

**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)

**F5**

# **SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the*

## *January Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 15, 2010

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 January 15, 2010 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.

## 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>6-09-029-W</b><br>Arnold Katz   | Construct 678 sq. ft. detached garage on an 132,018 sq. ft. lot containing an existing 4,907 sq. ft. single-family residence including attached garage. Project includes 1,087 cu. yds. of grading with 83 cu. yds. to be exported to a site outside of the coastal zone.  | 16150 El Camino Real, Rancho Santa Fe (San Diego County)   |
| <b>6-09-073-W</b><br>Paige Landry  | Construct 1,276 sq. ft. addition to an existing 1,469 sq. ft. single family home on a 11,761 sq. ft. lot.  | 534 N. Cedros Avenue, Solana Beach (San Diego County)  |
| <b>6-09-077-W</b><br>Chase Bank  | Install approximately 4 ft.-high, 7 ft x 2 ft. monument sign for commercial bank.  | 607 Lomas Santa Fe Blvd., San Diego (San Diego County)   |
| <b>6-09-078-W</b><br>Del Mar Beach Club Home Owners Association  | Replacement of 8 sets of staircases (to access upper units) along seaward side of condominium complex using like kind materials including steel stringers and concrete treads with no changes to existing foundations.   | 825 South Sierra, Solana Beach (San Diego County)  |
| <b>6-09-080-W</b><br>The City Of San Diego, Engineering And Capital Projects Departmen, Attn: Joe Diah | Repair and resurfacing of public parking lots (Bahia North, Bahia East, Ventura, Vacation Isle and Bonita East). The parking lots will be resurfaced with asphalt concrete and will include striping, signage, curb ramps and bumpers in accordance with ADA requirements. Due to the restriping for ADA parking spaces, there will be a total net loss of 9 parking spaces (828 spaces reduced to 819 spaces) from the five parking lots. | Five parking lot locations within Mission Bay Park, Mission Bay Park, San Diego (San Diego County) |

***REGULAR WAIVERS***

1. 6-09-029-W Arnold Katz (Rancho Santa Fe, San Diego County)
2. 6-09-073-W Paige Landry (Solana Beach, San Diego County)
3. 6-09-077-W Chase Bank (San Diego, San Diego County)
4. 6-09-078-W Del Mar Beach Club Home Owners Association (Solana Beach, San Diego County)
5. 6-09-080-W The City Of San Diego, Engineering And Capital Projects Departmen, Attn: Joe Diab (Mission Bay Park, San Diego, San Diego County)

**TOTAL OF 5 ITEMS**

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 4, 2010  
TO: Arnold Katz  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-029-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: **Arnold Katz**

LOCATION: **16150 El Camino Real, Rancho Santa Fe (San Diego County) (APN(s) 302-180-49)**

DESCRIPTION: **Construct 678 sq. ft. detached garage on an 132,018 sq. ft. lot containing an existing 4,907 sq. ft. single-family residence including attached garage. Project includes 1,087 cu. yds. of grading with 83 cu. yds. to be exported to a site outside of the coastal zone.**

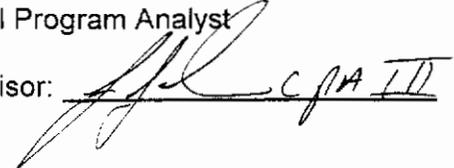
RATIONALE: **The project requires a permit because it is a significant detached structure located between the sea (San Elijo Lagoon) and the first coastal roadway. The proposed structure will be located within an established residential neighborhood consisting of single-family residences similar in size 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 County of San Diego and the previously certified County of San Diego Local Coastal Program. The property is located within the Coastal Resource Overlay Zone of the previously utilized San Diego County LCP, however, the site is not located within a viewshed or scenic corridor and no impacts to public access, environmentally sensitive habitat, or other coastal resources is anticipated to occur.**

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, January 15, 2010, in Huntington Beach. 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: January 5, 2010  
TO: Paige Landry  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-073-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.

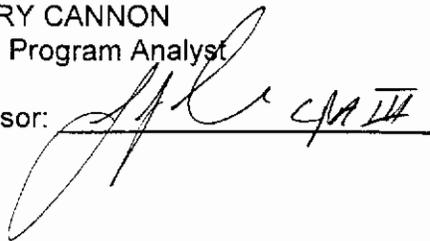
APPLICANT: Paige Landry  
LOCATION: 534 N. Cedros Avenue, Solana Beach (San Diego County) (APN(s) 263-062-28)  
DESCRIPTION: Construct 1,276 sq. ft. addition to an existing 1,469 sq. ft. single family home on a 11,761 sq. ft. lot.  
RATIONALE: The proposed residential addition requires a permit because 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, January 15, 2010, in Huntington Beach. 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: January 5, 2010  
TO: Chase Bank  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-077-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: Chase Bank

LOCATION: 607 Lomas Santa Fe Blvd., San Diego (San Diego County) (APN(s) 263-421-08)

DESCRIPTION: Install approximately 4 ft.-high, 7 ft x 2 ft. monument sign for commercial bank.

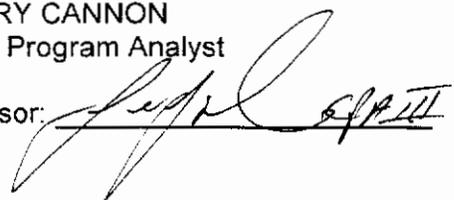
RATIONALE: The project requires a permit because it is an improvement that is not attached to an existing structure. The proposed sign will be constructed on a site that is located approx. 1/2 mile east of the coast along a commercial street where no views of the ocean or shoreline occur. Monuments signs that do not exceed 8 ft. in height are consistent with the City of Solana Beach Zoning ordinance and are consistent with signs routinely approved for commercial development within the Coastal Zone in Solana Beach. 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, January 15, 2010, in Huntington Beach. 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.  
Jerry Murdock

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 7, 2010  
TO: Del Mar Beach Club Home Owners Association  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-078-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: **Del Mar Beach Club Home Owners Association**

LOCATION: **825 South Sierra, Solana Beach (San Diego County)**

DESCRIPTION: **Replacement of 8 sets of staircases (to access upper units) along seaward side of condominium complex using like kind materials including steel stringers and concrete treads with no changes to existing foundations.**

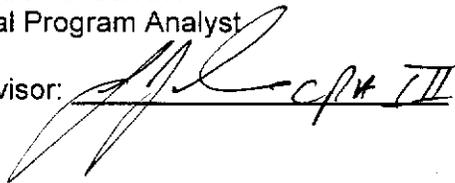
RATIONALE: **The proposed development requires a permit because it involves an improvement to an existing structure that is located within 50 ft. of a coastal bluff edge. The proposed work involves repair to previously existing stairways involving like kind materials. All work will occur by hand using hand tools with no change to the existing foundation system. 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 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, January 15, 2010, in Huntington Beach. 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.

Wm Allen And Sons Construction, Attn: Wes Allen

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 7, 2010  
TO: The City Of San Diego, Engineering And Capital Projects Departmen,  
Attn: Joe Diab  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-09-080-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 13252 of the California Code of Regulations.

APPLICANT: The City Of San Diego, Engineering And Capital Projects Departmen, Attn: Joe Diab

LOCATION: Five parking lot locations within Mission Bay Park, Mission Bay Park, San Diego (San Diego County)

DESCRIPTION: Repair and resurfacing of public parking lots (Bahia North, Bahia East, Ventura, Vacation Isle and Bonita East). The parking lots will be resurfaced with asphalt concrete and will include striping, signage, curb ramps and bumpers in accordance with ADA requirements. Due to the restriping for ADA parking spaces, there will be a total net loss of 9 parking spaces (828 spaces reduced to 819 spaces) from the five parking lots.

RATIONALE: The proposal requires a coastal development permit because it involves a change in the density or intensity of use of land (net reduction in number of public parking spaces). Although there will be a minor decrease in the number of public parking spaces, the proposed project will not result in any adverse impacts on public access or public views and will result in an increase in the number of handicapped-accessible parking for handicapped individuals in several of the public parking lots next to Mission Bay. As such, 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, January 15, 2010, in Huntington Beach. 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: LAURINDA OWENS  
Coastal Program Analyst

Supervisor: 