

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



F12

Prepared August 4, 2021 (for the August 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 August 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 August 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 August 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 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 August 13 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 August 13, 2021 (see attached)

Waivers

- 6-21-0409-W, Hsueh ADU (Solana Beach)
- 6-21-0412-W, Blasio Duplex Addition, Remodel & ADU (Solana Beach)
- 6-21-0538-W, 3680 Mission, LLC Condominium Conversion (San Diego)
- 6-21-0543-W, Israni Condo Remodel (Solana Beach)

Immaterial Amendments

- A-6-PSD-08-004-A6, Lane Field Office Space (San Diego)

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July 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: 6-21-0409-W

Applicant: Robin Hsueh

Location: 1512 Uno Verde Court, Solana Beach (San Diego County) (APN: 298-510-06)

Proposed Development: Construction of an approximately 1,000 sq. ft. detached accessory dwelling unit on a 43,603 sq. ft. parcel. An existing 5,116 sq. ft. single family residence and 3-car garage will remain.

Rationale: The residence 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 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 August 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
6-21-0409-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Trevor Hill
Coastal Program Analyst

cc: Commissioners/File

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July 28, 2021

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 6-21-0412-W

Applicant: Alena Blasio

Location: 262 Barbara Ave, Solana Beach (San Diego County) (APN: 263-361-13-00)

Proposed Development: Conversion of an existing 454 sq. ft. detached garage into a 677 sq. ft. detached accessory dwelling unit on an approximately 5,500 sq. ft. parcel with an existing 1,462 sq. ft. duplex. Interior remodel and addition of 12 sq. ft. to duplex units.

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 high-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 August 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
6-21-0412-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Trevor Hill
Coastal Program Analyst

cc: Commissioners/File

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July 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: 6-21-0538-W

Applicant: 3680 Mission, LLC

Location: 3680 Mission Blvd, Mission Beach, San Diego, San Diego County.
(APN: 423-595-10)

Proposed Development: Conversion of existing three-story, 30 ft. high, 3,532 sq. ft. duplex with 496 sq. ft. junior unit and two attached tandem garages on a 3,281 sq. ft. lot into condominium ownership.

Rationale: The proposal will only change the ownership status of an existing duplex that has already been approved and constructed pursuant to a previous coastal development permit. No physical development is proposed. The existing duplex is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. No adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its August 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
6-21-0538-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Carrie Boyle
Coastal Program Analyst

cc: Commissioners/File

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August 03, 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: 6-21-0543-W

Applicant: Sushil Israni

Location: 239 South Helix Avenue #24, Solana Beach, San Diego County (APN: 298-520-01-24)

Proposed Development: Remodel involving in-kind replacement of existing front entry door and replacement and enlargement of windows and sliding glass door in an existing 1,512 sq. ft. condominium unit.

Rationale: The existing condominium building is located within 50 ft. of the coastal bluff, and thus the proposed window enlargement requires a permit. The proposed development will not increase the size of the unit or impact geologic stability. The development does not result in alteration of greater than 50% of the exterior walls of the existing structure. The proposed development will not affect public views or coastal access, and no adverse impacts to coastal resources are anticipated. 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.

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

Coastal Development Permit Waiver
6-21-0543-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by

Trevor Hill
Coastal Program Analyst

cc: Commissioners/File

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August 3, 2021

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**

Coastal Development Permit Amendment No. A-6-PSD-08-004-A6

To: All Interested Parties**From:** John Ainsworth, Executive Director

Subject: Permit No. **A-6-PSD-08-004, A-6-PSD-08-004-A1, A-6-PSD-08-004-A2, A-6-PSD-08-004-A3, A-6-PSD-08-004-A4, and A-6-PSD-08-004-A5** granted to **LPP Lane Field** for: Redevelopment of former Lane Field in two phases: Lane Field North will have a 205-ft. high hotel with 400 guest rooms, pool, and meeting rooms. Lane Field South will have a 240-ft. 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, public plazas, payment of lower cost overnight accommodations mitigation fee, and contribution to Port's public shuttle system.

Project Site: North of Broadway between Pacific Hwy and Harbor Dr, 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):

Temporarily allow approximately 7,691 sq. ft. of area designated as visitor-serving retail on the ground floor of Lane Field South to be used as office space for a 12 month term, with an option to extend for 6 months if no changed circumstances occur. The permittee shall continue to market the property for a use consistent with the Public Trust during the term.

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
A-6-PSD-08-004-A6

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 subject retail space has been vacant for 2.5 years; during this time, approximately 30,000 sq. ft. of retail space in the hotel has also been vacant. The applicant has consulted with California State Lands Commission staff who have indicated that the use of short-term non-public trust interim leases are acceptable in order to keep productive use of Public Trust lands, provided that the Port and permittee continue to market the property for uses consistent with the Public Trust, and the interim use does not prohibit public access or interfere with Public Trust uses in the area. In this case, the applicant has agreed to market the property for uses consistent with the Public Trust during the temporary office use and the use will not prohibit public access or interfere with other Public Trust uses in the area. Finally, the office use is temporary and will no longer be authorized after the end of the 1-1.5 year term. As such, the project will not adversely impact coastal resources or public access to and along the shoreline and, and can be found in conformance with the policies of 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.