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RECORD PACKET COPY

San Diego Coast District

ADMINISTRATIVE CALENDAR

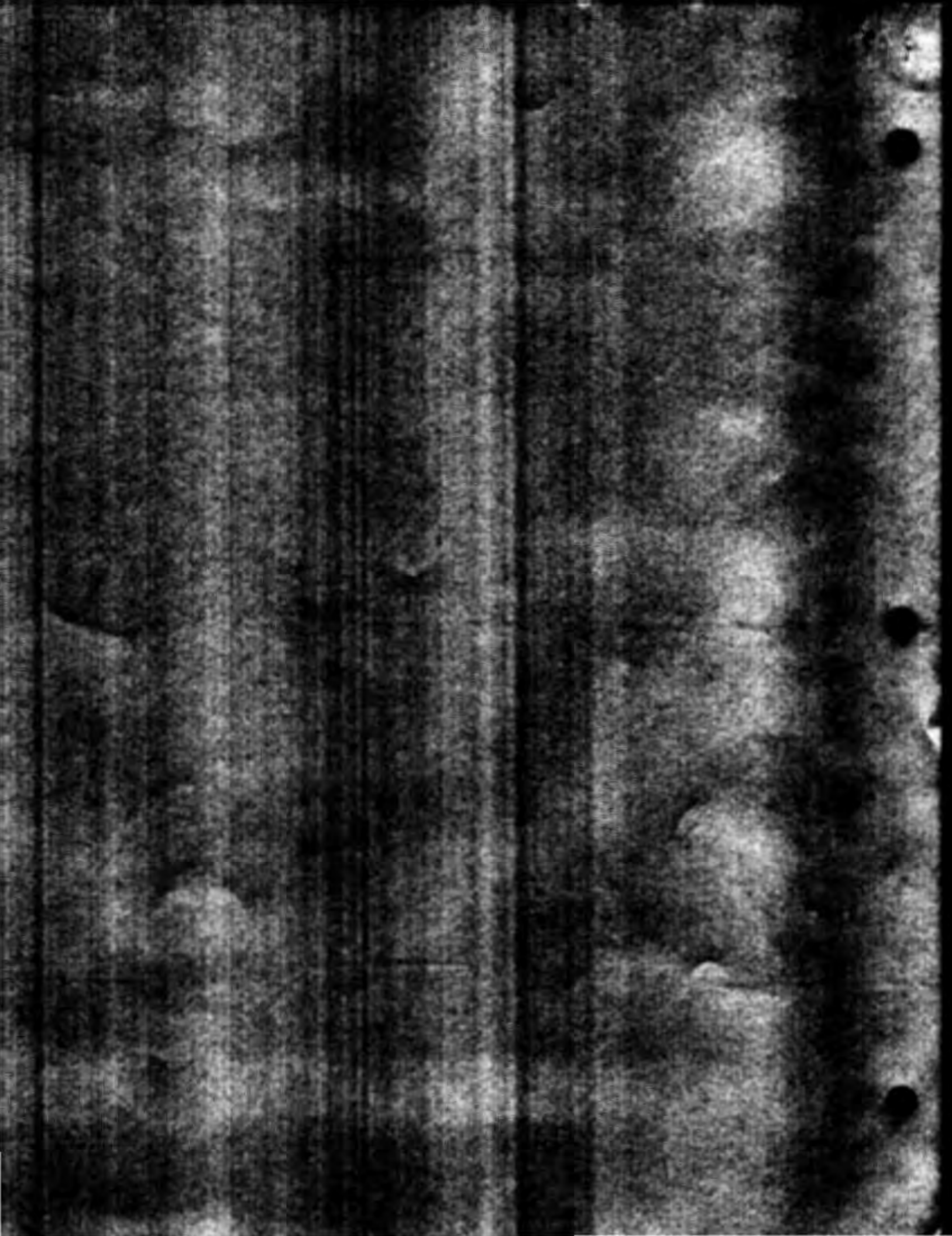
Tuesday, January 9, 2001

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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. 6-00-168

Date 12/20/00

ADMINISTRATIVE PERMIT

APPLICANT: 447 Brighton, Ltd.

PROJECT DESCRIPTION: Construction of an approximately 28-ft. high, two-story, two-unit apartment building over subterranean parking on a 3,500 sq.ft. lot.

PROJECT LOCATION: Lot #30 on the north side of Brighton Avenue west of Abbott Street, Ocean Beach, San Diego, San Diego County. APN 448-023-22

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: January, 9, 2001
10:00 a.m., TuesdayLOCATION: The Westin - Los Angeles Airport
5400 West Century Boulevard
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: *Lauretta [Signature]*

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 construct an approximately 28-ft. high, two-story, two-unit apartment building over a subterranean parking garage for four cars and one at-grade space. The site is a vacant 3,500 sq.ft. lot located in the community of Ocean Beach approximately one-and-a-half blocks inland of the ocean. The neighborhood is characterized by multi-family development of similar scale to the proposed project.

The subject site is located in an area of original jurisdiction, where the Commission retains coastal development permit authority. Thus, the standard of review is Chapter 3 policies of the Coastal Act, with the City's LCP used as guidance.

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. 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 (Brighton Avenue as well as Cape May Avenue to the south and Long Branch Avenue to the north), 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.

Section 30252 of the Act requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities. The subject site is located within the designated Beach Impact Area (BIA) which generally encompasses an area 3-4 blocks inland of the ocean where parking is more competitively sought by both beachgoers as well as patrons of retail establishments, etc. Development on sites within the BIA are regulated by the requirements of the the Parking Impact Overlay Zone of the City's certified Land Development Code. The subject site is zoned RM where the Parking Impact Overlay Zone requires 2.25 spaces per unit for units with two bedrooms in this zone. Each of the proposed residential units will contain two bedrooms each; as such, a total of 4.5 spaces (rounded up to 5) are required for the proposed development and are being provided. Four parking spaces will be provided in a proposed subterranean garage and one additional at-grade parking space will also be provided on site. Access to the required parking will be from the alley south of the subject lot, thus preserving on-street parking for beach visitors, consistent with the Parking Impact Overlay Zone of the City's Land Development Code. In addition, although the subject site is located inland of the first coastal road and the sea, the proposed development on the site will not alter or impede existing access to the shoreline in the area. Therefore, the project can be found consistent with all applicable public access policies of the Coastal Act.

Section 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development will occur approximately one-and-a-half blocks from the ocean. As such, drainage and run-off from the development could potentially affect water quality of the ocean.

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition No. 1 has been attached which requires submittal of a final drainage plan which documents that runoff from the roof, driveway and other impervious surfaces will be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being 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 final drainage plan will serve to reduce the potential for impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Section 30231 and 30231 of the Coastal 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-M for multi-family residential development. The proposed development consisting of a two-unit apartment building is consistent with this designation. As noted above, a total of 5 parking spaces are required and are being provided. The proposed project can be found consistent with the certified Ocean Beach Precise Plan, the City of San Diego's certified implementing ordinances 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 Ocean Beach community.

SPECIAL CONDITIONS:

1. Final Drainage Plan. PRIOR TO AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit to the Executive Director for review and written approval, a revised drainage plan, in substantial conformance with the plan by Daniel Linn architect dated 10/30/00, which shows that drainage and 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, prior to being conveyed off-site to storm drain(s).

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.

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
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



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Permit Application No. 6-00-172/ELDate December 12, 2000ADMINISTRATIVE PERMIT

APPLICANT: Dan & Robin Crabtree

PROJECT DESCRIPTION: Demolition of an existing single-family residence, and construction of a new, two-story, 2,373 sq.ft. single-family residence and attached 400 sq.ft. garage, with associated decks and patios, on a 5,000 sq.ft. parcel.

PROJECT LOCATION: 140 25th Street, Del Mar, San Diego County. APN 299-066-09

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: January 9, 2001
10:00 a.m., Tuesday

LOCATION: The Westin - Los Angeles Airport
5400 West Century Boulevard
Los Angeles, CA

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: 

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 applicants propose demolition of an existing single-family residence and construction of a new residence in the North Beach area of Del Mar. The proposed three-bedroom residence will be two-stories in height (26 feet), and 2,373 sq.ft. in size, along with an attached 400 sq.ft. two-car garage. The proposal also includes patios, decks, planters, etc. The demolition proposed herein has already occurred pursuant to a demolition permit issued by the County of San Diego, but without benefit of a coastal development permit.

Although development (demolition) has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to this violation of the Coastal Act that

may have occurred; nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit.

Because the City of Del Mar does not yet have an effectively certified LCP, coastal development permit jurisdiction remains with the Coastal Commission, and Chapter 3 of the Coastal Act is the standard of review. The proposed development is consistent with Sections 30251 and 30252 of the Coastal Act, which address visual resources and provision of adequate parking. The proposed residence will be compatible in bulk and scale with surrounding existing development and two enclosed parking spaces are proposed. Also, the proposal is consistent with the R1-5B Zone and Low Density Residential Land Use Plan designation; the site is not located in any special overlay zone.

Section 30231 addresses the protection of water quality through minimizing adverse effects of waste water discharges and controlling runoff. The applicant is preparing final landscaping and drainage plans in response to the City's Design Review Board approval. Special Condition #1 requires the applicant to submit the final plans to the Commission, after approval by the City of Del Mar, and also establishes specific design parameters to be met in the final plans. As conditioned, the proposed development should not result in adverse impacts on any coastal resources.

SPECIAL CONDITIONS: 1. Final Landscaping and Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscaping, drainage and runoff control plans, which have been approved by the City of Del Mar. The plans shall document that the runoff from the roof, driveway and other impervious surfaces shall be directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation, prior to being conveyed off-site in a non-erosive manner.

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.

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
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
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Permit Application No. 6-00-178/lroDate 12/20/00ADMINISTRATIVE PERMIT

APPLICANT: Michael Turk

PROJECT DESCRIPTION: Construction of a three-level, 30-ft. high mixed use building consisting of a 1,958 sq.ft. single family residence on the second and third levels and parking (garage) and an approximately 300 sq.ft. office leasehold space on the ground level of a 1,757 sq.ft. lot. An existing private parking lot will be removed.

PROJECT LOCATION: Lot H at northwest corner of Portsmouth Court and Mission Boulevard, Mission Beach, San Diego, San Diego County. APN 423-591-09

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: January, 9, 2001
10:00 a.m., Tuesday

LOCATION: The Westin - Los Angeles Airport
5400 West Century Boulevard
Los Angeles, CA

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: *Lourinda Lewis*

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 construct a three-level, 30-ft. high mixed use building consisting of a 1,958 sq.ft. residential unit on the second and third levels and a 300 sq.ft. office leasehold space and parking on the ground level of a 1,757 sq.ft. lot. The subject site is located at the northwest corner of Portsmouth Court and Mission Boulevard in the Mission Beach community of the City of San Diego. The site is currently used informally by residents of adjacent apartments for parking and is not committed to commercial or public use. The existing private parking lot will be removed. The entire block between Strandway and Mission Boulevard is proposed to be redeveloped and the other parcels to the west of the subject site have recently been approved as waivers (#6-00-179-W through 6-00-184-W) and will provide on-site parking to accommodate the approved developments.

The subject site is located in an area of original jurisdiction, where the Commission retains coastal development permit authority. Thus, the standard of review is Chapter 3 policies of the Coastal Act, with the City's LCP used as guidance.

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.

Section 30252 of the Act requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities. Two parking spaces are required for the proposed residential unit and one parking space is required for the proposed 300 sq.ft. office space (1:500 sq.ft. for office) pursuant to the certified Mission Beach Planned District Ordinance. A total of three parking spaces are proposed to serve the proposed development, consistent with these requirements. Two spaces will be provided in a proposed two-car garage and another space in a single-car garage which will receive access from the alley to the south. In addition, although the subject site is located inland of the first coastal road and the sea, the proposed development on the site will not alter or impede existing access to the shoreline in the area. Therefore, the project can be found consistent with all applicable public access policies of the Coastal Act.

The subject site is located at the northwest corner of Mission Boulevard and Portsmouth Court and is bounded by an alley to the north. Vertical access exists along Portsmouth Court as well as Santa Clara Place to the south and Pismo Court to the north, all of which extend to the west to the Ocean Front Walk public boardwalk. The proposed development will not affect public access consistent with the above cited policies.

Section 30230 and 30231 of the Coastal Act require that the biological productivity of coastal waters, streams, etc., be maintained by, among other means, controlling runoff. The proposed development will occur approximately one-and-a-half blocks from the ocean. As such, drainage and run-off from the development could potentially affect water quality of the ocean.

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition No. 1 has been attached which requires submittal of a drainage plan which documents that runoff from the roof, driveway and other impervious surfaces will be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being 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 final drainage plan will

serve to reduce the potential for impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Section 30231 and 30231 of the Coastal 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 Neighborhood Commercial-North (NC-N) in the Mission Beach Planned District Ordinance (PDO). The proposed development consisting of a residential dwelling unit on the second and third levels and office leasehold space on the ground floor is consistent with this designation. As noted above, a total of three parking spaces are required and are being provided. The proposed project can be found consistent with the certified Mission Beach Planned District Ordinance (PDO) 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:

1. Drainage Plan. PRIOR TO AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit to the Executive Director for review and written approval, a drainage plan, approved by the City, which shows that drainage and 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, prior to being conveyed off-site to storm drain(s).

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.

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