

CALIFORNIA COASTAL COMMISSION

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



Page 1 of 4
Permit Application No. 6-96-48/DL
Date April 17, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Solana Beach Chamber of Commerce

PROJECT DESCRIPTION: Construction of an approximately 240 sq.ft. visitor information kiosk for the Solana Beach Chamber of Commerce at the railroad transit station.

PROJECT LOCATION: 105 Cedros Avenue, Solana Beach, San Diego County.
APN 263-352-04

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: May 7, 1996
10:00 a.m. Tuesday

LOCATION: Hyatt Regency -- Long Beach
200 South Pine Avenue
Long Beach, 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: 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.

Proposed is the construction of a 240 sq.ft. information kiosk located within a parking lot of an existing railroad transit station. The site is located approximately 2 blocks east of the coast and Fletcher Cove beach in the City of Solana Beach. The kiosk will be located on a landscaped island in the train station parking lot. Past Commission action on the site includes Coastal Development Permit #6-93-203, approved in February 1994, for construction of the transit station.

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 kiosk would be located in an existing landscaped area previously approved in association with the train station. Although the construction would require the removal of one tree, adequate landscaping would remain on the site, and the kiosk would provide an alternative means of breaking up the visual expanse of the parking lot. The structure will be compatible with the existing train station.

In past Commission action on development in this area, the Commission has regulated the height and amount of signs because of the potential for adverse impacts on the scenic quality of the area. The proposed kiosk contains a series of decorative panels located above the roof line of the structure. The applicant has indicated that no signage will appear on this area. To assure that all proposed signage is consistent with Chapter 3 policies of the Coastal Act, Special Condition #1 requires the applicant to submit final plans for the proposed project, approved by the City of Solana Beach, indicating that the panels will not be used as roof signs. Special Condition #2 requires submittal of a sign program for the kiosk documenting that only facade signs are proposed. Therefore, as conditioned, the Commission finds the project consistent with Section 30251 of the Coastal Act.

Section 30252 of the Coastal Act states, in part, that the location and amount of new development should maintain and enhance public access to the coast by providing adequate parking facilities. As previously noted, the proposed kiosk will be located in an existing landscaped island; no existing parking spaces will be usurped. In addition, the facility itself is not a traffic generating use; it is designed to provide visitor information for people arriving at the train station. Although the kiosk will be located within close proximity to a popular beach area, it does not have the potential to adversely impact public access opportunities. Thus, the project can be found consistent with Section 30252 of the Coastal Act.

The site is zoned Special Commercial and designated for commercial uses in the Solana Beach General Plan. The subject site was designated General Industrial in the previously certified County of San Diego LCP, which is used for guidance in the City of Solana Beach. The proposed information kiosk is not inconsistent with these designations. As conditioned, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. The Commission finds that approval of the subject project as conditioned will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

SPECIAL CONDITIONS: 1. **Final Plans.** Prior to the authorization to proceed with development, the applicant shall submit final building plans (site plan and elevations) that have been stamped and approved by the City of Solana Beach. Said plans shall be in substantial conformance with the plans submitted March 22, 1996, and shall document that the proposed panels above the roof will not contain signage. Said plans shall be subject to the review and written approval of the Executive Director, and construction shall subsequently take place consistent with the approved plans.

2. **Sign Program.** Prior to the authorization to proceed with development, the applicant shall submit a comprehensive sign program for all proposed signage documenting that only facade

signs are proposed. 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, and installation of signage shall subsequently take place consistent with the approved plans.

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.

Applicant's Signature

Date of Signing

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