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San Diego Coast District

ADMINISTRATIVE CALENDAR

Tuesday, October 7, 2003

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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. 6-03-57/GDC

Date September 18, 2003

ADMINISTRATIVE PERMIT**Tu 5a**

APPLICANT: Linda Giordano

PROJECT DESCRIPTION: Installation of landscaping and below-grade spa on site of an existing single-family residence.

PROJECT LOCATION: 206 Gibson Point, Solana Beach, San Diego County.
APN No. 263-680-04

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: October 7, 2003
10:00 a.m.LOCATION: Hotel Del Coronado
1500 Orange Avenue
Coronado, CA 92118IMPORTANT - 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: 

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 proposes to install landscaping and a below-grade spa in the rear yard of an existing single-family residence. The project requires a permit because it involves the construction of a significant non-attached structure (below-grade spa) located between the sea (San Elijo Lagoon) and the first coastal roadway. The existing residence is visible from Highway 101, Interstate 5 and from public areas along the shoreline and San Elijo Lagoon. The Commission previously approved the subdivision containing the subject lot and the home's construction with conditions requiring landscaping including the planting of five specimen sized trees (CDP No. 6-98-1/Skerrett) on the north side of the lot to obscure views of the residence from public areas. The subject application effectively revises the approved location of the trees consistent with the previous Commission action. Special Condition #1 requires the applicant to submit a final landscaping plan for

Executive Director written approval. In addition, the condition requires that all approved landscaping be installed within 60 days of completion of the spa.

Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. As conditioned, the proposed development will not have an adverse impact on any sensitive habitat, and, will not result adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, as condition to include landscaping, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

The proposed 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.

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.

As conditioned, 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, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. Final Plans. PRIOR TO THE AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit to the Executive Director for review and written approval final site, spa and landscaping plans documenting the use of at least 5 specimen sized trees (minimum 24-inch box) located on the north side of the existing residence. The plans shall also require that:

- a. All landscaping be drought tolerant and native.
- b. All landscaping be installed within 60 days of construction of the spa.
- c. All runoff from newly constructed impervious surfaces shall drain through landscaping prior to exiting the site.

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 legally 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
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Permit Application No. 6-03-70/GDC

Date September 18, 2003

ADMINISTRATIVE PERMIT**Tu 5b**

APPLICANT: Parioli Italian Bistro

PROJECT DESCRIPTION: Installation of three outdoor dining patios totaling approximately 396 sq. ft. and an 11 space parking lot consisting of a permeable surface on site of an existing approximately 2,030 sq. ft. restaurant on an approximately 35,000 sq. ft. lot.

PROJECT LOCATION: 647 South Highway 101, Solana Beach, San Diego County.
APN No. 298-211-47

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: October 7, 2003
10:00 a.m.

LOCATION: Hotel Del Coronado
1500 Orange Avenue
Coronado, CA 92118

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 applicant proposes to install three outdoor dining areas on three existing concrete pads totaling approximately 396 sq. ft. and an 11 space parking lot consisting of a permeable surface on site of an existing approximately 2,030 sq. ft. restaurant on an approximately 35,000 sq. ft. lot. The subject site currently contains 14 parking spaces. Following completion of the subject development, the restaurant will have a total of 25 parking spaces which is the minimum required to serve the existing and proposed dining areas consistent with City zoning. The proposed project will not increase the amount of impervious surfaces over what currently exists. To assure the 11 space parking area is constructed as a permeable area, Special Condition #1 requires the submission of final plans to be reviewed and approved by the Executive Director. The plans will also need to document the location of all proposed outdoor dining areas.

The development is located within an existing developed area and 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.

The proposed 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.

Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. The proposed new parking area, as conditioned, will consist of pervious materials such that all runoff over the new parking area will be filtered through decomposed granite or other comparable material before leaving the site. The proposed dining areas will occur on an existing concrete area such that no new impervious surfaces will be constructed. Thus, the project is consistent with Section 30231 of the Act.

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. As conditioned, approval of the project 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.

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, as conditioned, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS

1. Final Plans. PRIOR TO THE AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit to the Executive Director for review and written approval final site and construction plans documenting the use of an impervious surface parking lot and the location of all outdoor dining areas.

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 legally 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

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Permit Application No. 6-03-79/GC

Date September 18, 2003

ADMINISTRATIVE PERMIT**Tu 5c**

APPLICANT: Wenetta Childs

PROJECT DESCRIPTION: Construction of an approximately 748 sq.ft. second-story addition to an existing one-story 2,414 sq.ft. single-family residence including an attached garage on a 6,236 sq.ft. lot.

PROJECT LOCATION: 663 Circle Drive, Solana Beach (San Diego County) APN 263-021-10

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.

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10:00 a.m.

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1500 Orange Avenue
Coronado, CA 92118

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PETER DOUGLAS
Executive Director

By: 

STANDARD CONDITIONS:

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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 proposed project involves construction of an approximately 748 sq.ft. new second-story to an existing 1,994 sq.ft. one-story single-family residence with an attached 420 sq.ft. garage. The addition would be a maximum of 25 feet high. The proposed residential addition requires a coastal development permit because the project involves an increase in more than 10% of the existing floor area and the subject site is located between the first public roadway and the sea. This same project was previously approved by the Commission in May of 1999 but because the project was not constructed within two years, the permit expired (Ref. 6-99-46/Childs).

The 6,236 sq.ft. lot is located on the north side of West Circle Drive in the City of Solana Beach. The site is surrounded by one and two story single-family residences on the east, west, and south, and by the Cardiff State Beach parking lot to the north.

Although the site is in a coastal bluff area, the base of the bluff below the subject site is bordered by the State beach parking lot and the ocean lies approximately 300 feet to the west. Thus, the bluff is not subject to erosion from wave action and development on the site does not raise the same issues of geologic stability as development on coastal blufftop site would. All new construction will take place a minimum of 25 feet back from the slope edge. Therefore, the proposed addition is consistent with Section 30253 of the Coastal Act.

The development is located within an existing developed area and 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.

The proposed 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.

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. 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.

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 is consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS: NONE

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