

Fri 3a-b

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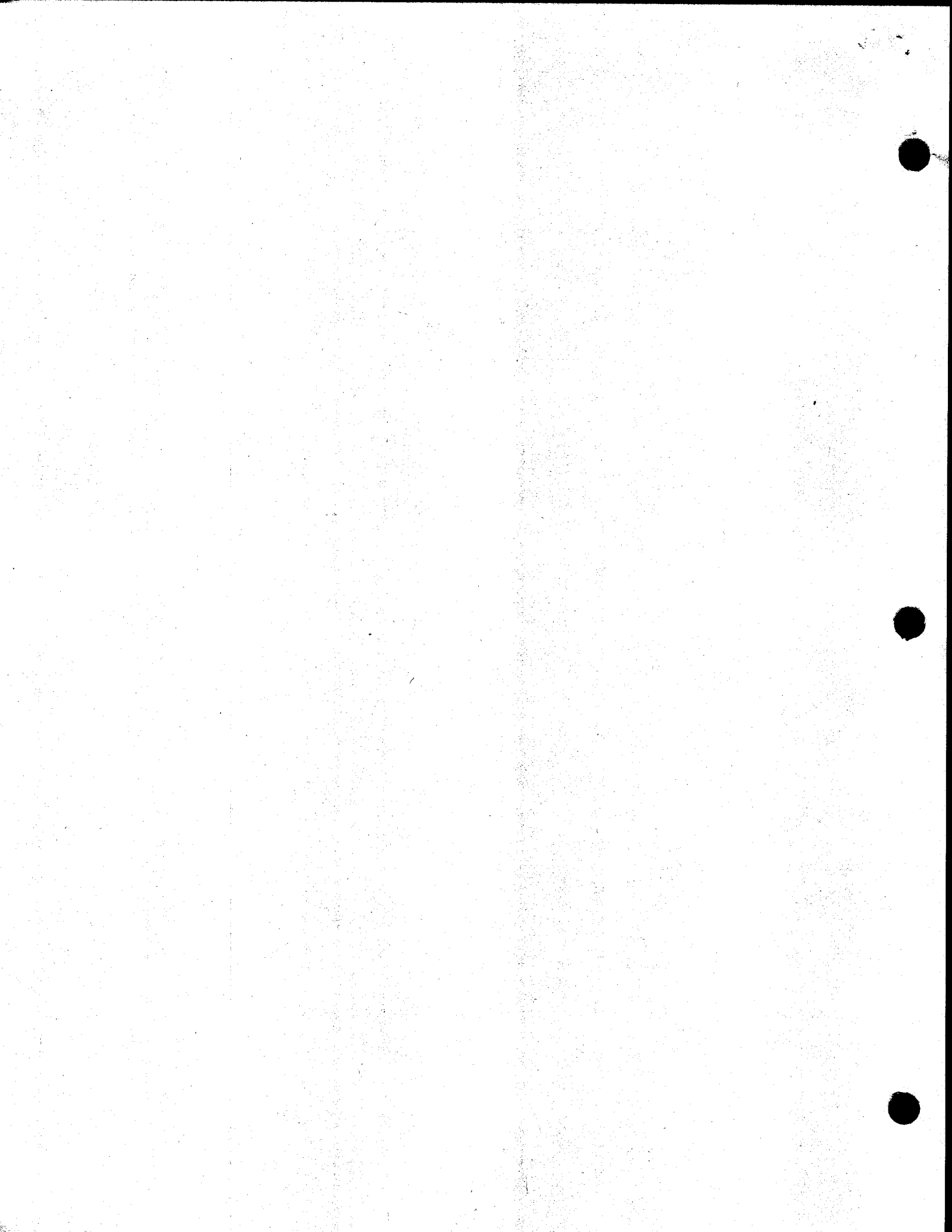
San Diego Coast District

CONSENT CALENDAR

Friday, February 8, 2002

6-01-180

6-01-182



CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

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



Fri 3a

Filed: 12/10/01
 49th Day: 1/28/02
 180th Day: 6/8/02
 Staff: DS-SD
 Staff Report: 1/16/02
 Hearing Date: 2/5-8/02

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-01-180

Applicant: Kathleen & Jagbir Sihota

Agent: Dan Linn

Description: Demolition of an existing single family residence and construction of a new 2-story, 5,322 sq. ft. single family residence with 2 car garage on a 44,499 sq. ft. site.

Lot Area	44,499 sq. ft.
Building Coverage	5,322 sq. ft. (12%)
Pavement Coverage	3,500 sq. ft. (8%)
Landscape Coverage	3,000 sq. ft. (7%)
Unimproved Area	32,677 sq. ft. (73%)
Parking Spaces	4
Zoning	Low Residential
Plan Designation	Low Residential
Project Density	1 du/ac
Ht abv fin grade	25 feet

Site: 535 S. Granados Ave, Solana Beach, San Diego County.
 APN 298-093044

Substantive File Documents: Previously 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. Final Drainage Plans PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans, which shall be approved by the City of Solana Beach. The plans shall document that the runoff from the roof, driveway and other impervious surfaces must be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, 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.

2. Landscaping Plan. 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 that shall include the following:

- a. Drought tolerant native or non-invasive plant materials shall be utilized.
- b. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion residential construction
- c. 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.

The permittee shall undertake the development in accordance with the approved landscape plans. Any proposed changes to the approved landscape plans shall be reported to the Executive Director. No changes to the landscape 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. 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.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the demolition of an existing approximately 1,200 sq. ft. single family residence and construction of a new 25 ft. high, 2-story 5,322 sq. ft. single family residence with 2 car garage on a 1.02 acre site in the City of Solana Beach.

The proposal also includes 1,056 cubic yards of cut for the re-alignment of the driveway and to prepare the site for construction of the proposed residence. Since the application does not indicate the location of the proposed disposal site, Special Condition #3 has been attached. This condition requires the applicant to identify the disposal site prior to issuance of the subject permit and to obtain an additional coastal development permit, or permit amendment, if the disposal site is located within the Coastal Zone.

The project site is located at 535 South Granados Avenue, approximately 3/4 of a mile south of Lomas Santa Fe Drive and 1/2 mile east of Highway 101, in the City of Solana Beach. The site is located on the west side of S. Granados Ave and contains a small ravine that runs through the northern section of the property. Approximately 1/3 of the site has a 25% or greater slope, mostly along the edge of, and within, the ravine. Several areas on the western portion of the lot (~5,000 sq. ft.) are designated as having a slope of 16% - 25% grade. The remaining area, approximately 25,500 sq. ft., has a slope of 15% or less and the proposed project will remain within this area. The site is covered by an assortment of landscaped, disturbed, and native vegetation. However, no sensitive wetland or native upland vegetation is present on the site. The proposed building site will not result in the removal of any native plant species, nor encroach into any areas having a 15% or greater slope. The surrounding community consists of medium and large sized single-family residences that are similar in size and stature to the proposed structure.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and, therefore, 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. Runoff/Water Quality. Section 30231 of the Coastal Act states:

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

The proposed project involves improvements on a site that is located approximately .5 miles from the ocean and less than .75 miles from the San Dieguito River and includes the provision of ground level areas that could result in adverse water quality impacts to the ocean and lagoon. Runoff from the site is conveyed through the storm drain system and will be discharged to ocean waters. Polluted runoff entering the storm drain system can have harmful effects on marine life, and may pose a risk to human health which can result in beach closures, limiting public access and recreational opportunities if not controlled or managed properly. In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition #1 is attached. The condition 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 conveyed off-site. Special Condition #2 requires that the applicant submit to the Executive Director a detailed landscape plan that outlines sufficient vegetative buffers surrounding the residence that will aide in filtering runoff and ensure proper stormwater drainage. Directing runoff through landscaping is a well-established Best Management Practice (BMP) for treating runoff from small developments such as the subject proposal. As conditioned, the proposed development will serve to reduce any impacts to water quality from the project to insignificant levels, consistent with the above cited Coastal Act policy.

3. Parking/Public Access. Section 30250(a) of the Coastal Act requires that new residential development be located where adequate public services are available and where it will not have significant adverse impacts on coastal resources. Section 30252 requires that adequate parking for new development is provided. The site is planned and zoned for Low Residential use in the City of Solana Beach, which allows four dwelling units per acre. The site is also designated for four units per acre residential development in the previously certified County of San Diego Local Coastal Program, which is used for guidance in the City of Solana Beach.

The proposed development is consistent with the City's regulations. There are currently 2 parking spaces on the site, and an additional 2 parking spaces are proposed; thus, adequate parking exists on the site. With the proposed new construction, the development represents a density of 1 dwelling unit per acre which is consistent with the

zoning and land use designations. The project site is located in an area where all typical urban services such as water and sewer are available.

The site is located on the west side of Interstate 5 in an area that does not have the potential to impact beach or public recreation parking, and adequate parking is provided on-site. Thus, the proposed development does not raise any coastal access issues, and the project can be found consistent with Sections 30250(a) and 30252 of the Coastal Act.

4. Visual Impacts. Section 30251 of the Coastal Act provides for the protection of scenic coastal resources and for the compatibility of new and existing development. The project site is located within an established residential neighborhood consisting of large and medium scale single-family residences on large lots. The proposed structures will be compatible in size and scale with the surrounding development. The subject site is not located within any of the special overlay areas identified in the County LCP, and is not visible from Interstate 5 or any other designated coastal access routes or scenic corridors. Therefore, the project will not have an adverse visual impact on the community and the project can be found consistent with Section 30251 and all other applicable Chapter 3 policies 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. While the Commission certified the County LCP, the County never accepted the Commission's modifications and therefore, the LCP was never effectively certified and Chapter 3 policies of the Coastal Act remain the standard of review. 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 Low Residential in the previously certified County of San Diego LCP. The City of Solana Beach has zoned and designated this area for residential uses in their draft Land Use Plan and Zoning Ordinance, and the proposed remodel 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 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.

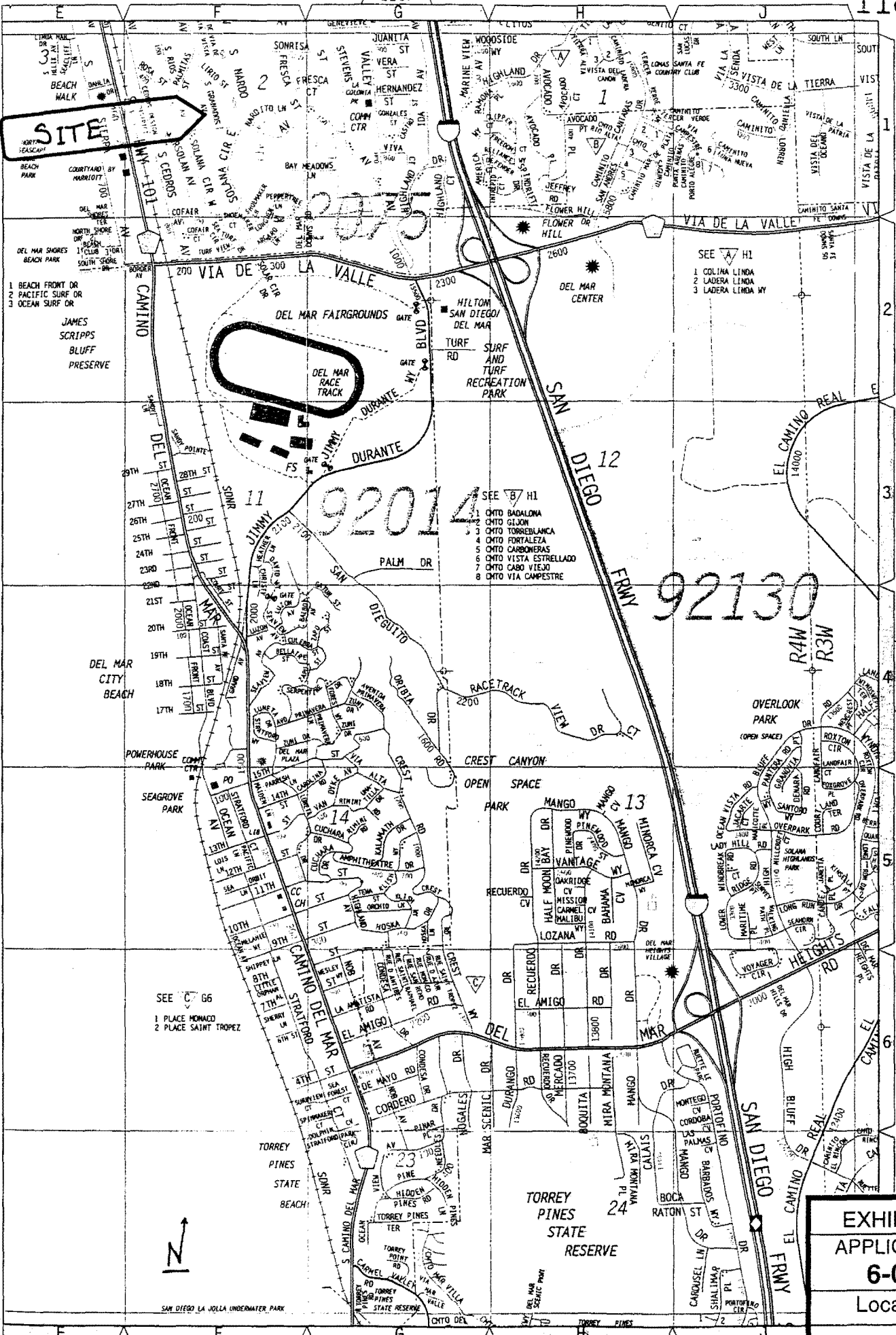
6. California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (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 that the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. There are no feasible alternatives or mitigation measures available that would substantially lessen any significant adverse impact that 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. 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.

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SAN DIEGO CO.

SITE

92014

92130

- 1 CMTO BADALONA
- 2 CMTO GLJON
- 3 CMTO TORREBLANCA
- 4 CMTO FORTALEZA
- 5 CMTO CARBONERAS
- 6 CMTO VISTA ESTRELLADO
- 7 CMTO CABO VIEJO
- 8 CMTO VIA CAMPESTRE

- 1 BEACH FRONT DR
- 2 PACIFIC SURF DR
- 3 OCEAN SURF DR

- 1 PLACE MONACO
- 2 PLACE SAINT TROPEZ

EXHIBIT NO. 1
APPLICATION NO.
6-01-180
Location Map

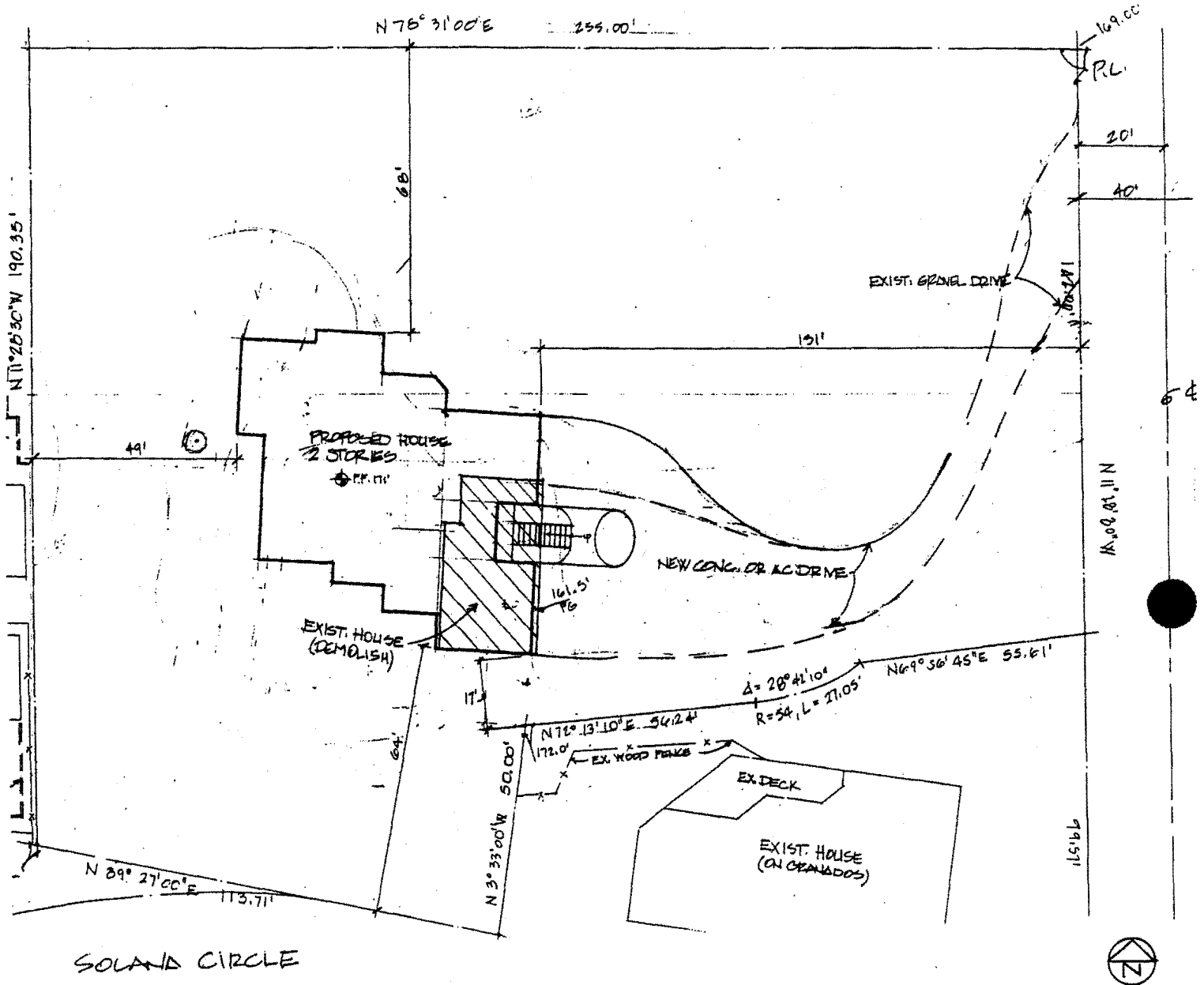


EXHIBIT NO.
APPLICATION NO.
6-01-180
Site Plan
California Coastal Commission

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

175 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370**Fri 3b**

Filed: 12/12/01
 49th Day: 1/30/02
 180th Day: 6/10/02
 Staff: DS-SD
 Staff Report: 1/14/02
 Hearing Date: 2/5-8/02

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-01-182

Applicant: Andres Davies

Description: Construction of a detached, three car garage, with 660 sq. ft. 2nd story office including wet bar and bathroom, on a 20,858 sq. ft. site with a 1,245 single family residence and 595 sq. ft. accessory game room (currently under construction).

Lot Area	20,858 sq. ft.
Building Coverage	2,500 sq. ft. (12%)
Pavement Coverage	1,220 sq. ft. (6%)
Landscape Coverage	1,000 sq. ft. (5%)
Unimproved Area	16,138 sq. ft. (77%)
Parking Spaces	6
Zoning	Medium-High Residential (8-12 du/acre)
Plan Designation	Medium-High Residential (8-12 du/acre)
Project Density	2 du/ac
Ht abv fin grade	13 feet

Site: 671 Ida Ave, Solana Beach, Ca, San Diego County. APN: 298-140-13

Substantive File Documents: Previously 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. Permitted Density. No portion of the detached garage and office structure permitted on this site shall be rented, leased, occupied, sold or otherwise used as a second separate dwelling unit without the prior review and approval of the Coastal Commission or its successor in interest.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The proposed project is for the construction of a detached, three car garage, with a 660 sq. ft. 2nd story office that includes a wet bar and bathroom on a 20,858 sq. ft. site containing an existing 1,245 sq. ft. single family residence and 595 sq. ft. accessory game room, both of which are currently under construction.

On November 16, 2001 the Commission approved CDP #6-01-147 for the demolition of a single family residence and construction of new single-level 1,245 sq. ft. single family residence and 595 sq. ft. accessory building on the subject site, with a condition requiring the applicant to submit to the Executive Director final drainage plans.

The project site is located at 671 Ida Ave, one block west of Interstate 5, in the City of Solana Beach. The surrounding area consists of medium sized single-family residences as well as several apartment and condominium complexes.

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. Runoff/Water Quality. Section 30231 of the Coastal Act states:

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

In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, the applicant shall utilize a drainage plan in substantial conformance to the plan dated 11/7/01 drafted by Rick Brooks. Said plan allows runoff from the roof, driveway, and other impervious surfaces to be directed into the landscaped areas on the site for infiltration and or/percolation, prior to being conveyed off-site. Directing runoff through landscaping is a well-established BMP for treating runoff from small developments such as the subject proposal. As submitted, the proposed development will serve to reduce any impacts to water quality from the project to insignificant levels, consistent with the above cited Coastal Act policy.

3. Parking/Public Access. Section 30250(a) of the Coastal Act requires that new residential development be located where adequate public services are available and where it will not have significant adverse impacts on coastal resources. Section 30252 requires that adequate parking for new development is provided. The site is planned and zoned for Medium-High Residential use in the City of Solana Beach, which allows eight to twelve dwelling units per acre. The site is also designated for 8-12 units per acre residential development in the previously certified County of San Diego Local Coastal Program, which is used for guidance in the City of Solana Beach.

The proposed development is consistent with the City's regulations. There are currently three parking spaces on the site and the proposal includes three additional spaces. The proposal, therefore, provides adequate parking onsite for the residence. With the proposed new construction, the development represents a density of 2 dwelling units per acre which is consistent with the zoning and land use designations. The project site is located in an area where all typical urban services such as water and sewer are available.

The site is located on the west side of Interstate 5 in an area that does not have the potential to impact beach or public recreation parking and adequate parking is provided on-site. Thus, the proposed development does not raise any coastal access issues, and the project can be found consistent with Sections 30250(a) and 30252 of the Coastal Act.

4. Visual Impacts. Section 30251 of the Coastal Act provides for the protection of scenic coastal resources and for the compatibility of new and existing development. The

site is located within an established residential neighborhood consisting of large and medium scale single-family residences. The proposed structures will be compatible in size and scale with the surrounding development. The subject site is not located within any of the special overlay areas identified in the County LCP, is not visible from Interstate 5 or any other designated coastal access routes or scenic corridors. Therefore, the project will not have an adverse visual impact on the community and the project can be found consistent with Section 30251 and all other applicable Chapter 3 policies 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. While the Commission certified the County LCP, the County never accepted the Commission's modifications and therefore, the LCP was never effectively certified and Chapter 3 policies of the Coastal Act remain the standard of review. 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 High-Medium Residential in the previously certified County of San Diego LCP. The City of Solana Beach has zoned and designated this area for residential uses in their draft Land Use Plan and Zoning Ordinance, and the proposed remodel is consistent with these designations. With regards to the 2nd story office, accessory living units are permitted in the City of Solana Beach if the site has a minimum area of 6,000 sq.ft., the accessory unit is between 350 and 660 sq.ft., and the structure is "attached" to the principal structure on the site, which can include a detached garage, as in this case. The City also requires that occupancy of the unit be limited to two people, at least one of whom must be a member of the primary occupant's family, or at least 60 years old, or handicapped. One additional off-street parking space must be provided. In this particular case, the development is not proposed as an accessory unit, but as an office. Special Condition #1 puts the applicant on notice that the office space shall not be rented, leased, occupied, sold or otherwise used as a second separate dwelling unit without the prior review and approval of the Coastal Commission or its successor in interest. As discussed above, the proposed project can be found consistent with the relevant Chapter 3 policies regarding the protection of 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.

7. 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 that the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. There are no feasible alternatives or mitigation measures available that would substantially lessen any significant adverse impact that 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. 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

6-01-182

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SEE 1188 MAP

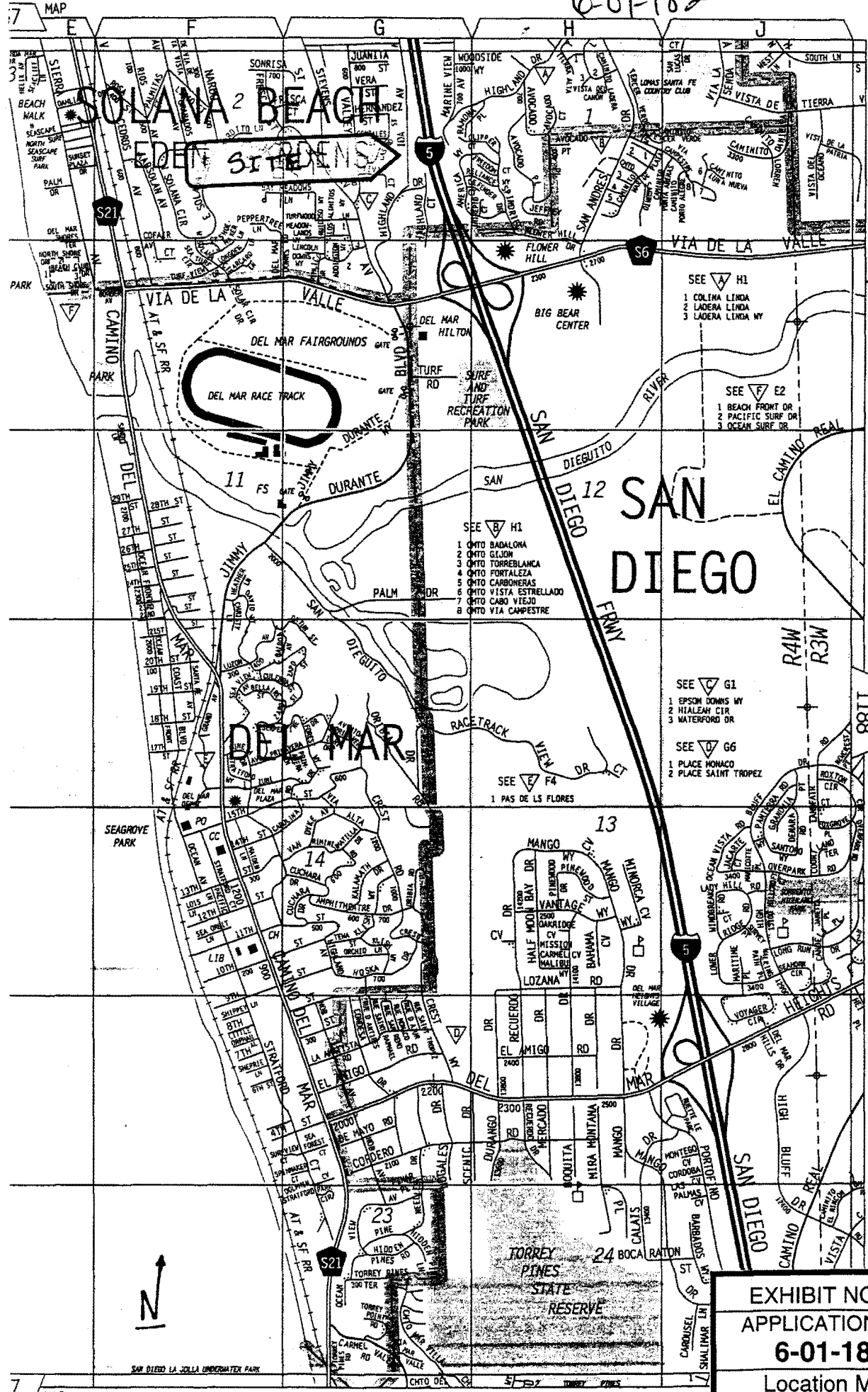


EXHIBIT NO. 1
 APPLICATION NO.
6-01-182
 Location Map

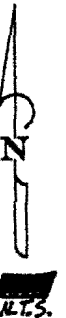
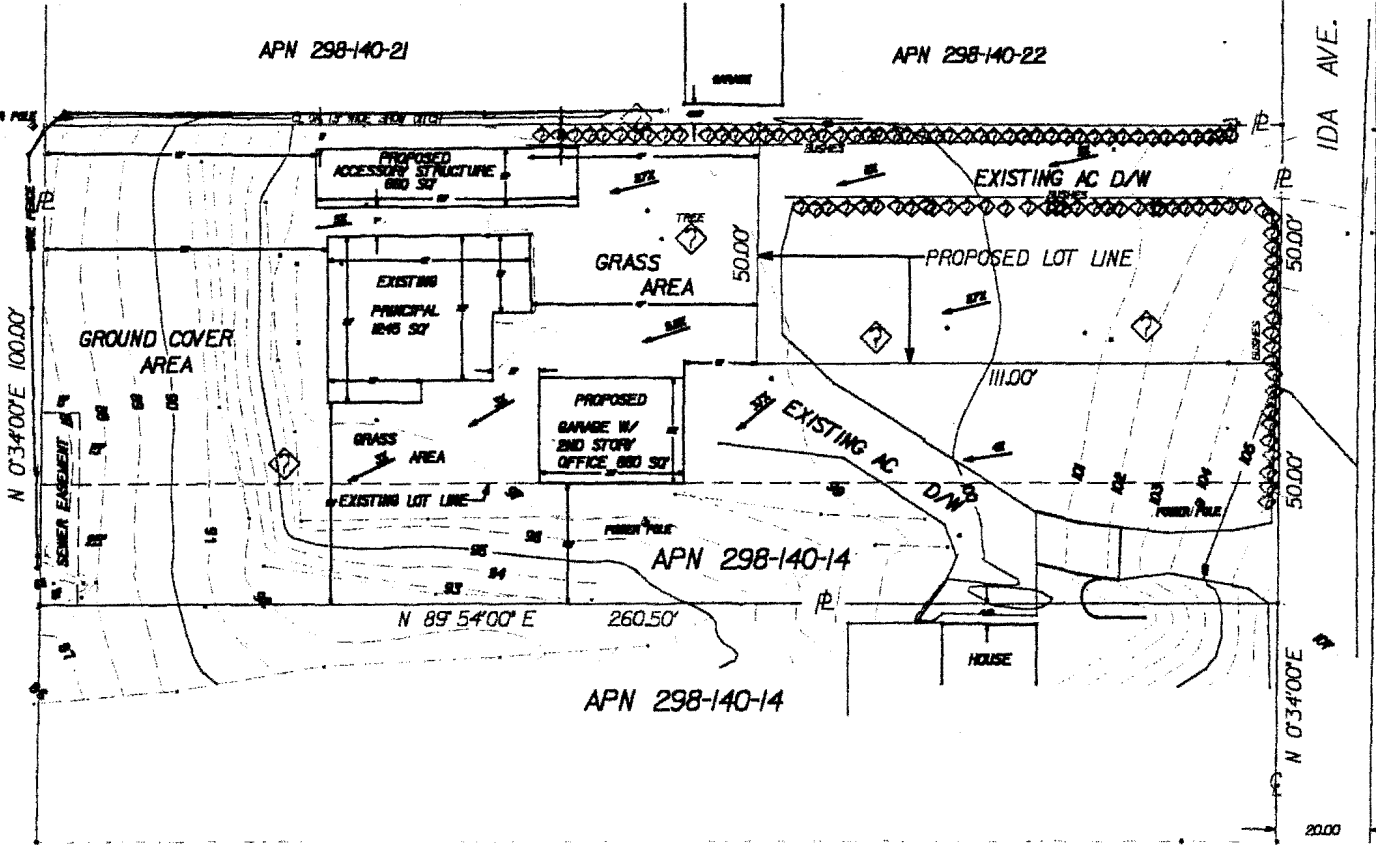
MAP

6-01

APN 298-140-21

APN 298-140-22

IDA AVE.



RICK D. BROOKS P.L.S.
 6172 W. MANOR DR.
 MESA CA. 91942
 NO. 5086

SITE PLAN
 671 IDA AVE.
 ANDRES DAVIS
 619-980-6269

EXHIBIT NO. 2
 APPLICATION NO.
6-01-182
 Site Plan

