

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

**Wed 5**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

*June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 8, 2005

TO: Commissioners and Interested Parties  
FROM: Deborah Lee, San Diego Coast District 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 District Office for the June 8, 2005 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 District.

**REGULAR WAIVERS**

6-05-038-W John Greenhalgh (Mission Beach, San Diego, San Diego County)

6-05-047-W Dave Sivage (Solana Beach, San Diego County)

**DE MINIMIS WAIVERS**

6-05-036-W Andres Davis (Solana Beach, San Diego County)

6-05-044-W John & Marie Hruska (Solana Beach, San Diego County)

6-05-046-W Andrew J. Howard (San Diego, San Diego County)

6-05-049-W Bart & Jeralie Palaochar (Solana Beach, San Diego County)

**IMMATERIAL AMENDMENTS**

A-6-LJS-02-058-A1 City of San Diego - Eng & Capital Projects, Attn: Ms. Nabil Batta (La Jolla, San Diego, San Diego County)

**TOTAL OF 7 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-05-038-W John Greenhalgh	Remodelling of an existing one-story, 1,204 sq.ft. single-family residence including minor demolition of exterior walls (less than 50%) and slight reduction in living area of first floor and construction of a new second and third floors totaling 1,054 sq.ft. resulting in a three-story, 30-ft. high, 1,978 sq.ft. single family residence with second and third floor exterior decks totaling 273 sq.ft. and an attached two-car garage on an approximately 2,300 sq.ft. lot.	724 Zanzibar Court, Mission Beach, San Diego (San Diego County)
6-05-047-W Dave Sivage	Add approximately 74 sq. ft. to an approx. 3,318 sq. ft. two-story single-family residence on an approximately 4,800 sq. ft. blufftop lot. The existing residence is located approx. 27 ft. from the bluff edge and the addition will be located approx. 50 ft. from the bluff edge.	261 Pacific Avenue, 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-05-036-W Andres Davis	A common interest development (condominium subdivision) involving three detached residential units on an approximately 13,971 sq. ft. lot. Two residential units currently exist and the applicant is proposing to construct the third, approximately 2,071 sq. ft. residential unit as part of the subject development.	853, 855, 857 Vera Street, Solana Beach (San Diego County)
6-05-044-W John & Marie Hiraoka	Demolish substantial portion of existing residence and construct approximately 4,578 sq. ft. two-story, single-family residence including garage, pool, decking, patios, retaining wall and wood fencing on an approximately 11,786 sq. ft. lot.	402 Hilmen Place, Solana Beach (San Diego County)
6-05-046-W Andrew J. Howard	Demolition of existing two-story single-family residence and construction of a two-story (over basement), 30-ft. high, 2,574 sq.ft. duplex with a total of 441 sq.ft. for exterior balconies and a 467 sq.ft. roof deck and an attached 753 sq.ft. two-car garage and two-car carport on a 2,400 sq.ft. lot. Also proposed is construction of a fence along the property line and utility improvements.	714 Asbury Court, Mission Beach, San Diego (San Diego County)

<p><b>6-05-049-W</b> Bert &amp; Jeralie Palenchar</p>	<p>Demolish one-story, single family residence and construct approx. 3,352 sq. ft., two-story single-family residence with two attached garages (approx. 844 sq. ft. total) and approx. 920 sq. ft. porch and deck on an approx. 11,271 sq. ft. lot.</p>	<p>625 E. Circle Dr., Solana Beach (San Diego County)</p>
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**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.

<p><b>A-6-LJS-02-058-A1</b> City of San Diego - Eng &amp; Capital Projects, Attn: Ms. Nabil Bata</p>	<p>To allow construction to occur during the summer of 2005, Special Condition #3(c) shall be revised to permit construction activities through the second summer season of 2005 and to also permit construction on the beach between Memorial Day weekend and Labor Day 2005.</p>	<p>Western terminus of Bird Rock Avenue (public right-of-way), La Jolla, San Diego (San Diego County)</p>
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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 27, 2005  
TO: John Greenhalgh  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-05-038-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: John Greenhalgh

LOCATION: 724 Zanzibar Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-311-05)

DESCRIPTION: Remodelling of an existing one-story, 1,204 sq.ft. single-family residence including minor demolition of exterior walls (less than 50%) and slight reduction in living area of first floor and construction of a new second and third floors totaling 1,054 sq.ft. resulting in a three-story, 30-ft. high, 1,978 sq.ft. single family residence with second and third floor exterior decks totaling 273 sq.ft. and an attached two-car garage on an approximately 2,300 sq.ft. lot.

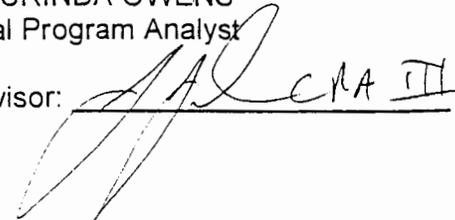
RATIONALE: The proposal is consistent with the Residential North designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. The proposed development will not affect public views and provides adequate parking, consistent with Sections 30251 ad 30252 of the Coastal Act. It is similar to many other developments routinely approved by the Commission. No adverse impacts to any coatal 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 Wednesday, June 8, 2005, in San Pedro . 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: LAURINDA OWENS  
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 2, 2005  
TO: Dave Sivage  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-05-047-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: **Dave Sivage**

LOCATION: **261 Pacific Avenue, Solana Beach (San Diego County) (APN(s) 263-312-08)**

DESCRIPTION: **Add approximately 74 sq. ft. to an approx. 3,318 sq. ft. two-story single-family residence on an approximately 4,800 sq. ft. blufftop lot. The existing residence is located approx. 27 ft. from the bluff edge and the addition will be located approx. 50 ft. from the bluff edge.**

RATIONALE: **The project requires a permit because it involves improvements to a structure located within 50 ft. of the bluff edge. The proposed improvement will involve minor changes to the structural foundations of the structure, however the applicant has demonstrated the improvements will not adversely affect bluff stability. The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the existing development; therefore, the proposed improvements will not be out of character with the existing community. The proposed residential construction is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts 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 Wednesday, June 8, 2005, in San Pedro. 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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "G. Cannon", written over a horizontal line.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 27, 2005  
TO: Andres Davis  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-036-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: **Andres Davis**

LOCATION: **853, 855, 857 Vera Street, Solana Beach (San Diego County) (APN(s) 298-134-21)**

DESCRIPTION: **A common interest development (condominium subdivision) involving three detached residential units on an approximately 13,971 sq. ft. lot. Two residential units currently exist and the applicant is proposing to construct the third, approximately 2,071 sq. ft. residential unit as part of the subject development.**

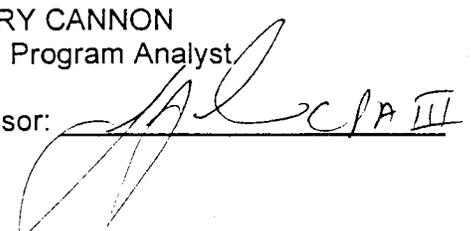
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single and multi-family residences similar in size and scale to the proposed development; therefore, the project will not be of character with the existing community. The proposed residential construction is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program, and is not located in any of the special overlays contained in the County LCP. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts 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 Wednesday, June 8, 2005, in San Pedro. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 23, 2005  
TO: John & Marie Hiraoka  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-044-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: **John & Marie Hiraoka**

LOCATION: **402 Hilmen Place, Solana Beach (San Diego County) (APN(s) 263-393-12)**

DESCRIPTION: **Demolish substantial portion of existing residence and construct approximately 4,578 sq. ft. two-story, single-family residence including garage, pool, decking, patios, retaining wall and wood fencing on an approximately 11,786 sq. ft. lot.**

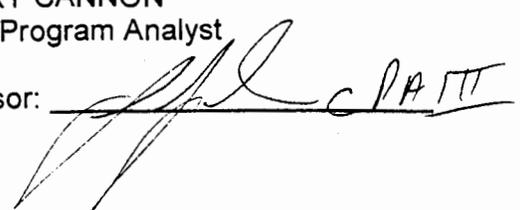
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program, and is not located in any of the special overlays contained in the County LCP. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts 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 Wednesday, June 8, 2005, in San Pedro. 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:  **CANNON**

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 25, 2005  
TO: Andrew J. Howard  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-046-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: Andrew J. Howard

LOCATION: 714 Asbury Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-744-12)

DESCRIPTION: Demolition of existing two-story single-family residence and construction of a two-story (over basement), 30-ft. high, 2,574 sq.ft. duplex with a total of 441 sq.ft. for exterior balconies and a 467 sq.ft. roof deck and an attached 753 sq.ft. two-car garage and two-car carport on a 2,400 sq.ft. lot. Also proposed is construction of a fence along the property line and utility improvements.

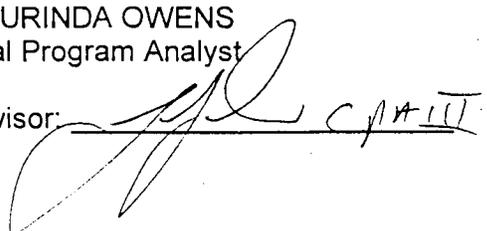
RATIONALE: The proposal is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. The proposed development will not affect public views consistent with 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 Wednesday, June 8, 2005, in San Pedro. 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: LAURINDA OWENS  
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 23, 2005  
TO: Bart & Jeralie Palenchar  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-05-049-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: **Bart & Jeralie Palenchar**

LOCATION: **625 E. Circle Dr., Solana Beach (San Diego County) (APN(s) 263-022-14)**

DESCRIPTION: **Demolish one-story, single family residence and construct approx. 3,392 sq. ft., two-story single-family residence with two attached garages (approx. 844 sq. ft. total) and approx. 920 sq. ft. porch and deck on an approx. 11,271 sq. ft. lot.**

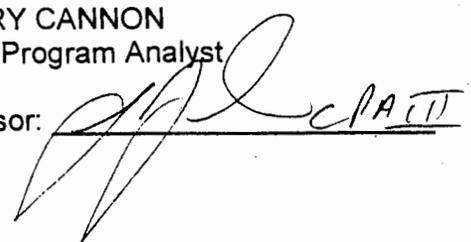
RATIONALE: **The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego Local Coastal Program, and is not located in any of the special overlays contained in the County LCP. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts 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 Wednesday, June 8, 2005, in San Pedro. 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:   
CANNON

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: May 24, 2005  
SUBJECT: **Permit No: A-6-LJS-02-058-A1**  
Granted to: City of San Diego - Eng & Capital Projects, Attn: Ms. Nabil Batta

## Original Description:

for **Abandonment of existing sewer pump station, removal of an adjacent wastewater settling tank and construction of a new 1,200 sq. ft. pump station; replacement of existing coastal access stairway; expansion of observation point and viewing area; reconfiguration and augmentation of existing rip rap revetment; and, misc. other work including sewer line, force main and drainage improvements.**

at **Western terminus of Bird Rock Avenue (public right-of-way), La Jolla, San Diego (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:

**To allow construction to occur during the summer of 2005, Special Condition #3(c) shall be revised to permit construction activities through the second summer season of 2005 and to also permit construction on the beach between Memorial Day weekend and Labor Day 2005.**

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):

**While the majority of the construction has been completed to date, the City has experienced unexpected construction delays (84 working days) due to the larger than normal rainy season of 2004-05. In order to expedite completion of the remainder of the project (west part of structure/beach access stairway, storm drain replacement, etc.) an exception to the summer construction moratorium is proposed so that the beach access stairway can be re-opened as soon as possible and to also avoid any additional impacts to the surrounding residential community. As proposed, no impacts to public access will result from construction of the project, consistent with Coastal Act policies.**

If you have any questions about the proposal or wish to register an objection, please contact Laurinda Owens at the San Diego Coast District office.

