected, and the project 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 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 "ML", written over a horizontal line.

Melody Lasiter
Coastal Program Analyst

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November 26, 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: 6-19-1227-W

Applicant: Evan Cooper, Afsaneh Cooper

Location: 336 South Nardo Avenue, Solana Beach (San Diego County) (APN: 298-084-41)

Proposed Development: Demolition of existing approximately 1,868 sq. ft. single-family residence with two-car garage. Construction of a new approximately 2,860 sq. ft. single-family residence with an attached approximately 564 sq. ft. two-car garage with an attached approximately 744 sq. ft. ADU above the garage, approximately 267 sq. ft. covered patio; new hardscape and landscape, and modified driveway on a 28,709 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 located within the Scaled Residential Overlay Zone (SROZ), the Hillside Overlay Zone (HOZ), and is in the Coastal Zone. While the proposed project is located within the HOZ, there will be no encroachment into steep slopes and grading will not impact slopes. The proposed development will not block any public views, and provides adequate parking for the inland project location. Additionally, parking is not required to be provided for the ADU because the site is located within ½ mile of a transit stop. 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; no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its December 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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November 26, 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: 6-19-1248-W

Applicant: Mindy Kelley

Location: 214 South Rios Avenue, Solana Beach (San Diego County) (APN: 298-072-31)

Proposed Development: Construction of a new detached approximately 512 sq. ft. two-car garage with an attached approximately 685 sq. ft. ADU above the garage; new hardscape and landscape, grading, and modified driveway on a 13,665 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 located within the Scaled Residential Overlay Zone (SROZ) and is in the Coastal Zone. The proposed development will not block any public views, and provides adequate parking for the inland project location. While parking is not required to be provided for the ADU because the site is located within ½ mile of a transit stop, a new two-car garage is proposed to accommodate the ADU. 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; no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its December 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", written over a horizontal line.

Cort Hitchens
Coastal Program Analyst

cc: File

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November 25, 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: 6-19-1251-W**Applicant:** Adam Furman**Location:** 4518 Vista De La Tierra, Rancho Santa Fe (San Diego County) (APN: 302-170-07)

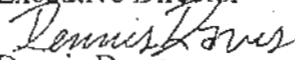
Proposed Development: Demolition of a 3,230 sf., 1-story single-family residence with a 715 sf. attached garage; 1,100 sf. existing pool house; and 1,440 sf. tennis court. Construction of a new approximately 4,270 sf., 1-story single-family residence with a 865 sf. attached garage; 1,100 sf., 1-story detached accessory dwelling unit; and a 740 sf., 1-story detached workshop on a 49,507 sf. lot; hardscape improvements.

Rationale: The proposed project is located within the uncertified Rancho Santa Fe region of the County of San Diego. The 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. The development 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 County of San Diego and its 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 December 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


Dennis Davis
Coastal Program Analyst

cc: File

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November 26, 2019

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: 6-19-1265-W **Applicant:** Michael Zeller & Angel Chao

Location: 4807 Linea Del Cielo, Rancho Santa Fe (San Diego County) (APN(s): 268-230-24)

Proposed Development: Construction of a 967 sf. addition to an existing 3,343 sf., 1-story single-family residence with an attached 743 sf. garage on a 3.38-acre lot. An existing 1,045 sf. accessory dwelling unit and 324 sf. barn will remain.

Rationale: The proposed residential addition requires a permit because a prior permit for the site imposed a condition requiring a coastal development permit for any future improvements to the existing residence (CDP #6-07-090). The proposed project is located within the uncertified Rancho Santa Fe region of the County of San Diego. The 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. There are no steep slopes, native vegetation, or public views that will be affected by the addition. The project is consistent with the zoning and plan designations for the County of San Diego and its 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 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 cursive script that reads "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-6-ENC-18-0019-A1**

December 4, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **A-6-ENC-18-0019** granted to the **City of Encinitas** for: Redevelopment of northbound and southbound Coast Highway 101 between A Street and La Costa Avenue to reduce travel lanes from 2 lanes to 1, bike lanes, roundabouts, crosswalks, bus turnout bays, landscaping, sidewalks and parking bays along the east side of Highway 101.

Project Site: North Coast Highway 101 between La Costa Avenue at the north end and "A" Street at the south end, Encinitas (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):

Expand parking from 3 to 10 parking pods distributed throughout the east side of Highway 101 including new driveways and safety lighting, and constructed with stabilized base and gravel surfaces instead of paved surfaces; shift sidewalks from within the City's right-of-way into the North County Transit District's right-of-way; replace the approved 4-6 foot sidewalks with a 5-10 foot DG path from A Street to La Costa Avenue; add a new signalized pedestrian crosswalk at Avocado Avenue, other minor improvements.

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 proposed revisions are interim improvements intended to improve parking and circulation in advance of implementation of the entire project. No project conditions are changed or deleted as a result of this project. The proposed changes will not substantially alter any of the project features and no facility or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety or function. The proposed improvements create and maintain safe pedestrian and bicycle access and increase parking. 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 and City of Encinitas Local Coastal Program.

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

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

November 20, 2019

Notice is hereby given that Hitzke Development Corporation (Ginger Hitzke) has applied for a one year extension of 6-14-1033 granted by the California Coastal Commission on October 8, 2019.

for: Construction of a 17,089 sq. ft., 3-story, 35-ft, tall mixed-use building including 759 sq. ft. of commercial office space, 10 low-income housing residential units, 53 subterranean and ground level public/private parking spaces, landscaping, sidewalk improvements, and 5,100 CY of grading on an existing 14,721 sq. ft. paved public parking lot with 31 parking spaces.

at: 500 South Sierra Avenue, Solana Beach (San Diego County) (APN: 298-211-81)

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

A handwritten signature in black ink, appearing to read "Cort Hitchens", with a long horizontal line extending to the right.

Cort Hitchens
Coastal Program Analyst

cc: Commissioners/File



CITY OF SOLANA BEACH

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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

November 27, 2019

California Coastal Commission
c/o John Ainsworth, Executive Director
San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

SUBJECT: EXTENSION OF COASTAL DEVELOPMENT PERMIT 6-14-1033 FOR A 10-UNIT AFFORDABLE HOUSING PROJECT AT 500 SOUTH SIERRA AVENUE IN SOLANA BEACH, CA (APN 298-21-810)

Dear Mr. Ainsworth,

This letter is written in support of the extension of Coastal Development Permit (CDP) 6-14-1033 issued to Hitzke Development Corporation ("Applicant") for a proposed 10-Unit Affordable Housing Project located at 500 South Sierra Avenue in Solana Beach (APN 298-21-810).

After the project approval on April 23, 2014, Seascape Surf Estate Management Corporation filed a Writ of Mandate Petition to challenge the approvals by the City of Solana Beach. The City and the Applicant diligently and successfully defended the challenge in Superior Court. On August 17, 2015, the Superior Court ruled in favor of the City and the Applicant and the judgment was entered by the Court on September 7, 2015. Subsequently, Seascape Surf Management Corporation filed an appeal on September 28, 2015. The Appellate Court again ruled in favor of the City on December 13, 2016.

The City of Solana Beach respectfully requests that the California Coastal Commission approve the requested time extension of CDP 6-14-1033, which will help the City meet its affordable housing obligations and its Regional Housing Needs Allocation (RHNA) goals.

If you have any questions, please feel free to contact City Manager Greg Wade at 858-720-2431 or by email at gwade@cosb.org.

Sincerely,


David A. Zito, Mayor
City of Solana Beach



October 4, 2019

Cort Hitchens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

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OCT 04 2019

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: EXTENSION OF COASTAL DEVELOPMENT PERMIT 6-14-1033

Dear Mr. Hitchens:

We are formally requesting the Coastal Commission extend the expiration of CDP 6-14-1033 beyond the current expiration date of October 7, 2019. The Pearl is a 100% affordable housing development for **very-low income households**, seeking competitive funding from a variety of sources. The environment to secure funding for developments such as The Pearl remains very challenging. Due to the competitive nature of financing for affordable housing developments like The Pearl and our inability to control the availability of funds, we are requesting the longest extension the Coastal Commission can make available for the project.

Since the project's initial approval by the Coastal Commission in October of 2014, the development team has been working diligently to get the project to a point where construction can begin. A number of events have occurred which have led to delays in securing the funding necessary to commence construction. These events center on lawsuits that were filed against the project. The history of those lawsuits and approvals for the project is as follows:

- April 2014 - Entitlements approved at City of Solana Beach
- May 2014 - Opponents file lawsuit against Developer and City of Solana Beach
- October 2014 - Coastal Commission Approval
- December 2014 - Opponents file lawsuit against Developer and Coastal Commission
- August 2015 - Court ruled in favor of Developer and City of Solana Beach
- September 8, 2015 - Coastal Commission Lawsuit is withdrawn by Plaintiff (Opponents)
- September 28, 2015 - Opponents file an appeal to ruling in favor of Developer and City of Solana Beach
- December 22, 2016 - Court ruled in favor of Developer and City of Solana Beach

These lawsuits caused The Pearl to miss out on funding opportunities and to surrender funds that had already been committed to the project. In the time since the lawsuits have been resolved and since the

last CDP extension, the team has applied for and been awarded funding from the California Debt Limit Allocation Committee (CDLAC) as well as 4% Tax Credits. However, due to rising construction costs and the cap on the very low-income rents which keeps us from taking on more debt to finance the project, there remains a funding gap that must be resolved before construction can begin.

We will continue to aggressively pursue sources of financing and apply for them as they become available. Unfortunately, we do not control the funding rounds for these sources and therefore cannot guarantee when the team will be able to secure these funds.

It is important to note that The Pearl is not sitting idle. The team continues to aggressively research financing sources and work to secure funds as soon as possible so that The Pearl can move forward. County of San Diego Staff and Supervisors have commented favorably about The Pearl and have indicated they would like to see the project move forward. The Pearl will provide much needed affordable housing in an underserved area of San Diego County.

The project has not materially changed since our original application and we expect to comply with all of the conditions that were included in the original approval. We appreciate your consideration of this matter and look forward to the extension of the CDP. Should you have any questions please do not hesitate to contact my Project Manager, Mike VanBuskirk, via phone at 619-846-3532 or via email at mike@hitzkeconsulting.com.

Sincerely,

Ginger Hitzke

Attachments:

Application for Extension of Permit
Disposition Development and Loan Agreement
Copy of Original CDP
Copy of CDP Extensions
Noticing Package

CH

Randy Kirby and Elizabeth Kirby
919 Glenlea St.
La Verne, CA 91750

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NOV 25 2019

NOTICE OF "OBJECTION" TO EXTENSION
REQUEST FOR COASTAL DEVELOPMENT PERMIT

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO DISTRICT

November 22, 2019

John Ainsworth
Acting Executive Director
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-2384

The undersigned received notice on November 22, 2019 regarding the application by Hitzke Development Corporation for a one-year extension of coastal development permit 6-14-1033.

Notice is hereby given that Randy Kirby and Elizabeth Kirby, timeshare owners at 535 S. Highway 101 Solana Beach, CA (APN(s) 298-213-30-75 & 298-213-20) "object" to the granting of a one-year extension for a coastal development permit to Hitzke Development Corporation regarding the development of the property at:


500 S. Sierra Ave, Solana Beach (San Diego County) (APN(s): 298-211-81).

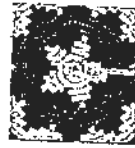
Anyone with questions regarding this notice should contact the undersigned at the above address or telephone number 909-592-9829.

Respectfully submitted,


Randy Kirby

Elizabeth Kirby


C: Solana Beach Plan Owners Association
535 S. Highway 101, Solana Beach, CA 92075



Mr Paul H. Davis
7835 Rush Rose Dr. Unit 114
Carlsbad, CA 92009

DEAR SIR;

I AM A TIMESHARE OWNER OF SAND PEBBLES IN SOLANA BEACH,
IT IS ON THE OPPOSITE OF THIS PROPERTY. I AM SICK AND TIRED OF
WHAT THESE PEOPLE ARE DOING, IT MUST BE 5 YEARS THAT THEY HAVE
BEEN PLAYING WITH YOU. WHEN DO YOU THINK THEY WILL HAVE THE MONEY?
WE ARE IN THE BEST TIMES IN 2 YEARS. IF THEY DON'T HAVE THE
MONEY NOW, THEY NEVER WILL,
THEIR MAKING JERKS OUT OF YOU!

Paul Davis

BESIDES THAT INTEREST RATES ARE THE LOWEST
IN MANY YEARS,

WHAT ARE THEY PAYING YOU?

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SAN DIEGO COAST DISTRICT

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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

November 24, 2019

Re: Extension of 6-14-1033

Dear Mr. Ainsworth:

I object to the extension of the project (6-14-1033) to build a 17,089 sq. ft. housing/commercial building at the requested site, 500 South Sierra. For all of the previous reasons stated to arrest the development of this project, nothing has changed to suggest it will improve and not detract from the area.

Please do not encumber our beautiful coastal area with the increased density -and unjustifiable construction-that further compromises such a remarkable resource.

Thank you for your consideration.

Respectfully,

Bradley D. Shepard D.D.S.

Bradley D Shepard
Unit 155
Seascape LLC

PAUL HANSON
550 MARINA PKWY. #77
CALVA VISTA, CA. 91910

CH 11/23/2019
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NOV 26 2019

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

DEAR MR. AINSWORTH,

THANK YOU FOR SENDING ME THE NOTICE OF EXTENSION
REQUEST # G-14-1093, LOCATED AT 500 SOUTH
SIERRA AVE. SOLANA BEACH, CA. (APN: 298-211-81).

I AM HEREBY NOTIFYING YOU OF MY OBJECTION
TO THE EXTENSION OF THIS PROJECT, AS WELL
AS MY OBJECTION TO THIS PROJECT IN WHOLE.

IF THE INTENT OF THIS PROJECT IS TO
PROVIDE LOW INCOME HOUSING, THEN I
FEEL THAT THE PROJECT SHOULD BE BUILT
ON COAST HWY, NORTH OF DALLIA. THAT IS
THE LOT WHERE LOW INCOME HOUSING WAS
PREVIOUSLY LOCATED, BEFORE THE
TRAILER PARK WAS REMOVED. IN ADDITION,
I FEEL IT IS UNWISE TO BUILD ON A
PUBLIC PARKING LOT, AS PARKING IS
AT A SHORTAGE NOW.

SINCERELY,

PAUL HANSON



CH

RICHARD BUSHEY

539 South Sierra Avenue, Unit #107, Solana Beach, California, 92075

November 25, 2019

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

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DEC 02 2019

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Attn: Cort Hitchens, Coastal Program Analyst

RE: Application 6-14-1033, Hitzke Corporation's Request for a Fourth One-Year Extension

Ladies and Gentlemen:

I have owned property in Solana Beach for more than 35 years and have previously expressed my concerns to the Solana Beach City Council regarding the unsuitability of this project. Nevertheless, the City Council approved the project in certain limited respects years ago. The proposed developer, Hitzke Corporation, recently requested yet another one-year extension, its third such request, from the Coastal Commission (the "Commission").

I object to the Commission granting Hitzke's request for the following reasons:

- The *Kalnel Gardens, LLC v. City of Los Angeles* decision in 2016 held that the Coastal Act trumps both the Density Bonus Act and the Mello Act. Accordingly, projects in the state's coastal zone cannot be approved unless they are consistent with the Coastal Act and local coastal programs that implement the Act. Like the affordable housing project addressed in the *Kalnel Gardens* decision, the Hitzke housing development project includes more units, greater mass and scale, and a parking space reduction using the Density Bonus Act that were and are inconsistent with the Solana Beach LCP/LUP. These waivers/incentives conflict with the *Kalnel Garden's* decision and the Coastal Act's policies.
- Hitzke Corporation has failed to obtain timely approvals and financing, evidenced by its fourth request for an extension from the Commission. The Commission should require developers to move forward with projects in the coastal zone on a timely basis. The need for the developer to request a third extension is *prima facie* evidence of changed circumstances and I object to the Executive Director's determination otherwise.
- The developer has failed to meet a reasonable standard of performance and, hence, the Commission should deny this request as a matter of equity to the many interested parties in the immediate project area.

Sincerely,


Richard Bushey

CARDIFF BAY LLC p.o. Box 9145 Laguna Beach, Ca. 92652

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DEC 02 2019

November 25th 2019

RE. Objection to permit "extension" 500 s. Sierra av. Solana Beach, CA.
REF. Apn 298 211 81 and 6-14-1033

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Coastal Analyst Hitchens,

Our timely filed objection to a now thrice continued " permit.

- 1/ Cardiff Bay, llc mgr.'s Claytor and Merritt were NEVER served the original application notice.
 2. Objection to applicant "blocking " objector[s] common trail easement to beach and recreation area.
 3. .Objection to removal of landscape and insufficient replacement [eg. Cut of numerous trees].
 4. Objection to ratio of parking and units of occupancy.
- Objector reserves all rights and waives none by this filing.

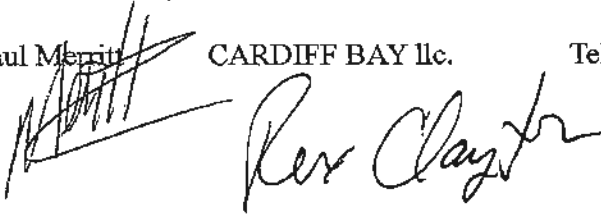
Please notice the above of further meetings or status of the applicants Project.

RESPECTFULLY,

Paul Merritt

CARDIFF BAY llc.

Tel 949 249 249 2



Joseph J. Arias
3715 West 226th Street
Torrance, CA 90505-2503

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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

NOVEMBER 27, 2019

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

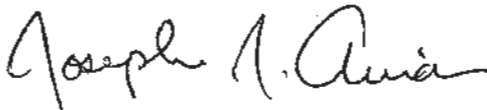
In Regards to: 500 South Sierra Ave, Solana Beach (San Diego County) (APN: 298-211-81)

Please note that I object to granting another one year extension to Hitzke Development Corporation for constructing a mixed use office space and low income housing at the above address.

As stated earlier in a previous correspondence, I object to the above project as it is not compatible to this community. The building will infringe on the easement and overshadows the adjacent buildings. Any construction will disrupt the community and will weaken the foundations of the existing buildings.

I urge the Commission to reject the extension.

Warm regards,



Joseph J. Arias

Hitchens, Cort@Coastal

From: Carol Coney <ckconey@gmail.com>
Sent: Tuesday, December 03, 2019 2:32 PM
To: SanDiego@Coastal
Subject: Hello from the Contact Page

Hello, I may be too late, I was on vacation. And I am just a timeshare owner at Sand Pebbles in Solana Beach. But I want you to know, I am against the coastal development permit for the Hitzke high-rise. The pristine Solana Beach ecosystem will be severely compromised if you permit this kind of development. I object!... Carol Coney, 445-444-3037

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DEC 03 2019

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT