

## 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)

**Th 15**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 16, 2008

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 October 16, 2008 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. 6-08-082-W Richard W. Clark (Mission Beach, San Diego, San Diego County)
2. 6-08-083-W Sequoia Solar, Attn: Martin Reed (Solana Beach, San Diego County)
3. 6-08-090-W Scott Sahadi (Solana Beach, San Diego County)
4. 6-08-092-W Jim Thompson & Robin Shifflet (Solana Beach, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-08-078-W Patrick Larkin (Solana Beach, San Diego County)
2. 6-08-079-W Patrick Larkin, Agent, Attn: Frank & Stacy Holborrow (Solana Beach, San Diego County)
3. 6-08-088-W NKS & F, Attn: Jane Bacharach (Solana Beach, 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>
<b>6-08-082-W</b> Richard W. Clark	Conversion of an existing two-story, approximately 2,668 sq.ft. single-family residence (with an attached two-car garage) to a residential duplex on a 4,778 sq.ft. bayfront lot.	2944 Bayside Walk, Mission Beach, San Diego (San Diego County)
<b>6-08-083-W</b> Sequoia Solar, Attn: Martin Reed	Construct a detached 10 ft. x 15 ft. awning/rack on a 12,280 sq. ft. lot that contains a 1,400 sq. ft. commercial building and detached coffee cart drive-thru. The awning/rack is designed to display solar modules for sale.	343 South Highway 101, Solana Beach (San Diego County)
<b>6-08-090-W</b> Scott Sahadi	Construct 610 sq. ft. second-story addition to an existing 2,387 sq. ft. one-story single-family residence.	638 West Circle Drive, Solana Beach (San Diego County)
<b>6-08-092-W</b> Jim Thompson & Robin Shifflet	Remodel to existing two-story single-family residence including minor changes to exterior walls, replacement of exterior doors and windows, reduction in height of garage roof, landscape improvements in front yard including stone veneer fence/walls, entry gate, trellis, stone patio and fireplace. No change to existing footprint or existing square footage is proposed.	617 West Circle Drive, 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>
<b>6-08-078-W</b> Patrick Larkin	Construction of an approximately 3,405 sq.ft. single-family residence including a 350 sq.ft. attached accessory unit on a 10,205 sq.ft. lot, with a detached 144 sq.ft. covered gazebo.	334 North Rios Avenue, Solana Beach (San Diego County)
<b>6-08-079-W</b> Patrick Larkin, Agent, Attn: Frank & Stacy Holborrow	Construct 4,163 sq. ft. single family residence that includes attached accessory living unit and garage and a detached 404 sq. ft. guesthouse on a 12,209 sq. ft. lot involving 1,640 cu. yds. of grading with all export to be taken outside of the coastal zone.	330 North Rios Avenue, Solana Beach (San Diego County)
<b>6-08-088-W</b> NKS & F, Attn: Jane Bacharach	Conversion of two existing condominium units to 1 unit.	762 And 766 Ocean Surf, Solana Beach (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 3, 2008  
TO: Richard W. Clark  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-08-082-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: **Richard W. Clark**

LOCATION: **2944 Bayside Walk, Mission Beach, San Diego (San Diego County) (APN(s) 423-705-01)**

DESCRIPTION: **Conversion of an existing two-story, approximately 2,668 sq.ft. single-family residence (with an attached two-car garage) to a residential duplex on a 4,778 sq.ft. bayfront lot.**

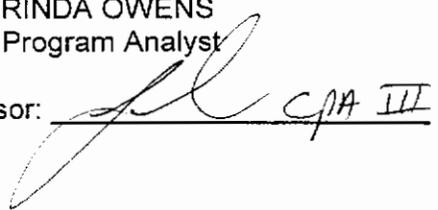
RATIONALE: **The proposal is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction, based on an historic mean high tide line. The proposed two units are consistent with the zone designation and the proposed development will not affect public views and provides adequate parking, consistent with Sections 30251 and 30252 of the Coastal Act. The proposed project is similar to other developments routinely approved by the Commission. 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, October 16, 2008, in Ventura. 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:  CPA III

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 3, 2008  
TO: Sequoia Solar, Attn: Martin Reed  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-08-083-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 13253(c) of the California Code of Regulations.

APPLICANT: **Sequoia Solar, Attn: Martin Reed**

LOCATION: **343 South Highway 101, Solana Beach (San Diego County) (APN(s) 298-052-14)**

DESCRIPTION: **Construct a detached 10 ft. x 15 ft. awning/rack on a 12,280 sq. ft. lot that contains a 1,400 sq. ft. commercial building and detached coffee cart drive-thru. The awning/rack is designed to display solar modules for sale.**

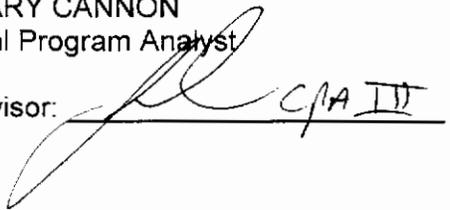
RATIONALE: **The project requires a permit because it is a significant structure not directly attached to the existing (commercial) structure. All construction will occur on existing improved asphalt area that is not currently used for parking and no existing parking spaces will be eliminated. The project is consistent with the City of Solana Beach General Plan and Zoning Ordinance and is consistent with all applicable policies of the Coastal Act and no impacts to coastal resources will result.**

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, October 16, 2008, in Ventura. 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: October 3, 2008  
TO: Scott Sahadi  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-08-090-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: **Scott Sahadi**

LOCATION: **638 West Circle Drive, Solana Beach (San Diego County) (APN(s) 263-022-01)**

DESCRIPTION: **Construct 610 sq. ft. second-story addition to an existing 2,387 sq. ft. one-story single-family residence.**

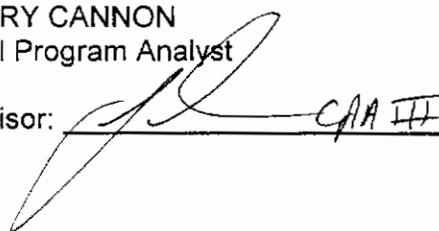
RATIONALE: **The proposed residential addition requires a permit because the site is located within 300 feet of the inland extent of the beach and involves an increase in floor area and height of more than 10%. Although the addition of a second story will increase the height of the home, it will not impact any public coastal views. The proposed addition will be 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 site is not subject to any of the special overlays found in the previously certified County of San Diego Local Coastal Program, and is consistent with the planning and zoning regulations of the County and the City of Solana Beach. 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, October 16, 2008, in Ventura. 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:  CAA III

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## NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: October 1, 2008  
 TO: Jim Thompson & Robin Shifflet  
 FROM: Peter M. Douglas, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-08-092-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: **Jim Thompson & Robin Shifflet**

LOCATION: **617 West Circle Drive, Solana Beach (San Diego County) (APN(s) 263-021-03)**

DESCRIPTION: **Remodel to existing two-story single-family residence including minor changes to exterior walls, replacement of exterior doors and windows, reduction in height of garage roof, landscape improvements in front yard including stone veneer fence/walls, entry gate, trellis, stone patio and fireplace. No change to existing footprint or existing square footage is proposed.**

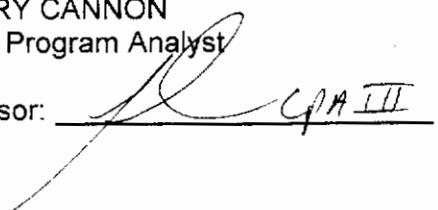
RATIONALE: **The project requires a permit because it involves improvements to a structure located within 50 ft. of the bluff edge. None of the proposed improvements will involve changes to the structural foundations of the structure and the applicant has demonstrated the improvements will not adversely 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 Thursday, October 16, 2008, in Ventura. 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: October 3, 2008  
TO: Patrick Larkin  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-078-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: **Patrick Larkin**

LOCATION: **334 North Rios Avenue, Solana Beach (San Diego County) (APN(s) 298-075-22)**

DESCRIPTION: **Construction of an approximately 3,405 sq.ft. single-family residence including a 350 sq.ft. attached accessory unit on a 10,205 sq.ft. lot, with a detached 144 sq.ft. covered gazebo.**

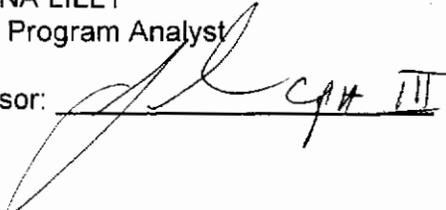
RATIONALE: **The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low-density residential uses (two separate units would not be allowed on the site under the City's zoning code). The development will not block any public views and adequate parking will be provided. The area is not subject to any of the special overlays contained in the previously certified County of San Diego Local Coastal Program, and is consistent with the planning and zoning designations of the County LCP and the City of Solana Beach.**

**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, October 16, 2008, in Ventura. 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: DIANA LILLY  
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 2, 2008  
TO: Patrick Larkin, Agent, Attn: Frank & Stacy Holborrow  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-079-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: Patrick Larkin, Agent, Attn: Frank & Stacy Holborrow

LOCATION: 330 North Rios Avenue, Solana Beach (San Diego County) (APN(s) 298-075-23)

DESCRIPTION: Construct 4,163 sq. ft. single family residence that includes attached accessory living unit and garage and a detached 404 sq. ft. guesthouse on a 12,209 sq. ft. lot involving 1,640 cu. yds. of grading with all export to be taken outside of the coastal zone.

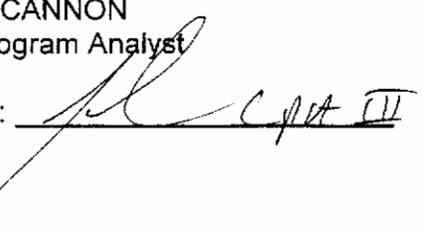
RATIONALE: The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed accessory living unit and detached guesthouse are consistent with the City of Solana Beach standards for an accessory unit and a guesthouse in an area designated for low-density residential uses. The development will not block any public views and adequate parking will be provided. The area is not subject to any of the special overlays contained in the previously certified County of San Diego Local Coastal Program, and is consistent with the planning and zoning designations of the County LCP and the City of Solana Beach.

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, October 16, 2008, in Ventura. If four Commissioners object to this waiver, a coastal development permit will be required.

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Sincerely,  
PETER M. DOUGLAS  
Executive Director

By: GARY CANNON  
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 2, 2008  
TO: Jane Bacharach  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-088-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: **Jane Bacharach**

LOCATION: **762 And 766 Ocean Surf, Solana Beach (San Diego County) (APN(s) 298-240-03, 298-240-02)**

DESCRIPTION: **Conversion of two existing condominium units to 1 unit.**

RATIONALE: **The reduction in units from 2 to 1 does not have the potential to impact any coastal resources. 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, 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, October 16, 2008, in Ventura. If four Commissioners object to this waiver, a coastal development permit will be required.

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Sincerely,  
PETER M. DOUGLAS  
Executive Director

By: GARY CANNON  
Coastal Program Analyst

Supervisor: 