

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

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

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Permit Application No. 6-96-141/10

Date October 15, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Pacific Solana Beach Holdings, LLC

PROJECT DESCRIPTION: Addition of 995 sq.ft. to an existing 3,545 sq.ft. retail leasehold by enclosing existing open area (covered walkways) within an approx. 188,948 sq.ft. shopping center on a 17.4 acre site.

PROJECT LOCATION: 943 Lomas Santa Fe Dr., Solana Beach, San Diego County.
APNs 263-293-10 through 14, -43, 59-60.

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: November 12, 1996
10:00 a.m., TuesdayLOCATION: Radisson Hotel/Mission Valley
1433 Camino del Rio South
San Diego, CAIMPORTANT - 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:

Laurinda R. Owens

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. 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. 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.

The proposed development involves the enclosure of an existing 995 sq. ft. exterior unimproved area between existing masonry columns of an existing 3,545 sq. ft. retail leasehold, resulting in a new total 4,540 sq.ft. of retail use. The 995 sq. ft. exterior area is currently unimproved and consists of an open area (walkway/sidewalk) under existing roofed areas. This area will be infilled to create additional retail space for an existing school

supply store. The site is located within Lomas Santa Fe Plaza, east of Interstate 5 in Solana Beach.

Section 30252 of the Act requires that new development provide adequate parking to maintain public access to the coast. The existing shopping center has approximately 631 parking spaces which serve the existing, approximately 188,948 sq.ft. facility. CDP #6-96-112 was recently approved by the Commission at its September 1996 hearing for the addition of 945 sq.ft. to an existing restaurant leasehold within the shopping center. In addition, in July of this year, the shopping center received a permit exemption from the Coastal Commission to re-stripe the existing parking area to create 709 parking spaces.

The proposed 995 sq. ft. addition to an existing school supply/retail leasehold would require four additional spaces to be provided, based on the City of Solana Beach's zoning requirement of 1 parking space per 225 sq. ft. of retail space. In addition, the certified County of San Diego Local Coastal Program which the Commission uses for guidance within the City of Solana Beach, requires 1 parking space per 225 sq. ft. of retail/restaurant where less than 10% is occupied by restaurant. In this case, less than 10% of the existing shopping center is occupied by restaurant use. As such, this guideline would also require four new parking spaces for the 995 sq.ft. retail addition. The proposed re-stripping of the parking lot will more than accommodate the required increase in parking spaces. The project site is located east of Interstate 5 several miles from the shoreline such that the surrounding streets are not used for beach parking. Thus, any parking on adjacent streets by shopping center patrons, caused by insufficient parking within the center itself, would not displace beach visitors. Therefore, since adequate parking will be provided and public access to the shoreline will not be affected, the Commission finds the development consistent with Section 30252 of the Act.

Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. The proposed development is to enclose a previously open area between existing columnade columns. The proposed development will not, therefore, substantially alter the character of the existing facility. The site is located within a shopping center and is not visible from the street or from any coastal access road. No new signage is proposed. This proposal, therefore, will not have any adverse visual impacts to scenic coastal resources.

The site is zoned and designated for commercial uses in the City of Solana Beach and is also designated for such uses 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 has been 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 project approval should not result in adverse impacts to any coastal resources.

SPECIAL CONDITIONS: None.

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.

Applicant's Signature

Date of Signing

(6141R)