

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



TH17

Prepared February 28, 2019 (for the March 7, 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 March 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 March 7, 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 March 7th.

With respect to the March 7th 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 March 7, 2019 (see attached)

Waivers

- 6-19-0031-W, AT&T Plunge facility (San Diego)
- 6-19-0035-W, Solana Beach and Tennis Club Fire Damage Restoration (Solana Beach)
- 6-19-0047-W, McHugh SFR (Solana Beach)
- 6-19-0176-W, Van Denburgh Window Demolition (Solana Beach)

Immaterial Amendments

- 6-15-0580-A1, SDRP Coast Ranger Station (San Diego)

Emergency Permit Waivers

- G-6-19-0003-W, Beacon's Beach Parking Lot Repairs (Beacon's Beach Parking Lot, Encinitas, San Diego County)

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February 22, 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: 6-19-0031-W

Applicant: AT&T Mobility attn:Morgan Norville

Location: 3115 Mission Blvd, Mission Beach, San Diego (San Diego County) (APN(s): 423-680-12-00, 760-102-36-00, 760-217-07-00)

Proposed Development: Install eleven antennae, twenty-two remote radio units, three wireless communication filters, five surge protectors, five fiber spool boxes, and eight power cable and three fiber cable trunks behind screening among three locations along the roof line of the Plunge pool facility. Construct an approx. 220 sq. ft. telecommunications equipment room on the southwest exterior façade of the Plunge athletic facility.

Rationale: The proposed wireless communication facility will be located behind screening along the roof of the Plunge pool facility or in an equipment room at the base of the building. The screening will be designed to match the exterior of the facility, and the equipment room will be located in a segment of Belmont Park away from the main public thoroughfare, in a portion of the park that is not utilized for commercial or recreational purposes. The antennae equipment will not increase the height of the Plunge facility or be visually prominent. The telecommunication facility is in line with past and present uses allowed by the Commission in Belmont Park. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

Handwritten signature of Alexander Llerandi in black ink.

Alexander Llerandi
Coastal Program Analyst

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February 8, 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: 6-19-0035-W**Applicant:** Bruce S. Moffat**Location:** 435 South Sierra Avenue #320, Solana Beach (San Diego County) (APN: 298-053-20-29)

Proposed Development: Repair fire damage to a 1,134 sq. ft., second-floor condominium unit contained in a 34,445 sq. ft. building, including interior restoration and replacement of ceiling joists, 6 clerestory windows, and a 7 ft. long section of clerestory wall framing. Approximately, 7% of the building's 13,500 sq. ft. roof will be retiled and all affected weather-barriers and exterior finishes will be replaced. No more than 3 stalls in the public parking reservoir north of site will be used for construction parking for the project duration. No construction staging is authorized in the parking lot.

Rationale: The project requires a permit because it involves substantial repairs to the roof structure of a building located within 50 ft. of the bluff edge. The proposed improvements will restore elements of the home damaged by fire with in-kind materials and will not result in addition to, or enlargement or expansion of the existing roof or other major structural components of the home. The project is not subject to any relevant special overlays in the City of Solana Beach's certified Land Use Plan and is consistent with the High Density Residential designation. The proposed development will not adversely impact coastal resources, public views, public access, or public recreational opportunities, and is consistent with Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2019 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,
John Ainsworth
Executive Director

Handwritten signature of Dennis Davis in cursive.

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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February 22, 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: 6-19-0047-W

Applicant: Kevin & Teri McHugh

Location: 15176 Rancho Real, San Diego County (APN(s): 302-053-19)

Proposed Development: Construction of an approximately 1,200 sq. ft., one-story single-family residence with a 480 sq. ft. attached garage on a vacant 1.51-acre lot; hardscape improvements.

Rationale: The subject lot was created through a 9-lot subdivision approved by the Commission in September 1979 (#F8478). The proposed residence will be located within an established residential neighborhood consisting of single-family residences. The project is not subject to any special overlays in the County of San Diego's certified Land Use Plan and is consistent with the Semi-Rural Residential (SR-2) designation, and the approved subdivision permit. No development will encroach into the County's easement for a drainage channel which will also allow for an equestrian trail in accordance with the original subdivision permit. The development will not block any public views or impact public access. 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 March 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 cursive script that reads "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: File

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February 28, 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: 6-19-0176-W

Applicant: John & Kris Van Denburgh

Location: 211 Helix #53 Ave, Solana Beach (APN(s): 298-520-01-53)

Proposed Development: Replacement of windows in an existing condominium unit.

Rationale: The existing condominium building is located within 50 ft. of the coastal bluff, and thus the proposed window enlargement/demolition requires a permit. The proposed development will not increase the size of the unit or impact geologic stability. The project is consistent with the High Density Residential designation. The proposed development will not adversely impact coastal resources, public views, public access, or public recreational opportunities, and is consistent with Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2019 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,
John Ainsworth
Executive Director

Diana Lilly
for
Dennis Davis
Coastal Program Analyst

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**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**

Coastal Development Permit Amendment No. **6-15-0580-A1**

February 28, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **6-15-0580-A1** granted to **San Dieguito River Park Joint Powers Authority Attn: Shawna Anderson** for: Construction of a 1,400 sq. ft. one-story park maintenance facility "ranger station," with public restrooms, and an attached 1,000 sq. ft. garage as the first phase of construction for a future Interpretive Center.

Project Site: Via De La Valle San Diego (San Diego County) (APN(s): 298-300-46)

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):

Project building design is being modified to two detached single-story structures approximately two feet lower in height. The combined size of the redesigned structures is 2,380 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 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 redesigned project does not raise any new or different coastal resource protection concerns. The proposed buildings have a reduced height, are located in approximately the same location, and the building color, lighting and water quality measures will not be modified. Therefore, the project modifications can be found consistent 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 Toni Ross at the phone number provided above.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



February 22, 2019

Roy Sapa'u
City Planner
City of Encinitas Development Services Dept.
505 South Vulcan Avenue
Encinitas, CA 92024

Re: Request for Emergency Action at Beacon's Beach Parking Lot CDP #G-6-19-0003-W

Dear Mr. Sapa'u:

On February 13, 2019, the Executive Director received your request for an emergency permit for repair and maintenance to a failing timber retaining wall at the parking lot at Beacon's Beach. Supplemental material in support of the request was submitted on February 21. The City has determined that the failure of the supporting posts and separation of the supporting wall from the asphalt sidewalk in the parking lot above the wall have the potential to result in catastrophic failure of the wall, affecting a portion of the parking lot walkway and several parking spaces.

The City has proposed to replace the failed portion of the timber wall. Work will consist of removal of approximately 42 lineal feet of failed wall and the installation of eight wooden posts in eight new drilled boreholes, with 4" x 12" pressure treated lagging placed behind the posts. The wall will be backfilled by compacted sand, base, or sand slurry to fill in the voids and under the sidewalk. The existing metal guardrail will be removed and replaced. Approximately five parking spaces will be occupied during construction, reopened nightly and on weekends.


After discussions with the City about the work proposed to alleviate the emergency situation and the potential for impacts to coastal resources, Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, the City of Encinitas, is necessary to protect public property and repair public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.
3. The project is the minimum amount of work necessary to stabilize the parking lot, and minimal impacts to public access and recreation will occur during construction.

February 22, 2019
Page 2

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on March 7, 2019.

Sincerely,

A handwritten signature in cursive script that reads "Diana Lilly". The signature is written in black ink and is positioned above the printed name and title.

Diana Lilly
Senior Planner