

CALIFORNIA COASTAL COMMISSION

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



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 Permit Application No. 6-96-64/DL
 Date May 2, 1996

ADMINISTRATIVE PERMIT

APPLICANT: John and Margot Berg

PROJECT DESCRIPTION: Construction of a 496 sq.ft. first story addition to an existing 2,012 sq.ft., one-story, single-family residence on a 20,108 sq.ft. lot.

PROJECT LOCATION: 748 San Mario Drive, Solana Beach, San Diego County.
 APN 263-582-14

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: June 13, 1996 9:00 a.m. LOCATION: Marin County Brd. of Supervisors Chambers
 Administration Building - Room 322
 Marin County Civic Center
 San Rafael, CA 94903

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 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.

Proposed is the construction of a 496 sq.ft. first story addition to an existing 2,012 sq.ft. one-story single-family residence. The addition will expand the master bedroom and bath, and enlarge the family room. The proposed residential addition requires a coastal

development permit because the site is located between San Elijo Lagoon and the first public roadway, and involves an addition of more than 10% of the internal floor area of the existing residence. Other development which is proposed but does not require a coastal development permit includes reroofing the existing structure.

The subject site is located in an established residential neighborhood on the east side of San Mario Drive, a cul-de-sac located on an inland bluff overlooking San Elijo Lagoon to the distant north. The site is east of Interstate 5. The eastern portion of the site slopes down to the northeast towards El Camino Real. The existing house is located approximately 45 feet from the top of the slope on the northeast side of the residence, to as close as 10 feet from the slope edge on the southeast corner of the house. An existing 3-foot high block and wrought iron fence roughly follows the top of the slope. The addition on the northern side of the residence would be located approximately 37 feet from the edge of the slope, while the proposed addition on the southeast side of the residence would be located up to 15 feet from the top of the slope. No grading is proposed.

Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters shall be maintained and restored through minimizing runoff and maintaining natural vegetation buffer areas. Section 30240(b) requires that development in areas adjacent to environmentally sensitive habitat be sited to prevent impacts that would significantly degrade such areas. These Coastal Act sections were implemented in the certified County of San Diego Local Coastal Program through the Coastal Resource Protection (CRP) overlay zone, which restricts development of naturally vegetated steep slopes to maintain the natural landforms to avoid grading and sedimentation impacts on the sensitive lagoon resources located downstream. Although the subject site was not included in the mapped overlay zone, there are naturally vegetated steep slopes on the eastern portion of the site. However, all development will take place on the flat, previously graded and disturbed portion of the site. No sensitive resources will be impacted by the proposed addition.

Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be considered and protected, and that development be sited and designed to protect views along scenic coastal areas. The existing residence is slightly and distantly visible from El Camino Real, and from the easternmost portion of San Elijo Lagoon. However, the proposed addition will not result in a structure substantially more visible than the existing residence. The new roof will be dark brown and the addition will have wood siding. The residence will be compatible in size and character to surrounding development. No public views will be blocked. Therefore, the addition will not adversely impact the visual quality of the scenic lagoon viewshed or the neighborhood.

Section 30604 (c) requires a specific finding that the proposed development is consistent with the public access and public recreation policies of Chapter 3 of the Coastal Act. The subject site is located between San Elijo Lagoon and the first public roadway, which in this case is Santa Petra Drive. The site is located within a developed single-family residential

neighborhood, and contains an existing single-family residence. The site is on an inland bluff overlooking the lagoon. There are no public lagoon trails near the site which will be affected by the proposed residential addition, and the project will have no direct impacts upon the public's ability to access the lagoon.

Section 30253 requires new development to minimize risks to life and property in areas of high geologic hazard. The eastern portion of the site consists of a heavily vegetated steep slope. In this location, the City of Solana Beach requires that all new construction maintain a slope setback of 15 feet. As proposed, no portion of the addition will be closer than 15 feet to the slope edge. As proposed, all runoff from the new construction will drain towards San Mario Drive and the public storm drain system. No runoff will be directed over the slope. Therefore, the proposed project is not expected to have an adverse impact on the stability of the slope.

The site is planned and zoned for low-medium density residential uses by the City of Solana Beach and in the previously certified County of San Diego Local Coastal Program. The proposed addition is consistent with these designations. As proposed, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. The Commission finds that approval of the subject project will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

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