

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

Wed 5a

Filed: 12/13/02
 49th Day: 1/31/03
 180th Day: 6/11/03
 Staff: GDC-SD
 Staff Report: 3/20/03
 Hearing Date: 4/8-11/03

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-02-170

Applicant: Kenny R. Sheppard

Agent: Ned G. Belisario

Description: Demolish single-family home, and construct a two-story 4,394 sq. ft. medical office building with 1,164 sq. ft. subterranean parking garage and approximately 630 cu. yds. of grading on 19,393 sq. ft. lot.

Lot Area	19,393 sq. ft.
Building Coverage	4,394 sq. ft. (23%)
Pavement Coverage	10,475 sq. ft. (54%)
Landscape Coverage	2,568 sq. ft. (13%)
Unimproved Area	1,956 sq. ft. (10%)
Parking Spaces	24
Ht abv fin grade	29 feet
Zoning	Commercial
Plan Designation	Commercial

Site: 634 Stevens Avenue, Solana Beach, San Diego County. APN 298-131-26

Substantive File Documents: City of Solana Beach General Plan and Zoning Ordinance
 City of Solana Beach DRP/SDP #17-01-16

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 Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final grading, site, landscaping and building plans for the proposed development that have been approved by the City of Solana Beach. Said plans shall be in substantial conformance with the plans submitted with this application by Howard Anderson and Associates dated received by the Commission on 12/13/02, and include the follow:

- a. Drought tolerant native or non-invasive plant materials shall be utilized.

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.

2. Drainage and Polluted Runoff Control Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, final drainage and runoff control plans approved by the City of Solana Beach, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter stormwater from each runoff event, up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner. Energy dissipating measures shall be installed at the terminus of all outflow drains.

- (c) Drainage from all roofs, parking areas, driveway area, and other impervious surfaces on the building pad shall be directed through vegetative or other media filter devices effective at removing and/or treating contaminants such as petroleum hydrocarbons, heavy metals, and other particulates.
- (d) Opportunities for directing runoff into pervious areas located on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips, shall be maximized.
- (e) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. The plan shall include an identification of the party or entity(ies) responsible for maintaining the various drainage systems over its lifetime and shall include written acceptance by the responsible entity(ies). Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to and during each rainy season, including conducting an annual inspection no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment to this coastal development permit or a new coastal development permit is legally required to authorize such work.
- (f) All permanent runoff and erosion control devices shall be developed and installed prior to or concurrent with any on-site grading activities. The use of temporary erosion control measures, such as berms, interceptor ditches, sandbagging, filtered inlets, debris basins, and silt traps shall be utilized in conjunction with plantings to minimize soil loss during construction.
- (g) Parking lots susceptible to stormwater should be swept with a vacuum regenerative sweeper on a regular basis.
- (h) *If following review of the proposed drainage and runoff control plans, the City requires the applicant to construct offsite improvements such as drainage improvements in the street or within the adjacent concrete drainage channel, the applicant shall apply for an amendment to the subject permit or a new coastal development permit for those improvements unless the Executive Director determines that no permit or amendment is legally required.*

The permittee shall undertake development in accordance with the approved drainage and runoff control plans. Any proposed changes to the approved drainage and runoff control

plans shall be reported to the Executive Director. No changes to the approved plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Sign Program. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a comprehensive sign program, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No tall or free-standing pole or roof signs shall be allowed.

The permittee shall undertake development in accordance with the approved sign program. Any proposed changes to the approved sign program shall be reported to the Executive Director. No changes to the sign program shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Export of Grading Materials. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location of the disposal site for the proposed exported grading material. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall be obtained from the California Coastal Commission prior to export unless the Executive Director determines that no permit or amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed development involves the demolition of a single-family home, and construction of a two-story approximately 4,394 sq. ft., 29 ft.-high medical office building with 1,164 sq. ft. subterranean garage on 19,393 sq. ft. lot. The development will occur on a lot that is bisected by Stevens Creek drainage channel which at the subject location consists of a concrete lined channel devoid of vegetation or sediment. Two approximately 12 ft. by 15 ft. bridges will be constructed over the approximately 12 wide section of the drainage channel to accommodate parking and pedestrian traffic from a proposed 15 spaced parking lot on the east side of the concrete channel. Overall the proposal includes 24 parking spaces which is consistent with the City's parking standard for medical office buildings. The project will also include approximately 630 cu. yds of grading involving approximately 470 cu. yds. of export. The site is located approximately 1 ½ miles east of the shoreline and not located on a major coastal access corridor. Views across the site to the shoreline or other coastal resources do not exist.

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 County of San Diego LCP is used for guidance in Solana Beach.

B. Community Character /Visual Quality. 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, 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.

E. Biological Resources/Water Quality. 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 in erosion or adverse impacts to water quality, as adequate temporary and permanent erosion controls (BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

F. 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 City of Solana Beach to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

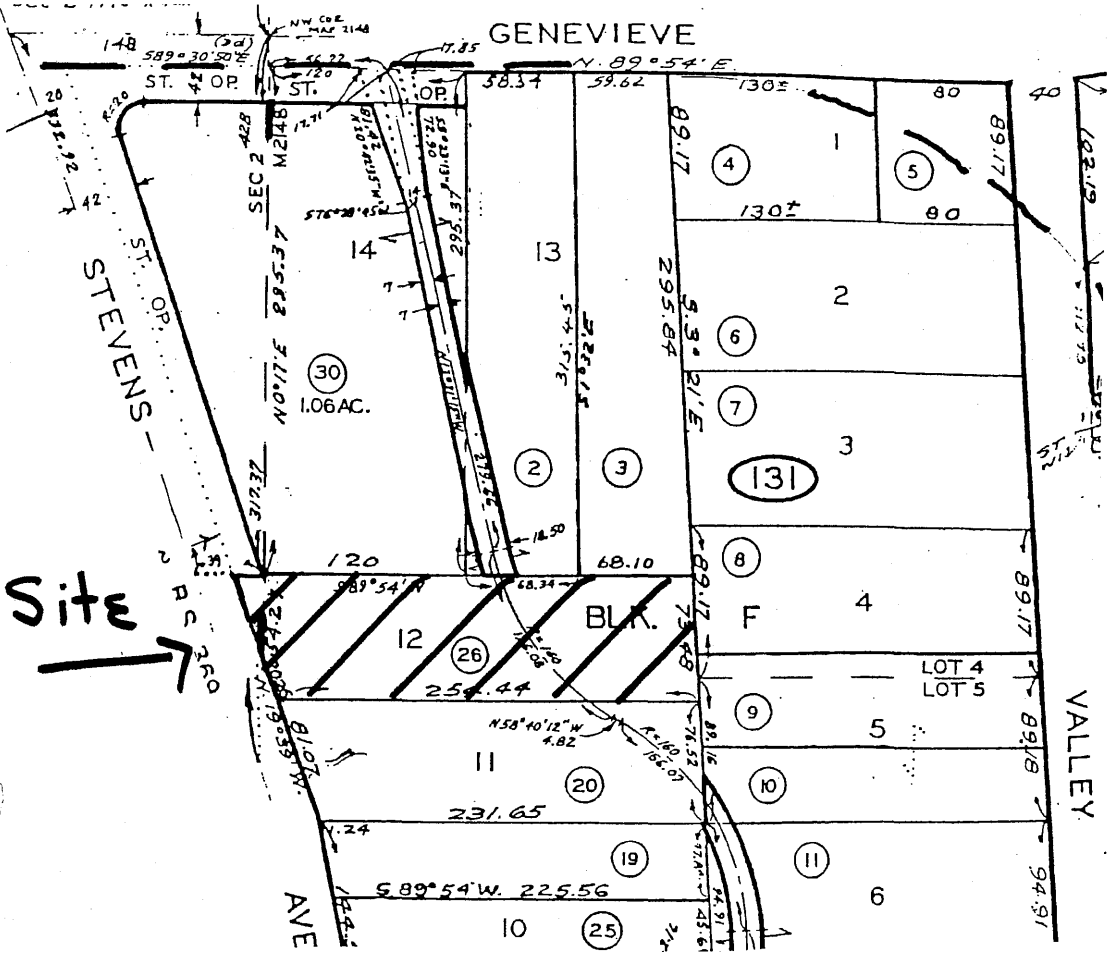
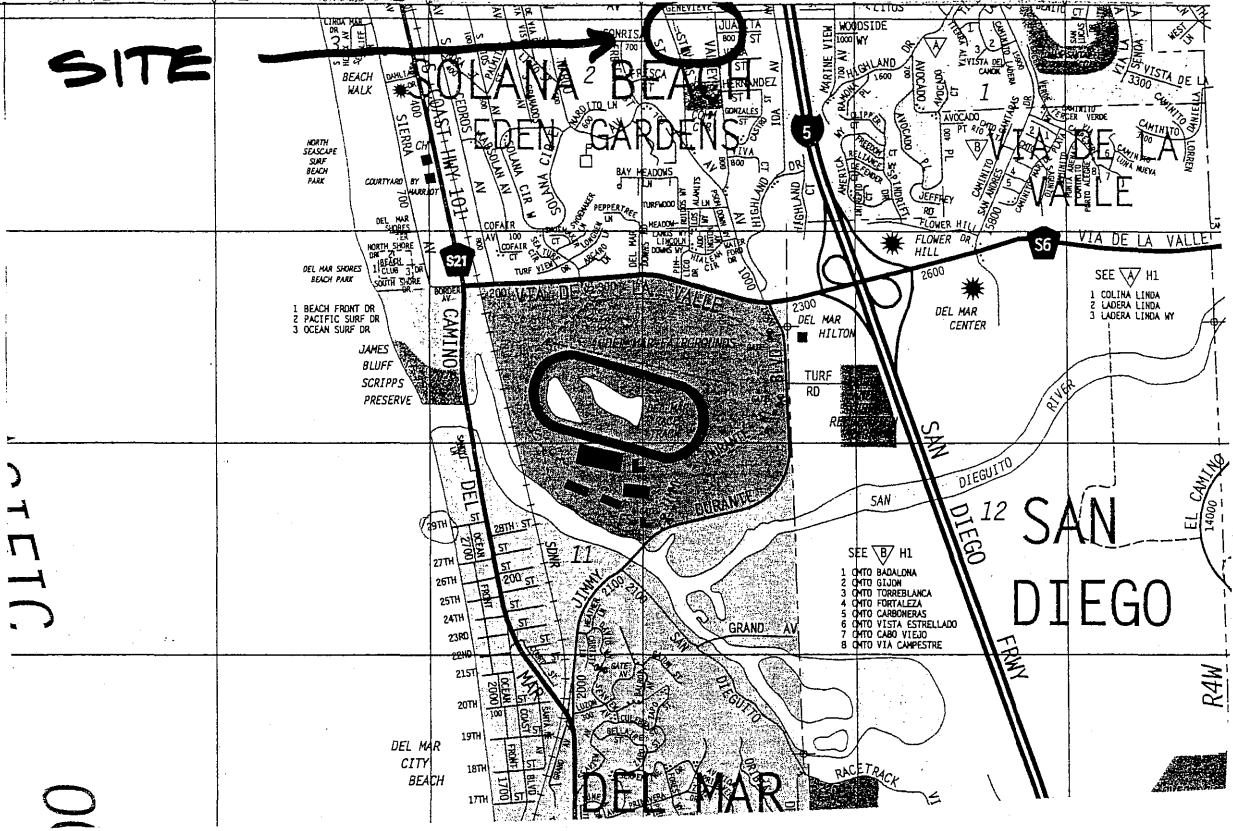
G. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and 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.

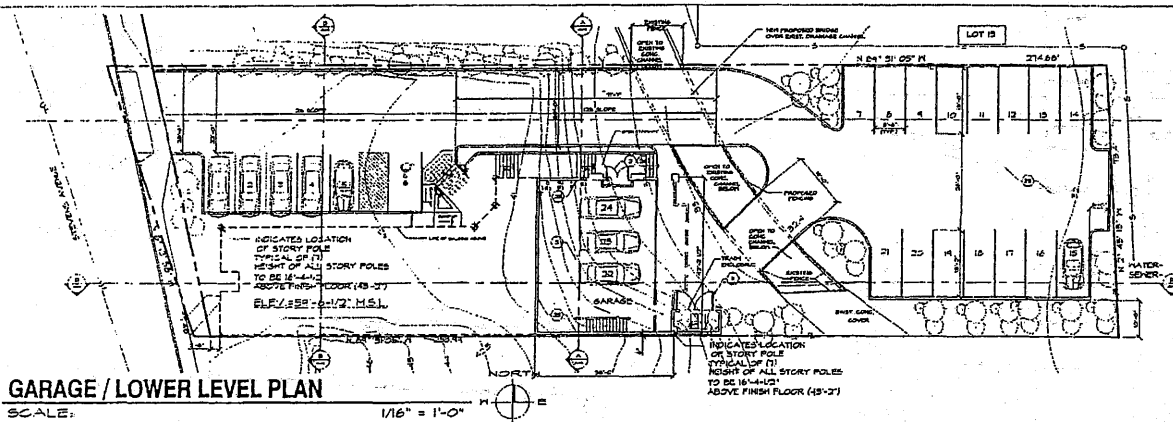
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of 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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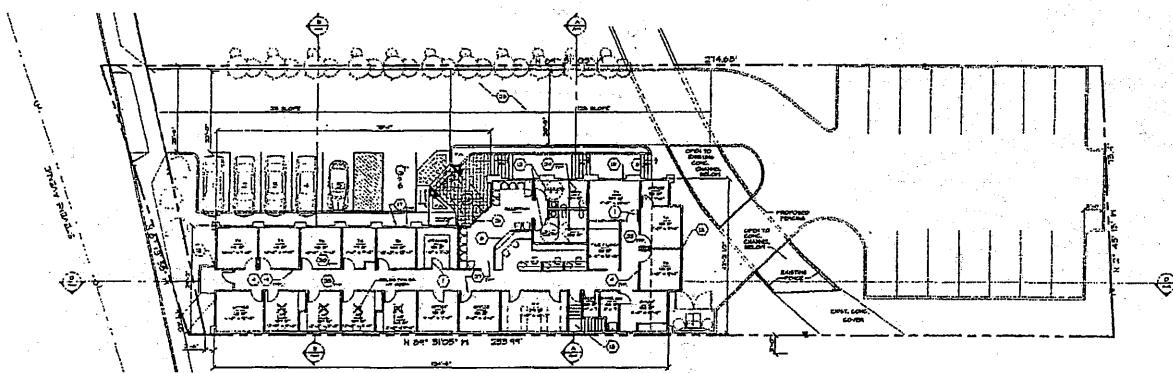
EXHIBIT NO. 1
 APPLICATION NO.
6-02-170
 Location Map

California Coastal Commission



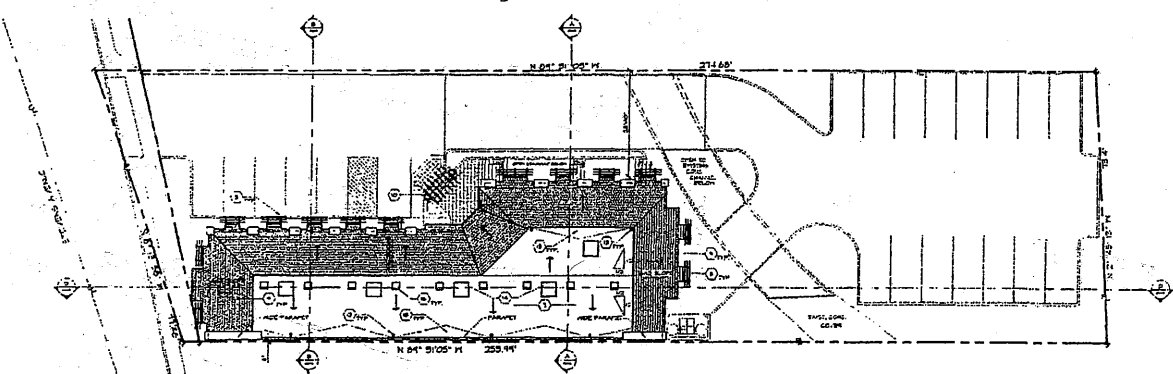
GARAGE / LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"



FIRST LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



ROOF PLAN

SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION
 LOT 12, BLOCK 7, EDDY GARAGES, MAP 2143 COUNTY OF SAN DIEGO
 A.P.N. 246-121-26
 ZONE C
 CONTIGUOUS PROPERTY ZONED C
 ALLOWABLE F.A.R. = 12
 MAX. HT. = 35'-0"
 GROSS LOT AREA = 14,985 SQ. FT.
 NET LOT AREA = 17,130 SQ. FT.
 PROPOSED STREET DEDICATION = 122' 50" FT.
 PROPOSED 4244 S.F. OFFICE BUILDING
TOTAL PARKING REQUIRED
 MEDICAL OFFICE BLDGS, PARKING
 FIRST 2000 SF = 1 CAR PER 200 SF.
 EACH ITS SF. ADDITIONAL = 1 CAR
 2000 SF = 10 CARS
 NET 2,250 SQ. FT. = 11 CARS
 TOTAL PARKING REQUIRED = 21 CARS
 TOTAL ALLOWABLE BUILDING AREA FOR PARKING PROVIDED = 4,450 SF



- KEYNOTES**
- 1) ALL DOORS SHALL BE SOLID CORE PAINT GRADE
 - 2) EXTERIOR METAL DOORS
 - 3) 8" REINFORCED CONC. GARAGE SLAB OVER 2" SAND OVER 6 MIL POLYETHYLENE SHEET OVER 2" SAND
 - 4) PAINT ALL INTERIOR 6"X6" BC SURFACES (2-COATS)
 - 5) HOOD TRELLIS SYSTEM (345 x 48" O.C.)
 - 6) PLASTIC LAMINATE RECEPTION CENTER (4") DRAINERS
 - 7) 5-PLY BUILT-UP BITUMINOUS ROOFING
 - 8) CONC. STAIR TREADS, RISERS AND LANDINGS ON GRADE WITH POWER SCAPER STAIR HAND RAILS
 - 9) 40 YEAR COMPOSITION TILE ROOFING, THICK 1/2" OR APPROVED EQUAL OVER 2 LAYER 40 LB. ASPHALT SATURATED FELT
 - 10) HOOD TRELLIS SYSTEM (4 x 4 32" O.C. IN 8 x 12 DOWN NOTCHED)
 - 11) PAIR 5'x7" METAL GATES (6'-0" HT.)
 - 12) FLOORING IN TOILET AREAS SHALL BE CERAMIC TILE OVER GROUT SETTING BED. WALLS SHALL BE 2"X6" CERAMIC TILE TO 7'-0". IF PAINTED 6"X6" ABOVE CEILING SHALL BE PAINTED IMPROVED 3/4" OF ROOF DRAIN
 - 13) PACKAGE HVAC MECHANICAL UNIT (5) PROVIDE
 - 14) 1/2" PLYWOOD CRICKET IN STRUCT. ROOF. PROVIDE TAPERED 2X6 SUBFLOOR 24" O.C. + BLOCKING, CUT TO SLOPE TO DRAIN TO PROVIDE MIN. 1/4" SLOPE IF IT.
 - 15) 24" x 34" SKYLIGHTS
 - 16) OPERABLE ALUM. FINISH (DOUBLE PANEL)
 - 17) TYPICAL EXTERIOR WALL TO BE 2 x 4 HOOD STUD WALL 16" O.C. IN EXTERIOR PLASTER METAL LATH + 40 LB. ASPHALT SATURATED FELT + 1/2" PLYWOOD ON OUTSIDE. R-11 BATT INSULATION. 1 5/8" TYPE X 6"X6" ON INTERIOR.
 - 18) TYPICAL INTERIOR WALL TO BE 3-5/8" METAL STUD WALL 16" O.C. WITH 5/8" TYPE X 6"X6" ON EA. SIDE
 - 19) MOST VENT. FLOORING IN INTERIOR BASE TYPICAL ALL TREATMENT & LAB (7/8") ROOMS
 - 20) ALL HIGH STORAGE/STORAGE HALL SYSTEM
 - 21) STEEL CHANNEL BRUNNER STAIR IN PRE-CAST CONC. STAIR RISES + LANDINGS + METAL TREAD ENCLASURE
 - 22) GARAGE FLOOR TYPICAL ALL CORRIDORS + OFFICES ALUM. HSTY. INSTALLED
 - 23) PLASTIC LAMINATE TOilet PARTITIONS
 - 24) 2" REINFORCED CON. WALL (VERTICAL SOLID)
 - 25) ALL EXTERIOR WALLING DEGS. TO BE 4" CONC. SLAB OVER 4" SAND
 - 26) INTERIOR FLOORING SHALL BE OF 2" SLAB ON GRADE OVER 2" SAND, 6 MIL POLYETHYLENE SHEET, OVER 2" SAND EXCEPT FOR GARAGE
 - 27) ASPHALTIC CONC. DRIVEWAY + PARKING LOT

PROPOSED SHEPPARD MEDICAL CENTER

SHEPPARD MEDICAL CENTER
 WITH SERVICES ALL
 STAFF/STAFF/STAFF

SITE & FLOOR PLANS

A-2

California Coastal Commission

EXHIBIT NO. 2

APPLICATION NO. 6-02-170

Site Plan