

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. 6-98-166/DLDate February 17, 1999ADMINISTRATIVE PERMIT

APPLICANT: St. James/St. Leo Catholic Community

PROJECT DESCRIPTION: Construction of a 602 sq.ft., one-story, 12-foot high dental education building on a 66,392 sq.ft. site containing a church with 9,315 sq.ft. of structures.

PROJECT LOCATION: 936 Genevieve Street, Solana Beach, San Diego County.
 APN 298-11-209.

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: March 10, 1999	LOCATION: Carmel Mission Inn
9:00 a.m., Wednesday	3665 Rio Road
	Carmel, CA 93923

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 development consists of construction of a 602 sq.ft., 13.5-foot high structure for dental education on a 66,392 acre church complex site. The existing church complex includes a sanctuary, several buildings associated with a Head Start program, a food service building, and playgrounds. The proposed building would be staffed by

volunteers consisting of one dentist, a dental assistant, and a dental educator. On Saturday mornings from approximately 9 to 12 a.m., the staff will perform minor dental procedures and educate children 3 to 12 years of age in proper dental hygiene. The program is a community outreach effort, and children that will be seen will primarily live near the existing church. It is anticipated that approximately 12 persons (parents and children) would visit the site during the three-hour period the proposed use would be in operation.

The site is located on the northwest corner of Genevieve and Ida Streets, just west of Interstate 5 in the City of Solana Beach. Previous permits on the site include a November 1990 approval of construction of a 2,080 sq.ft. modular Head Start building on the site (#6-90-257).

Section 30252 of the Act requires that new development provide adequate parking facilities so as not to compete with or preclude the public's access to the coast by usurping on-street public parking spaces. There are currently 16 parking spaces on the site and additional 44 spaces in a lot across the street to the south of the church site, which is also owned by the applicant. The Major Use Permit issued by the City of Solana Beach for the church operation requires that the 44-space parking lot be maintained for the church. The proposed dental education building would be operated for a very limited period of time, and is not expected to substantially increase the demand for parking on the site. The use would not conflict with the peak parking demand on the site, which occurs on Sunday. In addition, the site is well removed from the coastline and Genevieve Street is not used as a beach access route. Thus, no impacts to public access are expected to result from the project. Therefore, the Executive Director finds the proposed development consistent with Section 30252 of the Coastal Act.

Section 30251 of the Coastal Act requires that scenic coastal areas be preserved, that existing and new development be compatible, and that visually degraded areas be enhanced where feasible. The proposed building at the church site will be compatible with the existing buildings on the site and will not adversely impact the character of the surrounding community. The existing mature landscaping on the site will not be affected by the proposed construction. The building will be located within the church complex and will not be visible from surrounding streets. There are no existing public views across the site, which would be impacted by the proposed addition. Therefore, the Executive Director finds the proposed project consistent with the visual protection policies of the Coastal Act.

The site has been planned and zoned for Public Institutional uses in the City of Solana Beach General Plan and Zoning Ordinance, and for high-density residential uses in the previously certified County of San Diego Local Coastal Program, which is used for guidance in the City of Solana Beach. The site is not located within any of the special overlay designations in the County LCP. The proposed development is compatible with these designations. 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.

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