

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370 FAX (619) 767-2384  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

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# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 15, 2007

TO: Commissioners and Interested Parties  
FROM: Sherilyn Sarb, 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 March 15, 2007 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.

## **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><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>6-07-028-W</b> Kevin Murphy and Cynthia Outlaw	Construct approx. 486 sq.ft. second story addition to an existing approx. 2,860 sq. ft., two-story single-family residence on an approx. 13,986 sq. ft. lot.	1454 Santa Luisa Dr., Solana Beach (San Diego County)
<b>6-07-029-W</b> University of California, San Diego	Remedial site preparation work in association with previously- approved coastal development permit #6-06-122 for demolition of machine shop and student lounge. The proposed work includes only the remedial grading activity that was not specifically identified in CDP #6-06-122 which includes: remediation of soil conditions through excavation and drying; export of excess organic material and unsuitable soil material from site and import of up a 1,000 cubic yards of new soil; and recompaction of site soil in accordance with geotechnical report.	North of El Paseo Grande and Discovery Way, SIO Campus at UCSD, La Jolla, San Diego (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><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>6-07-001-W</b> Aqua Surf, L.L.C.	Condominium conversion of existing three-story (over basement), 30 ft. high, 4,854 sq. ft. triplex with two attached two-car garages and carport with two tandem parking spaces and landscaping/hardscaping on a 4,421 sq. ft. oceanfront lot.	2663 Oceanfront Walk, Mission Beach, San Diego (San Diego County)
<b>6-07-023-W</b> Gregg & Janet Short	Construct approx. 563 sq. ft. attached accessory unit with one-car garage space (400 sq. ft.) to an existing single-family residence. Other work (which is exempt from the requirement of a coastal development permit) includes an approx. 1,216 sq. ft. addition to the existing approx. 2,110 single-family home and approx. 329 sq. ft. of additional garage area.	313 San Lucas Drive, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 2, 2007  
TO: Kevin Murphy and Cynthia Outlaw  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-07-028-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.

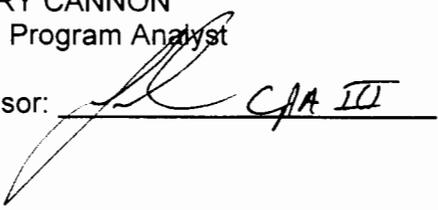
APPLICANT: **Kevin Murphy and Cynthia Outlaw**  
LOCATION: **1454 Santa Luisa Dr., Solana Beach (San Diego County) (APN(s) 263-572-03)**  
DESCRIPTION: **Construct approx. 486 sq. ft. second story addition to an existing approx. 2,860 sq. ft., two-story single-family residence on an approx. 13,986 sq. ft. lot.**  
RATIONALE: **The proposed residential addition requires a coastal development permit because the site is located between the first public roadway and San Eljio Lagoon and involves an increase in more than 10% of the existing floor area. The proposed addition will not result in a structure out of character with the surrounding community, impact public access to or visual resources around the lagoon. The project is consistent with the zoning and plan designations of 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 overlay contained in the County LCP. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to any 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 Thursday, March 15, 2007, in Monterey. 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:  CJA III

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 28, 2007  
TO: Aqua Surf, L.L.C.  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-07-001-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: **Aqua Surf, L.L.C.**

LOCATION: **2663 Oceanfront Walk, Mission Beach, San Diego (San Diego County) (APN(s) 423-761-01)**

DESCRIPTION: **Condominium conversion of existing three-story (over basement), 30 ft. high, 4,854 sq. ft. triplex with two attached two-car garages and carport with two tandem parking spaces and landscaping/hardscaping on a 4,421 sq. ft. oceanfront lot.**

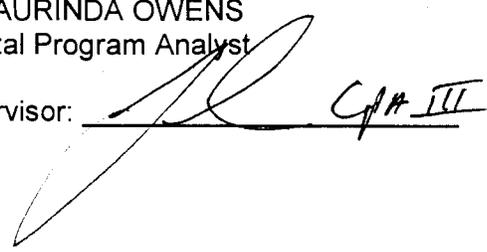
RATIONALE: **The proposal is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. The proposed development will not affect public views consistent with 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 Thursday, March 15, 2007, in Monterey. 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:  *CA# III*

cc: Local Planning Dept.

Site Design Associates, Attn: Kenneth J. Discenza

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## NOTICE OF PROPOSED PERMIT AMENDMENT

TO All Interested  
FROM Peter Douglas, Executive  
DATE: February 26, 2007  
SUBJECT: **Permit No: 6-01-099-A2**  
Granted to: Dennis Schmucker

Original Description:

for **Consolidation of two existing lots into one lot totaling 15,195 sq. ft., demolition of two existing one-story single family residences and construction of three new residences (6,594 sq. ft., 7,108 sq. ft., and 5,713 sq. ft., respectively) on a bay front site**

and subsequently amended as follows:

**Remodeling of existing two-story, 1,800 sq. ft. single-family residence (in lieu of demolition and construction of a 7,108 sq. ft. residence as originally approved) consisting of: construction of second and third-story additions totaling 908 sq. ft. resulting in a three-level (two-story over basement), 2,708 sq. ft. single-family residence including enclosure of upper deck for master bedroom/bath and interior remodeling and demolition of existing garage and construction of a new two-car garage**

at **3716 Riviera Drive, Pacific Beach, 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:

**Reduction in size of permitted single-family residence from 30 ft. high, three-story (over basement), 7,108 sq. ft. structure to 28 ft. high, two-story (over basement), 5,279 sq. ft. structure (middle residence of three proposed structures). All other project features such as footprint and building envelope are substantially the same as the originally approved building.**

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January 26, 2007

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **John & Esther Williamson**  
 has applied for a one year extension of Permit No: **6-02-103-E3**  
 granted by the California Coastal Commission on: February 5, 2003

for **Construction of a 213-space recreational vehicle (RV) park and campground on a 14.18 acre site currently occupied by an arcade and go-cart facility, which will be removed. Also proposed is a clubhouse, manager's apartment, caretaker's apartment, trails, picnic area, laundry and shower facilities, outdoor swimming pool and a 100-foot riparian buffer adjacent to the Otay River.**

at **419 Hollister Street, Otay Mesa-Nestor, San Diego (San Diego County)**

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

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

Sincerely,  
 PETER M. DOUGLAS  
 Executive Director

*Laurinda Owens*  
 By: LAURINDA OWENS  
 Coastal Program Analyst

Supervisor:

*[Signature]* CPA III

cc: 

Thomas Henry