

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
 3111 CAMINO DEL RIO NORTH, SUITE 200  
 SAN DIEGO, CA 92108-1725  
 (619) 521-8038



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Permit Application No. 6-99-7/DLDate February 17, 1999ADMINISTRATIVE PERMIT

APPLICANT: Bram Investments

PROJECT DESCRIPTION: Construction of a three-story, approximately 30-foot high, 1,812 sq.ft. single-family residence including an attached two-car garage and associated landscaping improvements on a vacant 1,308 sq.ft. parcel.

PROJECT LOCATION: 706 York Court, Mission Beach, San Diego, San Diego County.  
 APN 423-314-14.

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 applicant is proposing construction of a three-story, approximately 30-foot high, 1,812 sq.ft. single-family residence on a vacant 1,308 sq.ft. parcel in the northern part of the Mission Beach community. The property is an unpaved dirt lot which the applicant has historically allowed to be used by surrounding residents for parking. The site is not restricted

to such use by any former Coastal Commission or City of San Diego action and the property 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 north side of York Court, two lots west of Mission Boulevard, approximately 225 feet east of the public boardwalk at Ocean Front Walk. Public access to the boardwalk and adjacent municipal beach is available at the western terminus of York 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.

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

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