

CALIFORNIA COASTAL COMMISSION

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



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San Diego Coast District Deputy Director's Report for November 2023

Prepared November 09, 2023 (for the November 17, 2023 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, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on November 17, 2023. 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 November 17th.

With respect to the November 17th 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 November 17, 2023 (see attached)

Waivers

- 6-22-1047-W, Fletcher Cove Access Ramp Improvements (Solana Beach)
- 6-23-0448-W, Brown Residence Addition and Remodel (Solana Beach)
- 6-23-0545-W, City of San Diego Barracks Demolition (San Diego)
- 6-23-0649-W, Buchanan Residence (Solana Beach)

Immaterial Amendments

- 6-13-0228-A2, City of Carlsbad Manhole Maintenance (Carlsbad)

Immaterial Extensions

- 6-20-0217-E1, City of San Diego Coast Boulevard Sea Cave Stabilization (La Jolla)

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October 27, 2023

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: 6-22-1047-W

Applicant: City of Solana Beach, Engineering Department

Location: Fletcher Cove Park at the intersection of South Sierra Ave and Plaza Street, Solana Beach (San Diego County) (APN: 298-010-66-00)

Proposed Development: Demolition and in-kind replacement of the existing Fletcher Cove access ramp, adjacent curb and sidewalk, concrete staircase, retaining wall and existing stainless steel handrail, and in-kind replacement of the existing metal grate cover on the adjacent energy dissipater structure.

Rationale: The project site is located immediately adjacent to the beach, between the sea and the first public road. The proposed project is necessary to ensure continued public access to the coast via Fletcher Cove Park. Construction will occur in four phases to ensure public access to the beach remains open at all times and will take approximately 60 days total. No work will occur between Memorial Day and Labor Day. Phase 1 will include the replacement of the metal grate cover on the dissipator structure. Phase 2 will include the removal and replacement of the concrete ramp and the sidewalk will remain open for beach access. Phase 3 will include the replacement of the curb, gutter, sidewalk, asphalt berm, and handrail and the ramp will be open for beach access. Phase 4 will include the replacement of the concrete stairs. Construction water quality BMPs will be used to limit construction runoff and protect water quality.

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 Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
6-22-1047-W

This waiver will not become effective until reported to the Commission at its November 2023 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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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November 08, 2023

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: 6-23-0448-W

Applicant: James Alexander Brown Jr.

Location: 771 Santa Florencia, Solana Beach (San Diego County) (APN: 263-520-14-00)

Proposed Development: Construction of an approximately 490 sq. ft. addition, new hardscape, and interior and exterior remodel to an existing approximately 2,390 sq. ft. two-story single-family residence on an approximately 10,510 sq. ft. lot.

Rationale: The proposed project requires a permit because the site is located between the sea (lagoon) and first public road and the addition will result in an increase of more than 10% of the existing floor area. However, this is not a shoreline lot and the site is approximately 1 mile from the inland extent of the beach. The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character within the existing community. The addition to the existing single-family residence will not block any public views, and the addition does not encroach onto lagoon habitat. 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 applicable Chapter 3 policies of the Coastal Act. No adverse impacts to coastal resources are anticipated.

Coastal Development Permit Waiver
6-23-0448-W

This waiver will not become effective until reported to the Commission at its November 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Chelsea Jander
Coastal Program Analyst

cc: Commissioners/File

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November 07, 2023

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: 6-23-0545-W

Applicant: City of San Diego Engineering/Capital Projects Department

Location: North of N. Harbor Drive, east of Kincaid Road, West of McCain Road, and south of Spruance Road (APN(s): 4507902900)

Proposed Development: Demolish eight 24 ft. tall, 23,500 sq. ft. military barrack buildings, two transformers, and 1,166 liner feet of steam lines.

Rationale: The proposed project consists only of the demolition of existing structures. The building foundations will remain in place and no new structures are proposed at this time. The project is located inland from the San Diego Bay; however, construction best management practices have been proposed as part of the project to protect water quality, including the development of a rain event action plan and the use of non-toxic erosion control materials. There is no public access at the site. The project is consistent with the zoning and plan designations for the City of San Diego and its certified LCP, 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 November 17, 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit Waiver
6-23-0545-W

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Melody Lasiter
Coastal Program Analyst

cc: Commissioners/File

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November 8, 2023

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: 6-23-0649-W

Applicant: Michelle & Sean Buchanan

Location: 502 South Rios Ave, Solana Beach (San Diego County) (APN: 298-093-23-00)

Proposed Development: Dedication of the westernmost 4 feet of an existing 6-8 ft. wide Irrevocable Offer to Dedicate (IOD) along South Rios Ave. and Palmitas St. to the City of Solana Beach, construction of roadway improvements, and vacation of the remaining IOD to the property owner. Also proposed is a conversion of 203 sq. ft. of existing garage into a new utility room and bathroom, a new, 176 sq. ft. addition to the existing garage, interior remodel, minor grading, and new landscaping and hardscaping to an existing, approx. 3,626 sq. ft. single-family residence on an approximately 8,400 sq. ft. lot, which is exempt from permit requirements.

Rationale: The project site is located approximately 0.3 miles from the inland extent of the beach and is not located between the sea and the first public road. There is an existing IOD fronting the subject property along South Rios Avenue and Palmitas Street with variable widths of 6 feet to 8 feet. As part of the site improvements, the applicant will dedicate 4 feet of the right-of-way along the entire property frontage to the City and the roadway will be improved, including the construction of a new, decomposed granite (DG) walking surface, concrete curb, and drainage. The remainder of the IOD will be

Coastal Development Permit Waiver
6-23-0649-W

vacated to the applicant. The proposed vacation is on a residential street within an established residential neighborhood and will not impact street parking. The existing frontage on the property is unimproved and the proposed frontage improvements will allow for safer pedestrian access. The project will not block any public views or impact public access. The proposed improvements to the existing single-family residence are exempt as improvements to an existing single-family residence per the Commission's regulations. 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; no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its November 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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October 26, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT****Coastal Development Permit Amendment No. 6-13-0228-A2**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **6-13-0228-A2** granted to **City of Carlsbad Utilities Department** for: City of Carlsbad Sewer Manhole Maintenance Program which will allow ongoing trimming of native vegetation around wastewater manholes to allow safe access for visual inspection, maintenance and cleaning.

Project Site: North shore of Agua Hedionda Lagoon, Carlsbad, San Diego County (APNs 208-020-4300, 206-200-1200, 207- 101-3100, 206-200-0700, 206-200-0500, 206-171-0300, 206-120-2900, 207-334-0500, 208-020-4400, 206-172- 0600, 206-120-2100, 206-120-3800)

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 Special Condition No. 2 to authorize the development for an additional five year period commencing from approval of Coastal Development Permit Amendment No. 6-13-0228-A2.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at 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).

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

Notice of Proposed Immaterial Permit Amendment
6-13-0228-A2

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The periodic trimming is minor in nature and includes trimming back tree branches that overhang the manholes and reducing the height of vegetation within the work area in order to attain access. To avoid habitat impacts, no root removal, grubbing or grading is proposed. No permanent habitat impacts have occurred over the prior five year maintenance program term and no permanent impacts are expected to occur with extension of the program.

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 Chelsea Jander at the phone number provided above.

Original on File signed by:

Chelsea Jander
Coastal Program Analyst

cc: Commissioners/File

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October 26, 2023

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

Notice is hereby given that the City of San Diego has applied for a one year extension of 6-20-0217 granted by the California Coastal Commission on February 10, 2021.

for: Filling Koch's Crack sea cave with 608 cu.yd. erodible concrete; replacing two damaged storm drains and an ocean outfall.

at: Beach and bluff underneath 1210 Coast Blvd, La Jolla, San Diego (San Diego County)

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 Melody Lasiter at melody.lasiter@coastal.ca.gov.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Melody Lasiter
Coastal Program Analyst

cc: Commissioners/File