

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



Th14

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

Prepared February 01, 2023 (for the February 09, 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, emergency CDPs, and local government acceptance of modifications for LCP certification for the San Diego Coast District Office are being reported to the Commission on February 09, 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 February 9th.

With respect to the February 9th 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 09, 2023 (see attached)

Waivers

- 6-22-0686-W, The Fish Market Restaurant Remodel (Solana Beach)
- 6-22-0855-W, Reynolds Residence Addition (Solana Beach)
- 6-22-0865-W, Stein Residence (Solana Beach)
- 6-22-0909-W, McEachern ADU (Solana Beach)
- 6-22-0966-W, City of San Diego Hospitality Point Comfort Station Improvements (San Diego)
- 6-22-0975-W, Chwalowski Residence & ADU (Solana Beach)
- 6-22-0997-W, SDCRAA Advertising Program (San Diego)
- 6-22-1000-W, Boyd Residence (Solana Beach)
- 6-22-1033-W, Johnson Residence & ADU (Solana Beach)

Waivers (cont.)

- 6-22-1058-W, Ballard Residence (Solana Beach)
- 6-23-0091-W, Caltrans Contaminated Soil Removal (San Diego County)

Immaterial Extensions

- 6-17-0713-E1, Unitarian Universalist Fellowship of San Dieguito (Solana Beach)
- 6-18-0032-E1, City of San Diego N. Torrey Pines Bridge Walkway & Ramp Improvements (San Diego)
- 6-20-0311-E1, City of San Diego Alvarado Pipeline Extension (San Diego)

CALIFORNIA COASTAL COMMISSION

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



January 20, 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: 6-22-0686-W

Applicant: The Fish Market - Dwight Colton

Location: 640 Via De La Valle, Solana Beach (San Diego County) (APN: 298-272-01)

Proposed Development: Tenant improvements and remodel of an existing approx. 102,000 sq. ft. restaurant on an approx. 243,000 sq. ft. lot. Improvements include: expansion of the front entry and waiting area; addition of a new flat roof and open entry trellis over the proposed entry; conversion of existing interior dining space to approx. 700 sq. ft. of outdoor dining area; expansion of the garbage enclosure; extension of an existing cupola over the outdoor dining area; addition of new roof-mounted signage below the roof-line; and remodel of the existing landscaped area.

Rationale: The proposed project consists of updating of an existing restaurant building. The proposed development will not result in public view impacts, will include only native landscaping, will not increase the height of the existing structure, and is considered an allowed use. The proposed project will increase the dining capacity of the restaurant by 24 seats and therefore requires 1 additional parking space. The existing restaurant has 94 designated parking spots. The one additional parking space will be provided for in the 127 shared parking spaces for the entire site and therefore adequate parking will be provided. 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
6-22-0686-W

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

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:


Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 20, 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: 6-22-0855-W

Applicant: Ned C. Reynolds

Location: 745 Santa Rosita, Solana Beach (San Diego County) (APN(s): 263-530-10)

Proposed Development: Construction of an approximately 593 sq. ft. one-story addition to an existing approx. 1,800 sq. ft. one-story single-family residence with an attached garage on a 14,000 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. The proposed project is located on an existing developed lot 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 with the existing community. The proposed addition will be more than 250 feet away from any native habitat and no fuel modification is required on this site. Thus, no impacts on biological resources are anticipated. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

Coastal Development Permit Waiver
6-22-0855-W

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.

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

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:


Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 24, 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: 6-22-0865-W

Applicant: Jason & Jennifer Stein

Location: 434 San Lucas Dr, Solana Beach (San Diego County) (APN(s): 2984601900)

Proposed Development: Demolition of an approx. 4,000 sq. ft. one-story single-family residence and construction of a new approximately 4,100 sq. ft. one-story, single-family residence with an attached 690 sq. ft. garage on a 22,050 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character with the existing community. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

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.

This waiver will not become effective until reported to the Commission at its December 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 De Minimis Waiver
6-22-0865-W

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:

Julia Prieto
Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 20, 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: 6-22-0909-W

Applicant: Susan J. McEachern

Location: 1440 Highland Dr, Solana Beach (San Diego County) (APN: 2984702400)

Proposed Development: Demolition of an existing attached trellis structure and construction of a new, attached patio cover and construction of a new 745 sq. ft. detached ADU to a 3,194 sq. ft. two-story, single-family residence with an attached 544 sq. ft. garage on a 22,400 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character with the existing community. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for estate residential uses. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

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.

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

Coastal Development Permit De Minimis Waiver
6-22-0909-W

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,

Dr. Kate Hucklebridge
Executive Director

Original on File signed by:

Julia Prieto

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 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: 6-22-0966-W

Applicant: City of San Diego, attn: Tina Huang

Location: Hospitality Point, western terminus of Quivira Court, Mission Bay Park, San Diego, San Diego County (APN: N/A)

Proposed Development: Demolition of an existing 1-story, 285 sq. ft. comfort station, in-kind replacement of 1,625 sq. ft. of sidewalk, and installation of a new 1-story, approx. 384 sq. ft. pre-fabricated comfort station in the same location, installation of approx. 515 sq. ft. of new sidewalk, installation of infrastructure for electric vehicle charging, and resurface and restripe 19,400 sq. ft. of parking lot.

Rationale: The proposed development will replace an existing comfort station and result in a larger, improved public facility, as well as improved sidewalks and parking spaces for Americans with Disabilities Act (ADA) access. The parking lot will also receive infrastructure for future installation of ten electric vehicle charging stations. While the project will reduce the number of parking spaces from 59 to 56, it is the necessary to provide the improved ADA access and is smallest reduction feasible without increasing the size of the parking lot. Construction will occur outside of the summer season, and construction staging will not occupy public parking. Temporary public restrooms will be erected during construction. BMPs will be used to limit construction runoff and protect water quality. Thus, the proposed development will not substantially 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
6-22-0966-W

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

John Ainsworth
Executive Director

Original on File signed by:



Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 23, 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: 6-22-0975-W

Applicant: Shirly Chwalowski

Location: 237 North Acacia Ave, Solana Beach (San Diego County) (APN: 263-332-03-00)

Proposed Development: Demolition of an existing approximately 540 sq. ft., one-story single-family residence and detached shed and construction of a new approx. 2,730 sq. ft. two-story single-family residence with an approximately 812 sq. ft. basement, an approx. 390 sq. ft. attached garage, an attached 568 sq. ft. ADU, covered outdoor patio and new fence on a 4,000 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character with the existing community. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for medium density residential uses. The new garage will provide adequate parking for the existing primary residence. The site is located within ½ mile of a transit stop so no parking for the accessory dwelling unit is required. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. 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.

This waiver will not become effective until reported to the Commission at its February 2023 meeting and the site of the proposed development has been appropriately noticed,

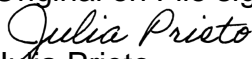
Coastal Development Permit De Minimis Waiver
6-22-0975-W

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,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:


Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 31, 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: 6-22-0997-W

Applicant: San Diego County Regional Airport Authority

Location: San Diego International Airport, 3225 Harbor Drive, San Diego, San Diego County (APN(s):760-039-60, 760-039-61)

Proposed Development: Install digital signage, including two 10 ½ ft. by 36 ft. wall-mounted signs on north face of parking structure and eight 4 ft. by 12 ft. wall-mounted and three 7 ft. by 11 ft. floor-mounted signs at the ground transportation curb at Terminal 1; and two 10 ½ ft. by 36 ft. wall-mounted signs on north face of parking structure and eight 4 ft. by 11 ft. wall-mounted signs at the ground transportation curb at Terminal 2.

Rationale: The purpose of the project is to advertise to airport patrons and the signs will not be visible from any coastal vantage point. The signs will be placed in locations that are brightly lit for safety and no additional lighting will spill or illuminate beyond the boundaries of the ground transportation plazas in the terminal areas. No impacts to coastal resources or public access are expected and the project is consistent with Chapter Three policies of the Coastal Act.

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

Coastal Development Permit Waiver
6-22-0997-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Melody Lasiter
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 20, 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: 6-22-1000-W

Applicant: Jim and Kathleen Boyd

Location: 506 Pacific Ave, Solana Beach (San Diego County) (APN: 263-042-17)

Proposed Development: Demolition of an existing 1,559 sq. ft. one-story single-family residence with attached 178 sq. ft. garage and construction of a new approximately 3,020 sq. ft. two-story single-family residence over an approximately 1,180 sq. ft. basement with an attached approximately 380 sq. ft. garage on a 5,500 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character with the existing community. The proposed development will not block any public views and provides adequate parking. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. 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.

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

Coastal Development Permit De Minimis Waiver
6-22-1000-W

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:

Julia Prieto
Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 20, 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: 6-22-1033-W

Applicant: Haley and Matt Johnson

Location: 1126 San Ricardo Ct, Solana Beach (San Diego County) (APN: 263-652-28)

Proposed Development: Remodel and construction of a new approximately 351 sq. ft. addition to an existing 1,606 sq. ft. one-story single-family residence with an attached 532 sq. ft. garage and construction of a new, detached approximately 716 sq. ft. ADU on an 11,535 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character with the existing community. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low/medium density residential uses. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. 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.

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

Coastal Development Permit De Minimis Waiver
6-22-1033-W

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,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:


Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 20, 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: 6-22-1058-W

Applicant: James and Lorenda Ballard

Location: 735 Seabright Ln, Solana Beach (San Diego County) (APN: 263-032-07)

Proposed Development: Remodel and construction of a new approximately 1,190 sq. ft. addition to an existing 1,556 sq. ft. one-story, single-family residence with an attached garage on a 23,522 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. 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 with the existing community. The proposed addition is more than 100 feet away from any native habitat and thus no impacts on biological resources are anticipated. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. 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 Waiver
6-22-1058-W

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

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:


Julia Prieto
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 31, 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: 6-23-0091-W

Applicant: California Department of Transportation (Caltrans), Mr. Julio Reyes

Location: Interstate-5, Post Mile 68.8-70.6, Camp Pendleton Marine Corps Base, San Diego County

Proposed Development: Caltrans is proposing a contaminated soils management project on Interstate 5 (I-5) within the Camp Pendleton Marine Corps Base, between postmiles 68.8 and 70.6. The project will remove soil contaminated with Aerially Deposited Lead (ADL) from the unpaved Interstate-5 median, unpaved areas adjacent to the edge of shoulder in the northbound and southbound directions, and from various culvert inlets. All work will be conducted within the Caltrans right-of-way.

Within the median, contaminated soils will be removed to a depth of 1 foot, and replaced with 1-foot of clean fill for the full median width of 30 feet, and length of 4,488 feet. Four existing concrete inlet aprons will be replaced with updated aprons to improve runoff drainage.

On the northbound side of I-5, the unpaved, unvegetated shoulder will have contaminated soil removed to a depth of 1 foot, a width of 7 feet from the edge of shoulder, and for a length of 4,488 feet. Contaminated soil will be removed from 10 drainage inlets. Along the unpaved, unvegetated southbound shoulder, contaminated sediment will be removed to a depth of 1 foot, a width of 7 to 14 feet from the edge of shoulder, and a length of 1000 feet.

January 31, 2023

Coastal Development Permit Waiver
No. 6-23-009-W

The project will require minimal vegetation removal (5 goldenbush (*Isocoma menzeisii*), 1 buckwheat (*Eriogonum fasciculatum*)) and 1 coastal sagebrush (*Artemisia californica*) from the median. Adjacent vegetation will be designated with Environmentally Sensitive Area Fencing. No trees will be removed.

Soil removal and replacement activities will be done concurrently, and the contractor will only remove soil that can be backfilled in the same work shift. All imported material will be transported by truck into the project site, with no stockpile storage within the project limits. Accordingly, the project does not require staging areas. The total estimated quantity of soil to be removed is 7,313 cubic yards. Once the contaminated soil has been removed, it will be tested for ADL levels and disposed at a Class I Hazardous Waste facility that will be determined by the contractor. Water trucks will be used to control dust at all times. Work is anticipated to conclude within 120 days.

Rationale:

The proposed project is a soil management operation that will remove ADL-contaminated soils and import clean soil within the Caltrans right of way. Drainage inlets will be decontaminated and upgraded to better convey runoff. As such, the proposed project constitutes improvement and maintenance of an existing structure. As proposed, the project has no potential to adversely impact coastal resources, water quality, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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

Sincerely,

Kate Huckelbridge
Executive Director

DocuSigned by:
Melissa Escaron
8101B0A42370442...

Melissa Escaron
Transportation Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



January 23, 2023

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: Unitarian Universalist Fellowship of San Dieguito has applied for a one year extension of Permit No: 6-17-0713 granted by the California Coastal Commission on: November 5, 2020

for Various improvements to an existing church facility including construction of ADA compliant pathways, parking, bathrooms and amphitheater seating; installation of a fabric shade structure over the existing amphitheater; replacement and expansion of an existing audio-visual room and construction of a fire access turnaround on a 6-acre site.

at 1036 Solana Drive, Solana Beach (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 the district office of the Commission at the above address or phone number.

Sincerely,
Dr. Kate Huckelbridge
Executive Director

A handwritten signature in cursive script that reads "Julia Prieto".

By: Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 06, 2023

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 6-18-0032 granted by the California Coastal Commission on December 9, 2020.

for: Installation of approximately 105 feet of rip rap slope protection adjacent to the existing westerly N. Torrey Pines Rd. Bridge pedestrian walkway. Also, construction of a 6.5 foot long, 81 square foot concrete access ramp under N. Torrey Pines Road.

at: 13018 Torrey Pines Rd, San Diego (San Diego County) APN: 301-130-01-00

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 06, 2023

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 6-20-0311 granted by the California Coastal Commission on February 10, 2021.

for: Install approximately 18,000 linear feet of new 24-inch and 12-inch diameter water main pipelines, abandon in place approximately 2,657 feet of existing 8-inch and 12-inch pipelines, and install 9 new fire hydrants within the public right-of-way.

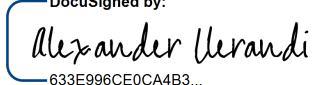
at: SeaWorld Drive and Friars Road, Mission Bay Park, San Diego (San Diego County)
APN: N/A

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

DocuSigned by:

633E996CE0CA4B3...
Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File