

## 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)

**W15**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 6, 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 May 6, 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. 6-09-020-W Lockwood Table, Attn: Alicia Douglas (Solana Beach, San Diego County)
2. 6-09-022-W Lisa Garber (Solana Beach, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-09-021-W City of San Diego, Attn: Katherine Comer Santos (Mission Bay Park, San Diego, San Diego County)

***IMMATERIAL AMENDMENTS***

1. A-6-LJS-06-079-A2 CWS, Inc./Ms. Virginia King (La Jolla, San Diego, San Diego County)

***EXTENSION - IMMATERIAL***

1. 6-06-047-E2 City of San Diego, Engineering Department, Attn: Virginia Oskoui (Peninsula, San Diego, San Diego County)
2. 6-06-143-E1 David Woudenberg (Mission Beach, San Diego, San Diego County)

***LETTERS OF OBJECTION – IMMATERIAL AMENDMENT***

1. A-6-LJS-06-079-A2 Letter of Objection –Immaterial Amendment

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>
6-09-020-W Lockwood Table, Attn: Alicia Douglas	Construct interior tenant improvements to convert existing 685 sq. ft. retail space into 685 sq. ft. restaurant space..	346 B South Cedros Avenue, Solana Beach (San Diego County)
6-09-022-W Lisa Garber	Construct interior improvements for a 750 sq. ft. "to-go" restaurant in place of an existing retail space. Business is proposed to operate between 7:30 a.m. and 4:30 p.m., 7 days a week and will include no more than 2 dining tables with chairs.	224 S. Cedros Ave. #B, 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>
6-09-021-W City of San Diego, Attn: Katherine Comer Santos	Geotechnical investigation consisting of one 5-inch diameter drilled boring through existing bridge deck into river bed below. All drilling mud and soil cuttings will be collected and hauled off site for disposal. Drilling will be one-time only and occur at night to minimize public access impacts.	West Mission Bay Drive Bridge Over The San Diego River, Mission Bay Park, 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>
A-6-LJS-06-079-A2 CWS, Inc./Ms. Virginia King	Revise storm drain dissipater plans to utilize colored shotcrete that is sculpted to resemble riprap dissipater in place of approved quarry stone dissipater in same location, footprint and size on beach.	1620 Torrey Pines Rd, La Jolla, San Diego (San Diego County)

**LETTER OF OBJECTION – IMMATERIAL AMENDMENT**

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>
<p><b>A-6-LJS-06-079-A2</b> CWS, Inc./Ms. Virginia King</p>	<p>Revise storm drain dissipater plans to utilize colored shotcrete that is sculpted to resemble riprap dissipater in place of approved quarry stone dissipater in same location, footprint and size on beach.</p>	<p>1620 Torrey Pines Rd, La Jolla, San Diego (San Diego County)</p>

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>6-06-047-E2</b> City of San Diego, Engineering Department, Attn: Virginia Oskoui	Seismic retrofit of the North Harbor Drive bridge including reinforcement of existing piers and joining the paired piers together at the water line.	North Harbor Drive, west of Spanish Landing Park, Peninsula, San Diego (San Diego County)
<b>6-06-143-E1</b> David Woudenberg	Demolition of a one and two-story structure that contains office space, vacation rental unit, apartment, loft area and a separate office/studio (totaling approximately 5,280 sq. ft.) and two detached residential apartments and construction of a new three-level, 4,560 sq. ft. mixed-use building with 871 sq. ft. of office use and two residential condominium units, on a 4,000 sq. ft. oceanfront lot.	3701-07 Ocean Front Walk, Mission Beach, San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 1, 2009  
TO: Lockwood Table, Attn: Alicia Douglas  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-020-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: **Lockwood Table, Attn: Alicia Douglas**

LOCATION: **346 B South Cedros Avenue, Solana Beach (San Diego County) (APN(s) 298-076-12)**

DESCRIPTION: **Construct interior tenant improvements to convert existing 685 sq. ft. retail space into 685 sq. ft. restaurant space..**

RATIONALE: **The proposed project is located in the Special Commercial Zone of the Solana Beach Cedros District and is consistent in scale and size to the surrounding community. The interior improvements are consistent with the zoning and plan designation for the City of Solana Beach and is not located in any of the special overlay areas identified in the previously certified County of San Diego Local Coastal Program. Adequate off-street parking is provided consistent with local zoning and with Section 30252 of the Coastal Act. 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 Wednesday, May 6, 2009, in San Francisco. 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.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 1, 2009  
TO: Lisa Garber  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-022-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: **Lisa Garber**

LOCATION: **224 S. Cedros Ave. #B, Solana Beach (San Diego County) (APN(s) 298-073-52)**

DESCRIPTION: **Construct interior improvements for a 750 sq. ft. "to-go" restaurant in place of an existing retail space. Business is proposed to operate between 7:30 a.m. and 4:30 p.m., 7 days a week and will include no more than 2 dining tables with chairs.**

RATIONALE: **The proposed project is located in the Special Commercial Zone of the Solana Beach Cedros District and is consistent in scale and size to the surrounding community. The interior improvements are consistent with the zoning and plan designation for the City of Solana Beach and is not located in any of the special overlay areas identified in the previously certified County of San Diego Local Coastal Program. Since dining tables are limited to no more than two, adequate off-street parking is provided consistent with local zoning and with Section 30252 of the Coastal Act. 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 Wednesday, May 6, 2009, in San Francisco. 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.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 23, 2009  
TO: City of San Diego, Attn: Katherine Comer Santos  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-09-021-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: Katherine Comer Santos**

LOCATION: **West Mission Bay Drive Bridge Over The San Diego River, Mission Bay Park, San Diego (San Diego County)**

DESCRIPTION: **Geotechnical investigation consisting of one 5-inch diameter drilled boring through existing bridge deck into river bed below. All drilling mud and soil cuttings will be collected and hauled off site for disposal. Drilling will be one-time only and occur at night to minimize public access impacts.**

RATIONALE: **The proposed boring is necessary to complete geotechnical investigations for a future project to improve the West Mission Bay Drive Bridge over the San Diego River. No impacts to sensitive biological resources will occur as the drilling will be one time only, will be accomplished from the bridge and the river bottom at the drill site is devoid of vegetation. After the drilling is complete, the boring will be allowed to cave in on it self. No grouting is proposed. No impacts on public access will occur as the operation will occur at night and at least one traffic lane in each direction will be maintained.**

**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 Wednesday, May 6, 2009, in San Francisco. 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: ELLEN LIRLEY  
Coastal Program Analyst

Supervisor: \_\_\_\_\_  




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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: April 24, 2009  
SUBJECT: **Permit No: A-6-LJS-06-079-A2**  
Granted to: CWS, Inc./Ms. Virginia King

## Original Description:

for **Construction of an 8,559 sq. ft. three-story single-family residence with an attached 455 sq. ft. 2-car garage on a vacant 13,452 sq. ft blufftop lot. Also proposed is the abandonment of an existing storm drain easement across the site and construction of a new 36-inch storm drain within a new easement with an approximately 350 sq. ft riprap energy dissipater on the beach.**

at **1620 Torrey Pines Rd, La Jolla, 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:

**Revise storm drain dissipater plans to utilize colored shotcrete that is sculpted to resemble riprap dissipater in place of approved quarry stone dissipater in same location, footprint and size on beach.**

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):

**Utilizing the proposed man-made shotcrete dissipater instead of the approved quarry stone dissipater will result in the need for less maintenance and will not have any new impacts on public views or access as it will be located in the same foot print, will be the same size and will be colored to match the adjacent natural bluff. No impacts on coastal resources are anticipated.**

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

cc: Local Planning Dept.

Victor Fargo

Lewis M. Branscomb  
1600 Ludington Lane  
La Jolla, CA 92037

Tel: 858 454-6871  
cell: 617 306 8305

California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive suite 103  
San Diego, CA 92108-4421

**RECEIVED**

MAY 01 2009

Re: Permit NO: A-6-LJS-06-0879-A2

Dear Sirs:

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

My residence at 1600 Ludington Lane, La Jolla, CA 92037, fronts on both Ludington Lane and Torrey Pines Road. It is directly across the street from 1620 Torrey Pines Road, the address of the Permitted property. My wife and I wish to register our opposition to the requested change in the approved plan for relocating the city's storm drain, which serves not only my lot but the entire north side of Soledad Mountain.

The Commission is well aware that not only does this storm drain empty into a protected Marine Park, but more important, it empties into Biologically Sensitive Area 29 protected under both State and Federal Law. I recognize that the Commission did the best they could to protect the sensitive area of ocean into which this storm drain flows. A critical part of the Permit is the reasonable requirement that the builders of the relocated storm drain shall construct a 350 square foot riprap energy dissipater on the "beach." I see no justification for allowing this commitment to be set aside and instead provide a fake dissipater "sculpted to resemble" the Coastal Commission's original requirement.

The location of my home gives us (now) an unobstructed view of the "beach" in question. The rock ledge that constitutes this "beach" is underwater at high tide and barely surfaces at low tide. It is not a sandy beach. When there has been rain on Soledad Mountain my wife and I see a large discolored area of water where the current storm drain pours into the ocean. It is really important that the replacement storm drain be made as effective as possible in preventing the pollution of this sensitive bit of ocean. I have no reason to believe the proposed change will be either as long lasting or effective as that permitted.

Finally, I cannot imagine that anyone fronting on this bit of sea, or paddling by in any of the dozens of kayaks that go by each day, or enjoying the south end of La Jolla Shores beach, will find a storm drain outflow area made of "colored shotcrete that is sculpted to resemble rip rap dissipater" the aesthetic equivalent of "approved quarry stone."

Sincerely, 

Lewis M. Branscomb  
858 454 6871  
Lbranscomb@ucsd.edu

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60, 4, 6  
**MAILED**



April 6, 2009

## 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-E2**

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 **North Harbor Drive, west of Spanish Landing Park, Peninsula, San Diego (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:

cc: Local Planning Dept.

Merkel & Associates, Inc., Attn: Keith Merkel

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April 23, 2009

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **David Woudenberg**  
has applied for a one year extension of Permit No: **6-06-143-E1**  
granted by the California Coastal Commission on: April 10, 2007

for **Demolition of a one and two-story structure that contains office space, vacation rental unit, apartment, loft area and a separate office/studio (totaling approximately 5,280 sq. ft.) and two detached residential apartments and construction of a new three-level, 4,560 sq. ft. mixed-use building with 871 sq. ft. of office use and two residential condominium units, on a 4,000 sq. ft. oceanfront lot.**

at **3701-07 Ocean Front Walk, Mission Beach, San Diego (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

By: LAURINDA OWENS  
Coastal Program Analyst

Supervisor:

A handwritten signature in black ink, appearing to read "Laurinda Owens", written over the printed name and title.

cc: Local Planning Dept.  
A.K. Smith Architects