

**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)

**W19**

# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 10, 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 April 10, 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.

**REGULAR WAIVERS**

1. 6-13-013-W Ruth Stolzenberg (Solana Beach, San Diego County)

**DE MINIMIS WAIVERS**

1. 6-13-012-W Keystone Financial Group, LLC, Attn: Bob Mueller (Solana Beach, San Diego County)

**EMERGENCY PERMITS**

1. 6-13-014-G City of San Diego (La Jolla, San Diego County)
2. 6-13-019-G California State Parks (Cardiff, Encinitas, San Diego County)

**EXTENSION - IMMATERIAL**

1. A-6-ENC-06-101-E5 Salvatore Albani (Encinitas, San Diego County)

**TOTAL OF 5 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>
6-13-013-W Ruth Stolzenberg	Interior remodel and an approximately 1,600 sq. ft. addition to an existing 1-story, 1,780 sq. ft. single family residence with an attached 492 sq. ft. garage on a 13,900 sq. ft. lot.	837 Santa Regina, 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>
6-13-012-W Keystone Financial Group, LLC, Attn: Bob Mueller	Construction of a new 2-story, approximately 25 ft. high, approximately 3,150 sq. ft. single family residence with an attached approximately 470 sq. ft. garage on an existing 15,400 sq. ft. vacant lot.	238 South Nardo Avenue, Solana Beach (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>
6-13-014-G City of San Diego	Placement of signage on barricades at the bottom and top of the stairs and at the entrance to the sea wall, as well as two signs on the beach, at Children's Pool for temporary closure of the Children's Pool and sea wall from sunset to sunrise through May 15, 2013.	Children's Pool, La Jolla (San Diego County)
6-13-019-G California State Parks	Collect all existing riprap that has been displaced on the beach and restack adjacent to areas subjected to severe erosion. Create sand berm adjacent to restacked riprap utilizing sand excavated from adjacent lagoon mouth. Work will occur during daylight hours on weekdays up to May 24, 2013.	On public beach adjacent to North Cardiff State Beach Parking Lot and San Elijo State Park Campground, located north and south of the San Elijo Lagoon Mouth, Cardiff, Encinitas (San Diego County)

### REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<b>A-6-ENC-06-101-E5</b> Salvatore Albani	Demolition of an existing single-family residence and construction of an approximately 3,962 sq. ft. two-story single-family residence with pool on an approximately 10,000 sq. ft. blufftop lot.	629 Fourth Street, Encinitas (San Diego County)
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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 28, 2013  
TO: Ruth Stolzenberg  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-13-013-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: Ruth Stolzenberg

LOCATION: 837 Santa Regina, Solana Beach (San Diego County) (APN(s) 263-440-21)

DESCRIPTION: Interior remodel and an approximately 1,600 sq. ft. addition to an existing 1-story, 1,780 sq. ft. single family residence with an attached 492 sq. ft. garage on a 13,900 sq. ft. lot.

RATIONALE: The proposed addition to an existing 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, April 10, 2013, in Santa Barbara. 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: 

Matthew Winter

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: March 28, 2013  
TO: Keystone Financial Group, LLC, Attn: Bob Mueller  
FROM: Charles Lester, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver De Minimis Number 6-13-012-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: Keystone Financial Group, LLC, Attn: Bob Mueller  
LOCATION: 238 South Nardo Avenue, Solana Beach (San Diego County) (APN(s) 298-081-39)  
DESCRIPTION: Construction of a new 2-story, approximately 25 ft. high, approximately 3,150 sq. ft. single family residence with an attached approximately 470 sq. ft. garage on an existing 15,400 sq. ft. vacant 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, April 10, 2013, in Santa Barbara. 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:  EPA II

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**EMERGENCY PERMIT**

Applicant: City of San Diego  
Agent: Stacey LoMedico  
Park and Recreation Director

Date: March 29, 2013

Emergency Permit No. **6-13-014-G**

**LOCATION OF EMERGENCY WORK: La Jolla Children's Pool**

**WORK PROPOSED: Placement of signage on barricades at the bottom and top of the stairs and at the entrance to the sea wall, as well as two signs on the beach, at Children's Pool for temporary closure of the Children's Pool and sea wall from sunset to sunrise through May 15, 2013.**

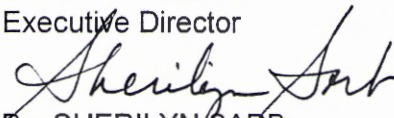
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of **harassment and flushing of mother seals and their pups during the pupping season and potential public safety conflicts** 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: 6-13-014-G**

**Date: 3/29/13**

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PERMITTEE and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific properties listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit (i.e., by April 28, 2013).
4. The emergency authorization for temporary closure of the beach at night shall extend through May 15, 2013. Unless a regular Coastal Permit application is received to have the emergency work be considered permanent and the emergency authorization is extended by the Executive Director, the emergency work shall be removed in its entirety and the beach re-opened at night by May 16, 2013, unless this requirement is waived in writing by the Executive Director.
5. 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. Dept. of Fish & Game, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission.)

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 must be obtained. 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.



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**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. 6-13-014-G**

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 May 28, 2013).

\_\_\_\_\_  
Signature of property owner

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date of Signing

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**EMERGENCY PERMIT**

**Applicants:** California State Parks  
**Agent:** Robin Greene

**Date:** 4/4/2013  
**Emergency Permit No.** 6-13-19-G

**LOCATION OF EMERGENCY WORK:** On the public beach adjacent to the North Cardiff State Beach Parking Lot and San Elijo State Park Campground, located north and south of the San Elijo Lagoon Mouth, Cardiff, Encinitas, San Diego County.

**WORK PROPOSED:** Collect all existing riprap that has been displaced on the beach and restack adjacent to areas subjected to severe erosion. Create sand berm adjacent to the restacked riprap utilizing sand excavated from adjacent lagoon mouth (authorized pursuant to separate coastal development permit). Equipment on the beach will include large tracked vehicles (dozer and excavator). Work will occur during daylight hours on weekdays up to May 24, 2013. No construction equipment will be staged/stored on the beach overnight.

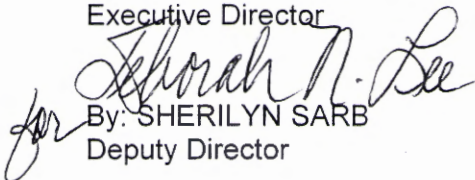
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of **severe erosion caused by storm waves and high tides threaten existing park facilities** 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: 6-13-19-G**  
**Date: 4/4/13**

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 May 24, 2013.
4. Within 60 days of the date of this permit (i.e., by 6/4/2013), the permittee shall apply for a regular Coastal Permit to have the emergency work be considered permanent. If no such material is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., 9/4/2013), unless this requirement is waived in writing by the Executive Director.
5. 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.)

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.

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## EMERGENCY PERMIT ACCEPTANCE FORM

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

RE: **Emergency Permit No. 6-13-19-G**

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.

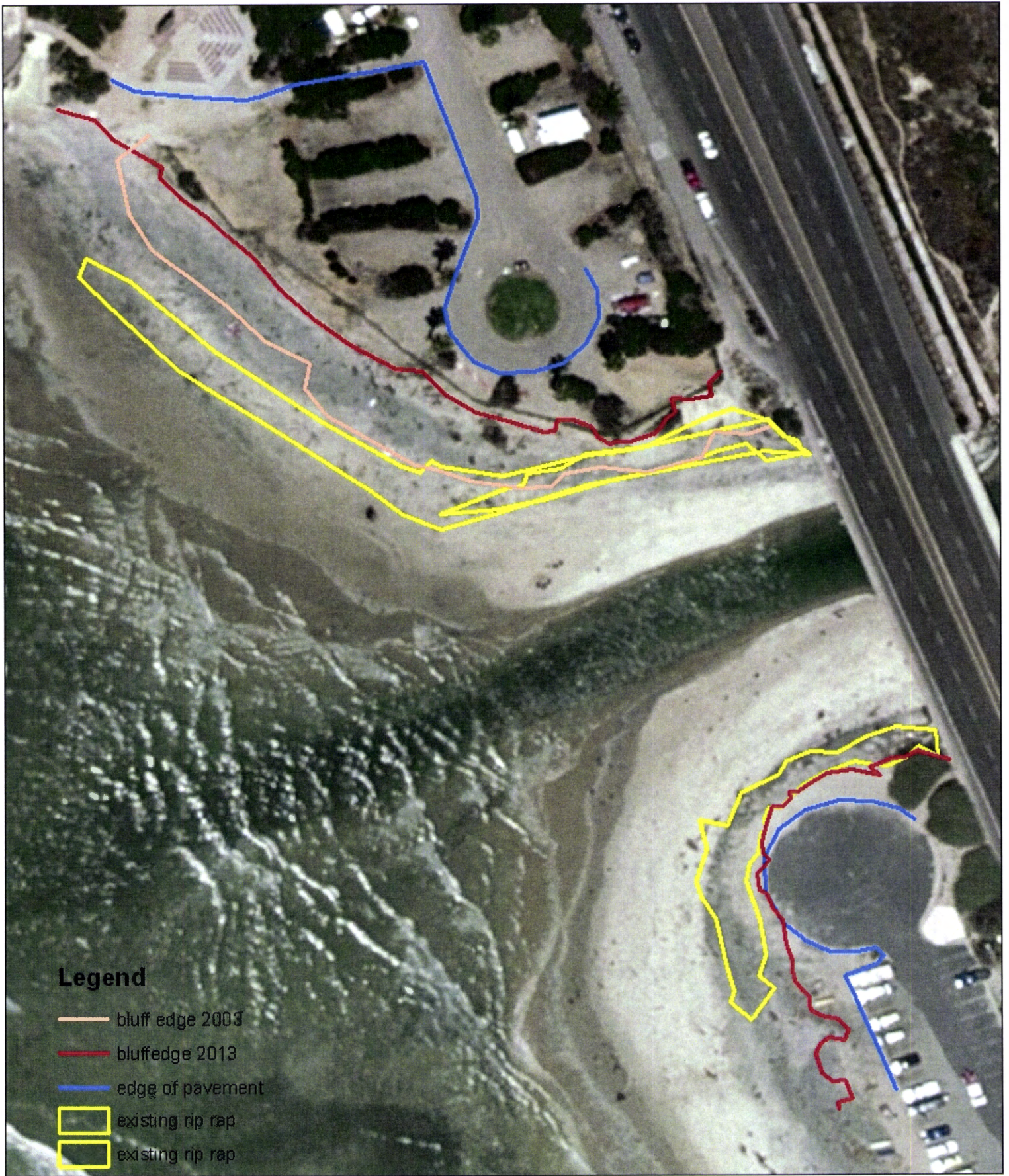
I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by 6/4/2013).

\_\_\_\_\_  
Signature of property owner

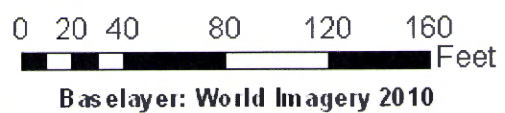
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date of Signing



**Emergency Coastal Permit Request**  
*San Elijo and Cardiff State Beaches*



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**MAILED**  
3/25/2013



March 25, 2013

## 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-E5**

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

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

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,  
CHARLES LESTER  
Executive Director

By: ERIC STEVENS  
Coastal Program Analyst

Supervisor:

cc: Local Planning Dept.

Architects Magnus, Attn: Hector & Pamela Magnus