

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
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SAN DIEGO, CA 92108-4421  
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# W7a

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Staff: M.Ahrens-SD  
Staff Report: 7/22/11  
Hearing Date: 8/10-12/11

## CONSENT CALENDAR

Application No.: 6-11-044

Applicant: City of San Diego

Agent: Jihad Sleiman

Description: Demolition of an existing three-story, 30 ft. high, 897 sq.ft. lifeguard station and construction of a new three-story, 30 ft. high, 3,125 sq.ft. lifeguard station including a buried semi-circular sheet-pile bulkhead seawall located 30 feet seaward of the proposed lifeguard structure. Also proposed is an architectural concrete cap on top of the bulkhead wall a maximum of approximately 3 ft. high.

Site: On the beach adjacent to 700 North Jetty Road, Mission Beach, San Diego, San Diego County. APN 423-750-01

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Substantive File Documents: Certified Mission Beach Precise Plan; Certified Mission Beach Planned District Ordinance; Geotechnical Investigation by TerraCosta Consulting Group, Inc. Dated 2/16/05; Updates to Geotechnical Report by TerraCosta Consulting Group, Inc. dated 3/31/05, 5/10/06 and 1/21/07; Letters from Dominy + Associates Architects 2/17/05 and 4/4/05; CCC CDP #F8974; City of San Diego Site Development Permit No. 197971 approved 9/27/06. Updates to Geotechnical Investigation by TerraCosta Consulting Group, Inc. letter Dated 6/2/11; Dominy + Associates Letter dated 6/2/11; Dominy + Associates Plans dated 6/2/11. CDP # 6-05-017.

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### **I. STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

**MOTION:**     *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

**II. Standard Conditions.**

See attached page.

**III. Special Conditions.**

The permit is subject to the following conditions:

1. Final Plans. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval final site and building plans for the proposed lifeguard station. The final plans shall be in substantial conformance with the plans by Dominy + Associates Architects dated 6/2/2011, but shall be revised to include the following notes:

- a) No advertising shall be permitted on the approved structures;
- b) Clocks, temperature displays, or other safety information may be located on the façade of the approved structures.
- c) Any fill material used during construction shall be clean, beach compatible material with no rubble, organics, or other debris.
- d) During construction of the approved development, disturbance to sand and intertidal areas shall be minimized to the maximum extent feasible. All excavated beach sand shall be redeposited on the beach. Local sand, cobbles or shoreline rocks shall not be used for backfill or for any other purpose as construction material.
- e) The landscaping proposed along the perimeter of the new lifeguard station shall be deleted.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. As-Built Plans. Within 60 days following completion of the project, the permittees shall submit as-built plans to be reviewed and approved in writing by the

Executive Director, documenting that the lifeguard station and seawall have been constructed consistent with the Executive Director approved construction plans

3. Storage and Staging Areas/Access Corridors. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, final plans indicating the location of access corridors to the construction site and staging areas. The final plans shall indicate that:

- a) No overnight storage of equipment or materials shall occur on sandy beach or public parking spaces.
- b) Access corridors shall be located in a manner that has the least impact on public access to and along the shoreline via Mission Boulevard, Ocean Front Walk and the public parking lot south of the project site.
- c) No work shall occur on the beach between Memorial Day weekend and Labor Day of any year.
- d) The applicant shall submit evidence that the approved plans/notes have been incorporated into construction bid documents. The staging site shall be removed and/or restored immediately following completion of the development.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Protection of Water Quality - During Construction. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and approval of the Executive Director a Construction Best Management Practices Plan for the project site, prepared by a licensed professional, and shall incorporate erosion, sediment, and chemical control Best Management Practices (BMPs) designed to minimize to the maximum extent practicable the adverse impacts to receiving waters associated with construction. The applicant shall implement the approved Construction Best Management Practices Plan on the project site prior to and concurrent with the project staging, demolition and construction operations. The BMPs shall be maintained throughout the development process.

A. Said plan shall include the following requirements:

- (i) No construction materials, debris, or waste shall be placed or stored in a manner where it may be subject to wave, wind, rain, or tidal erosion and dispersion.

(ii) Any and all refuse and debris resulting from construction and demolition activities shall be removed from the project site within 72 hours of completion of demolition and construction. Construction and demolition debris and sediment shall be removed from or contained and secured within work areas each day that construction or demolition occurs to prevent the accumulation of sediment and other debris that could be discharged into coastal waters. All demolition/ construction debris and other waste materials removed from the project site shall be disposed of or recycled in compliance with all local, state and federal regulations. No debris or other waste materials shall be placed in coastal waters or be allowed to move into coastal waters. If a disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

(iv) Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control dust and sedimentation impacts to coastal waters during construction and demolition activities. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and Pacific Ocean

(v) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and kept as far away from a storm drain inlet and receiving waters as possible.

B. The required Construction Best Management Practices Plan for the project site shall also include the following BMPs designed to prevent spillage and/or runoff of construction and demolition-related materials, sediment, or contaminants associated with construction activity. The applicant shall:

(i) Develop and implement spill prevention and control measures and ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The fueling and maintenance area shall be located as far away from the receiving waters and storm drain inlets as possible and shall not be located on the beach if at all possible. If fueling or maintenance is proposed to be on the beach then the applicant shall submit a plan showing how there is essentially no possibility of contaminating beach materials through those operations.

(ii) Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a controlled location not subject to runoff into coastal waters, and more than fifty feet away from a storm drain, open ditch or surface waters.

(iii) Provide and maintain adequate disposal facilities for solid waste, including excess concrete, produced during construction.

(iv) Provide and maintain temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, wind barriers such as solid board fence or hay bales, and silt fencing.

(v) Stabilize any stockpiled fill with geofabric covers or other appropriate cover, and close and stabilize open trenches as soon as possible.

(vi) Prior to final inspection of the proposed project the applicant shall ensure that no gasoline, lubricant, or other petroleum-based product was deposited on the beach or at any beach facility. If such residues are discovered, the residues and all contaminated sand shall be reported to the Executive Director in order to determine if the removal and disposal of the contaminated matter shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

The Construction Best Management Practices Plan approved by the Executive Director pursuant to this condition shall be attached to all final construction plans. The permittee shall undertake the approved development in accordance with the Construction Best Management Practices Plan approved by the Executive Director pursuant to this condition. Any proposed changes to the approved Construction Best Management Practices Plan shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Protection of Water Quality - Project Design & Post Construction. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and approval of the Executive Director, a Water Quality Management Plan (WQMP) for the post-construction project site, prepared by a licensed water quality professional, and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of storm water and nuisance flow leaving the developed site. The plan shall be in conformance with the following requirements:

A. Water Quality Goals.

(i) Appropriate site design, source control and treatment control BMPs shall be implemented to minimize the amount of polluted runoff from all surfaces and activities on the development site.

(ii) Runoff from all parking areas, maintenance areas, rooftops, and driveways shall be collected and directed through a system of appropriate structural BMPs. The filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through filtration and/or biological uptake. There shall be no construction of drain outlets onto the beach. The

drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.

(iii) If the applicant uses post-construction structural BMPs (or suites of BMPs), they should be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

#### B. Monitoring and Maintenance

All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired, at the following minimum frequencies: 1) prior to October 15th each year; 2) during each month between October 15<sup>th</sup> and April 15<sup>th</sup> of each year and, 3) at least twice during the dry season (between April 16 and October 14).

(i) Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.

(ii) All inspection, maintenance and clean-out activities shall be documented in an **annual report** submitted to the Executive Director no later than June 30th of each year. This report shall be submitted for the first three years following the completion of development.

(iii) It is the applicant's responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer's specification.

The permittee shall undertake and maintain the approved development in accordance with the Water Quality Management Plan approved by the Executive Director pursuant to this condition. Any proposed changes to the approved Water Quality Management Plan shall be reported to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. Exterior Treatment. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit for the review and approval in writing of the Executive Director, a final color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed lifeguard station, in substantial conformance with the plans by Dominy + Associates Architects dated 6/2/2011. The color of the structures and roofs permitted hereby shall be restricted to colors compatible with the surrounding environment with no bright tones except as minor accents. All windows shall be comprised of non-glare glass.

The permittee shall undertake the development in accordance with the color board. Any proposed changes to the approved color board shall be reported to the Executive Director. No changes to the color board that result in either building taking on a substantially different appearance inconsistent with the surrounding environment shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

7. Removal of Riprap. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for review and written approval of the Executive Director a plan for removal of the rip rap from the beach fronting the existing lifeguard station proposed to be demolished. The removal plan shall provide:

- a. All visible and extractable rip rap seaward of the existing lifeguard station proposed to be demolished shall be removed from the beach. The rock shall be removed within the identified work area (Site Plan from TerraCosta Consulting Group/Figure 1).
- b. After the initial removal effort that is part of construction, future maintenance efforts shall include removal of any additional riprap (excluding approved toestone) from the portions of the dry beach seaward of the existing lifeguard station that may become visible in the future.
- c. A schedule for removal, with the first extraction to occur within 1 year of issuance of the Coastal Development Permit;
- d. Criteria for removal, such as all visible rock, all rock within 3 feet of the surface of the sand layer;
- e. Method of removal;
- f. Location of the export site. If the export site is within the coastal zone, a separate Coastal Development Permit or permit amendment may be required from the California Coastal Commission or its successors in interest;
- g. General plans for the disposal of additional riprap that may become visible in subsequent years.
- h. Removal of riprap shall not occur between Memorial Day weekend and Labor Day of any year.

8. State Lands Commission Review. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall obtain a copy of written authorization to construct the proposed development from the State Lands Commission.

9. No Future Seaward Extension of Shoreline Protective Device.

A. By acceptance of this Permit, the applicant agrees, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protective device for the lifeguard tower approved pursuant to Coastal Development Permit No.6-11-044, as described and depicted on an Exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit, shall be undertaken if such activity extends the footprint seaward of the subject shoreline protective device. By acceptance of this Permit, the applicant waives, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, any rights to such activity that may exist under Public Resources Code Section 30235.

**B. PRIOR TO THE ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOI FOR THIS PERMIT,** the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, a formal legal description and graphic depiction of the shoreline protective device approved by this permit, as generally described above and shown on Exhibit #s 1 & 7 attached to this staff report, showing the footprint of the device and the elevation of the device referenced to NGVD (National Geodetic Vertical Datum).

10. Assumption of Risk, Waiver of Liability and Indemnity Agreement

A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

**B. PRIOR TO ANY CONVEYANCE OF THE PROPERTY THAT IS THE SUBJECT OF THIS COASTAL DEVELOPMENT PERMIT,** the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The restriction shall include a legal description of the applicant's entire parcel or parcels. It shall also indicate that, in the event of an



extinguishment or termination of the deed restriction for any reason, the Standard and Special Conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the subject property.

**C. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

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#### IV. Findings and Declarations.

The Commission finds and declares as follows:

**A. Detailed Project Description.** The applicant proposes the demolition of an existing three-story, 30 ft. high, 897 sq.ft. wooden lifeguard station and construction of a new three-story, 30 ft. high, 3,125 sq.ft. lifeguard station on the public beach in South Mission Beach. The main level of the new lifeguard station will have a total of 2,436 sq.ft. consisting of a fully accessible reception and general information area, a first aid room, locker room, and a ground-level enclosed garage/storage area for lifeguard vehicles, rescue craft and equipment and restrooms. The second level will have 435 sq.ft. and consist of a ready room, restrooms and watch room. The third level will have a total of 254 sq.ft. and consist of the observation tower. The new lifeguard station will be situated in the general vicinity of the existing lifeguard station but it will be sited 80 feet further north and 12 feet further east (inland). No portion of the lifeguard station will extend further west than the existing lifeguard station. In addition, in order to preserve public views from the west along Ocean Front Walk (the public boardwalk) for both residents and members of the public who heavily use this recreational resource, the City designed it such that its greatest length extends from west to east. The existing lifeguard station will be demolished after the existing lifeguard station construction is completed. In addition, revetment rock that was placed around the existing lifeguard station during the 1982/1983 El Nino storms shall be removed at the time the existing lifeguard station is removed. The rock that is visible or within easy excavation depth should be cleared off the beach. Any buried rock should be removed over time as it becomes exposed.

The new lifeguard station will not have any public restrooms (other than for members of the public who are injured and are being treated at the lifeguard facility). An existing comfort station south of the existing lifeguard station and adjacent to the public parking lot next to the jetty is proposed to remain. The City also proposes to re-stripe four parking spaces in the public parking lot south of the lifeguard station. Presently, four existing handicapped spaces are located on the far south part of the parking lot and not closest to the sidewalk and comfort station near the north side of the parking lot where they would be most accessible for the handicapped. The City proposes to re-stripe the spaces in the northwest corner of the lot for handicapped use only and re-stripe the existing handicapped spaces for general use. The number of parking spaces is proposed

to remain the same. However, this latter improvement does not require a permit and is described here for informational purposes only.

Also proposed is a buried semi-circular sheet-pile bulkhead around the seaward portion of the lifeguard tower located a minimum of 30 feet seaward of the lifeguard structure. The buried sheet-pile bulkhead also proposes to incorporate an architectural concrete cap for those infrequent periods when the buried bulkhead is exposed to maintain its architectural appearance and to minimize the potential for any injury to the public that could otherwise result from an exposed steel sheet-pile bulkhead. The architectural concrete cap will vary in height between 1 ½ feet to 3 ft. high depending on the seasonal sand elevations and will resemble the structures along the Ocean Front Walk public boardwalk (ref. Exhibit No. 8). In addition, along the perimeter of the facility, mats of durable concrete erosion control block are proposed just below the sand elevation. These mats will protect the building and help reduce potential erosion and they will also facilitate lifeguard vehicle movement along the sand. A small concrete patio is proposed on the north side of the lifeguard tower near the entrance/reception area of the lifeguard station. An erosion control mat will be located on the north side of the lifeguard tower to facilitate access to the proposed parking garage. In addition, a 6-foot wide concrete sidewalk is proposed to provide pedestrian access to the lifeguard structure from a large public parking lot to the south. An existing concrete walk that provides access to the existing lifeguard structure from that same parking lot will be demolished along with the existing lifeguard station.

The existing lifeguard structure is 27 years old and was approved pursuant to CDP #F8974 in 1980 to replace a former lifeguard station (that according to the City was built in 1974 as a “temporary facility”) that was damaged by waves and tidal action in the 1980 winter storms. In 2005, the Commission approved a CDP for the exact project as proposed herein (ref. CDP #6-05-17). However, the City let the permit expire and has submitted a new permit application for the same project. The proposed lifeguard tower will be located on a wide sandy beach about 600 feet west of the public boardwalk (Ocean Front Walk). The site is located in South Mission Beach seaward of where Ocean Front Walk begins to curve in a southwesterly direction away from the row of residential development that borders the oceanfront. Immediately west of the boardwalk in this area is a very wide sandy beach and several volleyball courts that are frequently used by the public. Further west is a basketball court (for a frame of reference, the existing lifeguard station proposed to be demolished is located approximately 240 feet west of the basketball courts). West of the basketball court is a large grassy picnic area with picnic tables and barbecues. To the south is a large 250-space public parking lot. At the very northwest corner of the parking lot is a comfort station which is proposed to remain. South of the parking lot is a jetty that borders along the north entrance channel to Mission Bay Park. This marks the southern boundary of Mission Beach which is inaccessible any further south other than by boat. Across the channel to the south is the Ocean Beach community.

Although the footprint of the proposed lifeguard tower will result in the net coverage of an additional 2,000 sq. ft. of sandy beach area, the project, as proposed and conditioned,

will not result in impacts to public beach access in this area. The subject stretch of Mission Beach is very wide and currently provides ample passive and active beach recreation uses. While Mission Beach is generally flat and broad in this region, the proposed lifeguard tower is located in a sloping transitional area of the beach that is not frequently utilized by the public as documented by the lifeguard service. Due to the large expansive sandy beach available in this area, copious amounts of open beach area will still be available for public use and enjoyment even after construction of the proposed structure. In addition, the existing lifeguard station will be demolished after the new one is constructed which will open up 400 sq. ft. of additional flatter beach area for public use.

The proposed lifeguard station development is on the public beach in a location where the Commission retains original permit jurisdiction. Therefore, Chapter 3 of the Coastal Act is the standard of review, with the City's certified LCP used as guidance.

**B. Shoreline Hazards.** Development adjacent to the ocean is inherently hazardous. In the case of the proposed project, the applicants have demonstrated that the proposed lifeguard station is in need of protection and that, in addition to the seawall, the City will continue to utilize a built-up berm in front of the lifeguard station. However, in this case, the applicant's coastal engineer has indicated that the proposed seawall would not have an adverse impact on sand supply. The Coastal Commission's coastal engineer concurs with this statement. The proposed buried seawall will function as a last line of defense and protection against threat from wave overtopping and erosion during severe storm events. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

**C. Community Character /Visual Quality.** The proposed structure is smaller in size than the previous structure and has been sited to minimize ocean view impacts from public vista points. The development, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

**D. Biological Resources.** Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate temporary erosion controls (construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**E. Public Access/Parking.** As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities.

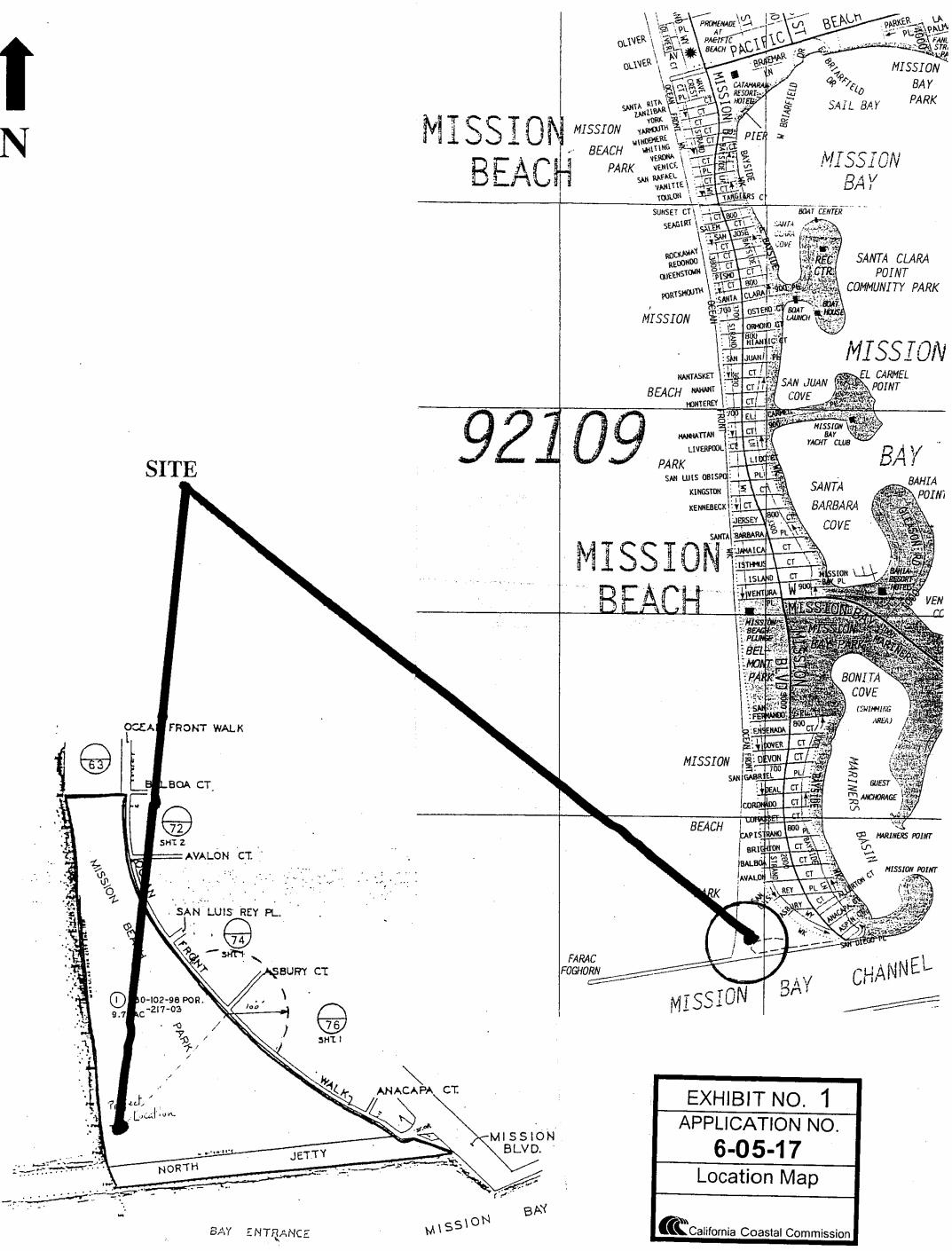
As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

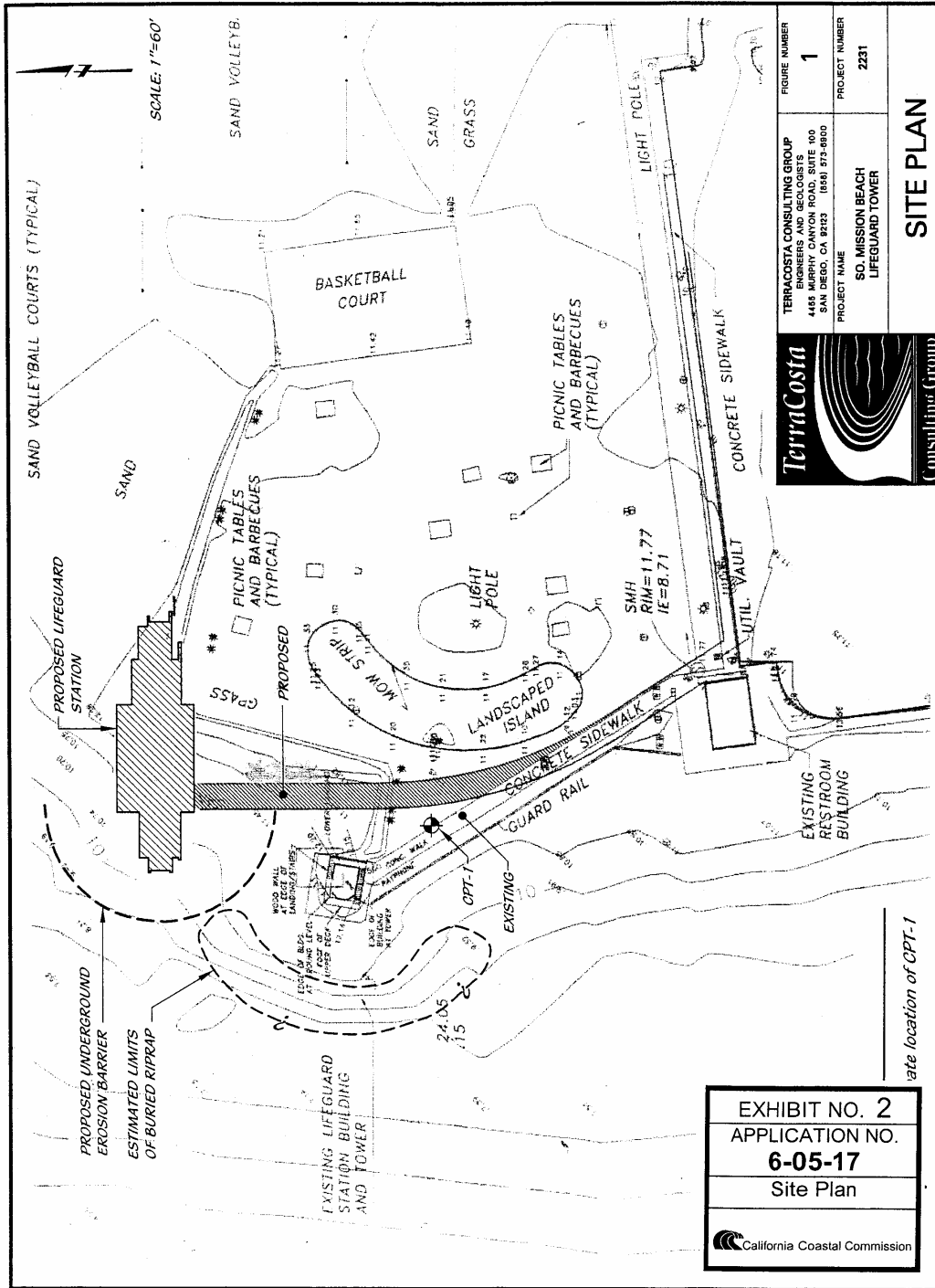
**F. Local Coastal Planning.** The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority. The subject permit will result in the improvement of a public works facility which will result in improved public safety, public access and recreational opportunities consistent with the policies of the certified Mission Beach Precise Plan. As conditioned, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Mission Beach community.

**G. Consistency with the California Environmental Quality Act (CEQA).** As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

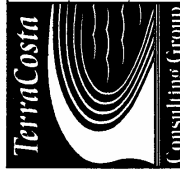
**STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



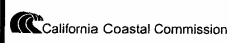


<p>TERRACOSTA CONSULTING GROUP ENGINEERS AND DESIGNERS 4488 MURPHY CANYON ROAD, SUITE 100 SAN DIEGO, CA 92123 (619) 573-8600</p>	<p>FIGURE NUMBER <b>1</b></p>
<p>PROJECT NAME SO. MISSION BEACH LIFEGUARD TOWER</p>	<p>PROJECT NUMBER 2231</p>

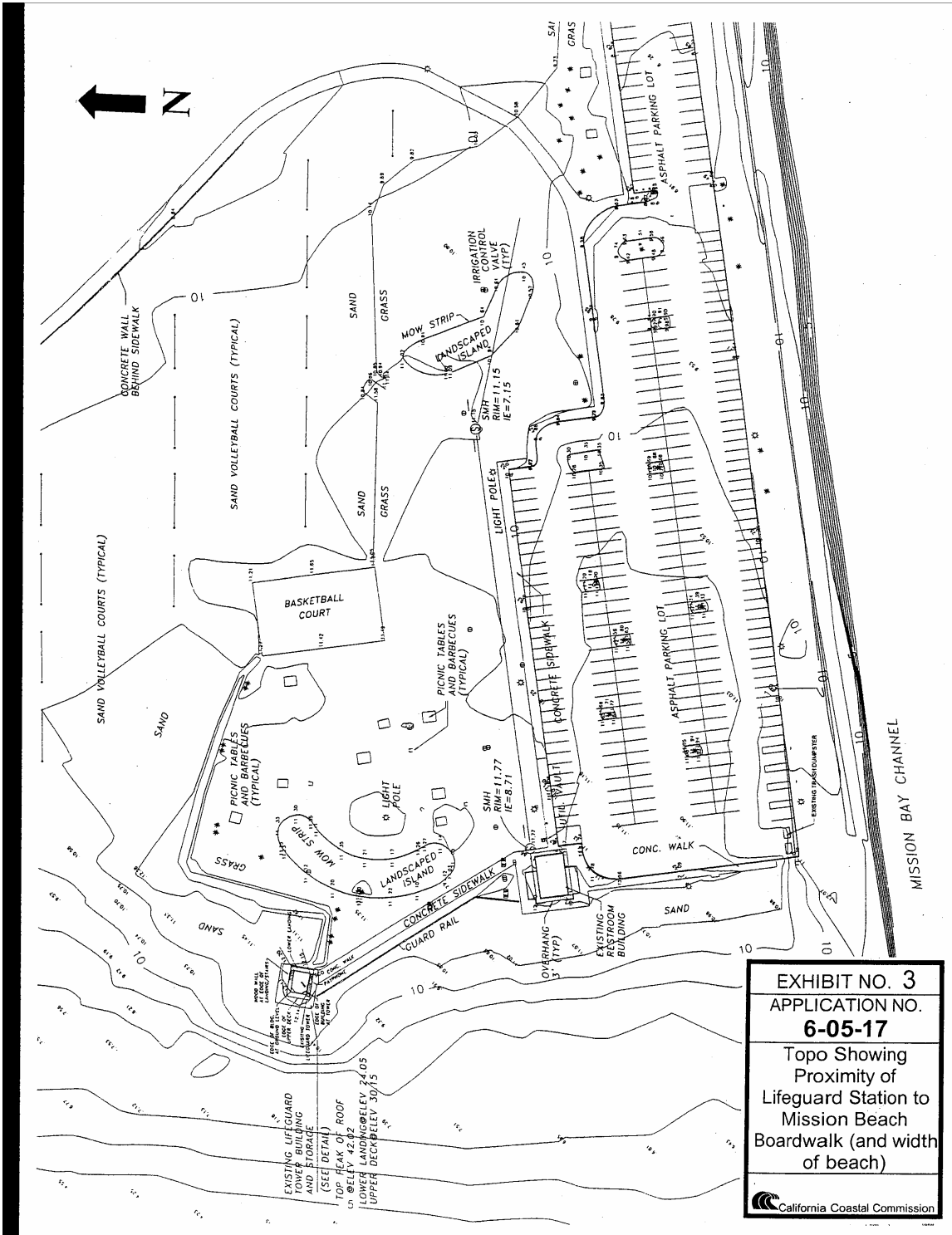


**SITE PLAN**

**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**6-05-17**  
**Site Plan**



location of OPT-1



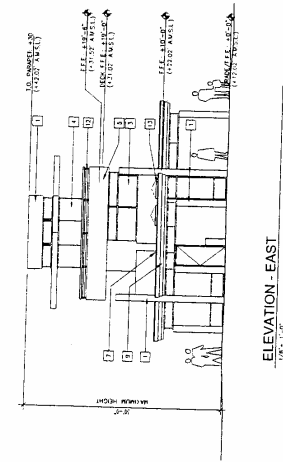
**EXHIBIT NO. 3**  
**APPLICATION NO.**  
**6-05-17**  
 Topo Showing  
 Proximity of  
 Lifeguard Station to  
 Mission Beach  
 Boardwalk (and width  
 of beach)

California Coastal Commission

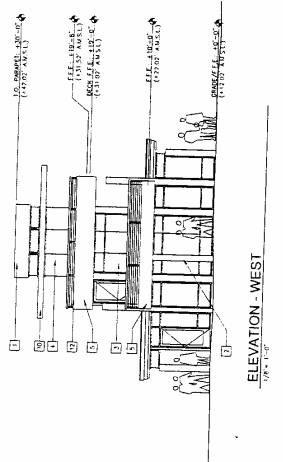




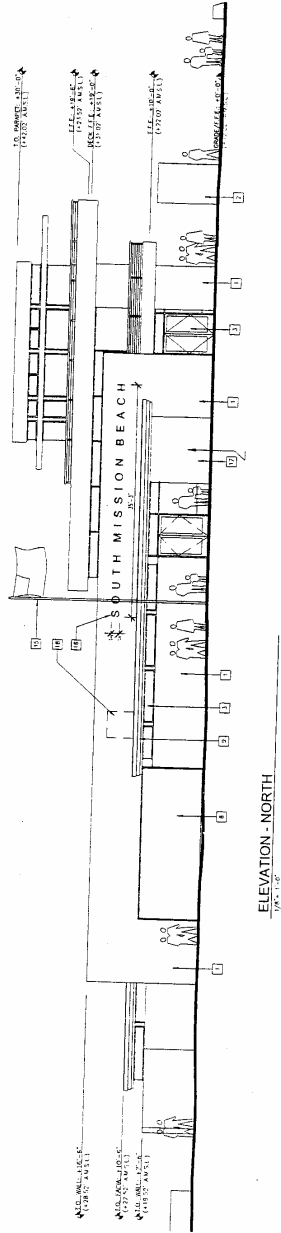




ELEVATION - EAST  
1/8" = 1'-0"



ELEVATION - WEST  
1/8" = 1'-0"



ELEVATION - NORTH  
1/8" = 1'-0"

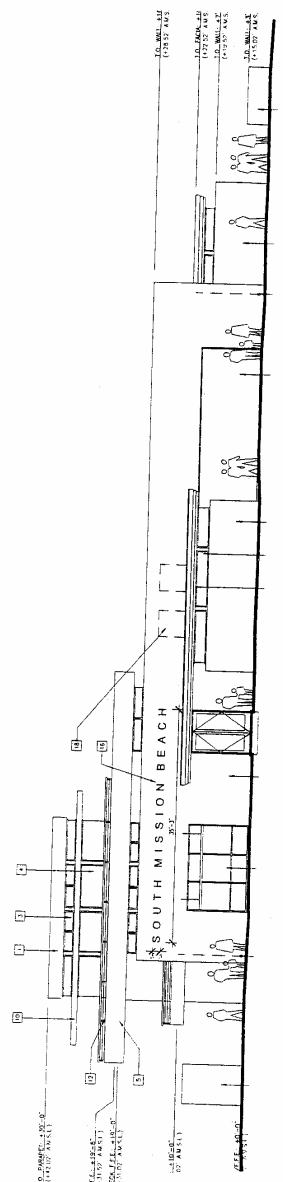
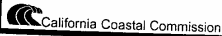
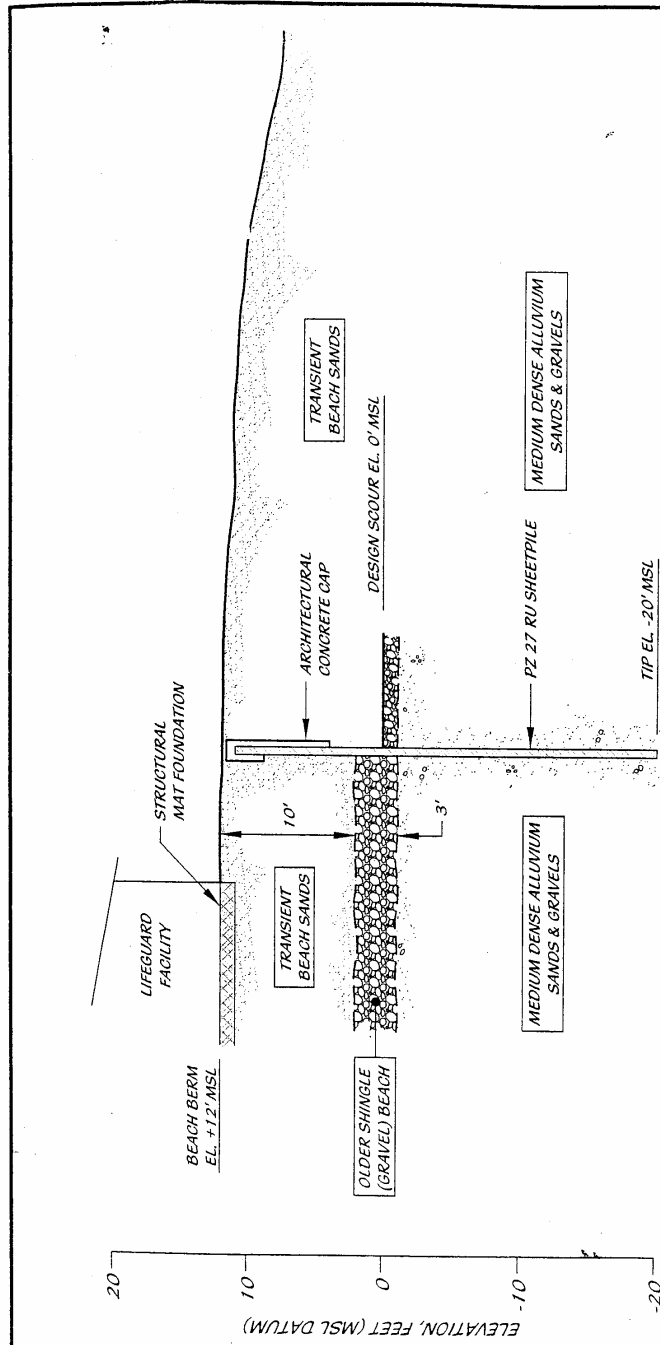


EXHIBIT NO. 6  
APPLICATION NO.  
**6-05-17**  
Elevations



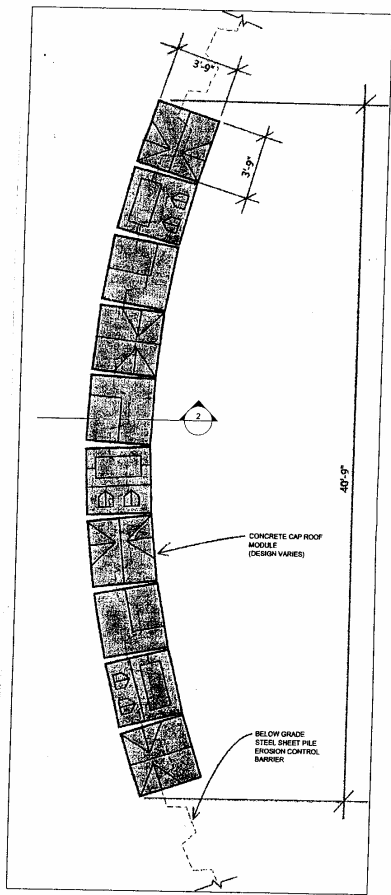


**GENERALIZED BEACH PROFILE**

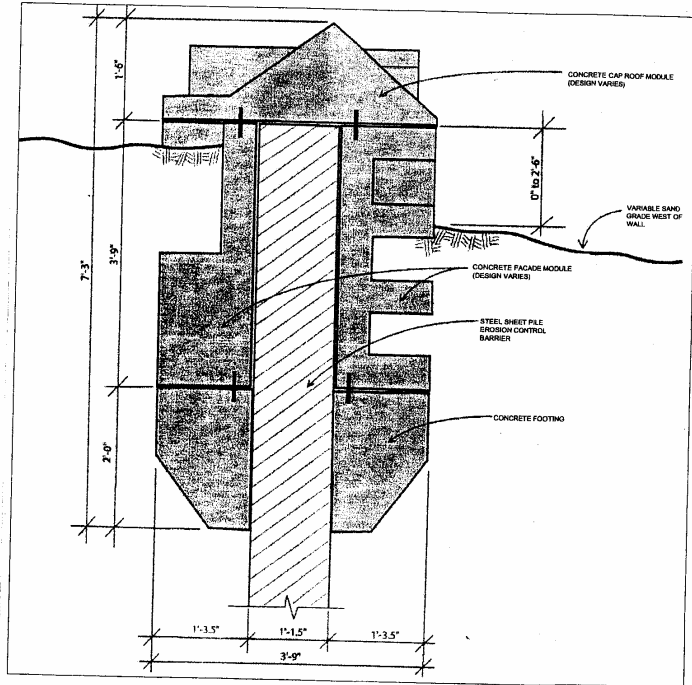
SCALE: 1"=10' (HORIZ.; VERT.)

EXHIBIT NO. 7
APPLICATION NO.
<b>6-05-17</b>
X-Section of Buried Seawall
California Coastal Commission

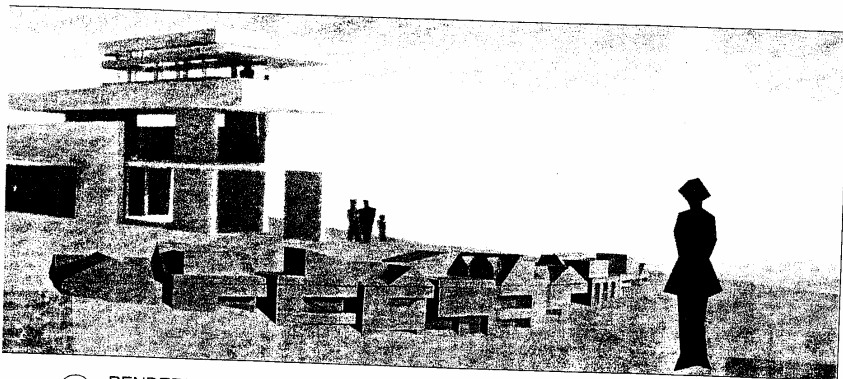
	TERRACOSTA CONSULTING GROUP ENGINEERS AND GEOLOGISTS 4445 LA JOLLA VILLAGE ROAD, SUITE 100 SAN DIEGO, CA 92122 (619) 573-8900	FIGURE NUMBER <b>3</b>
	PROJECT NAME SO. MISSION BEACH LIFEGUARD TOWER	PROJECT NUMBER 2231
<b>GENERALIZED BEACH PROFILE</b>		



1 PLAN  
1/4" = 1'-0"



2 SECTION  
1" = 1'-0"



3 RENDERING  
N/S

EXHIBIT NO. 8  
APPLICATION NO.  
**6-05-17**  
Architectural  
Rendering of  
Proposed Concrete  
Cap On Top of  
Bulkhead Seawall

California Coastal Commission

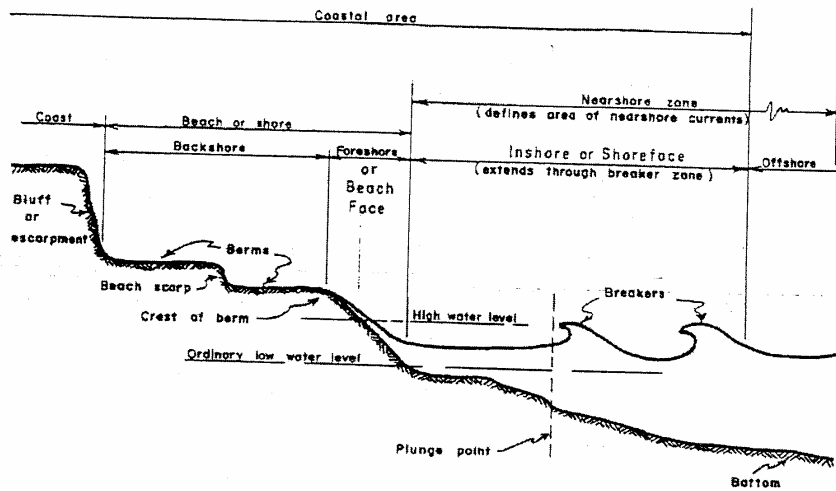



EXHIBIT NO. 9  
APPLICATION NO.  
**6-05-17**  
1984 ACOE Shore  
Protection Manual  
Exhibit of  
Backshore/Foreshore  
/Beach Face

 California Coastal Commission