

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

767-2370

**Fri 4b**

Filed: 6/17/03
49th Day: 8/5/03
180th Day: 12/14/03
Staff: LRO-SD
Staff Report: 7/16/03
Hearing Date: 8/6-8/03

STAFF REPORT: CONSENT CALENDAR**Application No.:** 6-03-62**RECORD PACKET COPY****Applicant:** Mr. & Mrs. Russell**Agent:** Art Harris

Description: Addition of 5,305 sq.ft. (garage and new 2nd and 3rd floors) to an existing detached one-story, 2,147 sq.ft. single family residence on a 12,968 sq.ft. bayfront site containing an existing 10-unit apartment building which will be retained.

Lot Area	12,968 sq. ft.
Building Coverage	7,938 sq. ft. (61%)
Pavement Coverage	3,800 sq. ft. (29%)
Landscape Coverage	1,230 sq. ft. (10%)
Parking Spaces	5 (for residence only)
Zoning	RM-2-5
Plan Designation	Medium Density Residential (14-29 dua)

Site: 1169 Pacific Beach Drive, Pacific Beach, San Diego, San Diego County. APN 423-350-07.

Substantive File Documents: Certified City of San Diego LCP; Certified Pacific Beach Community 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.*

existing 10-unit apartment building located immediately north of the existing residence is proposed to be retained and is not a part of the subject proposal.

An existing 3-ft. high privacy wall (which partially encroaches into the public right-of-way) between the existing residence and the pedestrian walkway on the bayfront is proposed to be removed. The remodeled residence will observe all of the required yard area setbacks consistent with the City's certified LCP. In addition, adequate parking will be provided with enclosed parking for two cars plus three guest spaces.

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 walkway that runs along the Mission Bay, the project is conditioned such that construction does not occur between Memorial Day weekend and Labor Day. As conditioned, no impacts to public access are anticipated.

The project site is located on the shore of Sail Bay in Mission Bay in the community of Pacific Beach in the City of San Diego 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. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The existing residence proposed to be remodeled will have enclosed parking for a minimum of two cars consistent with the Pacific Beach Community Plan City's and the City's certified LCP. In addition, the existing structure will maintain the required yard setback areas. 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 will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Pacific 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.

