

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

521-8036



Filed: December 3, 1996
 49th Day: January 21, 1997
 180th Day: June 1, 1997
 Staff: DL-SD
 Staff Report: January 16, 1997
 Hearing Date: February 4-7, 1997

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-157

Applicant: Pacific Solana Beach Holdings, LP Agent: Bill Beebe

Description: Demolition of an existing 26,700 sq.ft. supermarket and shop and construction of new 52,071 sq.ft. Vons supermarket in an existing 188,958 sq.ft. shopping center.

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| Lot Area | 757,944 sq. ft. |
| Building Coverage | 213,384 sq. ft. (28%) |
| Pavement Coverage | 371,364 sq. ft. (49%) |
| Landscape Coverage | 173,196 sq. ft. (23%) |
| Unimproved Area | 0 sq. ft. |
| Parking Spaces | 780 |
| Zoning | Commercial |
| Plan Designation | Commercial |
| Ht abv fin grade | 32.5 feet |

Site: 931 Lomas Santa Fe Drive, Solana Beach, San Diego County.
 APN 263-293-13

Substantive File Documents: Certified City of San Diego Local Coastal Program; City of Solana Beach Draft Land Use Plan.

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. Parking Program. Prior to the issuance of the coastal development permit, the applicant shall submit a final parking layout plan demonstrating that a minimum of 780 parking spaces will be provided on the site. Said plans shall be subject to the review and written approval of the Executive Director, and parking shall subsequently be provided consistent with the approved plans.

2. Sign Program. Prior to the issuance of the coastal development permit, the applicant shall submit a comprehensive sign program for all proposed signage documented that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No 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.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. Proposed is the demolition of an existing 22,400 sq.ft. supermarket and a 4,300 sq.ft. retail shop, and construction of a new 52,071 sq.ft. Vons market. The project is located within an existing approximately 188,958 sq.ft. shopping center located at the southwest intersection of Lomas Santa Fe Drive and Marine View Lane, several hundred feet east of Interstate 5, in the City of Solana Beach.

The Commission has approved a number of expansions in the subject shopping center since September 1996, including a 945 sq.ft. restaurant addition (#6-96-112) currently under construction, a 995 sq.ft. addition to an existing retail building (#6-96-141), and conversion of an existing 1,127 vacant retail leasehold to a restaurant and construction of a 631 sq.ft. addition to the leasehold (#6-96-145).

2. Public Access/Parking. Section 30252 of the Act requires that new development provide for adequate parking facilities so as not to compete with or preclude the public's access to the coast 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.

The existing shopping center has 631 parking spaces which serve the approximately 188,958 sq.ft. facility, which, including the restaurant addition approved in September, consists of 171,973 sq.ft. of retail and 16,985 sq.ft. of restaurant space. When the recently approved additions are complete, there will be approximately 190,584 sq.ft. of lease space in the center. The proposed project involves demolition of an existing supermarket and adjacent shop, and construction of a new 52,071 sq.ft. Vons supermarket, increasing the retail square footage in the shopping center by 25,371 sq.ft.

The proposed 25,371 sq. ft. addition would require 113 additional spaces to be provided, based on the City of Solana Beach's zoning requirement of 1 parking space per 225 sq. ft. of restaurant space. Under the certified County of San Diego Local Coastal Program, which the Commission uses for guidance within the City of Solana Beach, 1 parking space per 225 sq. ft. of retail/restaurant is also required where less than 10% of the existing shopping center is occupied by restaurant, as is the case here.

In July of this year, the shopping center received a permit exemption from the Commission to create an additional 149 spaces for a total of 709 parking spaces in the center through regrading and resurfacing the entire parking lot. The preliminary parking plan submitted by the applicant indicates that the regrading and restriping will ultimately result in 780 parking spaces in the center. Including the proposed Vons reconstruction, under the City of Solana Beach's and the County of San Diego's parking standards the recent expansions would have required an additional 144 parking spaces. Thus, the proposed 149 space increase in parking would accommodate the parking requirement. Special Condition #1 requires the applicant to submit a final parking plan showing that at least 780 parking spaces will be provided.

In addition, the project site is located east of Interstate 5, several miles from the shoreline, such that the surrounding streets are not used for beach parking. The City has indicated that there are no transit lines leading from this shopping area to the beach. Any "spillover" parking on adjacent streets by shopping center patrons caused by insufficient parking within the center itself, would not displace beach visitors. Therefore, since adequate parking will be provided and public access to the shoreline will not be affected, the Commission finds the development consistent with Section 30252 of the 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 demolition and supermarket construction will be located within an existing commercial center in essentially the same location as the existing structures, expanding the existing building footprint by approximately 25,371 sq.ft. The proposed development will not substantially alter the character of the existing facility and will not block any public views or impact any scenic coastal vistas. A landscaping plan submitted by the applicant indicates that five pine trees behind the proposed facility will be removed to accommodate the increased building size; however, seven new pine trees will be planted in the same general area.

In past Commission action on commercial development within this area, the Commission has regulated the height and amount of signage because of the potential for adverse impacts on the scenic quality of the area, and inconsistency with Section 30251 of the Act. Strict limits on the size and height of commercial signs were included within the previously certified County of San Diego Local Coastal Program. There are no pole signs at the shopping center currently. To assure that all proposed signage is consistent with Chapter 3 policies, Special Condition #2 has been proposed. The condition requires the submittal of a sign program documenting that only monument signs not exceeding eight feet in height or facade signs will be installed. Therefore, as conditioned, the project will not have any adverse visual impacts to scenic coastal resources and 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 site is zoned and designated for commercial uses in the City of Solana Beach and is also designated for such uses in the previously-certified County of San Diego LCP. The proposed development is consistent with these designations. The site is not subject to any of the special area overlays established in the County LCP. As discussed above, as conditioned, the proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources will result. Thus, 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 Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, 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 public access and scenic preservation policies of the Coastal Act. Mitigation measures, including submittal of a parking plan and 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 is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

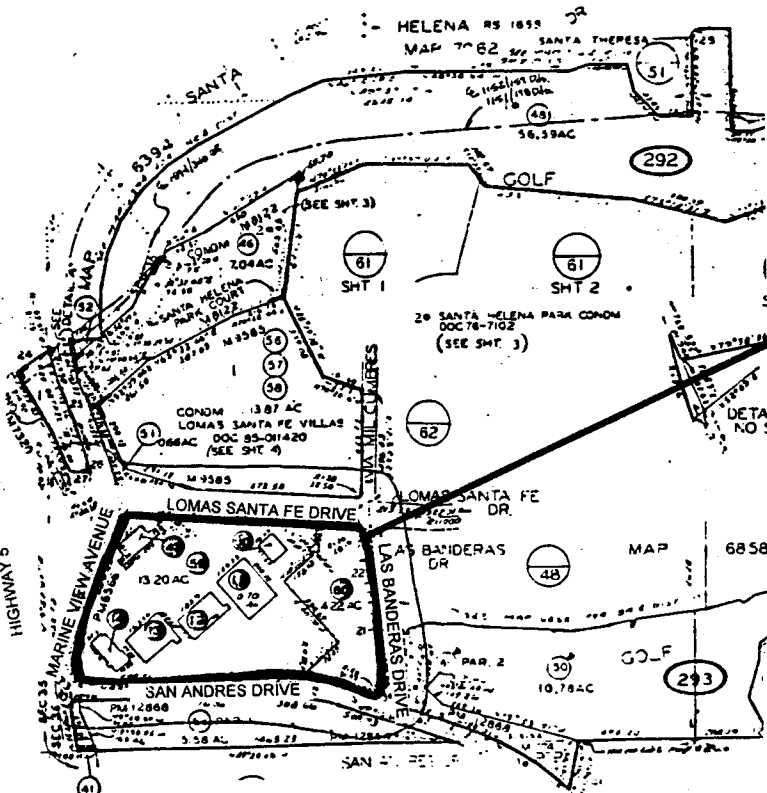
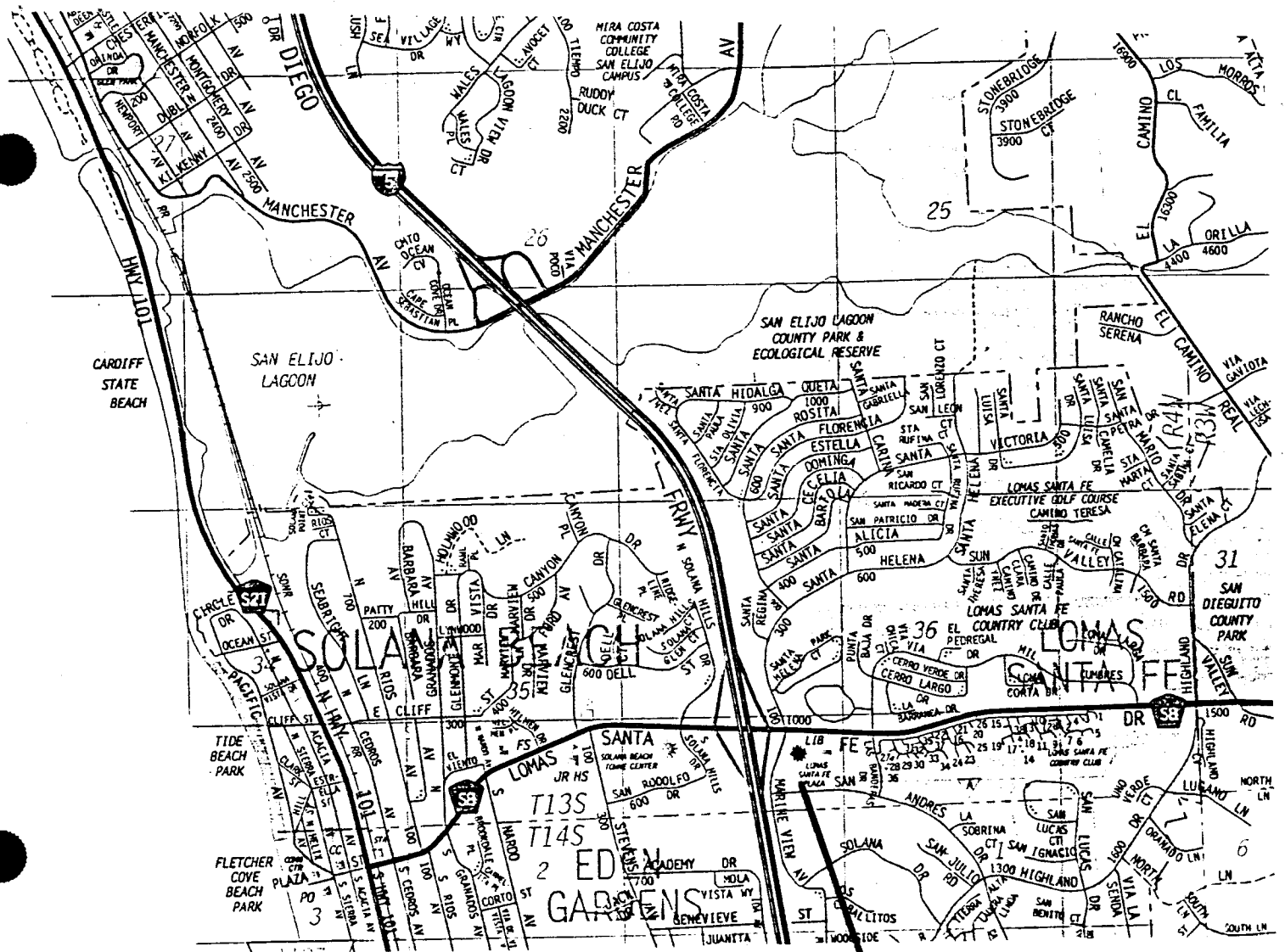
STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. 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.

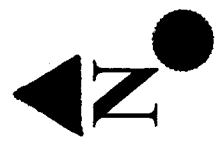
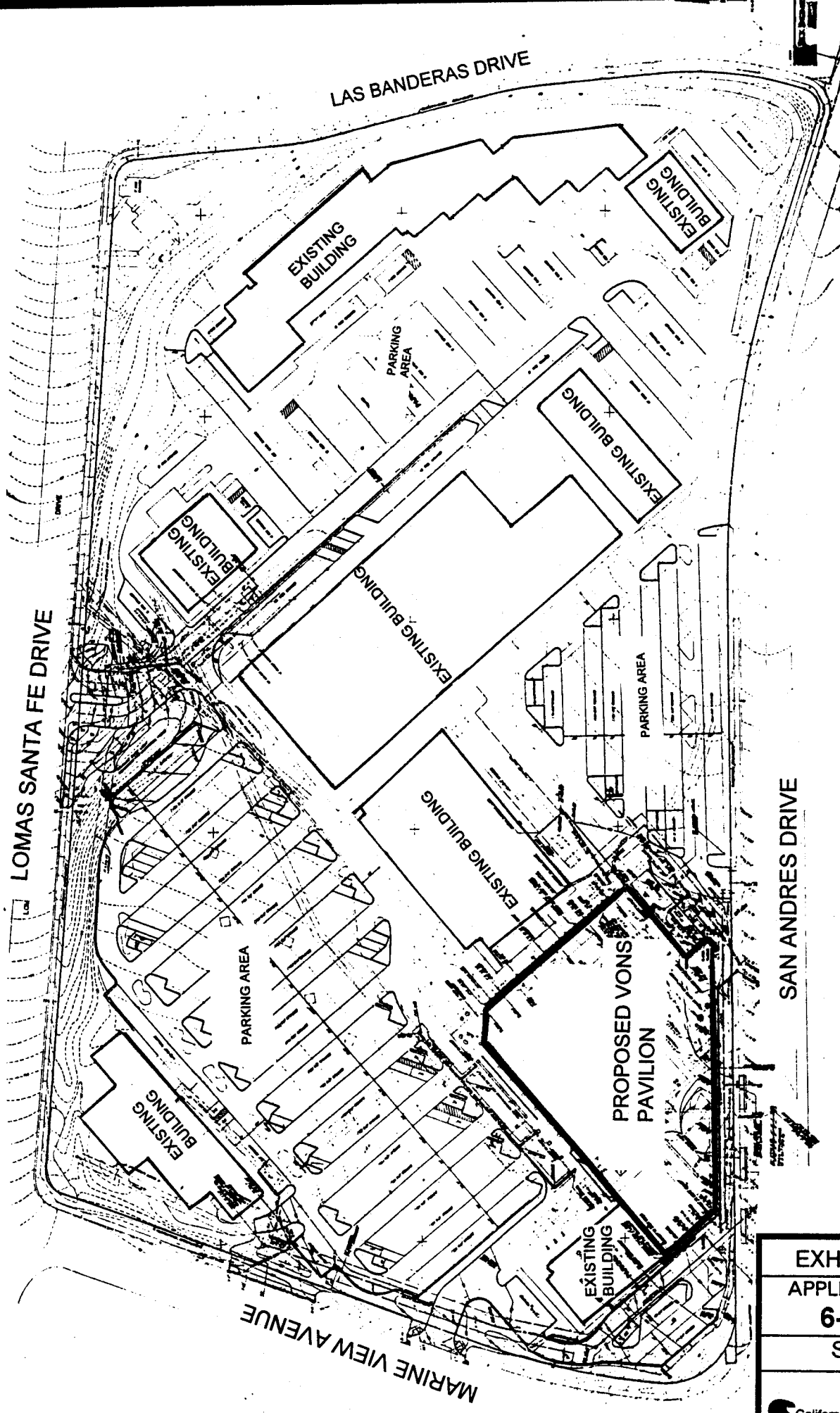
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.


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SITE

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| EXHIBIT NO. 1 |
| APPLICATION NO. |
| 6-96-157 |
| Location Maps |
| California Coastal Commission |



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| EXHIBIT NO. 2 |
| APPLICATION NO. 6-96-157 |
| Site Plan |
|  California Coastal Commission |