

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
1111 CAMINO DEL RIO NORTH, SUITE 200  
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Staff: EL-SD  
Staff Report: December 12, 1996  
Hearing Date: January 7-10, 1997

CONSENT CALENDAR

Application No.: 6-96-148

Applicant: St. Peter's Episcopal Church      Agent: Bokal Kelley-Markham Architects

Description: Demolition of an existing single-family residence, two garages and a carport; construction of three new auxiliary one-story buildings and additions to three existing two-story buildings, totalling approximately 6,000 sq.ft. of new floor area, with parking for 16 additional vehicles; also, street vacation of Parish Lane, a public alley, and a lot line adjustment to consolidate three existing lots into one 54,759 sq.ft. lot.

Lot Area	54,759 sq. ft.
Building Coverage	15,460 sq. ft. (28%)
Pavement Coverage	16,260 sq. ft. (30%)
Landscape Coverage	23,039 sq. ft. (42%)
Parking Spaces	66
Zoning	RM Central      6.3 dua
Plan Designation	Residential      6.3 dua
Ht abv fin grade	30 feet

Site: 334 Fourteenth Street, Del Mar, San Diego County.  
APNs 300-030-07 and 300-030-81

Substantive File Documents: Certified City of Del Mar LCP Land Use Plan  
Conditional Use Permit No. 96-4  
Design Review Board Permit No. 96-28  
Resolution No. 96-15 (alley vacation)  
Resolution No. PC-96-17 (setback and height variances)

PRELIMINARY 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. Certificate of Compliance. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director, for review and written approval, a copy of the approved certificate of compliance for the lot line adjustment.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. The subject proposal consists of several additions to an existing church facility in the City of Del Mar. The site is comprised of three separate lots, with a portion of a public alley separating two of them. Existing improvements include a church sanctuary, a parish hall, an education building and a parking lot, all of which occupy the two lots separated by the alley. The third lot contains a three-story single-family residence, two detached garages and a carport.

The applicant proposes demolition of all structures on the third lot (i.e., the house, carport and garages) and construction of three new one-story auxiliary buildings: administration facilities, an education building and a library. The applicant further proposes additions to the existing church sanctuary and parish hall and remodelling of the existing education building. Altogether, there will be approximately 6,000 sq.ft. of new church facilities in the new and remodelled structures. Also, the parking lot will be reconfigured to accommodate sixteen additional vehicles.

There are two other components of the overall project as well. A portion of the existing public alley, Parish Lane, will be vacated and incorporated into the church site. It will, however, remain a vehicular accessway - no structures are proposed for this portion of the site, and the City requires that it be available for emergency vehicle access. Finally, the City's permits require that the three existing lots be consolidated into a single legal lot. This is proposed both because one of the new buildings straddles an existing lot line and because the alley vacation allows such a merger. The lot line adjustment is a non-discretionary action at the local level that has not yet occurred. Thus, Special Condition #1 requires submittal of the

Certificate of Compliance for the lot line adjustment, so that the file is complete prior to issuance of the coastal development permit.

2. Visual Resources. Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. The existing church buildings are of wood siding, and the same general design and building materials are proposed for the three new single-story, pitched-roof structures.

The site is located in a transitional area, with commercial development to the west along Camino del Mar, and residential development in all other directions. The site is not located on any major coastal access road or within a public viewshed, and neither the existing nor the proposed development will be visually prominent. None of the proposed structures will exceed the height of the existing sanctuary building, and the height variance granted by the City is for the retention of that existing building rather than for any newly proposed construction.

Finally, the existing site is well landscaped, and landscaping improvements are proposed for the new development as well. Although a few mature trees will be removed, they will be replaced in the proposed project. Since there is no issue of public views for this development, the Commission does not find it necessary to place any additional landscaping requirements beyond what is proposed as part of the permit application. Therefore, as proposed, the Commission finds the development consistent with Section 30251 of the Act.

3. Parking/Public Access. Section 30252 of the Coastal Act requires, among other things, that new development provide adequate on-site parking. This is an existing church facility which operates under a conditional use permit, and has established a parking requirement based on seating in the sanctuary, which represents the highest single use on the site. Sanctuary seating will increase by 77 seats, and the Del Mar Municipal Code requires one parking space for every five seats; in this case, the 77 new seats would require 15.4 additional parking spaces. The proposed development includes the addition of sixteen parking spaces, which meets this requirement fully.

The proposed development includes the vacation of a portion of a public alley known as Parish Lane. In nearshore areas, public alleys often provide a parking reservoir for beachgoers where public parking is otherwise deficient. In this particular case, however, the portion of Parish Lane to be vacated is not used for parking and primarily provides access to the existing church facilities. It can also serve as a through accessway for emergency vehicles, and, under the City's approval of the alley vacation, must continue to serve this function. Furthermore, the site is located east of Camino del Mar, well removed from the shoreline, and is not in an area used as a parking reservoir for beach visitors. Therefore, since adequate parking is provided, and there is no potential for adverse impacts on public access to the shoreline, the Commission finds the proposed development consistent with Section 30252 of the Coastal Act.

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. As conditioned, such a finding can be made for the subject development.

The project site is currently zoned RM Central and designated as Residential in the certified Del Mar LCP Land Use Plan. With a conditional use permit, church facilities are an allowed use in residential zones. Thus, the proposed church additions are consistent with the existing zoning and land use designations, and have been granted all required local discretionary permits. The coastal development permit is conditioned upon submittal of a certificate of compliance for the lot line adjustment, which is a ministerial approval currently underway at the City. As conditioned, the Commission finds that approval of the proposed development will not prejudice the ability of the City of Del Mar to complete a fully-certifiable 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.

(6148R)

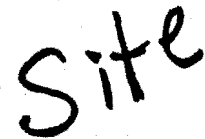


EXHIBIT NO. 1  
APPLICATION NO. 6-96-148  
Vicinity Maps  
California Coastal Commission

6-96-148

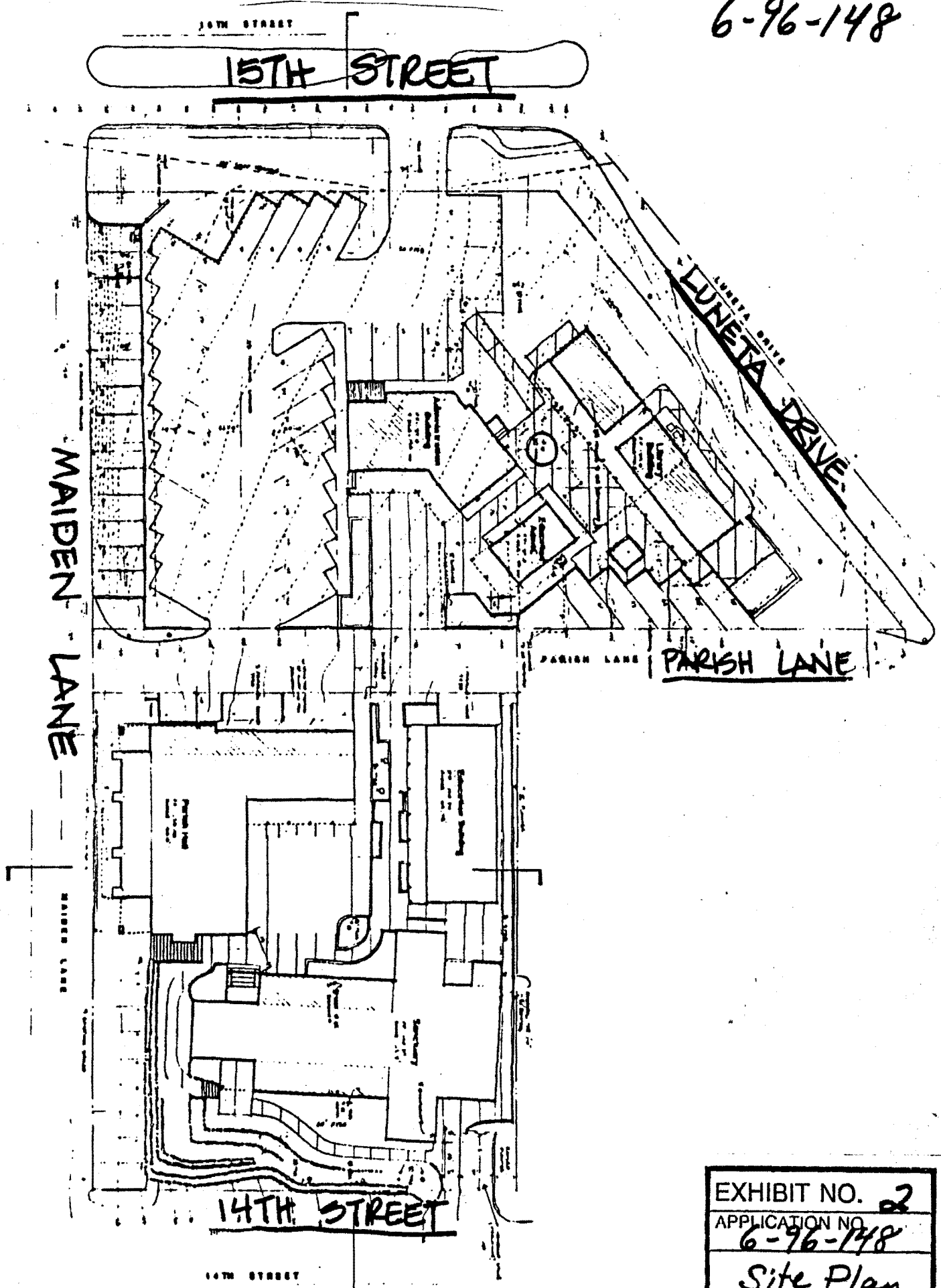



EXHIBIT NO. <u>2</u>
APPLICATION NO. <u>6-96-148</u>
<u>Site Plan</u>
 California Coastal Commission