

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



# Th7

**Prepared September 4, 2020 (for the September 10, 2020 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 September 2020**

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 September 10, 2020. 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 September 10th.

As a result of the COVID-19 emergency and the Governor's Executive Orders [N-29-20](#) and [N-33-20](#), this Coastal Commission meeting will occur virtually through video and teleconference. Please see the **Coastal Commission's Virtual Hearing Procedures** posted on the Coastal Commission's webpage at [www.coastal.ca.gov](http://www.coastal.ca.gov) for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Virtual Hearing Procedures, please call 415-904-5202.

With respect to the September 10th 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 September 10, 2020 (see attached)**

#### **Waivers**

- 6-20-0328-W UCSD River Plume-Surfzone Interactions Research (San Diego)
- 6-20-0416-W Mendoza ADU (San Diego)

#### **Immaterial Amendments**

- 6-18-0103-A1 Piech SFR Addition (San Diego)

#### **Immaterial Extensions**

- 6-17-0819-E1 Solana Beach & Tennis Club Seacave Infill Maintenance (Solana Beach)

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



August 25, 2020

## **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:** 6-20-0328-W

**Applicant:** University of California, San Diego

**Location:** River mouth, surf zone, and offshore areas at Los Peñasquitos Marsh Natural Preserve and Torrey Pines State Beach and Natural Reserve, San Diego, San Diego County. (APN: 760-257-48-00)

**Proposed Development:** River Plume-Surfzone Interactions project consisting of two dye releases and temporary installation of scientific instruments in the estuary, surfzone, and offshore from approximately November 2020 to April 2021. Two releases of Rhodamine WT dye will be conducted in the Los Peñasquitos river mouth following rainfall events. The dye will be tracked with jetski transects, an unmanned aircraft system, and sensors co-located with oceanographic instruments. Two sensors will be deployed in the estuary mouth and a meteorological station will be co-located with an existing pole-mounted camera near the river mouth. Various sensors will also be attached to triangular frames or marker poles and anchored to the seafloor. Staff divers will verify that all sensors are deployed on soft, sandy bottom substrate, and not within 25 feet of sensitive habitats. The instruments will be regularly monitored by researchers using trucks or ATVs to access the beach, an inflatable boat to access the estuary, and jetskis or a boat to access offshore sensors. Staff will be present on the beach during dye releases to inform the public about the project.

**Rationale:** The goal of this project is to improve understanding of small river plumes as they interact with the surfzone. The project will be conducted outside of the summer season and public access will be maintained along the beach at all times. The use of dye has been approved by the Regional Water Quality Control Board. No adverse impacts to coastal resources are anticipated.

[OVER]

**Coastal Development Permit Waiver**  
6-20-0328

This waiver will not become effective until reported to the Commission at its September 2020 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.

This waiver will not become effective until reported to the Commission at its September 2020 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



Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



August 26, 2020

## 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:** 6-20-0416-W

**Applicant:** Bernard and Marilyn Mendoza

**Location:** 1020 Pacific Beach Dr, San Diego, San Diego County.  
(APN: 423-253-18-00)

**Proposed Development:** Demolition of a detached 546 sq. ft. single-story two-car garage and construction of a detached two-story approximately 23 ft. high structure with an approximately 912 sq. ft. three-car garage on the lower level and an approximately 802 sq. ft. accessory dwelling unit on the upper level on a 5,900 sq. ft. lot with an existing 1,717 sq. ft. one-story single-family residence.

**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; therefore, the project will not be out of character with the existing community. The proposed accessory dwelling unit is consistent with the City of San Diego requirements for companion units. 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 LCP, 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 September 2020 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

[OVER]

**Coastal Development Permit Waiver**  
6-20-0416-W

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



Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



August 27, 2020

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT**Coastal Development Permit Amendment No. **6-18-0103-A1**

**To:** All Interested Parties

**From:** John Ainsworth, Executive Director

**Subject:** Permit No. **6-18-0103-A1** granted to **Stephan Piech** for: Partial demolition and 1,330 sq. ft. addition to a single-family residence and detached garage with second story accessory unit to create a two-story, 24 ft. tall, 3,381 sq. ft. duplex with a 620 sq. ft. attached garage on a 4,350 sq. ft. beachfront lot.

**Project Site:** 3667 Ocean Front Walk, Mission Beach, San Diego, San Diego County (APN No.423-601-01)

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):

Revise the project description to include the construction of a 3<sup>rd</sup> story, 564 sq.ft. addition to the eastern portion of the residence, resulting in a building height of 28 ft., and the enclosure of an exterior stairway.

**FINDINGS**

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.<sup>1</sup> Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the

---

<sup>1</sup> The Commission's regulations are codified in Title 14 of the California Code of Regulations.

**Notice of Proposed Immaterial Permit Amendment**  
6-18-0103-A1

Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed changes are minor and will not substantially alter the project. In addition, no project conditions are modified or removed as a result of this amendment. Thus, the proposed project will not adversely impact coastal resources and can be found in conformance to the policies of Chapter 3 of the Coastal Act and the certified City of San Diego Local Coastal Program.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Melody Lasiter at [melody.lasiter@coastal.ca.gov](mailto:melody.lasiter@coastal.ca.gov) or the phone number provided above.

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
PH (619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV



September 3, 2020

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

Notice is hereby given that Solana Beach & Tennis Club Homeowners' Association has applied for a one year extension of 6-17-0819 granted by the California Coastal Commission on August 8, 2018.

for: Maintain five existing seacaves by removing portions of concrete fill protruding beyond the bluff face.

at: 347-459 South Sierra Avenue, Solana Beach, San Diego County (APNs: 298-053-20-01 to -57; 298-053-22-01 to -45; 298-053-23-01 to -50)

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, appearing to read 'CB'.

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File