

**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



# Th12

**Prepared February 2, 2022 (for the February 10, 2022 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 February 2022**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP amendment certification for the San Diego Coast District Office are being reported to the Commission on February 10, 2022. 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 February 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](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 February 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 February 10, 2022 (see attached)****Waivers**

- 6-21-0198-W, 715 Santa Barbara Pl Condo Conversion & Lot Consolidation (San Diego)
- 6-21-0199-W, 3225 Ocean Front Walk Condo Conversion (San Diego)
- 6-21-0200-W, 3261 Strandway Condo Conversion (San Diego)
- 6-21-0629-W, Local Roots Kombucha Tasting Room (Solana Beach)
- 6-21-0733-W, City of San Diego Sunset Point Park Security Lights (San Diego)
- 6-21-0759-W, Churches & Rauhala SFR (Solana Beach)
- 6-21-0775-W, Dixon SFR Addition (Solana Beach)

- 6-21-0811-W, Yates SFR (Solana Beach)
- 6-21-0852-W, Ryno SFR Addition (Solana Beach)
- 6-21-0865-W, Jutronich SFR Addition (Solana Beach)

**Immaterial Amendments**

- A-6-PSD-08-004-A7, Lane Field Electronic Art Installation (San Diego)
- 6-18-0977-A1, UCSD Torrey Pine Removal (San Diego)

**Immaterial Extensions**

- 6-16-0950-E1, Houlton Seawall (San Diego)
- 6-18-0688-E1, Hollister Quarry Mitigation Project (San Diego)

**Emergency Permits**

- G-6-21-0010-W, Caltrans Silver Strand State Beach Pedestrian Undercrossing Repairs (Coronado)

**LCP Certification Review**

- City of Oceanside LCP Amendment No. LCP-6-OCN-19-0146-3 (Transit Overlay District)

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January 28, 2022

## 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:** 6-21-0198-W

**Applicant:** Jean Cheng

**Location:** 715 Santa Barbara Court, Mission Beach, San Diego, San Diego County  
(APN: 423-647-01)

**Proposed Development:** Convert existing 10-unit apartment building into condominium ownership and consolidate two existing lots into one.

**Rationale:** The proposed development will only change the ownership status of an existing residential building that pre-dates the Coastal Act. Although the building is nonconforming with parking requirements, each unit has at least one assigned parking space and all 13 existing on-site parking spaces are reserved for exclusive use by the tenants/owners of the units. Therefore, the proposed development will not interfere with public access in the surrounding area. The proposed development will not result in any physical changes to the structure or adversely impact coastal resources, and can be found in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2022 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**  
6-21-0198-W

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File

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January 28, 2022

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**Waiver:** 6-21-0199-W

**Applicant:** Jean Cheng

**Location:** 3225 Ocean Front Walk, Mission Beach, San Diego, San Diego County  
(APN: 423-661-07)

**Proposed Development:** Convert existing four-unit apartment building into condominium ownership.

**Rationale:** The proposed development will only change the ownership status of an existing residential building that pre-dates the Coastal Act. Although the building is nonconforming with parking requirements, each unit has at least one parking space and all 7 existing on-site parking spaces are reserved for exclusive use by the tenants/owners of the units. Therefore, the proposed development will not interfere with public access in the surrounding area. The proposed development will not result in any physical changes to the structure or adversely impact coastal resources, and can be found in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2022 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**  
6-21-0199-W

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File

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January 28, 2022

## 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:** 6-21-0200-W

**Applicant:** Premium Asset Management Services, LLC

**Location:** 3261 Ocean Front Walk, Mission Beach, San Diego, San Diego County  
(APN: 423-661-02)

**Proposed Development:** Convert existing four-unit apartment building into condominium ownership.

**Rationale:** The proposed development will only change the ownership status of an existing residential building that pre-dates the Coastal Act. Although the building is nonconforming with parking requirements, each unit has at least one assigned parking space and all 4 existing on-site parking spaces are reserved for exclusive use by the tenants/owners. Therefore, the proposed development will not interfere with public access in the surrounding area. The proposed development will not result in any physical changes to the structure or adversely impact coastal resources, and can be found in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2022 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**  
6-21-0200-W

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File



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January 24, 2022

## **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:** 6-21-0629-W

**Applicant:** Local Roots Kombucha

**Location:** 112 South Cedros Avenue, Solana Beach, San Diego County  
(APN: 298-073-40)

**Proposed Development:** Tenant improvements, including addition of a roll-up door and service counter, to convert an existing 1,490 sq. ft. salon retail space to a restaurant/café on an approximately 15,000 sq. ft. lot.

**Rationale:** The proposed project will convert a salon retail space to a kombucha tasting room within an existing commercial/retail complex. The proposed kombucha tasting room is a visitor serving use consistent with the uses allowed within the Special Commercial land use designation, the Highway 101 Corridor Specific Plan Area, and the Visitor Serving Commercial Overlay II. The complex is currently deficient by one parking space and the proposed restaurant use will require 5 additional spaces. However, a parking study for the site concludes that existing parking spaces are underutilized and the uses in the complex have different peak operating hours. Thus, the existing parking onsite is expected to be more than sufficient to meet additional parking demand generated by the kombucha tasting room. In addition, on-site bicycle parking is available and as part of the redevelopment the applicant will reimburse employees for public transportation costs to further reduce parking demand. 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**

6-21-0629-W

This waiver will not become effective until reported to the Commission at its February 2022 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:

Erin Prahler  
District Supervisor

cc: Commissioners/File

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January 28, 2022

## 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:** 6-21-0733-W

**Applicant:** City of San Diego

**Location:** 1400 Dana Landing Road, Mission Bay Park, San Diego, San Diego County

**Proposed Development:** Install three 30 ft. high security light poles and approximately 250 linear feet of conduit within the existing parking lot at Sunset Point. Each light pole will include two 3,000 Kelvin light-emitted diode (LED) fixtures. Construction will last approximately one month.

**Rationale:** Public access to the parking lot will be maintained throughout the construction period, and work will occur outside of the summer season. The proposed LED lights are directional and do not cause uplift. The City will implement best management practices during construction to protect water quality. Therefore, no adverse impacts to public access, biological resources, or water quality are anticipated and the project is in conformance with the Coastal Act.

This waiver will not become effective until reported to the Commission at its February 2022 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**  
6-21-0733-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File

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January 18, 2022

## 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:** 6-21-0759-W

**Applicant:** Janet Churches and Kristian Rauhala

**Location:** 510 North Acacia Avenue, Solana Beach, San Diego County  
(APN: 263-043-12)

**Proposed Development:** Demolition of an existing 890 sq. ft. single-family residence and construction of a 2,504 sq. ft. two-story single-family residence on a 4,999 sq. ft. lot; minor landscaping. Existing 224 sq. ft. detached garage to remain.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Scaled Residential Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Medium/High Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided. 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 February 2022 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**  
6-21-0759-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Erin Praher  
District Supervisor

cc: Commissioners/File

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January 24, 2022

## **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:** 6-21-0775-W

**Applicant:** William Dixon

**Location:** 701 Santa Florencia, Solana Beach, San Diego County  
(APN: 263-520-05)

**Proposed Development:** Construction of an approximately 586 sq. ft. first story addition to an existing 2,318 sq. ft. two-story single-family residence with a 653 sq. ft. attached garage on an 10,012 sq. ft. lot.

**Rationale:** The proposed project requires a permit because the site is located between the first public roadway and the sea and the addition will result in an increase of more than 10% of the existing floor area. The project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Low/Medium Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided. 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 February 2022 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-21-0775-W

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Erin Praher  
District Supervisor

cc: Commissioners/File



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January 18, 2022

## 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:** 6-21-0811-W

**Applicant:** William & Amy Yates

**Location:** 181 South Nardo Avenue, Solana Beach, San Diego County  
(APN: 298-083-3200)

**Proposed Development:** Demolition of existing 2,434 sq. ft., 1-story single family residence with attached 423 sq. ft. garage and construction of an approximately 4,089 sq. ft., 2-story single family residence on a 10,000 sq. ft. lot.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Scaled Residential Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Low/Medium Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided. 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 February 2022 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**  
6-21-0811-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Erin Praher  
District Supervisor

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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January 26, 2022

## **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:** 6-21-0852-W

**Applicant:** Ryno Profit Sharing Plan

**Location:** 816 Santa Inez, Solana Beach (San Diego County) (APN: 263-520-03-00)

**Proposed Development:** Construction of an approximately 790 sq. ft. addition to an existing 1,850 sq. ft., 1-story single-family residence, replacement of all windows, and conversion of approximately 70 sq. ft. of an existing 647 sq. ft. attached garage into internal living space on a 11,400 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 does not contain any sensitive habitat or 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**  
6-21-0852-W

This waiver will not become effective until reported to the Commission at its February 2022 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:

Kaitlin Carney  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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January 24, 2022

## **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:** 6-21-0865-W

**Applicant:** Craig Jutronich

**Location:** 432 Dell Court, Solana Beach, San Diego County (APN: 263-430-39)

**Proposed Development:** Construction of an approximately 36 sq. ft. first story addition and approximately 1,147 sq. ft. second story addition to an existing 2,385 sq. ft. one-story single-family residence with a 444 sq. ft. attached garage on a 9,500 sq. ft. lot.

**Rationale:** The proposed project requires a permit because the site is located between the first public road and the sea and the addition will result in an increase of more than 10% of the existing floor area and an increase of more than 10% in height of the existing structure. The project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Scaled Residential Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Low/Medium Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided. 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 February 2022 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-21-0865-W

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Erin Prahl  
District Supervisor

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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January 27, 2022

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **A-6-PSD-08-004-A7**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit Nos. **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, A-6-PSD-08-004-A5, and A-6-PSD-08-004-A6** granted to **LFS Development, LLC** 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:** 901 Bayfront Court, San Diego, CA 92101

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):

Modify the project description to include a permanent 15 ft. tall by 145 ft. wide electronic public art installation ("Liquid Light" by Roark Gourley) on the south side of the Lane Field South building.

**FINDINGS**

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> 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,

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<sup>1</sup> 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-A7

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):

In 2018 the Commission authorized the subject art installation for a limited duration of 3 years to ensure that no unanticipated coastal resource impacts would result from the project (CDP No. A-6-PSD-08-004-A4). The applicant is now requesting permanent authorization. The art installation includes five, 12.5 lumen projectors on three tapered poles that project coastal-themed video onto the south face of the building from dusk to 10 pm on a nightly basis. The art installation was and would still be subject to the following provisions: it shall not contain commercial speech nor discriminatory speech; it shall be family-friendly ("G" rated); and it shall not contain advertisements. The art installation operated consistent with these terms and no adverse impacts on public views, or public access and recreation occurred. Due to its location facing West Broadway, the art installation does not block views to and along the bay. Because the art installation operated for three years without adverse impacts to coastal resources, no adverse impacts are anticipated from this project in the future. The proposed amendment is minor in nature and would not result in any adverse impacts to coastal resources, including public access.

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.



**Notice of Proposed Immaterial Permit Amendment**  
A-6-PSD-08-004-A7

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

Original on File signed by:

Kaitlin Carney  
Coastal Program Analyst

cc: Commissioners/File

**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



January 26, 2022

## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-18-0977-A1**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **6-18-0977-A1** granted to **University of California San Diego** for: Refurbish existing approx. 27,000 sq. ft. 3-story over basement structure for classroom and office use and construct a new approx. 15,000 sq. ft. 2-story over existing basement for café and classrooms; and new public viewpoint on a 3.22-acre bluff top lot.

**Project Site:** 8890 Biological Grade, Scripps Institution of Oceanography, UC San Diego, La Jolla, San Diego, San Diego County (APN: 344-090-07)

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):

Removal of two dead Torrey Pine trees and treatment of a third Torrey Pine tree with insecticide; planting of three 12-foot high, 4-foot box Torrey Pine trees as a replacement.

### FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> 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

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

**Notice of Proposed Immaterial Permit Amendment**  
6-18-0977-A1

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):

While no nesting birds are currently observed in the trees, a bird survey will be performed prior to tree removal and treatment with insecticide. The project site has other mature trees suitable for nesting/habitat for raptors and other bird species, and there will be no net loss in habitat or tree coverage due to the planting of replacement Torrey Pines. Use of the insecticide as directed will not adversely impact water quality or biological resources.

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 Stephanie Leach at the phone number provided above.

cc: Commissioners/File

**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



January 14, 2022

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

Notice is hereby given that Barbara Houlton has applied for a one-year extension of 6-16-0950 granted by the California Coastal Commission on November 14, 2021.

for: Demolish existing shoreline protection devices including a crib wall, grouted rip rap, sand/gravel bags, and a splash wall, and construct a 54-ft. long, 26-ft. high, 12-in. wide colored and textured tied-back shotcrete seawall; reconstruct and reopen a public beach stairway extending from Point Loma Avenue; landscaping and water quality improvements

at: 4820 Point Loma Ave, Ocean Beach, San Diego, San Diego County  
(APN: 448-241-01)

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

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
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January 31, 2022

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

Notice is hereby given that City of San Diego has applied for a one-year extension of 6-18-0688 granted by the California Coastal Commission on May 9, 2019.

for: Restoration of 0.39-acres of wetland habitat as mitigation for impacts resulting from previous emergency channel maintenance

at: Within Otay River watershed east of Hollister St. and between Main St. and Palm Ave, Otay Mesa/Nestor, San Diego, San Diego County (APN 628-051-02)

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:

Toni Ross  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



January 7, 2022

Sandra Lavender-Martin  
Permit Specialist – Coastal and Maintenance Liaison  
District 11 – Division of Environmental Planning  
4050 Taylor St  
San Diego, CA 92110

Re: Request for Emergency Action at Silver Strand State Beach #G-6-21-0010-W

Dear Ms. Lavender-Martin:

On December 17, 2021, the Executive Director received your request for an exemption or emergency permit to repair concrete cracking and spalling in three pedestrian undercrossings (PUCs) at Silver Strand State Beach in the City of Coronado. Some concrete chunks have fallen into the PUCs which creates a hazard for pedestrians, and Caltrans and State Parks have closed the middle PUC to prevent injury. Caltrans has determined that immediate action is necessary to repair the concrete and replace the corroded rebar as needed, in order to reopen the PUCs as soon as possible.

Emergency work will begin on January 10, 2022 and will be completed by January 21, 2022 (i.e., ten workdays). Trucks will be parked at the west entrance to the PUC, which is currently closed, and no staging areas will be needed for large or mechanized equipment. Before beginning construction, asbestos testing will be conducted by the Contractor to determine presence/absence. Only minor to small tools would be carried into the PUCs each workday, and removed from the site at the end of each workday. Procedures/methods that will occur to repair the spalled concrete includes: sounding/tapping the existing concrete using a hammer to determine hollow areas; removing the unsound concrete using small tools such as a jack hammer, and chipping down to sound/stable areas of concrete and behind existing rebar; cleaning rebar with a wire brush or other light abrasive materials to remove any accumulated rust, salts, and any other deleterious deposits; and in areas where it is determined that the rebar has lost 50% of its surface area, drilling and bonding will be performed and new rebar (with protective coating) will be added to stabilize the existing rebar; then placing concrete/rapid patch mix from the Caltrans approved list of materials to make the repair.

All work would be contained within the PUCs to make the necessary repairs to the ceilings. Thus, there will be no impacts to vegetation and there are no

#G-6-21-0010-W  
January 7, 2022

biological resource impact concerns. The contractor will provide a Water Pollution Control Plan for use with concrete materials. An archeological site identified on the eastern side of SR-75 will be completely avoided. Access to the beach parking lots at Silver Strand State Beach would not be affected and an adjacent bike path remains open. Construction would be phased so that one or two PUCs would remain open at all times. SR-75 will remain open during construction.

After discussions with Caltrans about the work proposed to alleviate the emergency situation and the potential for impacts to coastal resources, Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, Caltrans, is necessary to protect life and public property and maintain public works, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.
3. The project is the minimum amount of work necessary to repair the concrete spalling, and minimal impacts to public access and recreation will occur during construction.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on February 9-11, 2022.

Sincerely,

Shannon Fiala  
Coastal Program Manager  
Statewide Transportation Program

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



Date: January 31, 2022

To: **COMMISSIONERS AND INTERESTED PERSONS**

From: **JOHN AINSWORTH, EXECUTIVE DIRECTOR**

Subject: **EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of Oceanside, certifying the City's Local Coastal Program Amendment No. LCP-6-OCN-19-0146-3 (Transit Overlay District), is adequate to effectively certify its local coastal program (for Commission review at its meeting of February 10, 2022)

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## **BACKGROUND**

At its September 10, 2021 meeting, the Coastal Commission certified, with suggested modifications, the City of Oceanside Local Coastal Program Amendment No. LCP-6-OCN-19-0146-3, amending Article 12 (D Downtown District) to: 1) expand the boundaries of the Transit Overlay District (TOD) from approximately 1/8 of a mile from the Oceanside Transit Center to within 1/2 mile, 2) add mixed-use development as an allowed use to a number of Downtown Subdistricts, 3) revise the maximum density for mixed-use developments located within the D Downtown District from 43 dwelling units per acre to a general cap of 5,500 units total, 4) require residential and mixed-use development projects to comply with City inclusionary housing regulations, and 5) revise the inclusion of tandem parking from permitted through a Conditional Use Permit, to permitted for residential uses and designated employee parking areas. By its action adopting Resolution No. 21-R0696-1 on November 3, 2021, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications require the City to develop a Traffic Monitoring and Mitigation Plan, prohibit the application of the parking allowances (counting of on-street parking toward the total number of parking spaces and a reduction of up to 25% of parking requirements) for any development located west of the railway corridor, and require any prime public beach parking removed within the TOD west of the railway corridor (on-street or within public parking lots) be replaced west of the railway corridor and within the TOD.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Oceanside is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13544 of the Commission's Code of Regulations then requires this determination be reported to the Commission.



**CALIFORNIA COASTAL COMMISSION**

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FAX (619) 767-2384



February 11, 2022

Mayor Esther Sanchez  
City of Oceanside  
300 N. Coast Highway  
Oceanside, Ca 92054

Re: Certification of the City of Oceanside Local Coastal Program Amendment No. LCP-6-OCN-19-0146-3 (Transit Overlay District)

Dear Mayor Sanchez:

The California Coastal Commission has reviewed the City's Resolution No. 21-R0696-1 together with the Commission's action of September 10, 2021 certifying City of Oceanside Local Coastal Program Amendment No. No. LCP-6-OCN-19-0146-3 pertaining to expansion of the Transit Overlay District and removal of the maximum density for mixed-use developments located within the D Downtown District. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and this determination was reported to the Commission at its meeting of February 10, 2022.

By its action on November 3, 2021, the City has formally acknowledged and accepted the Commission's certification of the subject Local Coastal Program Amendment including all suggested modifications. The modifications require the City to develop a Traffic Monitoring and Mitigation Plan, prohibit the application of the parking allowances (counting of on-street parking toward the total number of parking spaces and a reduction of up to 25% of parking requirements) for any development located west of the railway corridor, and require any prime public beach parking removed within the TOD west of the railway corridor (on-street or within public parking lots) be replaced west of the railway corridor and within the TOD.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

John Ainsworth  
Executive Director

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**RESOLUTION NO. 21-R0696-1**

**A RESOLUTION OF THE CITY COUNCIL AND  
COMMUNITY DEVELOPMENT COMMISSION OF THE  
CITY OF OCEANSIDE APPROVING LCPA19-00006 WITH  
CALIFORNIA COASTAL COMMISSION'S SUGGESTED  
MODIFICATIONS AND REQUESTING CERTIFICATION AS  
AMENDED**

**(City of Oceanside –Applicant)  
(LCPA19-00006)**

WHEREAS, the California Coastal Act (Public Resources Code §30000, et seq.) (the "Coastal Act") requires that the City adopt a Local Coastal Program (LCP) which meets the requirements of the Coastal Act at the local level and implements its provisions and policies; and

WHEREAS, on January 25, 1985, the California Coastal Commission ("Commission") approved the City's Land Use Plan ("LUP") and, pursuant to Public Resources Code §30512.2, found the City's LUP to be consistent with the policies and requirements of Chapter 3 of the Coastal Act and to meet the basic stated goals specified in Public Resources Code §30001.5;

WHEREAS, the City Council and Community Development Commission conducted a joint duly-noticed public hearing on August 21, 2019, to adopt changes to the City's Downtown Zoning Ordinance Article 12 to expand the boundaries of the Transit Overlay District (TOD) from the Oceanside Transit Center to within a half mile, add mixed-use development as an allowed use to a number of subdistricts, revise the maximum density of mixed use developments from 43 dwelling units per acre to a general cap of 5,500 units within the Downtown, require residential and mixed-use developments to comply with the City's Inclusionary Housing Regulations, and to permit tandem parking by right for residential uses.

WHEREAS, on August 19, 2021, the California Coastal Commission approved the proposed Local Coastal Plan Amendment with two suggested modifications to Article 12, Sections 1232 (W) and (KK) to: (1) require replacement parking be provided when parking is removed west of the railroad within the Downtown area; and (2) to list specific monitoring and mitigation methods for traffic measures for future mixed-use projects requesting to exceed the maximum density; and

EXHIBIT NO. 1

**Resolution No. 21-R06961**

LCP-6-OCN-19-0146-3

California Coastal Commission

1           WHEREAS, the City Council and Community Development Commission did, on the 3<sup>rd</sup>  
2 day of November, 2021 conduct a duly-noticed public hearing to consider Zone Amendment  
3 (ZA19-00006) and Local Coastal Program Amendment (LCPA19-00006), to consider the  
4 Commission's recommendation; and

5           WHEREAS, the City Council/Community Development Commission finds the  
6 modifications to the Local Coastal Program, as suggested by the Commission, to be adequate to  
7 carry out the land use plan of the Local Coastal Program.

8           NOW, THEREFORE, the City Council/Community Development Commission of the  
9 City of Oceanside DOES RESOLVE as follows:

- 10 1. Pursuant to Public Resources Code §30510(a), the Oceanside City Council hereby  
11 certifies that the Local Coastal Program Amendment (LCPA19-00006) is intended to be  
12 carried out in a manner fully in conformity with the Coastal Act, and is hereby adopted.
- 13 2. Pursuant to the California Environmental Quality Act of 1970, and the State Guidelines  
14 thereto amended to date, a Notice of Exemption has been issued for the project by the  
15 Resource Officer for the City of Oceanside.
- 16 3. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this  
17 Local Coastal Plan Amendment shall take effect upon Commission concurrence.
- 18 4. Notice is hereby given that the time within which judicial review must be sought on the  
19 decision is governed by Public Resources Code §30801.

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1 PASSED AND ADOPTED by the City Council/Community Development Commission of  
2 the City of Oceanside, California, this 3<sup>rd</sup> day of November 2021, by the following vote: 4-1

3 AYES: KEIM, JENSEN, RODRIGUEZ, WEISS

4 NAYS: SANCHEZ

5 ABSENT: NONE

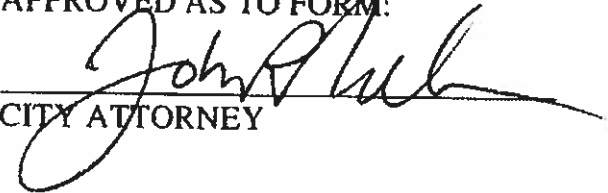
6 ABSTAIN: NONE

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9 MAYOR OF THE CITY OF OCEANSIDE

10 ATTEST:

11 APPROVED AS TO FORM:

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13 \_\_\_\_\_  
14 CITY CLERK

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16 \_\_\_\_\_  
17 CITY ATTORNEY

18 A RESOLUTION OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION OF THE  
19 CITY OF OCEANSIDE APPROVING LCPA19-00006 WITH CALIFORNIA COASTAL COMMISSION'S  
20 SUGGESTED MODIFICATIONS  
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## Exhibit A “Suggested Modifications”

The underlined sections represent language that the Coastal Commission suggests be added, and the ~~struck-out~~ sections represent language which the Coastal Commission suggests be deleted from the language as originally submitted.

**Section 1232 – D District Property Development Regulations, Subsection (W),** parking standards within the D District, as follows:

[...]

4. Within the Transit Overlay District east of the railway corridor the number of on-street parking spaces available on the contiguous street frontage of a site may be counted toward the total number of parking spaces required for a non-residential Mixed-Use Development Plan.

5. Mixed-Use Development Plans within the Transit Overlay District east of the railway corridor may receive a parking requirement reduction of up to 25% based upon all of the following criteria: a) proximity to the Oceanside Transit Center, b) demonstrated varied peak demand for parking, and c) project amenities that encourage alternate travel modes.

6. If any public parking spaces are removed within the Transit Overlay District west of the railway corridor, including those provided in municipal parking lots, each space shall be replaced at a 1:1 ratio and all replacement parking shall also be located within the Transit Overlay District west of the railway corridor.

2) Add text at the end of **Section 1232 – D District Property Development Regulations, Additional Regulation (KK)** as follows:

While the maximum density is not specified, density will be limited through the application of height, setbacks, open space, and parking requirements. In order to ensure that the higher-density allowance does not adversely impact traffic circulation, the City shall develop and implement a D Downtown District Traffic Monitoring and Mitigation Plan that includes the following:

- a. Identify specific intersections within the Downtown District’s Coastal Zone to monitor to maintain public access to the coast, including east-west oriented roadways that provide access across the railway corridor to the ocean.
- b. List specific traffic mitigation measures to be provided once a certain threshold is met for the identified intersections. A decrease in LOS to a

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grade of D or lower shall be one of the identified thresholds for implementation of traffic mitigation measures.

- c. Identify a funding mechanism to implement the identified mitigation measures (e.g., fair-share contribution for any development proposed within the Downtown District). The collected fees shall be deposited in a specific account that can only be used for traffic mitigation measures and other measures to mitigate public access impacts (e.g., to fund a community shuttle) in the Downtown District.

Traffic monitoring shall be completed on an annual basis at minimum and must include peak summer season (Memorial Day weekend to Labor Day) weekend traffic counts, identify changes to the number of units developed within the Downtown District, traffic impacts identified, traffic impact fees collected, traffic mitigation projects identified, and traffic mitigation projects implemented. A comprehensive report shall be provided to the Executive Director on by November 1 of each year, starting in 2022, that summarizes all development activities within the Downtown District with a report on any measurable changes in the overall traffic and parking conditions in the area which will be subject to the review and approval of the Executive Director.