

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



F10

Prepared September 2, 2021 (for the September 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 September 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 September 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 September 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 September 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 September 10, 2021 (see attached)

Waivers

- 6-21-0447-W, Housman SFR & JADU (San Diego)
- 6-21-0466-W, Hearne SFR (Solana Beach)
- 6-21-0491-W, Anderson SFR (Solana Beach)
- 6-21-0547-W, Frumkin ADU (Solana Beach)
- 6-21-0552-W, County of San Diego Administrative Center Generator (San Diego)
- 6-21-0557-W, Brackbill Preschool Remodel (Solana Beach)
- 6-21-0581-W, City of San Diego Ocean Beach Pier Repairs (San Diego)
- 6-21-0630-W, City of Imperial Beach Palm Avenue EV Station (Imperial Beach)

Immaterial Extensions

- 6-19-0576-E1, Central Management Inc. Cedar Shores Clubhouse (San Diego)

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August 23, 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: 6-21-0447-W

Applicant: Keith Housman

Location: 831 Reed Ave, Pacific Beach, San Diego, San Diego County (APN: 423-221-03-00)

Proposed Development: Demolish an existing one-story single family residence and detached two-car garage and construct a new 27-ft. tall, 2-story, 3,236 sq. ft. single family residence including an attached first-floor 470 sq. ft. junior accessory dwelling unit and carport on a 0.14-acre lot.

Rationale: The proposed single family residence conforms with the residential land use and zoning designation of the certified LCP and is surrounded by similarly developed residential lots. The residence and junior accessory dwelling unit will conform to the height, setback, floor area ratio, parking, and density requirements of the certified LCP. The development will not encroach into any existing or proposed public accessways or block any public view corridors. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its September 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 De Minimis Waiver
6-21-0447-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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August 25, 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: 6-21-0466-W

Applicant: Bill Hearne

Location: 620 Barbara Avenue, Solana Beach, San Diego County (APN: 263-082-02)

Proposed Development: Demolition of an existing 866 sq. ft. 1-story single-family residence and construction of a new 1,010 sq. ft. 1-story single-family residence and carport on an 18,801 sq. ft. parcel; landscaping and hardscape improvements.

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 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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August 25, 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: 6-21-0491-W

Applicant: Bernadette Anderson

Location: 475 Marview Lane, Solana Beach, San Diego County (APN: 263-181-12)

Proposed Development: Demolition of an existing 2,405 sq. ft. single-family residence and construction of a new 4,372 sq. ft. 2-story single-family residence with attached garage on an 11,552 sq. ft. lot; landscaping and hardscape improvements including pool and spa, fences and retaining walls.

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 proposed 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 September 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
6-21-0491-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Trevor Hill
Coastal Program Analyst

cc: Commissioners/File

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August 25, 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: 6-21-0547-W

Applicant: Craig Frieauf

Location: 410 N. Acacia Avenue, Solana Beach, San Diego County (APN: 265-053-13-00)

Proposed Development: Construction of a 442 sq. ft. accessory dwelling unit attached to an existing 536 sq. ft. 2-car detached garage on an approximately 4,891 sq. ft. parcel with an existing 1,736 sq. ft. single-family residence. No grading or landscaping proposed.

Rationale: The proposed project 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, 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

6-21-0547-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Trevor Hill
Coastal Program Analyst

cc: Commissioners/File

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August 26, 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: 6-21-0552-W

Applicant: County of San Diego, Department of General Services

Location: 1600 Pacific Hwy, San Diego (San Diego County) (APN: 533-590-01)

Proposed Development: Demolish three generators and one fuel tank, cap fuel lines, install new generator and fuel tank, and construct an 8 ft. tall concrete enclosure and driveway.

Rationale: The project would be located on an existing paved loading dock that is east and adjacent to the County Administration Building and would not obstruct views to the San Diego Bay. The proposed development will also not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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 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:

Melody Lasiter, Coastal Planner

cc: Commissioners/File

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September 1, 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: 6-21-0557-W

Applicant: Julie Brackbill

Location: 345 North Highway 101, Solana Beach, San Diego County
(APN: 263-304-05)

Proposed Development: Interior remodel to an existing 1,100 sq. ft. art studio to convert to a preschool classroom; construction of pedestrian gates and an attached trellis on a 4,000 sq. ft. lot.

Rationale: The proposed project will expand an existing preschool facility located on the adjacent lot to the west. Although no parking is currently available or proposed on the site, the proposed preschool requires two fewer parking spaces than the previous art studio use; thus the conversion will reduce parking demand compared to the existing use. While the site is located west of Highway 101, it is not in an area where public street parking serves as public parking for beach access. In addition, transportation demand strategies including on-site bicycle parking, encouraging cycling and public transportation use by students and staff, and staggering pick-up and drop-off times have been incorporated into the project to minimize potential adverse impacts on public street parking. The project is located within the City of Solana Beach's Highway 101 Corridor Specific Plan Area and the Scenic Area Overlay; however, no change in the height of the structure will occur and no public views will be blocked. 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.

Coastal Development Permit Waiver

6-21-0557-W

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

Trevor Hill
Coastal Program Analyst

cc: Commissioners/File

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September 2, 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: 6-21-0630-W

Applicant: City of Imperial Beach

Location: 105 Palm Ave. Imperial Beach, San Diego County (APN Nos: 625-191-01, 625-191-02, 625-292-03)

Proposed Development: Replace existing single port electric vehicle charging station with a dual port electric vehicle charging station.

Rationale: The project would be located on a paved free public parking lot. No ground disturbance or modifications to existing parking spaces or striping are proposed and the charging station would not obstruct views to the San Diego Bay. The proposed development will also not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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 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:
Melody Lasiter, Coastal Planner

cc: Commissioners/File

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September 2, 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: 6-21-0581-W

Applicant: Jody Cheung

Location: Ocean Beach Pier, West of Ocean Front Way, Ocean Beach, San Diego, San Diego County

Proposed Development: Repair-in-place piles N61 and 62S under the Ocean Beach Pier by placing cast-in-place concrete with epoxy grout and fiberglass jackets around the damaged portions of the piles from scaffolding suspended from the pier deck above.

Rationale: City of San Diego visual inspection of the piles supporting the Ocean Beach Pier showed the need for expedient repair due to two of the pilings degrading and exposing the rebar within to water. The project will repair two pilings by removing any loose debris and covering the damaged portions with cast-in-place concrete, epoxy, and fiberglass jackets. The repairs will be above water and conducted from scaffolding suspended from the pier deck above. The work will observe Best Management Practices (BMPs) reviewed by Commission water quality staff and incorporating their recommendations measures to protect the marine environment, including debris removal, spill removal, and bio-based fuels and lubricants. Work will occur during the day, based on tides, and last for approximately 16 weeks, including pre-construction engineering and preparation. The western half of the pier under which repairs would be conducted is currently closed due to damage suffered during the previous winter storm season, and the repairs will allow the City to reopen the western half to emergency services and public use. Accordingly, the project will not have significant impacts on public access or coastal resources and is in conformance with the Coastal Act.

Coastal Development Permit Waiver
6-21-0581-W

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

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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August 23, 2021

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

Notice is hereby given that Central Management Inc. has applied for a one-year extension of 6-19-0576 granted by the California Coastal Commission on August 8, 2019.

for: Demolition of an existing one-story, approx. 5,000 sq. ft. clubhouse with residential unit and construction of a new two-story, approx. 8,100 sq. ft. clubhouse with residential unit, and reconfiguration of the on-site parking lot to increase parking supply from 152 to 181 parking spaces on a 3-acre lot.

at: 2151 Oliver St, Pacific Beach, San Diego, San Diego County (APN: 424-272-03-00)

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:

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File