

CALIFORNIA COASTAL COMMISSION

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

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 Permit Application No. 6-96-109/GDC
 Date August 22, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Karen A. Kelly

PROJECT DESCRIPTION: Conversion of an existing 738 sq. ft. attached garage into livable space and the addition of 256 sq. ft. to an existing 3,562 sq. ft. residential care facility for a total of 4,456 sq. ft. facility to accommodate up to 12 residents on a 2.5 acre site.

PROJECT LOCATION: 1040 Solana Drive, Solana Beach, San Diego County.
 APN# 298-361-09

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: September 12, 1996 9:00 a.m., Thursday
 LOCATION: Eureka Inn
 7th and F Streets
 Eureka, 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: Jerry D Cannon

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 conversion of an existing 738 sq. ft. attached garage into livable space and a 256 sq. ft. addition to an existing 3,562 sq. ft. residential care facility. Currently the residential care facility accommodates up to 6 residents. The proposed expansions will increase the facility's size to accommodate up to 12 residents. The site consists of a 2.5 acre hilltop lot. Adjoining parcels below consist of single-family residential homes and a church with associated facilities. Access to the

existing residential care facility is provided from Solana Drive via an easement through the church property. Parking for the facility is provided by a three-space concrete pad halfway up the driveway and a large concrete area directly in front of the care facility. With the conversion of the garage, the applicant proposes to create four to five striped parking spaces directly in front of the structure on the existing large, concrete driveway area. The site is located east of Interstate 5 and south of Lomas Santa Fe Drive in Solana Beach.

Section 30252 of the Act requires that new development should maintain and enhance public access to the coast by, among other things, providing adequate parking for beach users. The proposed development is located several miles inland of the shoreline, east of Interstate 5. As such, the site, or surrounding area, is not used by the public for beach parking. The applicant is proposing to expand the existing parking for residents, guests and employees by designating up to an additional five spaces. In addition, the nature of the facility is such that not all residents are likely to maintain a personal vehicle. Because of the distance from the coast, the nature of the facility and amount of parking provided on-site, no impacts to public access to the shoreline will likely occur with the proposed development.

Section 30251 of the Coastal Act requires that the scenic and visual qualities of the coastal area be considered and protected, and that development be sited and designed to protect views to and along the coast. The existing residential care facility is located on a hilltop which is distantly visible from Interstate 5. However, the proposed addition will be located on the east side of the existing facility and will not be visible from Interstate 5. In addition, the existing residential care facility appears visually to be a single-family home, since there is no signage or other indication to identify the site's use. The surrounding development adjacent and below the site consists of the church and single-family homes sited on large residential lots. The care facility will, therefore, be compatible in size and character with surrounding development. As such, the proposed development will not adversely impact the visual quality of the neighborhood.

The site is planned and zoned for estate residential uses by the City of Solana Beach and in the previously certified County of San Diego Local Coastal Program. The City of Solana Beach adopted Conditional Use Permit for the subject development was approved as consistent with local zoning including the parking requirements for the underlying Estate Residential zone. As proposed, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. The Commission finds that approval will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

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