

## 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 4**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 6, 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 March 6, 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.

***DE MINIMIS WAIVERS***

1. 6-07-126-W 436 West, LLC, Attn: Frank Fernicola (Mission Beach, San Diego, San Diego County)
2. 6-08-003-W David Oldfield (Rancho Santa Fe, San Diego County)
3. 6-08-023-W Jessica Mills; Fred Gonzales (Solana Beach, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-99-138-A1 W2007 Encinitas II, LLC, Attn: Michael Norvell (Encinitas, San Diego County)

**TOTAL OF 4 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### 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>
6-07-126-W 436 West, LLC, Attn: Frank Fernicola	Conversion of a two-unit, two-story, approx. 30 ft. high, 2,570 sq.ft. apartment building with two sets of tandem parking spaces (total of four spaces) to condominium ownership on a 2,403 sq.ft. lot.	730-732 Brighton Court, Mission Beach, San Diego (San Diego County)
6-08-003-W David Oldfield	Demolition of an existing single-family residence and construction of a new 2-story approximately 13,700 sq.ft. single-family residence including an attached garage and a 875 sq.ft. detached guesthouse on a 4.62-acre lot.	16640 El Camino Real, Rancho Santa Fe (San Diego County)
6-08-023-W Jessica Mills Fred Gonzales	Demolish existing residence and construct 2-story, 4,207 sq. ft. single-family residence that includes a 1,625 sq.ft. basement and 426 sq. ft. attached garage involving 780 cu. yds. of grading on a 4,156 sq. ft. lot. All grading export will be taken to a site outside of the coastal zone.	354 Pacific Avenue, 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>
6-99-138-A1 W2007 Encinitas II, LLC, Attn: Michael Norvell	Removal of additional rip-rap boulders from base of coastal bluff on public beach and disposal outside of coastal zone.	2100 N. Highway 101, Encinitas (San Diego County)

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## NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: February 22, 2008  
 TO: 436 West, LLC, Attn: Frank Fernicola  
 FROM: Peter M. Douglas, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-07-126-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: **436 West, LLC, Attn: Frank Fernicola**

LOCATION: **730-732 Brighton Court, Mission Beach, San Diego (San Diego County) (APN(s) 423-723-08)**

DESCRIPTION: **Conversion of a two-unit, two-story, approx. 30 ft. high, 2,570 sq.ft. apartment building with two sets of tandem parking spaces (total of four spaces) to condominium ownership on a 2,403 sq.ft. 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 development will not affect public views and provides adequate parking, consistent with Sections 30251 and 30252 of the Coastal Act. It is similar to many 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, March 6, 2008, in Carmel. 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: 

cc:   
 Ed Siefken



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## NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: February 22, 2008  
 TO: David Oldfield  
 FROM: Peter M. Douglas, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-003-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: **David Oldfield**

LOCATION: **16640 El Camino Real, Rancho Santa Fe (San Diego County) (APN(s) 268-010-05)**

DESCRIPTION: **Demolition of an existing single-family residence and construction of a new 2-story approximately 13,700 sq.ft. single-family residence including an attached garage and a 875 sq.ft. detached guesthouse on a 4.62-acre 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 site is within the County LCP's coastal resource protection overlay; however, no development, including brush management, will occur on the portion of the site containing steep slopes and native vegetation, which will be preserved. The proposed residential construction is consistent with the zoning and plan designations for the County of San Diego and with all applicable Chapter 3 policies of the Coastal Act. 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, March 6, 2008, in Carmel. 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: 

cc: 

Studio One Architects, Attn: Douglas Fess

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 22, 2008  
TO: Jessica Mills; Fred Gonzales  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-08-023-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: **Jessica Mills; Fred Gonzales**

LOCATION: **354 Pacific Avenue, Solana Beach (San Diego County) (APN(s) 263-302-21)**

DESCRIPTION: **Demolish existing residence and construct 2-story, 4,207 sq. ft. single-family residence that includes a 1,625 sq.ft. basement and 426 sq. ft. attached garage involving 780 cu. yds. of grading on a 4,156 sq. ft. lot. All grading export will be taken to a site outside of the coastal zone.**

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 Thursday, March 6, 2008, in Carmel . 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 PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: February 22, 2008  
SUBJECT: **Permit No: 6-99-138-A1**  
Granted to: W2007 Encinitas II, LLC, Attn: Michael Norvell

## Original Description:

for **Removal of approximately 20 lineal feet of existing visible riprap at the base of a coastal bluff below a 4.3 acre vacant lot, for disposal outside of the coastal zone, and retention of up to 40 lineal feet of buried riprap.**

at **2100 N. Highway 101, Encinitas (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:

**Removal of additional rip-rap boulders from base of coastal bluff on public beach and disposal outside of coastal zone.**

**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 removal of exposed rip rap on the public beach will enhance public access to the shoreline as well as improve the visual quality of the beach consistent with the public access and recreation policies and visual resource protection policies of the Coastal Act. Furthermore, the removal of the buried rip rap that has become exposed is fully consistent with Special Condition #1 of the original permit that required yearly monitoring for any exposed rip rap and removal of same pursuant to a subsequent CDP or amendment to CDP. It was also required through Special Condition #2 that such work not occur between Memorial Day and Labor Day, as is proposed. As such, no adverse impacts to coastal resources are anticipated.**

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.

cc: Local Planning Dept.