

CALIFORNIA COASTAL COMMISSION

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
(619) 767-2370 FAX (619) 767-2384



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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
November Meeting of the California Coastal Commission*

MEMORANDUM

Date: November 08, 2013

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 November 2013 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.

DETAIL OF ATTACHED MATERIALS**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>
6-13-0683-W Attn: Elaine & Guy Clossey	Construction of a 14-ft. high, 472 sq. ft. detached second dwelling unit with 215 sq. ft. deck on a 4,118 sq. ft. lot with an existing two-story, 1,571 sq. ft. single-family residence.	169 and 171 Sequoia Avenue, Carlsbad, (San Diego County) 06073-2060130700
6-13-0684-W Attn: Carlos Becerra	Construct a 1,220 square foot addition to an existing 2,983 square foot, approximately 29-foot tall, two-story over basement duplex with attached 381 square foot garage and convert it into a 4,203 square foot single family residence on a 5,000 square foot lot.	3708 Riviera Drive, Pacific Beach, San Diego (San Diego County) 06073-4234411800
6-13-0968-W Attn: Doug Franke and Laura Fleming	Demolition of an existing single family residence and construction of a new approximately 3,900 sq. ft. single family residence with an approximately 670 sq. ft. garage, an approximately 140 sq. ft. storage area, and a pool/spa on a 15,521 sq. ft. lot.	659 Canyon Drive, Solana Beach (San Diego County) 06073-2632220400
6-13-0992-W Attn: Jennifer Bolyn Torrey Hager	Demolition of an existing single family residence and construction of a new approximately 4,130 sq. ft. single family residence with an approximately 520 sq. ft. garage, and an approximately 340 sq. ft. storage area on a 10,899 sq. ft. lot.	749 Barbara Avenue, Solana Beach (San Diego County) 06073-2631010200

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>
6-11-033-A1 California Department of Transportation, Attn: Kim Smith	The proposed project includes the substantial restoration and preservation of upland coastal habitats including coastal sage scrub and grasslands. Modify the restoration proposed on the upper of two parcels at the 22.3 acre Deer Canyon II Mitigation Site. Minimal grading, temporary irrigation installation and signage are also components of the proposed plan.	The project site is located south of State Route 56 and southeast of Carmel Valley Road, San Diego, (San Diego County) 06073-3050313200, 06073-3050403900, 06073-3080100300
6-12-063-A1 Attn: Ronald Fletcher	Amend original project description to allow for construction of a 29'6" high, 1,221 square foot, three-story family residence with attached 366 square foot two-car garage on an approximately 1,250 square foot lot. Amend Special Condition No. 1 to require pre-issuance final plans to be in substantial conformance with submitted plans dated September 10, 2013.	729 Salem Court, Mission Beach, San Diego (San Diego County) 06073-4235783600

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-11-044-E1 City Of San Diego, Engineering & Capital Projects, Attn: Jihad Sleiman	Extend permit for construction of lifeguard facility on the beach	On the beach adjacent to 700 N. Jetty Road, Mission Beach (San Diego County) 06073-4237500100
6-11-060-E1 Attn: Nick Haggar	Construction of a 20 ft. high. approximately 5,200 sq. ft., 6-island gas station, car wash, food mart, and restaurant building.	878 Stella Street, Chula Vista, (San Diego County) 06073-6220112700
A-6-PSD-08-004-E2 Lane Field San Diego Developers, LLC	Redevelopment of the former Lane Field with two hotel towers totalling 800 rooms; 63,549 sq. ft. of retail; a 1.66 ac public park; parking garage; underground parking.	North of Broadway Street between Pacific Highway and Harbor Drive, San Diego (San Diego County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-6-13-0220 City of San Diego, Public Works Department, Attn: Kerry Santoro	Repair to an existing seawall to include clearing out existing debris, excavating sand to exposed bedrock below the existing seawall, sealing all voids underneath the seawall with concrete, fill behind the seawall with concrete slurry and installation of tiebacks.	On the bluff face and public beach at the terminus of Bermuda Avenue, Ocean Beach, San Diego, (San Diego County)

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: October 30, 2013
TO: Elaine and Guy Clossey
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-0683-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 of a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Elaine and Guy Clossey
LOCATION: 169 and 171 Sequoia Avenue, Carlsbad, San Diego County
DESCRIPTION: Construction of a 14-ft. high, 472 sq. ft. detached second dwelling unit with 215 sq. ft. deck on a 4,118 sq. ft. lot with an existing two-story, 1,571 sq. ft. single-family residence.
RATIONALE: The proposed project is located in a 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 surrounding community. The proposed project is consistent with the zoning and planning designations for the City of Carlsbad, including the requirement of one additional off-street parking space for all second units. The proposed project involves no potential for any adverse impacts to coastal resources and is consistent with the applicable Chapter 3 policies of the Coastal Act.

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 November 13-15 in Newport Beach. If four Commissioners object to this waiver, a coastal development permit is required.

Persons wishing to object 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: KANANI BROWN
Coastal Program Analyst

Supervisor:

Shorah N. Lee
District Manager



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 8, 2013
TO: Mr. Carlos Becerra
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-13-684-W

FILE COPY

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: Mr. Carlos Becerra

LOCATION: 3708 Riviera Drive, Pacific Beach, San Diego (San Diego County) (APN(s) 423-441-18)

DESCRIPTION: Construct a 1,220 square foot addition to an existing 2,983 square foot, approximately 29-foot tall, two-story over basement duplex with attached 381 square foot garage and convert it into a 4,203 square foot single family residence on a 5,000 square foot lot.

RATIONALE: The proposed residence is located on historic tidelands and thus is in the original jurisdiction of the Coastal Commission. The proposed residence is located in an established residential neighborhood consisting of single- and multi-family residences similar in size and scale to the proposed development. The proposed residence is approximately 60 feet from existing public parking and access way to the beach. The proposed residence is consistent with the zone and plan designation applied to the site by the City of San Diego and is consistent with all applicable Chapter 3 policies of the Coastal Act. 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, November 14, 2013, in Newport Beach. 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:

Shirah N. Lee
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 30, 2013
TO: Doug Franke And Laura Fleming
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-0968-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 Franke And Laura Fleming

LOCATION: 659 Canyon Drive, Solana Beach (San Diego County) (APN(s) 263-222-04)

DESCRIPTION: Demolition of an existing single family residence and construction of a new approximately 3,900 sq. ft. single family residence with an approximately 670 sq. ft. garage, an approximately 140 sq. ft. storage area, and a pool/spa on a 15,521 sq. ft. lot.

RATIONALE: The proposed single-family residence is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation for the City of Solana Beach and the certified City of Solana Beach Land Use Plan. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and 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, November 13, 2013, in Newport Beach. 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

Shirah N. Lee
District Manager

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 30, 2013
TO: Randy Winet
FROM: Charles Lester, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-13-0992-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: Randy Winet

LOCATION: 749 Barbara Avenue, Solana Beach (San Diego County) (APN(s) 263-101-02)

DESCRIPTION: Demolition of an existing single family residence and construction of a new approximately 4,130 sq. ft. single family residence with an approximately 520 sq. ft. garage, and an approximately 340 sq. ft. storage area on a 10,899 sq. ft. lot.

RATIONALE: The proposed single-family residence is located in an established neighborhood consisting of single-family residences similar in size and scale to the proposed project; therefore, the project will be in character with the surrounding community. The project is consistent with the zoning and land use designation for the City of Solana Beach and the certified City of Solana Beach Land Use Plan. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and 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, November 13, 2013, in Newport Beach. 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:

Johanna N. Lee
District Manager

Eos Architecture, Attn: Jennifer Bolyn

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

**6-11-033-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: October 30, 2013

SUBJECT: Coastal Development Permit No. **6-11-033** granted to California Department of Transportation (Caltrans) on July 14, 2011 for:

The creation, restoration and preservation of coastal habitats, including riparian, coastal sage scrub and both native and non-native grasslands at the 49.2 acre Deer Canyon Mitigation Site. Grading, temporary irrigation installation, fencing, signage and two temporary stream crossings are also components of the proposed plan.

AT: The project site is located south of State Route 56 and southeast of Carmel Valley Road, San Diego, San Diego County.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

DESCRIPTION OF AMENDMENT REQUEST 6-11-033-A1:

The amendment proposes to modify the restoration proposed on the upper of two parcels located at the Deer Canyon Mitigation Site henceforth referred to as Deer Canyon II. The original permit identified that 18.54 acres of the 22.28 acre Deer Canyon II would be preserved as an area of non-native grassland with the remaining portion of the site being restored to coastal sage scrub habitats; however, since the acquisition of Deer Canyon II had yet to be finalized at the time the original permit was before the Commission, specific restoration plans for Deer Canyon II were deferred to a later date. The applicant now has submitted a final Habitat Mitigation and Monitoring Plan (HMMP), dated October 2013, for Deer Canyon II that includes restoration goals and performance standards as well as maintenance and monitoring protocols. As a part of final HMMP, the applicant has proposed to shift the composition of the restored habitat to now include 17.66 acres of restored coastal sage scrub, 0.25 acres of enhanced coastal sage scrub and 4.37 acres of preserved non-native grassland.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment includes changes to the preliminary restoration/preservation plans for the Deer Canyon II portion of the larger Deer Canyon Mitigation Site approved as a part of the original permit. The proposed HMMP for Deer Canyon II as proposed would include an increase in areas restored to coastal sage scrub habitats from approximately 3.7 acres to 17.66 acres, and a corresponding decrease in acres of preserved non-native grassland from approximately 18.54 acres to 4.37 acres. These proposed changes would provide increased areas of enhanced, high quality habitat for many native flora and fauna.

The Deer Canyon II HMMP includes a five-year monitoring and maintenance program, with scheduled annual reporting requirements to all relevant resource agencies. The proposed mitigation plan includes detailed monitoring protocols and performance standards that must be achieved before final sign-offs for plan success can be issued. After performance standards have been achieved and final sign-off provided, the property would likely be given to the City of San Diego to manage and preserve the site as wildlife habitat in perpetuity as a part of the City's MHPA and an endowment for land management would be finalized.

The purpose of the Deer Canyon II Mitigation Site is to serve as mitigation for future impacts that are anticipated to result from planned transportation infrastructure improvement projects located along the I-5 and LOSSAN rail corridors within the North San Diego County Coastal Zone. These transportation projects are included in a draft PWP for the NCC that is currently under development by Caltrans and SANDAG, and have not come before the Commission for review at this time; therefore, the proposed mitigation plan is solely presented as a restoration plan that could provide necessary mitigation for impacts associated with these planned future transportation infrastructure projects. No approvals for anticipated impacts associated with these future projects are considered as a part of the proposed mitigation plan, and these anticipated impacts will require future Commission review for those projects located within the Coastal Zone.

For the reasons stated above, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare or amend an LCP.

If you have any questions about the proposal or wish to register an objection, please contact **Gabriel Buhr** at the Commission Area office in San Diego (619) 767-2370.

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SAN DIEGO, CA 92108-4421
(619) 767-2370 FAX (619) 767-2384
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MAILED
10-16-13

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: October 16, 2013
SUBJECT: **Permit No: 6-12-063-A1**
Granted to: Ronald Fletcher

Original Description:

for **Demolition of an existing one-story, approximately 650 square foot office/commercial building and construction of a two-story, approximately 22-foot high, 1,066 square foot single-family residence with attached 252 square-foot one-car garage and carport on an approximately 1,250 square foot lot.**

at **729 Salem Court, 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:

Amend original project description to allow for construction of a 29' 6" high, 1,221 square foot, three-story single family residence with attached 366 square foot two-car garage on an approximately 1,250 square foot lot. Amend Special Condition No. 1 to require pre-issuance final plans to be in substantial conformance with submitted plans dated September 10, 2013.

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 proposed single family residence as amended will still comply with applicable height and setback requirements. The increased height will not adversely affect public views to the ocean nor affect public access to the shoreline in the immediate area. No adverse impacts to coastal resources are anticipated.

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.

Golba Architecture, Attn: Chad Beaver

CALIFORNIA COASTAL COMMISSION

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October 16, 2013

COASTAL DEVELOPMENT PERMIT EXTENSION

Re: Extension Request for Permit No. **6-11-044-E1**
Original Permit No. **6-11-044**
Original Permit Expiration Date: **August 10, 2013**
Extended Permit Expiration Date: **August 10, 2014**

City Of San Diego, Engineering & Capital
Projects, Attn: Jihad Sleiman
600 B Street, Suite 800, Ms 908A
San Diego, CA 92101

Dear City Of San Diego, Engineering & Capital Projects, Attn: Jihad Sleiman,
The Executive Director has determined that there are no changed circumstances affecting the conformity of the subject development with the California Coastal Act. No objections to this determination have been received at the Commission office. Therefore, the Executive Director grants an extension of the subject Permit, subject to the same conditions approved by the Commission, to expire on the Extended Permit Expiration Date indicated above.

Sincerely,
CHARLES LESTER
Executive Director

By: ALEX LLERANDI
Coastal Program Analyst

Supervisor:

A handwritten signature in black ink, appearing to read "ALEX LLERANDI", with a long, sweeping underline.

cc: Local Planning Dept.

CALIFORNIA COASTAL COMMISSION

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SAN DIEGO, CA 92108-4421
(619) 767-2370 FAX (619) 767-2384
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October 16, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **City Of San Diego, Engineering & Capital
Projects, Attn: Jihad Sleiman**

has applied for a one year extension of Permit No: **6-11-044-E1**

granted by the California Coastal Commission on: August 10, 2011

for **Demolition of an existing three-story, 30 ft., high, 897 sq. ft. lifeguard station and construction of a new three-story, 30 ft. high, 3,125 sq. ft. lifeguard station including a buried semi-circular sheet-pile bulkhead seawall located 30 feet seaward of the proposed lifeguard structure. Also proposed is an architectural concrete cap on top of the bulkhead wall a maximum of approximately 3 ft. high.**

at **On the beach adjacent to 700 N Jetty Road, Misson Beach (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: **ALEX LLERANDI**
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.

CALIFORNIA COASTAL COMMISSION

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MAILED
11/6/13

November 4, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Nick Haggar**
has applied for a one year extension of Permit No: **6-11-060-E1**
granted by the California Coastal Commission on: November 4, 2011

for **Construction of a 20 ft. high, approximately 5,200 sq. ft., 6-island gas station, car wash, food mart, and restaurant building.**
at **878 Stella Street, Chula Vista (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

Diana Lilly
By: DIANA LILLY
Coastal Program Analyst

Supervisor:

Shirah N. Lee
District Manager

cc: Local Planning Dept.

Gary Engineering Inc., Attn: Juan Villasenor, Project Manager

CALIFORNIA COASTAL COMMISSION

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www.coastal.ca.gov



November 8, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Lane Field San Diego Developers, LLC**
has applied for a one year extension of Permit No: **A-6-PSD-08-004-E2**
granted by the California Coastal Commission on: January 8, 2009

for **Redevelopment of the former Lane Field with two hotel towers totalling 800 rooms;
63,549 sq. ft. of retail; a 1.66 ac public park; parking garage; underground parking.**
at **North of Broadway Street between Pacific Highway and Harbor Drive, San Diego (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

Diana Lilly

By: DIANA LILLY
Coastal Program Analyst

Supervisor:

Shirah N. Lee
District Manager

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 787-2370

**EMERGENCY PERMIT**

Applicants: City of San Diego Public Works Dept.

Date: 10/15/2013

Agent: Kerry Santoro

Emergency Permit No. G-6-13-0220

LOCATION OF EMERGENCY WORK: On the bluff face and public beach at the terminus of Bermuda Avenue, Ocean Beach, San Diego, San Diego County.

WORK PROPOSED: Repair to an existing seawall to include clearing out existing debris, excavating sand to exposed bedrock below the existing seawall, sealing all voids underneath the seawall with concrete, fill behind the seawall with concrete slurry and installation of tiebacks.

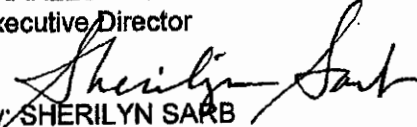
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of **severe erosion caused by storm waves and high tides threaten existing public street and beach access stairway** and requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

CHARLES LESTER
Executive Director


By: SHERILYN SARB
Deputy Director

Emergency Permit Number: G-6-13-0220

Date: 10/15/13

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific locations listed above is authorized. The construction, placement, or removal of any accessory or protective structure, including but not limited to, stairways or other access structures, walls, fences, etc. not described herein, are not authorized by this permit. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed by December 14, 2013.
4. Within 60 days of the date of this permit (i.e., by 12/14/2013), the permittee shall apply for a regular Coastal Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., 3/15/2014), unless this requirement is waived in writing by the Executive Director.
5. The subject emergency permit is being issued in response to a documented emergency condition where action needs to be taken faster than the normal coastal development permit process would allow. By approving the proposed emergency measures, the Executive Director of the Coastal Commission is not certifying or suggesting that the seawall repairs being constructed under this emergency permit will provide necessary protection for the street end and public beach access stairway. Thus, in exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. U.S. Army Corps of Engineers, State Lands Commission.)
7. No overnight storage of equipment or materials shall occur on sandy beach or utilize public parking spaces. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located in the intertidal zone at any time. Construction equipment shall not be washed on the beach.

As noted in Condition #4, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. As a follow-up to the emergency permit, a regular Coastal Permit may be required. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

If you have any questions about the provisions of this emergency permit, please call the Commission's San Diego Coast Area Office at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: Emergency Permit No. G-6-13-0220

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by 12/14/2013).

Walter GeFrom
Signature of property owner

Name

Walter GeFrom

Address

2781 Caminito Chollas
San Diego, CA 92105

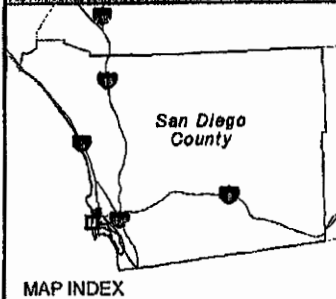
10/16/2013
Date of Signing

RECEIVED
OCT 16 2013

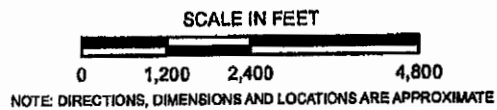
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT



SOURCE: 2008 THOMAS GUIDE FOR SAN DIEGO COUNTY, STREET GUIDE AND DIRECTORY; MAP © RAND MONALLY, R.L. 07-8-129



MAP INDEX



Ningo & Moore

SITE LOCATION

FIGURE

PROJECT NO.

DATE

BERMUDA AVENUE WALL REPAIR
SAN DIEGO, CALIFORNIA

1

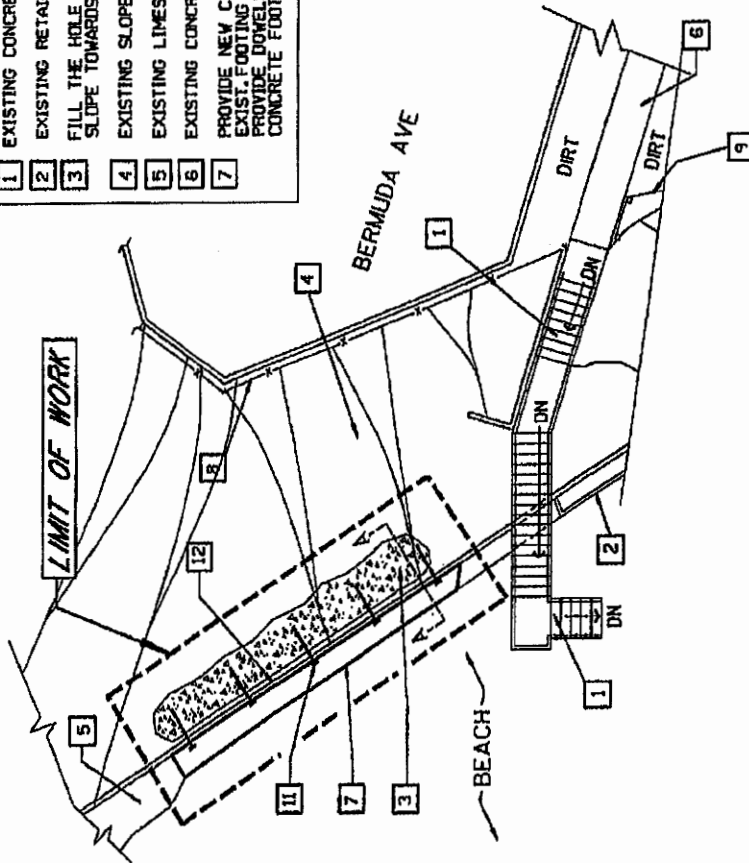
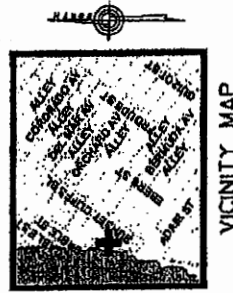
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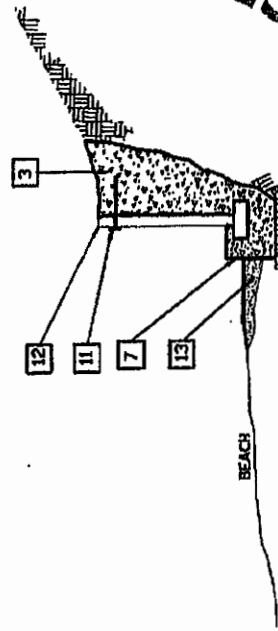
Figure 1
AUGUST 5, 2005

CONCEPTUAL

- KEY NOTES:**
- | | | | |
|---|---|----|---------------------------|
| 1 | EXISTING CONCRETE STAIRS | 8 | EXISTING CHAIN LINK FENCE |
| 2 | EXISTING RETAINING WALL CONCRETE FOOTING | 9 | EXISTING WOODEN RAILING |
| 3 | FILL THE HOLE WITH SLURRY CONCRETE. SLOPE TOWARDS THE RETAINING WALL. | 10 | NOT USED |
| 4 | EXISTING SLOPE | 11 | PROVIDE NEW TIE BACKS |
| 5 | EXISTING LIMESTONE FORMATION | 12 | EXISTING RETAINING WALL |
| 6 | EXISTING CONCRETE WALKWAY | 13 | PROVIDE SAND FILL |
| 7 | PROVIDE NEW CONCRETE FOOTING. TOP OF FOOTING TO MATCH EXIST. FOOTING OF KEY NOTE 2. PROVIDE DOMELS INTO EXIST. LIMESTONE & EXIST. CONCRETE FOOTING. | | |



PLAN VIEW
NOT TO SCALE



SECTION
A-A
NOT TO SCALE

BERMUDA AVE. SLOPE REPAIR (NORTH OF STAIRS)

PLD PROJECTS/ENGINEERING AND CONSULTING INC.
P:\14\BUDA\BUDA\SLOPE\2005\20050805\17.mxd

