

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
3111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
(619) 521-8036



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Permit Application No. 6-95-143/GDC  
Date December 12, 1995

ADMINISTRATIVE PERMIT

APPLICANT: City of Solana Beach

PROJECT DESCRIPTION: Install farmers' market to be held on Sunday afternoons from 2:00 p.m. to 6:00 p.m. on 45 parking spaces of existing 160 space parking lot serving an existing 30,195 sq. ft. commercial center on a 2.10 acre lot.

PROJECT LOCATION: 124-140 Lomas Santa Fe Drive, Solana Beach, San Diego County.  
APN 263-351-35

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: January 12, 1996      LOCATION: Crowne Plaza-Holiday Inn/LAX  
9:00 a.m., Friday      5985 W. Century Blvd.  
Los Angeles, CA

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: Ellen Foley  
for Gary Cannon

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. The permit will expire one year 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.

Proposed is the installation of a farmers' market to be held on Sundays from 2:00 p.m. to 6:00 p.m. in the parking lot of a 30,195 sq.ft. commercial retail shopping center known as Solana Beach Plaza. The subject site is located on the north side of Lomas Santa Fe between Rios Avenue and Cedros Avenue. The farmers' market will occupy up to 15,200 sq.ft. of a 2.10 acre site, eliminating up to 45 parking spaces of the existing 160 parking spaces on the

subject property. A permanent monument sign and a temporary banner are also proposed. A conditional use permit for this proposal was approved by the City of Solana Beach (CUP 17-95-24).

Section 30252 of the Coastal Act states that the location and amount of new development should maintain and enhance public access to the coast by providing adequate parking facilities. The site is located adjacent to Lomas Santa Fe Drive, a major coastal access route, and is less than 1/2 mile inland from Fletcher Cove Beach Park.

The existing 30,195 sq. ft. commercial retail center, which was originally approved by the Commission in November 1987 (Coastal Development Permit #6-87-549) with a restaurant deck addition approved in March, 1995 (CDP #6-94-186), required 133 parking spaces. The applicant exceeded those requirements by installing 160 parking spaces. The applicant for the farmers' market project has indicated, however, that 27 of the 160 spaces have been reserved for use by the North County Transit Center through an informal agreement between the two property owners. The Transit Center is directly across from the subject site on Cedros Avenue. Although the 27 spaces are not specifically assigned or designated, it appears they should not be counted as parking available for the commercial center. The remaining available parking is, therefore, the required 133 space minimum.

The County of San Diego's previously-certified Local Coastal Program applied to this site prior to the incorporation of Solana Beach. The Commission has continued to use this document for guidance in the City of Solana Beach. The County LCP's parking standard for swap meets, a use comparable to a farmers' market, is 6.5 spaces for every 1,000 sq. ft. of selling area. Using this standard, the proposed development would require 98 additional parking spaces. Under the City of Solana Beach's existing zoning ordinances for outdoor markets, the required parking is 1 space for each 200 sq.ft. of gross sales area, plus 1 space per vendor space. With the City's proposed maximum of 25 vendors, this new development would require up to 101 additional parking spaces.

As stated above, the installation of the farmers' market will eliminate 45 of the existing 160 parking spaces. With the 101 maximum additional spaces needed to accommodate the new farmers' market development (using the City's parking standard for outdoor markets) and the elimination of 45 existing spaces, the project will be up to 146 spaces short of the required amounts needed to accommodate both the existing and proposed developments. If the previously-certified San Diego County LCP parking standard for swap meets is utilized, the applicant is still short 144 spaces.

The applicant proposes to solve this parking deficiency by utilizing a shared parking arrangement using the 27 reserved spaces on the subject site, along with the 202 public parking spaces at the North County Transit Center, located directly west of the subject site. The previously approved coastal development permit for construction of the Transit Center (CDP #6-93-203) required that these 202 parking spaces be "available for use by the general

public at all times." The off-site parking spaces are located within 200 feet of the project site. This distance is consistent with the requirements of the City of Solana Beach, which requires off-site parking to be within 600 feet, and with past Commission action, which has typically required that off-site parking be located within 500 feet of the subject site.

The Transit center serves both the Coaster, a commuter rail, and Amtrak. On weekends, the Coaster, which is the primary traffic generator for the Transit Center, does not operate. The Amtrak train continues through the weekend, with four stops occurring during the times proposed for the farmers' market. The City indicates, however, that very few parking spaces are used by Amtrak riders because Solana Beach is not, generally, an Amtrak destination city.

As a public parking lot, however, the Transit Center property is available for beach parking. The lot is located less than 1/2 mile from Fletcher Cove Beach. In addition to the parking lot's existing use on Sundays by beach goers and Amtrak riders, the Coaster is proposed to operate on Sundays during the annual Del Mar Fair and Del Mar Racetrack events. To mitigate these potential conflicts, the City's conditional use permit for the farmers' market has been conditioned to "expire should parking at the commuter rail site no longer be available to patrons of the Farmers Market."

Moreover, the applicant has documented that very few of Solana Beach Plaza's tenants are open on Sundays. Currently the only businesses open during the time of the proposed farmers' market are four restaurant/food service establishments totalling 4,124 sq. ft. Using the parking standard accepted by the Commission in approving the original commercial center (1 space per 225 sq. ft.), these four businesses would require only 18 parking spaces, leaving 97 spaces available on-site for patrons of the farmers' market. This amount is very close to the 101 maximum parking spaces required by City zoning, such that very little, if any, off-site parking would be needed by patrons of the market. In addition, the farmers' market is proposed as an interim use of the subject parking lot, during very limited hours.

Special Conditions #1 and #2 have been attached to maintain continued public access to the Transit Center parking areas. Special Condition #1 limits the operation of the farmers' market to approximately one year, expiring on Memorial Day, 1997. If the applicant proposes to extend the operation of the farmers' market beyond that date, an amendment to this permit or a new coastal development permit would be required. Memorial Day, 1997 was chosen as a reasonable expiration date since it would both allow the City time to get the Farmer's Market up and running (anticipated to occur by early spring, 1996), and allow the Commission an opportunity to review the required parking data prior to the start of the 1997 summer season. Special Condition #2 requires the applicant to submit to the Executive Director, prior to authorization to proceed with development, a Parking Monitoring Program to provide parking counts from the Transit Center and Solana Beach Plaza lots during the period of operation of the farmers' market. In addition, any changes in use or hours of operation by the Coaster, Amtrak or Solana Beach Plaza leaseholds shall be documented. The information generated through the monitoring program will be critical in determining the appropriateness of approving any future amendment

request or new coastal development permit application for continuance of the farmers' market. This proposal, as conditioned to monitor the actual operation and parking demand of the farmers' market, to allow for review of the status of the commuter and Amtrak service, and for review of the operating hours of the commercial center prior to a second summer beach season, will not result in any significant adverse impacts on beach parking, and can be found consistent with Section 30252 of the Coastal Act.

Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. A permanent monument sign is proposed identifying the location of the weekly farmers' market. This sign will be placed within the planting bed of the shopping center on Cedros Avenue, in front of the proposed market area. Because the plans for this sign were not submitted with the application, Special Condition #1 has been attached limiting the height of the sign to a maximum of 8 feet and requiring Executive Director approval of the proposed monument sign prior to installation. In addition, a temporary, day-of-event banner will be installed on the facade of the existing commercial structure and should be included as a component of the required sign program. As conditioned, the proposed development will have no adverse visual impacts to scenic coastal areas and is consistent with the sign standards approved by the Commission for other Local Coastal Programs in San Diego County.

The site is zoned and designated for commercial uses in the City of Solana Beach and is so designated in the previously-certified County of San Diego LCP which applied to this site prior to Solana Beach's incorporation. The proposed development is consistent with these designations. In addition, the project, as conditioned, can be found consistent with all applicable Chapter 3 policies of the Coastal Act. Thus, the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable local coastal program, and its implementation will not result in adverse impacts to any coastal resources.

#### SPECIAL CONDITIONS:

1. Term of Permit. This permit is valid until Memorial Day, 1997. Retention of the farmer's market beyond this date shall require an amendment to this permit or a new coastal development permit. The application for an amendment or a new coastal development permit to extend this permit shall include the documented results from the parking monitoring program described in Special Condition #2.

2. Parking Program. Prior to authorization to proceed with development, the applicant shall submit to the Executive Director for review and written approval, a Parking Monitoring Program to document parking occupancy at the Transit Center and Solana Beach Plaza during the operation of the farmers' market.

The program shall include the following components:

1. Documentation of a parking count taken between 4:00 p.m. and 5:00 p.m. at both the Transit Center and Solana Beach Plaza lots, performed on one Sunday each month, and on all Sundays that coincide with the operating times of the Del Mar Fair.

2. Documentation of any changes in use or hours of operation of the Coaster, Amtrak or Solana Beach Plaza leaseholds during the operation of the farmers' market.

3. Sign Program. Prior to the authorization to proceed with development, the applicant shall submit a comprehensive sign program, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. One temporary banner on the building facade shall be permitted. No tall, free-standing pole or roof signs shall be allowed. Said plans shall be subject to the review and written approval of the Executive Director.

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.

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Applicant's Signature

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Date of Signing

(5143R)