

Tue 3a

San Diego Coast District

CONSENT CALENDAR

Tuesday, February 13, 2001

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6-00-177

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

15 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370**Tue 3a**

Filed: 11/17/00
49th Day: 1/5/01
180th Day: 5/16/01
Staff: GDC-SD
Staff Report: 1/25/01
Hearing Date: 2/13-16/01

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-177

Applicant: Verizon Wireless

Agent: JM Consulting Group, Inc.

Description: Construction of a below-grade 13 ft. x 21 ft. wireless telephone equipment structure at the existing Solana Beach Transit Center.

Site: 105 N. Cedros Avenue, Solana Beach, San Diego County. APN Nos. 263-352-07 and 298-310-03

Substantive File Documents: Certified County of San Diego Local Coastal Program (LCP); City of Solana Beach General Plan and Zoning Ordinance

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

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.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Disposal of Graded Spoils. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of graded spoils. 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 or its successors in interest.

2. Future Removal. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing that if in the future the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for removal of all permanent structures, and restoration of the site as needed to re-establish the area consistent with its pre-development character. Before performing any work in response to the requirements of this condition, the applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit is necessary.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The proposed development involves the construction of a below-grade 13 ft. x 21 ft. wireless telephone equipment structure that is proposed to be covered with a galvanized steel grated roof at the existing Solana Beach Transit Center. The proposed below-grade equipment building will be unmanned and will be located immediately adjacent to the southwest corner of the existing Solana Beach Transit Center and will occupy an area that is currently landscaped.

The proposal also includes the installation of 12 panel-type antennas integrated into the facade of the transit center such that its placement will not be noticeable. Because the antennas will be attached to an existing structure and will not result in a change in the intensity of use of the structure, the antenna installations are exempt from coastal permit requirements (Section 13253 of the Commission Code of Regulations). However, the proposed below-grade unmanned equipment building will be unattached to any existing structure and, therefore, is considered new development.

The project site is located at the northwest intersection of Lomas Santa Fe Drive and Cedros Avenue in the City of Solana Beach. The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, the Chapter 3 policies of the Coastal Act are the standard of review. The previously certified County of San Diego LCP is used for guidance in Solana Beach.

2. Visual Resources. Section 30251 of the Coastal Act is applicable and 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...

The subject development is proposed to be located adjacent to and below ground of the existing Solana Beach Transit Center which serves as a commuter train and bus facility. The transit center is located on the east side of Highway 101 and the north side of Lomas Santa Fe Drive. Highway 101 is designated as a state scenic highway in the Solana Beach Circulation Element, and in the previously certified County of San Diego LCP, which the Commission uses for guidance in the City of Solana Beach. In addition, the City of Solana Beach's Highway 101 Corridor Specific Plan designates Lomas Santa Fe Drive as a view corridor. As such, installation of development at this site has the potential of adversely affecting views along and across these scenic areas.

The proposed development involves the construction of an approximately 273 sq. ft., 10 foot-high, below-grade wireless communication equipment structure. Access to the facility will be by ladder. The roof of the structure will be at grade and consist of a galvanized steel grate. The proposal does not involve a substantial alteration of the natural form or result in an impediment or change to existing drainage patterns for the property. However, the proposal will require the removal and export of approximately 80 cu.yds. of earth in order to install the structure. Since the applicant has not identified the location of where the export material will be placed, Special Condition #1 requires its identification and, if located within the coastal zone, notifies the applicant of the need for a coastal development permit or amendment.

The Commission has previously approved numerous similar communications structures that have been placed above-ground in scenic areas (ref. CDP Nos. 6-97-020/GTE; 6-97-108/Airtouch; 6-98-94/Nextel; 6-00-145/Nextel). In those cases, the Commission required their impacts be mitigated with the installation of landscaping and color restrictions. In this case, the visual concerns related to the development are mitigated by its placement underground. As such, no adverse visual impacts are anticipated from this development.

However, the Commission is concerned that cumulatively, installation and permanent retention of additional similar projects in the area could have adverse impacts on visual resources. As demand for these facilities increase, it is likely that other service providers will be interested in placing additional structures, antennae and equipment in this and other scenic areas. As such, Special Condition #2 has been attached. This condition requires the applicant to submit a written statement agreeing to remove the structures and restore this site in the future should the facility become obsolete. In this way, it can be assured that this and other scenic coastal corridors will not be littered with outdated and obsolete facilities in the future. With the above-cited conditions, impacts on scenic coastal resources have been reduced to the maximum extent feasible, consistent with Section 30251 of the Coastal Act.

3. 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.

As discussed above, the proposal has been designed to avoid adverse impacts to coastal resources and has been conditioned to assure that when the facility is no longer necessary, it will be removed. 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.

4. 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, 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/community character resource policies of the Coastal Act. Mitigation measures, including a condition requiring removal of the structure and restoration of the site to its pre-development character 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. 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.

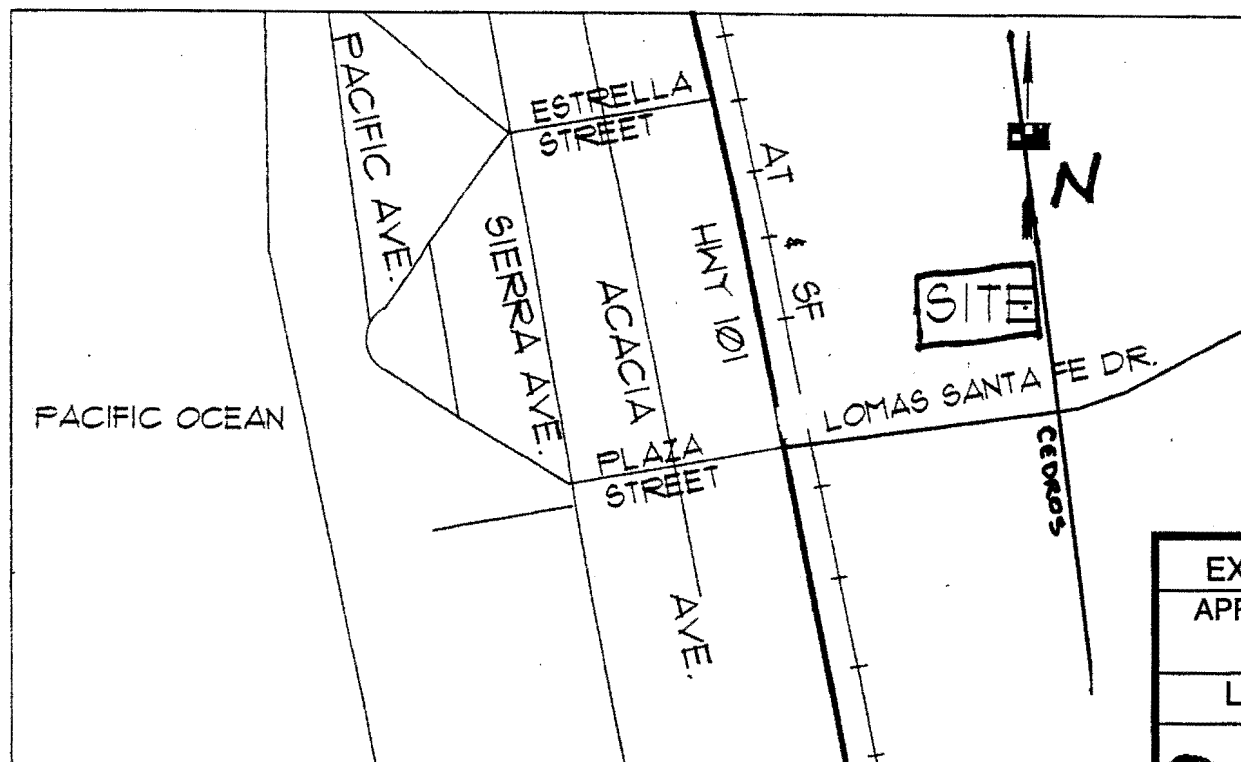
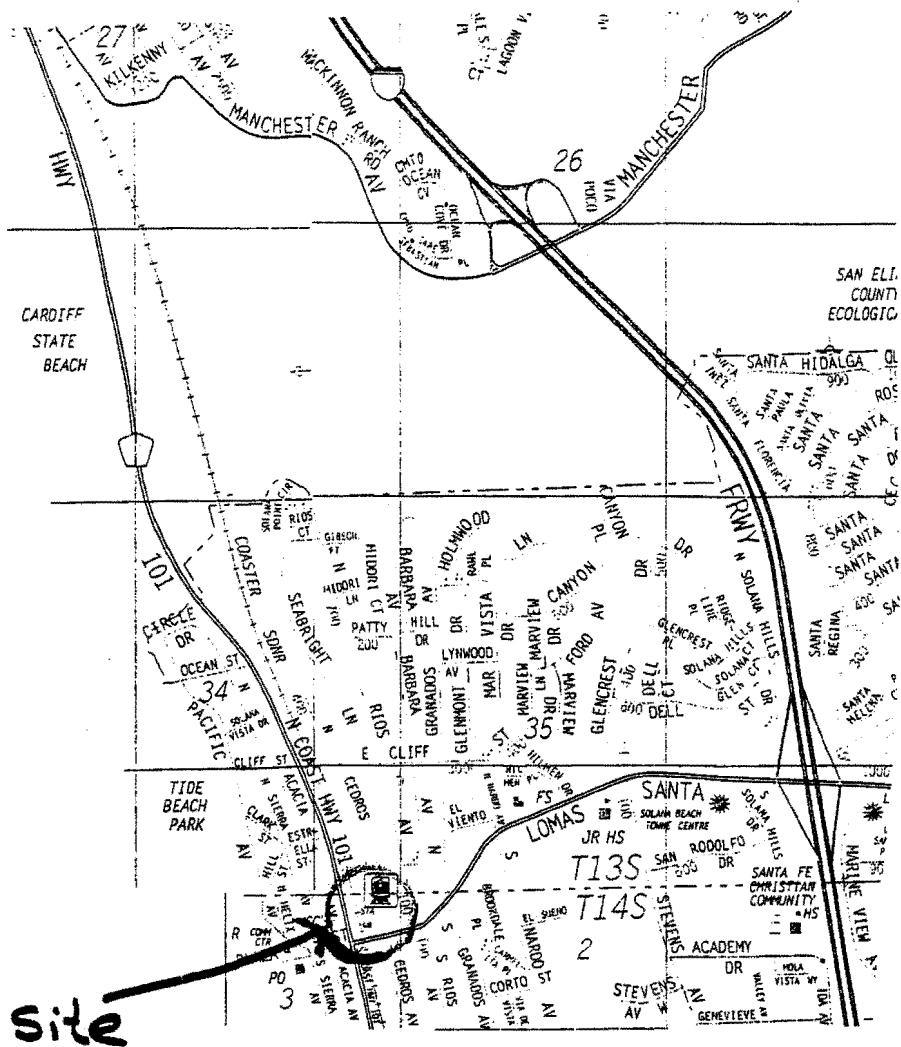



EXHIBIT NO. 1
APPLICATION NO.
6-00-177
Location Map
 California Coastal Commission

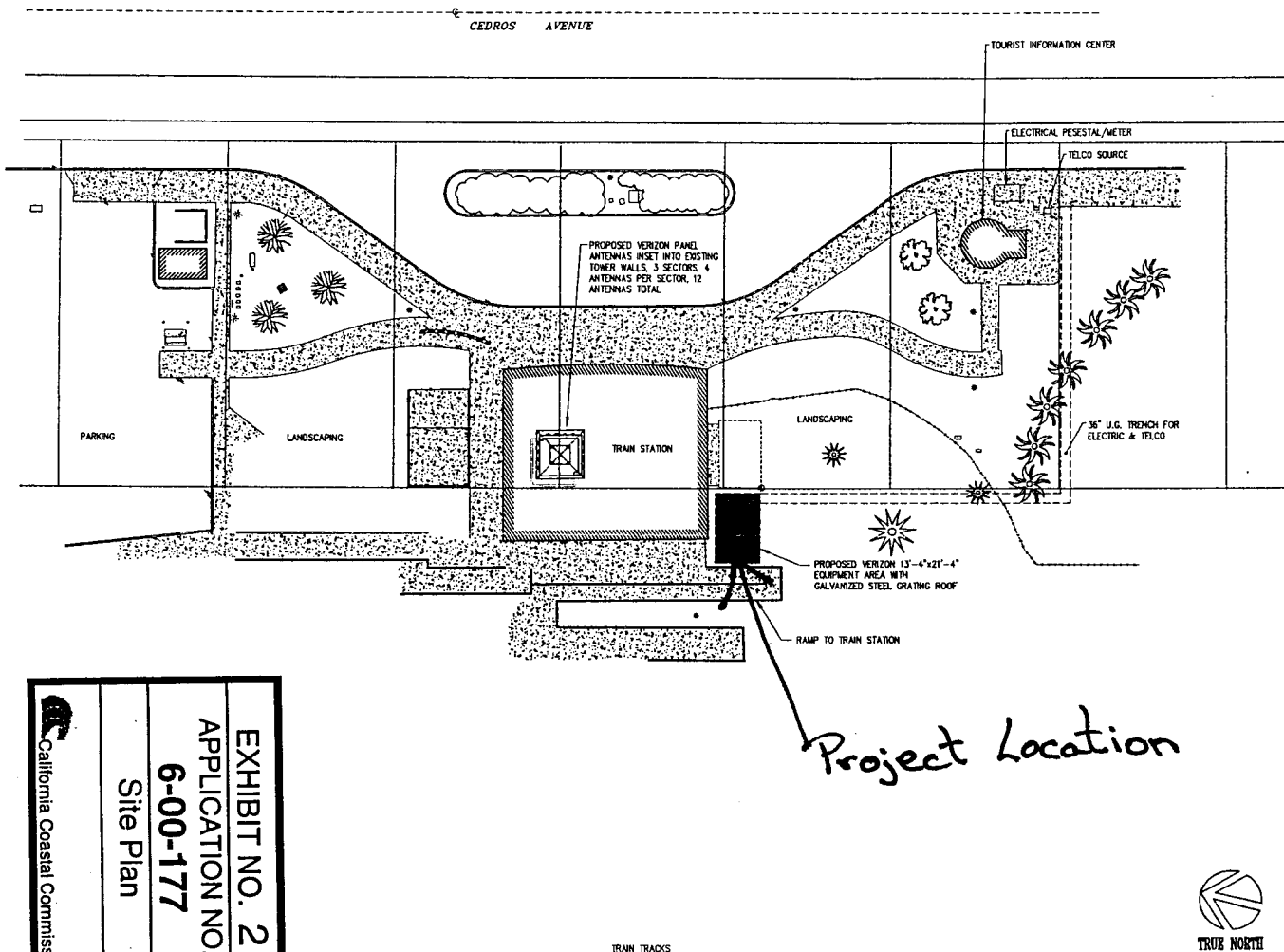
California Coastal Commission

EXHIBIT NO. 2

APPLICATION NO.

6-00-177

Site Plan



PROJECT INFORMATION

Applicant:
 MCG CONSULTING GROUP
 AGENT FOR VERIZON WIRELESS
 7747 OPPORTUNITY RD.
 SAN DIEGO, CA 92111

JMCG Contact:
 MARK PUCZKO-LAND USE
 PHONE: (858) 573-7349
 WARYBETH NICHOLS-SITE ASO.
 PHONE: (858) 573-7345
 KIRK ECKERT-CONST. MNGR.
 PHONE: (858) 573-7361

Property Owner:
 NORTH COUNTY TRANSIT DISTRICT
 810 MISSION AVE.
 OCEANSIDE, CA 92054

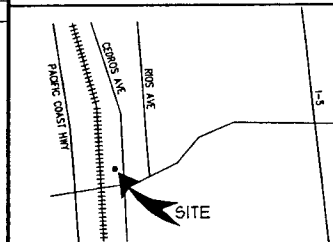
Owner Contact:
 CHIP WILLET
 (760) 966-6504

Site Location:
 105 N. CEDROS AVENUE
 SOLANA BEACH, CA 92075

Site A.P.N.:
 ASSESSOR'S PARCEL MAP NO:
 760-145-27-00

ZONING: SC-SPECIAL COMMERCIAL

VICINITY MAP



PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED - UNOCCUPIED COMMUNICATION FACILITY CONSISTING OF A 13'-4"x21'-4" EQUIPMENT SHELTER AND 3 SECTORS OF 4 ANTENNAS EACH, FOR A TOTAL OF 12 ANTENNAS, IN THE TOWER STRUCTURE.

LEGAL DESCRIPTION

TO BE DETERMINED

NOTES

INDEX

- 01 SITE PLAN AND NOTES
- 02 ENLARGED SITE PLAN, SHELTER ELEVATIONS
- 03 ANTENNA DETAILS & ELEVATIONS

Geodetic Coordinates: Basis of Bearing:
 LATITUDE: 32° 39' 35"
 LONGITUDE: 117° 16' 14"

GEODETIC COORDINATES ARE BASED UPON THE POLYCONIC PROJECTION OF THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, 1927 NORTH AMERICAN DATUM AS ESTABLISHED BY USGS, USCGS AND USACE

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

DEPT. APPROVED DATE	A/E	C/E	S/A	U/L	RF (U)	ESD	DAL
	19/79/00				9/79/00		

JM
 Consulting Group, Inc.
 105 N. CEDROS AVENUE
 SOLANA BEACH, CA 92075
 (760) 734-1400

verizon wireless
AirTouch Cellular
 P.O. Box 1970
 San Diego, CA 92113-1970
 (619) 322-1000

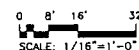
HWY 101 & LOMAS SANTA FE
 105 N. CEDROS AVE. SOLANA BEACH, CA 92075
LAND USE DRAWING
SITE PLAN & NOTES

01

DATE: 10/10/00	BY: [Signature]
DATE: 10/10/00	BY: [Signature]
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01

SITE PLAN



DEPT. APPROVED DATE

A/E

CU

SA

LU

RT (L)

JM

Consulting Group, Inc.

10000 Wilshire Blvd., Suite 1000

Beverly Hills, CA 90210

Verizon Wireless

AirTouch Wireless

(949) 222-7000

ELEVATIONS

LAND USE DRAWING

100 N. GARDEN AVE. SANTA ANA, CA 92701

HWY 101 & LOMAS SANTA FE

03

SCALE: 1/8"=1'-0"

DATE: 12/1/2008

BY: ROBERT WARD

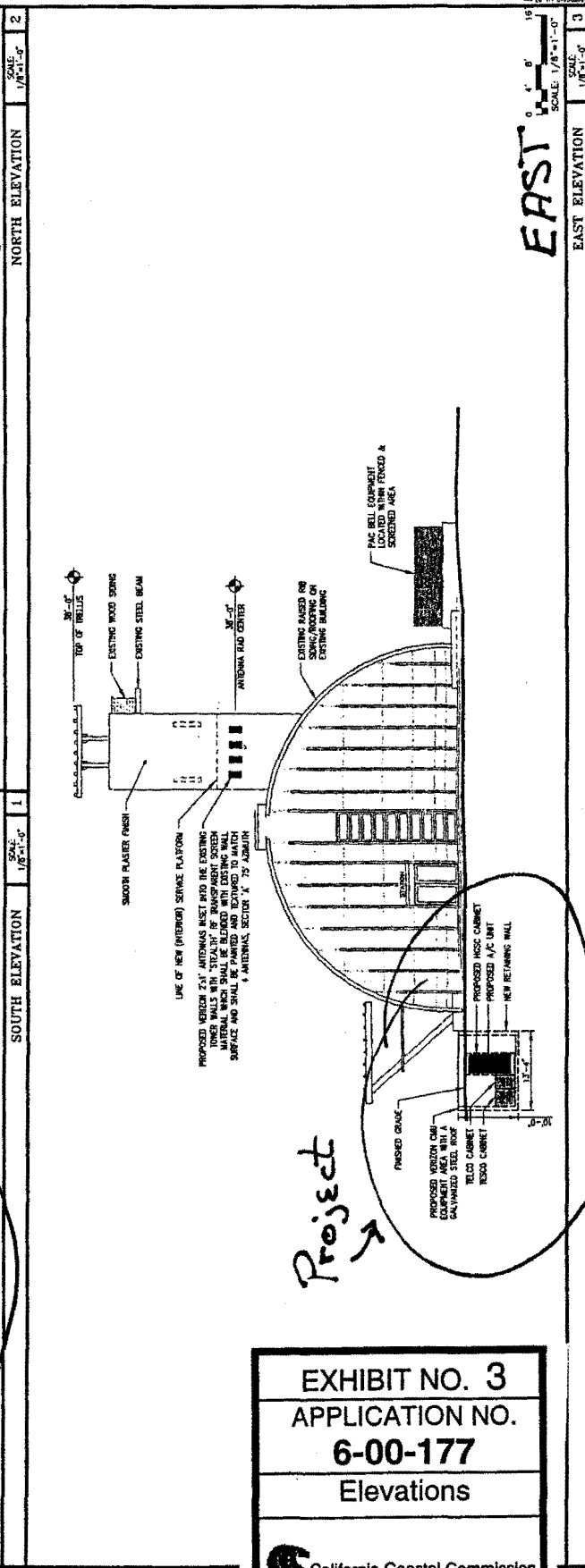
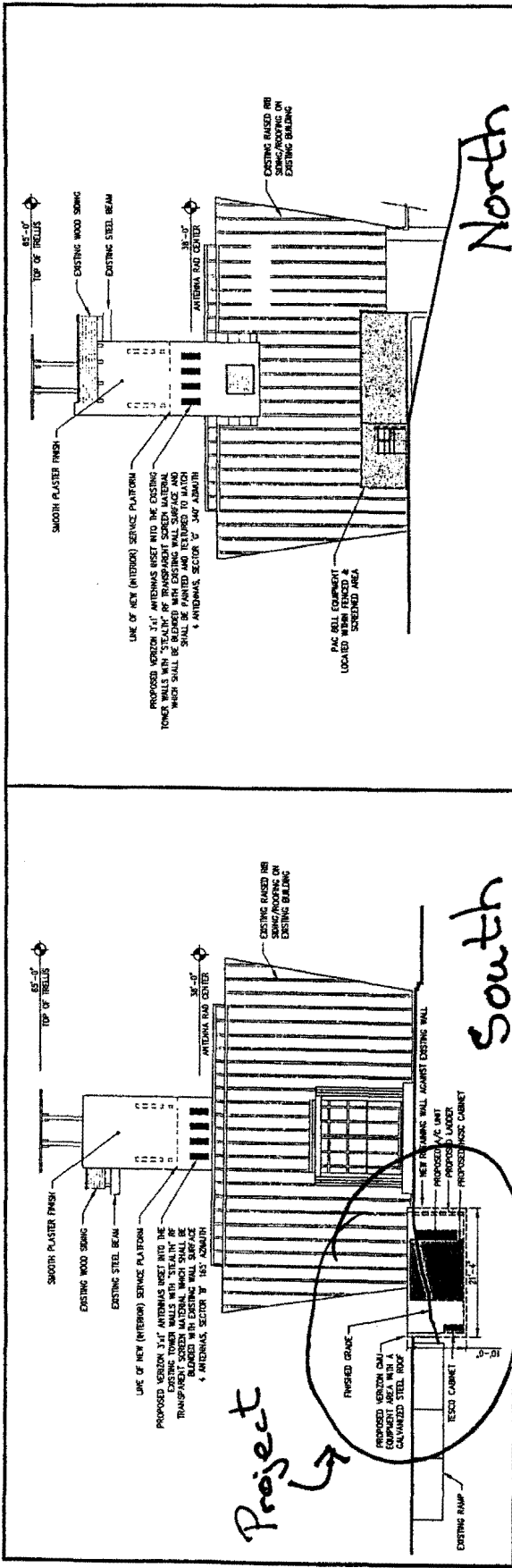


EXHIBIT NO. 3

APPLICATION NO.

6-00-177

Elevations

California Coastal Commission