

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
 3111 CAMINO DEL RIO NORTH, SUITE 200  
 SAN DIEGO, CA 92108-1725  
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Filed: April 25, 1997  
 49th Day: June 13, 1997  
 180th Day: October 22, 1997  
 Staff: DL-SD  
 Staff Report: May 22, 1997  
 Hearing Date: June 10-13, 1997

**STAFF REPORT: CONSENT CALENDAR**

Application No.: 6-97-53

Applicant: Western Pacific Housing                      Agent: Kevin Canning

Description: Construction of a planned unit development consisting of 87 detached condominium units, subdivision of the site into 18 residential lots, 6 street lots, and 12 landscaping or community recreation lots. Demolition of an existing 138,038 sq.ft. computer manufacturing facility on the site, and approximately 54,000 cubic yards of balanced grading and installation of an off-site storm drain in Stevens Avenue West (formerly Jack Drive).

Lot Area	11.54 acres
Building Coverage	2.32 acres (20%)
Pavement Coverage	2.89 acres (25%)
Landscape Coverage	6.33 acres (55%)
Parking Spaces	227
Zoning	Medium High Residential
Plan Designation	Medium High Residential (8-12 du/ac)
Project Density	7.5
Ht abv fin grade	26 feet

Site: 533 Stevens Avenue, Solana Beach, San Diego County. APN 298-111-10, 37

**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.

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Substantive File Documents: Certified County of San Diego Local Coastal Program; City of Solana Beach General Plan and Zoning Ordinance; A.D. Hinshaw Assoc. "Environmental Impact Report for the Proposed San Simeon Residential Project," November 13, 1996; City of Solana Beach Case No. 17-95-03, 17-95-10.

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## II. Standard Conditions.

See attached page.

## III. Special Conditions.

The permit is subject to the following conditions:

1. Final Landscape Plans. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, final landscape plans approved by the City of Solana Beach, to be subsequently implemented, indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant native or naturalizing plant materials shall be utilized to the maximum extent feasible. The plan shall indicate all existing trees to be removed, and emphasis shall be placed on retaining or relocating as many of the existing trees as is feasible. The plan shall be in substantial conformance with the draft landscaping plan, and specifically include the following:

- 1) Additional trees beyond those shown in the preliminary landscape plan along the eastern property line as required by the City of Solana Beach;
- 2) Retention of the approximately 1,600 sq.ft. natively vegetated area in the southwest portion of the site;
- 3) If retention or relocation of a tree is unavoidable, replacement of the trees on the site which are removed as a result of development at a minimum 1 to 1 ratio (removal to replacement);
- 4) A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of each phase of construction;
- 5) A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with

new plant material to ensure continued compliance with applicable landscape screening requirements.

2. Storm Water Pollution Prevention Plan (SWPPP). Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, a storm water pollution prevention plan approved by the Regional Water Quality Control Board, to be subsequently implemented. The plan shall utilize all appropriate best management practices in preparing the SWPPP to ensure storm water pollution is minimized.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description: The proposed project involves a planned unit development for the construction of 87 two and three-bedroom detached condominium units, and subdivision of the 11.54 acre site into 36 lots (18 residential lots, 6 street lot, and 12 landscaping or community recreation lots). Six of the units will be very low income level units, and nine will be moderate income level units. Also included is the demolition of an existing computer manufacturing company (Kaypro) on the site. The site is located on the northwest terminus of Stevens Avenue West (formerly Jack Drive), south of Lomas Santa Fe Drive, less than 1/2 mile west of Interstate 5.

The existing buildings on the site (approximately 138,038 sq.ft. of building space) are built on individual stepped pads. Approximately 54,000 cubic yards of balanced grading is required to prepare the site for the proposed residential development. Existing vegetation on the site consists mainly of approximately 90 trees which have been planted around the buildings. An isolated triangular area of approximately 1,600 sq.ft. located on a slope in the southwest portion of the site still retains native coastal sage scrub vegetation; no development or grading is proposed in this area.

The project also involves construction of off-site drainage improvements consisting of a new storm drain in Stevens Avenue West extending from Stevens Avenue east to the existing Stevens Creek channel.

2. Visual Resources/Community Character/New Development. Section 30250 of the Coastal Act requires new residential development to be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it, and where it will not have significant individual or cumulative adverse effect on coastal resources.

Section 30251 requires that the scenic and visual qualities of coastal areas be protected, that new development be sited and designed to protect views to and along the ocean and scenic coastal areas, and that development be visually compatible with the character of surrounding areas.

The project site is located at the toe of an east-facing slope and is highly visible from Interstate 5. The proposed project would regrade the site into a series of pads stepping down from the southwest corner of the site to the other three corners of the site. The highest building on the site would be a maximum of 27 feet, and a minimum of 10% of the buildings are required to be one-story high. The exteriors of the buildings would be colored with nine different color schemes consisting of soft earthtones.

The applicant has proposed a preliminary landscaping plan which includes shade, accent and palm trees, evergreen conifers, large and small shrubs, vines, and groundcovers. All trees (except on slopes 3:1 or steeper), would be a minimum of 15-gallon, with 25% of these trees in 24-inch boxes. Street trees would also be planted along Stevens Avenue West. The native vegetation on the southwest portion of the lot will be preserved. In addition to the vegetation contained in the preliminary landscape plan, the City of Solana Beach has required that additional trees be planted along the north and eastern property line to screen the project from the adjacent junior high school to the north, and from views from the east. Special Condition #1 requires the applicant to submit a final landscape plan incorporating the requirements of the City of Solana Beach. If retention or relocation of the existing trees on the site which must be removed as a result of development is infeasible, the trees must be replaced at a minimum of a 1 to 1 ratio. As conditioned, the views of the proposed development from Interstate 5 will be softened and the project will not have an adverse visual impact.

The project site was the subject of a General Plan Amendment and Zoning Ordinance change in the City of Solana Beach to change the designation of the site from Light Industrial to Medium High Residential (8 to 12 dwelling units per acre). The site was designed for Limited Industrial in the previously certified County of San Diego Local Coastal Program. The project site is bounded by single-family residential uses to the west, light industrial uses to the south, and a religious congregation, light industrial, and Stevens Avenue to the east. There is an existing Junior High school to the north of the site. All typical urban services such as water, sewer, and electricity will be provided. New improvements proposed for the project include construction of a new storm drain extending from Stevens Avenue West (Jack Drive) to the existing Stevens Creek channel. The existing surface drainage that now flows across the site and into Stevens Avenue West will be carried in this storm drain. The Environmental Impact Report (EIR) performed for the project determined that the increase in the velocity of discharge into Stevens Creek from the proposed storm drain improvements would increase the depth of flows by .3 feet, from a total depth of less than 5 feet at peak periods. This increase will not adversely impact the channel's flood flow capacity.

The site is located approximately 3/4 miles from the coast and does not directly abut a major coastal access route, and thus would not be a prime location for higher priority uses such as visitor-serving commercial or recreation, or coastal-dependent uses. No adverse impacts to any City services or coastal resources would result from a residential development in this location. Therefore, as conditioned, the proposed project will not adversely impact the

scenic quality of the environment, will not have individual or cumulative impacts on coastal resources, and can be found consistent with Sections 30250 and 30251 of the Coastal Act.

2. Resource Protection/Water Quality. Section 30231 of the Coastal Act states that the biological productivity and the quality of coastal waters appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, controlling runoff and minimizing alteration of natural streams.

The project site is currently developed and contains several abandoned buildings previously used for computer manufacturing. There is no sensitive vegetation on the site itself except for a small patch of coastal sage scrub and chaparral which will not be disturbed. As noted above, the proposed project includes construction of storm drain improvements including construction of a new storm drain in Stevens Avenue West connecting to Stevens Creek. Existing runoff from the site currently flows as surface drainage along Stevens Avenue West, then south along Stevens Avenue to an existing 48-inch pipe which discharges into Stevens Creek approximately 500 feet south of Genevieve Street. Stevens Creek in this location consists of a 12-foot wide by 6-foot high rectangular concrete channel. Although Stevens Creek itself is not a pristine, natural creek, polluted runoff entering the channel could harm any vegetation growing in the channel downstream, and will eventually reach coastal waters.

To address potential downstream impacts, the applicant has proposed to construct a permanent detention/desiltation basin on the western edge of the site to intercept silt coming from the slopes off-site to the west of the project. Newly graded slopes will be sandbagged (temporary slopes) or planted (permanent slopes), and grading and construction activities will be phased to minimize exposed areas susceptible to erosion. Brow ditches will be constructed along the western and southwestern boundaries of the site to channel runoff into the proposed storm drain system. The EIR for the project indicates that runoff from the site will actually decrease slightly because there will be a small increase in pervious surfaces on the site compared to the existing development. In addition, under the terms of the National Pollutant Discharge Elimination System (NPDES) process, the applicant is required to develop a storm water pollution prevention plan, which is implemented and enforced by the California Regional Water Quality Control Board. Special Condition #2 requires the applicant to submit and execute a Storm Water Pollution Prevention Plan approved by the Regional Board utilizing all appropriate best management practices to reduce storm water pollution. Therefore, as conditioned, the proposed development will not result in adverse impacts to the biological productivity or quality of coastal waters, and the project can be found consistent with Section 30231.

3. Public Access/Recreation. Section 30252 of the Act requires that new development maintain and enhance public access to the coast by such means as providing non-automobile circulation within the development, providing adequate parking facilities, and assuring that the recreational needs of new residents will not overload nearby coastal recreation areas.

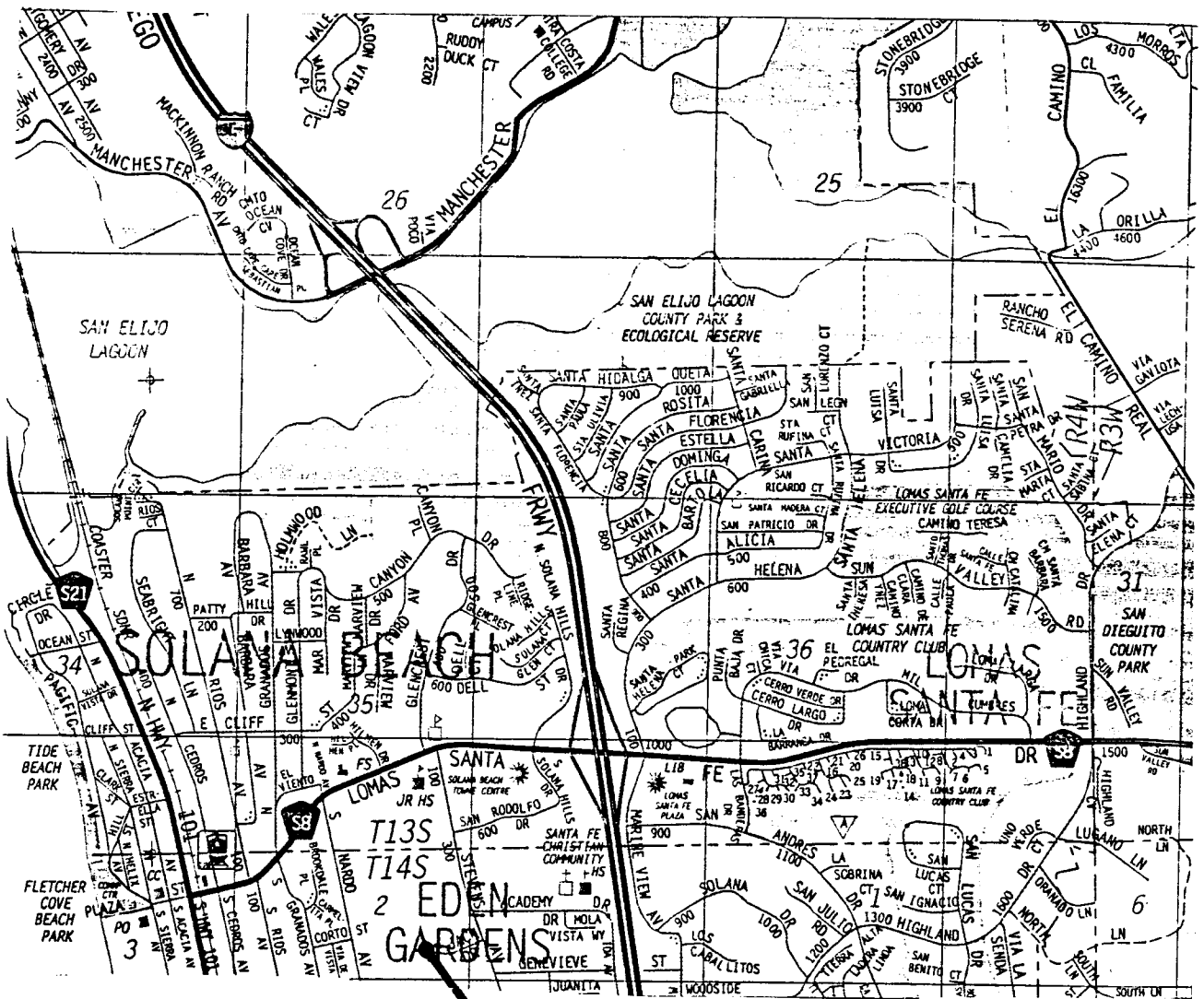
The subject site is located approximately 3/4 miles inland and 1,800 feet from Lomas Santa Fe Drive, the nearest major coastal access route. Adequate off-street parking to serve the new units will be provided through the 2-car garages and driveways associated with each residence, and with additional visitor spaces. The project site is not within walking distance of the beach and there are no major public recreational facilities in the area which could be impacted by an "over-flow" of cars from the development. The EIR for the project did find that cumulative traffic impacts would result from the project at the Interstate 5/Lomas Santa Fe Drive intersection, which is on a major coastal access route, and the Stevens Avenue/Academy Drive intersection. The City of Solana Beach has required the applicant to contribute a fair share fee towards the design and construction of future improvements at the I-5 intersection, and towards the future signalization of the Stevens Avenue/Academy Drive intersection to mitigate these impacts. Therefore, the project will not have an adverse impact on public access or recreation, and the Commission finds that the project is consistent with Section 30252 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.

As noted above, the site was the subject of a General Plan Amendment and Zoning Ordinance change in the City of Solana Beach to change the designation of the site from Light Industrial to Medium High Residential (8 to 12 dwelling units per acre). The proposed project is consistent with this designation. The site was designed for Limited Industrial in the previously certified County of San Diego Local Coastal Program. As previously discussed, conversion of this project site from light or limited industrial-type uses to multi-family residential uses will not result in any adverse impacts to coastal resources. The site is not located within any of the special overlay designations contained in the certified County LCP. As conditioned, the proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act. Thus, the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable local coastal program.

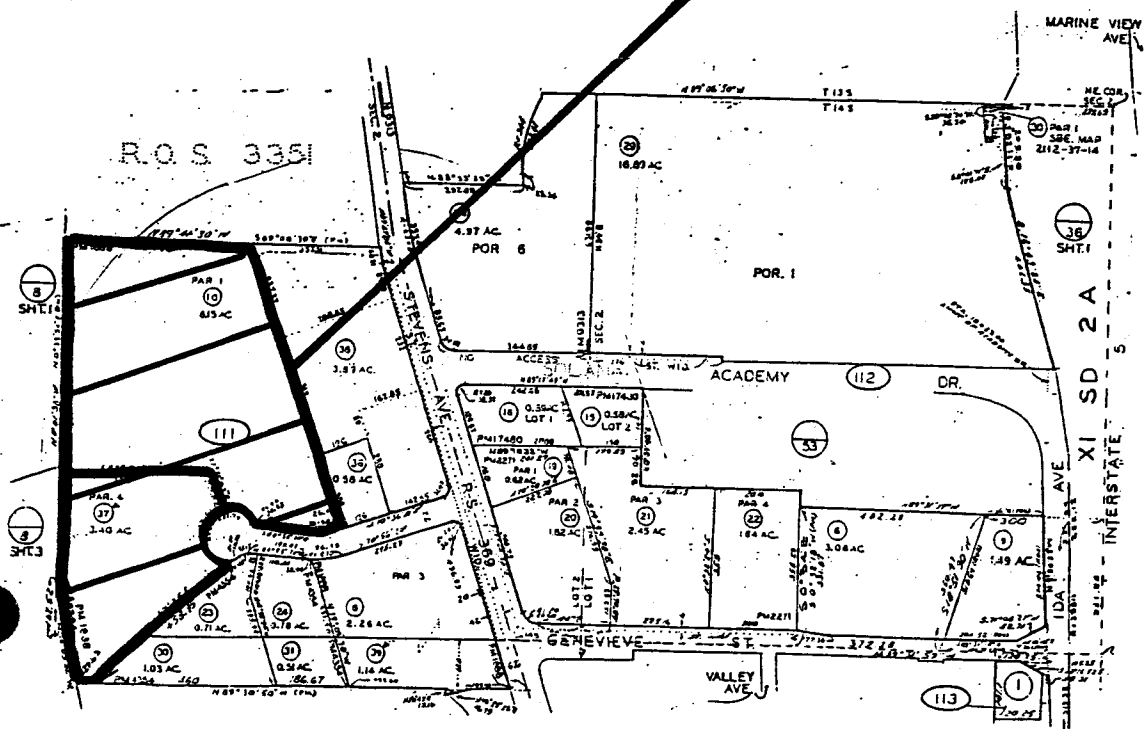
5. California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental 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 visual resource, community character, sensitive resource, and public access and recreation policies of the Coastal Act. Mitigation measures, including submittal of a final landscaping plan and a storm water pollution prevention plan, will minimize all adverse environmental impacts.

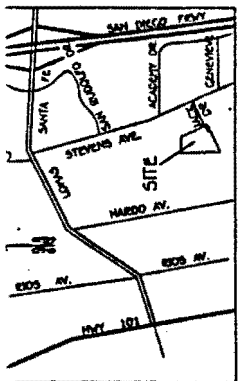


713S  
714S  
2 EDEN ACADEMY  
GARDENS

**SITE**

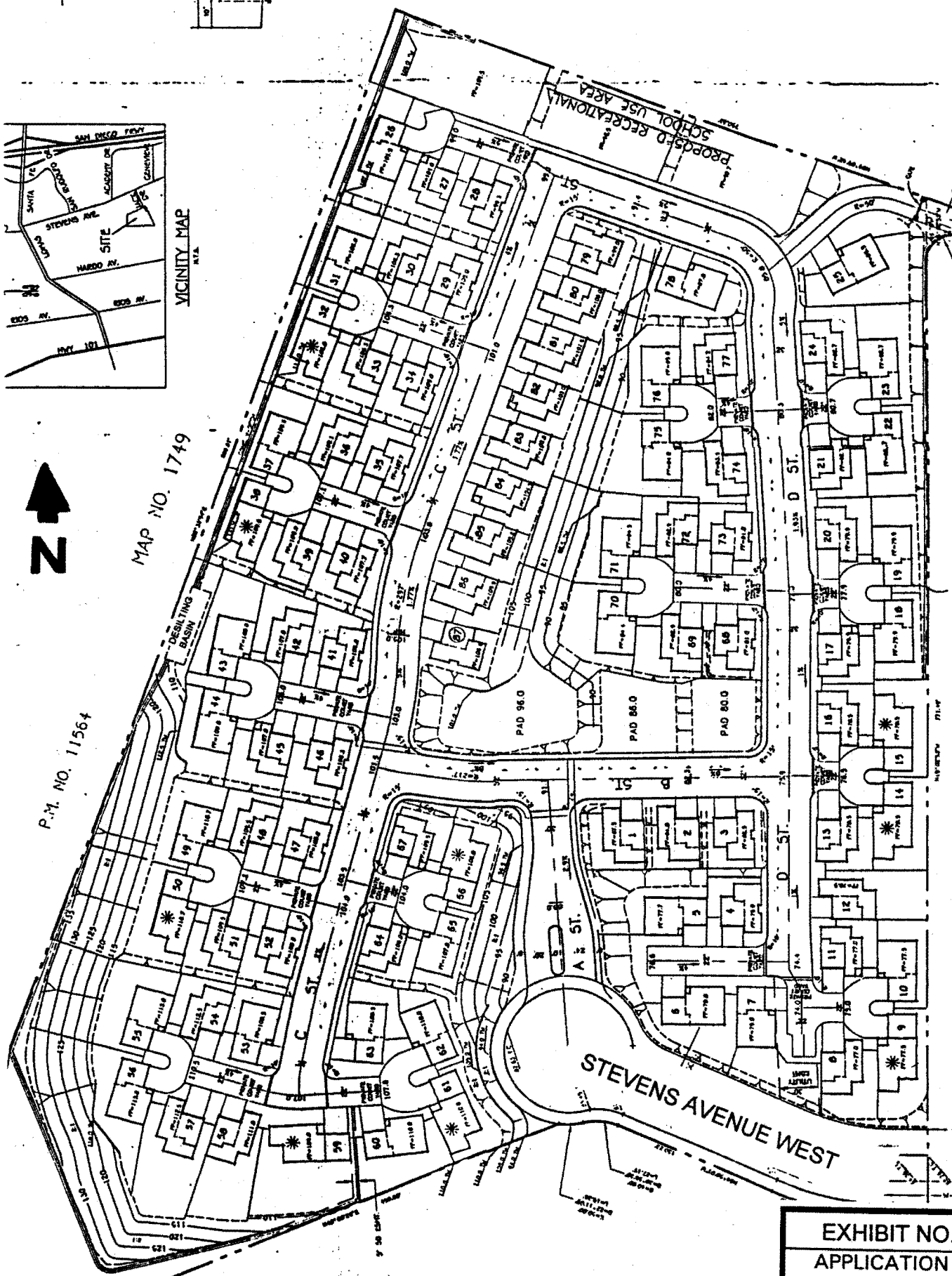


**EXHIBIT NO. 1**  
**APPLICATION NO.**  
**6-97-53**  
**Location Maps**



P.M. NO. 11564

MAP NO. 1749



6939

4054

EXHIBIT NO. 2  
 APPLICATION NO  
 6-97-53  
 Site Plan