

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
July Meeting of the California Coastal Commission

MEMORANDUM

Date: July 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 July 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.

DE MINIMIS WAIVERS

1. 6-09-035-W Robert Sowards (Rancho Santa Fe Vicinity, San Diego County)
2. 6-09-036-W John B Lalley Jr.; David & Janet King (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-06-146-A1 University Of California, San Diego (La Jolla, San Diego County)

EXTENSION - IMMATERIAL

1. 6-07-004-E1 Los Penasquitos Lagoon Foundation, Attn: Joan Jackson; City of San Diego, Attn: Ms. Derrick Johnson (North City (Mira Mesa Community), San Diego, San Diego County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-09-035-W Robert Sowards	Construction of a one-story, 573 sq. ft second detached dwelling unit on a 44,431 sq. ft. lot containing an existing 3,220 sq. ft. single-family residence.	4535 South Lane, Rancho Santa Fe Vicinity (San Diego County)
6-09-036-W John B Lalley Jr. David & Janet King	Construct 342 ft. of keystone retaining walls and 138 ft. of concrete retaining walls that range in height from 6 to 10 ft. and involve 710 cu. yds. of grading on two existing lots containing a single family home on one lot and a duplex on the other.	927 Highland Drive & 908, 910 Stevens Ave., 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>
6-06-146-A1 University Of California, San Diego	Enclose and cover proposed rooftop assembly/meeting space of approved 14-story student resident hall in lieu of assembly space with open trellis structure. In addition, as proposed, the maximum height of the structure will be reduced from 163 ft. (with originally proposed trellis and elevator shaft) to 151 ft.	East Side of North Torrey Pines Road, South of North Point Drive and North of Eleanor Roosevelt College, UCSD, La Jolla (San Diego County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-004-E1 Los Penasquitos Lagoon Foundation, Attn: Joan Jackson City of San Diego, Attn: Ms	Excavation of 30,500 cubic yards of material to create a sedimentation basin, with associated drainage and slope protection measures and re-vegetation of graded area with native plant species.	East of I-5, north of Sorrento Valley Boulevard, within Los Penasquitos Canyon Preserve, North City (Mira Mesa Community), San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2009
TO: Robert Sowards
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-09-035-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: **Robert Sowards**

LOCATION: **4535 South Lane, Rancho Santa Fe Vicinity (San Diego County) (APN(s) 302-020-22)**

DESCRIPTION: **Construction of a one-story, 573 sq. ft second detached dwelling unit on a 44,431 sq. ft. lot containing an existing 3,220 sq. ft. single-family residence.**

RATIONALE: **The proposed project is located in 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 surrounding community. The proposed residential construction is consistent with the zoning and planning designations for the County of San Diego and is located in the unsewered overlay area of the previously certified County of San Diego Local Coastal Program and the County has identified that the existing septic system can accommodate the new development. 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, July 9, 2009, in San Luis Obispo. 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: *Lee McEachern/SS*

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2009
TO: John B Lalley Jr.; David & Janet King
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-09-036-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: John B Lalley Jr.; David & Janet King

LOCATION: 927 Highland Drive & 908, 910 Stevens Ave., Solana Beach (San Diego County)
(APN(s) 298-283-66, 298-283-29)

DESCRIPTION: Construct 342 ft. of keystone retaining walls and 138 ft. of concrete retaining walls that range in height from 6 to 10 ft. and involve 710 cu. yds. of grading on two existing lots containing a single family home on one lot and a duplex on the other.

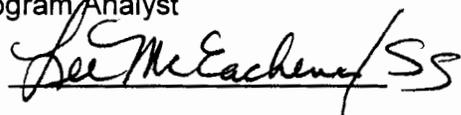
RATIONALE: The proposed project is located in an established residential neighborhood consisting of single and multi-family residences. The proposed retaining walls are consistent with the zoning development standards of the City of Solana Beach and will not be out of character with the surrounding neighborhood. In addition, the lots are interior flag lots such that the retaining walls will not be visible from public areas. The project site is not located within any of the special overlay areas identified in the previously certified County of San Diego LCP. 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, July 9, 2009, in San Luis Obispo. 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: 

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MAILED
 6/29/09

FILE COPY



NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
 FROM: Peter Douglas, Executive Director
 DATE: June 26, 2009
 SUBJECT: **Permit No: 6-06-146-A1**
 Granted to: University Of California, San Diego

Original Description:

for **Construction of the North Campus Housing project to accommodate 1,220 bed spaces in two, three and four-bedroom units consisting of ten buildings including two, five-story, 50 1/2 ft. high buildings, four, four-story, 45 1/2 ft. high buildings, three, three-story, 28 1/2 ft. high buildings and one, 14-story, 163 ft. high, building (342,051 sq. ft. total). Also proposed are ancillary features which include dining facilities and retail services, a café, and bookstore on a 8.5 acre site (parking lot) including the removal of 728 parking spaces.**

at **East Side of North Torrey Pines Road, South of North Point Drive and North of Eleanor Roosevelt College, UCSD, La Jolla (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:

Enclose and cover proposed rooftop assembly/meeting space of approved 14-story student resident hall in lieu of assembly space with open trellis structure. In addition, as proposed, the maximum height of the structure will be reduced from 163 ft. (with originally proposed trellis and elevator shaft) to 151 ft.

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 changes to the rooftop meeting space will not result in any adverse visual impacts. The proposed revisions result in an overall reduction in height of the approved 14-story structure from 163 ft. to 151 ft. In addition, the design of the meeting space includes a pavilion that is set back from the building façade. The proposed changes will not result in any adverse impacts to coastal resources.

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

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July 1, 2009

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Los Penasquitos Lagoon Foundation, Attn:
 Joan Jackson; City of San Diego, Attn: Ms.
 Derrick Johnson**

has applied for a one year extension of Permit No: **6-07-004-E1**
 granted by the California Coastal Commission on: June 14, 2007

for **Excavation of 30,500 cubic yards of material to create a sedimentation basin, with associated drainage and slope protection measures and re-vegetation of graded area with native plant species.**

at **East of I-5, north of Sorrento Valley Boulevard, within Los Penasquitos Canyon Preserve, North City (Mira Mesa Community), 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

Ellen Lirley
 By: ELLEN LIRLEY
 Coastal Program Analyst

Supervisor:

Derrick Johnson
 District Manager

cc: Local Planning Dept.