

**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)

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

*For the*

### *February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 10, 2011

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 February 10, 2011 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. 6-11-005-W PB Roma's Inc., DBA Tony Roma's Restaurant, Attn: Daniel or Peggy Mazzela (Pacific Beach, San Diego, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-10-082-W Doug and Jolly Nguyen (Solana Beach, San Diego County)
2. 6-11-001-W Jack Cox (Solana Beach, San Diego County)
3. 6-11-002-W Dan Wimsatt (Solana Beach, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-02-097-A1 Beverly J. Gepfer, Trustee (Rancho Santa Fe, San Diego County)

***EXTENSION - IMMATERIAL***

1. A-6-CII-07-017-E2 Homer & Nina Eaton (Carlsbad, 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>6-11-005-W</b> PB Roma's Inc., DBA Tony Roma's Restaurant, Attn: Daniel or Peggy Mazzela	Construction of a 636 sq. ft. outdoor dining area addition to an existing 6,600 sq. ft. restaurant within an existing retail commercial center. Proposed outdoor dining area will abut the existing southeastern side of the existing restaurant and will not involve any expansion of the existing structure's interior floor area. The proposed project will also involve the conversion of an existing window area into a doorway, but will not necessitate the demolition of any existing exterior walls.	4110 Mission Boulevard, Pacific Beach, 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>
<b>6-10-082-W</b> Doug and Jolly Nguyen	Substantial demolition and rebuild of an existing one story, 16 ft. tall, approximately 1,800 sq. ft. single family residence and construction of a two story, 21.5 ft. tall, approximately 3,000 sq. ft. single family residence. Approximately 53 percent of exterior walls will be removed, altered, or enclosed. An existing attached 415 sq. ft. garage and an existing detached 447 sq. ft. cabana will not be altered.	645 Mar Vista Drive, Solana Beach (San Diego County)
<b>6-11-001-W</b> Jack Cox	Conversion of an approximately 1,200 sq. ft. retail space to restaurant use in an existing 211,539 sq. ft. commercial center, located on a 17.4 acre lot, with 904 parking spaces. Tenant improvements include installation of new sinks, tables, chairs, underground plumbing, wall signage, floor tile, and minor wall framing and finishes.	919 Lomas Santa Fe, Solana Beach (San Diego County)
<b>6-11-002-W</b> Dan Wimsatt	Demolition of an existing 1,860sq.ft., one story, single family residence and construction of a two story, 24.9 ft. tall, 3,127sq.ft. single family residence that includes a 2,115 sq. ft. basement and a 400 sq. ft. attached garage involving 933.5 cubic yards of grading on a 6,805sq.ft. lot. All grading export will be taken to a site outside of the coastal zone.	524 Pacific 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>
<b>6-02-097-A1</b> Beverly J. Gepfer, Trustee	Re-grading and expansion of existing horse arena. Grading will consist of 380 cubic yards of cut and 260 cubic yards of fill; all export soil will be disposed of outside of the coastal zone. The applicant also proposes to construct retaining walls, adjust an onsite pathway as needed, and remove an existing putting green. The slope above the proposed grading area will be replanted with drought tolerant and non-invasive plant species and native oaks.	17550 Ranchito del Rio, Rancho Santa Fe (San Diego County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-6-CII-07-017-E2</b> Homer & Nina Eaton	The construction of a two-story 5,619 sq. ft. single family residence with a basement on an undeveloped bluff-top lot protected by existing riprap revetment built in an unapproved location and configuration.	5011 Tierra Del Oro, Carlsbad (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 7, 2011  
TO: PB Roma's Inc., DBA Tony Roma's Restaurant, Attn: Daniel or Peggy Mazzela  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-11-005-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: PB Roma's Inc., DBA Tony Roma's Restaurant, Attn: Daniel or Peggy Mazzela

LOCATION: 4110 Mission Boulevard, Pacific Beach, San Diego (San Diego County) (APN(s) 423-212-02)

DESCRIPTION: Construction of a 636 sq. ft. outdoor dining area addition to an existing 6,600 sq. ft. restaurant within an existing retail commercial center. Proposed outdoor dining area will abut the existing southeastern side of the existing restaurant and will not involve any expansion of the existing structure's interior floor area. The proposed project will also involve the conversion of an existing window area into a doorway, but will not necessitate the demolition of any existing exterior walls.

RATIONALE: Although the City has a certified LCP for the Pacific Beach community, the subject site is within an area of Commission's original jurisdiction. The proposed project will occur entirely within the boundaries of the subject property and will not encroach into any public sidewalk or walkway areas. Adequate parking is existing on site to accommodate the expansion of restaurant use square footage associated with this project, consistent with the conditions of CDP 6-85-336 and the City of San Diego certified LCP which the Commission uses for guidance in this area. 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, February 10, 2011, in Chula Vista. 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: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 28, 2011  
TO: Doug and Jolly Nguyen  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-10-082-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: Doug and Jolly Nguyen

LOCATION: 645 Mar Vista Drive, Solana Beach (San Diego County) (APN(s) 263-095-05)

DESCRIPTION: Substantial demolition and rebuild of an existing one story, 16 ft. tall, approximately 1,800 sq. ft. single family residence and construction of a two story, 21.5 ft. tall, approximately 3,000 sq. ft. single family residence. Approximately 53 percent of exterior walls will be removed, altered, or enclosed. An existing attached 415 sq. ft. garage and an existing detached 447 sq. ft. cabana will not be altered.

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 all 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 overlay zones 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 Thursday, February 10, 2011, in Chula Vista. 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:

*Seborah N. Lee*  
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 28, 2011  
TO: Jack Cox  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-11-001-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: Jack Cox

LOCATION: 919 Lomas Santa Fe, Solana Beach (San Diego County) (APN(s) 263-293-13)

DESCRIPTION: Conversion of an approximately 1,200 sq. ft. retail space to restaurant use in an existing 211,539 sq. ft. commercial center, located on a 17.4 acre lot, with 904 parking spaces. Tenant improvements include installation of new sinks, tables, chairs, underground plumbing, wall signage, floor tile, and minor wall framing and finishes.

RATIONALE: The City of Solana Beach parking standard for multi-tenant commercial centers of between 25,000 and 250,000 sq. ft. requires 1 space per 225 sq. ft. of retail and 1 space per 100 sq. ft. of restaurant use. However, under the City of Solana Beach's regulations, conversions or additions to existing structures erected prior to the City incorporation in 1986 are required only to provide sufficient parking to accommodate an increase in intensity. The subject change in use requires approximately 7 additional spaces. In 2010, the commercial complex created 63 additional spaces through restriping. While the complex does not currently provide sufficient parking, the restriping satisfies parking demands to accommodate this project. This area is located greater than 1 mile from the coast and is not used as beach access parking. The proposed conversion is consistent with all Solana Beach planning and zoning designations, the previously certified County of San Diego Local Coastal Program and all applicable Chapter 3 policies of the Coastal Act. Therefore the project is consistent with Section 30252 of the Coastal Act and no adverse impacts on 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, February 10, 2011, in Chula Vista. 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:

*Leborah N. Lee*  
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 27, 2011  
TO: Dan Wimsatt  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-11-002-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: Dan Wimsatt

LOCATION: 524 Pacific Avenue, Solana Beach (San Diego County) (APN(s) 263-042-02)

DESCRIPTION: Demolition of an existing 1,860sq.ft., one story, single family residence and construction of a two story, 24.9 ft. tall, 3,127sq.ft. single family residence that includes a 2,115 sq. ft. basement and a 400 sq. ft. attached garage involving 933.5 cubic yards of grading on a 6,805sq.ft. lot. All grading export will be taken to a site 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 all 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 overlay zones 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 Thursday, February 10, 2011, in Chula Vista. 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 PROPOSED PERMIT AMENDMENT

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: January 31, 2011  
SUBJECT: **Permit No: 6-02-097-A1**  
Granted to: Beverly J. Gepfer, Trustee

Original Description:

for **Construction of a 9,720 square feet one-story single-family residence including an attached guest house, a 1,192 square feet attached garage a pool and a detached 2-horse shelter and tack area on a vacant 4.13 acre site.**  
at **17550 Ranchito del Rio, Rancho Santa Fe (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:

**Re-grading and expansion of existing horse arena. Grading will consist of 380 cubic yards of cut and 260 cubic yards of fill; all export soil will be disposed of outside of the coastal zone. The applicant also proposes to construct retaining walls, adjust an onsite pathway as needed, and remove an existing putting green. The slope above the proposed grading area will be replanted with drought tolerant and non-invasive plant species and native oaks.**

#### 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):

**An onsite 50 foot wetlands buffer will not be impacted by the proposed project. Consistent with the approved plans, proposed erosion control measures include silt fences, check dams, fiber rolls, etc. around the site where there is the potential for runoff. Hydroseeding with drought tolerant native seed mix, energy dissipation and a stabilized construction entrance is proposed. All on site temporary and permanent runoff and erosion control devices will be installed and the County of San Diego Engineer will ensure that all measures are in place to minimize soil loss from the construction site. No adverse impacts to coastal resources are anticipated.**

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

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January 21, 2011

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Homer & Nina Eaton**  
has applied for a one year extension of Permit No: **A-6-CII-07-017-E2**  
granted by the California Coastal Commission on: **December 12, 2007**

for **The construction of a two-story 5,619 sq. ft. single family residence with a basement on an undeveloped bluff-top lot protected by existing riprap revetment built in an unapproved location and configuration.**

at **5011 Tierra Del Oro, Carlsbad (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: TONI ROSS  
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.

A large, stylized handwritten signature in black ink, appearing to read 'CRA H'.