

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
April 2016 Meeting of the California Coastal Commission*

April 8, 2016

To: Commissioners and Interested Parties
From: Sherilyn Sarb, San Diego Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the April 2016 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

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.

Applicant	Project Description	Project Location
6-15-1986-W Hagerty Trust, Patel Family Trust, Brian F. Caine Trust	Installation of new exterior doors and larger exterior windows and minor modifications to interior load bearing walls to three existing 2,033 sq. ft. condominium units.	135 South Sierra Street, Solana Beach, San Diego County. APN: 298-01-054.
6-16-0154-W Sandy and Di Whiting	Construction of a 191 sq. ft. first floor addition and a new 1,215 sq. ft. second floor to an existing 1,654 sq. ft., 1-story single-family residence with an attached 657 sq. ft. garage on a 14,350 sq. ft. lot.	950 San Lorenzo Court, Solana Beach, San Diego County APN: 263-651-13.
6-16-0313-W Jill & John Dillard	Construction of an approximately 680 sq. ft. first floor addition and an approximately 740 sq. ft. second floor addition to an existing 1,926 sq. ft., 2-story single-family residence with an attached 432 sq. ft. garage that will be reduced by approximately 20 sq. ft. on a 9,973 sq. ft. lot.	1530 Santa Sabina Court, Solana Beach, San Diego County. APN: 263-583-26.

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.

Applicant	Project Description	Project Location
6-16-0102-W Jeff Skeen	Demolition of an existing 1,526 sq. ft. one-story, single-family residence and construction of a new 2-story, single-family residence that includes an 825 sq. ft. basement, a 1,484 sq. ft. attached garage, a 2,733 sq. ft. first-story, a 1,507 sq. ft. second-story, and a new 548 sq. ft. one-story, detached guest house on a 20,497 sq. ft. lot.	316 Rios Avenue, Solana Beach, San Diego County. APN: 298-075-08.
6-16-0115-W Diana & Joseph Driscoll	Construction of three condominiums, including one 2,766 square foot three-story single-family condominium with attached 420 square foot garage, one 2,871 square foot three-story single-family condominium with attached 420 square foot garage, and one 2,731 square foot three-story single-family condominium with attached 397 square foot garage, and landscaping on two 5,915 square foot lots.	700 Block of South Cedros Avenue, Solana Beach, San Diego County. APN(s): 298-212-40, -41.

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.

Applicant	Project Description	Project Location
G-6-15-0052 Oceanus GHAD	Construction of a 49 ft. long, 34 ft. 6 in. high, 28 in. wide seawall and an approximately 310 sq. ft. mid and upper bluff wall to tie into an existing seawall and reconstructed upper bluff slope currently under construction to the south.	4848 Bermuda Avenue, Ocean Beach, San Diego, San Diego County. APN(s): 448-242-27-01 through 13 and 448-242-02.
G-6-16-0021 California State Parks, Attn: Robin Greene	Repair severe erosion to existing rip rap revetment adjacent to public day-use lot at North Cardiff State Beach by placing five to ten truckloads of half-ton to one-ton seasoned rip rap and two 10-yard truckloads of beach cobble within the existing approximately 31-ft. wide, 200-ft. long, 8-ft. tall footprint.	North Cardiff State Beach Parking Lot, 2450 South Coast Highway 101, Cardiff, Encinitas, San Diego County. APN: 261-020-10.
G-6-16-0024 University of California, San Diego, Attn: Anu Delouri	Repair collapse of approximately 100 feet of existing earthen emergency beach access road by placement of 400 cubic yards of fill, coverage with 75 tons of 3"-6" drivable rock, restacking existing rip rap revetment on the seaward side of the reconstructed road, and placement of 300 tons of new ½ ton rip rap and 250 tons of #1 rip rap atop the existing revetment.	End of Black's Beach Access Road, La Jolla, San Diego, San Diego County. APN: 342-050-03.

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April 6, 2016

**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: 6-15-1986-W

Applicant: Hagerty Trust, Patel Family Trust, Caine, Brian F Trust

Location: 135 South Sierra Avenue units 30, 34, and 36, Solana Beach (San Diego County)
(APN(s): 298-010-54)

Proposed Development: Installation of new exterior doors and larger exterior windows and minor modifications to interior load bearing walls to three existing 2,033 sq. ft. condominium units.

Rationale: The proposed development is located within existing condominium units. 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 development does not result in the alteration of greater than 50% of the exterior walls of the existing structure. 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 April 2016 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Eric Stevens
Coastal Program Analyst

A handwritten signature in black ink, appearing to read "Eric Stevens".

cc: Commissioners/File

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March 18, 2016

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: 6-16-0154

Applicant: Sandy and Di Whiting

Location: 950 San Lorenzo Court, Solana Beach (San Diego County) (APN: 263-651-13)

Proposed Development: Construction of a 191 sq. ft. first floor addition and a new 1,215 sq. ft. second floor to an existing 1,654 sq. ft., 1-story single-family residence with an attached 657 sq. ft. garage on a 14,350 sq. ft. lot.

Rationale: The proposed development requires a coastal development permit because the project is located between San Elijo Lagoon and the first public roadway and involves an addition of more than 10% of the existing floor area. The project is located on an existing developed lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The project is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their April 2016 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Senior Deputy Director

Sarah Richmond
Coastal Program Analyst

cc: Commissioners/File

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April 7, 2016

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: 6-16-0313-W

Applicant: Jill and John Dillard

Location: 1530 Santa Sabina Court, Solana Beach (San Diego County) (APN(s): 263-583-26)

Proposed Development: Construction of an approximately 680 sq. ft. first floor addition and an approximately 740 sq. ft. second floor addition to an existing 1,926 sq. ft., 2-story single-family residence with an attached 432 sq. ft. garage that will be reduced by approximately 20 sq. ft. on a 9,973 sq. ft. lot.

Rationale: The proposed development requires a coastal development permit because the project is located between San Elijo Lagoon and the first public roadway and involves an addition of more than 10% of the existing floor area. The project is located on an existing developed lot within an established neighborhood consisting of single-family residences similar in size and scale to the proposed development. The project is consistent with the City of Solana Beach certified Land Use Plan and will not result in new development located closer to adjacent mapped ESHA habitat than existing adjacent structures. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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

Sincerely,

John Ainsworth
Acting Executive Director

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

Eric Stevens
Coastal Program Analyst

cc: Commissioners/File

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April 1, 2016

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: 6-16-0102-W

Applicant: Jeff & Sheila Skeen

Location: 316 South Rios Ave, Solana Beach (San Diego County) (APN: 298-075-08)

Proposed Development: Demolition of an existing 1,526 sq. ft. one-story, single-family residence and construction of a new 2-story, approximately 4,240 sq. ft. single-family residence with an 825 sq. ft. basement, a 1,484 sq. ft. attached garage, and a new 548 sq. ft. one-story, detached guest house on a 20,497 sq. ft. lot.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their December 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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lisa Schlembach", written over a printed name and title.
Lisa Schlembach
Coastal Program Analyst

cc: File

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March 16, 2016

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: 6-16-0115-W

Applicant: Diana and Joseph Driscoll

Location: 700 block of South Cedros Ave, approximately 100 feet north of Via de la Valle, Solana Beach (San Diego County) (APN(s): 298-212-40 and 298-212-41)

Proposed Development: Construction of three 3-story detached single-family residences: one 2,766 sq. ft. with attached 420 sq. ft. garage, one 2,871 sq. ft. with attached 420 sq. ft. garage, and one 2,731 sq. ft. with attached 397 sq. ft. garage on two 5,915 square foot lots; minor tentative parcel map to allow condominium ownership.

Rationale: The subject property 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 development will not block any public views and adequate parking will be maintained. Additionally, the project conforms to the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, is not subject to any of the special overlays in LUP, and is consistent with all applicable Chapter 3 policies of the Coastal Act. No adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their 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.

John Ainsworth
Acting Executive Director

Melody Lasiter
Coastal Program Analyst

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**EMERGENCY PERMIT**

Issue Date: March 9, 2016
Emergency Permit No. G-6-15-0052

APPLICANT:

Oceanus GHAD

AGENT:

Robert Trettin

LOCATION OF EMERGENCY:

On beach and bluff face fronting 4848 Bermuda Avenue and 1466-1472 Pescadero Avenue, Ocean Beach, San Diego, San Diego County ((APNs): 448-242-27-01 through 13 and 448-242-02)

EMERGENCY WORK:

Construction of a 49 ft. long, 34 ft. 6 in. high, 24-28 in. wide colored and textured concrete tiedback seawall and an approximately 25 ft. long, 25 ft. high, 24-28 in. wide colored and textured concrete tiedback triangle shaped mid and upper bluff wall to tie into an existing seawall and reconstructed upper bluff slope protection currently under construction to the south. No backfill is proposed. El Niño related.

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 several bluff failures and a slope stability analysis showing that the seaward bluff top duplex at 1466-1472 Pescadero Avenue, San Diego (San Diego County) is at risk 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 California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

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

March 9, 2016

Emergency Permit No.: G-6-15-0052

Sincerely,

John Ainsworth
Acting Executive Director

Sherah N. Lee
for By: Sherilyn Sarb, Deputy Director *District Manager*

cc: Local Planning Department

Enclosures: 1) Acceptance Form

March 9, 2016

Emergency Permit No.: G-6-15-0052

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 (by March 24, 2016).
2. Only that work specifically described in this permit and as more specifically described in the Commission's file for the Emergency CDP for the specific property listed above is authorized. The work permitted under this permit is the minimum necessary to address the emergency situation at hand. Any additional work or maintenance to the structures installed pursuant to this permit requires separate authorization from the Executive Director. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Coastal Commission's San Diego Coast District Office on December 30, 2015 and modified on March 8, 2016.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. Construction materials, equipment or debris shall not be stored where it will or could potentially be subject to wave erosion and dispersion. Construction shall be conducted pursuant to typical best management practices such as:
 - a. All construction areas shall be minimized and allow public recreational access along the beach and shall protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
 - b. Construction work and equipment operations shall not be conducted seaward of the mean high water line, unless tidal waters have receded from the authorized work areas.
 - c. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs.
 - d. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
4. The work authorized by this permit must be completed by May 27, 2016 (the start of Memorial Day Weekend), which shall become null and void unless extended by the Executive Director for good cause.

March 9, 2016

Emergency Permit No.: G-6-15-0052

5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act, would be conditioned accordingly, and may not allow for any further armoring or may require a different configuration of the seawall. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from strong waves. In addition, any follow-up permit would account for and analyze the impacts of long-term sea level rise.
6. 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.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
8. Within 30 days of completion of construction authorized by this Emergency CDP, the Permittee shall submit site plans and cross sections clearly identifying all development completed under this emergency authorization (comparing any previously permitted condition to both the emergency condition and to the post-work condition), and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization. Photos showing the project site before the emergency (if available), prior to and during emergency project construction activities, and after the work authorized by this Emergency CDP is complete shall be provided with the site plans and cross sections.
9. This Emergency CDP shall not constitute a waiver of any public rights which may exist on the property. The permittee shall not use this Emergency CDP as evidence of a waiver of any public rights which may exist on the property.
10. PRIOR TO CONSTRUCTION OF THE SEAWALL, the applicant shall submit a Surfgrass Avoidance Plan to the Executive Director for review and approval that includes the following:
 - a. The contractor shall be advised of the adjacent surfgrass beds and the need to protect and avoid these resources.
 - b. Temporary fences shall be erected each day by a qualified biologist during any time that mechanized equipment is used on the beach to mark the maximum extent of beach within which work can be done.

March 9, 2016

Emergency Permit No.: G-6-15-0052

- c. All work shall be monitored during any time that mechanized equipment is used on the beach. Monitoring shall be completed by a qualified biologist who shall be given authority to stop work if it threatens to impact the surfgrass beds.
- d. No work shall be conducted from the lower formational terrace supporting algal turf or surfgrass resources.

The applicant shall undertake the development in accordance with the approved Plan. Any proposed changes to the approved Plan shall be reported to the Executive Director. No changes to the Plan shall occur without prior written consent of the Executive Director.

- 11. PRIOR TO CONSTRUCTION OF THE SEAWALL, the applicant shall submit to the Executive Director, evidence that the proposed plans have been reviewed and approved by the City of San Diego. The plans shall indicate the seawall is located as far landward as possible and is located to keep as much of the beach as possible available for public use.
- 12. Copies of this Emergency CDP shall be maintained in a conspicuous location at the construction jobsite at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this Emergency CDP, and the public review requirements applicable to it, prior to commencement of construction.
- 13. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Within 30 days of completion of construction authorized by this Emergency CDP, the Permittee shall submit the record (of complaints/inquiries and actions taken in response) to the Executive Director.
- 14. By May 27, 2016 (the start of Memorial Day Weekend), or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional

March 9, 2016

Emergency Permit No.: G-6-15-0052

information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 30 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.

15. Failure to a) submit a complete follow-up CDP Application that complies with Condition 8 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

(G:\San Diego\Emergency Permits\G-6-15-0052 Oceanus GHAD Seawall\Final Emergency Permit\G-6-15-0052 Oceanus GHAD EMERGENCY PERMIT.docx)

¹ In some instances, a permit may also be required for removal.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

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**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSISON

San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402

RE: Emergency Permit No. G-6-15-0052

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast District 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 the emergency work is TEMPORARY and that a regular Coastal Development Permit is necessary for any permanent installation. I agree to complete the regular Coastal Development Permit application by May 27, 2016 (the start of Memorial Day Weekend) or I will remove the emergency work in its entirety by May 27, 2016. Finally, I understand that my failure either to:

a) submit a complete follow-up Coastal Development Permit (CDP) Application that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations by the date specified in this Emergency Permit, which date may be extended by the Executive Director for good cause, or

b) Remove the emergency development and restore all affected areas to their prior condition after consultation with Coastal Commission staff as you identified consistent with the Coastal Act, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director.

In some instances, a permit may be required for removal (if required by this Emergency Permit) by the date specified in this Emergency Permit. This formal action could include a recordation of a Notice of Violation on my property; the issuance of a Cease and Desist Order and/or Restoration Order; imposition of administrative penalties for violations involving public access, and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

Signature of Property Owner or
Authorized Representative

Address: _____

Print Name

Date of Signing

PROJECT LOCATION

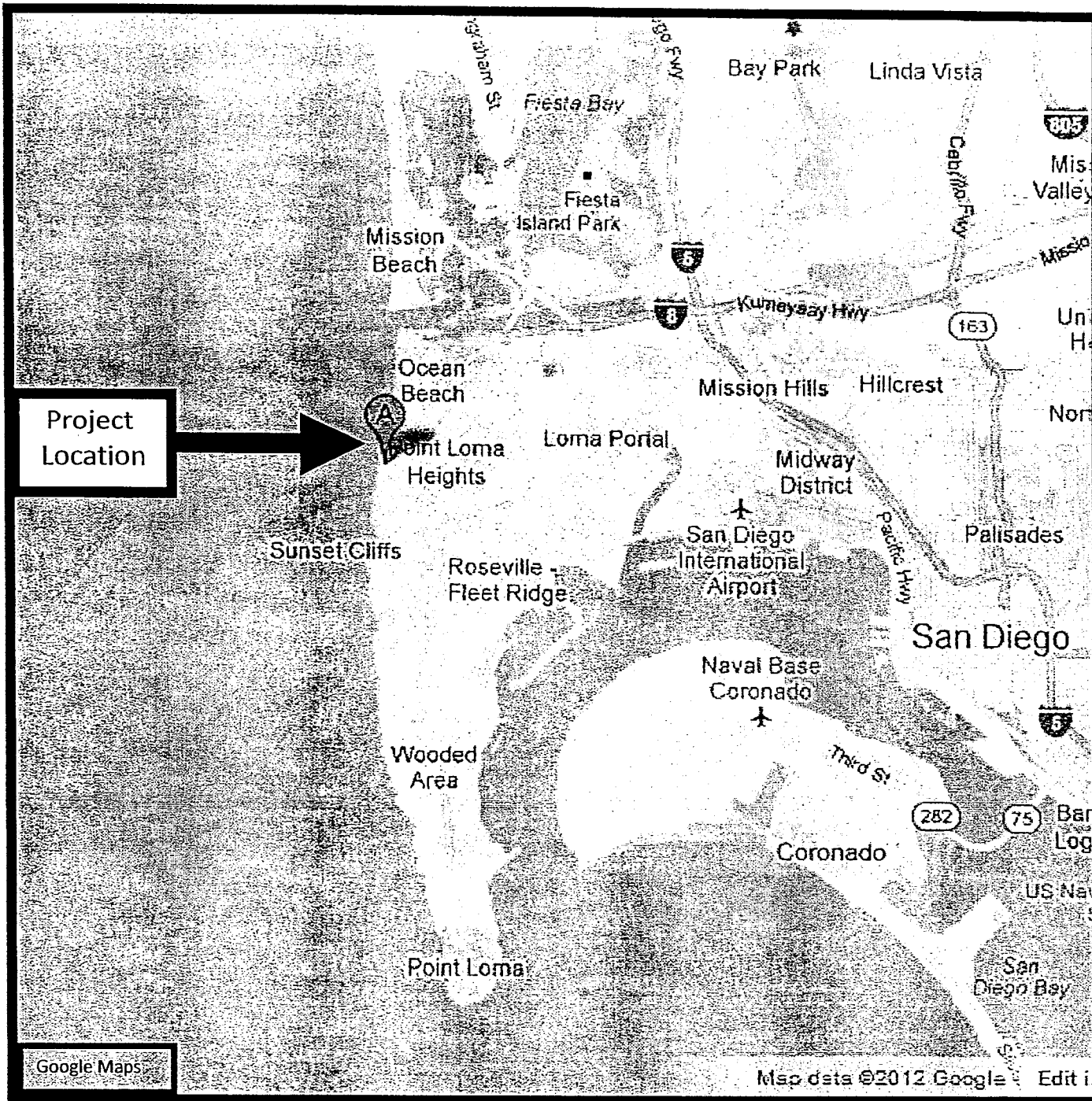


EXHIBIT NO. 1

APPLICATION NO.

G-6-15-0052

Project Location

California Coastal Commission



PREMISES SHALL BE DIRECTED AWAY FROM ANY COASTAL BLUFF AND EITHER INTO EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO STREET DEVELOPED WITH GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUN-OFF. ALL DRAINAGE FROM ANY UNIMPROVED AREAS SHALL BE APPROPRIATELY COLLECTED AND DISCHARGED IN ORDER TO REDUCE, CONTROL OR MITIGATE EROSION OF COASTAL BLUFF

PROPOSED TIEBACKS IN THREE ROWS SHOWN AS "T". TIEBACK ANCHORS ARE REMOVABLE, UNLESS CDP IS APPROVED

(B)
4

MAP NO. 279

EXHIBIT NO. 2

APPLICATION NO.
G-6-15-0052

Site Plan

California Coastal Commission



(N) SECURITY FENCE TO BE INSTALLED 5'-0" EAST OF TOP OF BLUFF, A.L.C. BY OWNER

EMERGENCY REQUEST

NORTHERN LIMITS OF SHOTCRETE WALL AT 4848 BERMUDA AVENUE, SOUTHERN LIMITS OF SHOTCRETE WALL AT 1466-1472 PISCADERO DRIVE, T.O.W. 14.0' MSL±

PROPOSED SHOTCRETE WALL SUPPORTED W/ TIEBACKS. WALL TO BE APPROX. 100'-0" LONG AND UP TO E.C. 34.5' MSL HIGH W/ 2'-0" (MIN.) EMBEDMENT INTO FORMATION MATERIALS. SEE PROFILE WALL ELEVATION E/S. SHOTCRETE WALL WILL BE HAND SCULPTED AND COLOR-TREATED TO MATCH ADJACENT BLUFF MATERIALS

NOT PART OF EMERGENCY REQUEST

LOW WATER MARK PER MAP NO. 279

SHOTCR 4848'E (CURRE SUPPOF WALL T AND 14 INCLUDI INTO FC SEE PR SHOTCR SCULPT MATCH

SITE PLAN

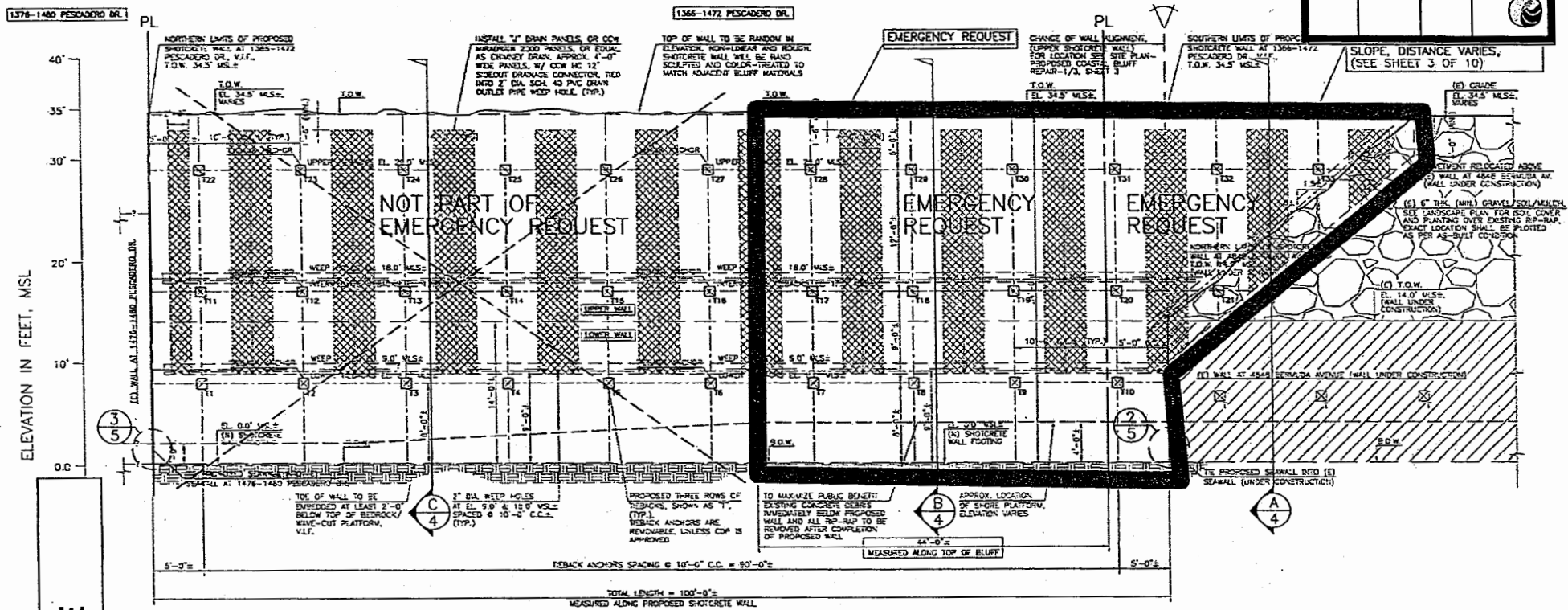
NORTHERN LIMITS SHOTCRETE WALL 1466-1472 PISCADERO DRIVE, T.O.W. 14.0' MSL±

N 03°58'10"W

93.13'

100'-0"±, V.I.F. LONG WALL ALIGNMENT

California Coastal Commission



PROFILE

CALIFORNIA COASTAL COMMISSION

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



F11

April 8, 2016

To: Commissioners and Interested Persons

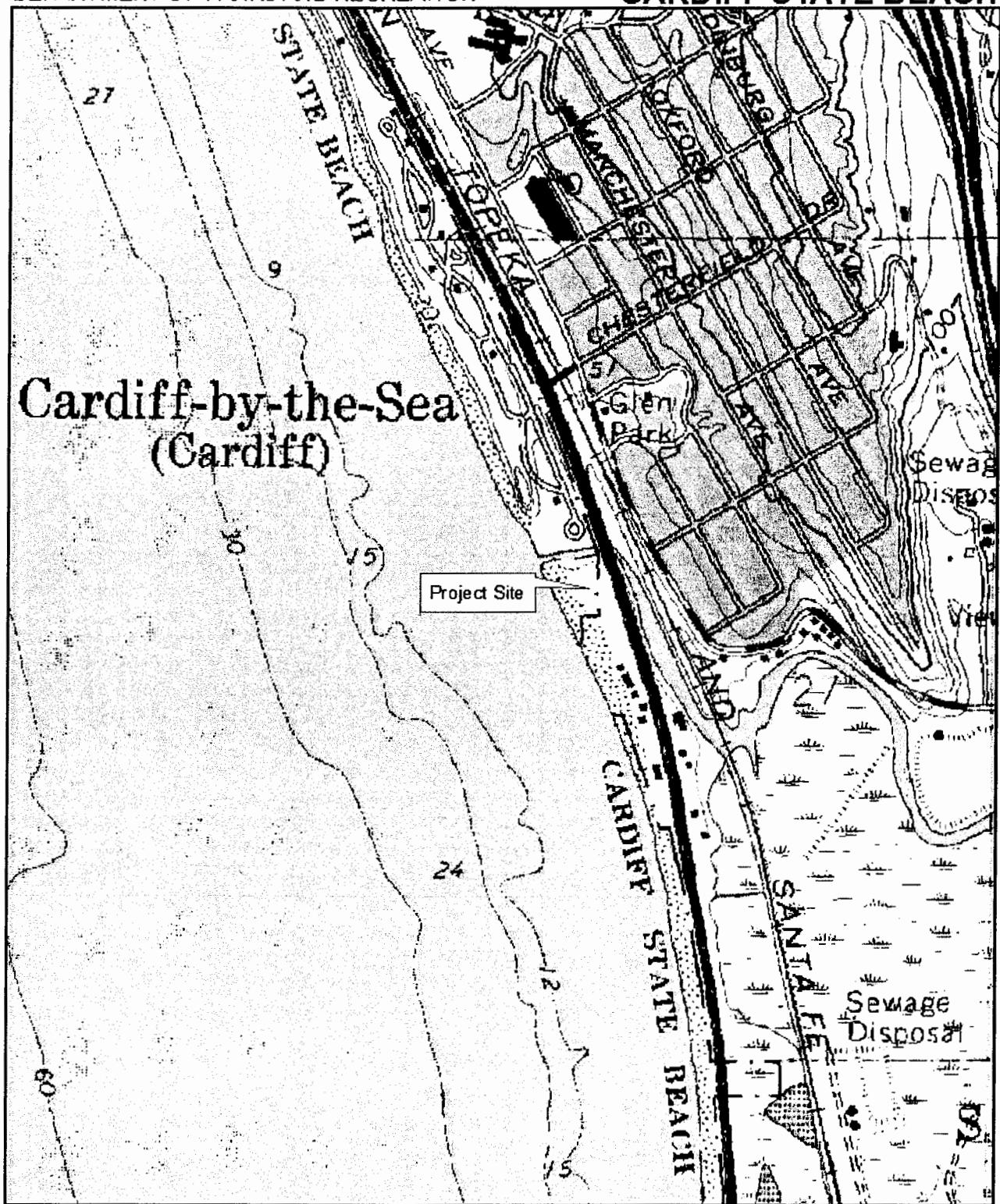
From: California Coastal Commission
San Diego Staff

Subject: Memo for Item **F11**, San Diego Deputy Director's Report, Emergency Permit No. G-6-16-0021 (Department of Parks and Recreation), for the Commission meeting of April 15, 2016.

On December 17, 2015, the California Department of Parks and Recreation notified Commission staff of an emergency situation involving an undermined day-use lot at Cardiff State Beach in the City of Encinitas, within the Coastal Commission's permitting jurisdiction. The Department of Parks and Recreation repaired severe erosion to an existing rip rap revetment adjacent to the public day-use lot at North Cardiff State Beach by placing five to ten truckloads of half-ton to one-ton seasoned rip rap and two 10-yard truckloads of beach cobble within the existing 31-ft. wide, 200-ft. long, 8-ft. tall footprint. After detailed discussion with the Department regarding the scope and location of the work proposed to alleviate the emergency and the potential for impacts to coastal resources, Commission staff determined that immediate action by the public agency was necessary to protect public property and repair public amenities to restore public access, and the proposed work was the minimum necessary to alleviate the emergency condition.

However, because the work includes the permanent erection of structures valued at more than \$25,000, the development does not qualify for an Emergency Permit Waiver under Section 30611 of the Coastal Act. Thus, a follow-up coastal development permit is required to authorize the work. The applicant has been notified of the permit requirement.

CARDIFF STATE BEACH



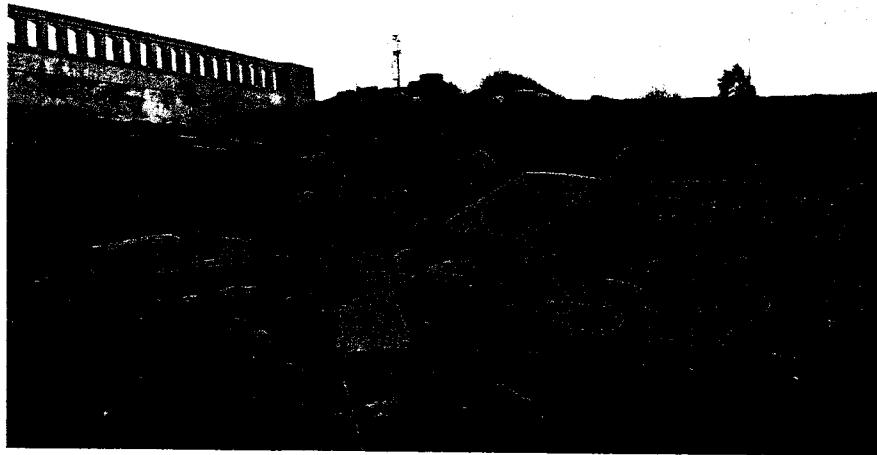
Vicinity Map

Cardiff Reef, North Day Use Lot

0 250 500 1,000 1,500 Feet



- **Problem Statement:** North Cardiff State Beach sustained serious storm damage over the past weekend. On Friday, December 11, 2015, the National Weather Service reported that breezy west winds, morning high tides near 7 feet and high surf would combine to threaten coastal flooding and damage in the mornings through Sunday, December 13, 2015. Park staff noticed severe erosion at Cardiff Reef and documented the status with photos on December 11 and again on December 15 after more erosion and damage had occurred.



December 11, 2015- North Cardiff State Beach at North Turnaround. Green Sewer Force Main visible under bridge (City of Encinitas)

December 11, 2015—North Cardiff State Beach at North Turnaround.



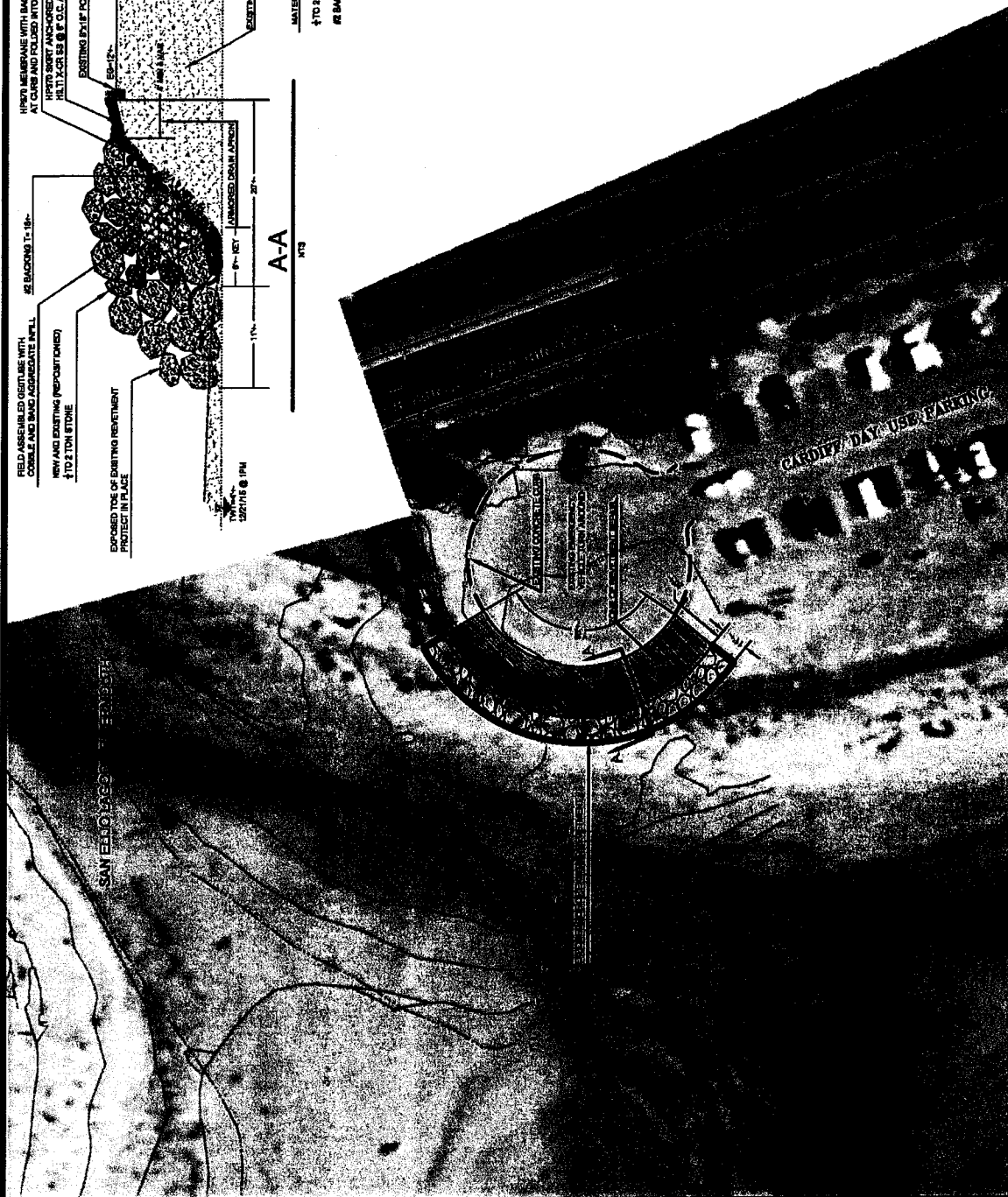
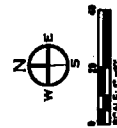
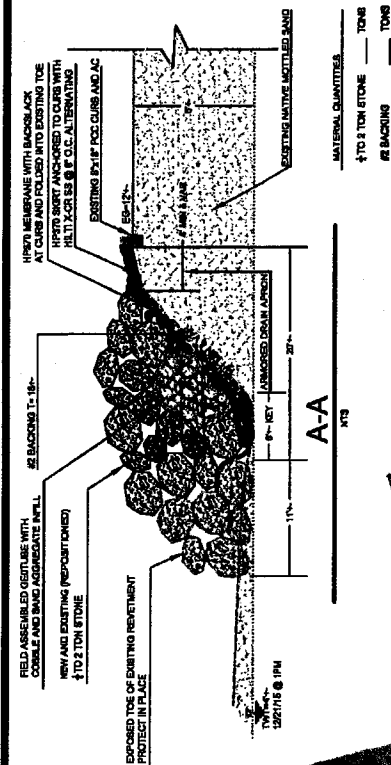
Proposed Work: Add approximately five- 10 yard truckloads of ½ ton to one ton Seasoned Rip Rap on top of the existing rip rap (utilizing the same footprint). Two- 10 yard truckloads of beach cobble will be placed within the Rip Rap to fill gaps and slow high tide water flooding the area. Recent storm damage fiercely and deliberately eroded the area making the failure of the turnaround seem imminent. Heavy Equipment will place rip rap from the turnaround with an extend reach arm. Rip Rap will be staged off the asphalt to protect any further damage prior to being placed. We expect to complete work prior to the high tides expected on December 23, 2015.



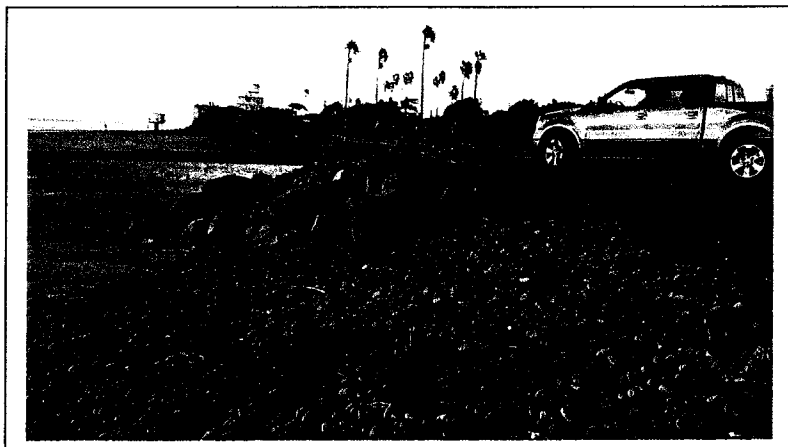


CARDIFF STATE BEACH
PARKING EMERGENCY TURNAROUND
REVESTMENT REPAIR

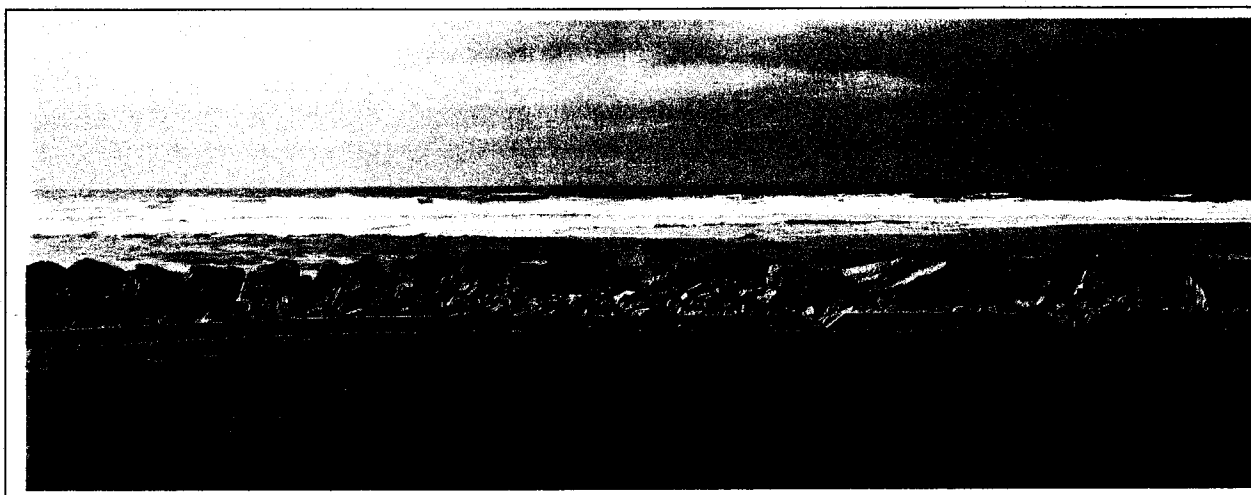
SHEET NO.
C-2.1
1 OF 1



Before



After



CALIFORNIA COASTAL COMMISSION

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



F11

April 8, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Memo for Item **F11**, San Diego Deputy Director's Report, Emergency Permit No. G-6-16-0024 (University of California, San Diego), for the Commission meeting of April 15, 2016.

On February 22, 2016, the University of California, San Diego notified Commission staff of an emergency situation involving a collapsed emergency beach access road at Black's Beach in the City of San Diego, within the Coastal Commission's permitting jurisdiction. The University of California, San Diego repaired a collapse of approximately 100 feet of existing earthen emergency beach access road by placement of 400 cubic yards of fill, coverage with 75 tons of 3"-6" drivable rock, restacking existing rip rap revetment on the seaward side of the reconstructed road, and placement of 300 tons of new ½ ton rip rap and 250 tons of #1 rip rap atop the existing revetment. After detailed discussion with the University regarding the scope and location of the work proposed to alleviate the emergency and the potential for impacts to coastal resources, Commission staff determined that immediate action by the University was necessary to protect public property and repair public amenities to restore public access, and the proposed work was the minimum necessary to alleviate the emergency condition.

However, because the work includes the permanent erection of structures valued at more than \$25,000, the development does not qualify for an Emergency Permit Waiver under Section 30611 of the Coastal Act. Thus, a follow-up coastal development permit is required to authorize the work. The applicant has been notified of the permit requirement.

Llerandi, Alexander@Coastal

From: Delouri, Anuradha <adelouri@ucsd.edu>
Sent: Wednesday, March 09, 2016 11:47 AM
To: Llerandi, Alexander@Coastal
Subject: RE: emergency work at Black's beach
Attachments: 5073 BLACKS BEACH ACCESS ROAD REPAIR - AS BUILT PLAN-SECTION VIEWS.PDF; BLACKS BEACH ACCESS ROAD - PRECONSTRUCTION PHOTOS 17 FEB 2016.pdf; BLACKS BEACH ACCESS ROAD - SITE PHOTOS - 01 MARCH 2016.pdf; BLACKS BEACH ACCESS ROAD - SITE PHOTOS - 02 MARCH 2016.pdf; BLACKS BEACH ACCESS ROAD - SITE PHOTOS - 03 MARCH 2016.pdf; BLACKS BEACH ACCESS ROAD - SITE PHOTOS - 29 FEB 2016.pdf; PRECONSTRUCTION AND POST CONSTRUCTION PHOTOS.PDF

Hello Alex,

The emergency repairs associated with the emergency access road to Blacks Beach have been completed. We are hopeful that these temporary repairs will tide us through until the more permanent solution is developed and reviewed by coastal staff. To that end, I would like to request a meeting with you and a few staff members at our end so that our engineers can better understand firsthand what parameters they need to work within.

Attached are all the project progress images (received this morning) that walk you through the emergency repairs on a day to day basis, as well as comparison images of pre-construction and post construction and as-builts in plan and section view.

In regard to the material quantities the contractors estimates matched up with the actual material that was required to make the temporary emergency fix (included below).

Materials	Estimated	Actual
Dirt Fill	400 CY	400 CY
½ Ton Rip Rap	300 Tons	300 Tons
#1 Rip Rap	250 Ton	250 Tons
3" to 6" Drivable Rock		75 Tons

Alex, the university appreciates your and commission staff working with us in an expedited manner to ensure restoring quick access to the Lifeguard, Fire Department, Emergency Medical Service vehicles and all who depend upon this access to Blacks Beach. We have also received appreciation from the first responders and neighbors for ensuring safety as a priority to this area.

Please do let me know if there is any additional information you need from my end that will assist in the processing of the temporary emergency permit.

Regards.

Anu

Anu Delouri

Assistant Director, Communications and Community Planning

University of California, San Diego
Physical and Community Planning

BLACKS BEACH ACCESS ROAD – PRECONSTRUCTION



LOOKING SOUTH TOWARDS ACCESS ROAD DROP OFF (17 FEB 2016)

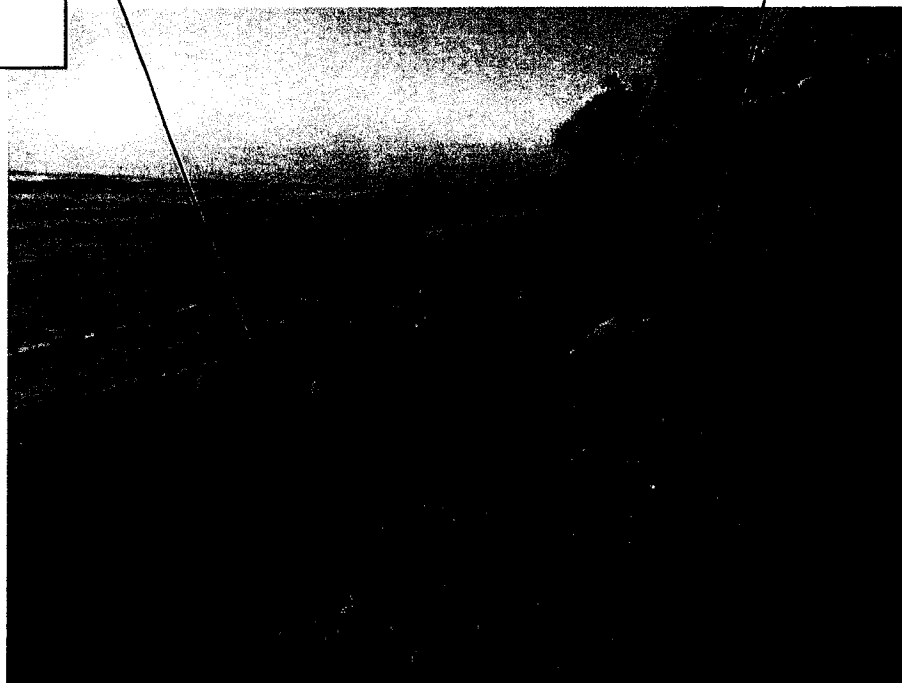


EXISTING DROP-OFF (17 FEB 2016)

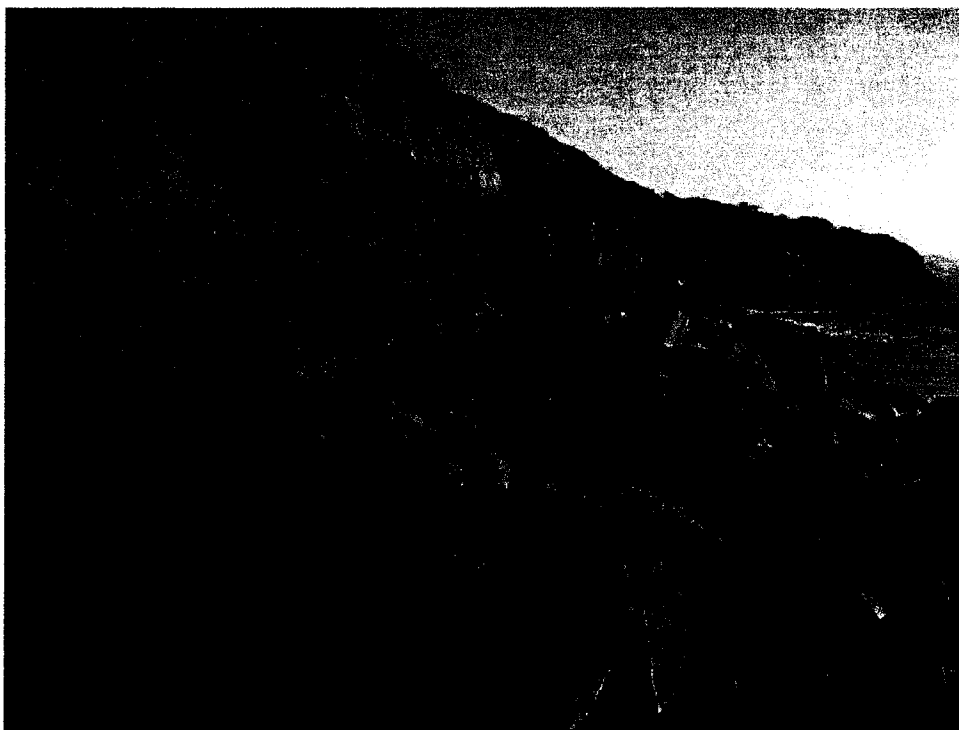
ERODED
WATERSIDE OF
EXISTING
ROADWAY

BLACKS BEACH ACCESS ROAD 29 FEB 2016

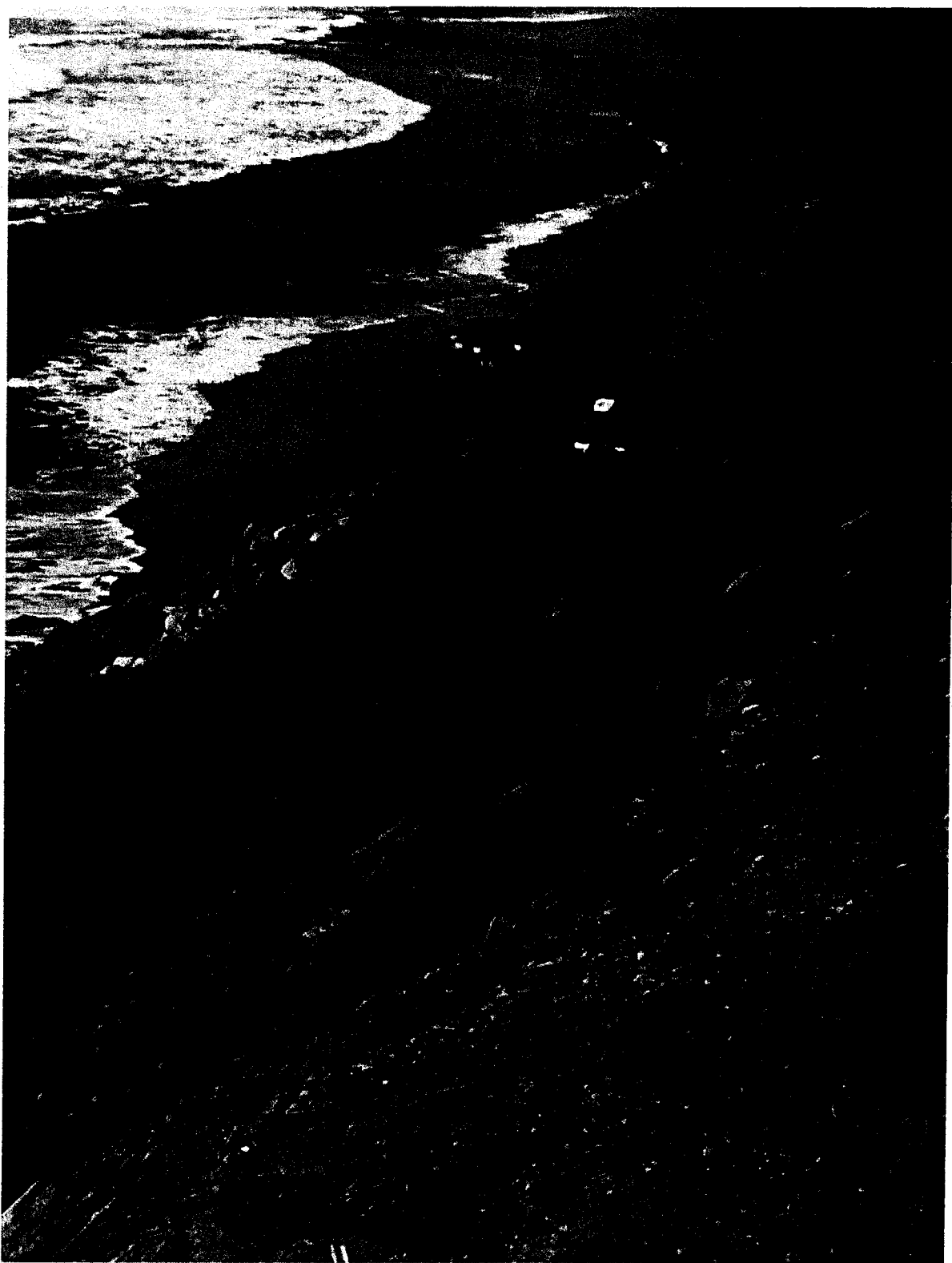
POINT OF
ROADWAY
DROPOFF



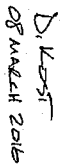
ACCESS ROAD LOOKING NORTH – DAY 1 (29 FEB 2016)

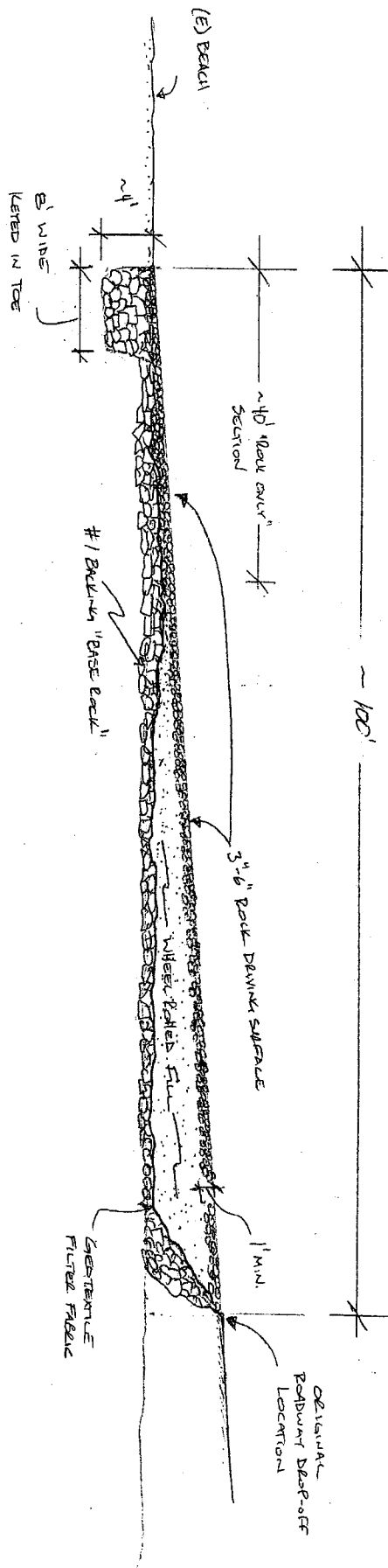


BEGINNING TO MAKE ACCESS RAMP DOWN TO BEACH FOR EXCAVATOR (29 FEB 2016)



END OF DAY THURSDAY – LIFEGAUARDS HEADING BACK UP NEWLY REPAIRED ROADWAY (03 MARCH 2016)





SECTION A-A

D. K. 51
08 MARCH 2016