

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3000 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

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Staff: BP-SD
Staff Report: 10/7/96
Hearing Date: 11/12-15/96

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-134

Applicant: Turpanjian Sales Corp. Agent: Deanna Nazarian

Description: Tenant improvements to an existing 24,114 sq. ft. structure on a 2.7 acre lot including interior remodeling to accommodate a change in use from plastics manufacturing to retail sales. Exterior modifications include the addition of 54 parking spaces to the existing 29 space parking lot for a total of 83 parking spaces.

Lot Area	117,561 sq. ft.
Building Coverage	24,114 sq. ft. (20%)
Pavement Coverage	36,121 sq. ft. (31%)
Landscape Coverage	18,287 sq. ft. (16%)
Unimproved Area	39,039 sq. ft. (33%)
Parking Spaces	83
Zoning	R-P--Residential/Professional
Plan Designation	TS/O--Travel Service/Office
Ht abv fin grade	21 feet

Site: 6100 Paseo Del Norte, Carlsbad, San Diego County.
APN 211-050-09

Substantive File Documents: Certified Carlsbad Local Coastal Program Mello II Segment.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the adopted Local Coastal Program, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description/Project History. The applicant is proposing to construct tenant improvements to an existing 24,114 sq. ft. structure on a 2.7 acre lot, including interior remodeling to accommodate a change in use from plastics manufacturing to retail sales. Exterior modifications include the addition of 54 parking spaces to the existing 29 space parking lot for a total of 83 parking spaces. The project site is located near the southeast corner of the intersection of Palomar Airport Road and Paseo Del Norte in the City of Carlsbad. The site is flat and no grading is proposed. Surrounding development is a mixture of one and two-story commercial uses.

2. Parking. The certified Mello II LCP requires that parking be provided consistent with the provisions in the City's parking ordinance. In its review of this project, the City applied a parking ratio of one space per 300 sq. ft. of gross floor area for 17,524 sq.ft. of retail showroom area for 58 parking spaces and a ratio of one space per 1,000 sq.ft. of warehouse area for 6 parking spaces. This standard results in 64 parking spaces being required for the project. The applicant is proposing 83 spaces to serve the development. The additional 19 parking spaces are being provided to accommodate potential future development on the site. The project is located east of Interstate 5 and there are no beach access concerns associated with this portion of Paseo Del Norte. Thus, the proposal exceeds the parking standard applied by the City and no coastal access concerns are associated with the project. Therefore, project approval can be found consistent with the parking standards contained in the certified Mello II LCP.

3. Visual Impacts. Policy 8-1 of the Mello II LCP requires that the scenic and visual qualities of coastal areas be protected. Landscaping exists along the frontage of Paseo Del Norte. The application includes augmentation of the existing landscape buffer. The proposed buffer, as measured from the property line, is a minimum of 5 feet along Paseo del Norte. The submitted landscape plan results in approximately 48% of the site being landscaped. No tall free-standing or monument signs are proposed with this action (wall signs are proposed). Given the provision of adequate landscaping, the Commission finds the project consistent with the certified LCP.

4. Local Coastal Planning. Pursuant to Sections 30170(f) and 30171 of the Public Resources Code, the Commission prepared and approved two portions of the Carlsbad LCP, the Mello I and II segments in 1980 and 1981. However, the City of Carlsbad found several provisions of the Mello I and II segments unacceptable and, therefore, did not adopt the LCP until 1985. In the intervening period, the Coastal Act was amended to include Section 30519.1 (c) which specifies that for projects within the jurisdiction of the Mello I and Mello II segments of the LCP, coastal development permit applications are to be reviewed for their consistency with the certified Local Coastal Program.

The project site is designated for a combination land use designation of Travel Services/Office in the certified LCP. Permitted uses within the

Travel Services designation include motels, highway oriented services stations, and restaurants. These uses serve business and industrial areas as well as the traveling public. The zoning in the LCP for the subject site is Residential Professional(R-P). Permitted uses within this zoning classification are primarily professional office uses. The proposed project is identified as a retail showroom with a warehousing area and as such is not strictly consistent with the zone. However, it is anticipated that much of the merchandise that is sold out of the facility will be delivered from a large warehouse off-site and the proposed use will primarily serve as a catalog outlet. Because the R-P zoning allows business commercial facilities as incidental uses, the project can be found consistent with the R-P zone. The City of Carlsbad also found the proposed project was consistent with the R-P zoning provided any expansions of the project were subject to discretionary review. The Commission finds that the project, as proposed, will also be consistent with the policies of the LCP. Therefore, project approval should not prejudice the ability of the City of Carlsbad to implement its LCP.

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.

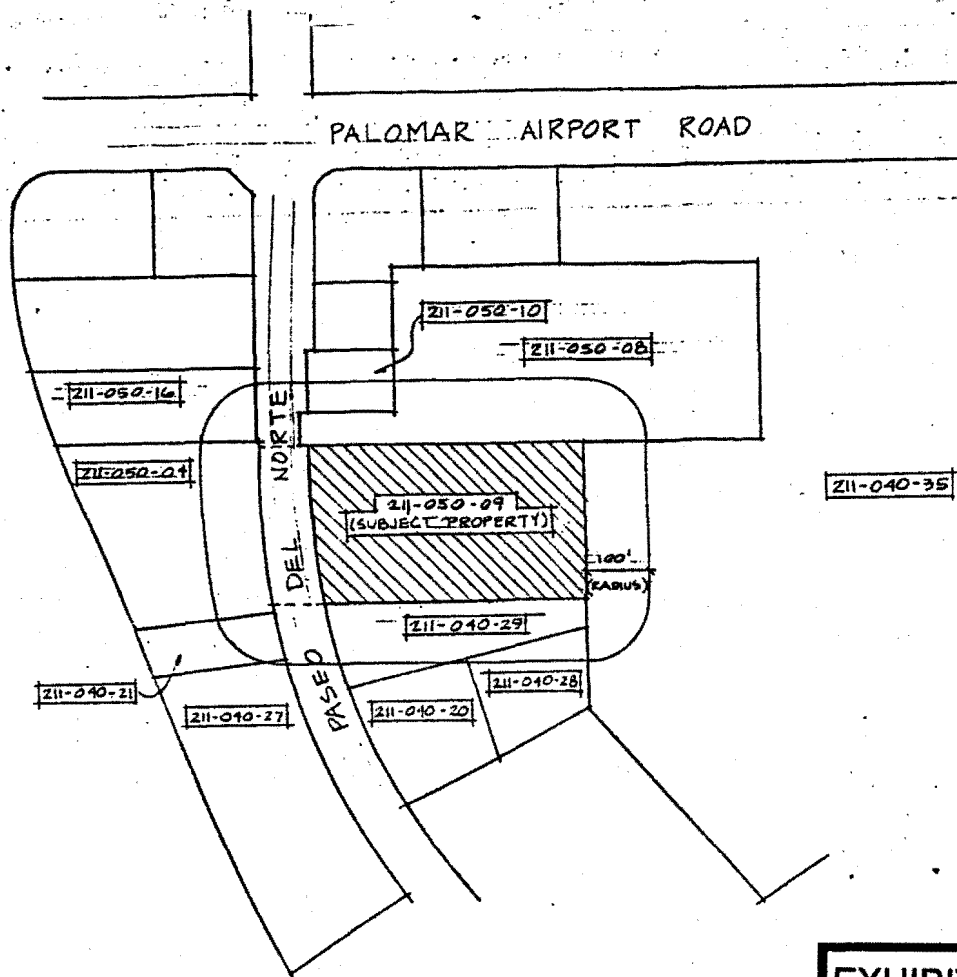
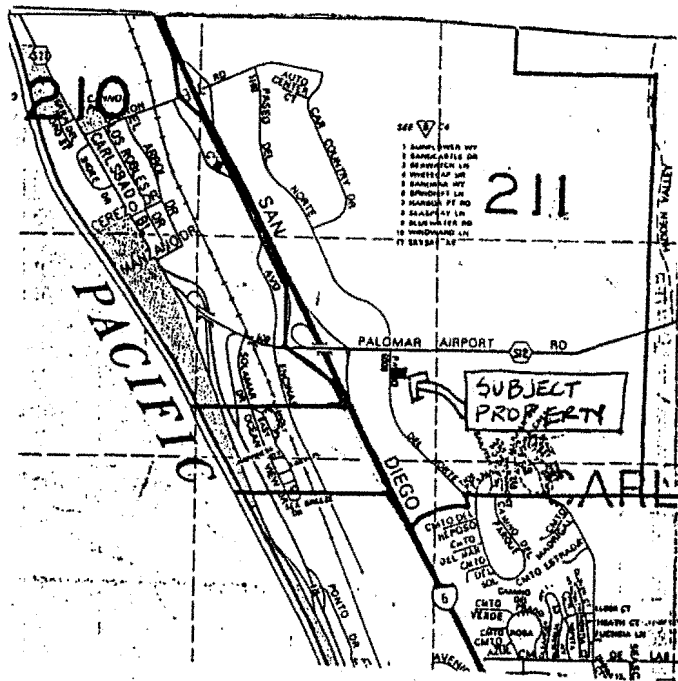


EXHIBIT NO. /
APPLICATION NO. 696-134
Location
California Coastal Commission

REQUIRED ACCESS REQUIREMENTS

THE PROPOSED ACCESS TO THE PROPOSED DEVELOPMENT FROM THE EXISTING HIGHWAY SHALL BE PROVIDED BY THE PROPOSED DEVELOPER. THE ACCESS SHALL BE PROVIDED BY THE PROPOSED DEVELOPER. THE ACCESS SHALL BE PROVIDED BY THE PROPOSED DEVELOPER.

GENERAL INFORMATION

1. BUILDING DESCRIPTION FOR PROPOSED DEVELOPMENT 1. BUILDING DESCRIPTION FOR PROPOSED DEVELOPMENT 1. BUILDING DESCRIPTION FOR PROPOSED DEVELOPMENT

PROJECT STATISTICS

AREA OF LOT: 17.50 ACRES
 AREA OF BUILDING: 17.50 ACRES

