

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

MAY Meeting of the California Coastal Commission

MEMORANDUM

Date: May 13, 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 May 13, 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.

DE MINIMIS WAIVERS

1. 6-10-033-W Judith Rivera (Imperial Beach, San Diego, San Diego County)
2. 6-10-034-W Land Holdings-III Rios, LLC, Attn: Robert Mueller/Eric Ruckdaschel (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. 6-86-396-A10 Wave House Belmont Park, LLC, Attn: Thomas Lochtefeld (Mission Beach, San Diego, San Diego County)
2. 6-08-022-A2 City of San Diego, Attn: Brian Bartow; City Of San Diego, Attn: Brian Vitelle (Mission Bay Park, San Diego, San Diego County)

EXTENSION - IMMATERIAL

1. A-6-IMB-07-131-E1 Pacifica Companies And Pacific Hosts, Inc., Attn: Allison Rolfe (Imperial Beach, San Diego County)
2. 6-07-112-E1 Michael J. Hall (Solana Beach, San Diego County)

TOTAL OF 6 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>
6-10-033-W Judith Rivera	To construct 1,621 sq. ft. single-family residence on a 7,500 sq. ft. site containing an existing 1,175 sq.ft. single-family residence.	508 11th Street, Imperial Beach, San Diego (San Diego County)
6-10-034-W Land Holdings-III Rios, LLC, Attn: Robert Mueller/Eric Ruckdaschel	Construction of a 2-story, 4,803 sq. ft. single-family residence located on a 14,025 sq. ft. vacant lot. Construction activities will include 935 cu. yds. of grading materials to be exported and disposed outside of the coastal zone.	190 South Rios, 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>
6-86-396-A10 Wave House Belmont Park, LLC, Attn: Thomas Lochtefeld	Fire repair and renovation of building 5 in the northern portion of Mission Beach park property including a 3 foot elevation of the west deck as well as addition of a palapa structure covering the entire west deck. 1'-8" Landscaped planter boxes and 3'-2" glass rails will be installed on top of the existing exterior walls bordering the deck to facilitate outdoor dining for restaurant customers. An access walkway consisting of three steps will also be added to the west deck on the southwest building corner.	Northern Portion of Mission Beach Park, southwest corner of Mission Blvd. & Ventura Place., Mission Beach, San Diego (San Diego County)
6-08-022-A2 City of San Diego, Attn: Brian Bartow City Of San Diego, Attn: Brian Vitelle	Request to amend special condition 1a of the permit 6-08-022 to continue to work on sewer pump station 41 during summer 2010. Construction workers will park within the confines of the designated fenced construction area and no adjacent public parking spaces will be used.	2723 De Anza Road, Mission Bay Park, 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>A-6-IMB-07-131-E1 Pacifica Companies And Pacific Hosts, Inc., Attn: Allison Rolfe</p>	<p>Demolition of an existing 38-unit hotel and construction of a new 4-story, 40 ft.- high 129,845 sq. ft., 78-unit condominium-ownership hotel, including a restaurant, pool, conference facilities, and 111 space underground parking garage, on a 1.39 acre beachfront lot, removal of an existing perched beach on the seaward side of the hotel, relocation and construction of a vertical seawall 35 ft. inland of its existing location, and street improvements on Date Avenue.</p>	<p>800 Seacoast Drive, Imperial Beach (San Diego County)</p>
<p>6-07-112-E1 Michael J. Hall</p>	<p>Construction of a 4,998 sq. ft., 3-level plus subterranean garage/basement, single-family residence.</p>	<p>1128 Solana Drive, Solana Beach (San Diego County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 29, 2010
TO: Judith Rivera
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-033-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: Judith Rivera

LOCATION: 508 11th Street, Imperial Beach, San Diego (San Diego County) (APN(s) 626-102-17)

DESCRIPTION: To construct 1,621 sq. ft. single-family residence on a 7,500 sq. ft. site containing an existing 1,175 sq.ft. single-family residence.

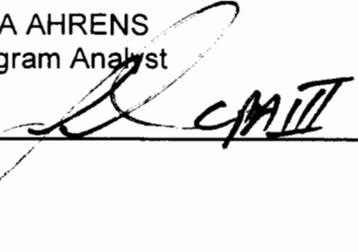
RATIONALE: The proposed project is consistent with the City of Imperial Beach R-3000-D zone, which provides for the development of detached single family residential dwelling units on a single lot. The project is located in an established residential neighborhood and will not be out of character with the surrounding community. The project is consistent with all applicable policies of the Coastal Act and 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, May 13, 2010, in Santa Cruz. 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 29, 2010
TO: Land Holdings-III Rios, LLC, Attn: Robert Mueller/Eric Ruckdaschel
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-034-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: Land Holdings-III Rios, LLC, Attn: Robert Mueller/Eric Ruckdaschel

LOCATION: 190 South Rios, Solana Beach (San Diego County) (APN(s) 298-072-42)

DESCRIPTION: Construction of a 2-story, 4,803 sq. ft. single-family residence located on a 14,025 sq. ft. vacant lot. Construction activities will include 935 cu. yds. of grading materials to be exported and disposed outside of the coastal zone.

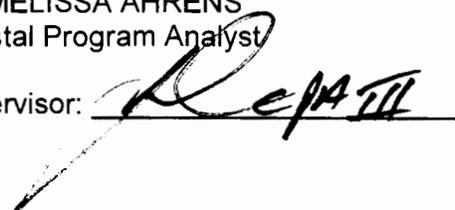
RATIONALE: The proposed project is located in established residential neighborhood consisting of single family residences similar to the proposed development; therefore, the project will not be out of character with the surrounding community. The proposed residential construction is consistent with the 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, May 13, 2010, in Santa Cruz. 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor: 

cc: Local Planning Dept.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: April 19, 2010
SUBJECT: **Permit No: 6-86-396-A10**
Granted to: Wave House Belmont Park, LLC, Attn: Thomas Lochtefeld

Original Description:

for **Demolish roller rink building and annexes to Mission Beach Plunge, rebuild indoor swimming pool room, and construct 8 buildings (for locker rooms, showers, mechanical equipment, athletic facilities, community meeting room, restaurants, food and beverage concessions, retail shops, public restrooms, and police patrol room), parking, landscaping, pedestrian overpass over Mission Blvd., and upgrade bus stops**

at **Northern Portion of Mission Beach Park, southwest corner of Mission Blvd. & Ventura Place., Mission 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:

Fire repair and renovation of building 5 in the northern portion of Mission Beach park property including a 3 foot elevation of the west deck as well as addition of a palapa structure covering the entire west deck. 1'-8" Landscaped planter boxes and 3'-2" glass rails will be installed on top of the existing exterior walls bordering the deck to facilitate outdoor dining for restaurant customers. An access walkway consisting of three steps will also be added to the west deck on the southwest building corner.

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 amendment will not adversely affect public access to the shoreline in the immediate area nor interfere with any of the public walkways throughout the park that lead to the public boardwalk and ocean. Adequate on site parking is provided for all existing uses in Belmont Park including the proposed outdoor eating area on the west deck. Additionally, the proposed renovations and will not significantly impede or block public views to the ocean.

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

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: April 21, 2010
SUBJECT: **Permit No: 6-08-022-A2**
Granted to: City of San Diego, Attn: Brian Bartow

Original Description:

for **Construction of an underground sewer pump station including pump and motor rooms, storage tank, and emergency overflow storage tank; installation of approx. 3,600 lineal feet of eight-inch sewer force main; and demolition of the existing above-ground sewer pump station.**

at **2723 De Anza Road, 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:

Request to amend special condition 1a of the permit 6-08-022 to continue to work on sewer pump station 41 during summer 2010. Construction workers will park within the confines of the designated fenced construction area and no adjacent public parking spaces will be used.

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):

Extension of work into the 2010 summer moratorium period will not obstruct public access to the shoreline, as all construction workers will park within the designated fenced construction area and will not utilize any public parking spaces. Construction work will be constrained to the boundaries of the fenced construction area and no construction activities will inhibit public shoreline access during the summer moratorium period.

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

cc: Local Planning Dept.

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April 13, 2010

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Pacifica Companies And Pacific Hosts, Inc.,**
Attn: Allison Rolfe

has applied for a one year extension of Permit No: **A-6-IMB-07-131-E1**

granted by the California Coastal Commission on: **April 10, 2008**

for **Demolition of an existing 38-unit hotel and construction of a new 4-story, 40 ft.- high 129,845 sq. ft., 78-unit condominium-ownership hotel, including a restaurant, pool, conference facilities, and 111 space underground parking garage, on a 1.39 acre beachfront lot, removal of an existing perched beach on the seaward side of the hotel, relocation and construction of a vertical seawall 35 ft. inland of its existing location, and street improvements on Date Avenue.**

at **800 Seacoast Drive, Imperial Beach (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.

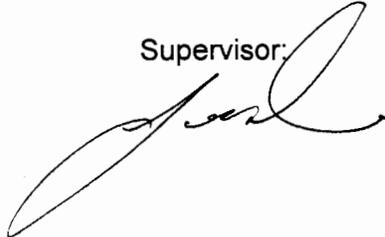
Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: DIANA LILLY
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.



MAILED
4/20/10**CALIFORNIA COASTAL COMMISSION**SAN DIEGO COAST DISTRICT
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April 20, 2010

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

Notice is hereby given that: **Michael J. Hall**
has applied for a one year extension of Permit No: **6-07-112**
granted by the California Coastal Commission on: **May 8, 2008**

for **Construction of a 4,998 sq. ft., 3-level plus subterranean garage/basement, single-family residence.**

at **1128 Solana Drive, Solana Beach (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: **DIANA LILLY**
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.
Sean Santa Cruz

A handwritten signature in black ink, appearing to read 'Diana Lilly', written over the printed name and title.