

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

1 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



Staff: GDC-SD
Staff Report: 9/23/99
Hearing Date: 10/12-15/99

Th 10a

AMENDMENT REQUEST STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-92-137-A2

Applicant: Monsignor Lawrence Purcell

Agent: Don Coordt

Original

Description: Master development plan for Saint James Catholic Community Church to include: 10,200 cu. yd. balanced on-site grading to raise elevation of an existing playfield by approx. 5 1/2 ft.; increase on-site parking from 232 to 273 spaces; convert existing 3,549 sq. ft. administration building into a parish community center and add 4,150 sq. ft.; add 342 sq. ft. to existing 7,140 sq. ft. parish hall; add 5,014 sq. ft. to existing 12,288 sq. ft. educational center; construct a 6,491 sq. ft. two-story ministry center, install three monument signs; install temporary trailers to house existing classrooms until educational center additions are completed, on 11.41 acre site.

Previously Approved

Amendment: Add 221 sq. ft. to previously approved 342 sq. ft. addition to parish hall; add 4,728 sq. ft. to previously approved 5,014 sq. ft. addition to educational center; relocate proposed 6,491 sq. ft. ministry center to east side of site; remove previously approved temporary trailers.

Proposed

Amendment: After-the-fact amendment to allow installation of an additional four temporary portable classrooms and one temporary restroom facility for use from September 7, 1999 to January 8, 2000.

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed amendment request. The project was originally noticed as a non-material amendment, then scheduled for public hearing when several letters of objection were received. Opponents to the project have raised concerns regarding traffic,

parking, noise, and private view blockage. The amendment would permit the temporary placement of portable classrooms and a restroom facility within the interior areas of an existing master planned church/school facility to serve the needs of the existing students and staff until construction of the permanent classroom facilities approved under the previous permit are completed. As such, the amendment will not result in an increase to parking, traffic or visual quality beyond that which has previously been permitted.

Substantive File Documents: Certified County of San Diego Local Coastal Program; City of Solana Beach General Plan and Zoning Ordinance; City of Solana Beach Major Use Permit #17-96-25, CUP MOD; Temporary Use Permit No. 17-99-27; CDP Nos.: 6-92-137;6-92-137-A1.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit amendment for the proposed development, subject to the conditions below, on the grounds that the development as amended, 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 amendment is subject to the following conditions:

1. Prior Conditions of Approval. All other terms and conditions of Coastal Development Permit No. 6-92-137 (as amended) not specifically modified herein, shall remain in full force and effect.

2. Term of Permit. This development is approved for a period of four months from September 7, 1999 to January 8, 2000. Retention of the permitted temporary classrooms beyond January 8, 2000 will require a new coastal development permit or amendment to this permit.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Original Project Description/History. On August 12, 1992 the Commission approved an application for a master development plan for Saint James Catholic Community Church including: conversion of an existing 3,549 sq. ft. administration building into a parish community center by interior remodeling and the addition of 4,150 sq. ft.; a 342 sq. ft. addition to an existing 7,140 sq. ft. parish hall; a 5,014 sq. ft. addition to an existing 12,288 sq. ft. educational center; and construction of a new 6,491 sq. ft. two-story ministry center. Other related improvements involved vehicular and pedestrian circulation improvements, including the increase of on-site parking from 232 spaces to 273 spaces and 10,200 cy. of balanced on-site grading. Also proposed was the installation of temporary trailers on-site to house the existing day care, kindergarten and first grade of the educational facility until the construction phase of the structure was completed, when the temporary trailers were to be removed. Three monument signs were also proposed consisting of two, 7-foot high by 10-foot wide identification signs, and one, 6-foot high by 10-foot wide directory sign. The development is located on a 11.41 acre site near the southeast corner of S. Nardo Avenue and Solana Circle Drive in Solana Beach.

The Commission approved the development with one special condition requiring the applicant to submit documentation of the existing number of students enrolled in each grade and the daycare facility, and documenting the existing number of employees on the site. The condition also notified the applicants that an increase in the number of students or employees in association with the use on the site would require additional traffic analysis.

On August 13, 1997, the Commission approved an amendment to increase the size of two of the previously approved additions, and relocate one of the previously approved structures elsewhere on the project site. Specifically, the amendment increased the approved 342 sq. ft. addition to the existing 7,140 sq. ft. parish hall by 221 sq. ft. and increased the approved 5,014 sq. ft. addition to the existing 12,288 sq. ft. educational center by 4,728 sq. ft. The 12,288 sq. ft. ministry building was relocated to the eastern edge of the site, rather than in the middle of the site as previously approved.

2. Amendment Request. The proposed amendment involves the after-the-fact temporary placement of four 1,440 sq. ft. portable classrooms and one 320 sq. ft. portable restroom to serve existing students and staff until the construction of the previously permitted classroom facilities have been completed. The applicants estimate that the construction of the permanent facilities will be completed by January 8, 2000. Therefore, Special Condition #2 has been attached which states that the term of the permit is until January 8, 2000. The proposed temporary classrooms will be placed within the interior area of the existing 11.41 acre church/school master planned development site.

The project site is located within an area that was previously covered by the County of San Diego's Certified Local Coastal Program (LCP). However, the County LCP was

never effectively certified and therefore is used as guidance with Chapter 3 Policies of the Coastal Act used as the standard of review.

3. Parking/Coastal Access. Section 30252 of the Coastal Act calls for the provision of adequate on-site parking in new development projects to facilitate access to the coast. The project site is located just north of Via de la Valle which is a major coastal access route leading to the beach recreation areas of both Del Mar and Solana Beach as well as to the Del Mar Fairgrounds and race track facility. As such, the intensification of use near this area has the potential to impact parking and traffic circulation in this nearby coastal area..

In conjunction with the proposed improvements to the church facility originally approved by the Commission, a traffic study was completed in 1992. According to the findings of that report, the existing activities in the buildings on the site had "sorely overtaxed the rooms in the buildings," and reported that temporary desks, offices and meetings rooms were squeezed into each existing building including the church itself to accommodate existing uses on the site. As originally approved, improvements were not designed to increase the existing uses on site, but rather to retain the same number of individuals and activities as present and to improve the space that is necessary for the existing uses. In addition, no mitigation measures were recommended since it was found that the project would not result in increases to traffic on public streets and that the improvements, including the re-design of traffic flow within the site, would result in the on-site traffic flow being made safer.

The proposed temporary classrooms will be located on vacant areas of the development site that are not currently utilized for parking. In addition, the proposed temporary structures will serve the existing student and staff populations approved in previous Commission actions. The applicant has indicated due to a variety of reasons construction of the previously approved classroom facility is behind schedule. As such, to accommodate the existing students, they have proposed the installation of temporary classrooms until the permanent facilities are completed, which is expected after the first of the year. Because the proposed temporary classrooms are only needed to accommodate existing students at levels previously found by the Commission to be consistent with Coastal Act policies, the proposed amendment will not result in an increase in traffic or congestion in the area. Therefore, the proposed installation of four temporary classrooms and one restroom facility will not have a significant impact on beach visitor access nor the surrounding street system, and the proposed project can be found consistent with Section 30252 of the Coastal Act.

4. Visual Impacts/Community Character. Section 30251 of the Act provides for, in part, the protection of scenic and visual qualities of coastal areas, the protection of views to and along the ocean, and that new development be compatible with the character of surrounding areas. Due to the nature of the surrounding terrain which is hilly and vegetated, the subject site is not visible from the major coastal access routes of Via de la Valle to the south nor Interstate-5 to the east. The site is situated in an urbanized residential area of Solana Beach consisting of a variety of single and multi-family residential development.

The amendment would locate four temporary portable classrooms and one portable restroom facility within the interior areas of the existing 11.41 acre church/school master planned development site. Views of the proposed structures from nearby public streets will be obstructed by the subject site's hilly terrain and by the church/school structures that currently exist or are under construction. Therefore, the proposed temporary structures will not block public views or be visible from any major coastal access routes. Due to the temporary nature of the structures, the proposal will not significantly change the overall appearance of the church community. Therefore, the proposed development can be found consistent with Section 30251 of the Act.

5. No Waiver of Violation. The proposed development for installation of temporary classrooms and restroom facilities has already occurred without the benefit of a coastal development permit. Although development has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to this violation of the Coastal Act that may have occurred; nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit.

6. Local Coastal Planning. Section 30604 (a) requires that a coastal development permit amendment shall be issued only if the Commission finds that the permitted development as amended 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 subject development is consistent with the "Institutional" General Plan and zoning designation applied to the site by the City of Solana Beach. The site is zoned and designated for residential uses in the certified County LCP, which permits religious assembly uses with a use permit. The amended project has received a Temporary Use Permit from the City of Solana Beach for the proposed development. The subject site is not located within any of the special area overlay zones contained in the certified County of San Diego LCP. Therefore, the Commission finds that the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable LCP.

7. 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)(A) 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 effect which the activity may have on the environment.

The proposed project has been previously conditioned in order to be found consistent with the public access and visual resource policies of the Coastal Act. These conditions will remain in effect. Mitigation measures, including requiring the applicant to obtain further review from the Commission if the intensity of use on the site changes, 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 amendment, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

(G:\San Diego\Reports\1999\6-92-137-A2\StJamesfrpt.doc)

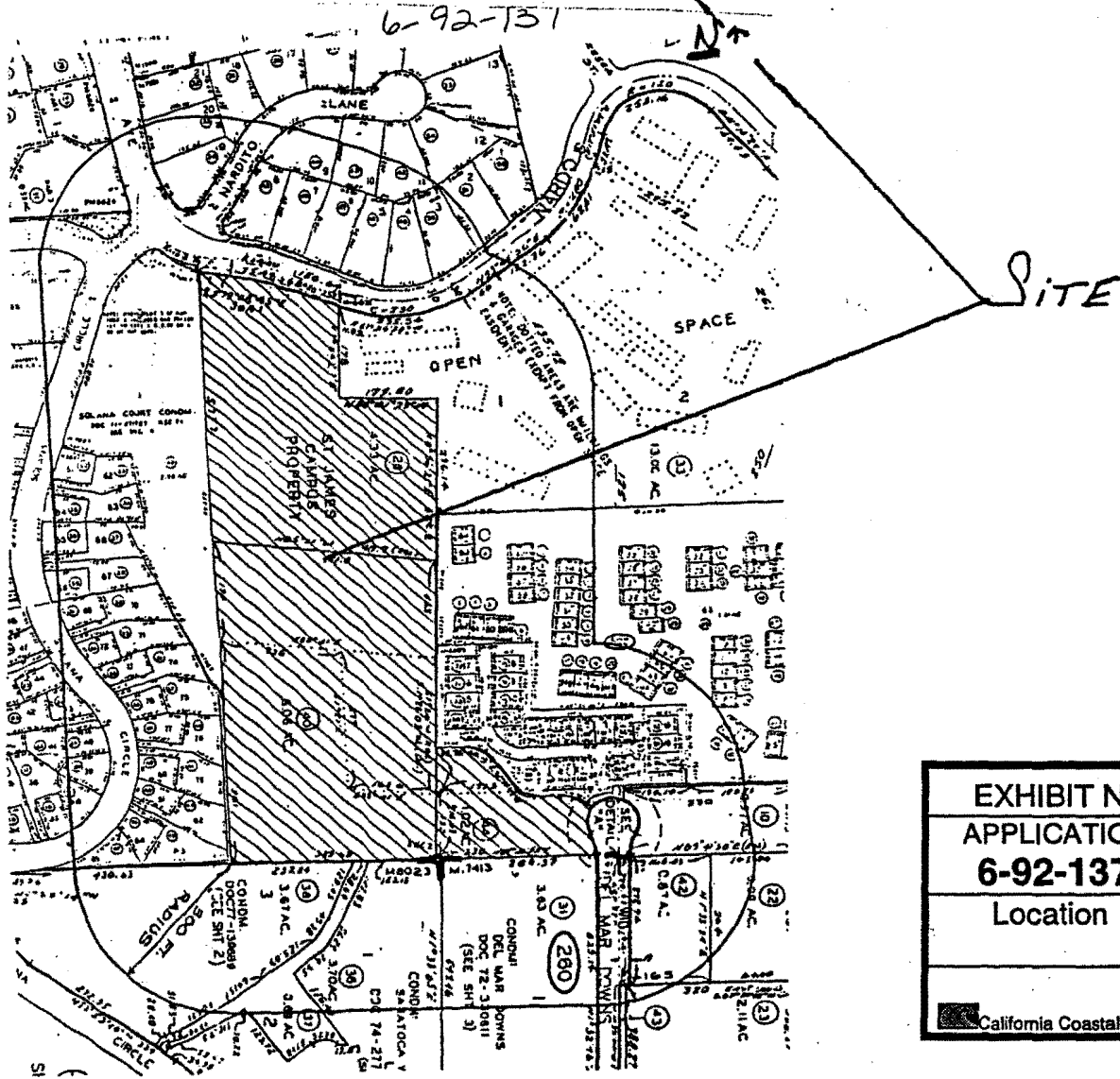
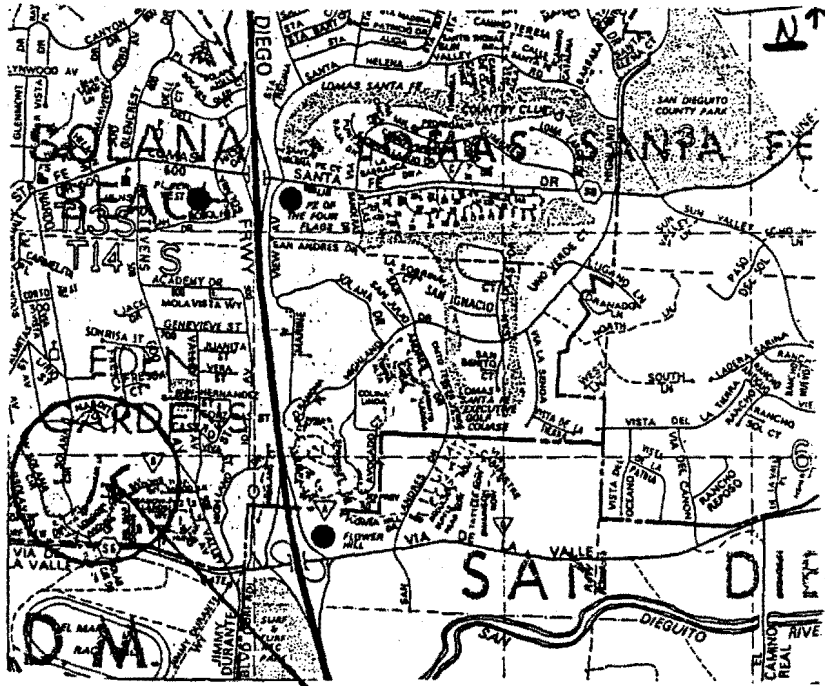


EXHIBIT NO. 1
 APPLICATION NO.
6-92-137-A2
 Location Map

California Coastal Commission

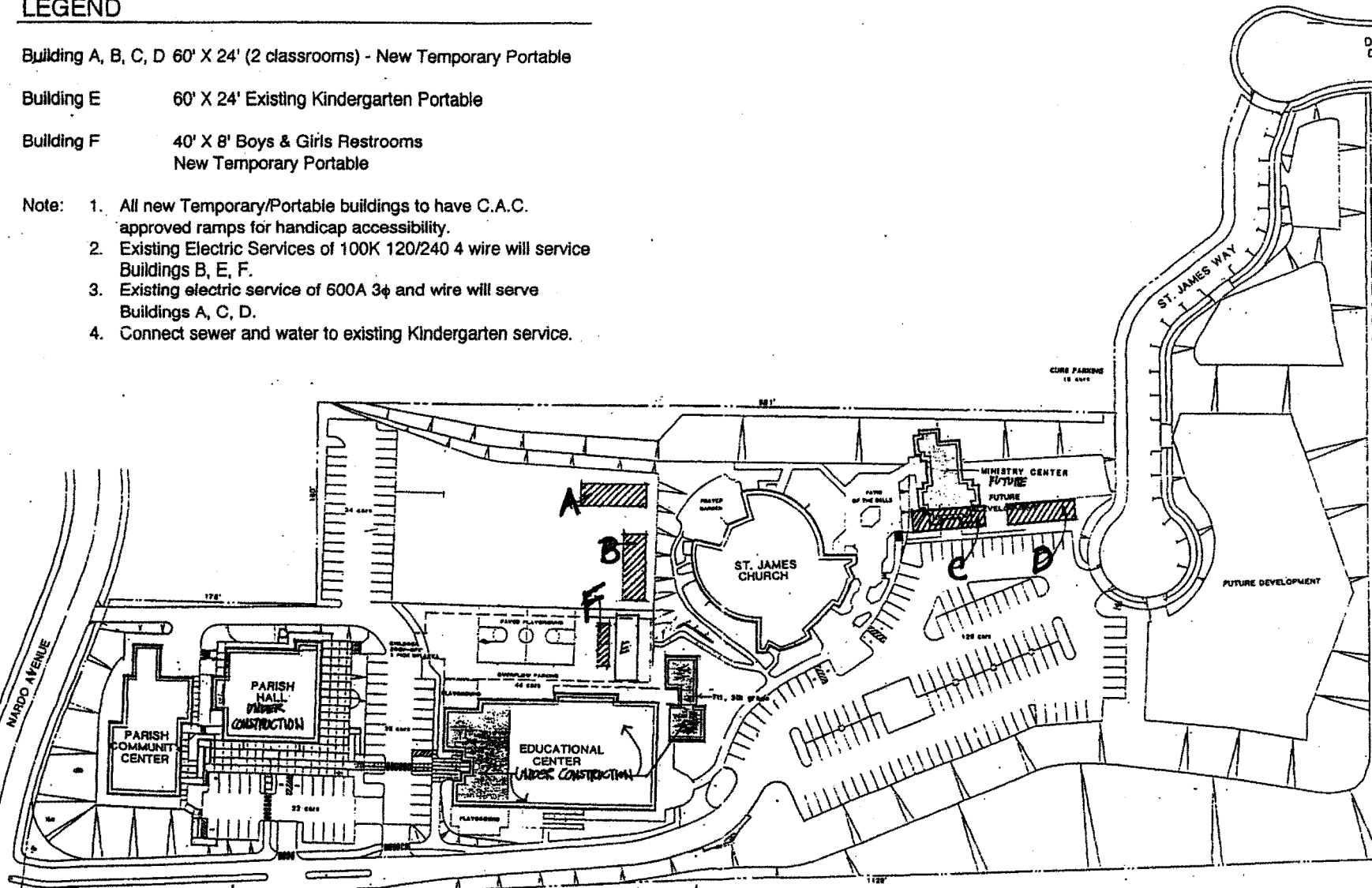
LEGEND

Building A, B, C, D 60' X 24' (2 classrooms) - New Temporary Portable

Building E 60' X 24' Existing Kindergarten Portable

Building F 40' X 8' Boys & Girls Restrooms
New Temporary Portable

- Note:
1. All new Temporary/Portable buildings to have C.A.C. approved ramps for handicap accessibility.
 2. Existing Electric Services of 100K 120/240 4 wire will service Buildings B, E, F.
 3. Existing electric service of 600A 3φ and wire will serve Buildings A, C, D.
 4. Connect sewer and water to existing Kindergarten service.



MASTER PLAN



NO.	REVISION

St. James/St. Leo
Catholic Community
solana beach

DATE: 2/18/97
SCALE: 1/4" = 1'-0"
SHEET NO. 01
OF 07

COORDIT & COMPANY
ARCHITECTURE & PLANNING
3431 Arroyo Ct. • Suite 2 • San Diego, California 92121
(619) 555-8441

SHEET
PA-1
OF 7 SHEETS

California Coastal Commission
EXHIBIT NO. 2
APPLICATION NO.
6-92-137-A2
Site Plan

August 14, 1999

RECEIVED
AUG 18 1999
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
San Diego Coast Area
Attention: Gary Cannon
3111 Camino Del Rio North, Suite 200
San Diego, CA 92108-1725


Re: Permit No. 6-92-137-A2, Permit Amendment
625 Nardo Avenue, Solana Beach (San Diego County)

Commission Members:

We the undersigned object to this permit amendment to add four temporary portable classrooms and one restroom. This will result in impacts to significant views and present other negative impacts for residents. We request this proposed amendment be denied for the reasons listed below:

GENERAL

1. Although St. James was granted a Temporary Use Permit by the City of Solana Beach on Wednesday, August 11, the portable classrooms were delivered on Monday, August 9. Even though they have not been granted a permit amendment by the California Coastal Commission, St. James ordered the portables to their site and are preparing for occupancy. Your Notice was dated August 6.
2. The Notice states the period of use for the portables from September 7, 1999, to January 8, 2000. However, St. James was issued a Temporary Use Permit by the City of Solana Beach with the restriction that the buildings are to be vacated by February 1, 2000, and moved by March 1, 2000. If St. James indicated to the Commission that the use of portables would end January 8, 2000, it might be March 2000 before the buildings are removed. Construction work has stopped on the gutted old school and new addition, but has continued on the parish hall. What is the guarantee that the school will be completed in a timely manner and not incur more delays? Why wasn't the school completed by September 1999, the start of a new school year?
3. The newly delivered portables on the permit request consist of three double sized and one smaller restroom. They are placed on a large grassy area that was the school playground. However, the fourth double portable trailer has been on the site for two years and was supposed to be "temporary", but did not have a Coastal permit. **THERE ARE NOW A TOTAL OF SEVEN PORTABLES ON THE SITE**, the five mentioned above and two construction trailers.

EXHIBIT NO. 3
APPLICATION NO. 6-92-137-A2
Letter/Petition of Opposition
Page 1 of 5
 California Coastal Commission

4. Have the proper City permits been obtained for plumbing and sewer hookups for the restroom? Are all regulations being adhered to for sewage and electrical connections?

OBJECTIONS

Aesthetics/View

1. The unsightly portables are positioned in such a way as to adversely affect the view of many of the condos on Solana Circle East. They are in the view line so instead of looking into the east hills, one looks directly at the portables.
2. When owners purchased their condos, it was implied and expected that there would be unobstructed east country views. If a condo were listed for sale during the tenure of the portables, it could affect the sale.
3. The old school and parish hall were one story, low and located towards the west end of St. James property causing the buildings to be hidden from view by an embankment. This is not the case with the portables.
4. The portables are incompatible with this upscale residential area which adjoins St. James property and consists of condos, private homes, and a large apartment complex.
5. Will exterior lighting for security and safety be aimed directly at sightlines of the residents or be lighted like a parking lot? Lighting will impact our natural night view.

Traffic, Circulation, and Parking

1. Your amendment states "will not displace existing available parking". There is minimal parking existing now. The entire construction and parking areas are fenced off for safety reasons, which will have to remain fenced off. Cars from the many school and church events will have to park on the streets. This would include Solana Circle East, and this is where our guests and tradespeople park.
2. The posted speed limit on Solana Circle East is 25 miles an hour, not conducive to heavy traffic. Many retired people walk across the street to pool and clubhouse activities, and it is being discussed to have the City install speed humps.
3. St. James' incoming narrow driveway on Nardo Avenue is situated about 15 feet from the entrance to our condos. Parents in their cars are lined up for a block to drop off or pick up students, idling their engines causing pollution, disruptive and possibly dangerous congestion on Nardo twice a day.

Noise

1. Noise from traffic and lack of parking will be worsened.
2. Noise from the portable classrooms may be increased because the students will not be confined to one school building. Instead of two recesses and a lunch break, students may be going from portable to portable and using the restroom. Where will the new play area be now that the portables are on the playground? Where will the lunch area be situated? Presently the noise of children screaming and shouting at play and sports, public address systems and blaring music is substantial. Will these noises with the portables be closer to the residences?
4. Residents of Solana Circle East are retired or elderly people or those who work from their homes. Bedrooms overlook the St. James compound and noise often disturbs sleep. Increased noise is unacceptable.
5. Any extension of construction or delays increases the duration of the noise and dust impacts residents. Construction began in April 1999 and was expected to be completed by the start of the school year.

SUMMARY

We on Solana Circle East feel we have made every effort to be accommodating and neighborly during this noisy, dusty construction phase which we have endured six days a week. We would like to believe the church and school officials would reciprocate by appreciating our concerns and the negative impact these portables, placed as they are, will have on our lives and our property.

Did St. James consider installing the portables on their church parking lot where they may not have impacted the condos overlooking the present location? Or had an alternate school site, like vacant classrooms at Earl Warren Middle School five blocks away, been considered? Also, the parish hall is being completed but the school was not rushed to completion which has caused all this temporary classroom problem.

We have been told the Commission did not inspect the site before considering this permit and believe this should have been done.

The undersigned owners and renters believe we should not have to suffer the loss of our excellent views in addition to all the inconveniences of delayed construction, and are entitled to peace, quiet, and the enjoyment of our homes and views for which our homes were purchased.

1. Bela K. Beebe
646 Solana Cir East, Irvine Beach, Ca.
2. Frank B. Bagley Mary M. Bagley
624 Solana Circle East
3. Agnes M. Bailey
634 Solana Circle East
4. Cecilia Cetateanu
636 Solana Circle E.
5. Jane Odell
636 Solana Circle E.
6. Anna C. Koonz
620 E. SOLANA CIRCLE
7. Berta Menden
642 Solana Circle
8. Harriet Egan
656 Solana Circle East
9. Sally Barnhart
652 Solana Circle East
10. Gordon Kaplan
654 Solana Circle East
11. Marian S. Morgan
628 East Solana Circle Irvine Beach
12. Philip & Terry Kosso
634 Solana Circle E.

13. James J. Brown
618 Solana Cir East Solana Beach Ca 92075

14. Alan Wagner
632 Solana Circle E.

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

21. _____

22. _____

23. _____

24. _____

