

**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)

**W31**

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

*For the*

## *September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 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 September 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.

***REGULAR WAIVERS***

1. 6-10-065-W Bill Grivas (Solana Beach, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-10-059-W Kirk Cunningham (Lomas Santa Fe Vicinity, San Diego County)
2. 6-10-062-W Charles Nagy (Solana Beach, San Diego County)
3. 6-10-066-W David & Lisa Inns (Solana Beach, San Diego County)

***EXTENSION - IMMATERIAL***

1. A-6-ENC-06-101-E2 Hrag Marganian (Encinitas, San Diego County)
2. 6-08-081-E1 City of Coronado, Attn: William Cecil (Coronado, San Diego County)

**TOTAL OF 6 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>
<b>6-10-065-W</b> Bill Grivas	Modifications to the windows of an existing blufftop single family residence limited to the replacement of two northern windows with a french door and the replacement of two eastern windows with bi-fold french doors. The installation of french doors in place of the four existing window openings will not involve the removal of any existing walls and will not necessitate any changes to the structural foundations of the existing residence.	503 Pacific Avenue, 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>
<b>6-10-059-W</b> Kirk Cunningham	To demolish existing 3,550 sq.ft. single-family residence and construct 2,956 sq.ft. single-family residence including garage.	4670 Sun Valley Road, Lomas Santa Fe Vicinity (San Diego County)
<b>6-10-062-W</b> Charles Nagy	Demolish existing single-family residence and construct new three story 5,518 sq. ft. single-family residence, including a 952 sq. ft partially subterranean garage and 320 sq. ft detached guest house. Involving 810 cu. yds. of grading with 800 cu. yds. to be exported to a site outside of the coastal zone.	505 Ford Avenue, Solana Beach (San Diego County)
<b>6-10-066-W</b> David & Lisa Inns	Demolition of an existing 1,454 sq.ft. single story residence. Construction of a new 4,050 sq. ft 2 story single family residence with attached 450 sq. ft. 2 car garage.	630 Seabright Lane, Solana Beach (San Diego County)

### **REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-6-ENC-06-101-E2</b> Hrag Marganian	Demolish existing single-family residence and construct an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop.	629 Fourth Street, Encinitas (San Diego County)

<p><b>6-08-081-E1</b> City of Coronado, Attn: William Cecil</p>	<p>Construction of a 4,900 sq. ft., 22 foot high, City Recreation Department Boathouse/Community Club Room at the south east end of Glorietta Bay Park; demolition of an existing 900 sq. ft. City Recreation Building at the west side of the park and restoration of the area to park land.</p>	<p>1825 Strand Way, Coronado (San Diego County)</p>
---	---	---

**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)

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 1, 2010  
TO: Bill Grivas  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-10-065-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: **Bill Grivas**

LOCATION: **503 Pacific Avenue, Solana Beach (San Diego County) (APN(s) 263-041-12)**

DESCRIPTION: **Modifications to the windows of an existing blufftop single family residence limited to the replacement of two northern windows with a french door and the replacement of two eastern windows with bi-fold french doors. The installation of french doors in place of the four existing window openings will not involve the removal of any existing walls and will not necessitate any changes to the structural foundations of the existing residence.**

RATIONALE: **This project, as proposed, requires a permit because it involves improvements to a structure located within 50 ft. of the bluff edge. None of the proposed improvements will involve changes to the structural foundations of the residence and the applicant has demonstrated the improvements will not adversely affect bluff stability. The proposed project is located within an established neighborhood consisting of single-family residences similar in size and scale to the existing development; therefore, the proposed improvements 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. 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, September 15, 2010, in Eureka. 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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Melissa Ahrens", written over a horizontal line.

**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)

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 2, 2010  
TO: Kirk Cunningham  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-10-059-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: Kirk Cunningham

LOCATION: 4670 Sun Valley Road, Lomas Santa Fe Vicinity (San Diego County) (APN(s) 302-202-05)

DESCRIPTION: To demolish existing 3,550 sq.ft. single-family residence and construct 2,956 sq.ft. single-family residence including garage.

RATIONALE: The proposed project will be located in a residential neighborhood consisting of large lot, single family residences similar in size and scale to the proposed development. The site is located in the designated coastal resource protection overlay of the previously certified San Diego County LCP; however, no steep, naturally vegetated slopes are located on site. The project is consistent with the planning and zoning designations of the County and all applicable Chapter 3 policies of the Coastal Act. No 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, September 15, 2010, in Eureka. 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: ERIC STEVENS  
Coastal Program Analyst

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

**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)

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 1, 2010  
TO: Charles Nagy  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-10-062-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: Charles Nagy

LOCATION: 505 Ford Avenue, Solana Beach (San Diego County) (APN(s) 263-191-11)

DESCRIPTION: Demolish existing single-family residence and construct new three story 5,518 sq. ft. single-family residence, including a 952 sq. ft partially subterranean garage and 320 sq. ft detached guest house. Involving 810 cu. yds. of grading with 800 cu. yds. to be exported to a site outside of the coastal zone.

RATIONALE: The proposed residence will be located within an established residential neighborhood consisting of single-family homes similar in size and scale to the proposed development; therefore, the project will not be 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 within any resource overlay areas of the previously certified County of San Diego Local Coastal Program. The project will not have an adverse visual impact and 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 Wednesday, September 15, 2010, in Eureka. 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: ERIC STEVENS  
Coastal Program Analyst

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

**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

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 2, 2010  
 TO: David & Lisa Inns  
 FROM: Peter M. Douglas, Executive Director  
 SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-10-066-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: David & Lisa Inns

LOCATION: 630 Seabright Lane, Solana Beach (San Diego County) (APN(s) 263-031-35)

DESCRIPTION: Demolition of an existing 1,454 sq. ft. single story residence. Construction of a new 4,050 sq. ft 2 story single family residence with attached 450 sq. ft. 2 car garage.

RATIONALE: The project site is not within any of the special overlay zones designated in the previously certified County LCP, and the proposed single-family residence will be visually compatible with the surrounding community. The proposal is also consistent with both zone and plan designation applied to the site by the City of Solana Beach General Plan and Zoning Ordinance as well as in the previously certified County LCP. All grading will be exported outside the coastal zone. 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, September 15, 2010, in Eureka. 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: ERIC STEVENS  
 Coastal Program Analyst

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

~~Coastal Planning Dept.~~

**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)

**MAILED**

8-31-10



August 31, 2010

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Salvatore Albani**

has applied for a one year extension of Permit No: **A-6-ENC-06-101-E2**

granted by the California Coastal Commission on: **February 15, 2007**

for **Demolish existing single-family residence and construct an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop.**

at **629 Fourth Street, Encinitas (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: ERIC STEVENS  
Coastal Program Analyst

Supervisor:

[REDACTED]

[Signature]

**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)



August 19, 2010

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **City of Coronado, Attn: William Cecil**  
has applied for a one year extension of Permit No: **6-08-081-E1**  
granted by the California Coastal Commission on: November 18, 2008

for **Construction of a 4,900 sq. ft., 22 foot high, City Recreation Department  
Boathouse/Community Club Room at the south east end of Glorietta Bay Park;  
demolition of an existing 900 sq. ft. City Recreation Building at the west side of the park  
and restoration of the area to park land.**

at **1825 Strand Way, Coronado (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

Handwritten signature of Peter M. Douglas in black ink.

By: ERIC STEVENS  
Coastal Program Analyst

Supervisor:

Handwritten signature of Eric Stevens in black ink.

~~Coastal Planning Dept~~

~~William Cecil Wells, Attn: Randy Hanner~~