

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

Mon 8

SAN DIEGO COAST AREA DEPUTY DIRECTOR'S REPORT

For the

August Meeting of the California Coastal Commission

MEMORANDUM

Date: August 6, 2001

TO: Commissioners and Interested Parties
FROM: Deborah Lee, San Diego Coast Area Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast Area Office for the August 6, 2001 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the San Diego Coast Area.

SUMMARY OF ATTACHED MATERIALS

REGULAR WAIVERS

6-01-110-W Sherry Shriver (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

6-01-102-W Mohamed & Jan Kahn (Mission Beach, San Diego, San Diego County)

6-01-109-W Del Mar Charrette (Del Mar, San Diego County)

6-01-111-W Gary Taylor (Mission Beach, San Diego, San Diego County)

IMMATERIAL AMENDMENTS

6-00-038-A3 San Diego Association of Governments, Attn: Rob Rundle (, San Diego County)

EXTENSION - IMMATERIAL

6-99-009-E1 Paul Ash; Richard Bourgault; Tony Fisher (Encinitas, San Diego County)

TOTAL OF 6 ITEMS

DETAIL OF ATTACHED MATERIALS**REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

| | | |
|-------------------------------------|--|--|
| 6-01-110-W Sherry Shriver | Construction of an approximately 806 sq. ft. one-story addition to an existing approximately 2,159 sq. ft. one-story single-family residence including attached garage on an approximately 19,156 sq. ft. lot. | 666 San Mario, Solana Beach (San Diego County) |
|-------------------------------------|--|--|

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

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|---|--|---|
| 6-01-102-W Mohamed & Jan Kahn | Demolition of an existing 585 sq. ft. single family residence and 360 sq. ft. shed and construction of a new 3-story approximately 1,286 sq. ft. residence with a 2 car garage. | 720 Pismo Court, Mission Beach, San Diego (San Diego County) |
| 6-01-109-W Del Mar Charrette | Demolition of an existing non-conforming office building and construction of two 3-story, 22 ft. high, common wall single-family residences totalling approximately 4,637 sq. ft. on an approximately 7,113 sq. ft. lot. | 1355 Stratford Court, Del Mar (San Diego County) |
| 6-01-111-W Gary Taylor | Demolition of existing one-story home and garage and construction of a new 3-story, 2,026 sq. ft. single family residence with an attached 2-car garage on 2,000 sq. ft. site. | 711 Zanzibar Court, Mission Beach, San Diego (San Diego County) |

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

| | | |
|--|---|--|
| 6-00-038-A3 San Diego Association of Governments, Attn: Rob Rundle | Placement of up to 20,000 cubic yards of additional sand on top of the already permitted and constructed beachfill at Fletcher Cove in Solana Beach. The additional sand would be spread over an approximately 800 ft. area with a depth of approximately three (3) ft. | San Diego County Area Beaches At: South Oceanside, North Carlsbad, South Carlsbad, Batiquitos, Leucadia, Moonlight Beach, Cardiff, Solana Beach, Del Mar, Torrey Pines, Mission Beach, And Imperial Beach., San Diego County |
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REPORT OF EXTENSION - IMMATERIAL

6-99-009-E1

Paul Ash
Richard Bourgault
Tony Fisher

Follow-up to an emergency permit to construct an approximately 37 foot- high, 83 foot-long tie-back seawall on the beach at the base of a coastal bluff fronting three properties consisting of an approximately 9 foot-high, 8 foot-wide concrete base with 10, approximately 28 foot-high concrete columns on top of the base with horizontal timber laggings between the columns and the bluff. Also proposed is repair to the existing seawall to include removal of exposed steel rebar, insertion of approximately 95 new steel rebar into face of wall and coating of concrete base face with 6-9 inches of shotcrete.

656, 658 & 660 Neptune Avenue, Encinitas (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 26, 2001
TO: Sherry Shriver
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-01-110-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: Sherry Shriver

LOCATION: 666 San Mario, Solana Beach (San Diego County) (APN(s) 263-582-03)

DESCRIPTION: Construction of an approximately 806 sq. ft. one-story addition to an existing approximately 2,159 sq. ft. one-story single-family residence including attached garage on an approximately 19,156 sq. ft. lot.

RATIONALE: The proposed development requires a coastal development because it is located between the first public roadway and San Elijo Lagoon and involves an increase in floor area of greater than 10%. The proposed project is located in an established residential neighborhood and is similar in size and scale to the surrounding development. The proposed development is consistent with the zoning and planning designations for the City of Solana Beach and the previously certified County of San Diego LCP, and is not located in any applicable special overlays contained in the County LCP. The proposed development is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Monday, August 6, 2001, in Redondo Beach. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor: _____



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 27, 2001
TO: Mohamed & Jan Kahn
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-01-102-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Mohamed & Jan Kahn
LOCATION: 720 Pismo Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-583-11)
DESCRIPTION: Demolition of an existing 585 sq. ft. single family residence and 360 sq. ft. shed and construction of a new 3-story approximately 1,286 sq. ft. residence with a 2 car garage.
RATIONALE: The proposal is consistent with the Neighborhood Commercial - North designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. The proposed development will not affect public views consistent with Section 30251 of the Act and provides adequate parking consistent with the certified Mission Beach PDO. No adverse impacts to coastal resources are anticipated.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Monday, August 6, 2001, in Redondo Beach. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor: _____

A large, stylized handwritten signature in black ink, appearing to read "GARY CANNON", written over a horizontal line. The signature is written in a cursive, looped style.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 27, 2001
TO: Del Mar Charrette
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-01-109-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Del Mar Charrette

LOCATION: 1355 Stratford Court, Del Mar (San Diego County) (APN(s) 300-012-08)

DESCRIPTION: Demolition of an existing non-conforming office building and construction of two 3-story, 22 ft. high, common wall single-family residences totalling approximately 4,637 sq. ft. on an approximately 7,113 sq. ft. lot.

RATIONALE: The demolition of a non-conforming office building and construction of two single-family residences is consistent with the High Density Residential designation in the certified Del Mar LUP and with the R-2 Zone. The three-level, 22-foot high units are visually compatible with the surrounding neighborhood, and adequate parking is provided, consistent with Sections 30251 and 30252 of the Coastal Act. The project site is not located in any of the special overlay areas identified in the certified LUP, and is similar to many others routinely approved by the Coastal Commission.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Monday, August 6, 2001, in Redondo Beach. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor:  CPA III

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 27, 2001
TO: Gary Taylor
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-01-111-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Gary Taylor

LOCATION: 711 Zanzibar Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-314-02)

DESCRIPTION: Demolition of existing one-story home and garage and construction of a new 3-story, 2,026 sq. ft. single family residence with an attached 2-car garage on 2,000 sq. ft. site.

RATIONALE: The proposed residential structure is consistent with the RN Zone and residential designation in the certified Mission Beach Precise Plan and Planned District Ordinance. The proposal is visually compatible with the mixed pattern of redevelopment occurring in the surrounding neighborhood. The proposed development will not affect public views, consistent with Section 30251 of the Act and provides adequate parking, consistent with Section 30252 of the Act. No adverse impacts to coastal resources are anticipated.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Monday, August 6, 2001, in Redondo Beach. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor:  *G. Cannon*

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: July 31, 2001
SUBJECT: **Permit No: 6-00-038-A3**
Granted to: San Diego Association of Governments, Attn: Rob Rundle

Original Description:

for **Placement of approximately 2 million cubic yards of sand dredged from six off-shore borrow sites onto 12 beaches in the San Diego area. Preparation of a mitigation and monitoring program to assess the movement of the sand throughout the littoral system, and to evaluate and mitigate any potential impacts to biological resources.**

at **San Diego County Area Beaches At: South Oceanside, North Carlsbad, South Carlsbad, Batiquitos, Leucadia, Moonlight Beach, Cardiff, Solana Beach, Del Mar, Torrey Pines, Mission Beach, And Imperial Beach., San Diego County**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Placement of up to 20,000 cubic yards of additional sand on top of the already permitted and constructed beachfill at Fletcher Cove in Solana Beach. The additional sand would be spread over an approximatley 800 ft. area with a depth of approximately three (3) ft.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The original project was approved for the placement of 140,000 cu. yds. of sand at Fletcher Cove. This sand has already been deposited. The subject amendmet will allow for an additional 20,000 cubic yards of beach quality sand to be placed on top of the already placed beach fill utilizing sand from the same approved off-shore borrow site. Because of the small quantity of sand and its placement location, no impacts to offshore coastal resources are anticipated. In addition, monitoring, as required under the original permit, will continue (there are a total of six monitoring sites in proximity to the project area).

If you have any questions about the proposal or wish to register an objection, please contact Lee McEachern at the San Diego Coast Area office.

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July 31, 2001

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Paul Ash; Richard Bourgault; Tony Fisher** has applied for a one year extension of Permit No **6-99-009-E1** granted by the California Coastal Commission on: July 13, 1999

for **Follow-up to an emergency permit to construct an approximately 37 foot- high, 83 foot-long tie-back seawall on the beach at the base of a coastal bluff fronting three properties consisting of an approximately 9 foot-high, 8 foot-wide concrete base with 10, approximately 28 foot-high concrete columns on top of the base with horizontal timber laggings between the columns and the bluff. Also proposed is repair to the existing seawall to include removal of exposed steel rebar, insertion of approximately 95 new steel rebar into face of wall and coating of concrete base face with 6-9 inches of shotcrete.**

at **656, 658 & 660 Neptune Avenue, Encinitas (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,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor.

A handwritten signature in black ink, appearing to read "Gary Cannon CPA III".