

## CALIFORNIA COASTAL COMMISSION

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# Th 4c

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 Staff: Laurinda Owens-SD  
 Staff Report: 1/16/08  
 Hearing Date: 2/6-8/08

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-07-124

**Applicant:** Lincoln Mariner's Associates, Ltd. **Agent:** James Mickartz-Architect

**Description:** Construction of a one-story, 1,982 sq.ft. fitness center building at existing 500-unit apartment complex located on 27 acre site.

**Site:** 4392 West Point Loma Blvd., Ocean Beach, San Diego, San Diego County. APN 760-102-38 and 441-090-43.

**Substantive File Documents:** Certified Ocean Beach Community Plan

### **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 THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval final landscaping plans approved by the City of San Diego and shall include:

- a. All landscaping shall be drought-tolerant, native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- b. A written commitment by the applicant that, five years from the date of the issuance of the coastal development permit for the residential structure, the applicant will submit for the review and written approval of the Executive Director a landscape monitoring report prepared by a licensed Landscape Architect or qualified Resource Specialist that certifies whether the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

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

#### **IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** Proposed is construction of a one-story, 1,982 sq.ft. fitness center building at an existing 500-unit apartment complex (Mariner's Cove Apartment Complex) located on 27 acre site. The proposed fitness building will be designed to match the existing surrounding structures which include a leasing office. The

proposed fitness building will be located fairly close to the entrance of the apartment complex. As one drives into the residential neighborhood, the first structure on the left is a leasing office building. The new fitness center is proposed to be located in an open, landscaped area of the site just northwest of the leasing office. It will be situated just north of existing tennis courts and swimming pool on the site. The proposed fitness structure is for the exclusive use by the residents of the existing apartment complex and is not open for public use.

The existing apartment complex is a very large residential complex on the north side of West Point Loma Boulevard consisting of 35 buildings housing 500 units on 27 acres. The property is bordered by West Point Loma Boulevard to the south, Famosa Slough (northern arm) to the east, Interstate-8 to the north and the Barnes Tennis Center to the west. However, due to the very large size of the project site and the proposed location of the new fitness building which is located at the far western portion of the site, it will be located over 1,000 feet away from Famosa Slough and will not result in any adverse impacts to any marine resources or environmentally sensitive habitat area. In addition, due to the abundance of mature, tall trees in the area, as well the presence of several other structures on the subject property, the proposed new structure is not expected to be highly visible to motorists traveling on eastbound Interstate-8, a major coastal access route in this area. A conceptual landscape plan has been submitted on the site plan which indicates that low shrubs are proposed to be installed around the new fitness building. In order to assure that any proposed on-site landscaping contains only drought-tolerant, native or non-invasive plant species, Special Condition #1 is attached which requires submittal of final landscape plans documenting that only such plants are installed on site. The condition further specifies that no plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council or as may be identified from time to time by the State of California shall be used or permitted to become established on the site.

**B. 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.

**C. 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.

**D. Local Coastal Planning.** The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority 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 San Diego to continue to implement its certified LCP for the Ocean Beach community.

**E. 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.



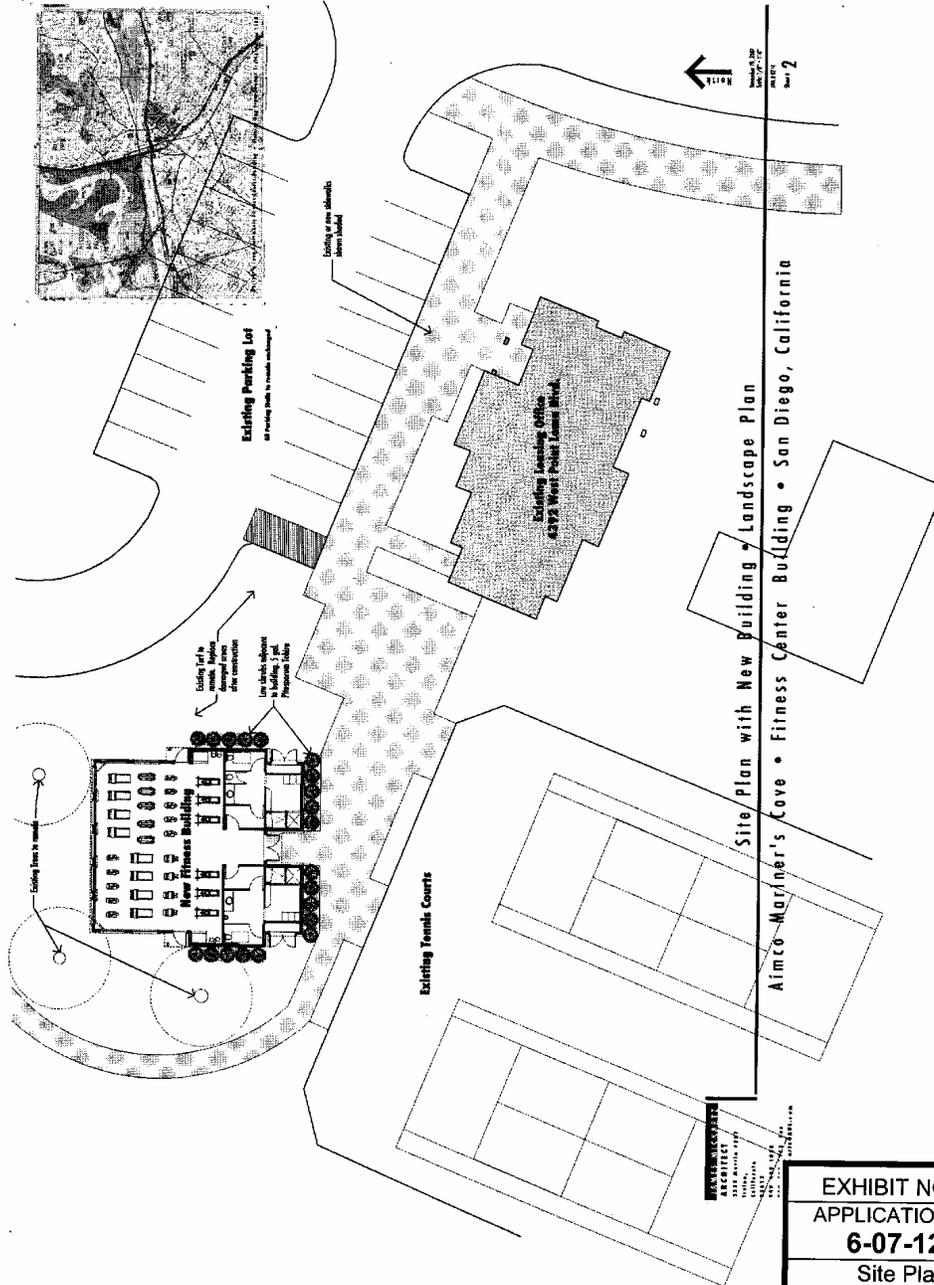


EXHIBIT NO. 2
APPLICATION NO.
<b>6-07-124</b>
Site Plan
