

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
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W28

Prepared July 3, 2019 (for the July 10, 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 July 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 July 10, 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 July 10th.

With respect to the July 10th 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 10, 2019 (see attached)

Waivers

- 6-19-0419-W, Thompson SFR (Solana Beach)

Immaterial Amendments

- A-6-PSD-08-004-A5, Lane Field Event Space (San Diego)

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June 28, 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: 6-19-0419-W

Applicant: Scott & Jackie Thompson

Location: 221 North Acacia Ave, Solana Beach (San Diego County) (APN: 263-332-06)

Proposed Development: Demolition of a 772 sq. ft. one-story single-family residence with an attached 203 sq. ft. one-car garage, and construction of a new 2,000 sq. ft. two-story single-family residence with attached decks and an attached 396 sq. ft. garage on a 4,000 sq. ft. lot. Hardscaping improvements.

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. 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 July 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 Stephanie Leach in cursive script.

Stephanie Leach
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-6-PSD-08-004-A5**

July 1, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit Nos. **A-6-PSD-08-04, A-6-PSD-08-04-A1, A-6-PSD-08-004-A2, A-6-PSD-08-004-A3 and A-6-PSD-08-04-A4** granted to **LFS Development, LLC** for: Redevelopment of former Lane Field in two phases: Lane Field North will have a 205-foot high hotel with 400 guest rooms, pool, and meeting rooms. Lane Field South will have a 240-foot high hotel with 400 guest rooms, a health club/spa, pool, ballrooms, publicly-accessible rooftop terrace, and meeting rooms. Also included are 1,100 parking spaces, 1.66 ac public park, payment of lower cost overnight accommodations mitigation fee, and contribution to Port's public shuttle system.

Project Site: North of Broadway Street between Pacific Highway and Harbor Drive, City of 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):

Allow approximately 8,237 sq.ft. of area designated as visitor-serving retail and restaurant on Level 2 of Lane Field North to be used as an event space.

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 addition of the proposed event use would not change the capacity of the site nor require additional parking. The second floor terrace, which is adjacent to the proposed event space, would continue to remain open to the public at all times during the hotel's business hours. As such, the proposed project will not adversely impact coastal resources or public access to and

Notice of Proposed Immaterial Permit Amendment

A-6-PSD-08-004-A5

along the shoreline, and can be found in conformance with the policies of Chapter 3 of the Coastal Act.

Staff plans to report this amendment during the San Diego Coast District Deputy Director's Report at the next regularly scheduled Commission hearing on July 10, 2019 in San Luis Obispo, California. If you have any questions about the proposal or wish to register an objection, please contact Melody Lasiter at the phone number provided above.