

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

(619) 767-2370

RECORD PACKET COPY

**Thu 3c**

Filed: 11/8/02

49th Day: 12/27/02

180th Day: 5/12/03

Staff: GDC-SD

Staff Report: 12/19/02

Hearing Date: 1/8-12/03

STAFF REPORT: CONSENT CALENDAR**Application No.:** 6-02-157**Applicant:** Lomas Santa Fe Marine View **Agent:** Michael Durkin,
General Partner**Description:** Boundary adjustment between three lots and demolition of a single-family residence and sheds straddling the lot line of two of the affected lots.

Proposed Lot Areas	Lot A = 126,880 sq. ft.
	Lot B = 20,043 sq. ft.
	Lot C = 20,025 sq. ft.
Zoning	Estate Residential (1-2 dua)
Plan Designation	Estate Residential (1-2 dua)

Site: 609 & 621 Marine View & 959 Genevieve Street, Solana Beach, San Diego
County. APN 298-390-43, 44 and 45.**Substantive File Documents:** 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. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed development involves a boundary adjustment affecting three lots and the demolition of an existing residence and sheds that would be straddling the lot lines once the boundary adjustment is complete. The subject lots are designated as Estate Residential-2 in the City's General Plan requiring a minimum lot size of 20,000 sq. ft. and allowing up to 2 dwelling units per acre (dua). The existing lots are approximately sized as follows: Lot A = 103,743 sq. ft.; Lot B = 32,256 sq. ft. and; Lot C = 30,949 sq. ft. Following the boundary adjustment the resulting lots will approximately be: Lot A = 126,880 sq. ft.; Lot B = 20,043 sq. ft. and; Lot C = 20,025 sq. ft. Therefore, Lot A will be increased in size, while lots B and will be reduced to approximately 20,000 sq. ft. which is the minimum size for lots in the Estate Residential Zones. However, the proposed boundary adjustment will not change the number of residential units that can be constructed on the lots over what currently exists. Although Lot A will be substantially enlarged, the City's Zoning Code limits each lot within the ER-2 zone to one principal dwelling unit.

In addition, the site is located approximately 1 ½ miles east of the shoreline and, as such, residential development at this location will not adversely affect public access to the shoreline or views of the coast. Although the site is located adjacent to Interstate 5, a designated view corridor in the City of Solana Beach, no views across the site to the coast exist. In addition, while any future residences on the subject lots will be somewhat visible from motorists traveling along northbound Interstate 5, a row of mature eucalyptus trees currently separates the subject lots from the freeway and any future coastal development permit for the construction of residences will likely included specific landscape requirements addressing views from Interstate 5. The subject lots also do not contain environmentally sensitive habitat. Therefore, the proposed development will not have adverse impacts on any coastal resources.

B. Community Character /Visual Quality. The development is located within an existing developed area and, as proposed, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

C. Public Access/Parking. As proposed, the development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

D. Local Coastal Program. The City of Solana Beach does not have a certified LCP at this time. Thus, the Coastal Commission retains permit jurisdiction in this community and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, 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.

E. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect 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.



Norbert Dall

Dall & Associates

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Sacramento, CA 92811

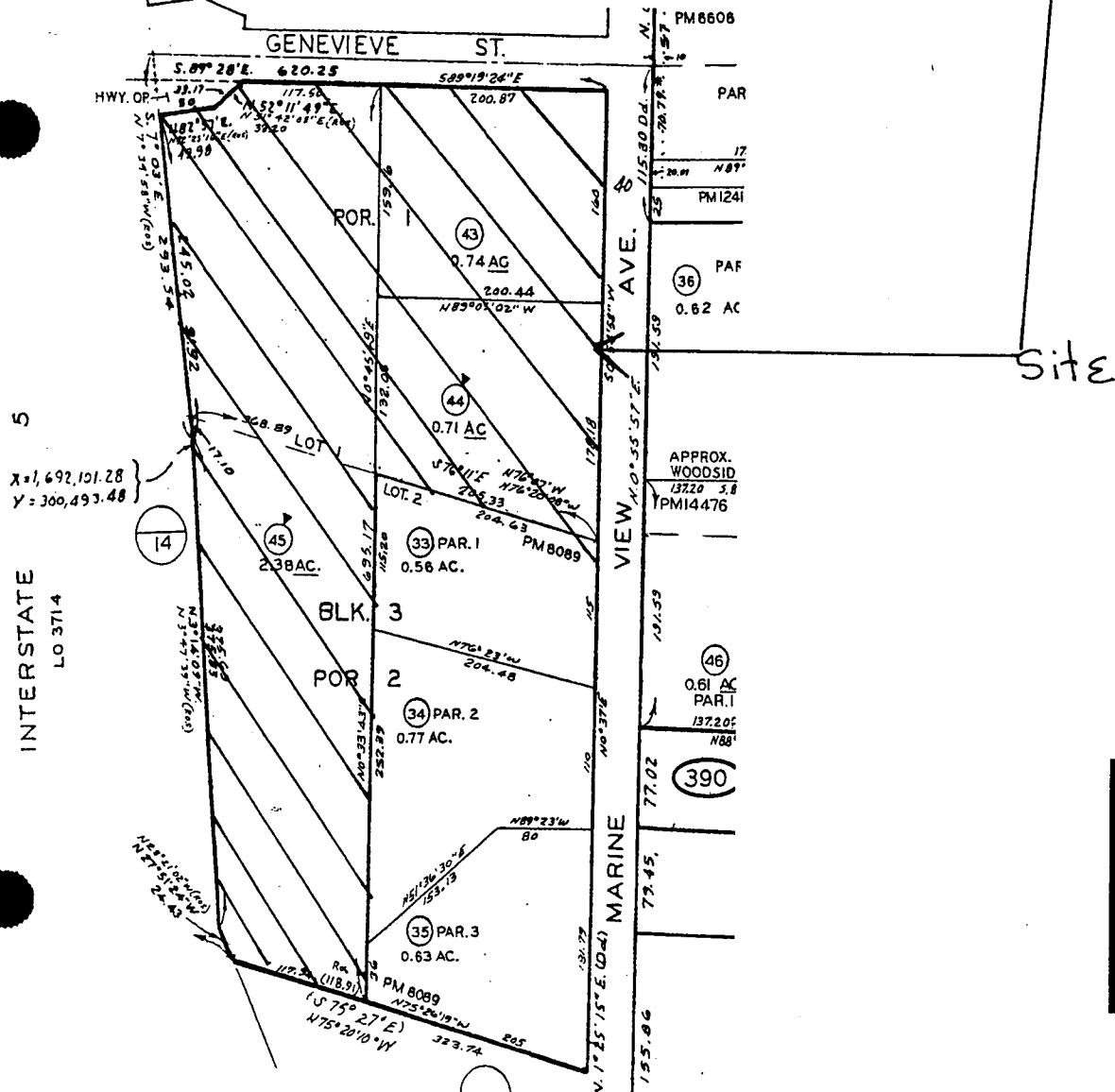
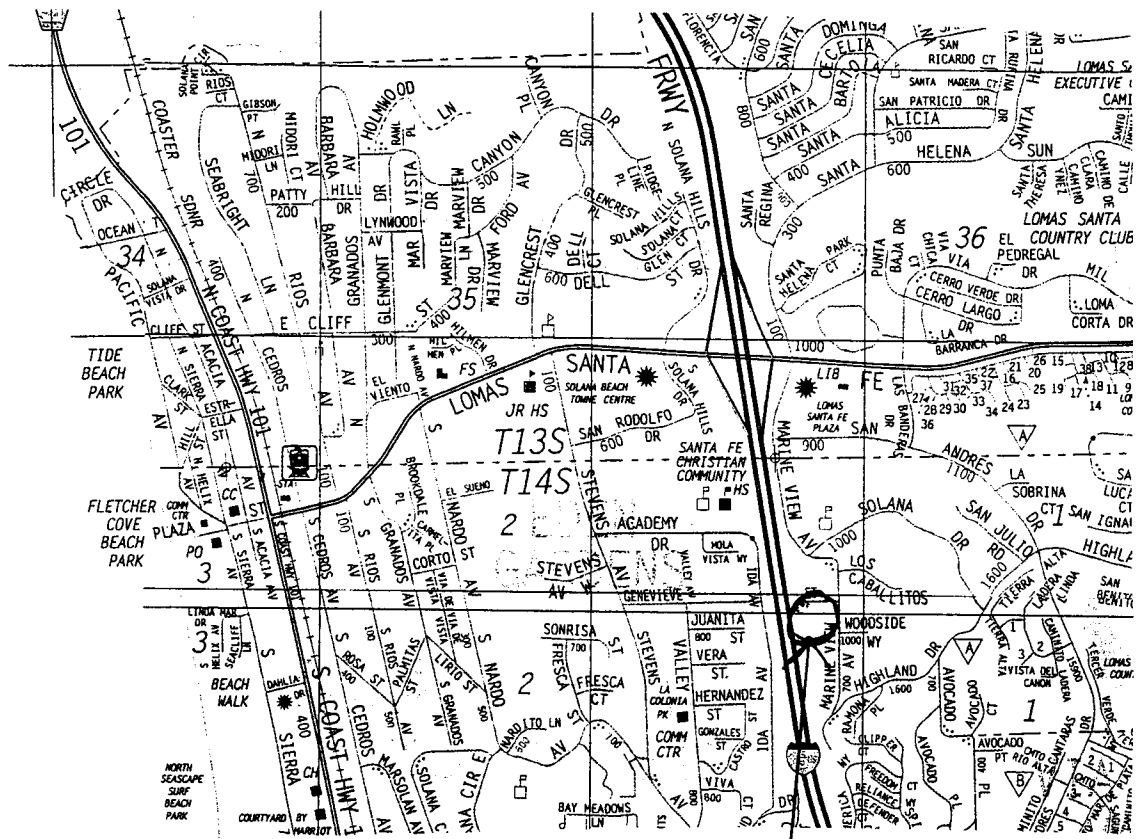


EXHIBIT NO. 1
APPLICATION NO.
6-02-157
Location Map



PLAT

6-02-157 (1)

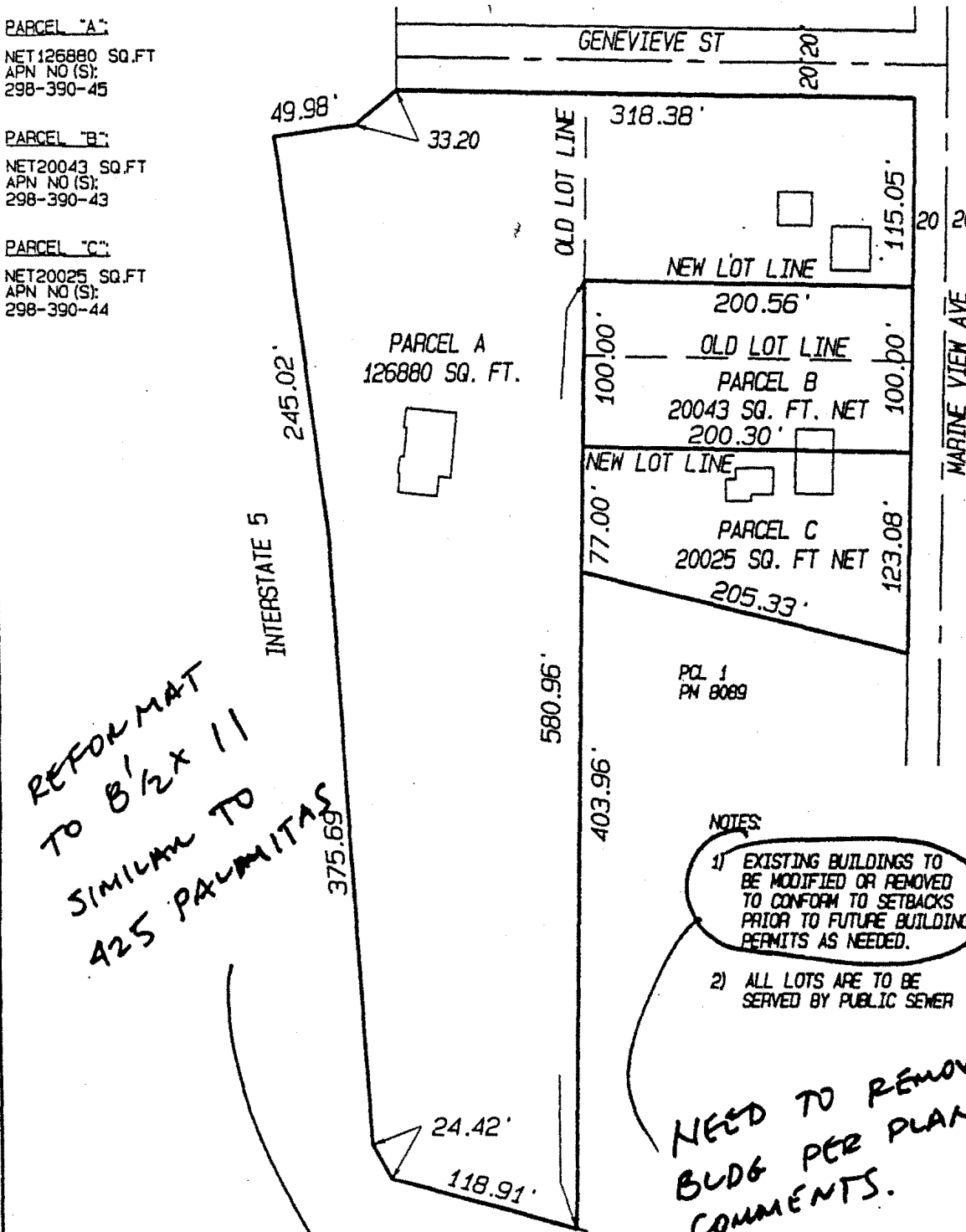
SCALE: 1 in. = 120 ft. (eg. 1"=200')
ZONING: ER2 (Min. Lot Size: 20,000 SQ. FT.)

LEGAL: POR LOT, S 1 & 2 BLK. 3 MAP 1774

PARCEL "A":
NET 126880 SQ. FT.
APN NO (S):
298-390-45

PARCEL "B":
NET 20043 SQ. FT.
APN NO (S):
298-390-43

PARCEL "C":
NET 20025 SQ. FT.
APN NO (S):
298-390-44



REFORMAT
TO B¹/₂ x 11
SIMILAR TO
425 PAUMOTU

NOTES

- EXISTING BUILDINGS TO BE MODIFIED OR REMOVED TO CONFORM TO SETBACKS PRIOR TO FUTURE BUILDING PERMITS AS NEEDED.
- ALL LOTS ARE TO BE SERVED BY PUBLIC SEWER

NEED TO REMOVE/MOVE
BLDG PER PLANNING
COMMENTS.

DATE FILED

REC'D BY:

SIGNED BY:

PRELIMINARY ACTION DATE:

FINAL ACTION DATE:

SIGNED BY:

HEALTH DEPARTMENT CERTIFICATION (if nec.)

NOTE:
Proposed Boundary:
Existing Boundary:
Different Zones:

CHECKLIST

Fill in all items above.
Vicinity map/Eng. scale
Legal description (Abbrev)
Label Parcel A, etc.
Assessor's Parcel No.
Label Existing Line
Label Proposed Line
All owners must sign
Sign as Trustee if Trust
Parcel(s) net area only
Parcel(s) dimensions
Existing structures
Structure setbacks
(If less than 100')
Structure(s) use

OPTIONAL USE AREA vicinity map, details, (if nec.)

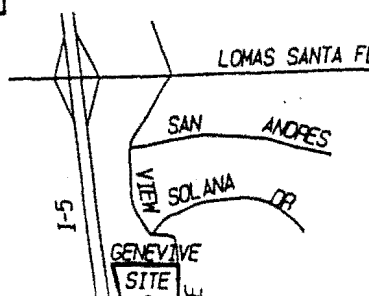


EXHIBIT NO. 2

APPLICATION NO.

6-02-157

Proposed Plat Map

California Coastal Commission

VICINITY MAP

