

**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*

## *August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 9, 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 August 9, 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. 6-12-047-W Thomas C. Hipkins; Charles A. Gerst (Solana Beach, San Diego County)
2. 6-12-053-W John and Frances Abrams (Pacific Beach, San Diego, San Diego County)

***DE MINIMIS WAIVERS***

1. 6-12-035-W City of San Diego, Attn: Mitsuh Aberra, Project Manager (Mission Bay Park, San Diego, San Diego County)

***EXTENSION - IMMATERIAL***

1. A-6-CII-08-028-E3 Steve And Janet Moss (Carlsbad, San Diego County)

**TOTAL OF 4 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>6-12-047-W</b> Thomas C. Hipkins Charles A. Gerst	Installation of two slope stairways, a 3.5' high retaining wall, and terracing of the backyard eastern slope across neighboring properties. Installation of a nine foot tall trellis in rear yard of 708 Midori Court.	708 & 710 Midori Court, Solana Beach (San Diego County)
<b>6-12-053-W</b> John and Frances Abrams	Remodel (including approximately 45 sq. ft. first floor and approximately 1,275 sq. ft. second floor additions) to an existing 1,630 sq. ft. single-family residence with an existing 478 sq. ft. garage on a 6,158 sq. ft. lot.	3615 Riviera Drive, 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>6-12-035-W</b> City of San Diego, Attn: Mitsuh Aberra, Project Manager	Four soil borings to assess the geotechnical conditions beneath the West Mission Bay Drive bridge and within the City right-of-way.	West Mission Bay Drive, Mission Bay Park, San Diego (San Diego County)

### REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>A-6-CII-08-028-E3</b> Steve And Janet Moss	The demolition of a 2,100 sq. ft. home and construction of a 6,755 sq. ft. single-family residence including a 2,366 sq. ft. basement, an infinity edge swimming pool, spa and patio. Also, proposed is improvements made to an existing revetment (after-the-fact) and retention of the private access stairway situated on top of the existing revetment on a 13,650 sq. ft. blufftop lot.	5015 Tierra Del Oro St., Carlsbad (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 27, 2012  
TO: Thomas C. Hipkins; Charles A. Gerst  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-12-047-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: Thomas C. Hipkins; Charles A. Gerst

LOCATION: 708 & 710 Midori Court, Solana Beach (San Diego County) (APN(s) 263-670-12, 263-670-11)

DESCRIPTION: Installation of two slope stairways, a 3.5' high retaining wall, and terracing of the backyard eastern slope across neighboring properties. Installation of a nine foot tall trellis in rear yard of 708 Midori Court.

RATIONALE: The proposed residential improvement is on a site located between the first public road and the sea. The proposed improvement will not result in any alteration of a natural slope or native vegetation. The trellis is compatible with the surrounding community and will not block any public views. The project is consistent with the zoning and plan designations of the City of Solana Beach and the previously certified County of San Diego Local Coastal Program; it is not located in any of the special overlays contained in the County LCP. The proposed improvement 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, August 9, 2012, in Santa Cruz. 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: *John N. Lee*  
*District Manager*

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: August 2, 2012  
TO: John and Frances Abrams  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-12-053-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: John and Frances Abrams

LOCATION: 3615 Riviera Drive, San Diego (San Diego County) (APN(s) 423-426-09)

DESCRIPTION: Remodel (including approximately 45 sq. ft. first floor and approximately 1,275 sq. ft. second floor additions) to an existing 1,630 sq. ft. single-family residence with an existing 478 sq. ft. garage on a 6,158 sq. ft. lot.

RATIONALE: The proposed project requires a coastal development permit because it is located within 300 feet of the inland extent of the beach and results in an increase of more than 10% of the internal floor area and an increase of more than 10% of the existing height. Although situated within 300 ft. of the inland extent of the beach, the project site is located on the inland side of Riviera Drive, which is the first public road. The proposed residence is located in a residential neighborhood consisting of single and multi-family residences similar in size and scale to the proposed project; as such, the proposed remodeling and additions will not result in a structure that is out of scale with the surrounding community. The proposed residence is consistent with the zoning and plan designations for the City of San Diego and is consistent with all applicable Chapter 3 policies of the Coastal Act and will not result in any adverse impacts to coastal resources.

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, August 9, 2012, in Santa Cruz. 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: ERIC STEVENS  
Coastal Program Analyst

Supervisor: *Deborah N. Lee*  
*District Manager*

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 20, 2012  
TO: City of San Diego, Attn: Mitsuh Aberra, Project Manager  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-12-035-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: City of San Diego, Attn: Mitsuh Aberra, Project Manager

LOCATION: West Mission Bay Drive, San Diego (San Diego County)

DESCRIPTION: Four soil borings to assess the geotechnical conditions beneath the West Mission Bay Drive bridge and within the City right-of-way.

RATIONALE: The proposed borings are necessary to complete geotechnical investigations for a future project to improve the West Mission Bay Drive bridge over the San Diego River. No impacts to sensitive biological resources will occur as the drilling will be temporary (8 nights total), will be accomplished from the bridge, and the river bottom at the drill site is devoid of vegetation. No grouting is proposed. Impacts to public access will be minimized as the drillings will be at night with at least one lane of traffic open in each direction.

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, August 9, 2012, 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,  
CHARLES LESTER  
Executive Director

By: ALEX LLERANDI  
Coastal Program Analyst

Supervisor: 

Group Delta Consultants, Attn: Tom Canady

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July 27, 2012

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

Notice is hereby given that: **Steve And Janet Moss**  
has applied for a one year extension of Permit No: **A-6-CII-08-028-E3**  
granted by the California Coastal Commission on: **August 8, 2008**

for **The demolition of a 2,100 sq. ft. home and construction of a 6,755 sq. ft. single-family residence including a 2,366 sq. ft. basement, an infinity edge swimming pool, spa and patio. Also, proposed is improvements made to an existing revetment (after-the-fact) and retention of the private access stairway situated on top of the existing revetment on a 13,650 sq. ft. blufftop lot.**

at **5015 Tierra Del Oro St., 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,  
CHARLES LESTER  
Executive Director

By: TONI ROSS  
Coastal Program Analyst

Supervisor:

*Jehorah N. Lee*  
District Manager

cc: Local Planning Dept.

Hofman Planning Engineering, Attn: Eric Munoz