

## 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)



# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 14, 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 June 14, 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.

***REGULAR WAIVERS***

1. 6-07-062-W Morteza and Saideh Rahimi (Solana Beach, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-07-058-W UCSD, Attn: Milton Phegley (La Jolla, San Diego, San Diego County)
2. 6-07-060-W Miriam E. Clark (Solana Beach, San Diego County)
3. 6-07-064-W John and Stephanie Troxell (Solana Beach, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-01-099-A3 Prewitt/Schmucker/Cavadias, Attn: Dennis Schmucker; Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias; Prewitt/Schmucker/Cavadias, Attn: Steve & Mary Prewitt (Pacific Beach, San Diego, San Diego County)

**TOTAL OF 5 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>
6-07-062-W Morteza and Saideh Rahimi	Construct approx. 1,264 sq. ft. additions to existing approx. 1,619 sq. ft. single-family residence and construct 504 sq. ft. attached garage.	1507 Santa Sabina Court, 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>
6-07-058-W UCSD, Attn: Milton Phegley	Placement of a trailer within a small landscaped area south of "Building O" (between Parking Lots P304 & P303) as part of the Extended Studies & Public Programs (ESPP) Complex which will consist of two classrooms totaling 1,200 sq.ft. including a deck which will be located between the new trailer and existing building.	North of Muir College Drive, east of North Torrey Pines Road, UCSD Campus, University Community, La Jolla, San Diego (San Diego County)
6-07-060-W Miriam E. Clark	Demolition of an existing approximately 600 sq. ft. home. No other development is proposed.	834 Vera Street, Solana Beach (San Diego County)
6-07-064-W John and Stephanie Troxell	Demolition of existing single-family home and construction of an approx. 1,807 sq. ft. single-family home, a 660 sq. ft. detached garage, 458 sq. ft. art studio above the garage and a 142 sq. ft. deck with approx. 48 cu. yds. of grading on a 12,956 sq. ft lot. Any export of grading material will be exported out of the coastal zone.	701 North Rios, Solana Beach (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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<p><b>6-01-099-A3</b> Prewitt/Schmucker/Cavadias, Attn: Dennis Schmucker Prewitt/Schmucker/Cavadias, Attn: Steve Cavadias</p>	<p>Reduction in size of one of permitted single-family residences from a three-story, 7,108 sq.ft. residence to a two-story, 4,310 sq.ft. residence (ranging in height from 19-24 ft.) including reduction in overall building footprint such that the proposed residence will extend 3'0" further to the south.</p>	<p>3712, 3720 Riviera Drive, Pacific Beach, San Diego (San Diego County)</p>
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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 31, 2007  
TO: Morteza and Saideh Rahimi  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-07-062-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: **Morteza and Saideh Rahimi**

LOCATION: **1507 Santa Sabina Court, Solana Beach (San Diego County) (APN(s) 263-583-17)**

DESCRIPTION: **Construct approx. 1,264 sq. ft. additions to existing approx. 1,619 sq. ft. single-family residence and construct 504 sq. ft. attached garage.**

RATIONALE: **The proposed residential addition requires a permit because the site is located between the first public roadway and San Elijo 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 size or character with the surrounding community. The project 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 site is located within a designated critical viewshed overlay of the County LCP as seen from San Dieguito County Park; however, the residential addition will not block or in any way adversely impact public views. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no 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 Thursday, June 14, 2007, in Santa Rosa. 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

Signature on File

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 1, 2007  
TO: UCSD, Attn: Milton Phegley  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-07-058-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: **UCSD, Attn: Milton Phegley**

LOCATION: **North of Muir College Drive, east of North Torrey Pines Road, UCSD Campus, University Community, La Jolla, San Diego (San Diego County) (APN(s) 342-010-24)**

DESCRIPTION: **Placement of a trailer within a small landscaped area south of "Building O" (between Parking Lots P304 & P303) as part of the Extended Studies & Public Programs (ESPP) Complex which will consist of two classrooms totaling 1,200 sq.ft. including a deck which will be located between the new trailer and existing building.**

RATIONALE: **The placement of a trailer for educational purposes (additional support to a learning institute's language instruction program) adjacent to an existing building in a developed portion of the UCSD campus will not have any impacts on biological or visual resources. In addition, no impacts to public access or parking will occur. As such, the proposal is consistent with Sections 30240, 30251 and 30252 of the Coastal Act. The project is similar to other projects 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 Thursday, June 14, 2007, in Santa Rosa. 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:

Signature on File

cc: Local Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 31, 2007  
TO: Miriam E. Clark  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-07-060-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: **Miriam E. Clark**

LOCATION: **834 Vera Street, Solana Beach (San Diego County) (APN(s) 298-133-11)**

DESCRIPTION: **Demolition of an existing approximately 600 sq. ft. home. No other development is proposed.**

RATIONALE: **The proposed project is located within a Medium to High Residential zone, consisting of mostly single-family and multiple-family residences. Demolition of the residence will not alter the conformity of scale and character to the surrounding community. The proposed residential demolition 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 Thursday, June 14, 2007, in Santa Rosa. 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:

Signature on File

cc: ~~Local Planning Dept.~~

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## NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: May 31, 2007  
 TO: John and Stephanie Troxell  
 FROM: Peter M. Douglas, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-07-064-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 and Stephanie Troxell

LOCATION: 701 North Rios, Solana Beach (San Diego County) (APN(s) 263-031-51)

DESCRIPTION: Demolition of existing single-family home and construction of an approx. 1,807 sq. ft. single-family home, a 660 sq. ft. detached garage, 458 sq. ft. art studio above the garage and a 142 sq. ft. deck with approx. 48 cu. yds. of grading on a 12,956 sq. ft. lot. Any export of grading material will be exported out of the coastal zone.

RATIONALE: The proposed project is located in a residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of scale with the surrounding community. The project is consistent with the zoning and plan designations for the City of Solana Beach and the previously certified County of San Diego LCP, and is not located in any of the special overlays 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, June 14, 2007, in Santa Rosa. 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:

Signature on File

cc: Local Planning Dept.

Project Direct Corporation, Attn: Tim Brachmanis



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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: May 24, 2007  
SUBJECT: **Permit No: 6-01-099-A3**  
Granted to: Prewitt/Schmucker/Cavadias, Attn: Dennis Schmucker; Prewitt/Schm

## 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 bayfront site.**  
at **3712, 3720 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 one of permitted single-family residences from a three-story, 7,108 sq.ft. residence to a two-story, 4,310 sq.ft. residence (ranging in height from 19-24 ft.) including reduction in overall building footprint such that the proposed residence will extend 3'0" further to the south.**

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 proposed changes to the project result in a reduction in the overall size of one of the permitted residences. Also proposed is a slight decrease in the south side yard such that the residence will extend up to a maximum of 3 ft. further south (within the required building setback area). The proposed changes result in a reduced scale and much smaller residence than originally approved. The revised project will remain within the stringline of development along its bayfront elevation. All previous conditions of approval addressing protection of public views, timing of construction, etc., will not be affected by the proposed changes and shall remain in full force and effect. As proposed, no impacts to coastal resources will result from the amended 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.