

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

W5

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 9, 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 June 9, 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.

REGULAR WAIVERS

1. 6-10-040-W University Of California, San Diego (La Jolla, San Diego, San Diego County)

DE MINIMIS WAIVERS

1. 6-10-027-W University of California, San Diego Community Planning, Attn: Director Milton J. Phegley (La Jolla, San Diego, San Diego County)
2. 6-10-036-W Steve & Karen Royce; Patrick Dougherty (Solana Beach, San Diego County)
3. 6-10-039-W Hans & Jennifer Richter (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS

1. A-6-OCN-06-013-A1 Don & Joyce Ratkowski (Oceanside, San Diego County)
2. A-6-OCN-06-012-A1 Don & Joyce Ratkowski (Oceanside, San Diego County)
3. 6-09-034-A1 John & Mary Ready (Mission Beach, San Diego, San Diego County)

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>
6-10-040-W University Of California, San Diego	Demolition of an existing dilapidated storage structure . Exterior renovations of the T45 building and surrounding site improvements adding an uncovered loading dock and drainage and paving improvements.	Seaweed Canyon, Scripps Institution Of Oceanography, La Jolla, San Diego (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>
6-10-027-W University of California, San Diego Community Planning, Attn: Director Milton J. Phelev	To relocate approximately 560 linear feet of existing 8" sewer line from location crossing two SIO/UCSD parking lots to location within Biological Grade (existing street to the west).	Biological Grade approximately 150 feet southwest of La Jolla Shores Drive, SIO, La Jolla, San Diego (San Diego County)
6-10-036-W Steve & Karen Royce Patrick Dougherty	Demolish 1,190 sq. ft., single-story home and construct new 3,816 sq. ft. home with attached 553 sq. ft. two-car garage on a 11,567 sq. ft. lot.	733 North Rios Avenue, Solana Beach (San Diego County)
6-10-039-W Hans & Jennifer Richter	Construction of a new, 2,440 sq. ft. two story single family residence and detached 294 sq. ft. accessory building located on a 8,400 sq. ft. vacant lot. Construction activities will include 900 cu. yds. of grading materials to be exported and disposed outside of the coastal zone.	336 North Granados Avenue, 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>
A-6-OCN-06-013-A1 Don & Joyce Ratkowski	One time repair and maintenance of an existing storm damaged oceanfront revetment including use of mechanized equipment on the beach. This amendment is a follow up to the one time repair and maintenance activities that were authorized through an emergency permit.	933 South Pacific Street, Oceanside (San Diego County)

<p>A-6-OCN-06-012-A1 Don & Joyce Ratkowski</p>	<p>One time repair and maintenance of an existing storm damaged oceanfront revetment including use of mechanized equipment on the beach. This amendment is a follow up to the one time repair and maintenance activities that were authorized through an emergency permit.</p>	<p>931 South Pacific Street, Oceanside (San Diego County)</p>
<p>6-09-034-A1 John & Mary Ready</p>	<p>Revise Special Condition 1, which prohibits construction at the sight between Memorial Day weekend and Labor Day of 2010, to allow construction to occur during summer months except for weekends and holidays,</p>	<p>704 - 710 Devon Court (on boardwalk), Mission Beach, San Diego (San Diego County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 27, 2010
TO: University Of California, San Diego
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-10-040-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: University Of California, San Diego

LOCATION: Seaweed Canyon, Scripps Institution Of Oceanography, La Jolla (San Diego County)
(APN(s) 344-090-07)

DESCRIPTION: Demolition of an existing dilapidated storage structure . Exterior renovations of the T45 building and surrounding site improvements adding an uncovered loading dock and drainage and paving improvements.

RATIONALE: The proposed project in Seaweed Canyon, which includes the demolition of an existing dilapidated storage structure, exterior renovations, and various site improvements would conform to the existing building design and layout of Seaweed Canyon and does not constitute a change or intensification in use. Adequate parking is available on site for construction activities and no public parking areas will be impacted. The proposal is similar to many other minor additions and improvements at the University which have been 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 Wednesday, June 9, 2010, in Marina Del Rey . 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: MELISSA AHRENS
Coastal Program Analyst

Supervisor:

Felicia N. Lee
Coastal Program Manager

cc: Local Planning Dept.

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

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 19, 2010
TO: University of California, San Diego Community Planning, Attn: Director
Milton J. Phegley
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-027-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.

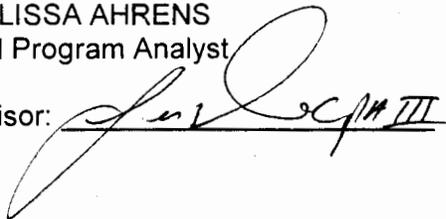
APPLICANT: University of California, San Diego Community Planning, Attn: Director Milton J. Phegley
LOCATION: Biological Grade approximately 150 feet southwest of La Jolla Shores Drive, SIO, La Jolla, San Diego (San Diego County) (APN(s) 344-090-07)
DESCRIPTION: To relocate approximately 560 linear feet of existing 8" sewer line from location crossing two SIO/UCSD parking lots to location within Biological Grade (existing street to the west).
RATIONALE: The proposed project will relocate an existing sewer line in order to accommodate planned future development on an adjacent site. The proposed replacement sewer piping will be the same size as the existing sewer line. As proposed, the project will not be growth inducing as it will not facilitate any expansion of residential or commercial development. Replacement and relocation of existing sewer line utilities is consistent with all applicable Chapter 3 of the Coastal Act. No adverse impacts on coastal resources is 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, June 9, 2010, in Marina Del Rey. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 19, 2010
TO: Steve & Karen Royce; Patrick Dougherty
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-036-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: **Steve & Karen Royce; Patrick Dougherty**

LOCATION: **733 North Rios Avenue, Solana Beach (San Diego County) (APN(s) 263-031-60)**

DESCRIPTION: **Demolish 1,190 sq. ft., single-story home and construct new 3,816 sq. ft. home with attached 553 sq. ft. two-car garage on a 11,567 sq. ft. lot.**

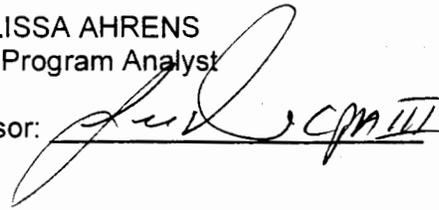
RATIONALE: **The proposed development is not located in any of the special overlay zones designated in the previously certified county LCP and is similar in size and scale to other homes in the surrounding residential area. The project will not affect public coastal views and provides adequate parking pursuant to Sections 30251 and 30252 of the Coastal Act. The proposed development is also consistent with both the zone and plan designation applied to the site by the City of Solana Beach as well as the county LCP. 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 Wednesday, June 9, 2010, in Marina Del Rey. 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: May 27, 2010
TO: Hans & Jennifer Richter
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-10-039-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: **Hans & Jennifer Richter**

LOCATION: **336 North Granados Avenue, Solana Beach (San Diego County) (APN(s) 263-391-170)**

DESCRIPTION: **Construction of a new, 2,440 sq. ft. two story single family residence and detached 294 sq. ft. accessory building located on a 8,400 sq. ft. vacant lot. Construction activities will include 900 cu. yds. of grading materials to be exported and disposed outside of the coastal zone.**

RATIONALE: **The proposed project is 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 proposed residential construction 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, and 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 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 Wednesday, June 9, 2010, in Marina Del Rey. 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:

Seborah N. Lee
Coastal Program Manager

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 7, 2010
SUBJECT: **Permit No: A-6-OCN-06-013-A1**
Granted to: Don & Joyce Ratkowski

Original Description:

for **Construction of a 3,526 sq.ft. two-story over basement single family residence on a vacant 3,250 sq.ft. ocean fronting lot, and placement of approximately three new 4-ton stones to supplement an existing unpermitted rock revetment in front of the residence.**
at **933 South Pacific Street, Oceanside (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:

One time repair and maintenance of an existing storm damaged oceanfront revetment including use of mechanized equipment on the beach. This amendment is a follow up to the one time repair and maintenance activities that were authorized through an emergency permit.

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):

Recent maintenance and repair activities involving the use of mechanized equipment on the beach were authorized under an emergency permit and were completed in compliance with the approved revetment construction plans dated 4/3/06. This amendment will permanently authorize those maintenance activities. All repair and maintenance activities permitted restrict the footprint of the revetment to the original configuration approved in A-6-OCN-06-012 and no new rock is authorized.

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.

cc: Local Planning Dept.

David Lee Soanes

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 7, 2010
SUBJECT: **Permit No: A-6-OCN-06-012-A1**
Granted to: Don & Joyce Ratkowski

Original Description:

for **Construction of a 3,484 sq.ft., two-story over basement single-family residence on vacant oceanfront lot, and placement of approximately three new 4-ton stones to supplement an existing unpermitted rock revetment in front of the residence.**

at **931 South Pacific Street, Oceanside (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:

One time repair and maintenance of an existing storm damaged oceanfront revetment including use of mechanized equipment on the beach. This amendment is a follow up to the one time repair and maintenance activities that were authorized through an emergency permit.

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):

Recent maintenance and repair activities involving the use of mechanized equipment on the beach were authorized under an emergency permit and were completed in compliance with the approved revetment construction plans dated 4/3/06. This amendment will permanently authorize those maintenance activities. All repair and maintenance activities permitted restrict the footprint of the revetment to the original configuration approved in A-6-OCN-06-012 and no new rock is authorized.

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.

cc: Local Planning Dept.

David Lee Soanes

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 2, 2010
SUBJECT: **Permit No: 6-09-034-A1**
Granted to: John & Mary Ready

Original Description:

for **Demolition of an existing two-story, five-unit apartment building and construction of a 30 ft. high, three-story, 4,718 sq. ft. apartment building on a 4,324 sq.ft oceanfront lot.**

at **704 - 710 Devon Court (on boardwalk), Mission Beach, 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 Special Condition 1, which prohibits construction at the sight between Memorial Day weekend and Labor Day of 2010, to allow construction to occur during summer months except for weekends and holidays,

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):

Commencement of demolition and construction activities has already begun. In order to avoid adverse impacts on public access on adjacent public streets and Oceanfront Walk, the applicant proposes to prohibit the use of public parking by contractors and requires all construction-related parking and staging to occur on the subject site until the work is completed. Nearly all of the remaining construction to take place during the summer months will be on the interior of the building and no work will take place on weekends or holidays. Eight on site parking spaces as well an undeveloped front patio area will accommodate any requisite staging and construction parking areas; no on-street parking or staging areas will be necessary. As proposed, no impacts to public access will result from construction of the project, consistent with Coastal Act policies.

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.