

CALIFORNIA COASTAL COMMISSION

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

Filed: May 8, 1996
 49th Day: June 26, 1996
 180th Day: November 4, 1996
 Staff: BP-SD
 Staff Report: May 20, 1996
 Hearing Date: June 11-14, 1996

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-71

Applicant: Price Costco

Agent: Kathy Nishihira

Description: Construction of a 12,200 sq.ft. addition to a 121,000 sq.ft. retail building; deletion of 35 parking spaces to accommodate the addition.

Lot Area	948,937 sq. ft.
Building Coverage	133,588 sq. ft. (14%)
Pavement Coverage	123,336 sq. ft. (13%)
Landscape Coverage	245,594 sq. ft. (26%)
Unimproved Area	446,419 sq. ft. (47%)
Parking Spaces	897
Zoning	C-2 (General Commercial)
Plan Designation	Regional Commercial (RC)
Ht abv fin grade	30 feet

Site: 951 Palomar Airport Road, Carlsbad, San Diego County, APN 211-040-30

Substantive File Documents: Certified City of Carlsbad Mello II Segment LCP; CDP #6-88-40; CDP #6-88-410-A; CDP #6-90-277; Carlsbad LCPA 2-91; CDP #6-91-125

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. Detailed Project Description and History. Proposed is the construction of a 12,200 sq.ft. addition to a 121,000 sq.ft. retail building and deletion of 35 parking spaces to accommodate the addition. The uses proposed for the expanded area include a meat and deli preparation area, bakery and additional sales and display area. The proposed architecture would match the existing structure with its sand blasted tilt up style and cast panels. The building height would match the existing 30 foot high structure. No new signage is proposed.

In CDP #6-91-125, the Commission approved the subdivision of the site and construction of the main retail building subject to special conditions requiring elimination of intrusions into the previously required wetland buffer for utility road construction, revegetation/restoration of all slopes adjacent to the wetlands of Encina Creek, elimination of pampas grass, submittal of final approved grading and erosion control plans, submittal of a sign program, submittal of a detailed drainage plan with supporting calculations and identification of the off-site grading disposal area. No sensitive areas would be affected by the proposed addition as it would take place on the existing graded pad. The physical development of the commercial addition will not encroach into any slopes and will maintain the existing surface drainage system. The site is located at the southeast quadrant of the Paseo Del Norte/Palomar Airport Road intersection, just easterly of I-5.

2. Public Access/Parking/Traffic. Policy 7-10 of the certified Mello II LCP requires that new development be consistent with the parking standards of the City's parking ordinance. The warehouse retail center has a number of parking standards including motor vehicle repair, food concessions, office, retail, and warehouse. As originally approved, the project required 450 parking spaces based on application of the parking standards to the above uses. As originally approved, the project provided 938 parking spaces.

The area proposed for expansion is located on the west side of the building, adjacent to a landscaping strip and parking aisle. The proposed 40 foot by 305 foot expansion would necessitate a relocation of the landscaping and parking aisle and removal of 35 parking spaces. However, with 491 parking spaces required and 897 stalls still being provided, the Price Club site provides parking to meet the parking requirements of the certified Mello II LCP, and the loss of parking is not an issue.

Regarding traffic/circulation impacts, in approving CDP #6-91-125 the Commission found that based on the City requiring the applicants to close the facility between 4:00 and 6:00 P.M., in order to avoid additional traffic on Palomar Airport Road during the afternoon peak period, the project could be found to have no adverse impacts to coastal access. Palomar Airport Road is a major east-west corridor and is considered a major coastal access road. Since that time, the Palomar Airport Road/I-5 interchange has been expanded to six lanes and the City no longer requires the above closures. Therefore, the

Commission finds that the subject development can be found consistent with the parking and circulation provisions of the certified Mello II LCP.


3. Local Coastal Planning. Sections 30170(f) and 30171 of the Coastal Act were special legislative amendments which required the Commission to adopt and implement a local coastal program for portions of the City of Carlsbad and County islands prior to specific statutory dates. 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 II segments of the LCP, coastal development permit applications are to be reviewed for their consistency with the certified LCP. The subject property is located within the jurisdiction of the City of Carlsbad's Local Coastal Program (LCP) Mello II segment.

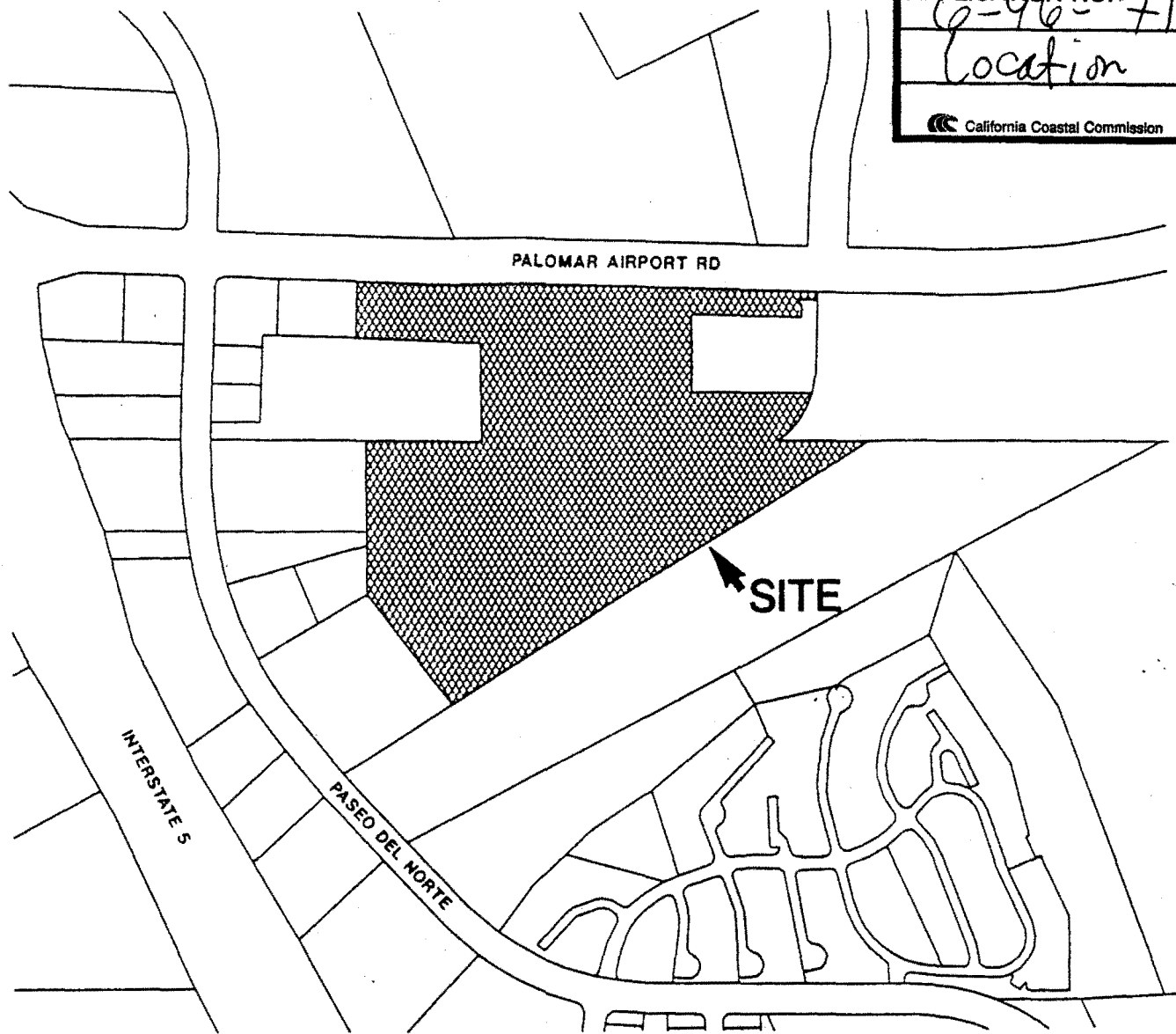
The site was the subject of LCP Amendment LCPA 2-91, which changed the land use and zoning designations of the site to allow for development of the type proposed in this application. Therefore, the proposed development is consistent with the applicable designations in the LCP. As noted, the project is also consistent with the habitat protection and parking provisions of the certified Mello II segment of the City's LCP.

STANDARD CONDITIONS:

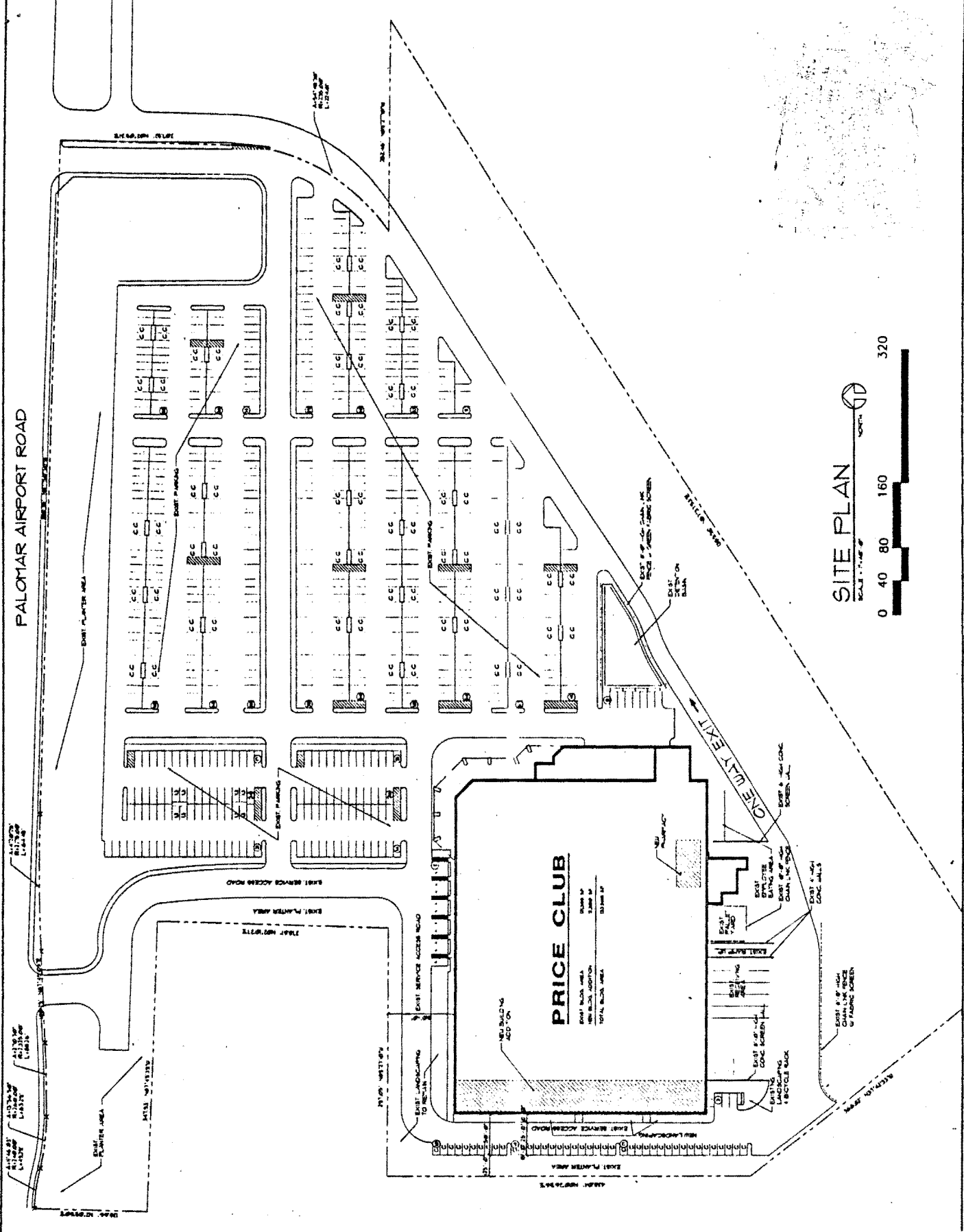
1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. 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.

VICINITY MAP

EXHIBIT NO. /
APPLICATION NO. 0-96-71
Location
 California Coastal Commission



PRICE CLUB EXPANSION



SITE PLAN
SCALE: 1" = 40'



PRICE CLUB
 TOTAL BUILDING AREA: 10,000 SQ. FT.
 TOTAL PARKING SPACES: 100
 TOTAL LOT AREA: 10,000 SQ. FT.

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APR 22 1986
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 COASTAL COMMISSION
 SAN DIEGO COAST DISTRICT

6-91-135

EXHIBIT NO. 2
APPLICATION NO. 6-96-71
Site Plan
California Coastal Commission