

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

(619) 767-2370

**RECORD PACKET COPY****Fri 3b**

Filed: January 11, 2005
 49th Day: March 1, 2005
 180th Day: July 10, 2005
 Staff: DL-SD
 Staff Report: January 26, 2005
 Hearing Date: February 16-18, 2005

STAFF REPORT: CONSENT CALENDAR**Application No.:** 6-04-153**Applicant:** San Dieguito Boys and Girls Club **Agent:** Ken Moeller

Description: Demolition of a 6,000 sq.ft. clubhouse and construction of approximately 6,525 sq.ft. of new offices, clubhouse, storage, and swimming pool, and the addition of 37 parking spaces.

Lot Area	128,937 sq. ft.
Building Coverage	18,215 sq. ft. (14%)
Pavement Coverage	56,108 sq. ft. (44%)
Landscape Coverage	54,617 sq. ft. (42%)
Parking Spaces	121
Zoning	Public Institutional
Plan Designation	Public Institutional
Ht abv fin grade	30 feet

Site: 533 Lomas Santa Fe Drive, Solana Beach, San Diego County.
 APN 263-402-20.

Substantive File Documents: City of Solana Beach Structure Development Permit, CUP Modification and Development Review Permit 17-04-03; Resolution 2004-154(R); 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. Final Landscape Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscaping plans for the proposed development that have been approved by the City of Solana Beach. Said plans shall be in substantial conformance with the plans submitted with this application by Arch-Pack dated 1/0/05, but shall be revised as follows:

- a. Drought tolerant native or non-invasive plant materials shall be utilized.
- b. All trees removed shall be replaced by new trees, with a 24-inch box minimum.

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.

2. Drainage and Polluted Runoff Control Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, final drainage and runoff control plans. Said plans shall first be approved by the City of Solana Beach and include supporting calculations. The plans shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter stormwater from each runoff event, up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (2 or more), for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.

- (c) Drainage from all roofs, parking areas, driveway area, and other impervious surfaces on the building pad shall be directed through vegetative or other media filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulates.
- (d) Opportunities for directing runoff into pervious areas on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips, shall be maximized where geotechnical concerns would not otherwise prohibit such use.
- (e) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. The plan shall include an identification of the party or entity(ies) responsible for maintaining the various drainage systems over its lifetime and shall include written acceptance by the responsible entity(ies). Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to and during each rainy season, including conducting an annual inspection no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.
- (f) Sweeping of all impervious surfaces, including parking lots, walkways, and plazas, shall be conducted on a regular basis, including annually prior to each rainy season (no later than September 30th of each year).

The permittee shall undertake development in accordance with the approved drainage and runoff control plans. Any proposed changes to the approved drainage and runoff control plans shall be reported to the Executive Director. No changes to the approved plans shall occur without an 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. The proposed project consists of demolition of a 6,000 sq.ft. clubhouse and construction of approximately 6,525 sq.ft. of new offices, clubhouse, and storage, construction of a new pool, and the addition of 37

parking spaces. The 3-acre lot is located on the south side of Lomas Santa Fe Drive, approximately ¼ mile west of Interstate 5 in the City of Solana Beach.

The existing campus currently contains a 2-story gymnasium, clubhouse, basketball court, swimming pool, workout rooms, locker rooms, office space, and an 80-space parking lot. Extensive remodeling of the existing gymnasium and locker rooms will also occur. In total, the remodeled campus will have approximately 20,698 sq.ft. of floor area. A number of existing trees on the site (eucalyptus and pines) are in poor health and will be removed. The applicant has proposed, and Special Condition #1 requires, that all of the trees removed be replaced with new trees a 24-inch box minimum size and that the new trees be drought-tolerant native or non-invasive species. The existing parking lot will be repaved, and new retaining walls will be constructed around the existing landscaping on the site.

Past Commission action on the site includes a permit for remodeling existing buildings (#6-88-263) and placement of a cellular phone facility on the site (#6-88-25).

The subject site is zoned "Public Institutional" and the surrounding area includes residential, commercial, and public (school) uses. The proposed new construction will be located on an interior portion of the lot, behind the existing gymnasium, and will not result in any adverse visual impacts. The site is fully developed and the new construction will not result in an increase in impervious surfaces. It will, however, increase the number of parking spaces from 80 spaces to 121 spaces. In its approval of the project, the City of Solana Beach required that the applicant demonstrate that the project does not increase storm water runoff or peak discharge from the existing condition, and the requirements of the City's Storm Water Management and the Regional Water Quality Control Board Final Order 2001-01 be met. Special Condition #2 requires that the applicant submit a final drainage and polluted runoff control plan incorporating water quality Best Management Practices.

Under the City's parking guidelines, 104 parking spaces would be required for the development, while 121 spaces are being provided. Thus, adequate on-site parking to serve the development will be provided through surface parking on the site. In addition, a traffic study performed for the project determined that the project would not increase traffic coming to or from the site.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, the 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, as conditioned, 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, as conditioned, conforms to Section 30251 of the Coastal Act.

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

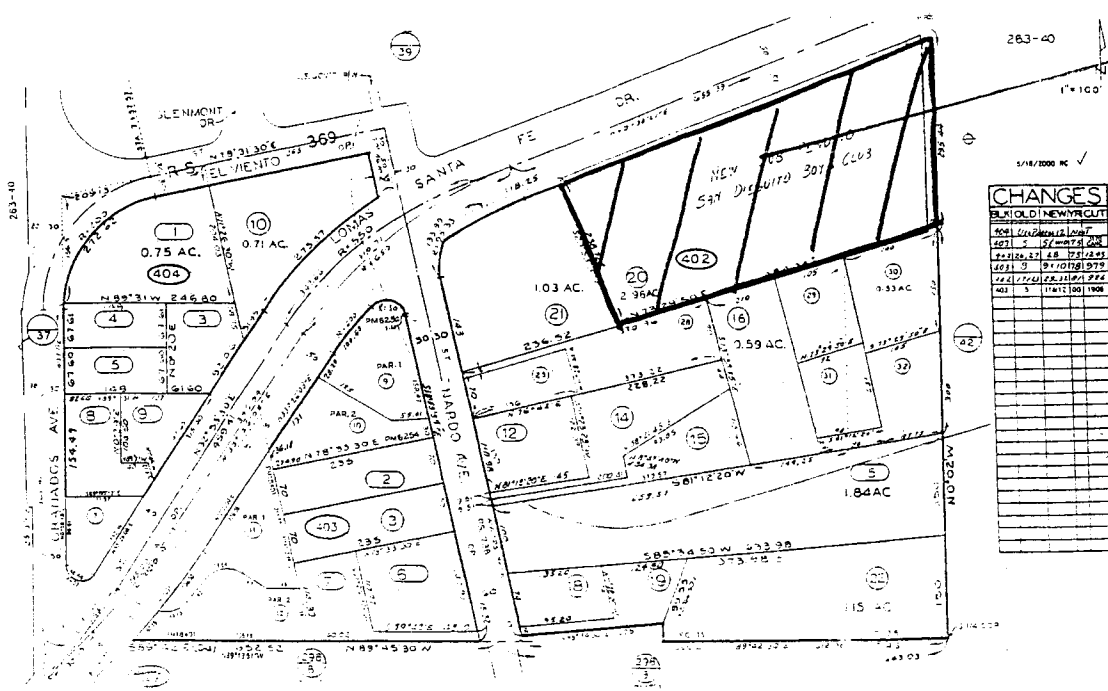
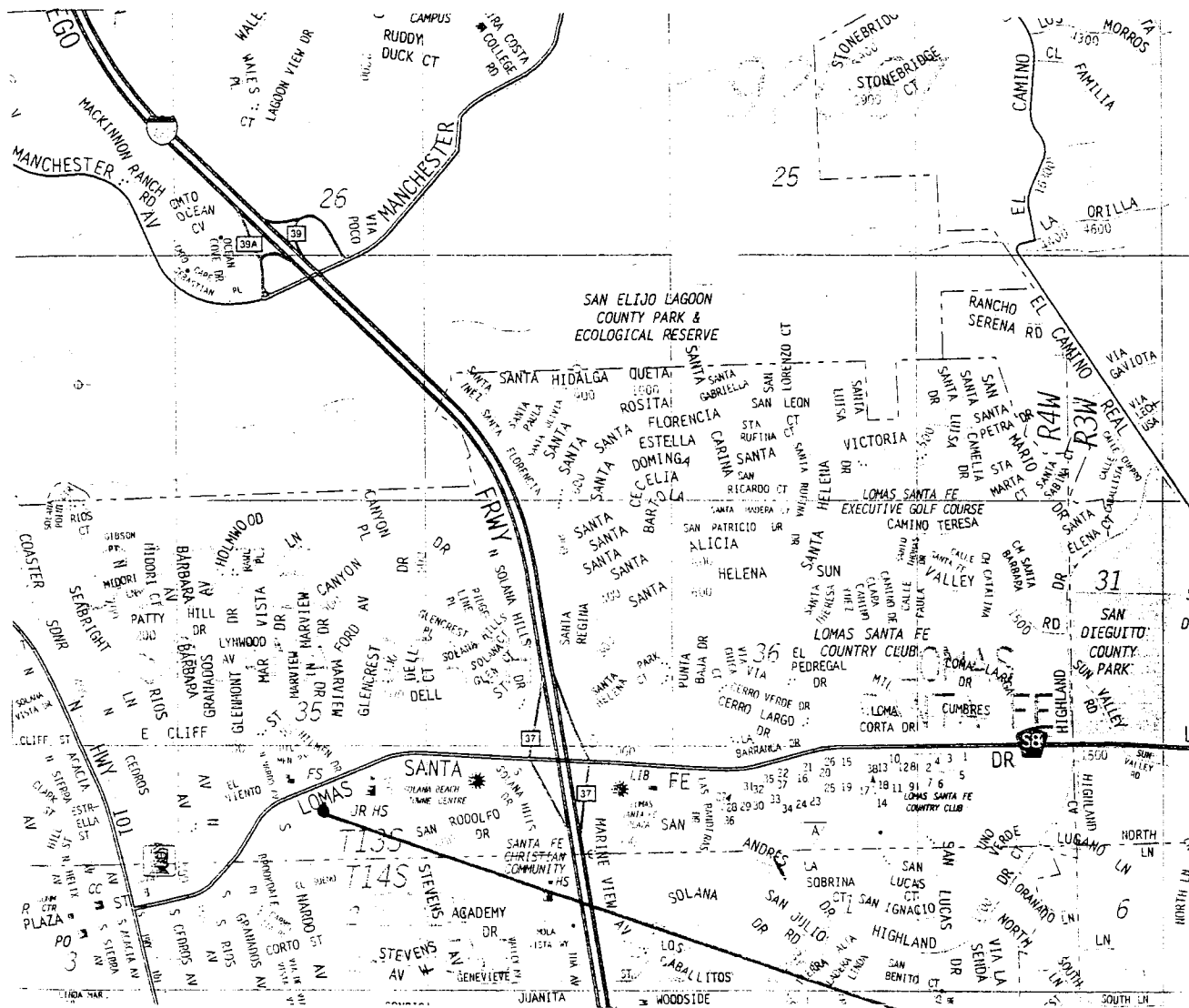
E. Local Coastal Program. The City of Solana Beach does not have a certified LCP at this time. Thus, the Coastal Commission retains permit jurisdiction in this community and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with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

F. 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.



CHANGES	
1	0.75 AC
2	0.71 AC
3	1.03 AC
4	2.95 AC
5	2.59 AC
6	1.84 AC
7	1.15 AC
8	0.75 AC
9	0.71 AC
10	1.03 AC
11	2.95 AC
12	2.59 AC
13	1.84 AC
14	1.15 AC
15	0.75 AC
16	0.71 AC
17	1.03 AC
18	2.95 AC
19	2.59 AC
20	1.84 AC
21	1.15 AC
22	0.75 AC
23	0.71 AC
24	1.03 AC

EXHIBIT NO. 1

APPLICATION NO.

6-04-153

Location Map

California Coastal Commission

[illegible]

CODE: 300R LBS IF CA APPROVED
OCCUPANCY: A-3
EXTENSION SHALL FIRE RESISTANCE:
RATED NON-COMBUSTIBLE
EXTENSION SHALL OPENING:
PROTECTED LESS THAN 20'-0"
NOT PERMITTED LESS THAN 8'-0"
CONSTRUCTION TYPE: 1 OR 2
ALLOWABLE AREA: 10,000 SQ.
AREA DECREASED:
SECTION BASIS ALL MOBS
THIS AREA DECREASED: 1,000 SQ.
SECTION BASIS 2 STORY
THIS AREA DECREASED: 5,000 SQ.
ALLOWABLE HEIGHT: 3-STORY
PROPOSED AREA: 20,000 SQFT.

10,000 SF TOTAL (DOMESTIC)
4,000 SF TOTAL (OVERSEAS)
570 SF POOL MECHANICAL ROOM
140 SF SUPPORT BUILDING

20,000 SF TOTAL

FURNISHES REQUIRED: 10000 + 30000000 + 100
IN SPACES PROVIDED
(INCLUDES 6-ACCESSIBLE SPACES)
SHARED PLANS FOR 6000 SECTION FURNISHES

THAT PORTION OF THE SOUTH-EAST QUARTER OF THE SOUTH-WEST QUARTER
OF SECTION 35 - TOWNSHIP 35 SOUTH, RANGE 4 WEST - PORTION BE $\frac{1}{4}$ OF SW $\frac{1}{4}$
R25 S35 E35 - LOT 32 OF THE SAN BERNARDINO HEREFORD
AND LOMAS SANTA FE DRIVE, SOLANA BEACH, SAN DIEGO COUNTY
ASSESSOR'S PARCEL NUMBER
263-40-400

CUT	80	ALONG LOT 148 BERTIA PI S
	80-1	POOL.
FILL	287	S.E. CORNER OF POOL.
	300	SEWTEREN DRIVE REGRADE
	357	CT. - IDGPORT

SECOND FLOOR
(400-400)

LOMAS SANTA FE DRIVE

TO BE
DEMOLISHED

PROPOSED

NEW PROPOSED

SITE PLAN

100-442887-1



California Coastal Commission

Site Plan

6-04-153

APPLICATION NO.

EXHIBIT NO. 2