

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

Filed: May 14, 1996
 49th Day: July 2, 1996
 180th Day: November 10, 1996
 Staff: DL-SD
 Staff Report: June 19, 1996
 Hearing Date: July 9-12, 1996

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-75

Applicant: Plaza West, Ltd.

Agent: M. W. Rusty Coombs

Description: Construction of a 2-story, 8,175 sq.ft. retail/restaurant building, and a 1-story, 8,500 sq.ft. addition to an existing 27,200 sq.ft. supermarket in an existing 112,890 sq.ft. shopping center.

Lot Area	421,139 sq. ft.
Building Coverage	114,515 sq. ft. (27%)
Pavement Coverage	263,693 sq. ft. (63%)
Landscape Coverage	42,931 sq. ft. (10%)
Parking Spaces	517
Zoning	Commercial
Plan Designation	Commercial
Ht abv fin grade	32 feet

Site: 663-689 Lomas Santa Fe Drive, Solana Beach, San Diego County.
 APN 263-420-27, 263-420-28.

Substantive File Documents: Certified County of San Diego Local Coastal Program; City of Solana Beach Draft Land Use Plan; City of Solana Beach Res. 96-43; CDP #6-91-164, #6-89-257.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, 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. Special Conditions.

The permit is subject to the following conditions:

1. Sign Program. Prior to the issuance of the coastal development permit, the applicant shall submit a comprehensive sign program for all proposed new signage, documenting that only monument signs, not to exceed eight (8) feet in height, or 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 signs shall subsequently be installed consistent with the approved plans.

2. Final Plans. Prior to the issuance of the coastal development permit, the applicant shall submit final site, floor, and elevation plans that have been stamped and approved by the City of Solana Beach. Said plans shall be in substantial conformance with the submitted plans dated 10/3/95. 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.

3. Disposal of Graded Spoils. Prior to the issuance of the coastal development permit, the applicant shall identify the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission or its successors in interest.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the construction of a two-story 8,175 sq.ft., 2-story building consisting of 2,520 sq.ft. of restaurant space and 5,655 sq.ft. of retail space. Also proposed is a one-story 8,500 sq.ft. addition to the existing 27,200 sq.ft. Vons supermarket on the site. The approximately 9.7 acre lot also contains a 25,500 sq.ft. Sav-on retail store, a 6,000 sq.ft. retail store and a 5,400 sq.ft. retail store, and a 25,200 sq.ft. Dixieline building materials warehouse with an additional 23,590 sq.ft. of outdoor storage space. These uses will not be altered by the proposed project. The project site is located south of Lomas Santa Fe Drive, approximately 700 feet west of Highway 5, in the City of Solana Beach. Previous permits on the site include CDPs #6-89-257 and #6-91-164, both of which involved additions to the existing Dixieline warehouse.

The subject site is entirely paved and graded; however, construction activities will result in approximately 420 cubic yards of export material. As a deposition site has not yet been identified, Special Condition #3 requires the applicant to identify the export site and receive all necessary coastal development permits if the site is located within the coastal zone.

The Vons addition will be located on the east side of the existing supermarket, in an existing parking area. The new building will be located on the northern portion of the site in the existing parking lot. The 490-space parking lot on the site will be restriped to accommodate an additional 27 spaces, for a total of 517 spaces.

2. Public Access/Parking. Section 30252 of the Coastal Act requires that new development provide for adequate parking facilities so as not to compete with or preclude the public's access to the coastal area by usurping on-street public parking spaces. Because inadequate parking and congestion interfere with public access opportunities, the provision of adequate off-street parking is critical for all commercial, recreational and residential development in near shore areas.

As noted above, the project site is located just west of Highway 5, nearly one mile east of the coast and the nearest beach access point at Fletcher Cove. In total, the proposed project would result in 78,255 sq.ft. of retail space, 2,520 sq.ft. of restaurant, 25,200 sq.ft. of indoor industrial/building supply space, and 23,590 of outdoor/warehouse space. To determine the quantity of parking spaces that would be adequate to protect public access to the coast, the Commission may consider for guidance purposes, the amount of parking required under the previously certified County of San Diego Local Coastal Program (LCP). The County LCP requires that parking for a retail/commercial center of this size be provided at a ratio of one space for every 225 square feet of gross floor area. For the restaurant, one space per 225 square feet would be required, and for the industrial/warehouse area, one space per 300 square feet would be required. Therefore, under these standards, the shopping center, including the new construction, would require 522 spaces, or five more than the 517 proposed.

The City of Solana Beach parking standards require one space per each 225 square feet of retail space, for each 100 square feet of restaurant floor space, for each 250 square feet of building supply sales, and for each 800 square feet of outdoor warehouse storage. Thus, 504 spaces, 13 less than proposed, are required.

Although Lomas Santa Fe Drive is a major coastal access route, the project site is not located within walking distance to the beach or adjacent to any beach parking areas or recreational facilities. Although the parking proposed is slightly less than would have been required under the County LCP, it would be more than required under the City of Solana Beach's requirements. Because of the distance from the beach and the absence of nearby public recreational facilities, a parking deficiency in this area does not have the potential to impact the amount of parking available to beach users. However, because the final configuration of the re-striped parking lot has not been determined, Special Condition #2 requires the applicant to submit final plans for the project approved by the City of Solana Beach. Therefore, the proposed project can be found consistent with Section 30252 of the Coastal Act.

3. Visual Impact/Community Character. Section 30251 of the Coastal Act states in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas....

The proposed new building and addition will be located within an existing commercial shopping center, and have been designed to be compatible in bulk, scale, and design to surrounding development. Because the existing parking lot is below the surrounding grade, the new building will be 20 feet lower than adjacent off-site commercial and residential land uses. In addition, new landscaping is proposed throughout the parking areas, and existing landscaping surrounds the borders of the parking lots and the perimeter of the project site as a whole. The landscape plan submitted with the application indicates that while approximately 53 trees will be removed, 89 new trees will be planted.

In past Commission action on commercial development within this area, the Commission has regulated the height and amount of monument signs because of the potential for adverse impacts on the scenic quality of the area and inconsistency with Section 30251 of the Act. For this reason, strict limits on the size and height of commercial signs were included within the previously certified County of San Diego Local Coastal Program (LCP). To assure that all proposed signage is consistent with Chapter 3 policies, Special Condition #1 has been proposed. The condition requires the submittal of a sign program for both of the proposed buildings documenting that only monument signs not exceeding eight feet in height or facade signs are proposed. Therefore, as conditioned, the visual impacts of the project can be found consistent with Section 30251 of the Coastal Act.

4. Local Coastal Planning. Section 30604 (a) 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 subject site was designated as General Commercial in the previously certified County of San Diego LCP which, although it no longer applies in this area since the incorporation of the City of Solana Beach, is used for guidance in Solana Beach. The City of Solana Beach has zoned and designated this area for Commercial uses in their draft Land Use Plan, and the proposed retail/restaurant construction is consistent with this designation. As discussed above, the parking can be found consistent with the Chapter 3 policies regarding the provision of adequate parking facilities. The site was not subject to any of the special area overlays established in the County LCP. As conditioned, the project is consistent with all applicable Chapter 3

policies of the Coastal Act, and no adverse impacts to coastal resources will result. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

5. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's administrative regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned, 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.

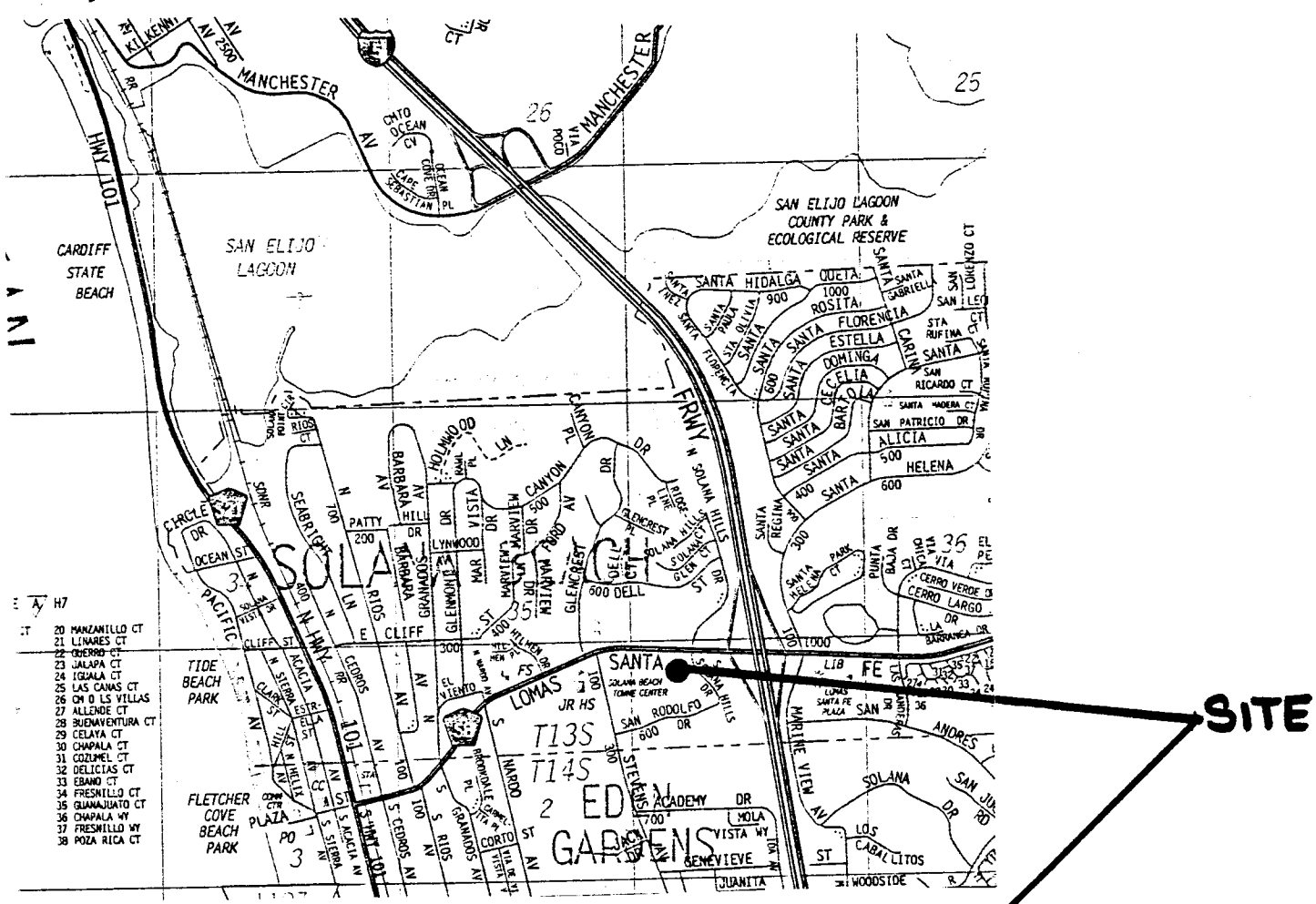
The proposed project has been conditioned in order to be found consistent with the visual quality policies of the Coastal Act. Mitigation measures, including submission of a sign program will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, 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:

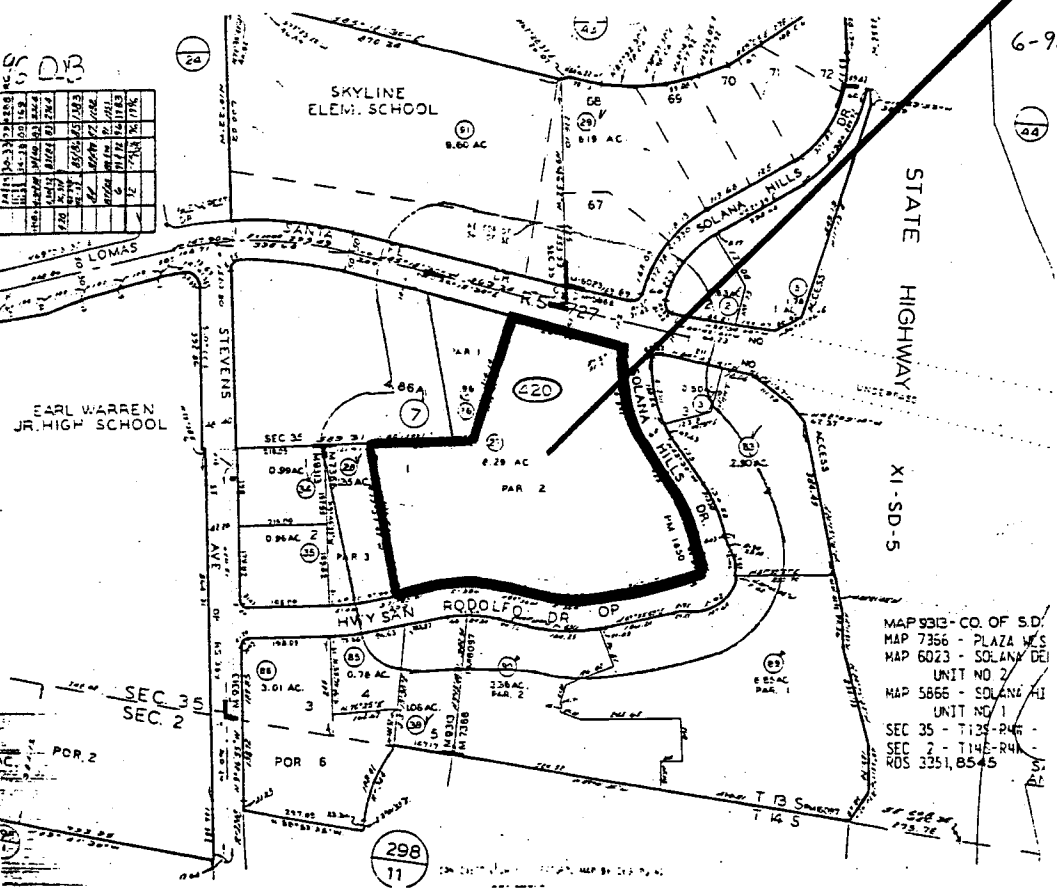
1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration.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

(6075R)



- 20 MANZANILLO CT
- 21 LINARES CT
- 22 QUERO CT
- 23 JALAPA CT
- 24 IGUALA CT
- 25 LAS CANAS CT
- 26 CH O LS VILLAS
- 27 ALLEGRE CT
- 28 BUENAVENTURA CT
- 29 CELAYA CT
- 30 CHAPALA CT
- 31 COZUMEL CT
- 32 DELICIAS CT
- 33 EBANO CT
- 34 FRESNILLO CT
- 35 GUANAJUATO CT
- 36 CHAPALA WY
- 37 FRESNILLO WY
- 38 POZA RICA CT

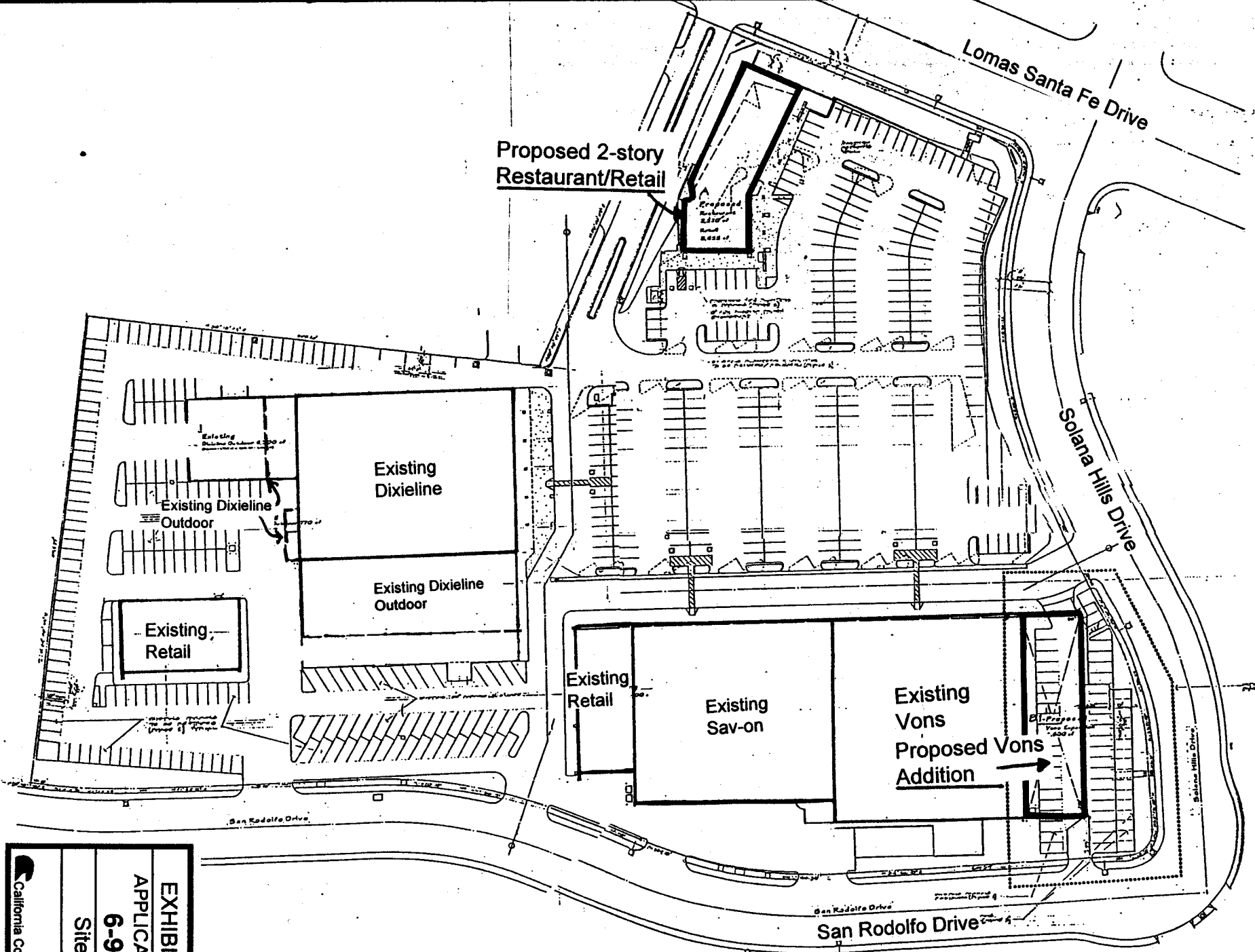



NO.	NAME	AREA	REMARKS
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EXHIBIT NO. 1
APPLICATION NO.
6-96-75
Location Maps

MAP 9313 - CO. OF S.D.
 MAP 7356 - PLAZA W/S
 MAP 6023 - SOLANA DEL
 UNIT NO 2
 MAP 5866 - SOLANA HI
 UNIT NO 1
 SEC 35 - T13S-R4E
 SEC 2 - T14E-R4E
 ROS 1251, 8545

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EXHIBIT NO. 2
APPLICATION NO.
6-96-72
Site Plan