

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

767-2370

RECORD PAGE COPY

**Thu 4b**

Filed: 4/17/03  
49th Day: 6/5/03  
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Staff: LRO-SD  
Staff Report: 5/9/03  
Hearing Date: 6/11-13/03

**STAFF REPORT: CONSENT CALENDAR****Application No.:** 6-03-46**Applicant:** Pacific Beach Investment Trust      **Agent:** Paul Ross

**Description:** Demolition of two residential buildings housing three units and construction of a new three-story, 30-ft. high, three-unit, 4,805 sq.ft. townhouse building with six on-site parking spaces on a 4,215 sq.ft. lot.

Lot Area	4,215 sq. ft.
Building Coverage	2,567sq. ft. ( 61%)
Pavement Coverage	273 sq. ft. ( 6%)
Landscape Coverage	1,375 sq. ft. (33%)
Parking Spaces	6
Zoning	R-N
Plan Designation	Residential North

**Site:** 3901-03 Ocean Front Walk & 710 San Rafael Place, Mission Beach,  
San Diego, San Diego County. APN 423-555-29

**Substantive File Documents:** Certified Mission Beach Precise Plan

**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. **Timing of Construction.** No construction shall take place for the project between Memorial Day weekend and Labor Day of any year. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (No street closures or use of public parking as staging areas).

**IV. Findings and Declarations.**

The Commission finds and declares as follows:

A. **Detailed Project Description/History.** The project involves the demolition of three residential units housed in two detached buildings and the construction of a new three-story, 30-ft. high, three-unit, 4,805 sq.ft. townhouse building with six on-site parking spaces on a 4,215 sq.ft. lot. The new development will observe all of the required yard setbacks, consistent with the Mission Beach Precise Plan. In addition, adequate parking will be provided with covered parking for six cars in tandem sets (presently, there is only four on-site parking for the existing development). The subject site is located in the community of Mission Beach in the City of San Diego.

The Commission has approved a number of coastal development permits to remove private encroachments from the public right-of-way and to widen the public boardwalk in an easterly direction. The subject site is located immediately adjacent to the recently widened public boardwalk. However, no encroachment is proposed within the public right-of-way (public boardwalk) and all proposed privacy walls will be located entirely on private property.

In addition, to address potential concerns with regard to construction activities on public access on this oceanfront property and given its proximity to the public boardwalk, the applicant has proposed the phase the proposed construction such that no work shall occur between Memorial Day weekend and Labor Day. As proposed, no impacts to public access are anticipated.

The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act, with the certified LCP used as guidance.

**B. Community Character /Visual Quality.** 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.

**C. Public Access/Parking.** As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, 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 Planning.** The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority 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 San Diego to continue to implement its certified LCP for the Mission Beach community.

**E. 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 is 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.



SITE

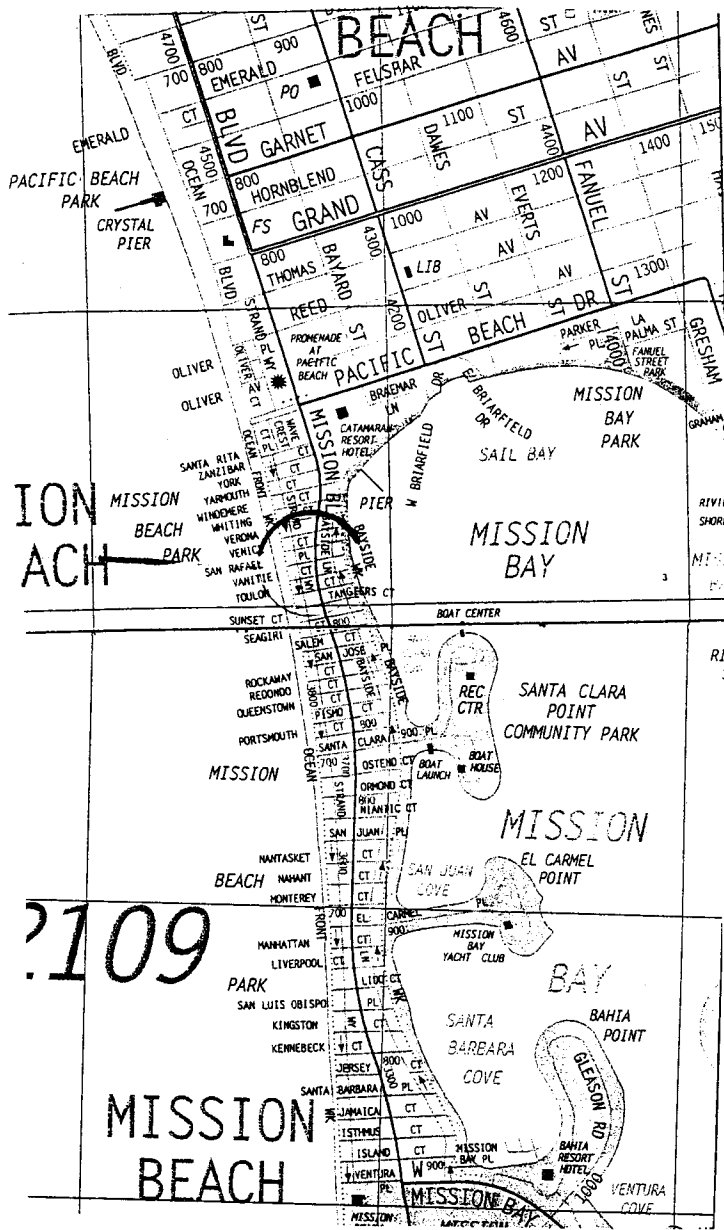
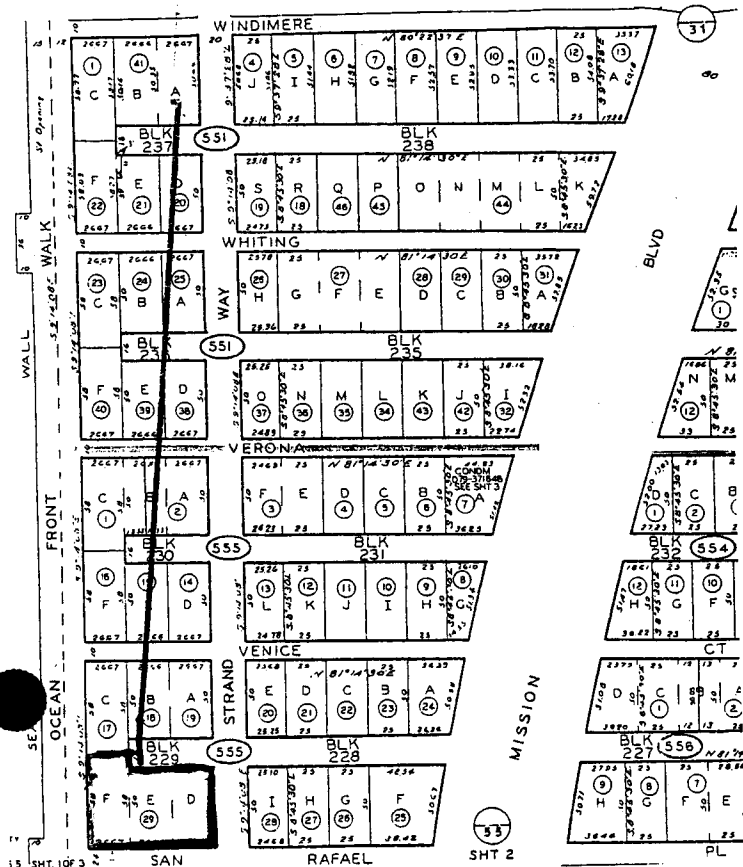


EXHIBIT NO. 1  
APPLICATION NO.  
6-03-46  
Location Map



SHEET TITLE		
PREPARED BY:	STEVEN THOMAS ARCHITECTS 3801 FOX AVENUE SAN DIEGO, CA 92108 PHONE: 619.226.4860 FAX: 619.226.4614	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: ORIGINAL DATE: 08/28/03
LOT NUMBER:	24	
APR:	425-88-24	
PROJECT NAME:	SHAW RAFFAEL 2	
SHEET TITLE:	DRY PLAN	
SHEET COUNT:	1 OF 8	PTB 2: