

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



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Prepared June 2, 2021 (for the June 10, 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 June 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 June 10, 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 June 10th.

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 June 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 June 10, 2021 (see attached)**Waivers**

- 6-21-0010-W, Swift Engineering, Inc. Water Quality Monitoring Buoy (San Diego)
- 6-21-0250-W, Hartnack ADU (Solana Beach)
- 6-21-0207-W, Barrad SFR, Jr. ADU and ADU (Solana Beach)
- 6-21-0277-W, Gladnick SFR and ADU (Solana Beach)
- 6-21-0301-W, Walters SFR Addition (Solana Beach)

Immaterial Extensions

- 6-19-0109-E1, Solana Highlands Apartment Complex Redevelopment (Solana Beach)

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May 28, 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: 6-21-0010-W

Applicant: Swift Engineering, Inc. (Attn: Costas Soler)

Location: Mission Bay Park, San Diego, San Diego County

Proposed Development: Deployment of two (2) three-foot diameter water quality sensor buoys moored to 1-sq. ft. anchors in Mission Bay Park for a one-year period. Each buoy measures salinity, water temperature, conductivity, pH, dissolved oxygen, wave date, humidity, air temperature, and air pressure. Data are monitored remotely as each buoy transmits data to the internet from the onboard satellite communications system. Each buoy will be completely removed at the end of the one-year period.

Rationale: The project is the temporary deployment of monitoring buoys to collect water quality and wave data from Mission Bay. One buoy will be deployed out of way of boat traffic in the western and eastern halves of the bay and will track water quality for one year before being removed. The City of San Diego Parks and Recreation Department and the U.S. Coast Guard have approved deployment of the buoys. No adverse impacts to coastal resources, public access, or recreational boating are anticipated. As such, the proposed development is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its June 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.

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

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May 27, 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: 6-21-0207-W

Applicant: Brett Barrad

Location: 418 Seabright Lane, Solana Beach (San Diego County) (APN: 263-061-11)

Proposed Development: Demolition of an existing 759 sq. ft., 1-story single-family residence and construction of an approximately 2,312 sq. ft., 1-story single-family residence with a 116 sq. ft. attached garage, 100 sq. ft. addition to an existing 400 sq. ft., one-story accessory structure and conversion to a JADU, 800 sq. ft. detached ADU on a 10,100 sq. ft. lot; hardscape improvements including a spa.

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 units are 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 June 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

Coastal Development Permit De Minimis Waiver
6-21-0207-W

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:

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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May 27, 2021

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 6-21-0250-W

Applicant: Larna Hartnack

Location: 508 South Nardo Avenue, Solana Beach (San Diego County) (APN: 298-121-68)

Proposed Development: Demolition of existing hardscape including a skate ramp and play structure and construction of an approximately 958 sq. ft. detached ADU with an attached covered porch on a 21,970 sq. ft. lot. An existing 1,913 sq. ft., 1-story single-family residence with a 480 sq. ft. attached garage will remain.

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 units in an area designated for estate 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 June 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

Coastal Development Permit De Minimis Waiver
6-21-0250-W

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:

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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May 27, 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: 6-21-0277-W

Applicant: Ronald Gladnick

Location: 537 North Granados Avenue, Solana Beach (San Diego County) (APN: 263-082-14)

Proposed Development: Demolition of an existing 2,074 sq. ft., two-story single-family residence and construction of an approximately 3,993 sq. ft., two-story single-family residence with a 533 sq. ft. attached garage, 693 sq. ft. detached accessory dwelling unit, and pool and spa on a 12,435 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, 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 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 June 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

Coastal Development Permit De Minimis Waiver
6-21-0277-W

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:

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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May 27, 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: 6-21-0301-W

Applicant: Alissa Walters

Location: 1539 Santa Sabina Court, Solana Beach (San Diego County) (APN: 263-583-21)

Proposed Development: Construction of an approximately 258 sq. ft. addition to an existing 1,713 sq. ft., 1-story single-family residence with an attached 511 sq. ft. garage on a 13,891 sq. ft. lot.

Rationale: The proposed residential addition requires a permit because the site is located between the first public roadway and the sea and involves an increase in more than 10% of the existing floor area. The proposed addition will be 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 project is consistent with the City of Solana Beach certified LUP and will not result in new development located closer to adjacent mapped ESHA habitat than existing adjacent development. While a portion of the project site is located within the Hillside Overlay Zone, the project will not encroach into steep slopes. The development will not block any public views and adequate parking will be provided. Thus, the proposed development will not adversely impact coastal resources and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

Coastal Development Permit Waiver
6-21-0301-W

This waiver will not become effective until reported to the Commission at its June 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:

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File

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May 25, 2021

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

Notice is hereby given that Fenton Solana Highlands, LLC has applied for a one-year extension of 6-19-0109 granted by the California Coastal Commission on May 9, 2019.

for: Demolition of an existing 159,015 sq. ft., 198-unit apartment complex and construction of a new 253,423 sq. ft., 260-unit apartment complex of which 32 units will be reserved as affordable senior units for a 55-year period; consolidation of three underlying lots into two lots; new landscaping and hardscape improvements.

at: 661-781 South Nardo Avenue and 821 Stevens Avenue, Solana Beach, San Diego County (APN(s): 298-260-33, 298-281-10, 298-164-22)

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:

Dennis Davis
Coastal Program Analyst

cc: Commissioners/File