

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

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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 12, 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 June 12, 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. 6-08-051-W Ed Murphy; Cynthia Outlaw (Solana Beach, San Diego County)
2. 6-08-053-W Steven & Leann Auerbach (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-08-024-W Tim & Ann McCormick (Solana Beach, San Diego County)
2. 6-08-045-W City Of San Diego, Attn: Dirk Smith (San Diego, San Diego County)
3. 6-08-050-W Dr. Matthew and Catherine Meunier (Solana Beach, San Diego County)
4. 6-08-054-W Christopher J. Gahman (Solana Beach, San Diego County)

EMERGENCY PERMITS

1. 6-07-134-G Burns and Brehmer (Solana Beach, San Diego County)
2. 6-08-055-G Bradley Burns; David Brehmer (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-07-105-A1 Steve Cairncross (Mission Beach, San Diego, San Diego County)

EXTENSION - IMMATERIAL

1. 6-06-047-E1 City of San Diego, Engineering Department, Attn: Virginia Oskoui (, San Diego County)
2. 6-03-007-E4 County of San Diego, Attn: Jeff Redlitz (San Diego,, San Diego County)

TOTAL OF 11 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>
6-08-051-W Ed Murphy Cynthia Outlaw	Construct gunnite spa on lot containing an existing single-family home.	1454 Santa Luisa Drive, Solana Beach (San Diego County)
6-08-053-W Steven & Leann Auerbach	Construct pool on lot containing an existing single-family residence.	1420 Santa Luisa 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>
6-08-024-W Tim & Ann McCormick	Minor lot line adjustment to modify the lot lines separating the lot located at 134 South Granados Avenue (APN 298-083-87) from each of the two adjoining lots on the south and north sides (APN 298-083-86 and 88) and construction of a two-story, 6,515 sq. ft. (including basement and 2-car garage), single-family residence on the subject vacant 12,292 sq. ft. lot. Project also includes 1,390 cu. yds. of grading with 1,260 cu. yds. to be exported to a site outside of the coastal zone.	134 South Granados Avenue, Solana Beach (San Diego County)
6-08-045-W City Of San Diego, Attn: Dirk Smith	Construction of a 19' x 19' concrete slab and installation of a 10,000 gallon, approximately 15 ft. high fiberglass storage tank for Ferrous Chloride. Also proposed is installation of approximately 50 linear feet of 4-inch diameter drainage pipe.	3550 E. Harbor Drive, San Diego (San Diego County)
6-08-050-W Dr. Matthew and Catherine Meunier	Demolish existing single family residence and construct new 4,595 sq. ft. two-story single-family home with a 377 sq. ft. basement and 400 sq. ft. garage on a 15,419 sq. ft. lot. Project includes 1,630 cu. yds. of grading with 1,434 cu. yds. to be exported to a site outside of the coastal zone.	514 Barbara Avenue, Solana Beach (San Diego County)
6-08-054-W Christopher J. Gahman	Construction of a 312 sq. ft. detached artist studio on an existing 1/2 acre lot containing an existing 2,810 sq. ft. single-family residence.	308 San Lucas Drive, Solana Beach (San Diego County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-134-G Burns and Brehmer	To reconstruct the lower, mid and upper portions of bluff above seawall	417/423 Pacific Avenue, Solana Beach (San Diego County)
6-08-055-G Bradley Burns David Brehmer	Continued construction of 100 ft.-long, 35 ft.-high seawall involving the fill of the seacave area landward of the seawall and limited backfill behind the seawall to elevation 40 ft. MSL with erodible concrete. The emergency request also involves the installation four, 30 ft.-high "I-beams" (10 ft. on center) fronting the seacave to be placed 15 ft. into the bedrock and the installation of ten, 20 ft.-high shoring beams (8 ft. on center) connected by bracing and wire mesh fabric. (Ref. preliminary plans by Soil Engineering, Inc. dated 10/29/07).	417 And 423 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>
6-07-105-A1 Steve Cairncross	To allow construction to occur during the summer months, Special Condition #2 shall be replaced with the following: 2. Timing of Construction. During the period between Memorial Day weekend and Labor Day of any year, construction contractor and sub-contractor staging area and vehicle parking shall be limited to those parking spaces and parking areas which occur on the project site (as shown on the submitted parking plan date stamped 5/30/08). Contractor may not use public beach parking areas or impede traffic flow on coastal access routes or Bayside Walk (no street closures or use of public parking as contractor parking or staging areas). No work is permitted on weekends and holidays during this time period.	805, 807, 809 & 811 San Rafael Place, Mission Beach, San Diego (San Diego County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<p>6-06-047-E1 City of San Diego, Engineering Department, Attn: Virginia Oskoui</p>	<p>Seismic retrofit of the North Harbor Drive bridge including reinforcement of existing piers and joining the paired piers together at the water line.</p>	<p>Bridge No. 57C-015 on North Harbor Drive just west of Spanish Landing Park, Peninsula, San Diego, San Diego County, San Diego County</p>
<p>6-03-007-E4 County of San Diego, Attn: Jeff Redlitz</p>	<p>Construction of a 14-acre public park on the site of the County Administration Center parking lots. The project includes demolition and removal of an existing 1,100 car surface parking lot and an existing administrative office building and replacement with public lawns, greenspaces and decorative paving. Construction of two single-level underground parking structures on-site will provide 381 parking spaces, and a new 650-space off-site parking structure will be constructed outside the coastal zone.</p>	<p>1600 Pacific Highway, San Diego, (San Diego County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2008
TO: Ed Murphy; Cynthia Outlaw
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-051-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: **Ed Murphy; Cynthia Outlaw**

LOCATION: **1454 Santa Luisa Drive, Solana Beach (San Diego County) (APN(s) 263-572-03)**

DESCRIPTION: **Construct gunnite spa on lot containing an existing single-family home.**

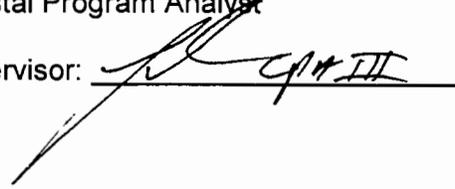
RATIONALE: **The proposal involves a significant non-attached structure (spa) located on property between the lagoon and first coastal roadway; thus, a coastal development permit is required. The project site is not within any of the special overlay zones designated in the previously certified County LCP. The site is located within an established residential neighborhood and the proposed structures will be in character with the surrounding area and will not be visible from any public areas. The proposed development is consistent with the planning and zoning designations applied to the site by the City of Solana Beach. No adverse impacts on 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 12, 2008, 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: 

cc: Local Planning Dept.

H.A. Casillas, Attn: Hector Casillas

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2008
TO: Steven & Leann Auerbach
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-08-053-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: **Steven & Leann Auerbach**

LOCATION: **1420 Santa Luisa Drive, Solana Beach (San Diego County) (APN(s) 263-572-08)**

DESCRIPTION: **Construct pool on lot containing an existing single-family residence.**

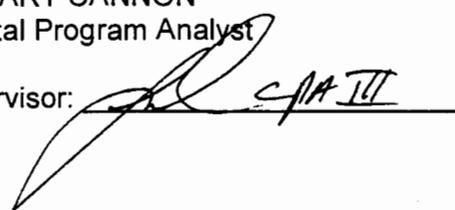
RATIONALE: **The proposal involves a significant non-attached structure (pool) located on property between the lagoon and first coastal roadway; thus, a coastal development permit is required. The project site is not within any of the special overlay zones designated in the previously certified County LCP. The site is located within an established residential neighborhood and the proposed structures will be in character with the surrounding area and will not be visible from any public areas. The proposed development is consistent with the planning and zoning designations applied to the site by the City of Solana Beach. No adverse impacts on 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 12, 2008, 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: 

cc: Local Planning Dept.
Carrie Jones

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 29, 2008
TO: Tim & Ann McCormick
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-024-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: **Tim & Ann McCormick**

LOCATION: **134 South Granados Avenue, Solana Beach (San Diego County) (APN(s) 298-083-86, 298-083-87, 298-083-88)**

DESCRIPTION: **Minor lot line adjustment to modify the lot lines separating the lot located at 134 South Granados Avenue (APN 298-083-87) from each of the two adjoining lots on the south and north sides (APN 298-083-86 and 88) and construction of a two-story, 6,515 sq. ft. (including basement and 2-car garage), single-family residence on the subject vacant 12,292 sq. ft. lot. Project also includes 1,390 cu. yds. of grading with 1,260 cu. yds. to be exported to a site outside of the coastal zone.**

RATIONALE: **The proposed project is located in established residential neighborhood consisting of single-family residences similar to the proposed development; therefore, the project will not be out of character with the surrounding community. The minor lot line adjustments are an after-the-fact request that have already been approved by the City. The proposed residential construction and minor lot line adjustments are consistent with the zoning and planning designations for the City of Solana Beach. 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 12, 2008, 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:

A handwritten signature in black ink, appearing to read 'GARY CANNON', written over a horizontal line.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2008
TO: City Of San Diego, Attn: Dirk Smith
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-045-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: City Of San Diego, Attn: Dirk Smith

LOCATION: 3550 E. Harbor Drive, San Diego (San Diego County) (APN(s) 555-011-18)

DESCRIPTION: Construction of a 19' x 19' concrete slab and installation of a 10,000 gallon, approximately 15 ft. high fiberglass storage tank for Ferrous Chloride. Also proposed is installation of approximately 50 linear feet of 4-inch diameter drainage pipe.

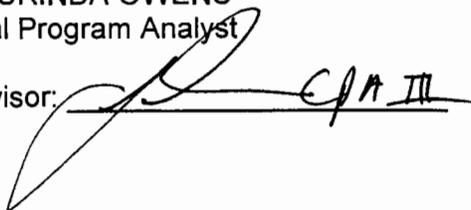
RATIONALE: The proposed installation of an approximately 15 ft. high, 10,000 gallon fiberglass storage tank for Ferrous Chloride and other minor improvements are part of an existing sewer pump station complex. The proposed improvements will not result in any adverse impacts to public views or public access. 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, June 12, 2008, 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: 

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 29, 2008
TO: Dr. Matthew and Catherine Meunier
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-050-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: **Dr. Matthew and Catherine Meunier**

LOCATION: **514 Barbara Avenue, Solana Beach (San Diego County) (APN(s) 263-082-09)**

DESCRIPTION: **Demolish existing single family residence and construct new 4,595 sq. ft. two-story single-family home with a 377 sq. ft. basement and 400 sq. ft. garage on a 15,419 sq. ft. lot. Project includes 1,630 cu. yds. of grading with 1,434 cu. yds. to be exported to a site outside of the coastal zone.**

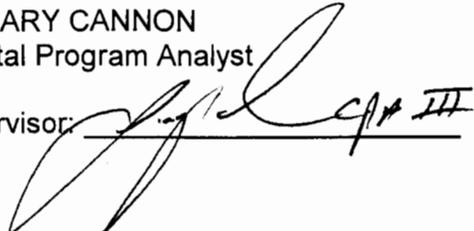
RATIONALE: **The proposed residence will be located within an established residential neighborhood consisting of single-family homes similar in size and scale to the proposed development; therefore, the project will not be of character with the existing community. The proposed residential construction 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 within the Prime Viewshed Overlay of the previously certified County of San Diego Local Coastal Program. The project will not have an adverse visual impact and 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 12, 2008, 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: 

CALIFORNIA COASTAL COMMISSION

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www.coastal.ca.gov

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 29, 2008
TO: Christopher J. Gahman
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-08-054-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: Christopher J. Gahman

LOCATION: 308 San Lucas Drive, Solana Beach (San Diego County) (APN(s) 298-460-10)

DESCRIPTION: Construction of a 312 sq. ft. detached artist studio on an existing 1/2 acre lot containing an existing 2,810 sq. ft. single-family residence.

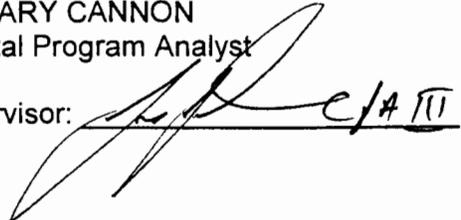
RATIONALE: The proposed detached art studio will be located within an established residential neighborhood consisting of single-family residences. The project will not result in a structure substantially greater in size or scale to surrounding development; therefore, the project will not be out of character with the existing community. The proposed studio is not proposed as a second unit or guesthouse, and will be 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 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 12, 2008, 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: 

cc: Local Planning Dept.
Paul Davis

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

**EMERGENCY PERMIT**

Applicants: **Brad Burns and
David Brehmer**

Date: **May 27, 2008**

Agent: **Bob Trettin**

Emergency Permit No. **6-07-134-G**

**LOCATION OF EMERGENCY WORK: 417 and 423 Pacific Avenue, Solana
Beach**

WORK PROPOSED: Reconstruction of the bluff face through the installation of a geogrid soil reinforced structure incorporating the use of soil nails. Reconstruction of the bluff face will occur above a 100 ft.-long seawall that is under construction at the base of the bluff pursuant to another emergency permit (Ref. 6-08-55-G). (Ref. geogrid/soil nail preliminary plans by Soil Engineering, Inc. dated 2/15/08).

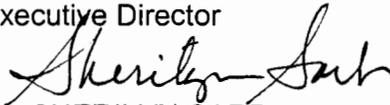
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of upper and mid-bluff collapse and formation of seacave requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

PETER M. DOUGLAS
Executive Director


By: SHERILYN SARB
Deputy Director

Emergency Permit Number: 6-07-134-G

Date: 5/27/08

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNERS and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific properties listed above is authorized. The construction, placement, or removal of any accessory or protective structure, including but not limited to, stairways or other access structures, walls, fences, etc. not described herein, are not authorized by this permit.

Any additional work requires separate authorization from the Executive Director. **If during construction, site conditions warrant changes to the approved plans, the San Diego District office of the Coastal Commission shall be contacted immediately prior to any changes to the project in the field.**

3. The work authorized by this permit must be completed within 90 days of the date of this permit (i.e., by August 25, 2008).
4. The emergency work carried out under this permit is considered TEMPORARY work done in an emergency situation. **In order to have the emergency work become a permanent development, a regular coastal development permit must be obtained and issued from the Commission within 180 days (i.e., by November 23, 2008) of the date of this permit. The follow-up regular permit application has been submitted (CDP #6-07-134). Failure to comply with this deadline will result in a violation of the subject emergency permit and the commencement of enforcement proceedings.**
5. The subject emergency permit is being issued in response to a documented emergency condition where action needs to be taken faster than the normal coastal development permit process would allow. By approving the proposed emergency measures, the Executive Director of the Coastal Commission is not certifying or suggesting that the structures constructed under this emergency permit will provide necessary protection for the blufftop residential structures. Thus, in exercising this permit, the applicants agree to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. City of Solana Beach).
7. **No work from the beach is authorized with this emergency permit.** No overnight storage of equipment or materials shall occur on sandy beach or public parking spaces at Fletcher Cove. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located on the beach at any time. Construction equipment shall not be washed on the beach or in the Fletcher Cove parking lot.
8. **Pre-construction site conditions shall be documented through photographs of the bluff at the time of construction and submitted to the San Diego District office prior to commencement of construction.**

If you have any questions about the provisions of this emergency permit, please call the Commission's San Diego Coast Area Office at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 (619) 767-2370



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
 SAN DIEGO COAST AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 (619) 767-2370

RE: **Emergency Permit No. 6-07-134-G**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date.

Background

The City of Solana Beach is currently in the process of developing its Local Coastal Program which will include policies relating to development located in hazardous locations such as coastal bluffs and include comprehensive measures that address bluff erosion. Planning for comprehensive protective measures should include a combination of approaches including limits on future bluff development, removal of threatened portions of a residence, underpinning existing structures, ground and surface water controls, beach replenishment, and protective measures involving all portions of the bluffs. Decisions regarding future shoreline protection should be done through a comprehensive planning effort that analyzes the impact of approving shoreline protection on the entire City's shoreline.

Acknowledgement

In acceptance of this emergency permit, I acknowledge that any work authorized under an emergency permit is temporary and subject to removal if a regular coastal permit is not obtained to permanently authorize the emergency work. I also acknowledge and understand that a regular coastal development permit would be subject to all of the provisions of the Coastal Act and may be conditioned accordingly. These conditions may include, but not be limited to, provisions for long term maintenance and monitoring of the structure, a requirement that a deed restriction be placed on the property assuming liability for damages incurred from bluff failures, restrictions on future construction of additional shore or bluff protection, the payment of an in-lieu fee for sand replenishment and mitigation for any adverse impacts to public access and recreational opportunities.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them. I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work.

 Signature of property owner

 Date

 Address

RECEIVED
MAY 27 2008
CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

SOIL ENGINEERING CONSTRUCTION, INC.
LICENSE # 9-04888
100 S. GARDNER AVE. SUITE 100, CARLSBAD, CA 92008
PHONE 760-433-0778 FAX 760-433-0775

SOIL ENGINEERING CONSTRUCTION

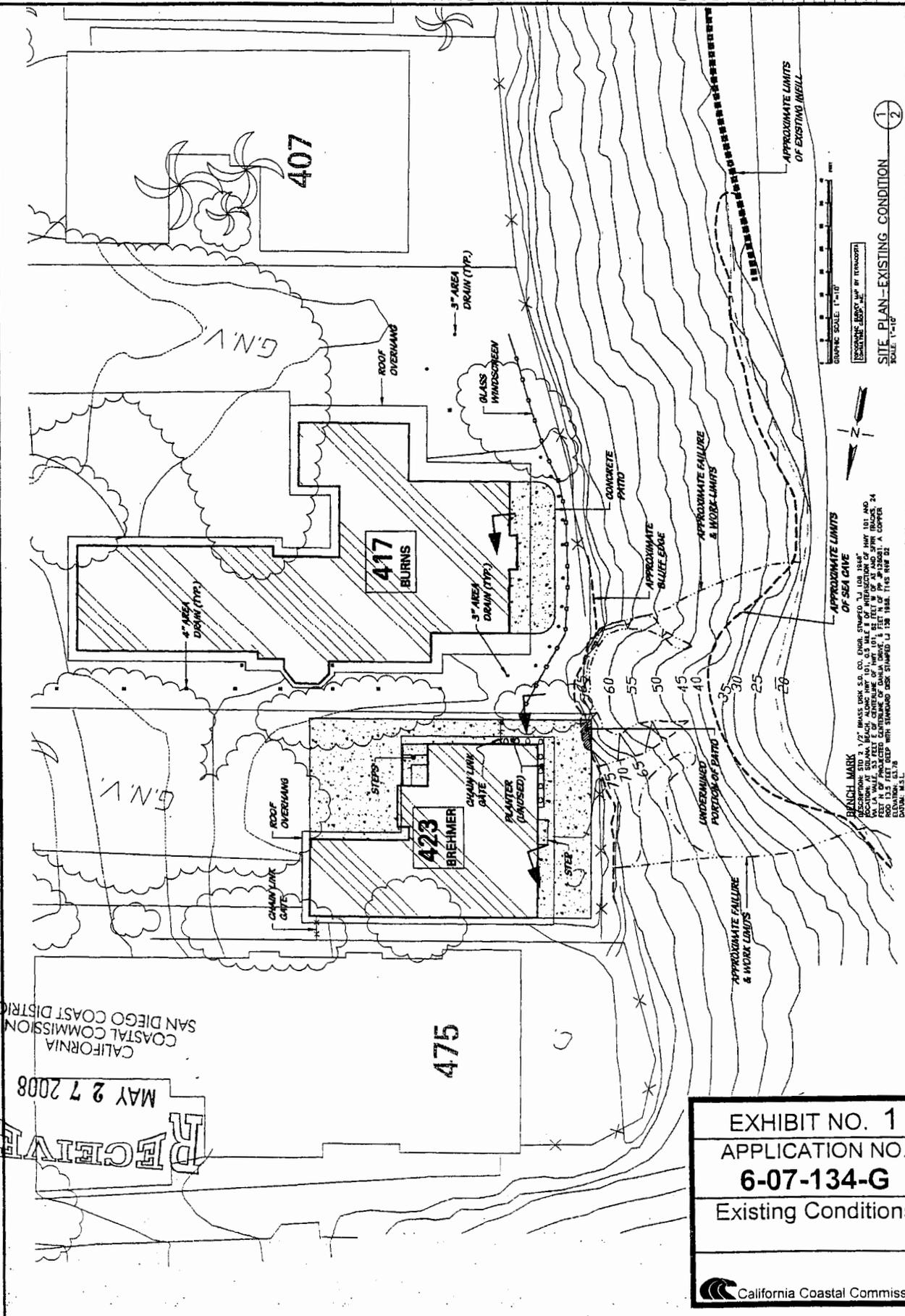
REGISTERED PROFESSIONAL ENGINEER & ARCHITECT
STATE OF CALIFORNIA
No. 41777
Exp. 12-31-09

SITE PLAN - EXISTING CONDITION

REPAIRS TO COASTAL BLUFF

MR. BRAD BURNS, 417 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA
MR. DAVID BREHMER, 423 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA

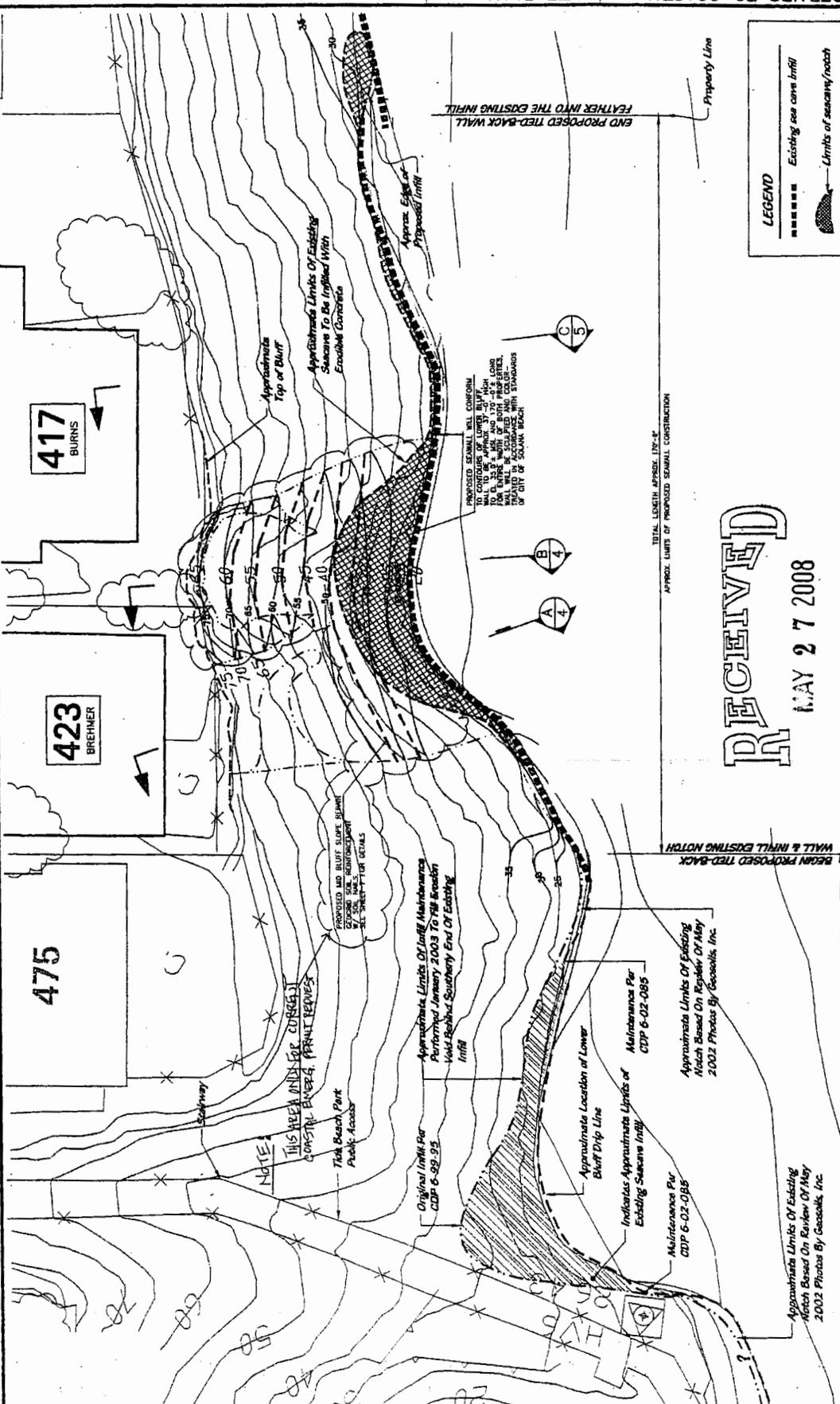
DRAWING NO. **SEOR-219A**
Sheet 2 of 10



APPROVED FOR CONSTRUCTION	APPROVED FOR APPROVAL	CITY APPROVED CHANGES	APTD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	DESCRIPTION	BENCH MARK	ENGINEERING DEPARTMENT
By: [Signature]	By: [Signature]	By: [Signature]		By: [Signature]	By: [Signature]	AREA	SEOR-219A	REPAIRS TO COASTAL BLUFF
Date: [Date]	Date: [Date]	Date: [Date]		Date: [Date]	Date: [Date]	LOCATION		MR. BRAD BURNS & MR. DAVID BREHMER
						RECORD NO.		417 # 423 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA
						DATE		

EXHIBIT NO. 1
APPLICATION NO.
6-07-134-G
Existing Conditions

California Coastal Commission



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 SAN DIEGO COAST DISTRICT

LEGEND

- Existing sea cave Infill
- Limits of seawave/notch



BENCH MARK
 DESCRIPTION: STD 1 1/2" BRASS DISK S.D. ENCL. STAMPED "J 108 1048"
 LOCATION: AT SOLANA BEACH ALONG HWY 101, 0.3 MI. S. OF INTERSECTION OF HWY 101 AND HWY 163. BENCH MARK IS 1.5 FEET N. OF PROPOSED CENTERLINE OF PACIFIC AVENUE, 5 FEET N. OF "P" 1132001 A COPPER ELEVATION: 133.4
 DATE: 11-1-04

CITY APPROVED CHANGES	APPROVED FOR CONSTRUCTION	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	ENGINEERING DEPARTMENT
By: [Signature]	By: [Signature]	By: [Signature]	By: [Signature]	REPAIRS TO COASTAL BLUFF
Drawn by: P.C.E. BAKER	Checked by: [Signature]	Checked by: [Signature]	Checked by: [Signature]	417 BRAD BURNS AVENUE, SOLANA BEACH, CALIFORNIA
Scale: 1"=10'	Scale: 1"=10'	Scale: 1"=10'	Scale: 1"=10'	SHEET 3 OF 10

EXHIBIT NO. 2
APPLICATION NO.
6-07-134-G
Site Plan of Proposal

California Coastal Commission

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

FILE COPY**EMERGENCY PERMIT**

Applicants: **Brad Burns and
David Brehmer**

Date: May 23, 2008

Agent: **Bob Trettin**

Emergency Permit No. 6-08-55-G

**LOCATION OF EMERGENCY WORK: 417 and 423 Pacific Avenue, Solana
Beach**

WORK PROPOSED: Continued construction of 100 ft.-long, 35 ft.-high seawall involving the fill of the seacave area landward of the seawall and limited backfill behind the seawall to elevation 40 ft. MSL with erodible concrete. The emergency request also involves the installation four, 30 ft.-high "I-beams" (10 ft. on center) fronting the seacave to be placed 15 ft. into the bedrock and the installation of ten, 20 ft.-high shoring beams (8 ft. on center) connected by bracing and wire mesh fabric. No construction activity can occur from the beach after June 12, 2008 unless an extension of time for good cause is authorized by the Executive Director. (Ref. preliminary plans by Soil Engineering, Inc. dated 10/29/07).

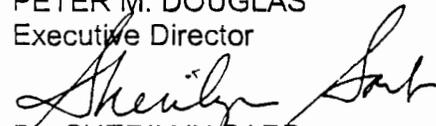
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of upper and mid-bluff collapse and formation of seacave requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

PETER M. DOUGLAS
Executive Director


By: SHERILYN SARB
Deputy Director

Emergency Permit Number: 6-08-55-G

Date: 5/23/08

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. The construction, placement, or removal of any accessory or protective structures, including but not limited to, fill of mid or upper bluff, additional notch/seacave infills, stairways or other access structures, walls, fences, etc. not described herein, are not authorized by this permit. (Ref Emergency Permit #6-07-134-G authorizing fill of mid and upper bluff.)

Any additional work requires separate authorization from the Executive Director. **If during construction, site conditions warrant changes to the approved plans, the San Diego District office of the Coastal Commission shall be contacted immediately prior to any changes to the project in the field.**
3. The work authorized by this permit must be completed by not later than June 30, 2008. No construction activity can occur from the beach after June 12, 2008 unless an extension of time is granted for good cause by the Executive Director.
4. The emergency work carried out under this permit is considered TEMPORARY work done in an emergency situation. **In order to have the emergency work become a permanent development, a regular coastal development permit must be obtained and issued from the Commission within 180 days (i.e., by November 19, 2008) of the date of this permit. The follow-up regular permit has been submitted (CDP #6-07-134). Failure to comply with this deadline will result in a violation of the subject emergency permit and the commencement of enforcement proceedings.**
5. The subject emergency permit is being issued in response to a documented emergency condition where action needs to be taken faster than the normal coastal development permit process would allow. By approving the proposed emergency measures, the Executive Director of the Coastal Commission is not certifying or suggesting that the structures constructed under this emergency permit will provide necessary protection for the blufftop residential structures. Thus, in exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. City of Solana Beach.)
7. No overnight storage of equipment or materials shall occur on sandy beach or public parking spaces at Fletcher Cove. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located in the intertidal zone at any time. Construction equipment shall not be washed on the beach or in the Fletcher Cove parking lot.

If you have any questions about the provisions of this emergency permit, please call the Commission's San Diego Coast Area Office at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. 6-08-55-G**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date.

Background

The City of Solana Beach is currently in the process of developing its Local Coastal Program which will include policies relating to development located in hazardous locations such as coastal bluffs and include comprehensive measures that address bluff erosion. Planning for comprehensive protective measures should include a combination of approaches including limits on future bluff development, removal of threatened portions of a residence, underpinning existing structures, ground and surface water controls, beach replenishment, and protective measures involving all portions of the bluffs. Decisions regarding future shoreline protection should be done through a comprehensive planning effort that analyzes the impact of approving shoreline protection on the entire City's shoreline.

Acknowledgement

In acceptance of this emergency permit, I acknowledge that any work authorized under an emergency permit is temporary and subject to removal if a regular coastal permit is not obtained to permanently authorize the emergency work. I also acknowledge and understand that a regular coastal development permit would be subject to all of the provisions of the Coastal Act and may be conditioned accordingly. These conditions may include, but not be limited to, provisions for long term maintenance and monitoring of the structure, a requirement that a deed restriction be placed on the property assuming liability for damages incurred from bluff failures, restrictions on future construction of additional shore or bluff protection, the payment of an in-lieu fee for sand replenishment and mitigation for any adverse impacts to public access and recreational opportunities.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them. I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work.

Signature of property owner

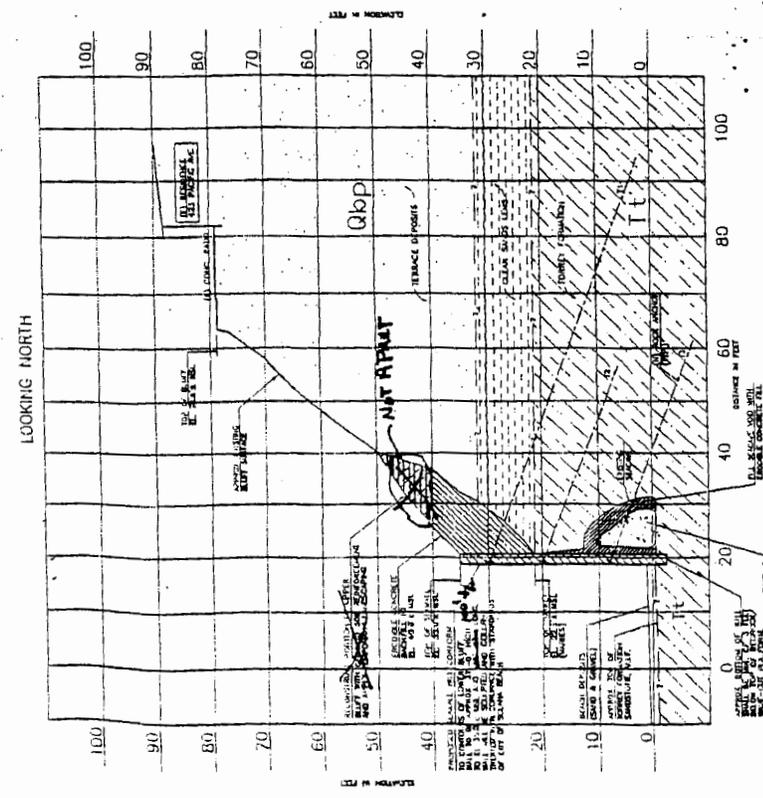
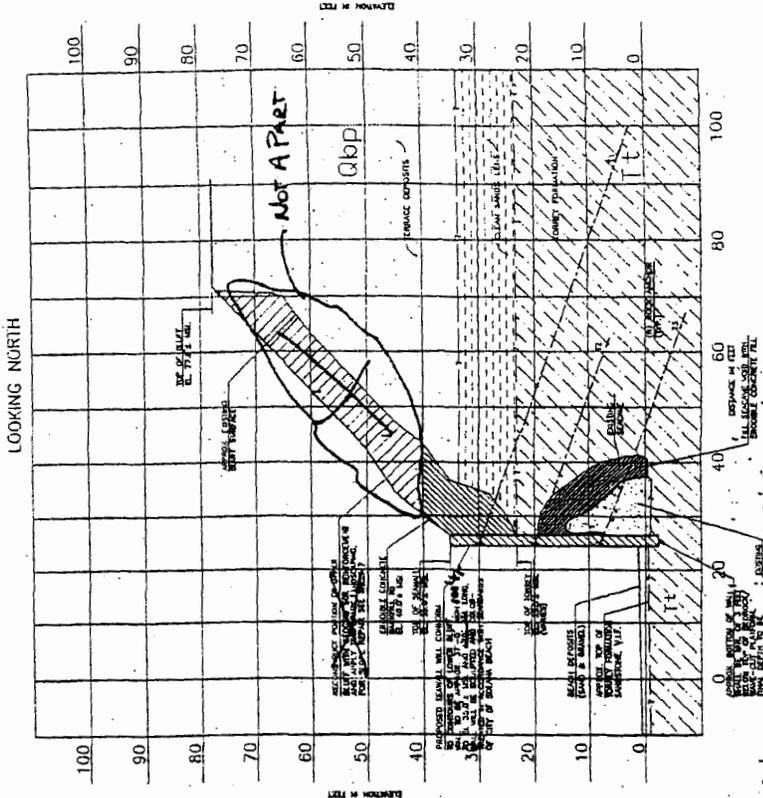
Date

Address

PROFILE SECTION A-A & B-B

REPAIRS TO COASTAL BLUFF
 MR. BRAD BURNS, 417 PACIFIC AVENUE
 SOLANA BEACH, CALIFORNIA
 MR. DAVID BREHMER, 423 PACIFIC AVENUE
 SOLANA BEACH, CALIFORNIA

DATE	
SCALE	
PROJECT NO.	
CLIENT	
LOCATION	
DESCRIPTION	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	



PROFILE SECTION A-A

PROFILE SECTION B-B

SECTION NUMBER	
DATE OF ISSUE	
BY	
DATE	
APPROVED FOR CONSTRUCTION	
BY	
DATE	
RECOMMENDED FOR APPROVAL	
BY	
DATE	
CITY APPROVED CHANGE	
DATE	
BY	
DATE	
APPROVED BY	
DATE	
PROJECT NO.	
CLIENT	
LOCATION	
DESCRIPTION	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	

EXHIBIT NO. 2
 APPLICATION NO.
 6-08-55-G
 Profiles

SOIL ENGINEERING CONSTRUCTION, INC.
 ENGINEERING
 SOIL ENGINEERING CONSTRUCTION, INC.
 1000 S. GARDEN ST. SUITE 100, ANAHEIM, CA 92805
 PHONE (714) 944-4477 FAX (714) 944-4477

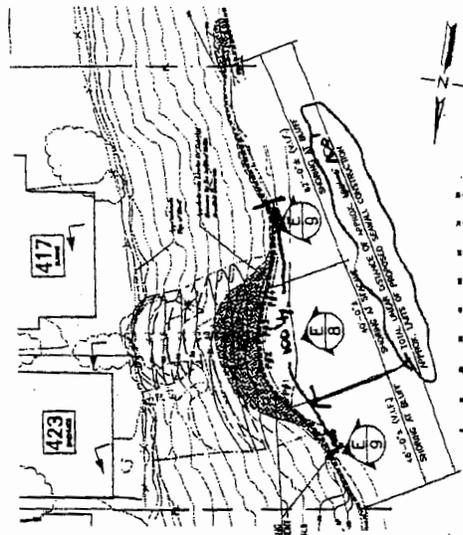


TEMPORARY SHORING PLAN AT SEACAVE

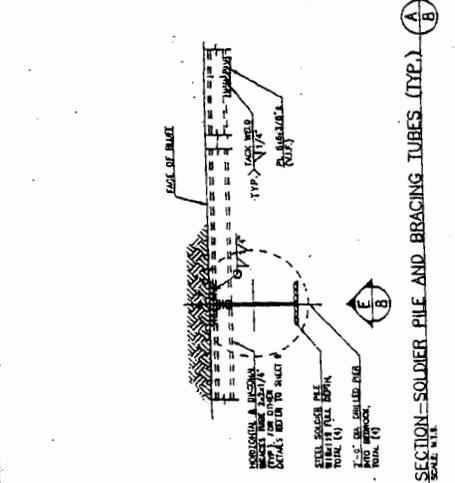
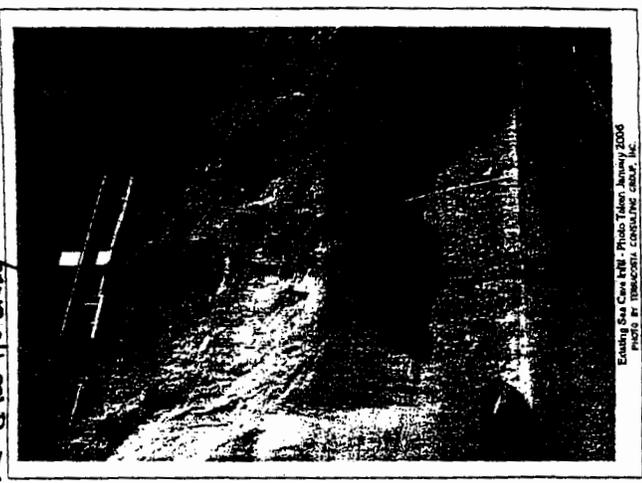
REPAIRS TO COASTAL BLUFF
 MR. BRAD BURNS, 417 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA
 MR. DAVID BREHMER, 423 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA

DATE	10/1/06
PROJECT NO.	06-001
REVISION	
BY	
CHECKED BY	
APPROVED BY	
DATE	

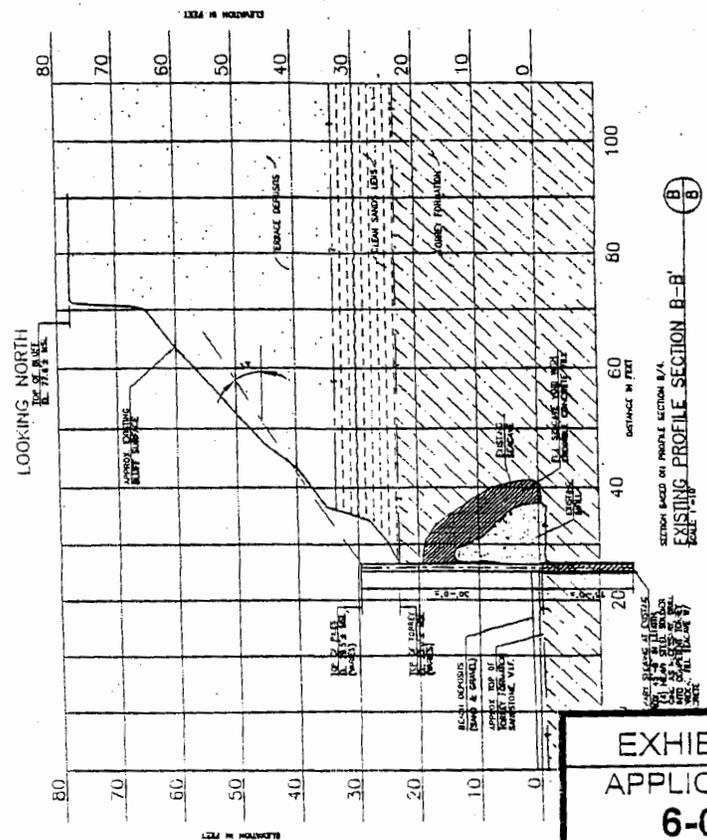
ENCLOSURE REFERENCE
 SHEET NO. 1 OF 2
 SHEET B



SCALE 1"=20'
 SITE PLAN-TEMPORARY SHORING
 QUALITY ONLY



SECTION - SOLDIER PILE AND BRACING TUBES (TYP.)
 SCALE 1/4"=1'



APPROVED FOR CONSTRUCTION
 By: *Christy F. Colby, City Engineer*
 S.E.C. 3141 Exp. 12/31/06

RECOMMENDED FOR APPROVAL
 By: *Brad Burns, Engineer*

APPROVED FOR CITY
 CITY OF SOLANA BEACH
 REPAIRS TO COASTAL BLUFF
 MR. BRAD BURNS & MICHAEL SOLANA BEACH, CALIFORNIA
 417 & 423 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA

EXHIBIT NO. 4
 APPLICATION NO.
 6-08-55-G
 Temporary Shoring
 at Seacave

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

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 3, 2008
SUBJECT: **Permit No: 6-07-105-A1**
Granted to: Steve Cairncross

Original Description:

for **Demolition of existing single-family residence and construction of four, 30 ft. high, three-story, detached single-family residences on four contiguous lots totaling 5,827 sq. ft.**
at **805, 807, 809 & 811 San Rafael Place, Mission 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:

To allow construction to occur during the summer months, Special Condition #2 shall be replaced with the following: 2. Timing of construction. During the period between Memorial Day weekend and Labor Day of any year, construction contractor and sub-contractor staging area and vehicle parking shall be limited to those parking spaces and parking areas which occur on the project site (as shown on the submitted parking plan date stamped 5/30/08). Contractor may not use public beach parking areas or impede traffic flow on coastal access routes or Bayside Walk (no street closures or use of public parking as contractor parking or staging areas). No work is permitted on weekends and holidays during this time period.

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):

In order to avoid adverse impacts on public access along Bayside Walk and the adjacent public streets, the proposed revised condition would allow work to occur during the summer, however, it prohibits the use of public beach parking areas by contractors and requires all construction-related parking and staging to occur on the subject site until the work is completed. This particular site is very large (consisting of four abutting lots) and can easily accommodate such parking. 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

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
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www.coastal.ca.gov



June 5, 2008

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that: **City of San Diego, Engineering Department,**
Attn: Virginia Oskoui

has applied for a one year extension of Permit No: **6-06-047-E1**
granted by the California Coastal Commission on: June 13, 2006

for **Seismic retrofit of the North Harbor Drive bridge including reinforcement of existing piers and joining the paired piers together at the water line.**

at **Bridge No. 57C-015 on North Harbor Drive just west of Spanish Landing Park, Peninsula, San Diego, San Diego County, 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

Diana Lilly

By: DIANA LILLY
Coastal Program Analyst

Supervisor:

[Signature]
CPA III

cc: Local Planning Dept.

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



June 5, 2008

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **County of San Diego, Attn: Jeff Redlitz**
has applied for a one year extension of Permit No: **6-03-007-E4**
granted by the California Coastal Commission on: **June 12, 2003**

for **Construction of a 14-acre public park on the site of the County Administration Center parking lots. The project includes demolition and removal of an existing 1,100 car surface parking lot and an existing administrative office building and replacement with public lawns, greenspaces and decorative paving. Construction of two single-level underground parking structures on-site will provide 381 parking spaces, and a new 650-space off-site parking structure will be constructed outside the coastal zone.**

at **1600 Pacific Highway, San Diego, (San Diego County)**

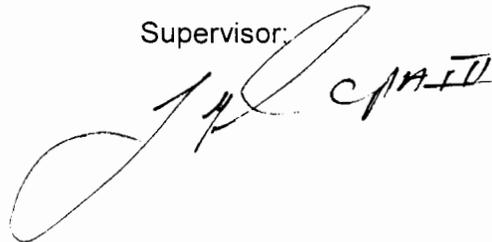
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Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: DIANA LILLY
Coastal Program Analyst

Supervisor:



cc: Local Planning Dept.