

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
(619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



# F8

## San Diego Coast District Deputy Director's Report for April 2022

**Prepared March 30, 2022 (for the April 08, 2022 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, San Diego Coast District Deputy Director

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 April 08, 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 April 8th.

With respect to the April 8th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

### **Items being reported on April 08, 2022 (see attached)**

#### **Waivers**

- 6-22-0128-W, Crivello & Barton SFR Addition (Solana Beach)
- 6-22-0186-W, SDG&E Pipeline Cover (San Diego)
- 6-22-0206-W, UCSD Marine Science Development Center Renovation (San Diego)
- 6-22-0238-W, Willerer Condo Addition & Remodel (Solana Beach)

#### **Immaterial Amendments**

- 6-16-0108-A2, SANDAG Tecolote Creek Access Road (San Diego)

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March 21, 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:** 6-22-0128-W

**Applicant:** David A. Barton & Christine T. Crivello

**Location:** 550 San Mario Drive, Solana Beach, San Diego County (APN: 263-583-15-00)

**Proposed Development:** Construction of an approximately 490 sq. ft. first-floor addition, new approximately 800 sq. ft. second-floor addition, and interior remodel to an existing 1,721 sq. ft. 1-story single-family residence with a 505 sq. ft. attached garage on a 15, 712 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 additions will result in an increase of more than 10% of the existing floor area and an increase in height of more than 10%. The project is located on an existing developed lot within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The proposed addition will not extend any closer to ESHA on the site compared to the existing residence and no fuel modification is required for the proposed project. 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.

**Coastal Development Permit Waiver**

6-22-0128-W

This waiver will not become effective until reported to the Commission at its April 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 Planner

cc: Commissioners/File

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March 22, 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:** 6-22-0186-W

**Applicant:** San Diego Gas & Electric

**Location:** San Diego Bay, offshore of Coronado (32°42'2.91" N; 117°10'26.16" W), San Diego County

**Proposed Development:** Place 240 sq. ft. of articulating concrete mats over a 30 ft. long, 6 inch tall section of existing natural gas pipeline located on the bay floor.

**Rationale:** The proposed development is part of a larger project that also spans San Diego Unified Port District (Port) jurisdiction. In total, the project would place 40, 8 x 20 foot articulating concrete mats over a 400 foot long, 6 inch tall natural gas pipeline to protect it from vessel strikes and anchors. The concrete mats would be gently lowered to the seafloor by a crane from a barge and positioned by divers using tether lines to rotate and control the mat position; as such, there would be no turbidity, debris, or material release associated with the placement. The proposed development will also not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its April 6-8, 2022 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-22-0186-W

Sincerely,

John Ainsworth  
Executive Director

DocuSigned by:  
  
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Melody Lasiter  
Coastal Program Analyst

cc: Commissioners/File

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March 29, 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:** 6-22-0206-W

**Applicant:** University of California, San Diego

**Location:** Building A, Marine Science Center Development Center, 2134 Naga Way, UCSD, La Jolla, San Diego, San Diego County (APN: 344-090-07)

**Proposed Development:** Interior renovation of approx. 2,300 sq. ft. office building, as well as exterior improvements including removal of an air conditioning unit and doorway; installation of mechanical condensing unit on the northwest side of the building on a new 2-foot by 6-foot concrete pad; restripe parking lot to replace two non-ADA spaces with one ADA van accessible parking space; and install accessible curb ramps in existing sidewalk.

**Rationale:** The proposed project requires a permit because the building (including the new condensing unit and concrete pad) is located within 50 feet of the edge of a coastal bluff. The project will not increase the intensity of use of the building or expand the size of the building. The proposed mechanical condensing unit will not extend any closer to sensitive coastal bluffs than the existing building and no access to or from the beach is required. The proposed development will not block any public views and adequate parking will be maintained. The project is consistent with 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 April 2022 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-22-0206-W

Sincerely,

John Ainsworth  
Executive Director

Original on file signed by:

Stephanie Leach  
Coastal Planner

cc: Commissioners/File

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March 30, 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:** 6-22-0238-W

**Applicant:** Tom and Kristen Willerer

**Location:** 325 Sierra Ave, Unit 42, Solana Beach (San Diego County) (APN: 298-051-09-01)

**Proposed Development:** Conversion of 9 sq. ft. exterior patio to internal floor area and the replacement and enlargement of windows and doors in an existing 1,214 sq. ft. condominium unit.

**Rationale:** The existing condominium building is located within 50 ft. of the coastal bluff, and thus the proposed project requires a permit. The proposed development will not 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 April 2022 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-22-0238-W

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Melody Lasiter  
Coastal Program Analyst

cc: Commissioners/File

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March 23, 2022

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT****Coastal Development Permit Amendment No. 6-16-0108-A2**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit Nos. **6-16-0108** and **6-16-0108-A1** granted to **San Diego Association of Governments (SANDAG)** for: the construction of approximately 3.5 miles of new light rail transit (LRT) track between Interstate-8 and Balboa Avenue, including three new bridge crossings, portions of three new stations, and access road improvements.

**Project Site:** Metropolitan Transit System right-of-way between Interstate 8 and Balboa Avenue, 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):

Revise the project description to remove the temporary access road and bridge over Tecolote Creek, which were approved by Permit No. **6-16-0108-A1**.

**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

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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 6-16-0108-A2

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 revision to the project description will remove the previously approved, but not yet constructed temporary access road and bridge elements. Thus, the proposed amendment will not adversely impact coastal resources and can be found in conformance with the policies of Chapter 3 of the Coastal Act and the certified City of San Diego Local Coastal Program. All other conditions and requirements of Permit No. 6-16-0108, as amended, will remain in effect.

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 Melissa Escaron at [melissa.escaron@coastal.ca.gov](mailto:melissa.escaron@coastal.ca.gov) or the phone number provided above.

Original on File signed by:

Melissa Escaron  
San Diego Transportation Program Analyst

cc: Commissioners/File