

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



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Permit Application No. 6-99-130/DLDate November 17, 1999ADMINISTRATIVE PERMIT

APPLICANT: Belinda K. McCorkle

PROJECT DESCRIPTION: Conversion of an existing one-story 1,153 sq.ft duplex into a single-family residence, construction of an approximately 200 sq.ft. attached garage, demolition of approximately 267 sq.ft. of the residence, and construction of a 872 sq.ft. second story addition to the residence located on a 8,742 sq.ft. lot.

PROJECT LOCATION: 2136 Heather Lane, Del Mar, San Diego County. APN 299-072-41

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: December 8, 1999 LOCATION: MARIN COUNTY BOARD OF
9:00 a.m., Wednesday SUPERVISORS CHAMBERS
Administrative Bldg., Room 322
Marin County Civic Center
San Rafael, CA 94903

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 Lilly

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgement.** 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.

The proposed project is conversion of an existing one-story 1,153 sq.ft duplex into a single-family residence, construction of an approximately 200 sq.ft. attached garage, demolition of approximately 267 sq.ft. of the residence, and construction of a 872 sq.ft. second story addition. The demolition of a portion of the eastern side of the existing residence is intended to comply with the City's side yard setback requirements. The 8,742 sq.ft. lot is located on the

west side of Heather Lane, a cul-de-sac located east of Jimmy Durante Boulevard, south of the Del Mar Fairgrounds in the City of Del Mar. Past Commission action on the site includes a waiver granted in November 1989 for demolition of the duplex on the site construction of a 2-story, 2,200 sq.ft. single-family residence on the site (#6-89-329). The demolition and reconstruction never occurred.

The City of Del Mar's LCP Land Use Plan was approved in March 1993 and the Implementation Plan was certified by the Commission in October of this year with suggested modifications. However, the City has not yet assumed permitting authority, thus, the project site remains with the Commission jurisdiction and Chapter 3 of the Coastal Act is the standard of review.

Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and the compatibility of new and existing development. The proposed development is similar in size, bulk and scale to the surrounding single-family homes in the neighborhood. While located near Jimmy Durante Boulevard and San Dieguito Lagoon, the site is not visible from these areas or from any major coastal access routes or scenic areas. Therefore, the proposed project can be found consistent with Section 30251 of the Coastal Act.

The site is designated for Low-Density Residential uses in the certified City of Del Mar Local Coastal Program. The proposed single-family residence is consistent with this designation. The proposal has received Design Review Board approval and is consistent with all provisions of the certified LCP. The project is consistent with the policies of Chapter 3 of the Coastal Act, and approval of the development is not anticipated to result in adverse impacts to 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