

CALIFORNIA COASTAL COMMISSION

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Staff Report: 1/27/00
Hearing Date: 2/15-18/00

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No: 6-99-158

Applicant: Santa Fe Christian Schools Agent: Gale Larson

Description: Demolition of an existing approximately 9,000 sq. ft. library/counseling building, construction of an approximately 14,800 sq. ft. library/media center and 59 spaced parking lot with approximately 5,300 c.y. of grading on site of an existing private K-12 school facility on an approximately 16 acre lot.

Lot Area	701,300 sq. ft. (16 acres)
Building Coverage	72,210 sq. ft. (10%)
Pavement Coverage	91,392 sq. ft. (13%)
Landscape Coverage	537,698 sq. ft. (77 %)
Parking Spaces	191
Zoning/Plan Designation	Medium High Residential (8-12 du/ac)
Ht abv fin grade	35 feet

Site: 838 Academy Drive, Solana Beach, San Diego County
APN(s) 298-112-29 & 30

Substantive File Documents: Certified County of San Diego Local Coastal Program; City of Solana Beach General Plan and Zoning Ordinance; City of Solana Beach Case No. 17-99-30 CUP/DRP/VAR.

STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed development with special conditions. Because the development involves the construction of new impervious surfaces, including parking, impacts to water quality from runoff from this site is a concern. However, as conditioned, the applicant is required to implement Best Management Practices (BMP's) to assure runoff from the proposed development is appropriately

treated prior to discharge. With these conditions, impacts of the proposed development will be minimized or mitigated, consistent with Chapter 3 policies of the Coastal Act.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

- I. **MOTION:** *I move that the Commission approve Coastal Development Permit No. 6-99-158 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. **Standard Conditions.**

See attached page.

III. **Special Conditions.**

The permit is subject to the following conditions:

1. **Runoff Control Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a runoff control plan that incorporates structural and non-structural Best Management Practices, designed to reduce both the volume of, and pollutants in, runoff produced by the proposed development from each and every storm event up to and including 0.75 inch of rainfall. The plan shall at a minimum, include the following components:

- (a) Post-development peak runoff rates and volumes shall not exceed current levels.
- (b) Drainage from the new proposed parking lot shall be directed through filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulates.
- (c) Run-off from the proposed new library shall be directed into pervious areas on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips, where geotechnically feasible.
- (d) Provisions for maintaining the BMPs so that they are functional through-out the life of the approved development. Such maintenance shall include the following :
 - (a) All BMP traps/separators and/or filters must be cleaned prior to the onset of the storm season, no later than September 30th each year.
 - (b) Debris and other water pollutants contained in BMP device(s) shall be contained and disposed of in a proper manner.
 - (c) The permittee shall inspect the filter devices each year at the time of cleaning, and replaced if found to be damaged or nonfunctional.
 - (c) The permittee shall submit a report each year that documents what maintenance has taken place, and that documents the results of the inspection and that evaluates the efficacy of the BMP's. Such report shall be submitted to the San Diego office of the Coastal Commission for Executive Director review and approval no later than June 30th of each year for the life of the approved development.

2. Disposal of Graded Spoils. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of the excess grading material. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the demolition of an existing approximately 9,000 sq. ft., two-story library/counseling building and construction of an approximately 14,800 sq. ft., two-story library/media building, approximately 5,300 c.y. of grading and construction of a 59 spaced parking lot. The applicant has identified that approximately 3,520 c.y. of graded material will be exported from the site. The location of the disposal site has not been identified. If the disposal site is located in the Coastal Zone, the disposal will require a coastal development permit. Such permit should be obtained before the applicant proceeds with construction of the proposed project, so that the material to be exported can be disposed of soon after it is generated. If the material is not disposed of quickly, it could contribute sediment to run-off from the site. Therefore, Special Condition #2 requires the applicant to identify the disposal site prior to issuance

of the subject permit and obtain an additional coastal development permit or permit amendment if the export site is located within the Coastal Zone.

The approximate 16 acre project site currently contains an existing private K-12 school with classrooms and other structures totaling approximately 74,060 sq. ft. The site is located at the northeast end of Academy Drive immediately adjacent to the west side of Interstate 5, approximately 2 blocks south of Lomas Santa Fe in the City of Solana Beach.

The project site is located within an area that was previously covered by the County of San Diego's Certified Local Coastal Program (LCP). However, the County LCP was never effectively certified and therefore is used as guidance with Chapter 3 Policies of the Coastal Act used as the standard of review.

2. Visual Resources. Section 30251 of the Coastal Act states, in part that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. . .

The project site is located approximately one mile inland of the shoreline immediately west of Interstate I-5. While portions of the existing development may be visible from Interstate 5, the proposed development will not be visible from Interstate 5, and there are no existing public views of the ocean or other scenic coastal areas available across the development site. In addition, the proposed approximately 14,800 sq. ft. two-story building will be located in place of an existing approximately 9,000 sq. ft., two-story library building that is located within the interior of the existing approximately 16 acre campus. The bulk and scale of the proposed structure is similar to the existing campus classrooms and administrative structures and is, therefore, compatible with the character of the surrounding area. Therefore, the Commission finds that the proposed development consistent with Section 30251 of the Coastal Act.

3. Resource Protection/Water Quality. Section 30231 of the Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed development will occur within an existing approximately 16 acre private K-12 grade school campus that consists of varied classroom/administrative structures occupying approximately 74,060 sq. ft., a 132 spaced parking lot, two baseball fields and a soccer field. The applicant proposes to replace, in the same approximate location, an approximately 9,000 sq. ft., two-story library/counseling building with an approximately 14,800 sq. ft. library/media building and construct an approximately 9,360 sq. ft., 59 spaced parking lot adjacent to an existing private and interior campus road. Existing runoff from the 16 acre campus discharges via catch basins and concrete swales into storm drains under Academy Drive which empties into Stevens Creek approximately ¼ mile west of the project site.

The applicants propose to construct a new drainage for the proposed 59 spaced parking lot which consists of drain pipes leading out to the public street. Runoff from the site will enter into storm drain inlets along the street which will then empty into Stevens Creek, approximately ¼ mile west of the site. Although Stevens Creek itself is not a pristine, natural creek, polluted runoff entering the channel could harm any vegetation growing in the channel downstream, and will eventually reach San Dieguito Lagoon, which is connected to the ocean. Therefore, run-off from the proposed development could adversely impact both Stevens Creek and San Dieguito Lagoon downstream if the run-off contains pollutants. The runoff from the proposed parking lot is likely to contain oil, grease and other hydrocarbons as a result of the cars parking there. These pollutants can be trapped and removed from run-off by the use of filtering devices. Since run-off from the new parking lot will be collected by a drain pipe that leads to the street, the filtering devices can be placed on the end of the pipe to trap these pollutants. With regular maintenance (e.g. cleaning and replacing of the filters), the filters can keep pollutants from the parking lot from being carried into Stevens Creek.

In addition, runoff from the proposed library structure is proposed to be directed into existing onsite storm drains via gutters and new drains. Such runoff is likely to contain particles of roofing material or other debris. These pollutants can be also be trapped and removed by the use filtering devices such as grassy swales, landscaping or drain filters.

In order to protect the water quality and resources of the creek and lagoon, the Commission finds that the proposed project must take steps to reduce the potential for pollutants to contaminate the site run-off. Accordingly, Special Condition #1 requires the applicant to implement a polluted run-off control plan that will filter and minimize contaminants (petroleum hydrocarbons and heavy metals) from entering coastal waters. The condition requires the use of Best Management Practices (BMP's), including at a minimum filtering devices on the discharge drain pipes to treat run-off from the proposed 59 spaced parking lot. In addition, the applicant is required to maintain the polluted run-off system to ensure that debris and other pollutants are removed on a regular basis and especially prior to the onset of the rainy season (October 1st). With these conditions, the Commission is assured that all runoff generated by the proposed development is treated to the extent feasible.. Therefore, as conditioned, the proposed development will not

result in adverse impacts to the biological productivity or quality of coastal waters, and the project can be found consistent with Section 30231.

4. Public Access/Recreation. Section 30252 of the Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The Coastal Act requires that new development maintain and enhance public access to the coast by such means as providing non-automobile circulation within the development, providing adequate parking facilities, and assuring that the recreational needs of new residents will not overload nearby coastal recreation areas.

The subject site is located approximately one mile inland of the shoreline and approximately 2 blocks south of Lomas Santa Fe Drive, the nearest major coastal access route. The proposed development involves the construction of a library/computer center to replace an existing library. While the new library will be larger than the previous structure (by approximately 5,800 sq. ft.), it is proposed to serve the current level of students and staff at the existing private K-12 school facility and will not, therefore, increase the on-site demand for parking. In addition, the applicants propose to construct an additional 59 parking spaces on-site to further serve the parking needs of the campus. As such, adequate off-street parking to serve the existing and proposed development will be provided. The project site is not within walking distance of the beach and there are no major public recreational facilities in the area which could be impacted by an "over-flow" of cars from the development. Therefore, the project will not have an adverse impact on public access or recreation, and the Commission finds that the project is consistent with Section 30252 of the Coastal Act.

5. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The site is zoned and designated Medium High Residential in the City of Solana Beach General Plan and Zoning Ordinance, and Medium High Residential in the previously

certified County of San Diego Local Coastal Program, which the Commission uses for guidance in review of development in the City of Solana Beach. With the approval of a conditional use permit, the proposed project is consistent with these designations. The site is not located within any of the special overlay designations contained in the certified County LCP. As conditioned, 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.

6. California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the water quality protection policies of the Coastal Act. Mitigation measures that include the use of Best Management Practices to filter polluted runoff will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. 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.

NORTH



PACIFIC OCEAN

SITE

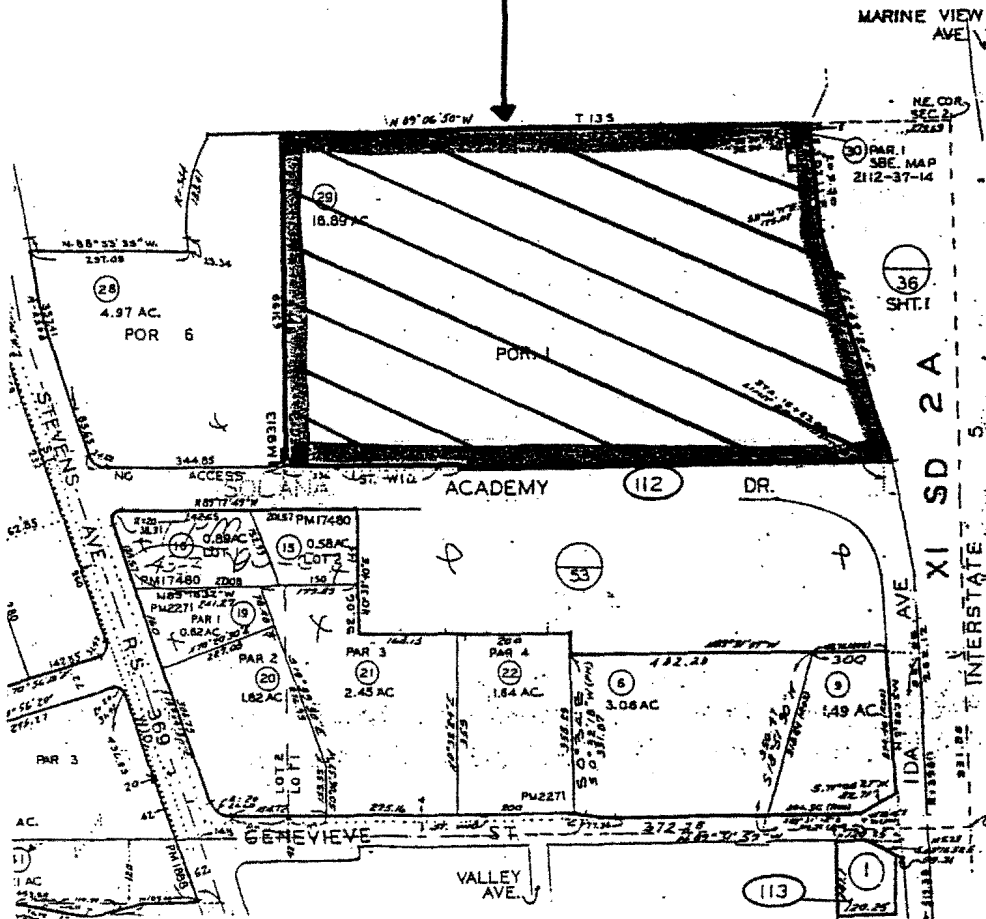
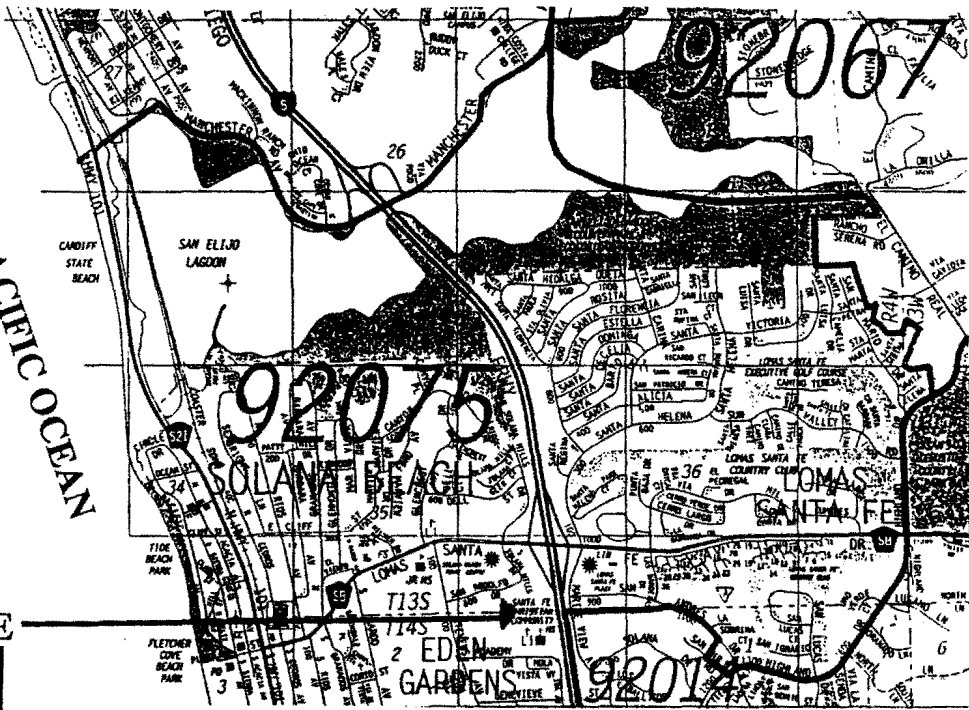



EXHIBIT NO. 1
APPLICATION NO.
6-99-158
Location Map
 California Coastal Commission

INTERSTATE 5

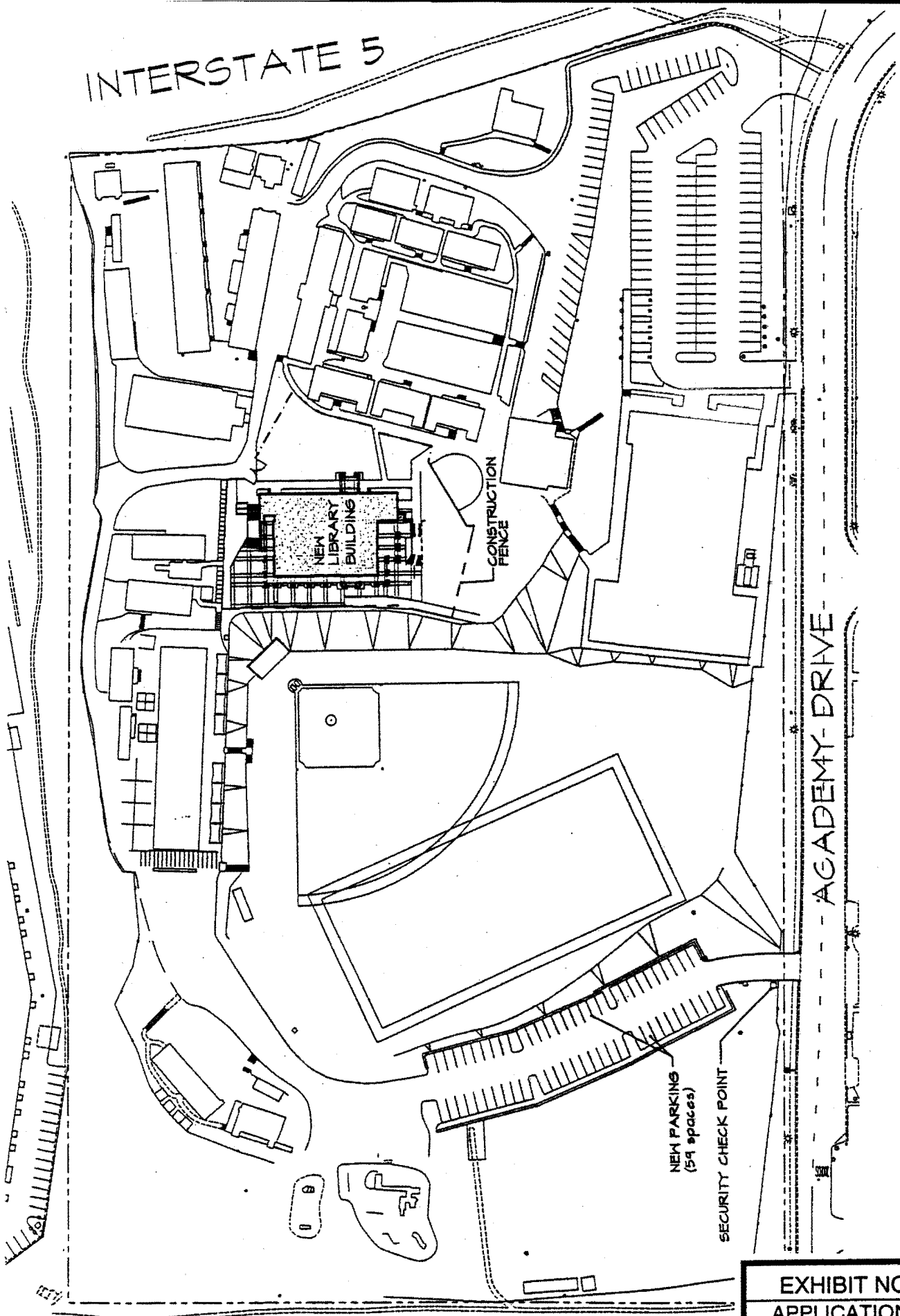
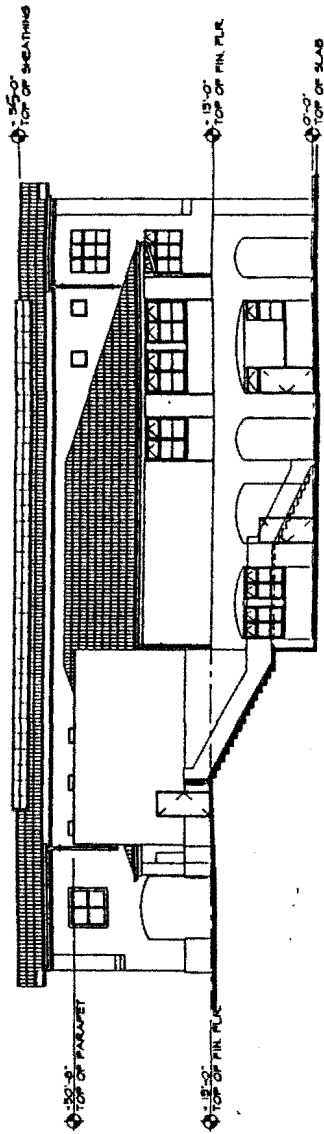
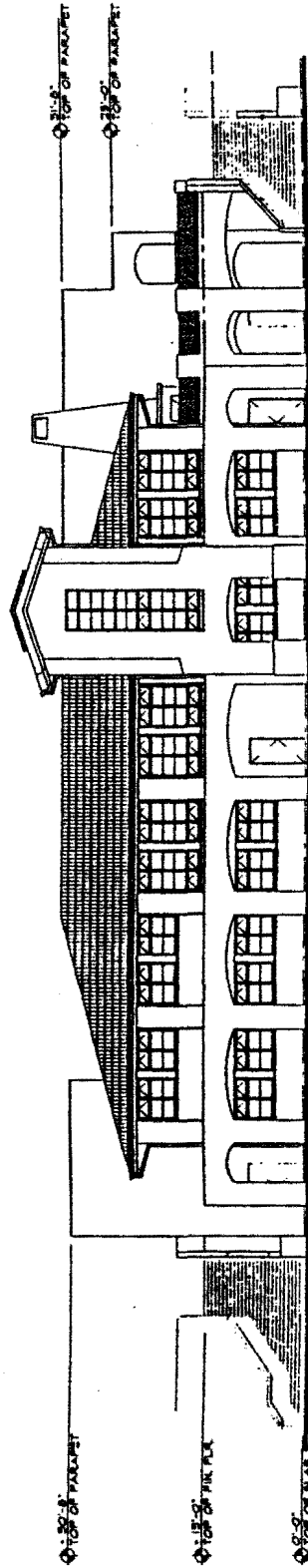


EXHIBIT NO. 2
APPLICATION NO.
6-99-158
Site Plan



NORTH ELEVATION
10-11-68



WEST ELEVATION
10-11-68

GETTY BUILDING NORTH and WEST ELEVATIONS

HMC - SAN DIEGO
Architecture • Interiors • Planning

LIBRARY

EXHIBIT NO. 3
APPLICATION NO.
6-99-158
Elevations

California Coastal Commission

LIBRARY
Santa Fe
Solana Beach

