

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

(619) 767-2370



## RECORD PACKET COPY

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Permit Application No. 6-03-20/lro

Date 7/11/03

ADMINISTRATIVE PERMIT**Fri 3a**

APPLICANT: Roz King

PROJECT DESCRIPTION: Convert lower dwelling unit to storage/laundry room and one-car garage on an approximately 1,275 sq.ft. lot containing two other residential units which will remain.

PROJECT LOCATION: 725 Windemere Court, Mission Beach, San Diego, San Diego County.  
APN 423-551-07

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: August 8, 2003      LOCATION: Hyatt Regency Huntington Beach  
9:00 am, Friday      21500 Pacific Coast Highway  
Huntington Beach, CA 92648  
(714) 698-1234

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: Laurinda Owens

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 proposed project is the conversion of a lower level dwelling unit to a storage area/laundry room and a one-car garage. An existing dwelling unit on the upper level as well as another attached living unit to the north of the site will remain for a total of two dwelling units on the site. The existing structures were built prior to the Coastal Act and originally included a two-car garage at the ground level adjacent to the alley. Although an exact date could not be determined, at some point in time, the former property owner converted the garage to a third dwelling unit on the site. At this time, the current property owner is proposing to eliminate the third dwelling unit and convert a portion of the ground floor to a storage area/laundry room and a one-car garage.

The project is located on the south side of Windemere Court and is bordered by Strand Way Court to the west, Mission Boulevard to the east and an unnamed alley to the south

in the community of Mission Beach in the City of San Diego. One-and-a-half blocks west is the public boardwalk and beyond the boardwalk is the public beach and Pacific Ocean. The surrounding area largely consists of a mix of single- and multi-family residential development.

The proposed project requires a coastal development permit because it involves a change in the intensity of use. The project site is located in an area of the Commission's original jurisdiction, therefore, Chapter 3 of the Coastal Act is the standard of review.

Sections 30210, 30221 and 30222 call for the protection of public access and 30212(a) of the Coastal Act calls for the provision of public access from the nearest public roadway to the shoreline along the coast in new development projects unless, among other reasons, adequate access already exists in the area. In this particular case, currently there is no on-site parking for the existing three dwelling units. As proposed, one dwelling unit will be removed and one parking space will be provided. The proposed project will not adversely impact public access and will, in fact, improve public access through the provision of one on-site parking space where currently there is none. Access to the garage will be gained from the adjacent alley. In addition, public access will continue to be maintained along the east-west access corridors throughout the area. As such, the project is consistent with the public access policies of the Coastal Act.

Section 30251 of the Coastal Act calls for the protection of the scenic and visual qualities of coastal areas and that new development be sited and designed to protect views to and along the ocean and scenic coastal areas. The existing residences in the area vary widely in architectural style and appearance. The proposed project will not result in the blockage of any public views toward the ocean or have an adverse impact on the visual quality of the neighborhood. Therefore, the Commission finds the proposed development is consistent with the visual protection policies of the Coastal Act.

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.

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.

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Applicant's Signature

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Date of Signing

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