

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 (619) 767-2370



W5b

Filed: 9/12/11
 49th Day: 10/31/11
 180th Day: 3/10/12
 Staff: M.Ahrens-SD
 Staff Report: 12/20/11
 Hearing Date: 1/11-13/12

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-11-070

Applicant: Ron Fletcher **Agent:** Ricardo Torres, Golba Architecture

Description: Partial demolition of an existing 964 sq. ft. pre- coastal historically mixed use commercial structure that is located across two separate lots. The proposed project will include the division of the existing building into two separate structures and the removal of 330.5 sq. ft. of internal floor area, resulting in one separate commercial structure located on each of the two separate lots. No modification to the existing parking, existing building footprint or other remodeling work is proposed.

Lot Area	2,384 sq. ft.
Building Coverage	976 sq. ft. (60%)
Pavement Coverage	1,031 sq. ft. (31%)
Landscape Coverage	377 sq. ft. (9%)
Parking Spaces	2
Zoning	NC-N
Plan Designation	Commercial North (36 dua)
Ht abv fin grade	9.10 ft.

Site: 3814-16 Mission Blvd., Mission Beach, San Diego, San Diego County. APN: 423-578-06

Substantive File Documents: Certified Mission Beach Precise Plan; Certified Mission Beach Planned District Ordinance; City of San Diego Land Development Code

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 Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final site/storage and staging plans to the Executive Director for review and written approval. Said plans shall first be reviewed and approved in writing by the City of San Diego. Said plans shall also be in substantial conformance with the plans submitted with this application by Golba Architecture received 12/11/11.

The permittees 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. The applicants are seeking approval for partial demolition of an existing 964 sq. ft., one story, mixed use commercial structure with attached 343 sq. ft. garage to separate the existing structure into two distinct buildings located on a 2,384 sq. ft. property. The existing structure spans across two separate lots, indicated as Lot A and Lot B, and the intent of the development is to separate the single structure into two separate structures, with one distinct structure located on Lot A and one on Lot B. The proposed development will involve 14.7%

demolition of the existing exterior building walls and will result in a 372 sq. ft. commercial structure that fronts Mission Blvd on Lot A and a 261 sq. ft. commercial structure with attached 343 sq. ft. garage on Lot B. The internal square footage of the two structures combined will total 633 sq. ft, plus the 343 sq. ft. attached garage. The proposed approximately 29ft. long, 8ft. wide vacant area that will remain after the existing building has been separated will be landscaped with turf grass. The project is located on Mission Blvd., which is the main north/south running street in the community of Mission Beach, and is a few blocks east of the public beach area and Ocean Front Walk.

The existing 964 sq. ft. mixed use building is a pre-coastal structure that retains the non-conformities established with its initial construction. Specifically, the existing structure is non-compliant in regards to landscape coverage requirements and setback areas. However, the subject 964 sq. ft. building currently has two designated public parking spaces on site and complies with existing parking standards in the City of San Diego's Land Development Code (LDC), which require 1 parking space to be provided on site for every 500 sq. ft. of gross floor area. No change to the existing parking on site is proposed as part of this application and the proposed project will not expand on or exacerbate any of the existing non-conformities on site. As the proposed development involves less than 50% demolition of the existing exterior walls and thus does not constitute new development, the applicant is not required to bring the existing building into compliance with all applicable setbacks and zoning requirements as stipulated in the City of San Diego's Land Development Code. Additionally, as adequate parking is already provided on site and will not be modified as part of this proposed project, approval of the proposed project will not adversely impact the availability of public parking in the surrounding area.

With regard to potential impacts to public views, Mission Beach is a small peninsula-shaped sliver of land located on filled tidelands in Mission Bay Park. It is bordered by the Pacific Ocean to the west and Mission Bay Park to the east. In the Mission Beach community, the public rights-of-way of the various courts and places, which are generally east/west running streets, comprise the community's public view corridors. In addition, the public boardwalk (Ocean Front Walk), which runs north/south along the beach, serves not only as a highly popular public accessway, but also serves as a view corridor along the shoreline. The project site is located along Mission Blvd. a north/south running street that terminates near the southern end of the Mission Beach peninsula. The subject property is situated in between Salem Court to the north and a narrow alleyway along the south side of the property. Currently limited public ocean views are available from Mission Blvd. when looking down Salem Court along the northern property line of the subject site as such views are currently impeded by vegetation on other surrounding properties as well as other existing non-conforming structures. The proposed development will not modify the existing building envelope such that any existing public ocean views will be adversely impacted. Additionally, no change in the height of the existing 9' 10" tall structure is proposed. Thus, there is no potential for the subject development to impact views to and along the shoreline.

With regard to community character, the existing structures along Mission Blvd. vary widely in architectural style and appearance; however, they are all fairly similar in bulk and scale to the proposed project. The buildings along Mission Blvd. form the commercial core of the Mission Beach community and are a mix of different building sizes types and styles, many of which were established prior to the Coastal Act. The proposed project will result in two separate commercial structures totaling 674 sq. ft. plus a 343 sq. ft. attached garage and will be visually compatible with the character of Mission Blvd. and the surrounding neighborhood.

The project site is located a couple blocks from the public beach and Ocean Front Walk. Access to the beach can be gained a couple blocks west from the project site at the western terminus of Salem Court. None of the proposed remodeling will expand the existing building envelope into public accesways leading to Ocean Front Walk and will not impact or impede public access to the shoreline.

Although the City of San Diego has a certified LCP for the Mission Beach community, the subject site is located in an area where the commission retains permit jurisdiction. Therefore, Chapter 3 of the Coastal Act is the standard of review, with the City's LCP used as guidance.

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. 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.

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 Mission 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.

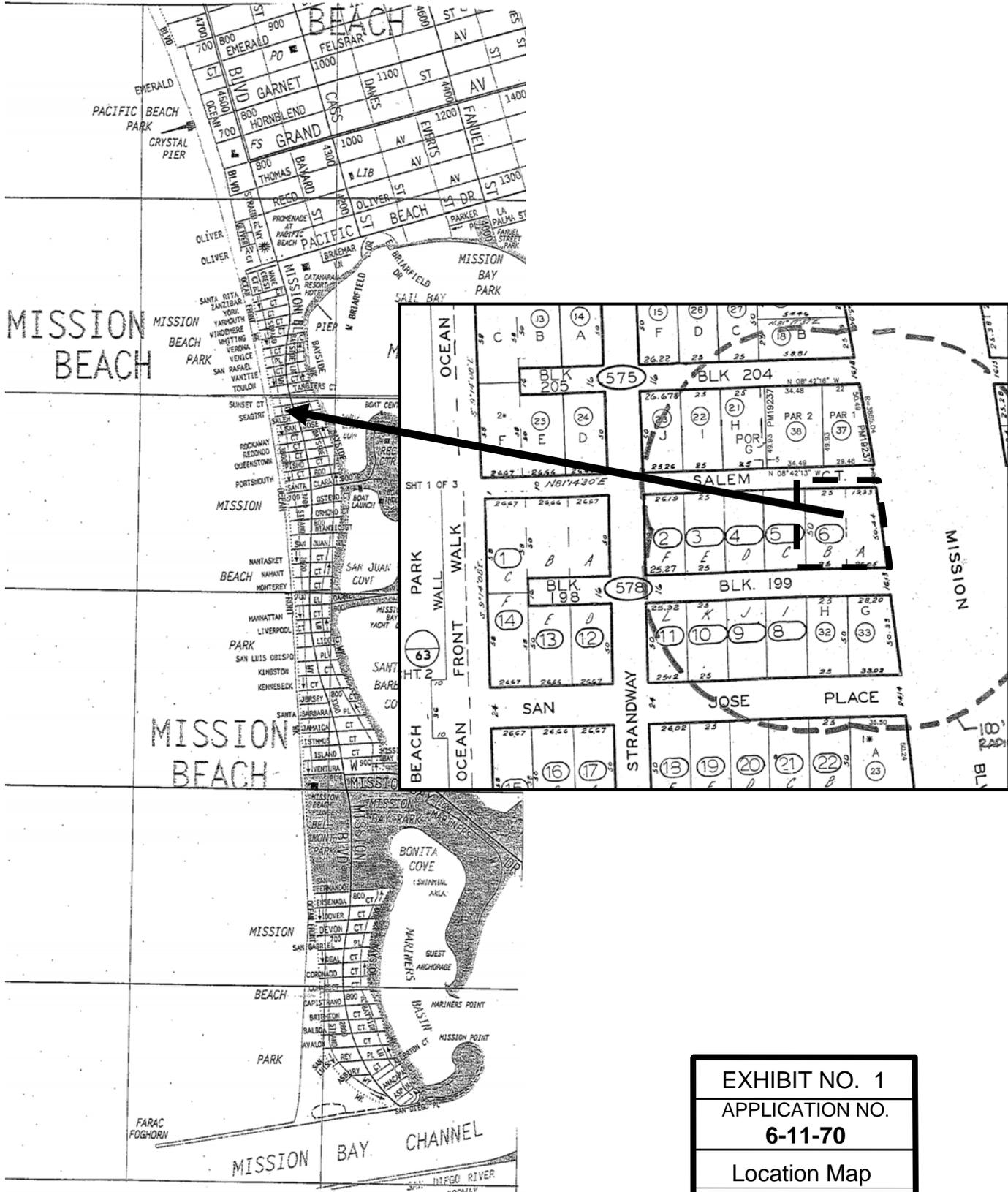
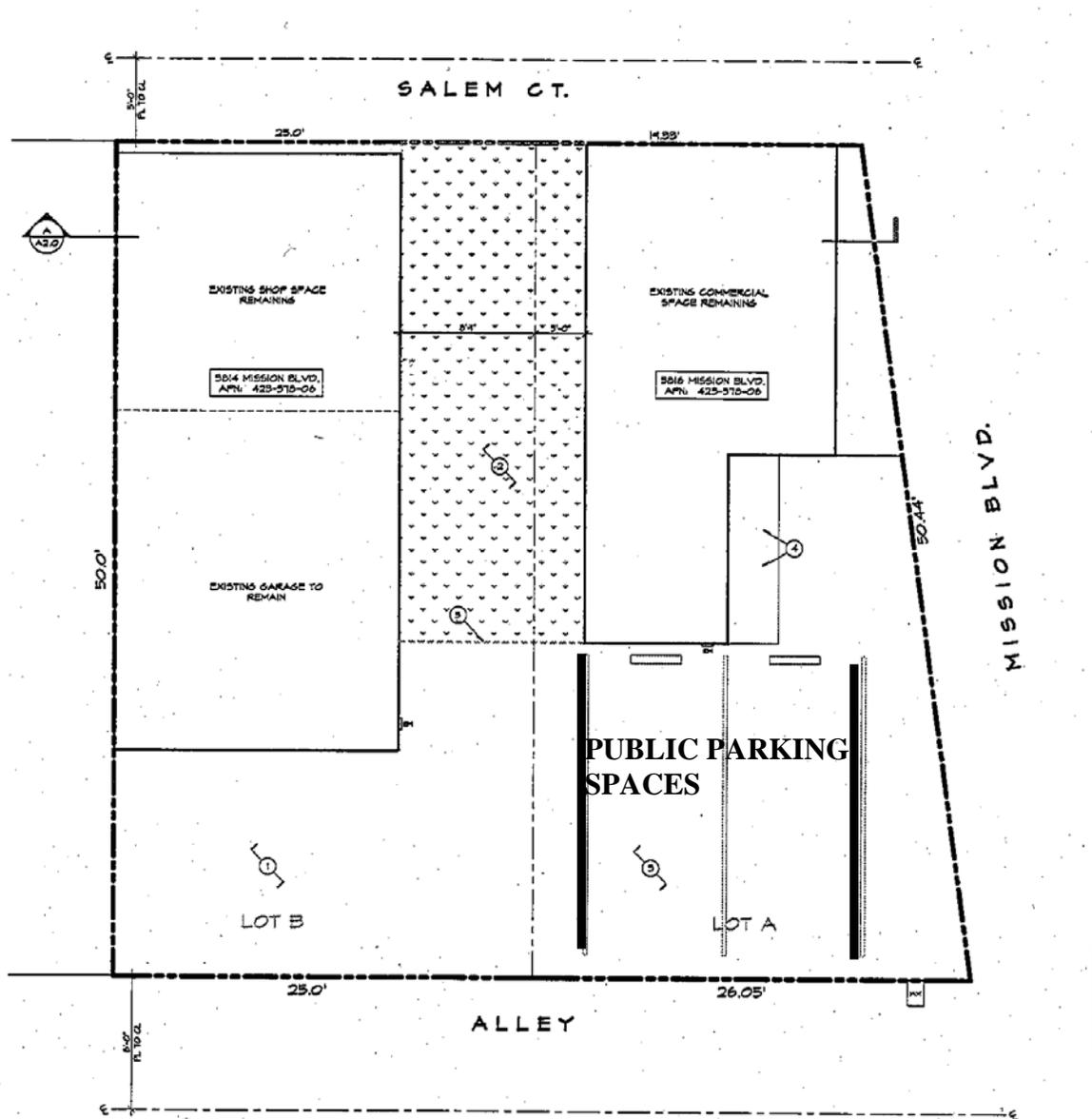


EXHIBIT NO. 1
APPLICATION NO.
6-11-70
Location Map

California Coastal Commission



PLAN NOTES

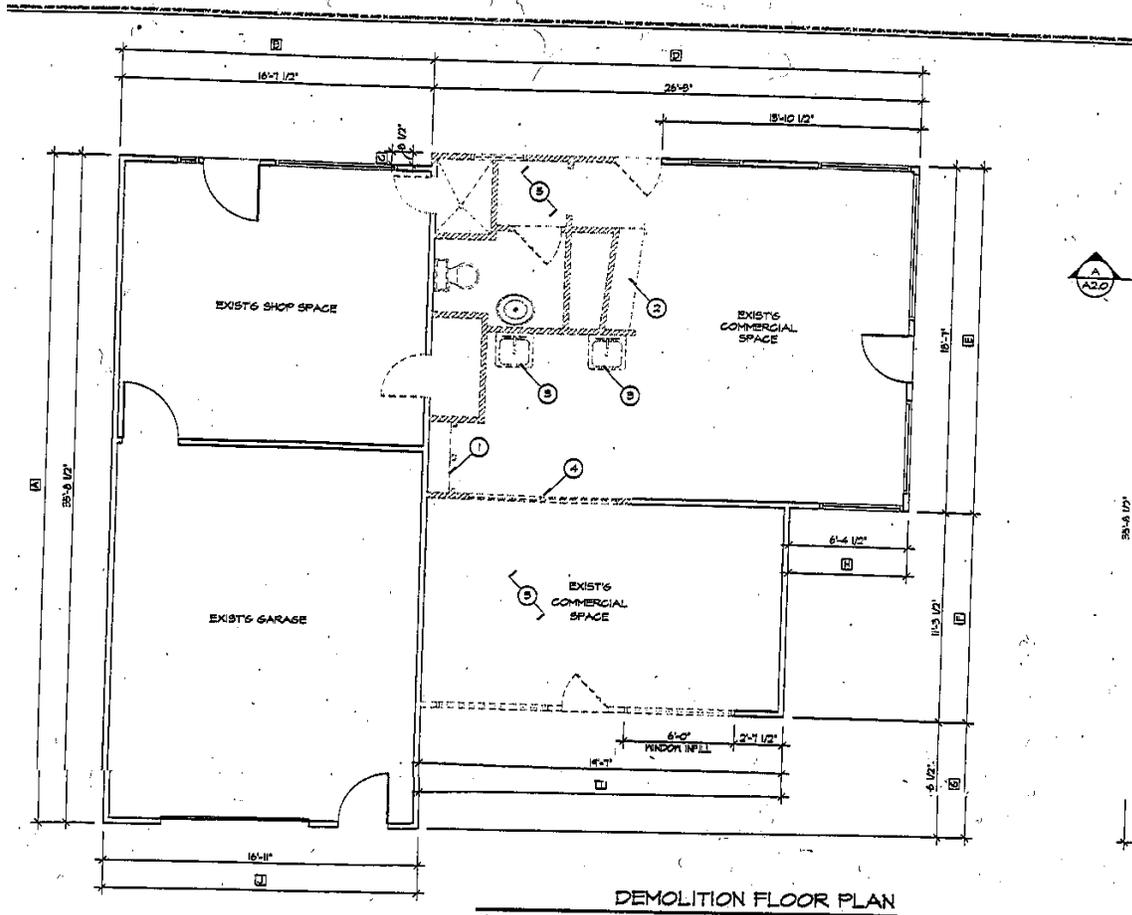
- ① EXISTING DRIVEWAY TO REMAIN.
- ② AREA OF NEW GRASS SOD GROUND COVER.
- ③ EXISTING PARKING STALLS TO REMAIN.
- ④ EXISTING LANDSCAPE AREA TO REMAIN.
- ⑤ OUTLINE OF DEMOLISHED PORTION OF EXISTING COMMERCIAL SPACE. SEE A.I.D FOR DEMO INFORMATION.

SITE KEY	
	INDICATES BUILDING OUTLINE
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE

PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"



EXHIBIT NO. 2
APPLICATION NO.
6-11-70
Proposed Site Plan
California Coastal Commission



DEMOLITION FLOOR PLAN

WALL DEMO BREAKDOWN

WALL	WALL LENGTH TO REMAIN	WALL LENGTH TO BE DEMOLISH	TOTAL WALL LENGTH
A	35'-8 1/2"	-	35'-8 1/2"
B	16'-7 1/2"	-	16'-7 1/2"
C	0'-8 1/2"	-	0'-8 1/2"
D	13'-10 1/2"	12'-4 1/2"	26'-8"
E	18'-7"	-	18'-7"
F	11'-9 1/2"	-	11'-9 1/2"
G	6'-6 1/2"	-	6'-6 1/2"
H	6'-4 1/2"	-	6'-4 1/2"
I	8'-7 1/2"	10'-11 1/2"	19'-7"
J	16'-11"	-	16'-11"

COASTAL EXEMPTION SUMMARY DATA

TOTAL PERIMETER LENGTH	158'-7"
50% OF TOTAL PERIMETER LENGTH	79'-3 1/2"
PROPOSED LENGTH OF WALLS TO DEMO	23'-4"
EXISTING LENGTH OF WALLS TO REMAIN	135'-3"
23'-4" < 50% MAX. DEMOLITION ALLOWED (79'-3 1/2") 14.7% TO BE DEMOLISHED	

WALL LEGEND

- EXISTING 2X STUD WALL TO REMAIN
- 2X4 STUD WALL @ 16" O.C.
- EXISTING 2X STUD WALL TO BE REMOVED
- LINE OF OBJECT ABOVE
- SMOKE DETECTOR
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN

DEMOLITION & PROPOSED FLOOR

SCALE:

EXHIBIT NO. 3
APPLICATION NO.
6-11-70
Demolition Plan
California Coastal Commission