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San Diego Coast District

ADMINISTRATIVE CALENDAR

Friday, September 17, 1999

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CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

Page 1 of 3Permit Application No. 6-99-87/DLDate August 25, 1999ADMINISTRATIVE PERMIT

APPLICANT: Bradley J. Tuck

PROJECT DESCRIPTION: Construction of a 2-story, 2,700 sq.ft. single-family residence with an attached 430 sq.ft. garage on a 20,353 sq.ft. lot.

PROJECT LOCATION: 457 Glencrest Drive, Solana Beach, San Diego County. APN 263-270-39

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: September 17, 1999 LOCATION: Eureka Inn
9:00 a.m., Friday 7th and "F" Streets
Eureka, CA 95501

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 Gilly

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.

Proposed is the construction of a 2-story, 2,700 sq.ft. single-family residence with an attached 430 sq.ft. garage. The 20,353 sq.ft. vacant lot is located on the east side of Glencrest Drive in the City of Solana Beach, approximately ¼ mile west of Interstate 5. The site is bisected by a steep gully formed from drainage runoff from surrounding developed properties. Approximately 900 yards of balanced grading is proposed to create a development pad for the proposed residence. The lot was created in August 1977 through a 2 lot subdivision of a .94

acre lot (#F5967). No restrictions were placed on development of the subject site through the previous permit.

Section 30251 of the Coastal Act requires that new development be visually compatible with the character of the surrounding neighborhood. The site is not visible from any scenic overlook or highway, and the proposed single-family residence will be compatible in size and character to the surrounding residences. No public views will be blocked by the proposed structure. Although considerable grading is required to accommodate the residence on the steeply sloping lot, the site is an infill lot surrounded by an established residential neighborhood, and the alteration of the natural landform on the site will not have an adverse visual impact on the community.

Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters shall be maintained and restored through minimizing runoff and maintaining natural vegetation buffer areas. Section 30240(b) requires that development in areas adjacent to environmentally sensitive habitat be sited to prevent impacts that would significantly degrade such areas. The site is vegetated with a variety of exotic plants and grasses. Although there are steep slopes on the site, there is no native vegetation that would be disturbed by the proposed development. There is an existing drainage easement across the site over the gully held by the City of Solana Beach. The applicant is proposing to construct an 18-inch diameter pipe across the site to join with an existing 15-inch pipe located under the existing driveway adjacent to the site. A hydrology study performed on the site indicates that the existing 15-inch pipe is adequate to handle storm flows, and thus, no impacts on or off-site are expected to result from runoff.

The site is planned and zoned for low-density residential uses by the City of Solana Beach and in the previously certified County of San Diego Local Coastal Program. The proposed residential construction is consistent with these designations. The site is not located within any of the special overlay designations in the County LCP. As proposed, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. The Commission finds that approval of the subject project 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

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036



Page 1 of 5
Permit Application No. 6-99-92/LO
Date 8/17/99

ADMINISTRATIVE PERMIT

APPLICANT: Braemar Partnership

PROJECT DESCRIPTION: Regrade and reconstruct portion of an existing surface parking lot to increase parking from 21 spaces to 22 spaces at northeastern portion of existing 8.3 acre hotel site.

PROJECT LOCATION: 3999 Mission Boulevard, Mission Beach, San Diego, San Diego County. APNs 423-330-16 through -22

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: September 17, 1999 LOCATION: Eureka Inn
9:00a.m., Friday 7th and 'F' Streets
Eureka, CA 95501

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: *Laurinda R. Owens*

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.

Proposed is the regrading and reconstruction of a portion of an existing surface parking lot resulting in an increase from 21 parking spaces to 22 parking spaces located near the northeast corner of a site containing an existing hotel facility (Catamaran Hotel). The subject area where the parking improvements are proposed is currently used for valet parking in conjunction with the hotel facility. The subject property is located at the

southeastern corner of Mission Boulevard and Pacific Beach Drive and extends to the east to Sail Bay, which is part of Mission Bay Park, in the community of Pacific Beach. The proposed parking lot improvements are located on the central part of the site which is within the Coastal Commission's original permit jurisdiction. Both the western portion of the site fronting on Mission Boulevard and the far northeastern portion of the site fronting on Pacific Beach Drive and Sail Bay, are located within the City of San Diego's permit jurisdiction. Portions of the site within the City's permit jurisdiction are also within the Commission's appeal jurisdiction. The proposed development requires a coastal development permit because it is a change in the intensity of use (change to the number of parking spaces). As the subject site is located within an area of the Commission's original jurisdiction, the Chapter 3 policies of the Coastal Act are the standard of review.

In conjunction with the subject improvements, the applicant is also proposing a monument sign with landscaping and the addition of 45 parking spaces for valet parking at the northeast corner of the site. However, as noted above, this portion of the site is within the City's permit jurisdiction. The applicant is concurrently obtaining a separate coastal development permit for that portion of the proposed development within the City's jurisdiction in conjunction with the subject coastal development permit application.

The Commission has approved several coastal development permits in the past for the subject site/hotel facility. In January of 1984, CDP #6-83-703 was approved for a residential subdivision to include several single-family residences; however, that project was never constructed. In September of 1985, CDP #6-85-434 was approved for the removal of a wedding chapel from the site and construction of 14 additional guest suites and a parking structure including the expansion of public meeting and banquet areas and the overall rehabilitation of the hotel facility. In January of 1988, CDP #6-87-646 was approved for the construction of 42 guest rooms in a two-story structure. Under that coastal development permit, the applicant was required to provide 42 parking spaces for the permitted 42 standard hotel rooms with no kitchen facilities that were approved in association with that permit. The spaces were to be located in an existing 202-space parking garage on the main portion of the hotel property.

With regard to public access and parking, several policies of the Coastal Act provide for the protection of public access to the coast. In particular, with regard to the subject site, Section 30252 of the Act provides that adequate parking facilities be provided in order to assure public access to the coast. In addition, the City also developed more stringent parking requirements in what is identified as the Beach Impact Area (BIA). The BIA generally includes the 3-4 blocks immediately adjacent to sandy beach or coastal bluffs for most nearshore communities within the City boundaries bordering both Mission Bay and the Pacific Ocean. All of the subject site lies within the BIA. The BIA is most impacted by beach visitor traffic, as public recreational areas or viewpoints would be within reasonable walking distance. Therefore, more stringent parking standards are enforced throughout the BIA Overlay zone. The parking standards for the BIA

applicable to the subject site are one parking space for each hotel room or suite (without regard to whether or not the unit has a kitchenette or not).

In coastal communities, and particularly in their nearshore or key visitor destination spots and along major coastal access routes, the Commission is concerned about assuring the adequacy of off-street parking to support proposed development. This concern arises out of the fact that should sufficient off-street parking not be provided, displacement of available public parking or street parking may result which could have adverse impacts on access to the coastline. In Pacific Beach, like most other areas of the City of San Diego, there is very little available public parking facilities. Most beach visitors must rely on street parking in the nearshore area for public access.

The project site is located two blocks east of the ocean at the southeast corner of Mission Boulevard and Pacific Beach Drive in Pacific Beach within the LCP identified BIA Overlay. However, the Catamran facility is a unique situation in that the existing facilities are governed by the Mission Beach Planned District Ordinance (PDO) and the subject site is within the Pacific Beach Community Plan. Parking standards under the Mission Beach PDO carry no requirements to provide parking for the restaurant, lounge or banquet facilities associated with hotel facility. However, hotel rooms must provide 1.2 spaces for standard units and 1.5 spaces for units with kitchenettes. The current number of hotel rooms/suites for the existing hotel facility is 313 rooms. One-hundred-thirty of these rooms contain kitchenettes. As such, the parking required for the hotel facility is as follows:

$$\begin{array}{r} 183 \times 1.0 = 183 \text{ spaces} \\ + 130 \times 1.5 = \underline{195} \text{ spaces} \\ \hline 378 \text{ spaces} \end{array}$$

In addition, the Catamaran Hotel must provide 50 spaces for the Bahia Belle, a paddle-wheel ship which cruises Mission Bay and stops enroute at the Catamaran. Therefore, the required parking for the site totals to 428 parking spaces. Currently total parking spaces for the site including both surface spaces and the parking garage are 521 spaces. With the subject proposal to increase one parking space, the total number of on-site parking spaces will be 522. This is a surplus of 94 spaces over what is required for all existing uses on the site. In addition, as noted earlier, the applicant is also currently processing a coastal development permit application with the City for the portion of the site within their permit jurisdiction for the 45 additional parking spaces on site which are proposed to be used as valet parking associated with the hotel facility. Thus, with the current provision of 522 parking spaces, adequate parking will continue to be met for all existing uses on the site. Thus, the proposed improvements to a portion of a parking lot within the Commission's area of original jurisdiction can be found consistent with the public access policies of the Coastal Act and the certified LCP.

With regard to visual resources, Section 30251 of the Coastal Act provides for the protection of scenic coastal resources and for the compatibility of new and existing development. The existing hotel facility consists of several two-story structures.

anticipated to occur as a result of project approval. In addition, landscaping will continue to be provided throughout the parking lot which will serve to retain the visual amenities of the site. As such, the proposed development can be found consistent with Section 30251 of the Act.

The subject site is currently zoned CV and designated for Visitor-Serving Commercial uses in the certified City of San Diego (Pacific Beach segment) LCP. However, portions of the site are within the Commission's area of original jurisdiction, as noted earlier. In summary, the Executive Director determines that the proposed development conforms to the Coastal Act Chapter 3 policies and project approval will not prejudice the City of San Diego to continue implementation of its fully-certified local coastal program.

SPECIAL CONDITIONS: None.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:
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Applicant's Signature

Date of Signing

CALIFORNIA COASTAL COMMISSION

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3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036



Page 1 of 4

Permit Application No. 6-99-97/DLDate August 25, 1999ADMINISTRATIVE PERMIT

APPLICANT: Mr. and Mrs. McHugh

PROJECT DESCRIPTION: Construction of a two-story, 6,635 sq.ft single-family residence with an attached 1,303 sq.ft. garage on a 1 acre lot.

PROJECT LOCATION: 15036 El Camino Real, San Diego County. APN 302-053-14

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.

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PETER DOUGLAS
Executive Director

By: Diana Gilley

STANDARD CONDITIONS:

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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 two-story, 6,635 sq.ft single-family residence with an attached 1,303 sq.ft. garage. The 1-acre vacant site is located on the west side of El Camino Real in an unincorporated area of County of San Diego, east of Solana Beach. A maximum of approximately 200 cubic yards of balanced grading is proposed. There is an existing drainage ditch that runs along the eastern edge of the site, at a lower elevation than the western portion

of the lot. There is a drainage easement across the ditch area. There is no running or standing water in the drainage area at this time, and the area is vegetated with dry grasses. An existing wooden bridge spans the drainage ditch connecting an existing driveway from El Camino Real to the middle of the site.

The County of San Diego's Local Coastal Program (LCP) has been certified by the Commission; however, the County has chosen not to assume permit issuing authority. Therefore, the County LCP is not effectively certified and Chapter 3 of the Coastal Act is the standard of review.

The subject lot was created in September 1979 through a nine-lot subdivision of a 12.08 acre lot (#F8478). This permit included installation of public utilities such as the drainage area to accommodate runoff, street improvements, and construction of a 2,700 sq.ft. to 3,000 sq.ft. residence on each lot. The existing bridge/driveway was constructed under the previous permit. However, like the subject residence, most of the residences eventually proposed on the nine lots have been larger than those approved under permit #F8478, and separate, individual permits have been approved for new residential construction on the lots.

Special Conditions placed the previous permit placed portions of three of the approved lots in an open space deed restriction to preserve the steep slopes on the lots. However, the subject site is generally flat and no restrictions were placed on development of the subject site through the previous permit, with the exception that the drainage channel must be allowed to be used for equestrian trail purposes should this be acceptable to the County of San Diego. No improvements are proposed in the drainage easement.

Section 30240(b) requires that development in areas adjacent to environmentally sensitive habitat be sited to prevent impacts that would significantly degrade such areas. The site is located within the Coastal Resource Protection overlay designation contained in the previously certified County LCP, which contains policies protecting slopes in excess of 25% that are natively vegetated. However, the site is vegetated with grasses and several scattered scrubs. There are no steep slopes or sensitive vegetation on the site that would be disturbed by the proposed development.

Section 30251 of the Coastal Act requires that new development be visually compatible with the character of the surrounding neighborhood. The proposed estate-style single-family residence will be compatible in size and character to the surrounding residences. No public views will be blocked by the proposed structure.

The site is planned and zoned for low-density residential uses by the County of San Diego. The proposed residential construction is consistent with these designations. As noted above, the site is consistent with the CRP overlay. As proposed, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. The Commission finds that approval of the subject project will not prejudice the ability of the County of San Diego to implement its certified 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