

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

**F15**

Prepared April 7, 2021 (for the April 16, 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 April 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 April 16, 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 April 16th.

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 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 April 16th 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 April 16, 2021 (see attached)

Waivers

- 6-21-0162-W, Dunn-Pulaski SFR and ADU (Solana Beach)

Immaterial Amendments

- 6-16-0989-A4, SeaWorld Summer Night Show (San Diego)
- 6-19-0348-A1, San Diego County Regional Airport Authority Support Building (San Diego)
- 6-19-0835-A1, South Mission Beach Sewer and Water Storage and Staging (San Diego)

Immaterial Extensions

- 6-86-396-A13-E6, Belmont Park Valet Program (San Diego)
- 6-16-0108-A1-E1, SANDAG Access Road (San Diego)

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April 1, 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: 6-21-0162-W

Applicant: Noylan Dunn-Pulaski

Location: 840 Hernandez Avenue, Solana Beach (San Diego County) (APN(s): 298-134-14)

Proposed Development: Demolition of an existing 1,399 sq. ft., one-story single-family residence and construction of a new approximately 3,069 sq. ft., two-story single-family residence with an attached 460 sq. ft. garage; demolition of 25 sq. ft. of an existing 738 sq. ft., one-story detached accessory structure and conversion to an accessory dwelling unit.

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, thus 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 dwelling units in an area designated for 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 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

Coastal Development Permit De Minimis Waiver
6-21-0162-W

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:

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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April 7, 2021

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **6-16-0989-A4**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **6-16-0989** granted to **SeaWorld San Diego** for: Lighting upgrades to allow for a summer nighttime light/acrobatic show in the existing Waterfront stadium for the summer of 2017, while limiting fireworks shows to 14 nights during the summer.

Project Site: 500 SeaWorld Dr, Mission Bay Park, San Diego (San Diego County)
APN: 760-037-01-01

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):

3. Term of Permit. This permit authorizes the summer nighttime acrobatic show between Memorial Day and Labor Day weekend of 2017, 2018, 2019, and 2020, and 2021 subject to the following parameters:

A. During the summer in which the approved summer nighttime acrobatic show is held, summer fireworks shows between Memorial Day weekend and Labor Day weekend shall be limited to 14 nights.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment 6-16-0989-A4

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The number of summer fireworks shows authorized by the permit will not change from the previously approved 14. All other conditions and requirements of the coastal development permit, as amended, will still be in effect, and no substantial adverse impacts have been identified during previous summer performances. Thus, the proposed amendment is not expected to result in adverse impacts.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Alexander Llerandi at the phone number provided above.

Original on file signed by:

DocuSigned by:



633E996CE9CA4B3
Alexander Llerandi

Coastal Program Analyst

cc: Commissioners/File

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April 2, 2021

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **6-19-0348-A1****To:** All Interested Parties**From:** John Ainsworth, Executive Director**Subject:** Permit No. **6-19-0348** granted to **San Diego County Regional Airport Authority** for: Construction of a 73,609 sq. ft., 33 ft. tall airline support building with parking and landscaping, and after-the-fact demolition of an employee parking lot and installation of stormwater management facilities.**Project Site:** San Diego International Airport, North Harbor Drive and Lindbergh Field Way, San Diego, San Diego County (APN:450-790-22)

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):

Demolish four airline support facility buildings and two accessory structures; and disassemble one potential historical airline support facility building, the United Airlines Hangar Terminal, and relocate it to the north side of the airport on Admiral Boland Way near Palm Street.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment

6-19-0348-A1

regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The purpose of Coastal Development Permit no. 6-19-0348 was to consolidate the five existing airline support facility buildings into a single new building; however, demolition of the existing buildings was not proposed at the time construction of the new building was proposed since the applicant was preparing an Environmental Impact Report for the replacement and expansion of Terminal 1, which included the demolition of the existing support buildings. To ensure that existing buildings would remain vacant and would not be occupied by any other uses or tenants that would increase vehicle trips to the site and impact public access along Harbor Drive, a major coastal accessway, the Commission attached Special Condition No. 3 to prohibit occupation of the existing buildings. Therefore, the Commission's authorization of the original permit anticipated and supported the eventual demolition of the subject buildings.

One of the existing buildings, the United Airlines Hangar Terminal, meets National Register of Historic Places Criteria Consideration B, which allows moved properties that are significant as a surviving property associated with historic events to be considered eligible for the National Register of Historic Places. Because the building is potentially historical, the building would be relocated to the north side of the airport near the location where the hangar was originally constructed in the 1930's prior to being relocated to its existing location in 1952. The structure will be disassembled onsite and reassembled using the historic building materials. No coastal view impacts would occur and the project is consistent with Chapter 3 of the Coastal Act.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above. If you have any questions about this notice, please contact Melody Lasiter at melody.lasiter@coastal.ca.gov.

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April 7, 2021

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **6-19-0835-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **6-19-0835** granted to **City of San Diego Public Works Department** for: To replace approx. 18,153 linear feet of water line, 2,350 linear feet of sewer line, 110 sewer laterals, and install 3 new maintenance holes.

Project Site: Southern Mission Beach public streets, Mission Beach, 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):

Amend Special Condition Nos. 1 and 2 to allow construction staging and storage along the median of Mission Boulevard, and within up to two public street parking spaces along Mission Boulevard and up to six public parking spaces on San Fernando Place.

1. Submittal of Final Plans
 - a. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a full-size set of the following plans:
 - i. Final construction plans that conform with the plans submitted to the Coastal Commission, titled "Mission Beach Water and Sewer Replacement" and date-stamped as received August 26, 2019.
 - ii. Final construction staging and storage plans indicating all locations where equipment, materials, and worker parking will be located during the duration of the project in conformance with the staging and storage plans titled "Mission Beach Water & Sewer Replacement Storing & Staging Areas" submitted to the Commission on March 24, 2021, and showing that no staging or

Notice of Proposed Immaterial Permit Amendment 6-19-0835-A1

~~storage will occur in public parking or beach areas, as explained in Special Condition No. 2(a).~~

2. Construction and Pollution Prevention Plan

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a final Construction and Pollution Prevention Plan prepared and certified by a qualified and licensed professional. The final plan shall demonstrate that all construction, including, but not limited to, clearing, grading, staging, storage of equipment and all materials, or other activities that involve ground disturbance; building, reconstructing, or demolishing a structure; and creation or replacement of impervious surfaces, complies with the following requirements:

- a. Protect Public Access. Construction shall protect public and maximize public access, including by:
 - i. Staging and storage of construction equipment and materials (including debris) shall not take place on the beach area, public parking, or public rights-of-way, except in conformance with the staging and storage plans titled "Mission Beach Water & Sewer Replacement Storing & Staging Areas" submitted to the Commission on March 24, 2021. Staging and storage of construction equipment and material shall occur in inland areas at least 50 feet from coastal waters, drainage courses, and storm drain inlets, if feasible. Upon a showing of infeasibility, the applicant may submit a request for review and written approval to the Executive Director for staging and storage of construction equipment and materials closer than 50 feet from coastal waters, drainage courses, and storm drain inlets. Construction is prohibited outside of the defined construction, staging, and storage areas.

[...]

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment 6-19-0835-A1

the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.


Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed staging and storage plan is the minimum space necessary to feasibly carry out the approved project. Staging along the median of Mission Boulevard will not occupy public parking or require the closure of any lanes of traffic. The occupation of up to eight public parking spaces along Mission Boulevard and San Fernando Place is the minimum necessary, will occur outside of the busy summer season, and will not substantially impact public access to this area of coast.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Alexander Llerandi at the phone number provided above.

Original on file signed by:

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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April 7, 2021

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Symphony Asset Pool XVI, LLC has applied for a one-year extension of 6-86-396-A13 granted by the California Coastal Commission on January 10, 2014.

for: Proposal to install 90 new parking spaces in parking lot south of Belmont park and implement a valet parking service utilizing the new 90 spaces.

at: 3146 Mission Boulevard, Mission Beach, San Diego (San Diego County)
APN: 760-17-07

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

DocuSigned by:
Alexander Llerandi
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Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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April 7, 2021

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that San Diego Association of Governments (SANDAG) has applied for a one-year extension of 6-16-0108-A1 granted by the California Coastal Commission on April 11, 2019.

for: Improve approximately half mile of existing maintenance access road along west side of rail corridor by placing an approximately 12-ft. wide, 5-inch thick layer of decomposed granite, installing an 80-ft. long, 15-ft. wide bridge across Tecolote Creek, extending two below-grade culverts, and constructing a ballast curb and hi-rail crossing.

at: West side of Metropolitan Transit System right-of-way from south of Tecolote Creek to south of Milton Street, San Diego, San Diego County


Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

Original on file signed by:

DocuSigned by:

633E996CE0CA4B3...
Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File