

Tue 3a

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San Diego Coast District

ADMINISTRATIVE CALENDAR

Tuesday, March 5, 2001

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6-02-005

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

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Permit Application No. 6-02-005Date 2/6/02ADMINISTRATIVE PERMIT**Tue 3a**

APPLICANT: Tom and Jane Gawronski

PROJECT DESCRIPTION: Construction of a 740 sq. ft. detached garage with 620 sq. ft. second story rental unit on a 3,500 sq. ft. lot containing an existing 1,122 sq. ft. single family residence.

PROJECT LOCATION: 5113 Cape May Ave, Ocean Beach, San Diego, San Diego County.
APN: 448-021-00

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: March 5, 2002
10:00 AM

LOCATION: Hyatt Regency Monterey
One Golf Course Drive
Monterey, Ca 93940

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: David Stahl

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The applicant is proposing to construct a detached approximately 23-ft. high, 740 sq. ft. garage with a 620 sq. ft. second level, one-unit apartment. The site is a 3,500 sq. ft. lot containing an existing 1,122 sq. ft. single family residence located in the community of Ocean Beach approximately 3/4 of a block inland of the ocean. The neighborhood is characterized by single- and multi-family development of similar scale to the proposed project.

The subject site is located in an area of original jurisdiction, where the Commission retains coastal development permit authority. Thus, the standard of review is Chapter 3 policies of the Coastal Act, with the City's LCP used as guidance.

Section 30251 of the Act calls for the protection of the coastal zone's scenic amenities and requires that new development be visually compatible with the character of the

surrounding community. The proposed development is located in a well-established residential neighborhood consisting of apartment units, condominiums and single-family residences of varying heights and architecture. The proposed development will be compatible with the character of the mixed development in this community. Public views will not be affected, and no view blockages of regional or statewide significance should occur. The Executive Director therefore finds the proposed project consistent with Section 30251 of the Act.

Section 30252 of the Act requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities. The subject site is located within the designated Beach Impact Area (BIA) which generally encompasses an area 3-4 blocks inland of the ocean where parking is more competitively sought by both beachgoers as well as patrons of retail establishments, etc. Development on sites within the BIA are regulated by the requirements of the Parking Impact Overlay Zone of the City's certified Land Development Code. The subject site is zoned M where the Parking Impact Overlay Zone requires 1.5 spaces per unit for units with one bedroom, and 2 spaces for homes with two bedrooms in this zone. The proposed residential unit will contain a single bedroom; as such, a total of 1.5 spaces (rounded up to 2) are required for the proposed development and are being provided. Additionally, the existing 2-bedroom house requires a total of 2 spaces that are currently provided, and no change to existing parking is proposed. One new parking space will be provided in the proposed garage and one additional on site parking space will also be provided through a proposed tandem parking set. Thus, for the proposed and existing development, 3.5 spaces are required and 4 spaces will be provided. Access to the required parking will be from the alley south of the subject lot, thus preserving on-street parking for beach visitors, consistent with the Parking Impact Overlay Zone of the City's Land Development Code. The subject site is located between the first coastal road and the sea; however, the proposed development on the site will not alter or impede existing access to the shoreline. Therefore, the project can be found consistent with all applicable public access policies of the Coastal Act.

Section 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development will occur approximately 3/4 of a block from the ocean. As such, drainage and run-off from the development could potentially affect water quality of the ocean.

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition #1 has been attached and requires submittal of a final drainage plan which documents that runoff from the roof, driveway and other impervious surfaces will be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being conveyed off-site. Directing on-site runoff through landscaping for filtration in this fashion is a well-established Best Management Practice for treating runoff from small developments such as the subject proposal. As conditioned, the final drainage plan will serve to reduce the potential for impacts to water quality from the project to insignificant levels. Therefore, the

Commission finds the proposed project consistent with Section 30230 and 30231 of the Coastal Act.

While the City of San Diego has a certified LCP, the subject site is within an area of original jurisdiction, where the Commission retains permanent permit authority. The site is zoned Medium Residential for single-family and multi-family residential development. The proposed development consisting of a one-unit apartment over a garage is consistent with this designation. Many single-family residences in the surrounding area have studio apartments such as the proposed development, and no foreseeable impacts to the community are anticipated. As noted above, a total of 4 parking spaces are required and are being provided. The proposed project can be found consistent with the certified Ocean Beach Precise Plan, the City of San Diego's certified implementing ordinances and Land Development Code, and all applicable Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development, as conditioned, will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Ocean Beach community.

SPECIAL CONDITIONS:

1. Final Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans, which shall be approved by the City of San Diego. The plans shall document that the runoff from the roof and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing