

RECORD PACKET COPY

Mon 5a-c

San Diego Coast District

CONSENT CALENDAR

Monday, April 10, 2000

Table of Contents

6-00-11

6-00-16

6-00-17

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
21-8036



Filed: March 6, 2000
49th Day: April 24, 2000
180th Day: September 2, 2000
Staff: GC-SD
Staff Report: March 23, 2000
Hearing Date: April 11-14, 2000

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-11

Applicant: Sean M. MacLeod

Description: Demolition of an existing one-story approximately 1,338 sq. ft. single-family residence and construction of a two-story approximately 3,113 sq. ft. single-family residence on an approximately 14,000 sq. ft. lot.

Lot Area	14,000 sq. ft.
Building Coverage	3,113 sq. ft. (22%)
Pavement Coverage	400 sq. ft. (3%)
Landscape Coverage	10,487 sq. ft. (75%)
Parking Spaces	2
Zoning	LR Low Residential
Plan Designation	LR Low Residential (3 du/ac)
Project Density	3
Ht abv fin grade	25 feet

Site: 520 Canyon Drive, Solana Beach, San Diego County.
APN 263-193-05

STAFF RECOMMENDATION:

I. **MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Substantive File Documents: Certified County of San Diego Local Coastal Program (LCP); City of Solana Beach General Plan and Zoning Ordinance; City of Solana Beach Development Review Permit 17-99-26

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Drainage Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan documenting that the runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation in a non-erosive manner, prior to being collected, where necessary, and conveyed off-site to storm drain(s) within Canyon Drive.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Exterior Treatment/Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval in writing of the Executive Director, a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed residence. The color of the structure and roof permitted hereby shall be restricted to color compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones except as minor accents. All windows on the north side of the residence shall be comprised of non-glare glass.

PRIOR TO ISSUANCE OF THE PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structure approved in this permit, binding all successors and

assigns, and shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Landscaping Plan/Deed Restriction. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a final landscaping plan. Said plan shall include the following:

- a. A plan showing the type, size, extent and location of all trees on the site, to consist of, at a minimum, three trees (24-inch box or 5-foot trunk height minimum) planted on the north side of the approved residence in such a manner as to maximize screening of the structure from views from San Elijo Lagoon and Highway 101.
- b. Fire-resistant, drought tolerant native or naturalizing plant materials shall be utilized to the maximum extent feasible.
- c. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion residential construction
- d. A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.

PRIOR TO ISSUANCE OF THE PERMIT, the applicant shall record a deed restriction, in a form and content acceptable to the Executive Director, that reflects the above requirements. The restriction shall provide that landscaping shall be implemented in accordance with Special Condition #3 and consistent with those plans approved with CDP #6-00-11. The document shall run with the land for the life of the structures approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the demolition of an existing one-story approximately 1,338 sq. ft. single-family residence including garage and construction of a

two-story approximately 3,113 sq. ft. single-family residence with garage on an approximately 14,000 sq. ft. lot. The development will occur on a previously graded portion of the property with no additional grading proposed. The project site is located on Canyon Drive on an inland hillside in Solana Beach overlooking Holmwood Canyon and San Elijo Lagoon to the north and west. The northern portion of the lot slopes steeply down to Holmwood Canyon below and contains landscaping features, a concrete walkway and an approximately 360 sq. ft. wood framed building. The applicant has indicated that these improvements were constructed in approximately 1958. However, none of the proposed development will occur any closer than 25 feet from the edge of the hillside.

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:

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 proposed structure will be located on top of a hillside overlooking San Elijo Lagoon Ecological Reserve. The northern portion of the property is located within the City's Hillside Overlay Zone, which restricts development in areas in excess of 25% slopes and seeks to preserve natural topography and scenic qualities of the City. The site is not located within the Prime Viewshed overlay area identified in the previously certified County of San Diego Local Coastal Program, however, the site is visible from Highway 101 and from San Elijo Lagoon to the west and north. The proposed development is located in an established residential neighborhood consisting of both one and two-story residences. Several single-family residences are also located below the site to the north within Holmwood Canyon immediately adjacent to San Elijo Lagoon.

In order to break up the facade of the structure and soften views of the residence from a distance, Special Condition #3 requires that the applicant submit a final landscape plan indicating that a minimum of three trees will be provided and maintained between the residence and the edge of the hillside. The condition must be recorded as a deed restriction, which will ensure that future owners are aware of the requirement to maintain the three trees such that the residence continues to be partially screened from views from the lagoon and Highway 101.

The required landscaping will reduce the visual prominence of the development. However, given the vegetated nature of the area, which creates a dark green and brown landscape, if the exterior of the proposed residence was white or brightly colored, the house would contrast significantly with the surrounding natural hillside, causing the house to be visually prominent on the hillside.

The Commission has a long history of requiring landscaping and color restrictions on new development around San Elijo Lagoon (ref. #6-87-618; #6-88-193; #6-89-32; #6-93-176; #6-98-1; #6-99-68; 6-99-76). The purpose of such these requirements has been to cause new development to blend in with the natural surroundings of the lagoon in order to preserve the scenic quality of the lagoon and surrounding hillsides tones.

Therefore, the Commission finds that in order for the proposed development to be consistent with the visual resource protection policies of the Coastal Act, the color of the house must be restricted to a color that will blend in with the surrounding hillside. Accordingly, Special Condition #2 requires the applicant to submit a color board indicating that the exterior colors of the proposed residence will be earthen tones (greens, browns, tans, grays or other dark colors) compatible with the surrounding natural environment. In this way, the proposed home as viewed from surrounding public vantage areas will not stand out prominently, but will blend in with the adjacent natural hillside.

Therefore, with special conditions relating to landscaping, colorizing and future development of the site, potential visual impacts from the proposed development will be reduced to the maximum extent feasible, consistent with the visual protection policies of the Coastal Act.

3. Runoff/Water Quality. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development will occur approximately 25 feet from the edge of an inland hillside above Holmwood Canyon and San Elijo Lagoon Ecological Reserve. As such, drainage and run-off from the development could potentially affect water quality within San Elijo Lagoon. The City's approval requires that all drainage from the development site, including run-off from the roof, drain towards Canyon Drive. However, no provisions are included that address treatment of the run-off prior to its entering the storm drain system that empties into San Elijo Lagoon.

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition Nos. 1 and 3 have been attached. Special Condition #3 requires the installation of drought tolerant landscaping on the site consisting of trees and ground cover. Special Condition #1 requires that runoff from the roof, driveway and other impervious surfaces be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being collected and conveyed off-site. Directing on-site runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from small developments such as the subject proposal. As

conditioned, the proposed landscaping will serve to reduce any impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Section 30231 of the Coastal Act.

4. 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 provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The site is zoned and designated for low residential development at a maximum allowable density of 3 dwelling units per acre (dua) in the City of Solana Beach Zoning Ordinance, and is zoned for a maximum density of 2.9 dua in the certified County of San Diego LCP, which the Commission uses for guidance in review of development in Solana Beach. The maximum density resulting from the subject development would be 3.1 dwelling units per acre, which is slightly higher than both the City and County zone and plan designations. However, in this case, since only one single-family residence is proposed on one lot, the development can be found to be consistent with both the City and the County's requirements. The subject development, as conditioned, is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated. Therefore, the Commission finds that the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

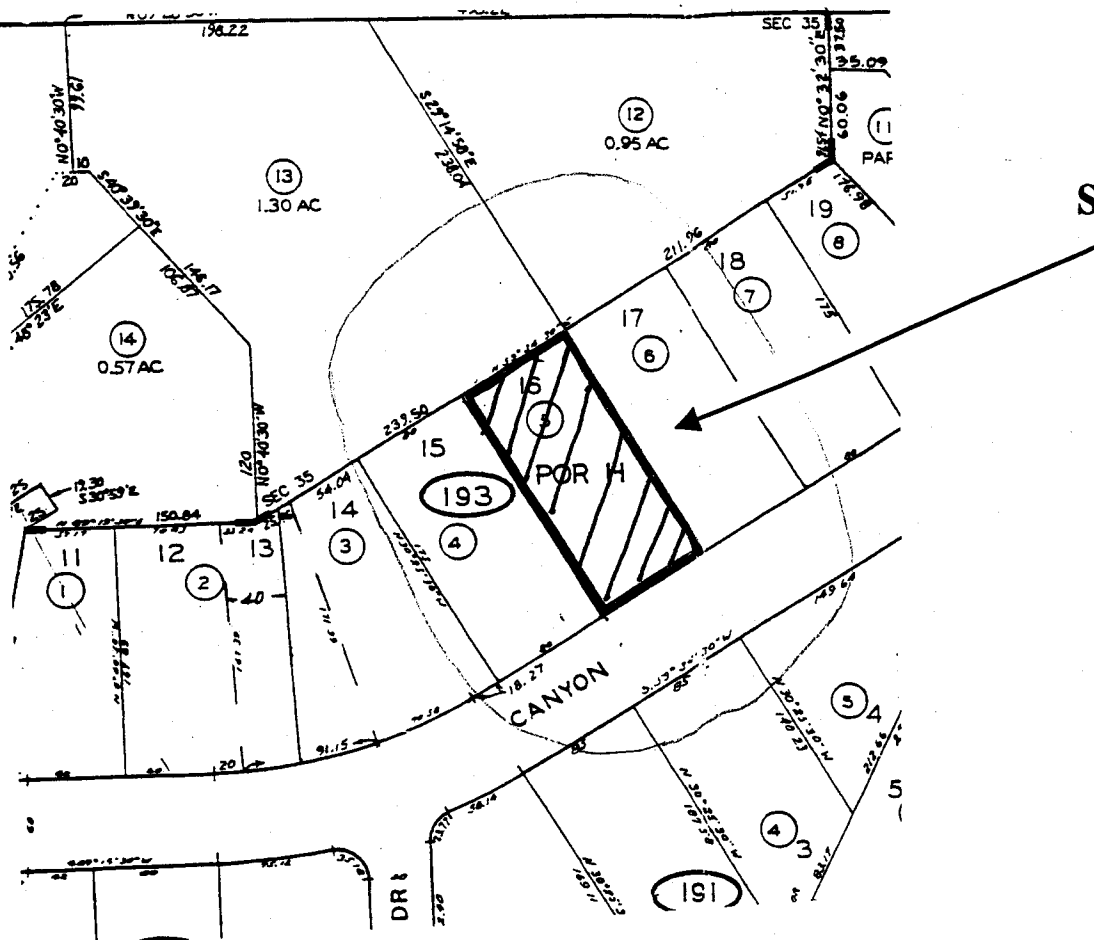
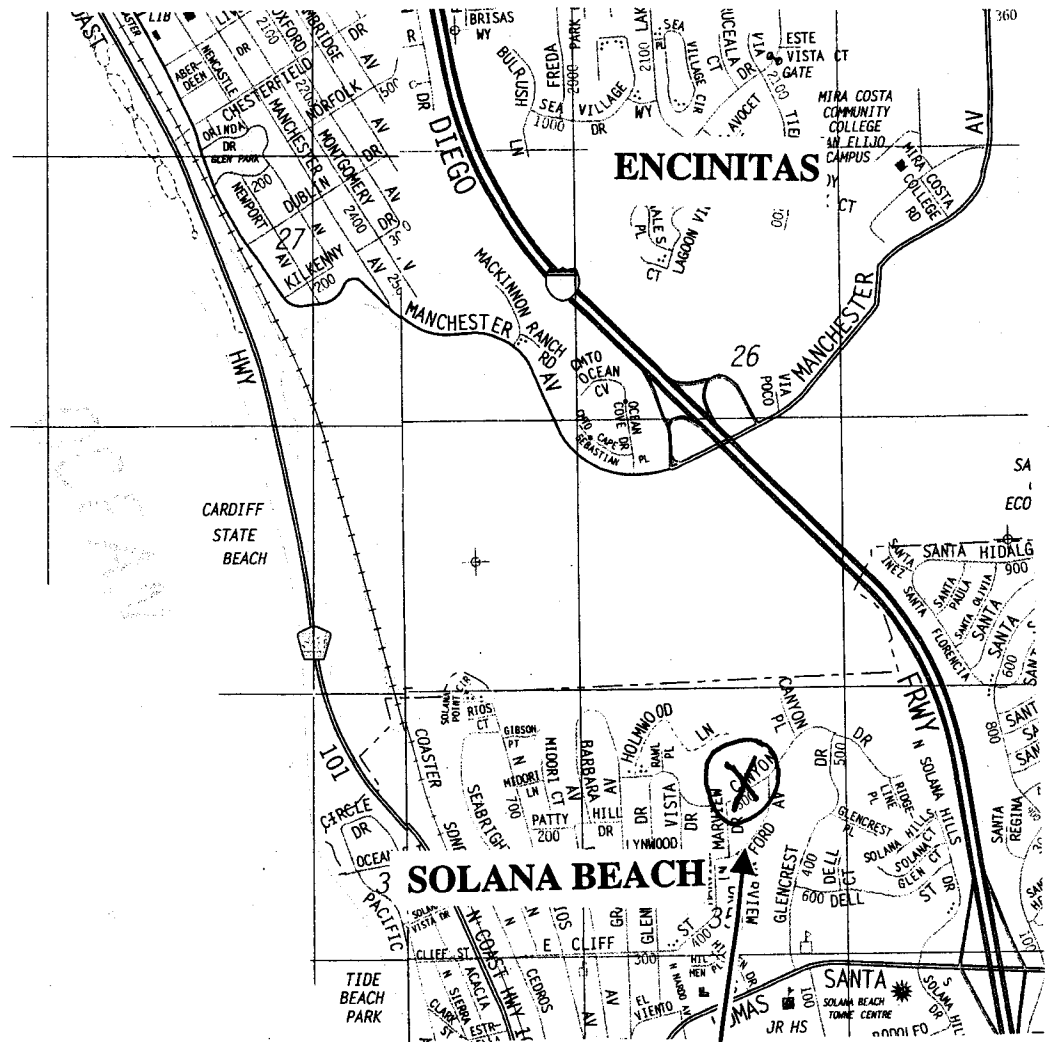
5. Consistency with the California Environmental Quality Act (CEQA).

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, 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.


As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project, as conditioned, has been found consistent with the water quality and visual resource protection policies of the Coastal Act. There are no feasible alternatives or additional mitigation measures available which would substantially lessen any significant adverse impact which the activity might 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:

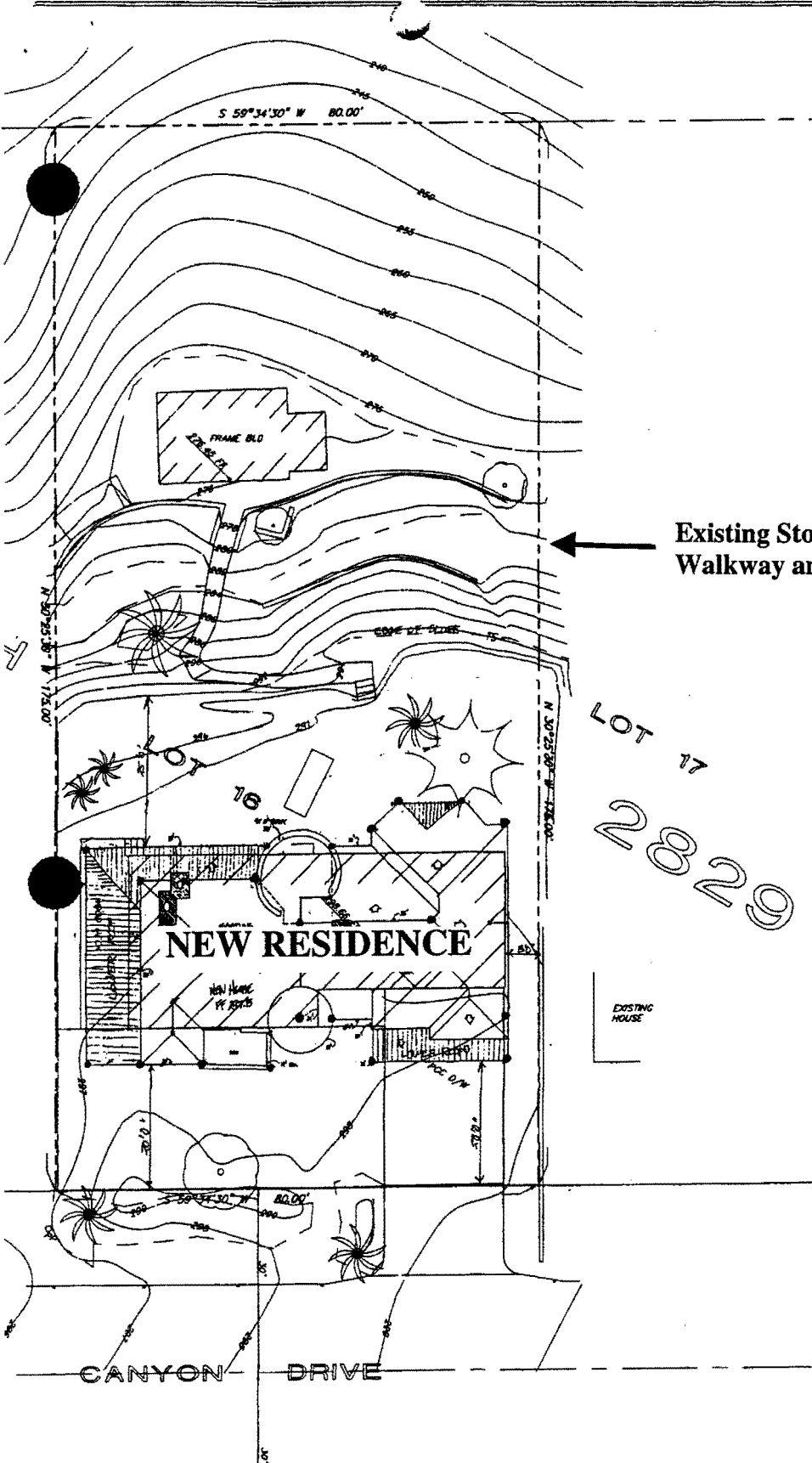
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. 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.



SITE

EXHIBIT NO. 1
APPLICATION NO.
6-00-11
Location Map
 California Coastal Commission

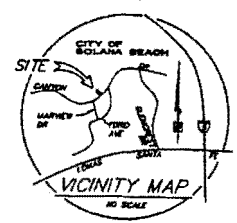
6-00-11



Existing Storage Structure,
Walkway and Landscaping

LOT 17
2829

NT



INFORMATION
 OWNER: OSEAN MAC LEOD
 444 SOUTH GERRARD AVE. GLENDO BEACH
 SOLANA BEACH CALIF. 92078
 GR-799-0944
 LEGAL: LOT 16, IN BLOCK 'H' OF HARVEEN HEIGHTS
 PART 4

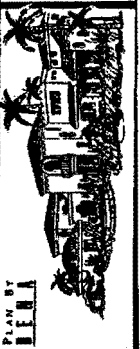
EXHIBIT NO. 2
APPLICATION NO.
6-00-11
Site Plan
California Coastal Commission

SITE PLAN

GILLESPIE
 CUSTOM
 RESIDENTIAL
 DESIGN

P.O. Box 8136
 RANCHO SANTA FE
 CA. 92067

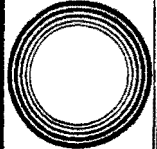
OFFICES:
 EL CAJON
 619/447-6322
 CARDIFF-BY-THE-SEA
 619/756-1982



REVISIONS:

MAC LEOD

date: 6/10/00
 scale: 1" = 10' 0"
 drawn:
 job:
 sheet:



of sheets



CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 3111 CAMINO DEL RIO NORTH, SUITE 200
 SAN DIEGO, CA 92108-1725
 (619) 491-8036



Filed: March 27, 2000
 49th Day: May 7, 2000
 180th Day: August 5, 2000
 Staff: DL-SD
 Staff Report: March 22, 2000
 Hearing Date: April 11-14, 2000

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-16

Applicant: J. Karl Kreutzer

Description: Demolition of an existing 3,360 sq.ft. commercial building, removal of existing asphalt paving and construction of a two-story 8,740 sq.ft. office building.

Lot Area	21,963 sq. ft.
Building Coverage	6,808 sq. ft. (31%)
Pavement Coverage	10,305 sq. ft. (47%)
Landscape Coverage	4,850 sq. ft. (22%)
Parking Spaces	35
Zoning	Commercial
Plan Designation	Commercial
Ht abv fin grade	26 feet

Site: 236 South Sierra Avenue, Solana Beach, San Diego County.
 APN 298-010-20.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Substantive File Documents: Certified County of San Diego Local Coastal Program (LCP); City of Solana Beach General Plan and Zoning Ordinance; City of Solana Beach Development Review Permit 17-99-34; Structure Development Permit 17-99-34.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Sign Program. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a comprehensive sign program, with evidence that the plan has been approved by the City of Solana Beach, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No tall, free-standing pole or roof signs shall be allowed.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Landscaping Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a detailed landscape plan in substantial conformance with the draft landscape plan by Lundstrom & Associates, dated 6/11/99, with evidence that the plan has been approved by the City of Solana Beach. Said plan shall indicate the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant plant materials, and low-flow irrigation systems shall be utilized to the extent feasible. The plan shall include landscaping consisting of trees in the parking area and ground cover on the South Sierra Avenue frontage, and shall allow for the flow of runoff from the proposed building into landscaped areas.

The permittee shall undertake development in accordance with the approved landscape plan. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Drainage Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan documenting that the runoff from the roof will flow into the landscaped areas on the property.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Future Development. This permit is for demolition of an existing building and construction of a two-story 8,740 sq.ft. office building. All other development proposals for the site such as conversion of the office use to retail or restaurant, shall require review and approval by the Coastal Commission, or its successor in interest, under a separate coastal development permit or an amendment to this permit.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the demolition of an existing 3,360 sq.ft. commercial building and removal of the asphalt paving on the site, and construction of a two-story 8,740 sq.ft. office building with a 35-space parking lot. The parking lot would consist of a layer of asphalt covered with a 2-inch layer of crushed gravel. The 21,963 sq.ft. lot is located on the east side of South Sierra Avenue, approximately 800 feet south of Fletcher Cove in the City of Solana Beach. The existing Torrey Pine tree on the site will remain. The project also involves the installation of sidewalk improvements on South Sierra Avenue.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, Chapter 3 policies of the Coastal Act is the standard of review. The previously certified County of San Diego LCP is used for guidance in Solana Beach.

2. Runoff/Water Quality. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters, streams, etc. be maintained by, among other means, controlling runoff.

The construction of impervious surfaces can be associated with impacts to water quality when water runoff from hard surfaces contains pollutants that eventually drain onto beaches or other coastal waters. In urban areas, runoff can contain oil, gasoline, brake dust, particles of roofing material and construction matter, chemicals, trash and other contaminants. Filters, catch basins, permeable paving surfaces such as modular pavers,

grassed parking areas, and permeable pavements can be employed to trap vehicle-generated pollutants and reduce runoff volumes.

Currently, the proposed project site is paved and/or built-out with impervious surfaces. Thus, the proposed construction will not increase the volume or velocity of runoff from the site. As proposed, the project includes the provision of landscaping around the perimeter of the proposed building, the perimeter of the site, and within the parking lot, which will decrease the amount of impervious surfaces on the site. The applicants are also proposing to allow runoff from the roof of the building to sheet flow into the landscaped areas surrounding the building, which will serve as "vegetated strips", helping filter pollutants from the runoff. Special Condition #3 requires that runoff from the building be directed into the landscaped areas as proposed.

Similarly, although underlain by pavement, the 2 inches of gravel on the parking lot will help filter pollutants. With the reduction of paved surfaces, the provision of landscaping and the gravel-topped parking lot, the proposed project is expected to result in a net improvement in the water quality of runoff from the site. Therefore, the Commission finds the proposed project, as conditioned, consistent with Section 30231 of the Coastal Act.

3. Public Access/Parking. Section 30252 of the Coastal Act requires that new development provide for adequate parking facilities so as not to compete with or preclude the public's access to the coastal area by usurping on-street public parking spaces. Because inadequate parking and congestion interfere with public access opportunities, the provision of adequate off-street parking is critical for all commercial, recreational and residential development in near shore areas.

The project site is located approximately 800 feet south of Fletcher Cove beach, the main beach access point in Solana Beach, and 300 feet north of a public beach access stairway. The proposed gravel parking lot has been designed to accommodate 35 parking spaces, although the spaces will not be striped or separately designated.

To determine the quantity of parking spaces that would be adequate to protect public access to the coast, the Commission may consider, for guidance purposes, the amount of parking required under the previously certified County of San Diego Local Coastal Program (LCP). The County LCP requires that parking for an office structure of this size be provided at a ratio of 1 space for every 200 square feet of commercial floor area. Thus, the proposed 8,740 sq.ft. building would require 44 parking spaces. In the City of Solana Beach, the site is zoned Commercial. Parking for an office use of the proposed size must be provided at a ratio of 1 space for every 250 square feet of gross floor area. Thus, the proposed building would require 35 spaces under the City's zoning ordinance.

Chapter 3 of the Coastal Act is the standard of review for the proposed project, and the Coastal Act does not include specific parking ratios, but rather requires that parking be adequate for the particular development and site location such that adverse impacts on

public beach access do not occur. Although located adjacent to the beach, the South Sierra Avenue area has historically had sufficient on and off-street public parking for beach goers. There are approximately 90 free public parking spaces at Fletcher Cove which are generally not filled to capacity during the off-season, and there are lots south of Lomas Santa Drive on the east and west sides of South Sierra Avenue with a total of 41 spaces which are underutilized even during the summer season.

Requiring parking for office uses at a 1:250 sq.ft. ratio is within the typical standards for office development applied throughout San Diego County. Although under the County LCP more parking would be required for the use than required by the City's regulations, the parking ratios imposed by the City in this area have not resulted in impacts to public beach access. Thus, 35 on-site parking spaces can be found adequate to serve the proposed development.

To ensure that in the future the floor area in the proposed structure is not converted to higher intensity uses (such as office to retail or restaurant) which may require more parking spaces, Special Condition #4 notifies the applicant that future changes or additions to the building require review by the Commission as an amendment to this permit. Therefore, as conditioned, the Commission finds the proposed project consistent with the public access policies of the Coastal Act.

4. Visual Impact/Community Character. Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance.

The proposed buildings will be located within an existing commercial area, and have been designed to be compatible in size, scale, and architectural design to surrounding development. The proposed gravel parking is intended to soften the visual prominence of a typical hardscape parking lot. In past Commission action on commercial development, the Commission has regulated the height and amount of monument signs because of the potential for adverse impacts on the scenic quality of the area and inconsistency with Section 30251 of the Act. For this reason, strict limits on the size and height of commercial signs were included within the previously certified County of San Diego Local Coastal Program (LCP). To assure that all proposed signage is consistent with Chapter 3 policies, Special Condition #1 has been proposed. The condition requires the submittal of a sign program for the proposed building documenting that only monument signs not exceeding eight feet in height or facade signs are proposed.

In addition, the applicant has proposed providing landscaping for the site, including eight date palms in the proposed parking area along with ground cover and shrubs on the Sierra Avenue street frontage and around the perimeter of the site. The provision of landscaping as proposed will ensure the visual resources of the area are protected. Special Condition #2 requires the submission of a final landscape plan, and implementation of the proposed landscaping. Therefore, as conditioned, the visual impacts of the project can be found consistent with Section 30251 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 subject site was previously in the County of San Diego Local Coastal Program (LCP) jurisdiction, but is now within the boundaries of the City of Solana Beach. Because of the incorporation of the City, the certified County of San Diego Local Coastal Program no longer applies to the area. However, the Commission will continue to utilize the San Diego County LCP documents for guidance in its review of development proposals in the City of Solana Beach until such time as the Commission certifies an LCP for the City.

The subject site was designated as General Commercial in the previously certified County of San Diego LCP. The City of Solana Beach has zoned and designated this area for Commercial uses in their draft Land Use Plan, and the proposed office construction is consistent with this designation. As discussed above, the proposed project can be found consistent with the Chapter 3 policies regarding the provision of adequate parking facilities and the protection of visual resources. The site was not subject to any of the special area overlays established in the County LCP. As conditioned, the project is consistent with all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources will result. Therefore, the Commission finds 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.

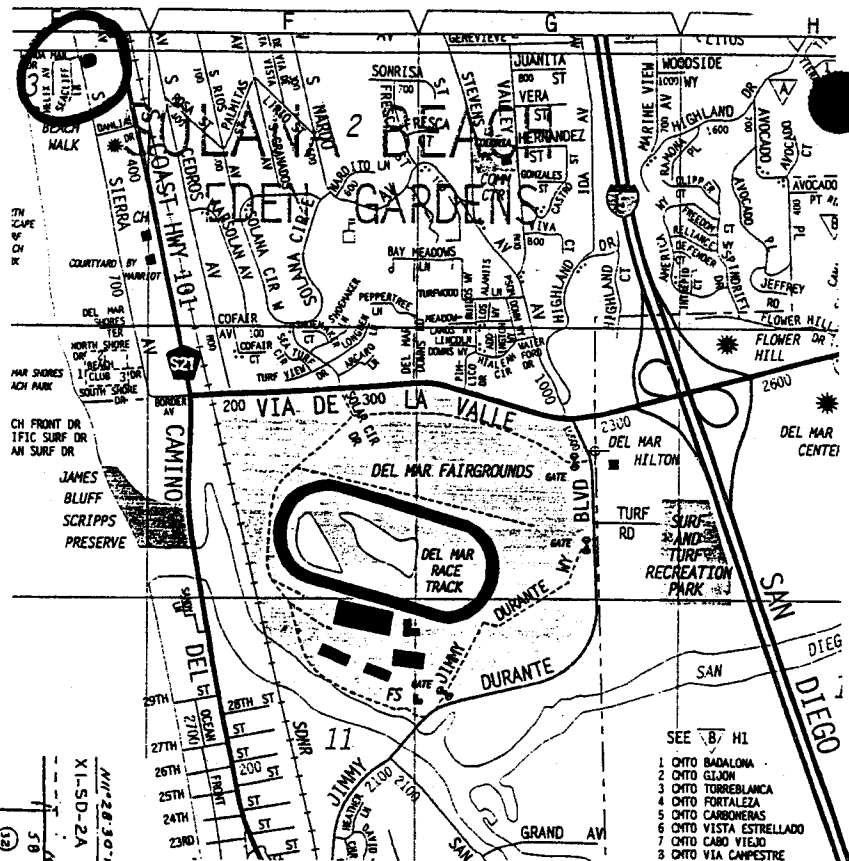
The proposed project has been conditioned in order to be found consistent with the water quality, visual quality and public access policies of the Coastal Act. Mitigation measures, including conditions addressing landscaping will minimize all adverse environmental impacts. As conditioned, there are no 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.

6-00-16

Site



- SEE B/HI
- 1 CHTO BADALONA
 - 2 CHTO GILJON
 - 3 CHTO TORREBLANCA
 - 4 CHTO FORTALEZA
 - 5 CHTO CARBONERAS
 - 6 CHTO VISTA ESTRELLADO
 - 7 CHTO CABO VIEJO
 - 8 CHTO VIA CAMPESTRE

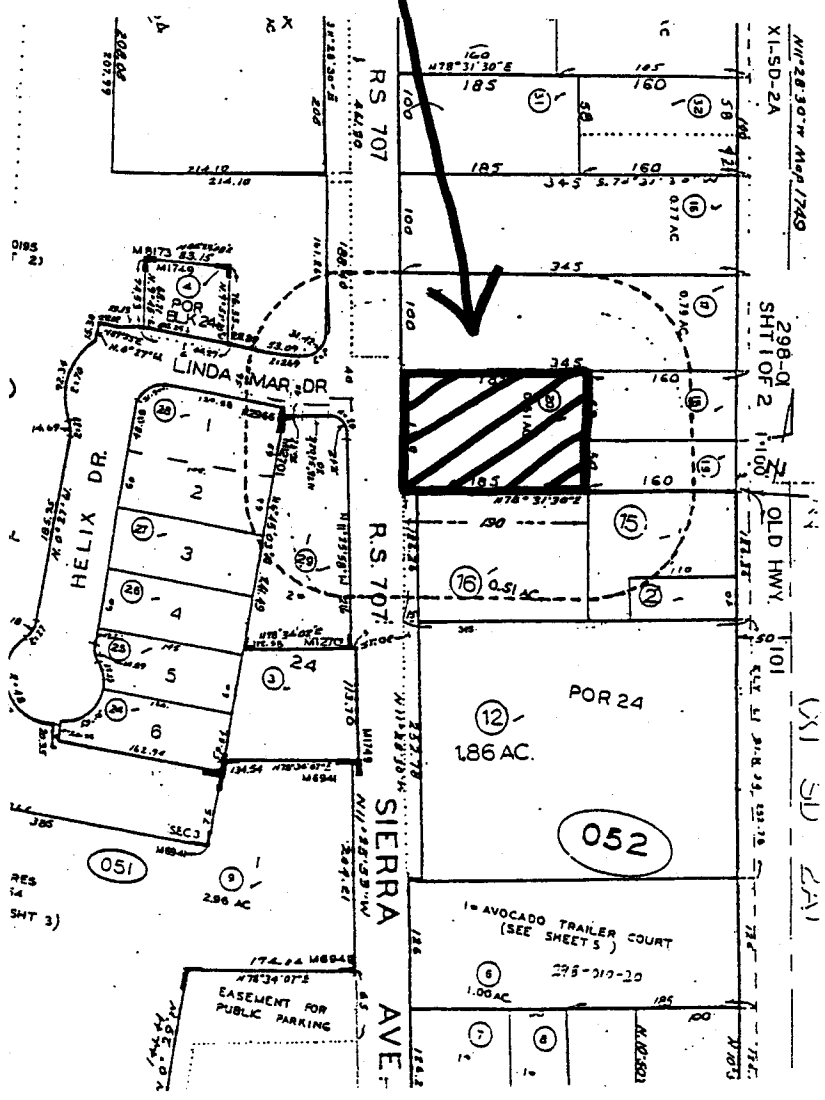
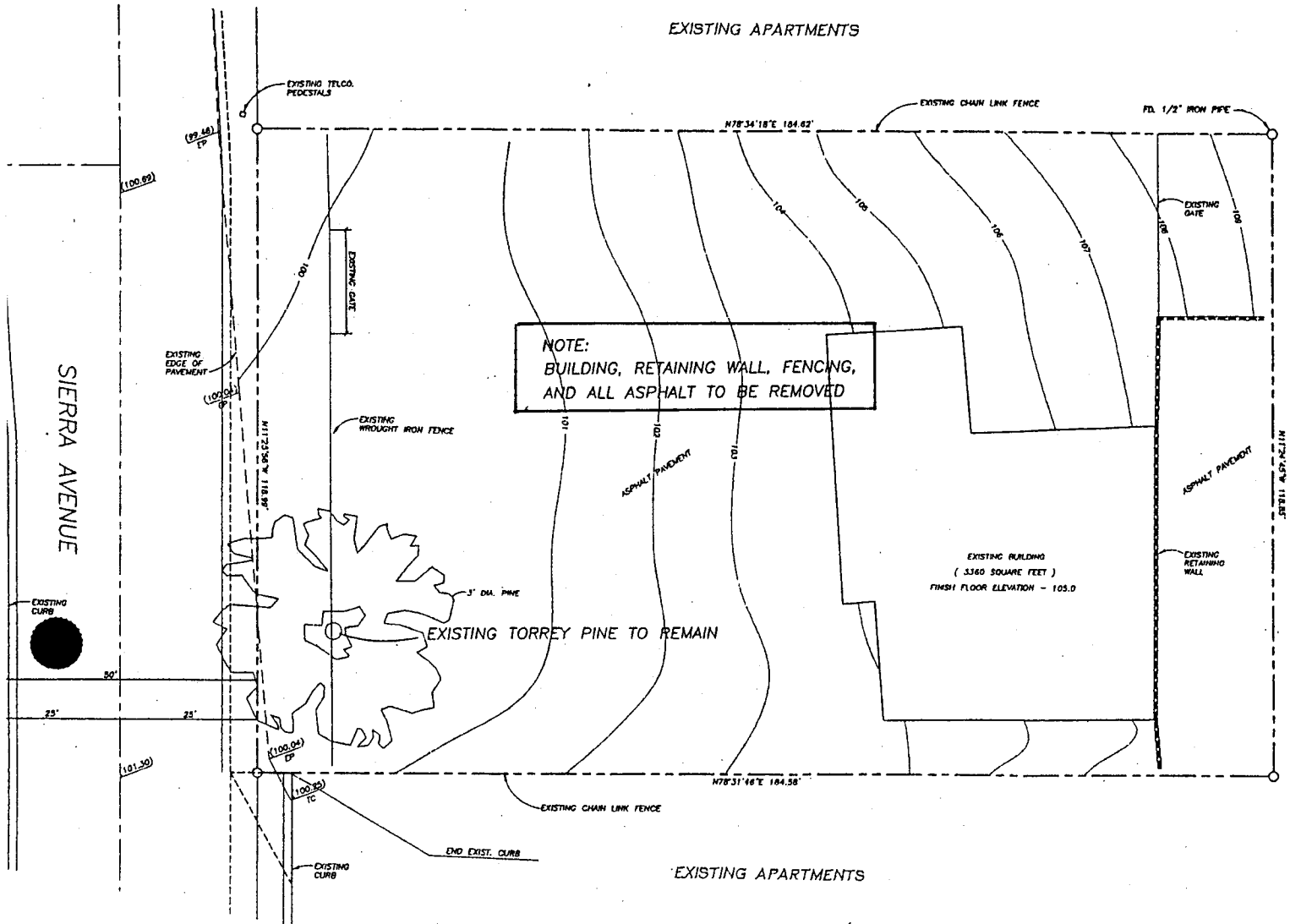


EXHIBIT NO. 1
APPLICATION NO.
6-00-16
Location Map
California Coastal Commission

EXISTING APARTMENTS



EXISTING COMMERCIAL LOT

EXISTING APARTMENTS

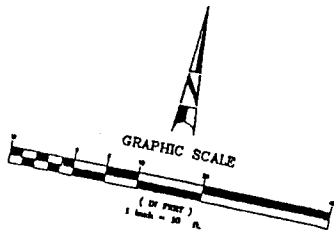
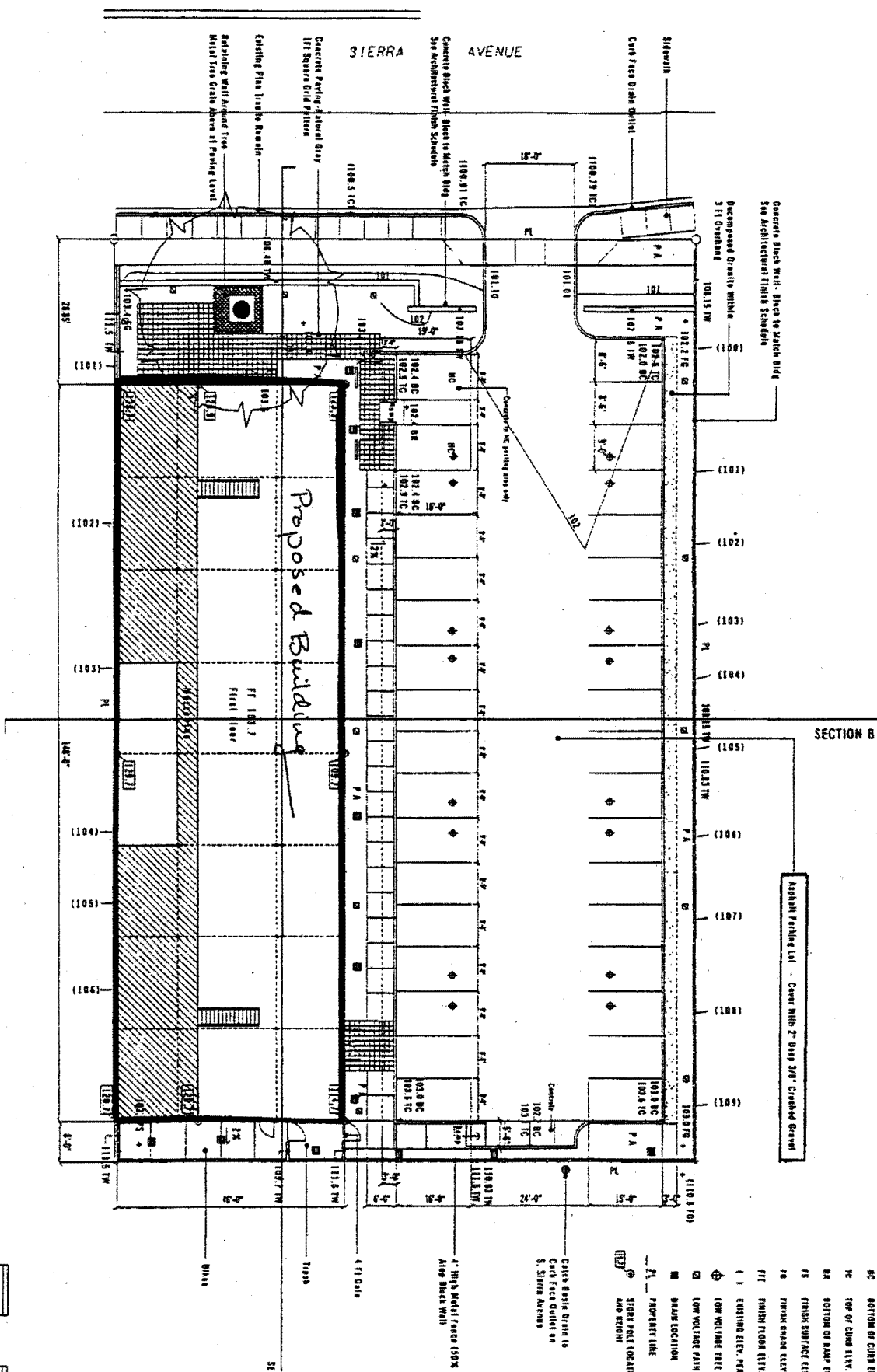


EXHIBIT NO. 2
APPLICATION NO.
6-00-16
Site Plan
Existing
California Coastal Commission

6-00-16



Concrete Block Wall - Shown to Match Side
See Architectural Finish Schedule

Decomposed Granite with
3" Overhang

Asphalt Parking Lot - Cover With 2" Deep 3/4" Crushed Gravel

LEGEND

- PA PLANTING AREA
- BC BOTTOM OF CURB ELEV.
- TC TOP OF CURB ELEV.
- BR BOTTOM OF RAMP ELEV.
- FS FINISH SURFACE ELEV.
- FA FINISH GRADE ELEV.
- FTC FINISH FLOOR ELEV.
- () EXISTING ELEV. PER CIVIL PLANS
- () ON VOLUME TREE INDICATES BOTTOM
- () ON VOLUME TREE INDICATES TOP
- P — PROPERTY LINE
- BEARING LOCATION
- SIGN POST LOCATION AND HEIGHT

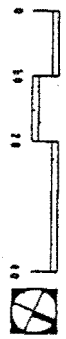


EXHIBIT NO. 3
APPLICATION NO. 6-00-16
Site Plan
Proposed
California Coastal Commission

CALIFORNIA COASTAL COMMISSION

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



Filed: 2/8/00
 49th Day: 3/28/00
 180th Day: 8/6/00
 Staff: GC-SD
 Staff Report: 3/23/00
 Hearing Date: 4/11-14/00

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-17

Applicant: Nasila & Shahin Edalatdju Agent: Edward Konopacki

Description: Removal of storage container/trash enclosure and construction of an approximately 648 sq. ft. automatic self-service car wash bay and approximately 88 sq. ft. trash enclosure area on an approximately 21,648 sq. ft. lot containing an existing service station/minimart.

Lot Area	21,648 sq. ft.
Building Coverage	1,648 sq. ft. (8 %)
Pavement Coverage	14,000 sq. ft. (64 %)
Landscape Coverage	6000 sq. ft. (28 %)
Parking Spaces	9
Zoning	Commercial
Plan Designation	Commercial
Ht abv fin grade	15 feet

Site: 705 Lomas Santa Fe Drive, Solana Beach, San Diego County.
 APN 263-420-03.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a YES vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Substantive File Documents: Certified County of San Diego Local Coastal Program (LCP); City of Solana Beach General Plan and Zoning Ordinance; City of Solana Beach Director's Use Permit 17-99-19; <http://www.epa.gov> (website for Environmental Protection Agency); CDP #6-88-389.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Best Management Practices (BMP's). PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a Best Management Practices (BMP's) program that incorporates, at a minimum, all the following features:

- a. All discharges and runoff from the proposed car wash operation shall be directed to the sewer system or to holding tanks.
- b. As much waste water as feasible shall be captured and recycled using filters, oil/water separators with recyclable absorbents that absorb hydrocarbons but do not react with water, or reclamation systems.
- c. Equipment, tanks and chemical containers shall be inspected for leaks regularly.
- d. Biodegradable soaps and chemicals shall be used instead of solvent-based solutions.
- e. Treatment and application equipment shall be calibrated regularly.
- f. Gutters with downspouts shall be installed below the roof of the car wash structure and all runoff shall be directed to gravel beds, landscaping or into the car wash water recycling system.

The permittee shall undertake the development in accordance with the approved program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the program shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Sign Program. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a comprehensive sign program, with evidence that the plan has been approved by the City of Solana Beach, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No tall, freestanding pole or roof signs shall be allowed.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description\History. Proposed is the removal of a storage container and walled trash enclosure and construction of an approximately 648 sq. ft. automatic self-service, single bay car wash on a 21,648 sq. ft. lot that contains an existing gas station/mini-mart facility. A new approximately 88 sq. ft. walled trash enclosure is proposed to be constructed on the southeast corner of the lot. The site is located on the south side Lomas Santa Fe Drive, just west of Interstate 5, approximately one mile east of Fletcher Cove in the City of Solana Beach. In November 1988, the Commission approved construction of the existing gas station and mini-mart with special conditions requiring landscaping and limiting signs to eight feet in height (CDP #6-88-389).

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. Runoff/Water Quality. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters, streams, etc. be maintained by, among other means, treating and controlling runoff and encouraging waste water reclamation.

Car wash activities raise concerns related to water quality because the wash and rinse water generated from washing cars usually contains pollutants such as soap, oils and grease, suspended solids, heavy metals, salt, wax, and toxics. However, using

commercial car wash facilities to clean vehicles is itself considered a water quality Best Management Practice (BMP), since the drains in commercial car washes are typically connected to the sanitary sewer system, so rinse water does not wash into storm drains and, thereby, to the beaches or local waters. Most commercial car washes also conserve water by recycling rinse water several times.

In this case, the proposed project involves the construction of a single bay automatic self-service car wash consisting of an approximately 648 sq. ft. structure which will utilize a 1500 gallon, three-chamber water recycling/pollutant separator system. The floor of the facility slopes toward a center drain such that all water produced by the car wash is collected for recycling and treatment. Water use is minimized by reuse during the heavy rinse cycle and pollutants such as oil, grease, suspended solids, heavy metals and other toxic material are filtered and collected within the three chamber tanks. The applicant asserts that these chambers are periodically cleaned and the contaminants are disposed of at certified materials disposal sites. All water that is not reused enters into the sewer system. In this way, no water from the car wash facility will enter into the storm drain system and any polluted water will be treated at a sewage treatment plant prior to discharge into coastal waters.

The applicant also proposes to install gutters below the south side of proposed car wash roof to collect storm water runoff. However, the submitted plans do not identify gutters on the north side of roof nor do they indicate where any collected roof runoff will be directed to. In addition, although the applicant has generally described the proposed water treatment system, a detailed Best Management Practices (BMP's) program for the proposed development was not submitted with the subject application. Therefore, Special Condition #1 has been attached which requires the applicant to submit a BMP's program which identifies that, at a minimum, the structure will be guttered and all roof runoff directed either into landscaping or the proposed car wash water recycling system, all discharges from the car wash operation be directed to the sewer system or to holding tanks, water will be recycled as much as possible, only biodegradable soaps and chemicals will be used, polluted contaminants will be periodically removed and disposed of at appropriate disposal sites, and the equipment will be inspected and maintained on a regular basis. These conditions will assure that the potential adverse effects of the proposed development upon water quality will be minimized or eliminated. Therefore, as conditioned, the proposed development can be found consistent with Section 30231 of the Coastal Act.

3. Visual Resources. Section 30251 of the Act requires that the scenic and visual qualities of coastal areas be protected as a resource of public importance. The proposed development site is located approximately one mile east of Fletcher Cove on Lomas Santa Fe Drive just west of Interstate 5 in the City of Solana Beach. Although Lomas Santa Fe Drive is identified in the previously certified County of San Diego Local Coastal Program (LCP) as a major east/west coastal access corridor, the development site is not visible from and will not affect public views of the shoreline or any public viewsheds. The subject site is currently developed with a gas station and mini-mart, and

perimeter landscaping. The proposed development will be located on an existing asphalt area on the southwest portion of the lot away from the street frontage. The existing gas station/mini-mart structure is located between the proposed car wash and Lomas Santa Fe Drive such that most general views of the car wash from motorists along Lomas Santa Fe will be obstructed.

The submitted application did not include a sign program for the proposed car wash, however, it is likely that the new development will require new signage. In past actions on commercial development, the Commission has regulated the height and amount of signs because of the potential for adverse impacts on the scenic quality of the area and inconsistency with Section 30251 of the Act. For this reason, strict limits on the size and height of commercial signs were included within the previously certified County of San Diego (LCP). To assure that all proposed signage is consistent with Chapter 3 policies, Special Condition #2 has been proposed. The condition requires the submittal of a sign program for the proposed building documenting that only monument signs not exceeding eight feet in height or facade signs are proposed. Therefore, as conditioned, the proposed project can be found consistent with the visual resource protection policies of the Coastal Act.

4. Public Access. Section 30252 of the Coastal Act requires that new development should maintain and enhance public access to the coast and provide adequate parking facilities. The proposed development will occur on the south side of Lomas Santa Fe Drive a major east/west coastal access corridor within the City of Solana Beach. As such, any development adjacent to this corridor could potentially affect access to the shoreline. However, the closest beach access from the subject site is located approximately one mile west at Fletcher Cove. In addition, access to and from the proposed car wash will not impede traffic along Lomas Santa Fe Drive since access into the car wash will occur through the existing service station lot and exiting will occur on an internal road of an adjacent commercial center; not directly back onto Lomas Santa Fe. The City's engineer has reviewed the proposed development and concluded that the project will not cause adverse impacts to the surrounding City circulation system. In terms of parking, the previously approved coastal development permit (CDP #6-88-389) for the existing service station/minimart identified that five parking spaces would be required under the previously certified County of San Diego LCP. With the addition of the car wash, an additional 2 parking spaces would be required under the previously certified County requirements. The City Zoning requirements, however, would require only one additional parking space. In this case, the applicant is providing nine total parking spaces for the subject lot which exceeds both the City and the previously certified County LCP requirements. Therefore, as proposed, the development will not result in adverse impacts on public access, 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 subject site was previously in the County of San Diego Local Coastal Program (LCP) jurisdiction, but is now within the boundaries of the City of Solana Beach. Because of the incorporation of the City, the certified County of San Diego Local Coastal Program no longer applies to the area. However, the Commission will continue to utilize the San Diego County LCP documents for guidance in its review of development proposals in the City of Solana Beach until such time as the Commission certifies an LCP for the City.

The subject site was designated as General Commercial in the previously certified County of San Diego LCP. The City of Solana Beach has zoned and designated this area for commercial uses in their draft Land Use Plan and Zoning Ordinance, and the proposed car wash is consistent with these designations. As discussed above, the proposed project can be found consistent with the relevant Chapter 3 policies regarding the protection of water quality, public access and visual resources, and no adverse impacts to coastal resources will result. The site was not subject to any of the special area overlays established in the County LCP. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Solana Beach to prepare a certifiable Local Coastal Program.

5. 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.

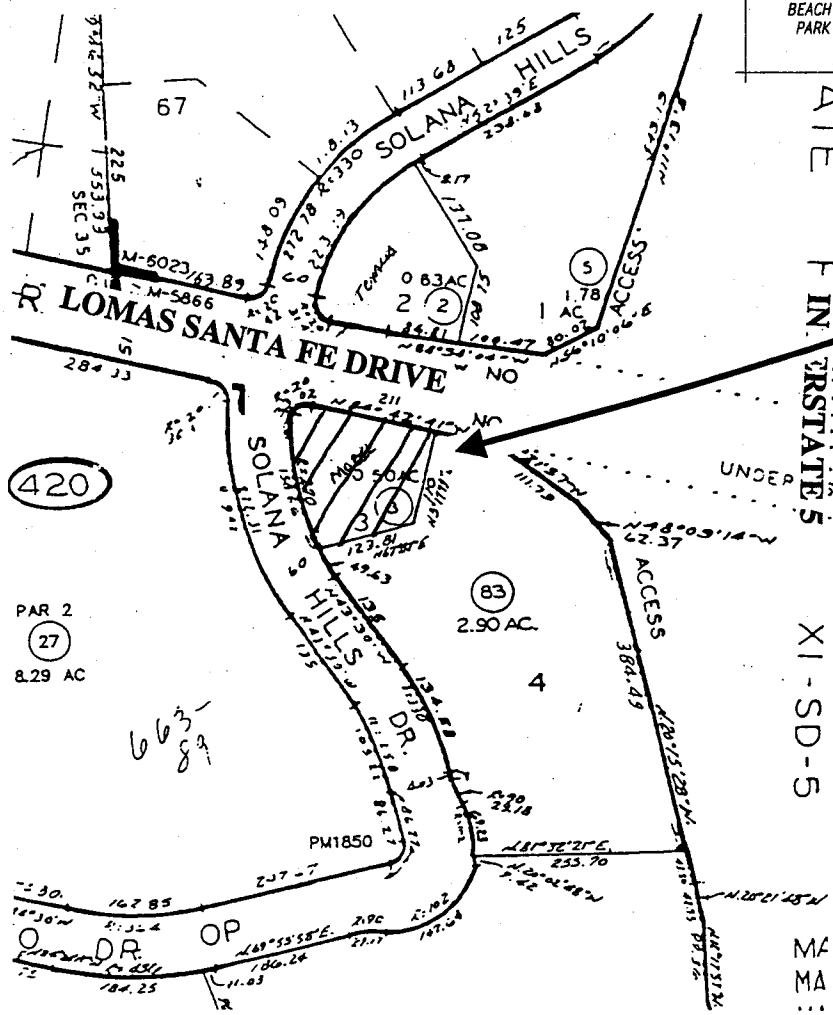
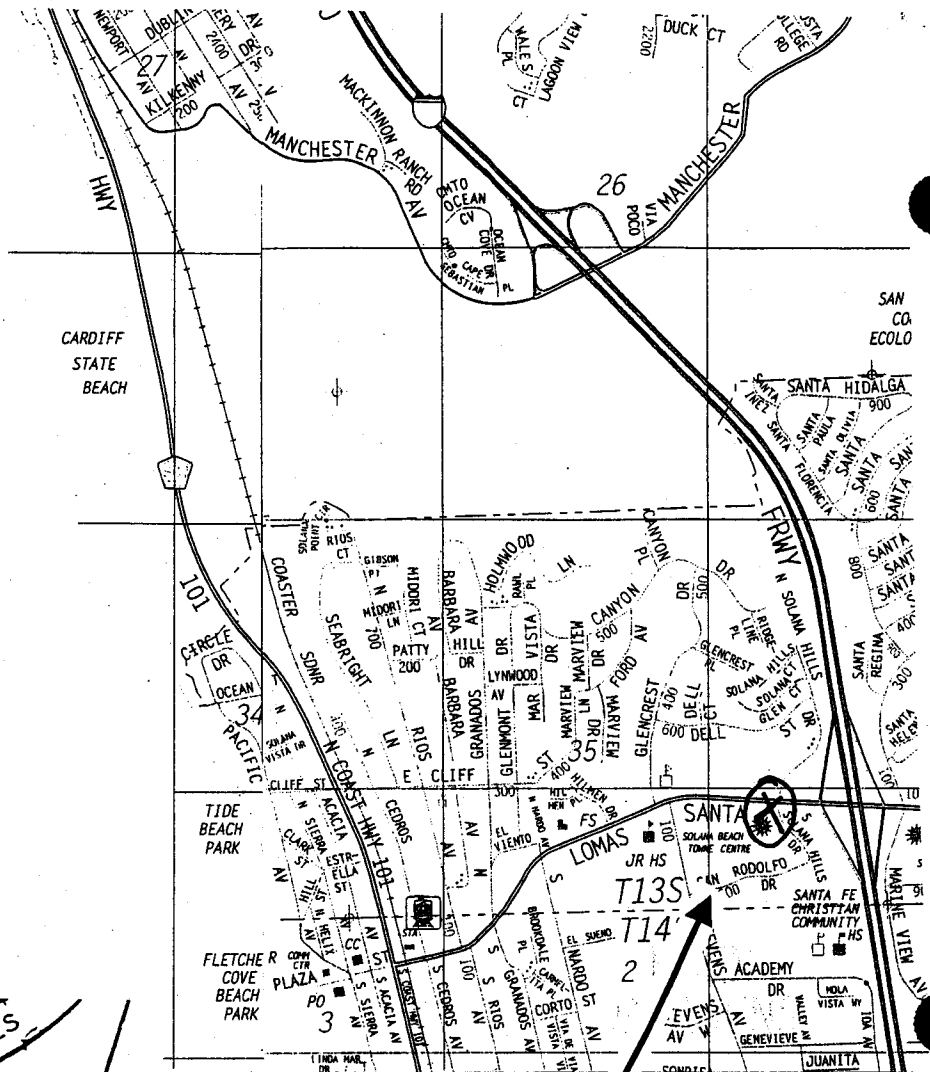
The proposed project has been conditioned in order to be found consistent with the visual resources, public access and water quality policies of the Coastal Act. Mitigation measures, including conditions addressing water quality and signage will minimize all adverse environmental impacts. As conditioned, 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.



SITE

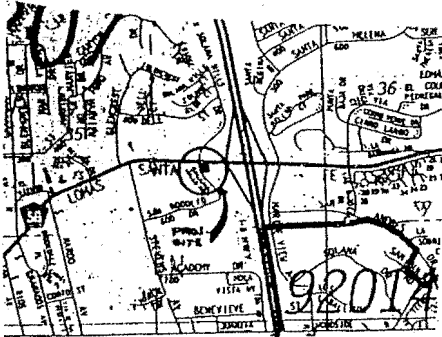


EXHIBIT NO. 1
APPLICATION NO.
6-00-17
Location Map

California Coastal Commission

STATE HIGHWAY 56
 XI-SD-5
 MA
 MA

663-89



VICINITY MAP



MULTI-USE DATA LOGSHEET

APPROPRIATE GROUP	GAS WASH	EXISTING GAS STATION
DESCRIPTION OF USE	WASH VEHICLE	SERVICE VEHICLE
TYPE OF CONSTRUCTION	NEW	NEW
APPROXIMATE	NET AREA	NET AREA
STORIES	ONE	ONE
MAX. HEIGHT (FEET)	12' 0"	12' 0"
PLANE AREA (SQ)	875	836

OWNER

MAPLE & SHAWM BUILDERS
798 LOMAS SANTA FE
SOLANA BEACH, CA 92078
(714) 791-2688

CONTRACTOR

ED KINGDON
1888 CORNELL DR.
ESCONDIDO, CA 92027
(760) 742-8882
CONTRACTOR LICENSE 214282

CIVIL ENGINEER

KIM HAMILTON
9833 EL CHORILLO DR.
RANCHO CONCORDIA, CA 94478
(916) 282-4338
RCE LICENSE 26184

LEGAL PROPERTY DESCRIPTION

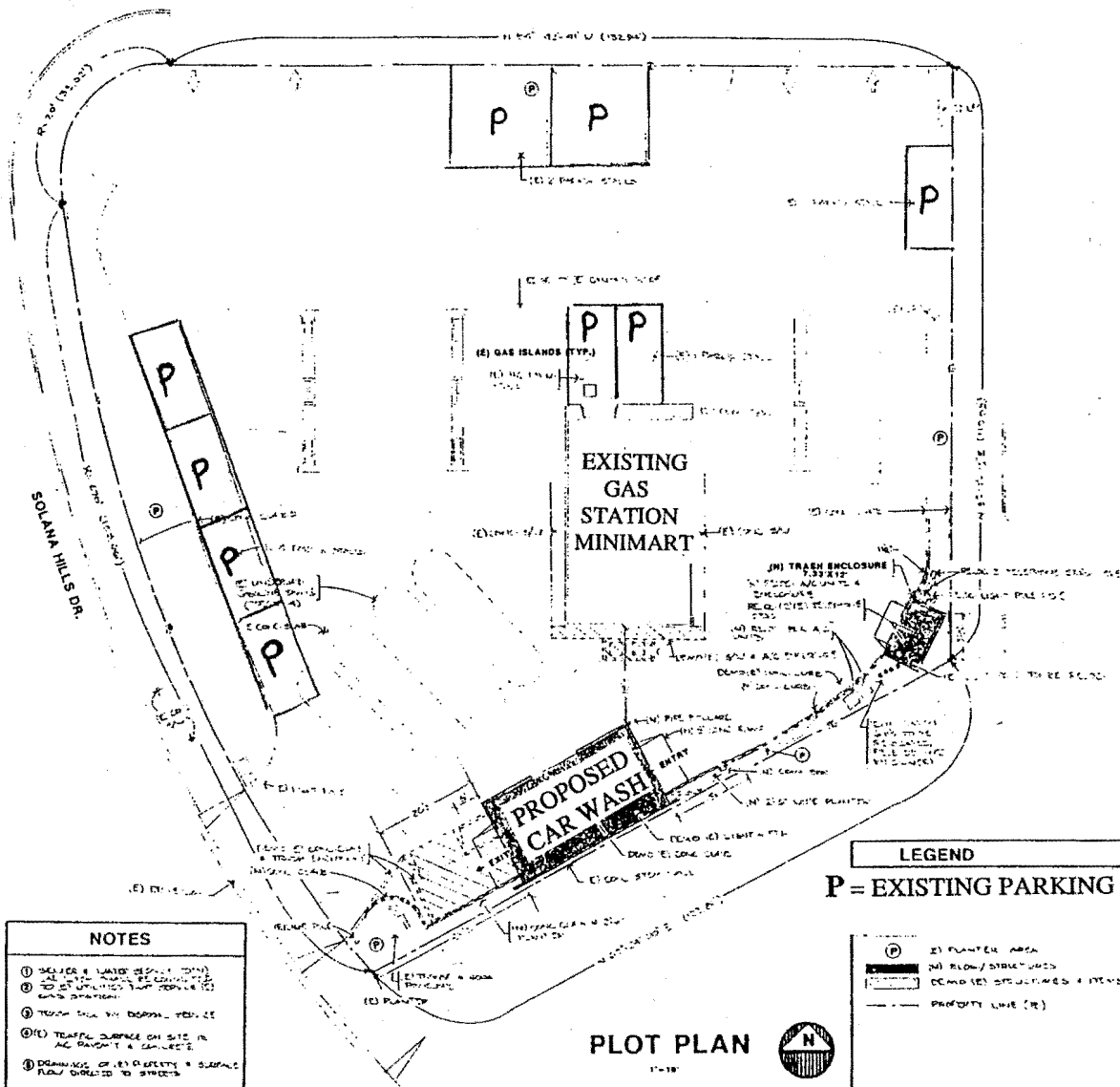
LOT 3 OF SOLANA HILLS UNIT NO. 1, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 12, 1947.

PROPERTY ADDRESS

California Coastal Commission

EXHIBIT NO. 2
APPLICATION NO.
6-00-17
Site Plan

LOMAS SANTA FE DRIVE



NOTES

- 1) SEE PER & WASTE DISPOSAL (DWG)
- 2) SEE PER & WASTE DISPOSAL (DWG)
- 3) TRUCK TRAIL FOR SERVICE VEHICLE
- 4) TRAFFIC SURFACE ON SITE IS AC PAVEMENT & CONCRETE
- 5) DRAINAGE OF EXISTING & SURFACE FLOW DIRECTED TO STREETS

LEGEND

P = EXISTING PARKING

- (P) PLANTER AREA
- (N) FLOW STRUCTURES
- (---) COMBINED STRUCTURES & ITEMS
- (---) PROPERTY LINE (PL)

PLOT PLAN



REVISIONS	BY

PLOT PLAN
CAR WASH
SOLANA BEACH, CAL.

K. HAMILTON
DATE
MAR 18 1999
SCALE
AS SHOWN
EX-0001
PLOT
1

