

**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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# W15

## San Diego Coast District Deputy Director's Report for May 2023

**Prepared May 04, 2023 (for the May 10, 2023 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, San Diego Coast District Deputy Director

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 May 10, 2023. 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 May 10th.

With respect to the May 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 May 10, 2023 (see attached)

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#### Waivers

- 6-23-0092-W, City of San Diego De Anza Cove Parking Lot Improvements (San Diego)
- 6-23-0098-W, City of San Diego Sunset Point Parking Lot Improvements (San Diego)
- 6-23-0194-W, Bertolino Residence (Solana Beach)
- 6-23-0219-W, Jones Residence & ADU (Solana Beach)
- 6-23-0226-W, UCSD Hubbs Hall Maintenance (San Diego)
- 6-23-0235-W, Nghiem/Nguyen ADU (Solana Beach)
- 6-23-0284-W, Von Summer Residence (Solana Beach)
- 6-23-0301-W, City of San Diego Crown Point Sewer Summer Work (San Diego)

#### Immaterial Extensions

- 6-20-0594-E1, City of San Diego Crown Point Park Improvements (San Diego)

#### Emergency Permits

- G-6-23-0011-W, State Parks North Cardiff State Beach Day Use Lot Repairs (Encinitas)

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April 28, 2023

## **Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610**

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:** 6-23-0092-W

**Applicant:** City of San Diego, attn: Hong Le

**Location:** 3000 block of North Mission Bay Dr, Mission Bay Park, San Diego, San Diego County (APN: 435-480-17-00)

**Proposed Development:** Resurface and restripe approximately 116,300 sq. ft. of existing parking lot, replace curbs and gutters along North Mission Bay Drive and in parking lot, clear and grub approximately 6,415 sq. ft. of landscaping, replace 1,189 sq. ft. of sidewalk with 3,632 sq. ft. of new Americans with Disability Act (ADA)-compliant sidewalk, remove 13 trees and install 39 new trees with irrigation, install infrastructure for future electric vehicle charging, and install storm water improvements within the De Anza Cove North East parking lot.

**Rationale:** The proposed development will occur outside the summer and consists of access and water quality improvements to an existing parking lot in Mission Bay Park. The resurfacing will reduce the heat retention of the parking lot to minimize heat island effects, and the restriping and sidewalk improvements will improve ADA access while only losing two parking spaces. The number of trees will increase substantially while impervious surface area will not increase substantially. Construction BMPs will limit runoff and protect water quality. A new storm water treatment system will be installed in the existing inlet to improve water quality of De Anza Cove. Thus, the proposed project

**Coastal Development Permit Waiver**  
6-23-0092-W

will not have substantial adverse impacts to coastal resources and is in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its May 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:



Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File

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April 28, 2023

**Coastal Development Permit Waiver  
Improvements to Existing Structures  
or Repair and Maintenance  
Coastal Act Section 30610**

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:** 6-23-0098-W

**Applicant:** City of San Diego, attn: Shannon Getz

**Location:** 1400 Dana Landing Rd, Mission Bay Park, San Diego, San Diego County  
(APN: N/A)

**Proposed Development:** Install a new below-grade storm water treatment system at the existing inlet as part of previously-approved improvements to Sunset Point parking lot.

**Rationale:** The proposed development is related to previously approved improvements to the Sunset Point parking lot for resurfacing and new sidewalks (CDP Exemption No. 6-20-0200-X) and new light poles (CDP No. 6-21-0733-W). The proposed development will install a new below-grade storm water treatment system and does not involve the creation of a new outfall. The work will occur outside of the summer season and will improve the water quality of Mission Bay. Thus, the proposed development will not have substantial adverse impacts to coastal resources and is in conformance with Chapter 3 of the Coastal Act.


This waiver will not become effective until reported to the Commission at its May 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**Coastal Development Permit Waiver**  
6-23-0098-W

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

  
Alexander Llerandi  
Coastal Program Analyst

cc: Commissioners/File

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April 20, 2023

# 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:** 6-23-0194-W

**Applicant:** Tom and Marti Bertolino

**Location:** 437 Marview Dr, Solana Beach (San Diego County) (APN: 263-160-44-00)

**Proposed Development:** Demolition of an existing, approximately 2,220 sq. ft., single-family residence with an attached garage and construction of a new, approximately 4,000 sq. ft., two-story, single-family residence with an attached 742 sq. ft. garage, and landscaping and hardscaping that includes a new approximately 808 sq. ft. outdoor area, new retaining walls, and a new approximately 685 sq. ft. second story, covered deck on a 14,178 sq. ft. lot.

**Rationale:** The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided. The site is mapped in the City of Solana Beach's Land Use Plan as potential Environmentally Sensitive Habitat Area; however, the applicant provided a biological survey that stated there will be no direct impacts on habitat. The new construction will not extend the footprint of the building any closer to the habitat compared to the existing residence and fuel modification is not required because the site is not within a Very High Fire Hazard Severity Zone per the Solana Beach Fire Marshall. The project is consistent with all other zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act; no adverse impacts to coastal resources are anticipated. The proposed development will not adversely impact coastal resources, public access,

**Coastal Development Permit De Minimis Waiver**  
6-23-0194-W

or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its May 2023 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,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Julia Prieto  
Coastal Program Analyst

cc: Commissioners/File

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April 28, 2023

# 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:** 6-23-0219-W

**Applicant:** Travis Jones

**Location:** 601 S. Cedros Ave, Solana Beach (San Diego County) (APN: 263-062-27-00)

**Proposed Development:** Demolition of an existing approximately 1,300 sq. ft., one-story, single-family residence with an attached garage and construction of a new, approximately 4,700 sq. ft., two-story single-family residence with an attached 962 sq. ft. garage, an attached 787 sq. ft. accessory dwelling unit, and an approximately 830 sq. ft. covered patio on a 15,608 sq. ft. lot.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the City of Solana Beach's Low/Medium Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided for the primary residence. The site is located within ½ mile of a transit stop so no parking for the accessory dwelling unit is required. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as 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 May 2023 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



**Coastal Development Permit De Minimis Waiver**  
6-23-0219-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,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Julia Prieto  
Coastal Program Analyst

cc: Commissioners/File

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April 26, 2023

## **Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610**

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:** 6-23-0226-W

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

**Location:** Hubbs Hall, 8750 Biological Grade, La Jolla, San Diego, San Diego County. (APN: 344-090-07)

**Proposed Development:** Repair of a failed plumbing system above and below grade within the Hubbs Hall building on UCSD campus. Work includes saw cutting of the existing concrete, trenching along the first and second floor slab up to 12 feet deep, excavation of the existing non-native soil fill, removal and replacement of existing failed piping and drains, re-compaction of existing soil or replacement with appropriate soil, and concrete slab repair. Work also includes interior plumbing repairs within the building's upper floors and installation of new gutter systems on the overhang roof on the western side of the building on three floors to tie into the existing stormwater piping below grade. No additional square footage and no additional height is proposed as part of this project.

**Rationale:** The project requires a permit because the existing building is within 50 feet of the edge of a coastal bluff; however, the project is a maintenance project and will not extend the life of the building. Any below-grade trenching and repairs will occur in non-native fill soils and no excavation of the native bluff is proposed. Concrete to be removed will be pulverized, separated, and legally disposed of offsite. Existing fill soil not suitable for re-compaction will be exported off site and out of the Coastal Zone. All

**Coastal Development Permit Waiver**  
6-23-0226-W

plumbing repairs and replacements would tie to the existing stormwater outfall, existing seawater outfall, and existing sewer basin. All water used in any construction activities would be contained and collected for proper disposal and would not be discharged into a storm drain, or allowed to infiltrate into the site soil. The proposed development will not adversely impact coastal resources, public views, public access, or public recreational opportunities, and is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its May 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Hucklebridge, PhD  
Executive Director

Original on File signed by:

Stephanie Leach  
Coastal Program Analyst

cc: Commissioners/File

## CALIFORNIA COASTAL COMMISSION

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April 28, 2023

# 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:** 6-23-0235-W

**Applicant:** Dat Nguyen and Hien Hghiem

**Location:** 624 Barbara Ave, Solana Beach (San Diego County) (APN: 263-082-01-00)

**Proposed Development:** Conversion of an existing, approximately 700 sq. ft. guest house to a detached, approximately 1,000 sq. ft. ADU, including construction of a 275 sq. ft. addition and a new roof deck, on a 10,912 sq. ft. lot with an existing approximately 2,824 sq. ft., two-story single-family residence with an attached approximately 900 sq. ft. garage.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Scaled Residential Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Low/Medium Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided for the primary residence and the accessory dwelling unit. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as 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 May 2023 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

**Coastal Development Permit De Minimis Waiver**  
6-23-0235-W

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,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Julia Prieto  
Coastal Program Analyst

cc: Commissioners/File

## CALIFORNIA COASTAL COMMISSION

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April 21, 2023

# 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:** 6-23-0284-W

**Applicant:** Elizabeth Von Summer

**Location:** 147 South Rios Avenue, Solana Beach (San Diego County) (APN: 298-073-13-00)

**Proposed Development:** Demolition of an existing approximately 1,700 sq. ft. single-family residence with a detached garage and construction of a new, approximately 4,000 sq. ft., two-story, single-family residence with an attached 587 sq. ft. garage, and new landscaping and hardscaping that includes an outdoor living area, carport, retaining walls, solar panels, and a pool on a 13,673 sq. ft. lot.

**Rationale:** The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Density Residential zoning designation with a Scaled Residential Overlay. The proposed development will not block any public views and adequate parking will be provided for the residence. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as 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 May 2023 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

**Coastal Development Permit De Minimis Waiver**  
6-23-0284-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,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Julia Prieto  
Coastal Program Analyst

cc: Commissioners/File

## CALIFORNIA COASTAL COMMISSION

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May 04, 2023

### Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

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:** 6-23-0301-W

**Applicant:** City of San Diego Public Utilities Dept.

**Location:** Crown Point West (Gresham St., Graham St., Riviera Dr., and Edge Cliff Dr.,) Pacific Beach, San Diego, (San Diego County) (APN(s): 423-38, 41, 42, 44, 46, 49, 52, 54)

**Proposed Development:** Installation and relocation of existing sewer main from easements to the right-of-way including replumbing of approx. 200 sewer laterals, abandonment of a portion of the easement sewer main, and replacement of a portion of the existing water main including associated improvements like curb ramps, street resurfacing, and other work and appurtenances.

**Rationale:** The proposed project was permitted under a previous waiver (CDP #6-15-2048-W) and the sewer and water improvements are designed to reduce maintenance requirements and bring services into modern standards, not to increase service capacity. As originally proposed by the City, the previous waiver did not allow work to occur on the main coastal roads of the Crown Point area of Pacific Beach during the summer months.

Due to unforeseen construction delays, the City is requesting to continue working during the 2023 summer months and has designed their project schedule to minimize impacts



**Coastal Development Permit Waiver**  
6-23-0301-W

on coastal access to the extent feasible. The City would close one block or less at a time and detour traffic around the temporary block closure. The block closure would only occur during work hours of 7am to 3:30pm during the week; no closures would occur on the weekends. Parking would only be impacted within the block that is closed for work and all other parking would remain open and available. To better inform the public and understand the public's response to the closure, the City will install signage that describes where the work will occur and how long the work will take. Additionally, the signage will also provide City contact information so the public can submit comments on the project. At the end of the summer, the comments will be submitted to Commission staff so that staff can evaluate public response to the closures and any specific issues that may have come up regarding access to the shoreline. Thus, as proposed, the project will not adversely impact coastal resources, public views, public access, or public recreational opportunities, and is consistent with the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its May 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Julia Prieto  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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April 25, 2023

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

Notice is hereby given that the City of San Diego has applied for a one year extension of 6-20-0594 granted by the California Coastal Commission on April 16, 2021.

for: Upgrade existing playground with new surfaces and equipment. Install Americans with Disabilities Act (ADA) compliant curbs and walkways, new landscaping, and irrigation improvements. Repair and resurface existing parking lot.

at: Crown Point Park, Mission Bay Park, Mission Bay, San Diego, San Diego County

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at [SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov) or the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD  
Executive Director

Original on File signed by:

Carrie Boyle  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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FAX (619) 767-2384



April 28, 2023

Darren Smith  
CA Dept. of Parks and Rec.  
4477 Pacific Highway  
San Diego, CA 92110

Re: Request for Emergency Action at North Cardiff Day Use Lot No. G-6-23-0011-W

Dear Mr. Smith:

On April 18, 2023, the Executive Director received the request by the California Department of Parks and Recreation (State Parks) for an emergency permit for repair and maintenance of the North Cardiff Day Use Lot in the City of Encinitas following a major erosion event. As described in your application, following storm events in March 2023, portions of the western, seaward side of the existing beachfront public parking lot become undermined, causing portions of the headwall under the parking lot to break off and scatter onto the beach, and leaving portions of the parking lot exposed to wave action, which undermined it and left portions of the pavement overhanging the beach. As a result, State Parks closed the parking lot starting the final week of March in order to avoid the risk of the public driving over the undermined portions of the lot.

In order to repair the existing damage, prevent further damage, and reopen the parking lot to the public in time for the busy summer season, State Parks proposed the following measures. After the scattered debris is removed from the beach, the portions of the pavement overhanging the sand would be removed and the scattered headwall restored along approximately 50 linear feet. Imported cobble would then be used to create an approximately 100-ft. long by 15-ft. wide berm along the seaward side of the parking lot at approximately the same elevation as the lot. Finally, the berm would be covered with sand from the dredging of the adjacent San Elijo inlet, authorized by previous Commission permits. Heavy equipment to be used includes a rubber-tracked excavator, skid steer, and front-end loader. Equipment will be stored off the beach when not in use. Due to the narrowing of the vehicular entrance to the parking lot as a result of the repair, State Parks will remove the unused kiosk located in the middle of the entrance driveway. The proposed work is anticipated to take one to two weeks to complete.

After discussions with State Parks staff about the work to alleviate the emergency situation and the potential impacts to coastal resources, Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, State Parks, is necessary to protect life and public property and maintain public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.
3. The project is the minimum necessary to remove the scattered debris, repair the parking lot, and reopen it to the public in time for the summer season.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on May 10-12, 2023.

Sincerely,



Alexander Llerandi  
Coastal Program Analyst  
California Coastal Commission  
San Diego District