

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

(619) 767-2370

## RECORD PACKET COPY



# Fri 3a

Filed: 12/29/04  
 49th Day: 2/16/05  
 180th Day: 6/27/05  
 Staff: GDC-SD  
 Staff Report: 1/27/05  
 Hearing Date: 2/16-18/05

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-04-142

**Applicant:** Don Rodmel

**Description:** Request for after-the-fact boundary adjustment/lot consolidation to reduce 3 lots to 2 lots (Lot A = approx. 5,667 sq. ft.; Lot B = approx. 8,408 sq. ft.) and a request to construct an approx. 3,790 sq. ft. two-story single-family residence with attached garage on Lot A. An existing residence on Lot B will remain.

Lot Area	5,667 sq. ft. (Lot A)
Building Coverage	1,848 sq. ft. (33 %)
Landscape/Paved Area	3,819 sq. ft. (67 %)
Parking Spaces	1
Zoning/Plan Designation	Medium High Residential (8-12 dua)
Ht abv fin grade	25 feet

**Site:** 615 Genevieve St., Solana Beach, San Diego County.  
 APN 298-140-25 and 26.

**Substantive File Documents:** City of Solana Beach General Plan and Zoning Ordinance

### I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a YES vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

**II. Standard Conditions.**

See attached page.

**III. Special Conditions.**

The permit is subject to the following conditions:

1. **Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan approved by the City of Solana Beach documenting that the runoff from the roof, driveway and other impervious surfaces will be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation in a non-erosive manner, prior to being conveyed off-site.

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 legally required.

**IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** Proposed is a request for an after-the-fact boundary adjustment to reduce 3 lots to 2 lots (Lot A =approx. 5,667 sq. ft.; Lot B = approx. 8,408 sq. ft.) and a request to construct an approx. 3,790 sq. ft. two-story single-family residence on Lot A. An existing residence on Lot B is proposed to remain.

The project is located adjacent to the west side of Interstate 5 in the City of Solana Beach in a residential neighborhood consisting of similarly sized single-family residences. The request for after-the-fact boundary adjustment will result in two lots comparable to the surrounding lots in the neighborhood and will not have an adverse visual impact on the community or views from the freeway which is located nearby to the east. The project is consistent with the Medium Residential zoning, and adequate parking to serve the development will be provided. The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, Chapter 3 policies of the Coastal Act are the standard of review.

**B. Biological Resources.** Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. Community Character /Visual Quality.** The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

**D. Public Access/Parking.** The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

**E. No Waiver of Violation.** Although development, in the form of a boundary adjustment/lot consolidation has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to this violation of the Coastal Act that may have occurred; nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit.

**F. Local Coastal Program.** The City of Solana Beach does not have a certified LCP at this time. Thus, the Coastal Commission retains permit jurisdiction in this community and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City of Solana Beach government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

**G. California Environmental Quality Act.** As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

**STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgment.** 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.

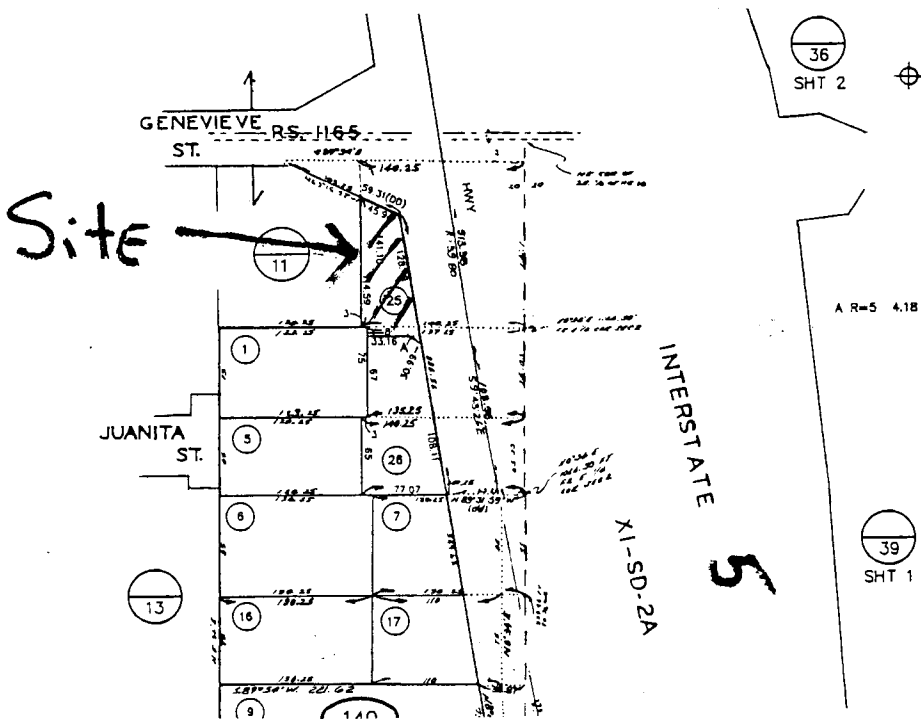
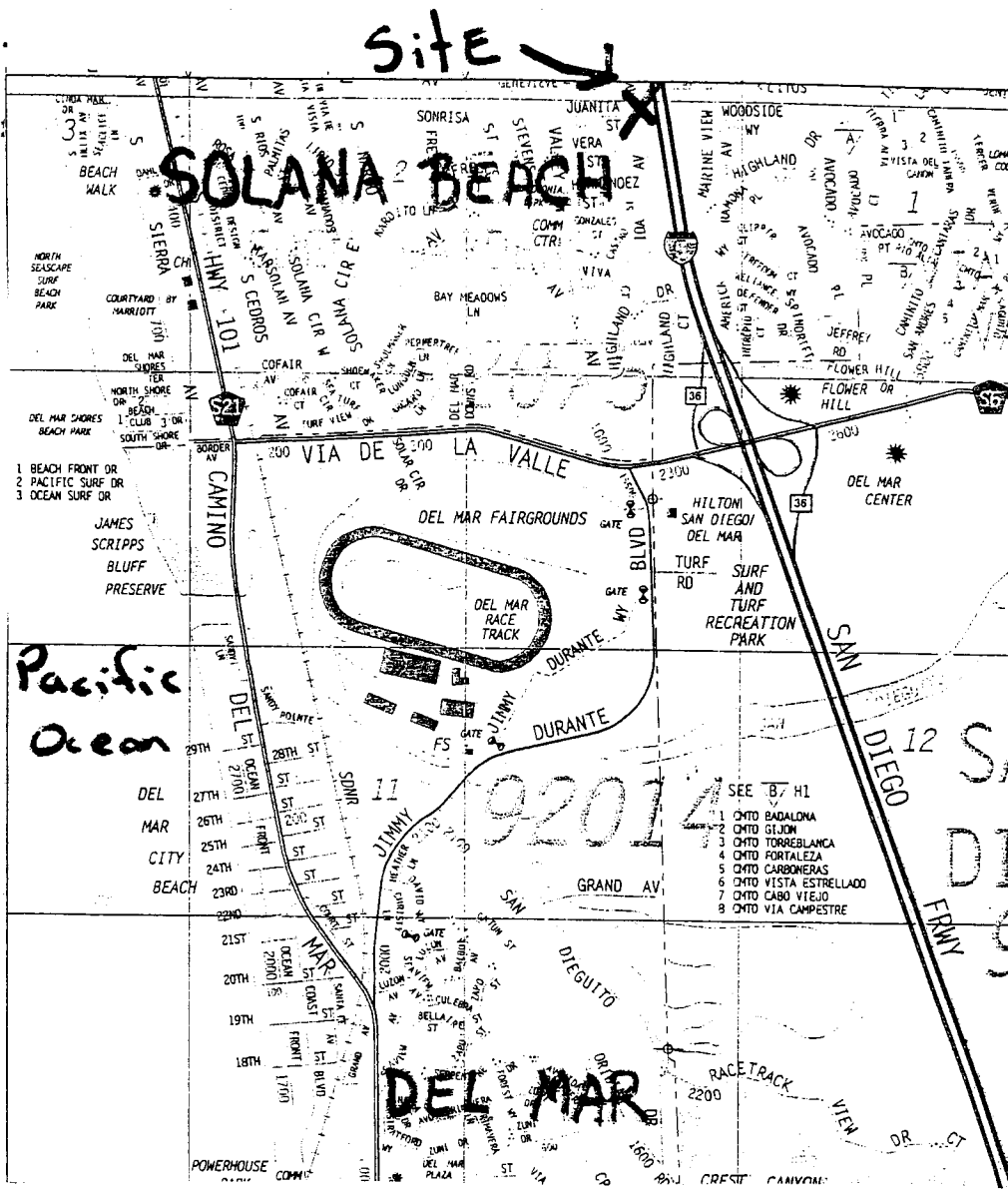


EXHIBIT NO. 1
APPLICATION NO.
<b>6-04-142</b>
Location Map

16771

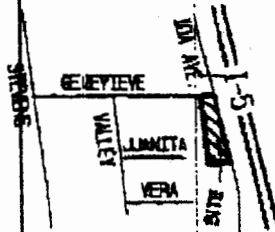
# LOT CONSOLIDATION PLAT

# EXHIBIT "B"

SCALE: 1 in. = 60' ft. (eg. 1"=200')  
ZONING: RR (Min. Lot Size: 5000 SQ.FT.)

LEGAL: PORTION OF SE 1/4, NE 1/4 OF SECTION 2,  
TOWNSHIP 14 SOUTH, RANGE 4 WEST, S.B.M.

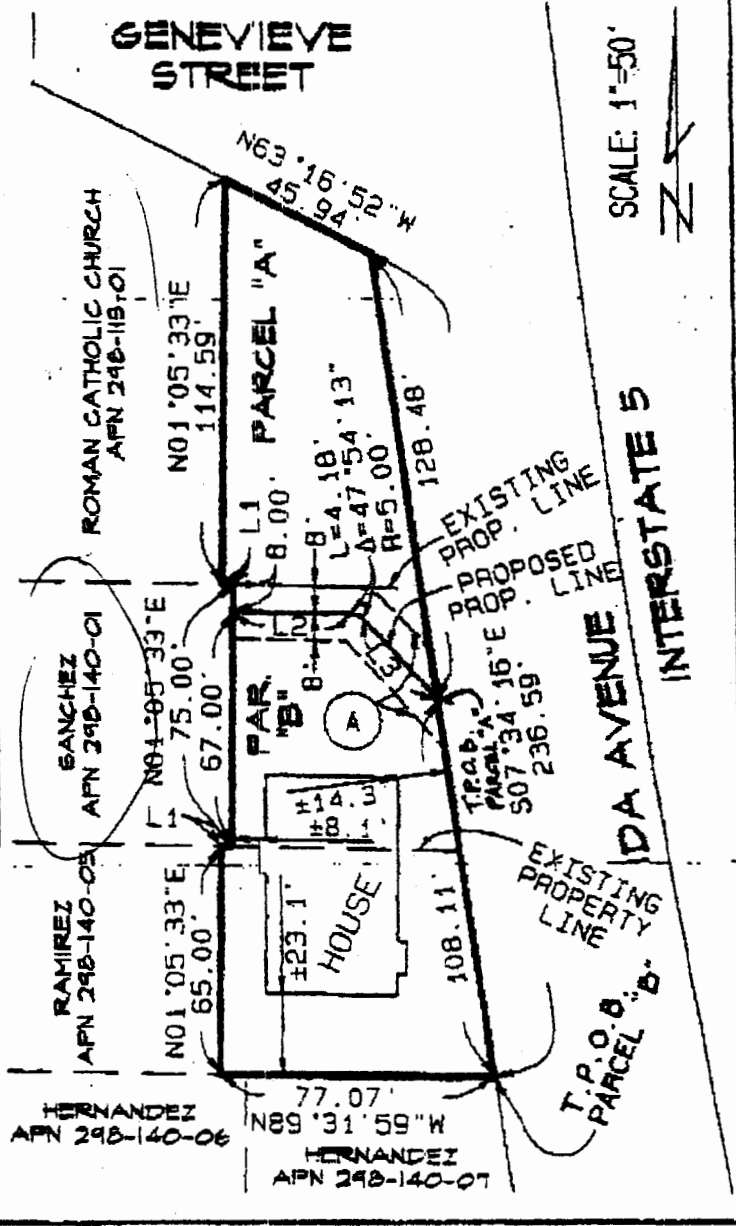
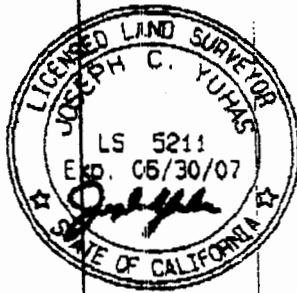
PARCEL 1:  
NET 8867.02 SQ.FT.  
APN NO IS: 298-140-20  
PARCEL 2:  
NET 8407.82 SQ.FT.  
APN NO IS: 298-140-20



VICINITY MAP  
NO SCALE

(A) INDICATES PROPOSED  
16' WIDE RECIPROCAL  
ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N89°31'59"W	3.00'
L2	N89°13'41"W	33.16'
L3	N42°19'28"W	30.99'



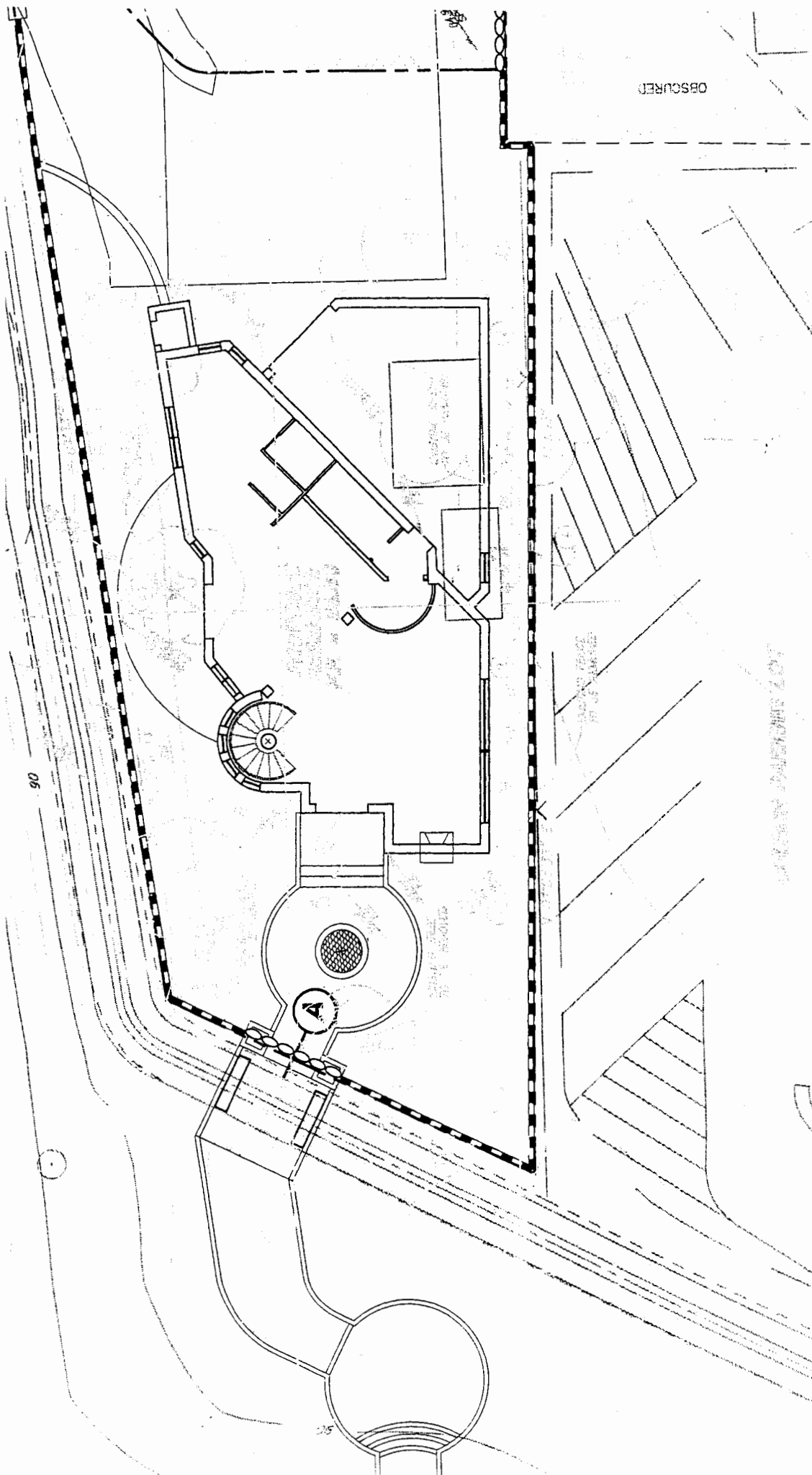
SCALE: 1"=50'

REVIEWED BY: *Jim Probst*  
DATE: 10-21-03

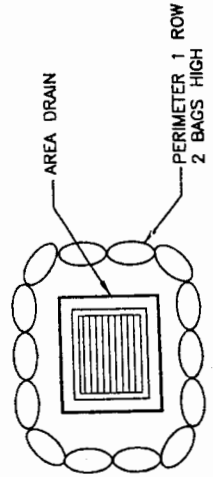
CITY ENGINEER: *Alvin P. Williams*  
DATE: 10/27/03

PARCEL A OWNER(S): *Robmel* ADDRESS: 587 IDA AVENUE  
 PARCEL B OWNER(S): *Robmel* ADDRESS: 617 IDA AVENUE  
 CITY: SOLANA BEACH ZIP: 92075 PHONE: 671-4706  
 THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND COMMENT: *Subd*  
 PARCEL C OWNER(S): N/A  
 MAP PREPARED BY: *Joseph C. Yuhas*  
 ADDRESS: 555 N. HIGHWAY 101  
 CITY: SOLANA BEACH, CA ZIP: 92075

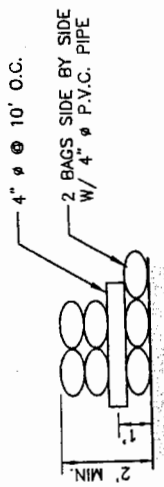
EXHIBIT NO. 2  
 APPLICATION NO.  
 6-04-142  
 Lot Consolidation  
 Plan



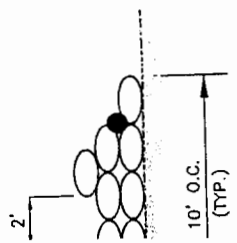
OBSCURED



AREA DRAIN



SECTION A - A  
N.T.C.



AREA AND  
N.T.C.

EXHIBIT NO. 3
APPLICATION NO.
<b>6-04-142</b>
Site Plan
California Coastal Commission