

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



W16

Prepared September 5, 2019 (for the September 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 September 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 September 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 September 11th.

With respect to the September 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 September 11, 2019 (see attached)

Waivers

- 6-18-1031-W, Tide Park Beach Slope Concrete Removal (Solana Beach)
- 6-19-0893-W, Weaver Residence (Del Mar)
- 6-19-0921-W, Meineke Residence (Solana Beach)
- 6-19-0931-W, Mission Beach Sewer Upgrade (San Diego)
- 6-19-0936-W, Freis Residence (Solana Beach)

Immaterial Amendments

- 6-16-0340-A1, Moss Caisson Removal (Carlsbad)

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August 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: 6-18-1031-W

Applicant: City of Solana Beach - Engineering Department

Location: Bluff face between 475 and 501 Pacific Avenue, Solana Beach (San Diego County)

Proposed Development: Removal of approximately 400 sq. ft. of failing concrete/gunite on publically-owned bluff face located immediately south of the Tide Park Beach Public Access Stairway.

Rationale: Portions of the concrete have cracked and are no longer secured to the bluff, posing a potential public safety threat. The loose portions of concrete will be saw cut away from the existing gunite and removed by crane on the beach. Since the portions proposed to be removed are no longer secured to the bluff, no impacts to bluff stability are expected to result. As proposed, no work will occur during summer, weekends or holidays; thus, temporary impacts to public access and recreation resulting from closure of the stairway and beach immediately below the site will be minimal. No staging or storage on the beach will occur; thus no impacts to water quality will occur. The project is consistent with all Chapter 3 policies of the Coastal Act and no significant impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at its September 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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August 14, 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: 6-19-0893-W

Applicant: Matt & Rose Weaver

Location: 984 Avocado Place, Solana Beach (San Diego County) (APN(s): 298-292-20)

Proposed Development: Construction of a new two-story, approximately 5,618 sq. ft. single-family residence with an attached, approximately 893 sq. ft. garage, an approximately 917 sq. ft. detached accessory dwelling unit, and an approximately 83 sq. ft. enclosed pool bath house on an approximately 22,939 sq. ft. vacant lot; new pool, landscaping, hardscaping.

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 September 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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Cort Hitchens
Coastal Program Analyst

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August 20, 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: 6-19-0921-W

Applicant: Ryan & Minhthy Meineke

Location: 301 West Cliff Street, Solana Beach (San Diego County) (APN(s): 263-302-23)

Proposed Development: Demolition of an existing 1-story 923 sq. ft. single-family residence and construction of a new 2-story, approximately 4,450 sq. ft. single-family residence with attached 450 sq. ft. garage and 1,200 sq. ft. basement on a 5,738 sq. ft. lot.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences. The development will not block any public views or impact public access, and is consistent with the zoning and plan designations for the City. 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 September 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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Cort Hitchens
Coastal Program Analyst

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August 29, 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: 6-19-0931-W

Applicant: Public Works Department City of San Diego, Jaime Ramos-Banuelos

Location: Strandway and Wavecrest Ct, Mission Beach, San Diego, San Diego County, APN: NA

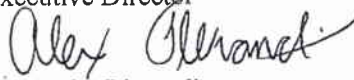
Proposed Development: The project will replace-in-place approximately 236 linear feet of existing 6-inch diameter sewer main with 8-inch diameter sewer main, replace 12 sewer laterals, install 324 linear feet of new 8-inch diameter sewer main and four new manholes, rehabilitate one existing manhole, and abandon 533 linear feet of existing 6-inch sewer main and two existing manholes. Excavation for replace-in-place sewer utilities is anticipated to occur at depths ranging from 5 feet to 8 feet. No work will occur during the summer moratorium between Memorial Day and Labor Day, and construction staging and storage will not block public access to the beach and nearby businesses.

Rationale: The proposed sewer replacement work will occur in two short street segments within the Mission Beach community, away from the heavily used rights-of-way that provide beach access. The sewer replacement will not increase the development potential of the area but rather bring existing infrastructure up to current standards. No work will be conducted during the summer season of Memorial Day to Labor Day, and construction staging and storage will occur in a manner that does not block public access to the beach or surrounding businesses. The project site is existing developed public right-of-way that does not have sensitive coastal resources. Thus, 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 September 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


Alexander Llerandi
Coastal Program Analyst

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August 20, 2019

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 6-19-0936-W

Applicant: John Freis

Location: 431 Marview Lane, Solana Beach (San Diego County) (APN(s): 263-160-64)

Proposed Development: Construction of new two-story, approximately 3,883 sq. ft. single-family residence with an attached, approximately 744 sq. ft. garage on an approximately 13,645 sq. ft. vacant lot; landscaping, hardscaping.

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 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 September 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.

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Executive Director

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Cort Hitchens
Coastal Program Analyst

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-16-0340-A1**

September 5, 2019

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **6-16-0340-A1** granted to Steve and Janet Moss for:

Demolition of an existing 2,100 sq. ft. single family home and subsequent construction of a three-level 5,450 sq. ft. home including a 750 sq. ft. garage on a 13,576 sq. ft. bluff top lot.

Project Site: 5015 Tierra Del Oro St, Carlsbad, San Diego County. APN: 210-020-15

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):

After-the-fact removal of a buried grade beam and unconsolidated fill located inland of the bluff edge. Revisions to approved back yard improvements consisting of removal of retaining wall and daylighting basement.

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 revision to the final building plans does not require any modifications to the conditions of approval of the permit. The removal of the retaining wall is the result of a change in conditions on the site that were not anticipated at the time of approval. During demolition, a large grade beam was discovered and removed. A small amount of fill was also removed rendering the retaining wall approved on the western boundary of the development no longer necessary. The removal of the grade beam and fill has no impact on the coastal bluff and did not alter the geological stability of the bluff or the home. No other modifications

Notice of Proposed Immaterial Permit Amendment
6-16-0340-A1

are proposed. 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 Toni Ross at the phone number provided above.