

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370 FAX (619) 767-2384

**F 3**[www.coastal.ca.gov](http://www.coastal.ca.gov)

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 9, 2009

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 9, 2009 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. 6-09-052-W Carl and Malinee Kukkonen (Solana Beach, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-09-054-W University of California, San Diego (La Jolla, San Diego, San Diego County)
2. 6-09-055-W University of California, San Diego (La Jolla, San Diego, San Diego County)
3. 6-09-056-W City Of San Diego, Engineering And Capital Projects Department, Attn: Luis Schaar (Pacific Beach, San Diego, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-04-062-A1 Santa Fe Christian School, Attn: Brian Galloway (Solana Beach, San Diego County)
2. 6-04-088-A7 San Dieguito River Park Joint Powers Authority (Del Mar And San Diego, San Diego County)

**TOTAL OF 6 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>6-09-052-W</b> Carl and Malinee Kukkonen	Construct 813 sq. ft. additions to existing 2,519 sq. ft. single-family residence (including garage) on a 8,200 sq. ft. lot that also contains a 341 sq. ft. detached laundry/storage room.	525 Seabright Lane, 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>6-09-054-W</b> University of California, San Diego	Removal of two existing trailers (12 ft. x 48 ft. and 10 ft. x 24 ft.) from project site. After removal, the site will be mulched or graveled (no grading is proposed).	Adjacent to parking lot P013, Scripps Institution of Oceanography, La Jolla, San Diego (San Diego County)
<b>6-09-055-W</b> University of California, San Diego	Temporary (through December 31, 2012) storage of two boats (25' x 8' and 30' x 10') and two storage containers (8' x 20') on vacant site next to parking lot P013. Also proposed is installation of a 6 ft.-8 ft. chain link fence around perimeter of site.	Adjacent to parking lot P013, Scripps Institution of Oceanography, La Jolla, San Diego (San Diego County)
<b>6-09-056-W</b> City Of San Diego, Engineering And Capital Projects Department, Attn: Luis Schaar	Removal of an existing 6" cast iron water main along Moorland Drive between Riviera Drive and Buena Vista Street and replacement with a new 12" water main.	Moorland Drive, Pacific Beach, San Diego (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>
<b>6-04-062-A1</b> Santa Fe Christian School, Attn: Brian Galloway	The original permit authorized the placement of the temporary gymnasium tent for a period of five years. The amendment will allow continued use of the temporary 6,000 sq. ft. tent for an additional two years.	838 Academy Drive, Solana Beach (San Diego County)

<p><b>6-04-088-A7</b> San Dieguito River Park Joint Powers Authority</p>	<p>The amendment proposes to establish a pedestrian-only trail along an existing slope stability bench on the engineered slope of Disposal Site 32 (DS32) located directly south of Via De La Valle. The approximately ½ mile long trail would function as an extension to Segment 8 of the Coast to Crest Trail and would create a trail loop for pedestrians. No changes in the alignment of the Coast to Crest Trail are proposed although connections between the Coast to Crest Trail and the proposed pedestrian trail are included in the application. The majority of the proposed trail remains outside of the established 100 foot wetland buffer; however some portions encroach to within 75 feet of the lagoon wetlands. Barricades and signage are also included in the proposal to identify the trail as a pedestrian only trail, and to discourage visitors from using other portions of the slope bench as a trail.</p>	<p>Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)</p>
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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 24, 2009  
TO: Carl and Malinee Kukkonen  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-052-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: **Carl and Malinee Kukkonen**

LOCATION: **525 Seabright Lane, Solana Beach (San Diego County) (APN(s) 263-062-29)**

DESCRIPTION: **Construct 813 sq. ft. additions to existing 2,519 sq. ft. single-family residence (including garage) on a 8,200 sq. ft. lot that also contains a 341 sq. ft. detached laundry/storage room.**

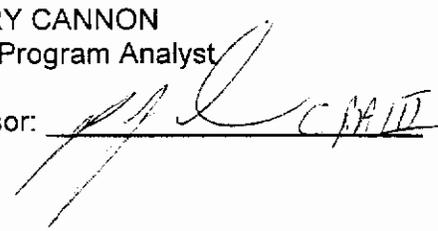
RATIONALE: **The proposed residential addition requires a permit because the site is located between the first public roadway and sea and involves an increase in more than 10% of the existing floor area. The proposed addition will be located within an established residential neighborhood consisting of 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 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 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 Friday, October 9, 2009, in Oceanside. 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: September 24, 2009  
TO: University of California, San Diego  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-09-054-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: **University of California, San Diego**

LOCATION: **Adjacent to parking lot P013, Scripps Institution of Oceanography, La Jolla, San Diego (San Diego County) (APN(s) 344-090-07)**

DESCRIPTION: **Removal of two existing trailers (12 ft. x 48 ft. and 10 ft. x 24 ft.) from project site. After removal, the site will be mulched or graveled (no grading is proposed).**

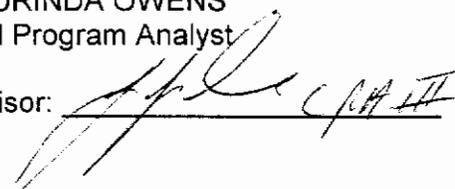
RATIONALE: **The proposed development (consisting of the removal of two trailers from a parking lot) will not result in any adverse impacts to public views or public access. No adverse impacts to coastal resources are anticipated.**

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 Friday, October 9, 2009, in Oceanside. 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: Local Planning Dept.

University of California, San Diego, Attn: Milton J. Phegley

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 24, 2009  
TO: University of California, San Diego  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-09-055-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: **University of California, San Diego**

LOCATION: **Adjacent to parking lot P013, Scripps Institution of Oceanography, La Jolla, San Diego (San Diego County) (APN(s) 344-090-07)**

DESCRIPTION: **Temporary (through December 31, 2012) storage of two boats (25' x 8' and 30' x 10') and two storage containers (8' x 20') on vacant site next to parking lot P013. Also proposed is installation of a 6 ft.-8 ft. chain link fence around perimeter of site.**

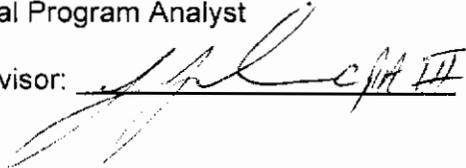
RATIONALE: **The placement of temporary storage structures and two boats in a developed portion of the Scripps Institution of Oceanography campus of UCSD will have no impacts on biological or visual resources and is, thus, consistent with Sections 30240, 30251 and 30252 of the Coastal Act. The project is similar to many others routinely approved by the 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 Friday, October 9, 2009, in Oceanside. 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: Local Planning Dept.

University of California, San Diego, Attn: Milton J. Phegley

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## NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: September 24, 2009  
 TO: City Of San Diego, Engineering And Capital Projects Department, Attn:  
 Luis Schaar  
 FROM: Peter M. Douglas, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-09-056-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, Engineering And Capital Projects Department, Attn: Luis Schaar**

LOCATION: **Moorland Drive, Pacific Beach, San Diego (San Diego County) (APN(s) 423-442-29, 423-4465-01)**

DESCRIPTION: **Removal of an existing 6" cast iron water main along Moorland Drive between Riviera Drive and Buena Vista Street and replacement with a new 12" water main.**

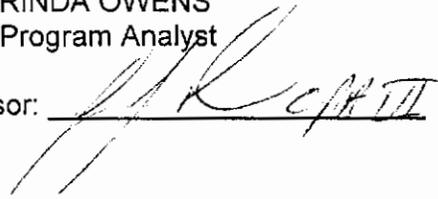
RATIONALE: **A coastal development permit is required because the proposed development will result in a change in the intensity of use (replacement of a water pipe with a larger one). The proposed work represents a small segment of a water main replacement project at the City with only a small portion in the Coastal Commission's permit jurisdiction. The proposed work is to replace cast iron water mains which are at serious risk of failing with new PVC water mains of a slightly larger size and is not an upsize for purposes of accommodating new development consistent with Section 30250 of the Coastal Act. The project will not adversely affect public views or access. 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 Friday, October 9, 2009, in Oceanside. 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: 

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**MAILED**

8-27-09

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
 FROM: Peter Douglas, Executive Director  
 DATE: August 26, 2009  
 SUBJECT: **Permit No: 6-04-062-A1**  
 Granted to: Santa Fe Christian School, Attn: Brian Galloway

## Original Description:

for **Installation of an approximately 6,000 sq. ft. temporary tent on existing asphalt in northwest corner of campus and one new section of bleachers. In addition, the project includes the after-the-fact request for approval of two sections of existing bleachers and a concrete pad next to the sports field.**

at **838 Academy Drive, Solana Beach (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:

**The original permit authorized the placement of the temporary gymnasium tent for a period of five years. The amendment will allow continued use of the temporary 6,000 sq. ft. tent for an additional two years.**

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 2 year extension will allow for continued to use until the new school gymnasium can be constructed. The project is located within the grounds of the existing high school and no visual impacts to coastal resources will occur with its continued use. The project site is not located within any designated view corridor or viewshed and no views of the ocean or shoreline are available across the site.**

If you have any questions about the proposal or wish to register an objection, please contact Gary Cannon at the San Diego Coast District office.

~~CONFIDENTIAL~~

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**MAILED**  
 9/29/09

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
 FROM: Peter Douglas, Executive Director  
 DATE: September 28, 2009  
 SUBJECT: **Permit No: 6-04-088-A7**  
 Granted to: San Dieguito River Park Joint Powers Authority

## Original Description:

for **Implementation of the San Dieguito Wetland Restoration Plan, including creation/restoration of approximately 115 acres of wetland habitat, dredging to maintain an open inlet, creation of nesting sites for the California least tern and western snowy plover, and construction of treatment ponds and a public access trail.**

at **Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And 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:

**The amendment proposes to establish a pedestrian-only trail along an existing slope stability bench on the engineered slope of Disposal Site 32 (DS32) located directly south of Via De La Valle. The approximately ½ mile long trail would function as an extension to Segment 8 of the Coast to Crest Trail and would create a trail loop for pedestrians. No changes in the alignment of the Coast to Crest Trail are proposed although connections between the Coast to Crest Trail and the proposed pedestrian trail are included in the application. The majority of the proposed trail remains outside of the established 100 foot wetland buffer; however some portions encroach to within 75 feet of the lagoon wetlands. Barricades and signage are also included in the proposal to identify the trail as a pedestrian only trail, and to discourage visitors from using other portions of the slope bench as a trail.**

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 trail extension would increase public access and recreation opportunities within the San Dieguito River Park. The proposed alignment of the pedestrian trail would not impact the adjacent wetlands or significantly encroach within the established**

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

wetland buffer. There would be no impact to existing vegetation or sensitive habitats because presently the subject site is not vegetated and has been recently graded. The restoration and landscaping plans for DS32 requires the area to be planted with native plants from the coastal sage scrub and chaparral communities. Of the coastal sage scrub restoration planned for DS32, 1.41 acres is required as mitigation for impacts from the original project, however the proposed trail will not impact mitigation plans located on the disposal site.

For the reasons stated above, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare or amend an LCP.

If you have any questions about the proposal or wish to register an objection, please contact Gabe Buhr at the San Diego Coast District office.

cc: Local Planning Dept.

San Dieguito River Park Joint Powers Authority, Attn: Shawna Anderson