

**CALIFORNIA COASTAL COMMISSION**

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

Filed: March 11, 1996  
 49th Day: April 29, 1996  
 180th Day: September 7, 1996  
 Staff: GDC-SD  
 Staff Report: April 18, 1996  
 Hearing Date: May 7-10, 1996

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-42

Applicant: Roman Catholic Bishop of San Diego      Agent: Doug Fess

Description: Installation of seven modular classrooms, relocation of one modular classroom, relocation of existing parking area and addition of seven parking spaces at St. Patrick's School.

Lot Area	133,775 sq. ft.
Building Coverage	24,000 sq. ft. (18%)
Pavement Coverage	69,775 sq. ft. (52%)
Landscape Coverage	40,000 sq. ft. (30%)
Parking Spaces	234
Zoning	CT-Q/R-1
Plan Designation	Commercial Tourist/Residential Low-Medium
Ht abv fin grade	15 ft.

Site: 3821 Adams St., Carlsbad, San Diego County  
 APN 290-270-09, 41 and 42.

Substantive File Documents: Certified Carlsbad Local Coastal Program  
 Mello II Segment; CCC Waiver #1429.

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 provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, 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. Proposed is the installation of seven modular classrooms (7,000 sq. ft. total) and the movement of one existing 1000 sq. ft. modular classroom to a new location on-site of an existing 16,000 sq. ft. elementary school. The proposal will also involve the relocation of an existing 38 space parking area and the addition of 7 parking spaces. Associated restroom additions are also proposed. The school is part of the existing St. Patrick's Church complex which consists of the school, church, parish center and rectory. The school currently has 9 classrooms and a student enrollment of approximately 265. With the addition of the seven modular classrooms, enrollment is expected to increase to approximately 470 students. A coastal development permit is required due to the increase in intensity of use of the subject site. The modular classroom proposed to be relocated on-site was previously approved for installation under Coastal Commission Waiver #1429. The site is located east of Pio Pico Drive between Tamarack and Magnolia Avenues in Carlsbad.

2. Visual Resources. The Mello II segment of the City of Carlsbad certified Local Coastal Plan contains various policies which address the visual quality and/or preservation of visual beauty of the coastal zone areas, preservation of community character of older communities, and other related policies. The proposed development is located on the east side of Pio Pico Drive which is adjacent and parallel to Interstate 5, a major north/south coastal access route serving numerous coastal communities. The proposed development will be located in the interior portion of the existing school/church complex and, as proposed, will not exceed the height of the existing adjacent school. Thus, the project will not be visible from Interstate 5 or any other public view areas. Therefore, the Commission finds the project consistent with the scenic and visual resource policies of the certified LCP.

3. Parking. The Mello II segment of the City of Carlsbad certified Local Coastal Plan incorporates the City's Zoning Ordinance as its standard for review of new development. The addition of seven new classrooms, under the City's zoning, would require 7 additional parking spaces. The applicant is proposing to relocate the existing 38 space parking area in order to accommodate the installation of the modular classrooms. The new parking area will be located east of the proposed classrooms on existing asphalt and will be striped to accommodate a total of 45 spaces. With the addition of the 7 parking spaces, parking for the school/church complex will total 234 spaces. However, since the school is part of the larger church/parish center, the City has approved the use of a shared parking arrangement for the site through the conditional-use permit process and does not require the addition of 7 parking spaces in this particular case. However, since the applicant will be adding the 7 parking spaces normally required by the local zoning code, although not required by the approved conditional use permit, the Commission finds the proposed development to be fully consistent with local zoning and the Mello II Segment of the certified Carlsbad LCP. In addition, the project site is located east of Interstate 5 at a location not normally associated with beach parking and, therefore, the project will not conflict with the public's ability to access the beach.

4. Local Coastal Planning. Section 30604 (a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The site is included within the Mello II segment of the Carlsbad LCP certified by the Commission in 1981. The proposed development is consistent with the residential low medium/commercial tourist designation for the site. The project is not located within any special overlay areas identified within the LCP. Therefore, the Commission finds that project approval will not prejudice the ability of the City of Carlsbad to implement the certified LCP.

5. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

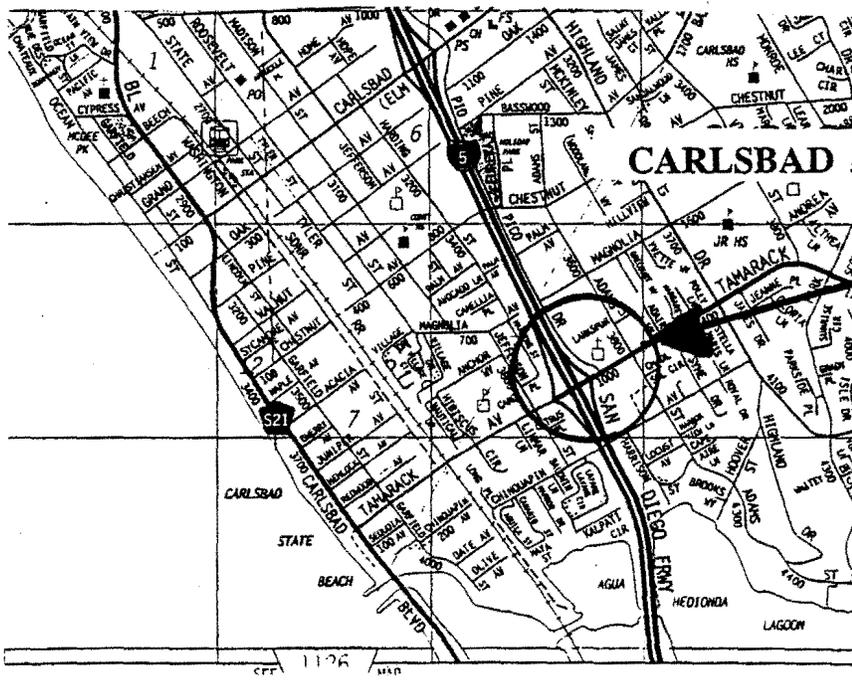
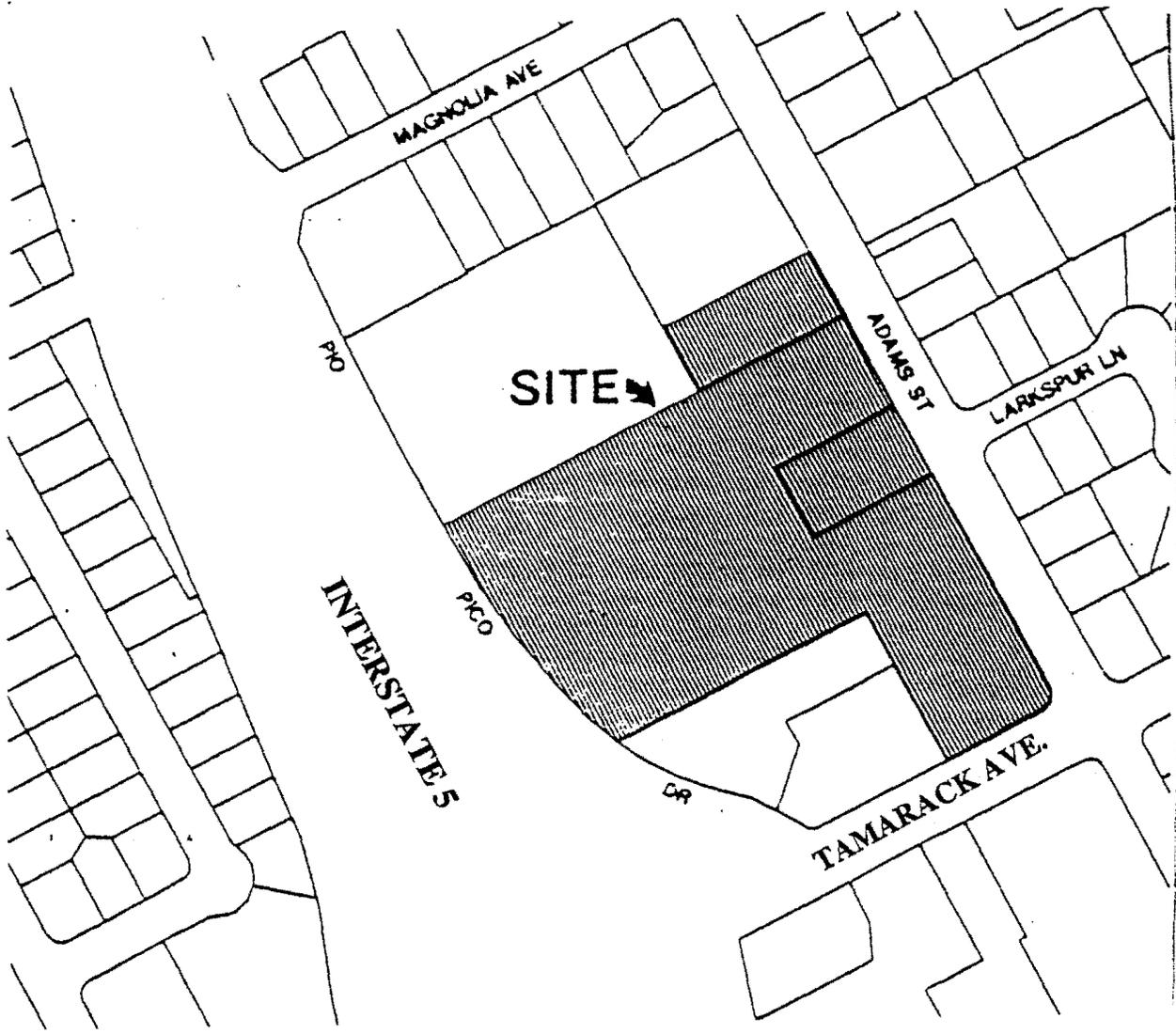
As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the public access and community character policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

#### 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.

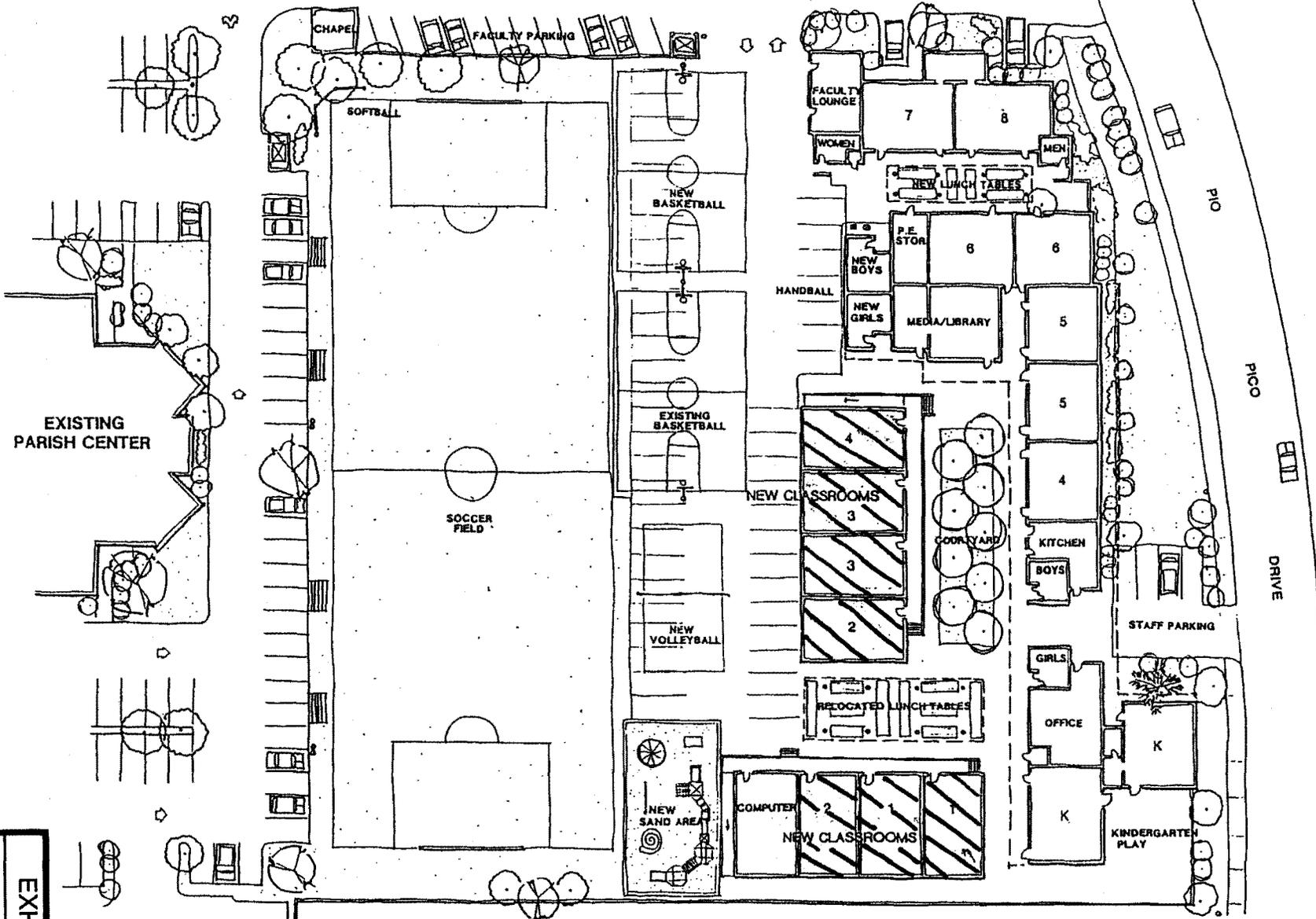
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions 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.

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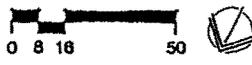


SITE

EXHIBIT NO. 1
APPLICATION NO.
<b>6-96-42</b>
VICINITY MAP
California Coastal Commission



ST. PATRICK'S SCHOOL EXPANSION  
 MASTER PLAN  
 CARLSBAD, CALIF.



15 NOV. '95

**DON EDSON**  
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 CARLSBAD, CA 92008  
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 California Coastal Commission	EXHIBIT NO. 2
	APPLICATION NO.
	<b>6-96-42</b>
	SITE PLAN