

Mon 3a

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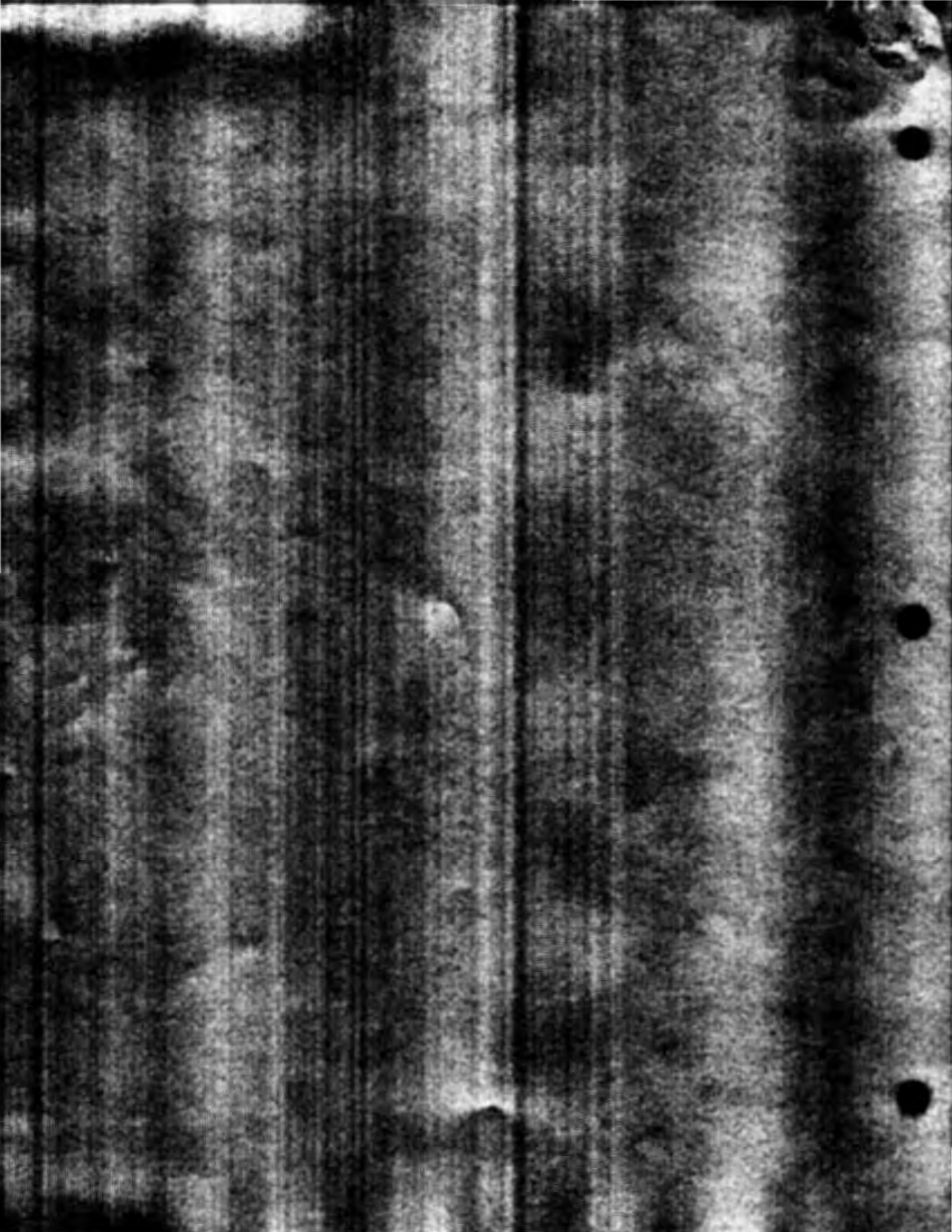
San Diego Coast District

ADMINISTRATIVE CALENDAR

Monday, November 13, 2000

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6-00-128



CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

(619) 767-2370

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Permit Application No. 6-00-128
Date 10/25/00ADMINISTRATIVE PERMIT

APPLICANT: Dave Hatherill

PROJECT DESCRIPTION: Conversion of an existing two-unit, two-story, 1,208 sq.ft. residential structure to a single family residence and construction of a 179 sq.ft. third-story addition on a 1,278 sq.ft. lot.

PROJECT LOCATION: 715 Whiting Court, Mission Beach, San Diego, San Diego County.
APN 423-551-2600

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: November 13, 2000
10:00 a.m., MondayLOCATION: Furama Hotel
8601 Lincoln Blvd.
Los Angeles, CAIMPORTANT - 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 DirectorBy: 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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 to convert an existing two-unit, two-story, 1,208 sq.ft. residential structure into a single-family residence. Presently the structure contains two kitchens, one on each floor. The kitchen on the second floor will be removed. Also proposed is the construction of a 179 sq.ft. third story addition which will contain a master bedroom, bath, sitting room and exterior deck. The proposed structure will attain a height of 29 ½ feet.

Sections 30210 and 30212 of the Coastal Act require that public access to the shoreline and along the coast be maximized and provided in all new development located between the inland extent of any coastal waters and the first coastal roadway. The subject site is 1,278 sq.ft. in size and is located on the east side of Strandway (which is the first coastal road in this area) and is bounded by Whiting Court to the north and an alley to the south.

Vertical access exists at Whiting Court and also one block to the south at Verona Court, both of which extend all the way to the west to the Ocean Front Walk public boardwalk. The proposed conversion/remodel will not affect public access consistent with the above cited policies.

Section 30251 of the Act calls for the protection of the coastal zone's scenic amenities and requires that new development be visually compatible with the character of the surrounding community. The proposed development is located in a well-established residential neighborhood consisting of apartment units, condominiums and single-family residences of varying heights and architecture. As such, the proposed residential remodel will be compatible with the character of the mixed development in this community. Public views will be preserved along existing east-west access corridors, and no view blockages of regional or statewide significance should occur. The Executive Director therefore finds the proposed project consistent with Section 30251 of the Act.

While the City of San Diego has a certified LCP, the subject site is within an area of original jurisdiction, where the Commission retains permanent permit authority. The site is zoned R-N in the Mission Beach Planned District Ordinance (PDO). The proposed development consisting of a single family residence is consistent with this designation. The Mission Beach Planned District Ordinance (PDO) requires 1.5 parking spaces per unit for residences in the R-N zone. The existing residence currently has 2 parking spaces in an existing two-car garage which will continue to be provided. As such, adequate on-site parking will be provided.

The proposed project can be found consistent with the certified Mission Beach Precise Plan and Planned District Ordinance, and all applicable Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development, as conditioned, will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Mission Beach community.

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

