

**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



# W10

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

*For the  
June Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: June 08, 2015

**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 June 2015 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 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>
6-15-0582-W Peter Gruen	Removal of two existing windows and one existing sliding glass door and installation of two new larger windows and one new larger sliding glass door on an exterior western wall of a condominium unit. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Accutech Engineering, dated April 29, 2015.	205 Helix Avenue, Unit #42, Solana Beach (San Diego County). APN 298-520-01-63
6-15-0593-W Scott & Kim Buchanan	Construction of a 145 sq. ft. addition enclosing an existing covered patio, minor interior remodel, and after-the-fact approval of an approximately 340 sq. ft. addition and new pool and spa at an existing 4,000 sq. ft. single family residence on a 2.87-acre lot.	4124 Stonebridge Lane, Rancho Santa Fe (San Diego County). APN 262-190-25

**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>
<p><b>6-15-0319-W</b> UCSD Physical and Community Planning, Attn: Anu Delouri</p>	<p>2015 South Bay Nearshore-Shelf Exchange Study (Tracer Dispersion and Dilution Experiment) consisting of 3 dye releases and temporary installation of scientific research instrumentation in surfzone and offshore from approximately August to November 2015. The 3 dye releases will be released from 1-6 hours on weekdays between 9/8/15-10/31/15. Various fixed instruments will be mounted on tripod frames anchored to the sea bottom or attached to pipes anchored to the sea bottom, and mobile instruments will be in the water for up to 2 days during dye releases. Collection of data will be accomplished by using jet skis, small boats, divers, AUVs, aerial LiDAR, and nontoxic Rhodamine dye. Experiment staff will be present on the beach during the dye release experiments to inform the public of the experiment and to answer questions.</p>	<p>Shoreline and ocean waters between the U.S.-Mexico Border and the City of Coronado</p>

***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>
6-02-024-A1 University of California, San Diego	Construction of a four-story, with basement, 71 ft. high, approximately 145,000 sq.ft. computer science and engineering building on an existing approximately 1.9 acre recreational playing field.	Voigt Drive near Justice Lane, Warren College, La Jolla, San Diego (San Diego County). APN 342-110-45

***REPORT OF EXTENSION - IMMATERIAL***

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-13-020-E1 San Diego Unified Port District, Attn: Wileen Manaois	Demolition of the existing fender systems at the west end and south side of Navy Pier and replacement with a new fender system on the west end only.	960 North Harbor Drive, Navy Pier, San Diego (San Diego County)
6-13-022-E1 Bikeway Village, LLC, Attn: Rex Butler	Conversion of two existing warehouse buildings into a 50-bed hostel, community room, public restrooms, commercial retail/café, and other eco-tourist related uses on a 2.12-acre site located immediately south of the Bayshore Bikeway.	500 13th Street, Imperial Beach 616-021-10

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May 28, 2015

## Coastal Development Permit Waiver Improvements to Existing Single-Family Residences or Structures Coastal Act Sections 30610(a) and (b)

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-15-0582-W

**Applicant:** Peter Gruen

**Location:** 205 South Helix Avenue Unit #42, Solana Beach (San Diego County). APN 298-520-01-63

**Proposed Development:** Removal of two existing windows and one existing sliding glass door and installation of two new larger windows and one new larger sliding glass door on the exterior western wall of a condominium unit. Work shall take place in accordance with the recommendations set forth in the 'Geotechnical Review Letter' by Accutech Engineering, dated April 29, 2015.

**Rationale:** The proposed windows and sliding glass door are located on an existing condominium unit. The existing condominium building is located within 50 ft. of the coastal bluff; however, the proposed project will not affect the stability of the coastal bluff. The proposed development will not affect public views or coastal access, and no adverse impacts to coastal resources are anticipated. The project is consistent with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 10-12, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

Eric Stevens  
Coastal Program Analyst

A handwritten signature in black ink, appearing to read "Charles Lester", written over the typed name and title.

cc: Commissioners/File

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June 4, 2015

**Coastal Development Permit Waiver  
Improvements to Existing Single-Family Residences or Structures  
Coastal Act Sections 30610(a) and (b)**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-15-0593-W

**Applicant:** Scott & Kim Buchanan

**Location:** 4124 Stonebridge Lane, Rancho Santa Fe, San Diego County

**Proposed Development:** Construction of a 145 sq. ft. addition enclosing an existing covered patio, minor interior remodel, and after-the-fact approval of an approximately 340 sq. ft. addition and new pool and spa at an existing 4,000 sq. ft. single family residence on a 2.87-acre lot.

**Rationale:** The proposed addition and pool requires a coastal development permit because the home is between San Elijo Lagoon and the first public roadway, and the permit approving construction of the residence included a condition requiring that future development on the site obtain a new permit. The proposed development is on a developed portion of the lot and is consistent with all requirements of the previous permit. The project is consistent with all Chapter 3 policies of the Coastal Act and there will be no impacts to native vegetation, water quality, visual resources, or public access and public recreation.

This waiver will not become effective until reported to the Commission at their June 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

A handwritten signature in black ink, appearing to read "Brittney Laver".

Brittney Laver  
Coastal Program Analyst

cc: Commissioners/File

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May 29, 2015

**Coastal Development Permit De Minimis Waiver  
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 6-15-0319-W

**Applicant:** UCSD Physical and Community Planning, Anu Delouri


**Location:** Between the U.S.-Mexico Border to the south and the City of Coronado to the north, Imperial Beach and Coronado (San Diego County)

**Proposed Development:** 2015 South Bay Nearshore-Shelf Exchange Study (Tracer Dispersion and Dilution Experiment) consisting of 3 dye releases and temporary installation of scientific research instrumentation in surfzone and offshore from approximately August to November 2015. The 3 dye releases will be released from 1-6 hours on weekdays between 9/8/15-10/31/15. Various fixed instruments will be mounted on tripod frames anchored to the sea bottom or attached to pipes anchored to the sea bottom, and mobile instruments will be in the water for up to 2 days during dye releases. Collection of data will be accomplished by using jet skis, small boats, divers, AUVs, aerial LiDAR, and nontoxic Rhodamine dye. Experiment staff will be present on the beach during the dye release experiments to inform the public of the experiment and to answer questions.

**Rationale:** The goal of the proposed project is improved understanding of the dispersion and dilution of shoreline introduced contaminants between land and the offshore shelf region. The project is similar in nature and scope to experiments performed at Imperial Beach, Torrey Pines State Beach, San Onofre State Beach, La Jolla Shores, Scripps, Blacks Beach, and Huntington State Beach. The project will be conducted outside the summer season, and impacts to public access and recreation will be minimal. The use of dye has been approved by the Regional Water Quality Control Board. No adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their June 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,  
Executive Director

  
Keri Robinson  
Coastal Program Analyst

cc: File

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**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **6-02-024-A1**

June 5, 2015

**To:** All Interested Parties

**From:** Charles Lester, Executive Director

**Subject:** Permit No. **6-02-024-A1** granted to **University of California, San Diego** for:

Construction of a four-story, with basement, 71 ft. high, approximately 145,000 sq.ft. computer science and engineering building on an existing approximately 1.9 acre recreational playing field.

**Project Site:** Voigt Drive near Justice Lane, Warren College, La Jolla, San Diego, (San Diego County) APN: 342-110-45

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):

Renovate 5,595 sq. ft. of an existing four-story over basement, 145,000 sq. ft. computer science building and construct a one-story, 4,712 sq. ft. addition with student lounge and conference rooms.

**FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed addition consists of conference rooms, a student lounge, and a multi-purpose room, and will not substantially increase the student capacity of the either the building or the university itself. The addition is located in the inner courtyard of a building located well inland from the coast, and will not impact public views. Runoff will be directed into landscaping and BMPs consisting of storage basin filters. The addition will be serviced by existing nearby parking facilities and the university shuttle system. Thus, the proposed development will not adversely impact coastal resources and can be found in conformance to the policies of Chapter 3 of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Alexander Llerandi at the phone number provided above.

cc: Commissioners/File



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(619) 767-2370

6/5/15  
**MAILED**



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 5, 2015

Notice is hereby given that the San Diego Unified Port District has applied for a one year extension of 6-13-020 granted by the California Coastal Commission on June 12, 2013.

for: **Demolition of the existing fender systems at the west end and south side of Navy Pier and replacement with a new fender system on the west end only.**

at: **960 Harbor Drive, Navy Pier, 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

A handwritten signature in cursive script that reads "Diana Lilly".

Diana Lilly  
Coastal Program Analyst *III*

cc: Commissioners/File

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**MAILED**

5/29/15



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

May 28, 2015

Notice is hereby given that Bikeway Village, LLC (Rex Butler) has applied for a one year extension of 6-13-022 granted by the California Coastal Commission on June 12, 2013

for: Conversion of two existing warehouse buildings into a 50-bed hostel, community room, public restrooms, commercial retail/café, and other eco-tourist related uses on a 2.12-acre site located immediately south of the Bayshore Bikeway.

at: 500 13<sup>th</sup> Street, 536 13<sup>th</sup> Street, and 535 Florence Street, Imperial Beach (San Diego County)  
APN 616-021-10

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

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Keri Robinson  
Coastal Program Analyst

cc: Commissioners/File