

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



# W18

**Prepared October 6, 2021 (for the October 13, 2021 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 October 2021**

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 October 13, 2021. 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 October 13th.

As a result of the COVID-19 emergency and the Governor's Executive Orders [N-29-20](#) and [N-33-20](#), this Coastal Commission meeting will occur virtually through video and teleconference. Please see the **Coastal Commission's Virtual Hearing Procedures** posted on the Coastal Commission's webpage at [www.coastal.ca.gov](http://www.coastal.ca.gov) for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Virtual Hearing Procedures, please call 415-904-5202.

With respect to the October 13th 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 October 13, 2021 (see attached)**

## Waivers

- 6-21-0241-W UCSD Pump Stations 1 & 2 Improvements (San Diego)
- 6-21-0245-W Fanning ADU (Solana Beach)
- 6-21-0427-W Iantorno ADU (Solana Beach)
- 6-21-0587-W Las Brisas Condominium Association Elevator (Solana Beach)
- 6-21-0593-W Carome SFR Addition & ADU (Solana Beach)
- 6-21-0647-W Davis SFR & ADU (Solana Beach)
- 6-21-0657-W Maeda SFR Addition & ADU (Solana Beach)

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October 4, 2021

## **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:** 6-21-0241-W

**Applicant:** University of California, San Diego

**Location:** Scripps Pier, Scripps Institute of Oceanography, UCSD, La Jolla, San Diego, San Diego County (APN: 344-090-07)

**Proposed Development:** Upgrade and replace valves, actuators, vacuum pumps, power monitors, and control panels for Pump Stations 1 and 2. Additional work at Pump Station 1 to include installation of an emergency alarm light. Additional work at Pump Station 2 to include relocation of an existing lightpole; replacement of sand filters and railing; replacement of a wooden deck with fiberglass grating; concrete spalling repair; installation of a new removeable davit crane; and access improvements such as a new hatch opening, new gate, and removing a segment of an existing concrete wall.

**Rationale:** All work will be completed within the existing footprint of the pump stations and there will be no change in seawater intake capacity associated with the project. The seawater intake pipe itself will not be replaced, and no contact with the ocean or work on the beach or adjacent seawall is necessary. Work at Pump Station 1 will be mostly limited to interior mechanical and electrical equipment upgrades within existing enclosure, and the main control system will be temporarily relocated outside the building. The one permanent exterior improvement is a new approx. 1,000-2,000 Kelvin alarm light that will have no noise or strobe features, and will only turn on during a pump failure (estimated to occur 3-4 times a year). Netting with a high tenacity synthetic diamond mesh and canvas layer would be installed underneath the pier and on the seawall to prevent debris from falling into the ocean or onto the beach, and snap hooks placed at four feet intervals will hold the netting in place. To protect water quality, the

**Coastal Development Permit Waiver**  
6-21-0241-W

project will comply with best management practices including applying coatings and sealants by brush or roller to limit application to the immediate surface and using vacuum methods to retrieve small debris when removing the existing railing and utilities. Any water utilized as part of the concrete repair work at Pump Station 2 will be captured, contained, and disposed offsite. The project is consistent with all applicable policies of the Coastal Act and no adverse impacts to coastal resources will occur.

This waiver will not become effective until reported to the Commission at its October 2021 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Stephanie Leach  
Coastal Program Analyst

cc: Commissioners/File

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September 30, 2021

## 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:** 6-21-0245-W

**Applicant:** William Fanning

**Location:** 529 North Granados Avenue, Solana Beach, San Diego County  
(APN: 263-082-13-00)

**Proposed Development:** Construction of an approximately 498 sq. ft. single-story detached accessory dwelling unit and attached 143 sq. ft. deck on an approximately 11,348 sq. ft. lot. Existing 3,779 sq. ft. one-story single-family residence will remain.

**Rationale:** The residence is located within an established residential neighborhood consisting of single- and multi-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 proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low-medium density residential uses. The development will not block any public views and adequate parking will be provided, consistent with the City of Solana Beach Land Use Plan. 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 October 2021 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.

**Coastal Development Permit Waiver**  
6-21-0245-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File

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September 30, 2021

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**Waiver:** 6-21-0427-W

**Applicant:** Pat and Julie Iantorno

**Location:** 460 Palmitas Street, Solana Beach, San Diego County  
(APN: 298-093-19)

**Proposed Development:** Construction of an approximately 499 sq. ft. detached accessory dwelling unit and improvements on an 11,430 sq. ft. parcel. Existing 3,263 sq. ft. single family residence and 564 sq. ft. attached garage will remain.

**Rationale:** The residence is located within an established residential neighborhood consisting of single- and multi-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 proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low/medium-density residential uses. 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 October 2021 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.

**Coastal Development Permit Waiver**  
6-21-0427-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File

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**Waiver:** 6-21-0587-W

**Applicant:** Las Brisas Condominium Association, Inc.

**Location:** 135 South Sierra Avenue, Solana Beach, San Diego County  
(APN: 298-010-54)

**Proposed Development:** Demolition of two existing pedestrian bridges and construction of a new exterior elevator with mechanical room and associated landings guardrails, hardscape and trellis over ground floor entry on the inland-facing side of the seaward building of a three-building bluff-top condominium complex on a 96,050 sq. ft. parcel. Minor grading and landscaping.

**Rationale:** The proposed development is located within an established residential condominium complex consisting of three multi-family residential buildings with two existing elevator access facilities similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing development. The proposed elevator will not exceed the height of the existing seaward building and all work will occur on the inland-facing side of the building; therefore the proposed development will not block any public views. The proposed elevator will be located approximately 96 ft. inland of the bluff edge and will not impact bluff stability or bluff erosion. 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 October 2021 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



**Coastal Development Permit Waiver**  
6-21-0587-W

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

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File

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## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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**Waiver:** 6-21-0593-W

**Applicant:** Asli Carome

**Location:** 201 Ocean Street, Solana Beach, San Diego County (APN: 263-042-06)

**Proposed Development:** Conversion of an existing approximately 360 sq. ft. detached one-story accessory structure to an accessory dwelling unit; interior remodel and construction of first- and second-floor additions totaling 1,135 sq. ft. to an existing 1,722 sq. ft. single family residence with 445 sq. ft. attached garage on a 7,817 sq. ft. parcel.

**Rationale:** The residence is located within an established residential neighborhood consisting of single- and multi-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 proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for medium-density residential uses. 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 October 2021 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.

**Coastal Development Permit Waiver**  
6-21-0593-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File

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September 30, 2021

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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**Waiver:** 6-21-0647-W

**Applicant:** Andres Davis

**Location:** 834 Vera Street, Solana Beach, San Diego County (APN: 298-133-11)

**Proposed Development:** Construction of a 1,792 sq. ft. one-story single-family residence with a 300 sq. ft. attached garage and 623 sq. ft. attached accessory dwelling unit on a vacant 6,550 sq. ft. parcel; hardscape improvements including pool and spa, and landscaping.

**Rationale:** The residence is located within an established residential neighborhood consisting of single- and multi-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 proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for medium/medium-high-density residential uses. 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 October 2021 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.

**Coastal Development Permit Waiver**  
6-21-0647-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File

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## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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**Waiver:** 6-21-0657-W

**Applicant:** Akiko Maeda

**Location:** 465 Rosa Street, Solana Beach, San Diego County (APN: 298-092-12)

**Proposed Development:** Addition of 81 sq. ft. and conversion of an existing 550 sq. ft. detached guest house to a 631 sq. ft. accessory dwelling unit, demolition of an existing 423 sq. ft. attached garage, construction of a new 525 sq. ft. attached garage, and construction of a 473 sq. ft. addition to an existing approximately 1,642 sq. ft. one-story single-family residence on a 12,787 sq. ft. parcel.

**Rationale:** The residence is located within an established residential neighborhood consisting of single- and multi-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 proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low-density residential uses. 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 October 2021 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.

**Coastal Development Permit Waiver**  
6-21-0657-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Trevor Hill  
Coastal Program Analyst

cc: Commissioners/File