

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 FAX (619) 767-2384
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TH12

Prepared April 30, 2019 (for the May 9, 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 May 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 May 9, 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 May 9th.

With respect to the May 9th 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 May 9, 2019 (see attached)

Waivers

- 6-19-0086-W, Mark SFR (Del Mar)
- 6-19-0189-W, Krupp SFR (Solana Beach)
- 6-19-0280-W, Nicholas SFR (Solana Beach)
- 6-19-0302-W, Weiser SFR (Solana Beach)

Immaterial Amendments

- 6-88-008-A4, 22nd DAA Surfside Race Place Concert Venue Extension of Time (Del Mar)

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April 24, 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: 6-19-0086-W **Applicant:** Jonathan Mark

Location: 986 Avocado Place, Solana Beach (San Diego County). APN: 298-381-08

Proposed Development: Construction of a new one-story 5,719 sq. ft. single-family residence with a 381 sq. ft. attached covered patio and a 1,132 sq. ft. attached garage on a 31,195 sq. ft. vacant lot; new pool, landscaping, hardscaping, and a 328 sq. ft. detached covered bar/cabana.

Rationale: The proposed project is located within an established and developing 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 site is not located within any special overlay zones, will not block any public views, provides adequate parking, and is consistent with the zoning and plan designations for the City of Solana Beach's certified Land Use Plan. The project is consistent with 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 May 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 that reads "Stephanie Leach".

Stephanie Leach
Coastal Program Analyst

cc: File

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April 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: 6-19-0189-W

Applicant: Joe Krupp

Location: 456 S. Nardo Ave, Solana Beach (San Diego County) (APN: 298-121-66)

Proposed Development: Construction of a new two-story 3,920 sq. ft. single-family residence with an attached 444 sq. ft. garage; attached covered patio; hardscaping and landscaping; on a 12,736 sq. ft. vacant 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; therefore, the project will not be out of character with the existing community. The site is not located within any special overlay zones, will not block any public views, provides adequate parking, and is consistent with the zoning and plan designations in the City of Solana Beach's certified Land Use Plan. The project is consistent with 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 May 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

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Stephanie Leach
Coastal Program Analyst

cc: File

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April 19, 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: 6-19-0280-W **Applicant:** Nicholas Nicholas

Location: 236 Patty Hill Drive, Solana Beach (San Diego County) (APN(s): 263-670-27)

Proposed Development: Demolition of an existing 2,008 sq. ft., one-story single-family residence and construction of a new 3,704 sq. ft., one-story single-family residence including a 728 sq. ft. garage on a 12,793 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; therefore, the project will not be out of character with the existing community. The site is located within the Scenic Area and Hillside Overlay Zones of the City of Solana Beach; however, the proposed development will not be visible from the lagoon or block any public views. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, 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 May 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 blue ink, appearing to read "Dennis Davis".

Dennis Davis
Coastal Program Analyst

cc: File

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April 24, 2019

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 6-19-0302-W **Applicant:** Jonathan & Suzy Weiser

Location: 346 Glenmont Drive, Solana Beach (San Diego County) (APN(s): 263-392-02)

Proposed Development: Demolition of an existing 1,942 sq. ft., one-story single-family residence and construction of a new 3,966 sq. ft., two-story single-family residence including a 1,069 sq. ft. garage on a 9,906 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; 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 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 May 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

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Dennis Davis
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-88-008-A4**

April 19, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **6-88-008-A4** granted to **22nd District Agricultural Association** for: Re-purpose a portion of the existing satellite wagering facility, Surfside Race Place. The project would develop a 1,869 seat concert venue along with an approximately 7,000 square foot beer tasting area/exhibit.

Project Site: Del Mar Fairgrounds, 2260 Jimmy Durante Blvd, Del Mar, San Diego County (APN(s): 299-042-01)

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):

Amend Special Condition #6 to extend the expiration date of the permit from October 11, 2022 to 5 years from the date of Coastal Commission action on this amendment request (May 9, 2023).

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 project scope of work is unchanged; however, project construction has been delayed since amendment approval in 2017 and the project remains unbuilt. An extension is requested to take into account this delay. All other Conditions remain unchanged and in full effect.

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

cc: Commissioners/File