

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

RECORD PACKET COPY



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Permit Application No. 6-98-50/DL

Date July 22, 1998

ADMINISTRATIVE PERMIT

APPLICANT: Barbara and Charles J. Crapeticio

PROJECT DESCRIPTION: Construction of a 2-story, 28-foot high, 4,922 sq.ft. single-family residence with an attached 1,269 sq.ft. garage on a 2.86 acre vacant lot. Approximately 320 cubic yards of balanced cut and fill grading is proposed.

PROJECT LOCATION: 4025 Stonebridge Lane, Rancho Santa Fe vicinity, San Diego County.
APN 262-190-04

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: August 12, 1998
9:00 a.m., Wednesday

LOCATION: Waterfront Hilton Beach Resort
21100 Pacific Coast Highway
Huntington Beach, CA 92645

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: Diana Jilly

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.

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 construction of a 2-story, 28-foot high, 4,922 sq.ft. single-family residence with an attached 1,269 sq.ft. garage/storage area. Approximately 320 sq.ft. of balanced cut and fill grading is proposed. The 2.86 acre lot is located west of El Camino Real, on the northeast corner of Stonebridge Lane and Stonebridge Court, in the Rancho

Santa Fe vicinity of the County of San Diego. The Stonebridge subdivision is located on the northeast side of San Elijo Lagoon; the subject site is located on the east side of Stonebridge Lane, separated from the lagoon and floodplain by one row of houses and Stonebridge Lane. The County of San Diego Local Coastal Program (LCP) was previously certified by the Commission with suggested modifications; however, the County has never formally accepted the suggested modifications and begun issuing permits. Therefore, the County LCP is not effectively certified, and the Chapter 3 policies of the Coastal Act are the standard of review.

The subject parcel was created as part of a 26-lot subdivision approved by the Commission in July 1983 (CDP #6-83-314). The subdivision was approved with a variety of conditions regarding open space, drainage, grading, etc., designed to address future development of the individual estate sites so as to avoid and minimize adverse impacts to the adjacent floodplain, downstream San Elijo Lagoon, and its viewshed. In November 1989, the Commission approved a permit for grading and construction of a single-family home on the subject site (ref. CDP #6-89-274) with conditions limiting grading to the non-rainy season, requiring natural coloring on the exterior of the residence, and a landscape plan screening the site from the adjacent regional park and scenic highways. The permit was issued and the site was graded; however, the house was never constructed. A row of trees has been planted along the western and southern side of the property which the applicant has indicated is maintained by the homeowners association. The proposed project would retain these trees.

Sections 30231 and 30240 of the Coastal Act call for the protection of coastal waters and environmentally sensitive habitat areas. The subject site does not contain any wetland resources and is separated from the lagoon wetlands by Stonebridge Lane and another residential lot (a minimum of 250 feet). A large pad area has been previously graded and the proposed development will not encroach into any naturally vegetated steep slopes. The applicant has submitted a preliminary drainage and grading plan which indicates that on-site drainage from the pad area will be directed into a proposed 6-inch outlet drainpipe and riprap energy dissipater located at the northern portion of the site. On the western portion of the lot, site drainage will sheet flow into the street drainage improvements on Stonebridge Lane that were installed as part of the original subdivision. To further reduce the potential for erosion and sedimentation impacts to the downstream resources of San Elijo Lagoon, Special Condition #1 has been attached to the permit. The condition prohibits further grading activities during the rainy season and ensures that the site will not remain in an unstabilized state during the rainy season. Therefore, since, as conditioned, there will be no direct or indirect impacts to steep slopes, wetlands, or coastal waters, the proposed project can be found consistent with Sections 30231 and 30240 of the Act.

Section 30251 of the Coastal Act protects the scenic and visual quality of the coastal zone as a resource of public importance. The site is located part way up a hillside at the east side of San Elijo Lagoon and is highly visible from San Elijo Lagoon, Manchester Avenue, and southbound Interstate 5. The proposed project will be two stories, a

maximum of 28 feet in height. The applicant has submitted a preliminary landscape plan indicating that eight 24-inch box size trees, eleven 36-inch box size trees and one 48-inch box size tree will be planted around the house on the northwest, west, and southwest side of the proposed residence. Eight additional trees will be located on the slopes around the house, and the existing landscaping around the western and southern perimeter of the site will remain. These trees will help screen and break up the facade of the residence as it appears from the lagoon trails and Manchester Avenue. Special Condition #2 requires the applicant to submit a final landscape plan indicating the provision of mature trees as shown on the submitted preliminary plan. However, in order to further reduce potential visual impacts associated with the proposed residence, Special Condition #3 has been attached to the permit. The condition calls for earthen tone construction materials to be used for the exterior surfaces of the residence. Therefore, as conditioned, the project should have only a minimal impact on the scenic resources of the area and can be found consistent with both Section 30251 of the Coastal Act and the Commission's original concern in review of the subdivision that development of the site be subordinate to the natural surroundings.

The proposed single family residence is consistent with the Estate land use designation (1 du/ 2 and 4 acres) contained in the certified County of San Diego LCP Land Use Plan. The subject site is located within the Coastal Resource Protection Area (CRP) identified in the LUP. The CRP regulations were utilized in the original review of the subdivision to determine the appropriate lot development restrictions applied to the permit. As conditioned, the project is in conformance with the CRP regulations of the County LCP and is also consistent with the Chapter 3 policies of Coastal Act. Therefore approval, as conditioned, will not prejudice the ability of the County of San Diego to implement its certified Local Coastal Program.

SPECIAL CONDITIONS: 1. Grading/Drainage/Erosion Control. PRIOR TO THE AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit to the Executive Director for review and written approval, final site, drainage and grading plans approved by the County with plan notes specifically incorporating the following requirements:

- a. All grading activity shall be prohibited between October 1st and April 1st of any year.
- b. All areas disturbed by grading shall be planted within 60 days of the initial disturbance and prior to October 1st with temporary or permanent (in the case of finished slopes) erosion control methods. Said planting shall be accomplished under the supervision of a licensed landscape architect, shall provide adequate coverage within 90 days, and shall utilize vegetation of species compatible with surrounding native vegetation, subject to Executive Director approval.

The permittee shall undertake development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without an approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Final Landscape Plans. PRIOR TO THE AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit for the review and written approval of the Executive Director, a final landscape plan, in substantial conformance with the submitted landscape plan dated July 16, 1998. The plan shall include the following:

- a. 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.
- b. A minimum of eight 24-inch box size trees, eleven 36-inch box size trees and one 48-inch box size tree located around the house on the northwest, west, and southwest side of the proposed residence. Special emphasis shall be placed on screening views of the residence from Manchester Avenue, the lagoon trails, and Interstate 5.
- c. A planting schedule indicating that the required trees shall be planted within 60 days of completion of residential construction
- d. A written commitment by the applicant or homeowners association that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.

The permittee shall undertake development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without an approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Visual Resources. PRIOR TO THE AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed residence. The color of the residential structures and roofs permitted herein shall be restricted to earthen tones compatible with the surrounding environment (white tones shall not be acceptable).

The permittee shall undertake development in accordance with the approved color board. Any proposed changes to the approved colors shall be reported to the Executive Director. No changes to the exterior colors shall occur without an approved amendment to this

coastal development permit unless the Executive Director determines that no amendment is required.

ACKNOWLEDGMENT 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

(8050R)