

**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  
WWW.COASTAL.CA.GOV



# TH15

**Prepared February 2, 2018 (for the February 8, 2018 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, San Diego Coast District Deputy Director  
**Subject:** San Diego Coast District Deputy Director's Report for February 2018

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on February 08, 2018. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on February 8th.

With respect to the February 8th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on February 8, 2018 (see attached)**

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**Waivers**

- 6-17-1028-W, Nelson Detached ADU (Solana Beach)
- 6-17-1030-W, Stewart SFR Demo & Reconstruction (Solana Beach)
- 6-18-0017, Solana Circle Residence (Solana Beach)
- 6-18-0033-W, Voorhies-Ellis ADU (Solana Beach)
- 6-18-0036-W, Reza SFR Addition (Solana Beach)
- 6-18-0047-W, Detrani Addition (Solana Beach)
- 6-18-0048-W, Farrell SFR (Solana Beach)

**Immaterial Amendments**

- A-6-PSD-08-004-A4, Electronic Art Installation (North of Broadway Street between Pacific Highway and Harbor Drive, San Diego (San Diego County))

**Immaterial Extensions**

- 6-15-0142-E1, St. John Garabed Armenian Apostolic Church (San Diego)
- 6-15-1975-E1, West Mission Bay Drive Bridge Replacement (San Diego)

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January 9, 2018

## **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:** 6-17-1028-W**Applicant:** Lawrence Nelson**Location:** 526 Mar Vista Drive, Solana Beach (San Diego County). APN 263-142-14

**Proposed Development:** Construction of an approximately 1,199 sq. ft., one-story detached accessory unit on a 12,155 sq. ft. lot. An existing 1,230 sq. ft., one-story single-family residence will remain.

**Rationale:** The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low-density residential uses. The development will not block any public views and adequate parking will be provided. The project is consistent with the planning and zoning designations for the City and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its 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,

John Ainsworth  
Executive Director

A handwritten signature in cursive script, reading "Dennis Davis", is written over a horizontal line.

Dennis Davis  
Coastal Program Analyst

cc: File



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January 9, 2017

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**Waiver:** 6-17-1030-W**Applicant:** Rod & Jean Stewart**Location:** 772 East Solana Circle, Solana Beach (San Diego County). APN 298-340-46

**Proposed Development:** Demolition of an existing 1,844 sq. ft., one-story single-family residence with a 385 sq. ft. attached garage; construction of an approximately 1,958 sq. ft. one-story single-family residence including an attached 402 sq. ft. garage on a 5,572 sq. ft. lot.

**Rationale:** The proposed residence will be located on an existing lot 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 site is not located in any of the special overlays contained in the City's LUP. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its February 2018 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

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Dennis Davis  
Coastal Program Analyst

cc: Commissioners/File

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January 19, 2018

## **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:** 6-18-0017-W**Applicant:** Linda Corsetti**Location:** 781 Solana Circle, Solana Beach (San Diego County). APN: 298-340-17

**Proposed Development:** Demolition of an existing 1,250 sq. ft., one-story single-family residence with a 200 sq. ft. detached garage and construction of an approximately 1,992 sq. ft., one-story single-family residence with an attached 352 sq. ft. attached garage on a 7,613 sq. ft. lot.

**Rationale:** The proposed residence will be 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; therefore, the project will not be out of character with the existing community. 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 its February 2018 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,

John Ainsworth  
Executive Director

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Dennis Davis  
Coastal Program Analyst

cc: File



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January 19, 2018

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

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**Waiver:** 6-18-0033-W

**Applicants:** Ruth Voorhies & Joseph R. Ellis

**Location:** 732 Castro St, Solana Beach (San Diego County). APN: 298-162-21

**Proposed Development:** Construction of an approximately 400 sq. ft., detached two-car garage with an above 898 sq. ft. accessory unit on a 10,679 sq. ft. lot. An existing 1,338 sq. ft. single-family residence will remain.

**Rationale:** The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low-density residential uses. The development will not block any public views and adequate parking will be provided. The project is consistent with the planning and zoning designations for the City and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its February 2018 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,

John Ainsworth  
Executive Director

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Dennis Davis  
Coastal Program Analyst

cc: File

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January 19, 2018

**Coastal Development Permit Waiver**  
**Improvements to Existing Single-Family Residences or Structures**  
**Coastal Act Section 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:** 6-18-0036-W**Applicant:** Reza Shabani**Location:** 307 Santa Helena, Solana Beach (San Diego County). APN: 263-440-26

**Proposed Development:** Construction of an approximately 404 sq. ft. first-story addition to an existing two story 2,238 sq. ft. single-family residence with a 692 sq. ft. attached garage on a 14,600 sq. ft. lot.

**Rationale:** The proposed residential addition requires a permit because the site is located between the first public roadway and sea and involves an increase in more than 10% of the existing floor area. The proposed addition will be 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 site is not located in any of the special overlays contained in the City's LUP. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its February 2018 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

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Dennis Davis  
Coastal Program Analyst

cc: Commissioners/File



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January 24, 2018

**Coastal Development Permit Waiver**  
**Improvements to Existing Single-Family Residences or Structures**  
**Coastal Act Section 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:** 6-18-0047-W**Applicant:** Jenifer Detrani**Location:** 611 Solana Hills Court, Solana Beach (San Diego County). APN(s): 263-430-62

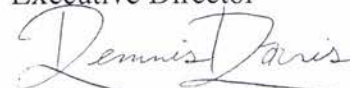
**Proposed Development:** Construction of an approximately 520 sq. ft. first-story addition to an existing one-story 1,896 sq. ft. single-family residence with a 430 sq. ft. attached garage and a 120 sq. ft. detached office on a 12,300 sq. ft. lot.

**Rationale:** The proposed residential addition requires a permit because the site is located between the first public roadway and sea and involves an increase in more than 10% of the existing floor area. The proposed addition will be 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 project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

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

Sincerely,

John Ainsworth  
Executive Director

  
Dennis Davis  
Coastal Program Analyst

cc: Commissioners/File

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January 25, 2018

## **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:** 6-18-0048-W**Applicant:** Kevin Farrell**Location:** 518 N. Rios Ave, Solana Beach (San Diego County). APN(s): 263-081-24

**Proposed Development:** Demolition of a 2,266 sq. ft. two-story single-family residence and construction of an approximately 2,986 sq. ft., two-story single-family residence with a 484 sq. ft. attached garage on a 11,800 sq. ft. lot.

**Rationale:** The proposed project 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. It will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its February 2018 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,

John Ainsworth  
Executive Director

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Dennis Davis  
Coastal Program Analyst

cc: File



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## NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-6-PSD-08-004-A4**

February 1, 2018

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit Nos. **A-6-PSD-08-04, A-6-PSD-08-04-A1, A-6-PSD-08-004-A2, and A-6-PSD-08-004-A3** granted to **LFS Development, LLC** for: Redevelopment of former Lane Field in two phases: Lane Field North will have a 205-foot high hotel with 400 guest rooms, pool, and meeting rooms. Lane Field South will have a 240-foot high hotel with 400 guest rooms, a health club/spa, pool, ballrooms, publicly-accessible rooftop terrace, and meeting rooms. Also included are 1,100 parking spaces, 1.66 ac public park, payment of lower cost overnight accommodations mitigation fee, and contribution to Port's public shuttle system.

**Project Site:** North of Broadway Street between Pacific Highway and Harbor Drive, 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):

Modify project description to include a temporary 15 ft. by 145 ft. electronic public art installation ("Liquid Light" by Roark Gourley) on the south side of the Lane Field South building.

### 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 is considered "immaterial" for the following reason(s):

The art installation would include five 12.5 lumen projectors on three tapered poles that would project coastal-themed video onto the south face of the building from dusk to 10 pm on a nightly basis. The art installation would be subject to the following provisions: it shall not contain commercial speech nor discriminatory speech; it shall be family-friendly ("G" rated); and shall be limited to 3 years, after which time all equipment shall be removed, unless an amendment is approved by the California Coastal Commission to extend the term. Due to its location facing West Broadway, the art installation would not block views to and along the bay. The proposed amendment

**Notice of Proposed Immaterial Permit Amendment**

A-6-PSD-08-004-A4

is minor in nature and would not result in any adverse impacts to coastal resources, including public access.

Staff plans to report this amendment during the San Diego Coast District Deputy Director's Report at the next regularly scheduled Commission hearing on February 8, 2018 in Cambria, California. If you have any questions about the proposal or wish to register an objection, please contact Melody Lasiter at the phone number provided above.



# Scenic San Diego

2534 State Street, Suite 410  
San Diego, CA 92101  
(619) 255-4739  
February 1, 2018

Via E-Mail: c/o Melody Lasiter  
California Coastal Commission  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4402

Re: Objection to Notice of Proposed Immaterial Permit Amendment  
Coastal Development Permit Amendment No. **A-6-PSD-08-004-A4**  
Lane Field South Liquid Light Installation

**Dear California Coastal Commission,**

On behalf of *Scenic San Diego*, a volunteer organization that works to preserve the scenic beauty of San Diego County and limit sign pollution, we offer written objections to the proposed Permit Amendment to allow a continuous loop animated film to be projected on a surface of a hotel at 970 West Broadway, daily from dusk to 10 p.m. The proposed Liquid Light Installation is contrary to the provision of Public Resources Code section 30251 which requires that development "be visually compatible with the character of surrounding areas." This type of installation is not permitted under City of San Diego sign law and hence the project will *not be visually compatible with the surrounding area*. To *Scenic San Diego's* knowledge, no similar sign has been permitted within the City. While City law is not controlling in this circumstance, in the interest of preserving visual compatibility, and to avoid creating a dangerous precedent, *Scenic San Diego* asks the Commission to disapprove this amendment.

The City of San Diego was among the first in the nation to limit outdoor advertising and fought all the way to the U.S. Supreme Court in the case of *Metromedia, Inc. v. City of San Diego*, 453 U.S. 490 (1981), to defend the right of local jurisdictions to limit the visual clutter of outdoor advertising. San Diego froze the number of billboards allowed in the City decades ago. According to local law no new billboards may be erected in the City. More recently, San Diego has been under siege by various outdoor advertisers seeking to weaken or overturn its sign limits, including the Port of San Diego's proposed outdoor advertising program, which the Coastal Commission contends is not permitted under the Port Master Plan. Outdoor advertisers also pushed in recent years to install digital signs in downtown San Diego and digital billboards on State Route 78 in Vista and Oceanside. These bids were only defeated due to strong local opposition. Lobbyists continue to pursue efforts to persuade the City to amend its sign laws to allow a massive increase in outdoor ads.

Given the relentless push of outdoor advertisers to challenge and weaken local sign laws, the Coastal Commission must proceed very cautiously if it is to avoid inadvertently creating a precedent that could open the door to an unintended increase in animated, illuminated commercial signage in the Port District. While the proposed project is presented as lacking commercial content, because of strict First



Amendment limits on content discrimination in the permitting of outdoor signage, *Scenic San Diego* is very concerned this project, if allowed, would open the door to illuminated and animated signage with commercial content in the Port District.

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The City of San Diego's sign ordinances include the following provision:

"Signs with animated copy that includes action, motion, or an illusion of either, or has color changes of all or part of the *sign face*, may be installed provided that the animated portion of the *sign* does not exceed 10 square feet. The animation may be either electrical or wind powered. The light source for the *sign* shall be constant, and the exterior face shall not be moveable. The animated portion of a primary *sign* shall count toward the total *sign* allowance."<sup>1</sup>

The proposed sign would be 145' by 15', amounting to 2,175 square feet, more than 200 times larger than the City's limit of 10 square feet for signs with *animated copy*. Were City law controlling, the project would be prohibited by the City's size limit for animated signs. And while public agencies laudably encourage public art, First Amendment law requires a jurisdiction's sign laws be *content neutral* to withstand constitutional challenge. The U.S. Supreme Court emphasized this principle in its decision in *Reed v. Town of Gilbert, Ariz.* 135 S. Ct. 2218 (2015). Writing for a majority of the Court, Justice Clarence Thomas held the town's sign ordinance was unconstitutionally "content-based on its face" because "restrictions in the Sign Code that apply to any given sign [depend] entirely on the communicative content of the sign."<sup>2</sup>

Although the ultimate impact of *Reed* on sign law has yet to be fully clarified, it stands as a warning to any public agency that attempts to parse allowed and disallowed signage based on its content. Permitting the Liquid Light Installation invites other applicants to argue that if a permit was granted for a non-commercial animated sign clearly incompatible with the character of the surrounding area – due to its size and use of animated illuminated technology - commercial signs of the same type and size must also be allowed. Outdoor advertisers will contend anything less is an unconstitutional infringement of free speech via content-based discrimination.

*Scenic San Diego* is also very concerned approving this amendment will unintentionally weaken your agency's ongoing efforts to limit or prohibit illuminated and animated commercial signage in the Coastal Zone. Nearly a year ago, the San Diego Port District began to implement a supposedly revenue-generating "Advertising Business @ the Port" program that envisioned a massive increase in commercial outdoor ads on San Diego's waterfront. The Port was poised to allow year-around building wraps on bay front skyscrapers, multi-story ad banners, massive illuminated waterfront kiosks and other commercial ad platforms.<sup>3</sup> This program would already have done grievous damage to the visual character of the San waterfront but for the opposition of local groups including *Scenic San Diego*, and important objections from the Coastal Commission that the program was contrary to the Port Master Plan. The Coastal Commission undermines its own work and invites a host of very complex legal disputes if it permits a never before seen, animated, illuminated sign in the Port. The Coastal

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<sup>1</sup> San Diego Municipal Code §142.1210, General Sign Regulations, subsection (a) Copy Regulations, subsection (7).

<sup>2</sup> *Reed*, slip op at 7.

<sup>3</sup> See, Exhibit 1, a simulation of building wraps that could have been installed under the Port's ad program.



Commission should disapprove the Liquid Light project because it is visually incompatible with the character of the surrounding area – indeed – unprecedented - and because it threatens to undermine the legal rationale for important limits the Coastal Commission has imposed on signage in the Coastal Zone.

In his guidebook "*Free Speech Law for On Premise Signs*" 2016 Revised Edition, Professor Daniel R. Mandelker of Washington University in St. Louis, notes that:

"Restrictions on illumination can raise free speech problems because they regulate the color or brightness of a sign. A court must be willing to accept a legislative decision that a *regulation of brightness and color advances aesthetic, traffic safety or some other governmental interest*<sup>4</sup>. . . The ordinances upheld in these cases usually regulated, rather than prohibited, illumination in a way found acceptable by the court. For example, a federal district court post-*Reed* upheld a ban on displaying illuminated signs more than 40 feet above the street curb as a valid time, place and manner regulation. The ordinance excluded non-illuminated, *non-commercial signs less than 12 square feet in surface area*.<sup>5</sup> The court held the ordinance was narrowly tailored, as it was reasonable for the city to prohibit all illuminated signs above a certain height; that it advanced the city's aesthetic interest; and that there were ample alternate channels of communication."<sup>6</sup>

San Diego's size limit on animated signs appears to be written to explicitly withstand challenges of the type discussed above by Professor Mandelker. The City's law further appears to anticipate and avoid claims it discriminates on the basis of commercial vs. noncommercial content. A few subsections below subsection 7 cited above, subsection 10 notes that:

"(10) The owner of any *sign* which is otherwise allowed by this chapter may substitute noncommercial copy in lieu of any other commercial or noncommercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision to the contrary."<sup>7</sup>

Additionally, as Professor Mandelker explains, limits on signs must advance important governmental interests to withstand constitutional challenge. Governmental sign limits have repeatedly been upheld as protecting important public interests including those in aesthetics and traffic safety. While this project may be deemed aesthetic to some, it would be hard to contend this animated, illuminated sign does not pose a similar threat to traffic safety as do commercial animated signs. Once government agencies allow some signs while prohibiting others, when no difference can be identified between their impacts on an important governmental interest underpinning a sign law's validity, the entire regulatory scheme is subject to being overturned.

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<sup>4</sup> Emphasis added.

<sup>5</sup> Emphasis added.

<sup>6</sup> *Free Speech Law for On Premise Signs*, page 91, internal footnotes omitted.

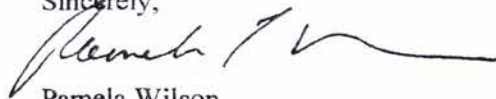
<sup>7</sup> San Diego Municipal Code §142.1210, General Sign Regulations, subsection (a) Copy Regulations, subsection (10).

Profit-driven, highly litigious outdoor advertisers are continuously searching for opportunities to weaken or defeat sign limits. So while this project may be proposed with the best intentions, allowing an installation that is visually incompatible with the character of the surrounding area simply because it has non-commercial content, invites future applicants to bring costly challenges to the Coastal Commission's own sign regulations. Permitting this amendment threatens to unintentionally open the door to commercial illuminated and animated signs that outdoor advertisers are anxious to erect in the San Diego region.

*Scenic San Diego* has reviewed a simulation of the Liquid Light installation and this reinforced our concern that due to its size and illuminated and animated characteristics, the project is not consistent with the character of the surrounding area and cannot be considered to "not affect" significant scenic coastal resources. Despite its non-commercial content, it would be a significant source of night-time light pollution and pose a distraction to drivers that could degrade traffic safety.

*Scenic San Diego* urges you to thoroughly consider all these issues and reach a conclusion this amendment should be disapproved. There are many other forms of public art the applicant can propose that will enhance and beautify the Port District while being compatible with the character of the surrounding area and without unintentionally creating a precedent that could lead to a massive increase in animated, illuminated commercial outdoor ads. Please let us know if *Scenic San Diego* can provide any further input as you assess this amendment request.

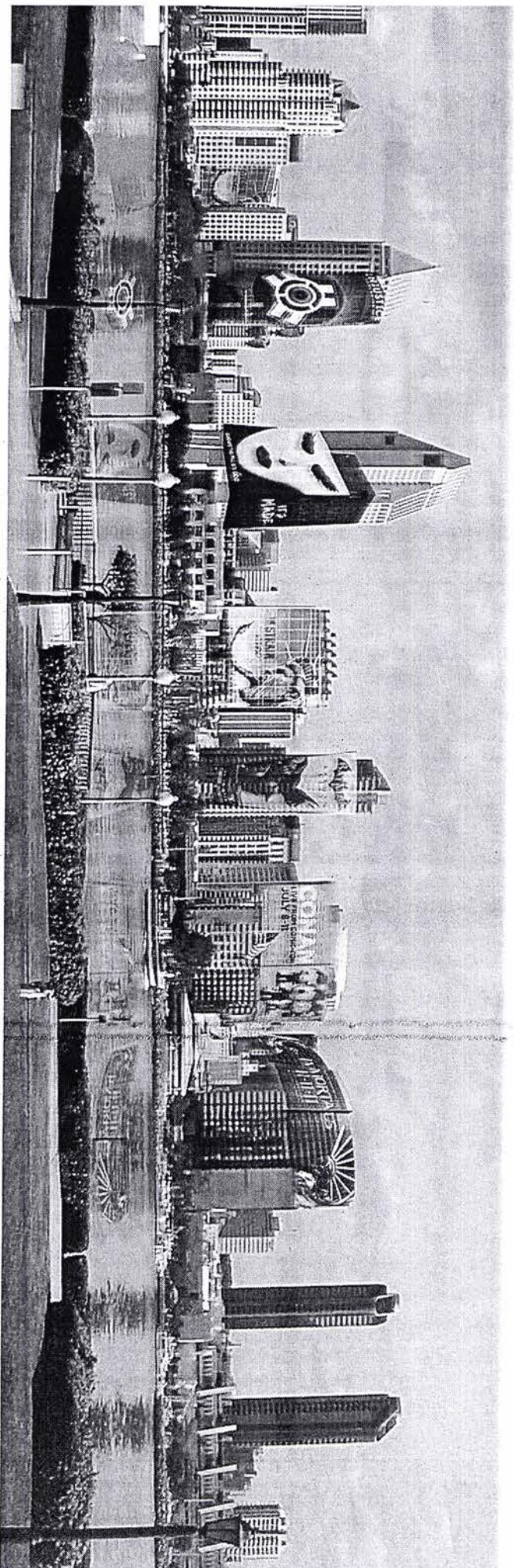
Sincerely,



Pamela Wilson  
Director, Scenic San Diego

*Defending San Diego's Beauty, Fighting Sign Pollution*  
<https://www.facebook.com/ScenicSanDiego/>  
[www.scenicsandiego.org](http://www.scenicsandiego.org)  
[pwilson@pamelawilsonlawyer.com](mailto:pwilson@pamelawilsonlawyer.com)





Objection to Notice of Immaterial Permit Amendment - Exhibit 1

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



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

January 30, 2018

Notice is hereby given that ST JOHN GARABED ARMENIAN APOSTOLIC CHURCH TRUST 10 has applied for a one year extension of 6-15-0142 granted by the California Coastal Commission on

for: Construction of a church complex including a 8,740 sq. ft., 85-ft. tall church topped by an 8-ft. high cross; a 17,185 sq. ft., 40-ft. tall multi-purpose hall; a 13,150 sq. ft., 28-ft. tall youth/recreation center; a 10,460 sq. ft., 28.5-ft. tall cultural/education building; and a 176-space parking lot. A new 140-ft. long right hand turn lane and 960-ft. long acceleration lane would be added to El Camino Real and 1.95 acres of habitat/wetland restoration would take place on the 13.4-acre agricultural parcel.

at: 13925 El Camino Real San Diego (San Diego County) (APN(s): 304-020-24)

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,

John Ainsworth  
Executive Director

A handwritten signature in cursive script, appearing to read "Toni Ross".

Toni Ross  
Coastal Program Analyst

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
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## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

January 26, 2018

Notice is hereby given that City of San Diego Public Works Department: Jong Choi has applied for a one-year extension of CDP No. 6-15-1975 granted by the California Coastal Commission on May 11, 2016.

for: Demolish existing 4-lane vehicular and pedestrian bridge over the San Diego River and construct two new parallel 1,300-ft. long, 63-ft. wide, 3-lane vehicular bridges with bike lanes and sidewalks, approximately 40-ft. apart, with related improvements to existing road connections, and utilizing a trestle system for staging across the river.

at: West Mission Bay Drive San Diego (San Diego County) (APN(s): 435-480-17-00)

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,

John Ainsworth  
Executive Director

A handwritten signature in blue ink that reads "Alex Llerandi". The signature is written over the printed name of Alexander Llerandi.

Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File