

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
3111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
619-512-8036



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Permit Application No. 6-96-145/DLDate November 21, 1996ADMINISTRATIVE PERMIT

APPLICANT: Pacific Solana Beach Holdings, LLC

PROJECT DESCRIPTION: Conversion of an existing 1,127 vacant retail leasehold to a restaurant and construction of a 631 sq.ft. addition to leasehold located in an approximately 188,948 sq.ft. shopping center on a 17.4 acre site.

PROJECT LOCATION: 917 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: December 11, 1996  
10:00 a.m.

LOCATION: Holiday Inn/Union Square  
480 Sutter Street  
San Francisco, CA 94108

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: Diana Lilly

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. 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 conversion of an existing 1,127 sq. ft. retail leasehold (currently vacant) to a bagel shop, and construction of a 631 sq.ft. addition resulting in a total 1,758 sq.ft. leasehold. The site is located within Lomas Santa Fe Plaza, east of

Interstate 5 in Solana Beach. The project requires a coastal development permit as it represents a change of intensity of use of the existing retail leasehold.

Section 30252 of the Act requires that new development provide adequate parking to maintain public access to the coast. The existing shopping center has 631 parking spaces which serve the approximately 188,948 sq.ft. facility, which consists of 171,973 sq.ft. of retail and 16,040 sq.ft. of restaurant space. In September 1996, the Commission approved CDP #6-96-112 to add 945 sq.ft. to an existing restaurant within the shopping center, and in November, the Commission approved CDP #6-96-141 for a 995 sq.ft. addition to an existing school supply/retail leasehold. Thus, when these projects are completed, the center will contain approximately 190,888 sq.ft. of lease space. In July of this year, the shopping center also received a permit exemption from the Commission to re-stripe the existing parking area to create 709 parking spaces.

The proposed 631 sq. ft. addition would require six additional spaces to be provided, based on the City of Solana Beach's zoning requirement of 1 parking space per 100 sq. ft. of restaurant space. Under the certified County of San Diego Local Coastal Program, which the Commission uses for guidance within the City of Solana Beach, 1 parking space per 225 sq. ft. of retail/restaurant is required where less than 10% of the existing shopping center is occupied by restaurant, as is the case here. Under these standards, the 631 sq.ft. addition would require three new parking spaces. The proposed re-striping of the parking lot will more than accommodate the required increase in parking spaces. In addition, 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. Any "spillover" 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 addition will enclose a previously open area between columns under the existing roof line of the building. The proposed development will not 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. Therefore, the project 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. The proposed development is consistent with these designations, and 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 will not result in adverse impacts to any coastal resources.

SPECIAL CONDITIONS: NONE

ACKNOWLEDGMENT 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

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