

**CALIFORNIA COASTAL COMMISSION**

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

Page 1 of 3Permit Application No. 6-98-34/ELDate April 21, 1998ADMINISTRATIVE PERMIT

APPLICANT: Craig Wutsch

PROJECT DESCRIPTION: Construction of a three-story, 1,375 sq.ft. single-family residence with attached two-car garage and associated landscaping improvements on a vacant 1,253 sq.ft. parcel.

PROJECT LOCATION: 710 Verona Court, Mission Beach, San Diego, San Diego County. APN 423-551-37

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: Thursday, May 14, 1998 10:30 a.m. LOCATION: Resources Agency Auditorium/Main Floor 1416 Ninth Street Sacramento

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: Ellen Lirley

is signed to indicate that no public parking is allowed. Thus, discontinuance of the current use and construction of the proposed residence will not diminish the existing public parking supply in Mission Beach.

The site is located at the northeast corner of Verona Court and Strandway, with just one developed property and the alley (Strandway) between it and the public boardwalk. Public access to the boardwalk and adjacent municipal beach is available at the western terminus of Verona Court. Consistent with Section 30252 of the Coastal Act, and the certified Mission Beach Precise Plan and Planned District Ordinance, the proposed development includes a two-car garage to provide adequate parking for the new residence. The development is also consistent with Section 30251 of the Act, in that it is visually compatible with the surrounding residential structures, which represent a wide variety of sizes and styles. The proposal also provides the required landscaping.

Although the City of San Diego has a fully certified LCP, approximately half of the Mission Beach community remains in the Coastal Commission's original permit jurisdiction, the boundaries of which are delineated by the historic mean high tide line. The subject site is one of those so designated, even though it is surrounded by developed sites and is not a shoreline property. The Executive Director has determined the proposed development is fully consistent with Chapter 3 of the Coastal Act and with the certified Mission Beach Precise Plan and Planned District Ordinance. Therefore, approval of the proposed development should not result in adverse impacts to any coastal resources.

SPECIAL CONDITIONS: 'NONE'

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