

**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)

**Th22****SAN DIEGO COAST DISTRICT  
DEPUTY DIRECTOR'S REPORT**

*For the*

***October Meeting of the California Coastal Commission*****MEMORANDUM**

Date: October 11, 2012

**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 October 11, 2012 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. 6-12-062-W Browest, LLC, Attn: Frank Fernicola (Mission Beach, San Diego, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-12-066-W Darrell & Sagary Krulce (Solana Beach, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-03-003-A4 University of California, San Diego (UCSD), Attn: Milt Phegley (La Jolla, San Diego, San Diego County)

**TOTAL OF 3 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>6-12-062-W</b> Browest, LLC, Attn: Frank Fernicola	Remodel of a single family residence to add new full bath to basement and relocate basement stairs, reduce first floor living space by 14 square feet and increase garage area by 7.3 square feet, remodel first floor bath and kitchen, reduce second floor by 287 square feet to remove two second-floor bedrooms and expand a half-bathroom to a full bathroom and add a second-floor deck, build a 520 square foot third floor with two bedrooms and two bathrooms and a 320 square foot roof deck.	3725 Ocean Front Walk, Mission 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>6-12-066-W</b> Darrell & Sagary Krulce	Substantial demolition and rebuild of an existing one story, approximately 21' high, approximately 1,920 sq. ft. single family residence and construction of a two story, approximately 25 ft. high, approximately 3,130 sq. ft. single family residence. Greater than 50 percent of the exterior walls will be removed, altered, or enclosed. An existing attached approximately 490 sq. ft. garage will not be altered.	1051 Via Mil Cumbres, 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>6-03-003-A4</b> University of California, San Diego (UCSD), Attn: Milt Phegley	Extend temporary use period until December 2013 for the proposed temporary use of the Gliderport property for construction staging and storage, contract parking as needed, golf tournament parking, and glider operations.	North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 8, 2012  
TO: Browest, LLC, Attn: Frank Fernicola  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-12-062-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 13250(c) of the California Code of Regulations.

APPLICANT: **Browest, LLC, Attn: Frank Fernicola**

LOCATION: **3725 Ocean Front Walk, Mission Beach, San Diego (San Diego County) (APN(s) 423-591-17)**

DESCRIPTION: **Remodel of a single family residence to add new full bath to basement and relocate basement stairs, reduce first floor living space by 14 square feet and increase garage area by 7.3 square feet, remodel first floor bath and kitchen, reduce second floor by 287 square feet to remove two second-floor bedrooms and expand a half-bathroom to a full bathroom and add a second-floor deck, build a 520 square foot third floor with two bedrooms and two bathrooms and a 320 square foot roof deck.**

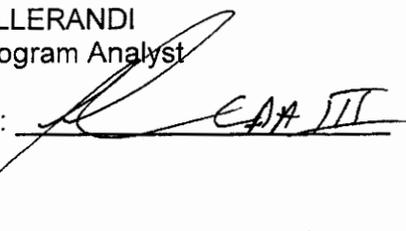
RATIONALE: **The proposed project is located in an established residential neighborhood consisting of multi-family and single family residences similar in size and scale to the proposed development, therefore the project will not be out of character with the surrounding community. While there are some existing legally non-conforming encroachments in the required setbacks, the proposed project will not result in any increase in non-conformity. Additionally, the proposed residential development is consistent with all planning and zoning regulations of the certified Mission Beach precise plan, the City of San Diego LCP, and all applicable Chapter 3 policies of the Coastal Act. No impacts to coastal resources are anticipated and the project, as proposed, will not affect existing public views.**

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, October 11, 2012, in Oceanside. 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,  
CHARLES LESTER  
Executive Director

By: ALEX LLERANDI  
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 28, 2012  
TO: Darrell & Sagary Krulce  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-12-066-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: Darrell & Sagary Krulce

LOCATION: 1051 Via Mil Cumbres, Solana Beach (San Diego County) (APN(s) 263-621-07)

DESCRIPTION: Substantial demolition and rebuild of an existing one story, approximately 21' high, approximately 1,920 sq. ft. single family residence and construction of a two story, approximately 25 ft. high, approximately 3,130 sq. ft. single family residence. Greater than 50 percent of the exterior walls will be removed, altered, or enclosed. An existing attached approximately 490 sq. ft. garage will not be altered.

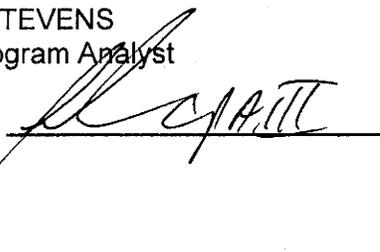
RATIONALE: The proposed project is located within an established residential neighborhood consisting of single family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The proposed residential construction is consistent with all the zoning and plan designations for the City of Solana Beach and the certified Solana Beach Land Use Plan. 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, October 11, 2012, in Oceanside. 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,  
CHARLES LESTER  
Executive Director

By: ERIC STEVENS  
Coastal Program Analyst

Supervisor: 

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: September 27, 2012  
SUBJECT: **Permit No: 6-03-003-A4**  
Granted to: University of California, San Diego (UCSD), Attn: Milt Phegley

## Original Description:

for **Proposed is the temporary use (through 2007) of a 30 acre undeveloped and unimproved site for construction staging and storage, contractor parking as needed, golf tournament parking, and glider operations.**

at **North of Torrey Pines Scenic Drive and west of North Torrey Pines Road, La Jolla, 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:

**Extend temporary use period until December 2013 for the proposed temporary use of the Gliderport property for construction staging and storage, contract parking as needed, golf tournament parking, and glider operations.**

**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 project site is an unimproved, undeveloped area that does not contain environmentally sensitive habitat area (ESHA). As previously conditioned to require adequate BMP's to address water quality, the continued uses for an additional one year period will not adversely affect water quality. In addition, the continued use will not adversely affect public access, ESHA, or other coastal resources.**

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

cc: Local Planning Dept.