

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
(562) 590-5071



Filed: June 9, 2003  
49th Day: July 28, 2003  
180th Day: December 8, 2003  
Staff: ALB-LB **ALB**  
Staff Report: August 21, 2003  
Hearing Date: September 10-12, 2003  
Commission Action:

**Th 5f****STAFF REPORT: CONSENT CALENDAR**

**APPLICATION NUMBER:** 5-03-246 **RECORD PACKET COPY**

**APPLICANT:** Coronado Lane, LLC

**PROJECT LOCATION:** 113 & 115 Coronado Lane, City of San Clemente, Orange County

**PROJECT DESCRIPTION:** Construction of two new 3174 square foot, 32' high, 2-3 story split level, two-unit condominium structures (4 units total) with four attached 428 square foot two-car garages to serve each unit (8 parking spaces total), hardscape and landscape improvements on two adjacent vacant inland lots within the Pier Bowl District. Approximately 90 cubic yards of cut is proposed for site preparation.

**LOCAL APPROVALS RECEIVED:** City of San Clemente Planning Commission Approval of General Plan Amendment 02-199, Specific Cultural Heritage Permit 02-200 on April 2, 2003 and Planning Division Approval in Concept dated June 5, 2003.

**SUBSTANTIVE FILE DOCUMENTS:** City of San Clemente Certified Land Use Plan (LUP)

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending **APPROVAL** of the proposed project with two (2) special conditions which 1) inform the applicant that any future height increase or change in the density or intensity of use of the site will require a permit amendment or new permit and 2) require submittal of a drainage and runoff control plan showing runoff filtration prior to off-site discharge. The major issues associated with this development are community character, parking and water quality.

**LIST OF EXHIBITS:**

1. Location Map
2. Assessor's Parcel Map
3. Pier Bowl Map
4. Street Scene Exhibit
5. Project Plans

**STAFF RECOMMENDATION:**

**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.

**RESOLUTION:**

**I.     APPROVAL WITH CONDITIONS:**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II.    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 this permit is reported to the Commission. 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.

**III. SPECIAL CONDITIONS:**

**1. Future Development**

This permit is only for the development described in Coastal Development Permit No. 5-03-246. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by Coastal Development Permit No. 5-03-246. Accordingly, any future improvements to the structure authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-03-246 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

**2. Drainage and Run-Off Control Plan**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, a drainage and runoff control plan showing roof drainage and runoff from all impervious areas directed to dry wells or vegetated/landscaped areas to the maximum extent practicable within the constraints of City requirements. Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants which are non-invasive.
- B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

##### **A. PROJECT LOCATION AND DESCRIPTION**

The subject site consists of two sloping, vacant lots located between Alameda Lane and Coronado Lane in the City of San Clemente, Orange County (Exhibits 1 & 2). The site is located within the City's Pier Bowl District (Exhibit 3). The lots are designated Residential High in the City's certified Land Use Plan (LUP). The site is located approximately 250 feet from the beach. The nearest coastal access is available via pedestrian walkways at the San Clemente Municipal Pier.

Surrounding development consists of single-family and multi-family residential development. The subject site abuts a locally designated historic structure. The height and story levels of surrounding development vary greatly, as shown in the attached "Street Scene" exhibit (Exhibit 4).

The applicant is proposing to construct two new 3174 square foot, 32' high (above existing grade), 2-3 story split level, two-unit condominium structures (four units total) with four attached 428 square foot two-car garages to serve each unit (eight parking spaces total), as shown in Exhibit 5. The project also includes hardscape and landscape improvements. Approximately 90 cubic yards of grading is proposed (all cut) for site preparation. Excess material will be disposed of at an appropriate site outside the Coastal Zone.

The proposed project is considered infill development within a neighborhood with a variety of densities and building heights. There is a 45' average maximum height limit in the subject area. (Averages are used to accommodate development on sloping lots.) The proposed condominium complexes will reach an average maximum height of ~22' above existing grade. Design features have been incorporated to reduce impacts on the adjacent historic structure. For example, the development includes variegated roof heights to reduce massing impacts on the historic structure. In addition, the Spanish Colonial Revival style is used. As such, the project is consistent with the character and scale of the surrounding area as currently proposed. Future modifications and/or additions to the structures must also respect the pattern of development in the surrounding area and avoid adverse impacts to nearby historic structures. No coastal public views will be affected by the proposed project.

The proposed project provides parking that meets the City's parking requirement of 8 off-street spaces. Eight (8) spaces will be provided in four, two-car covered garages. Two garages will be accessible from Coronado Lane and two will be accessible from Alameda Lane. There will be a shared driveway on Alameda Lane, which will reduce the number of required curb cuts. Within San Clemente's Coastal Zone, the Commission typically applies the City's parking standards.

To address potential water quality impacts, roof and surface runoff from new impervious areas should, ideally, be directed to dry wells or vegetated/landscaped areas. However, the Commission recognizes that, at present, City codes mandate directing certain types of runoff, such as roof runoff, to the street. Until there is a reconciliation between City codes and the

goal of maximizing on-site treatment and infiltration of runoff for water quality purposes, site runoff should be directed to dry wells or vegetated/landscaped areas to the maximum extent practicable but within the constraints of City requirements. A drainage and runoff control plan must be submitted for review and approval by the Executive Director prior to permit issuance.

**B. DEVELOPMENT**

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned, the development conforms with the Chapter 3 policies of the Coastal Act.

**C. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

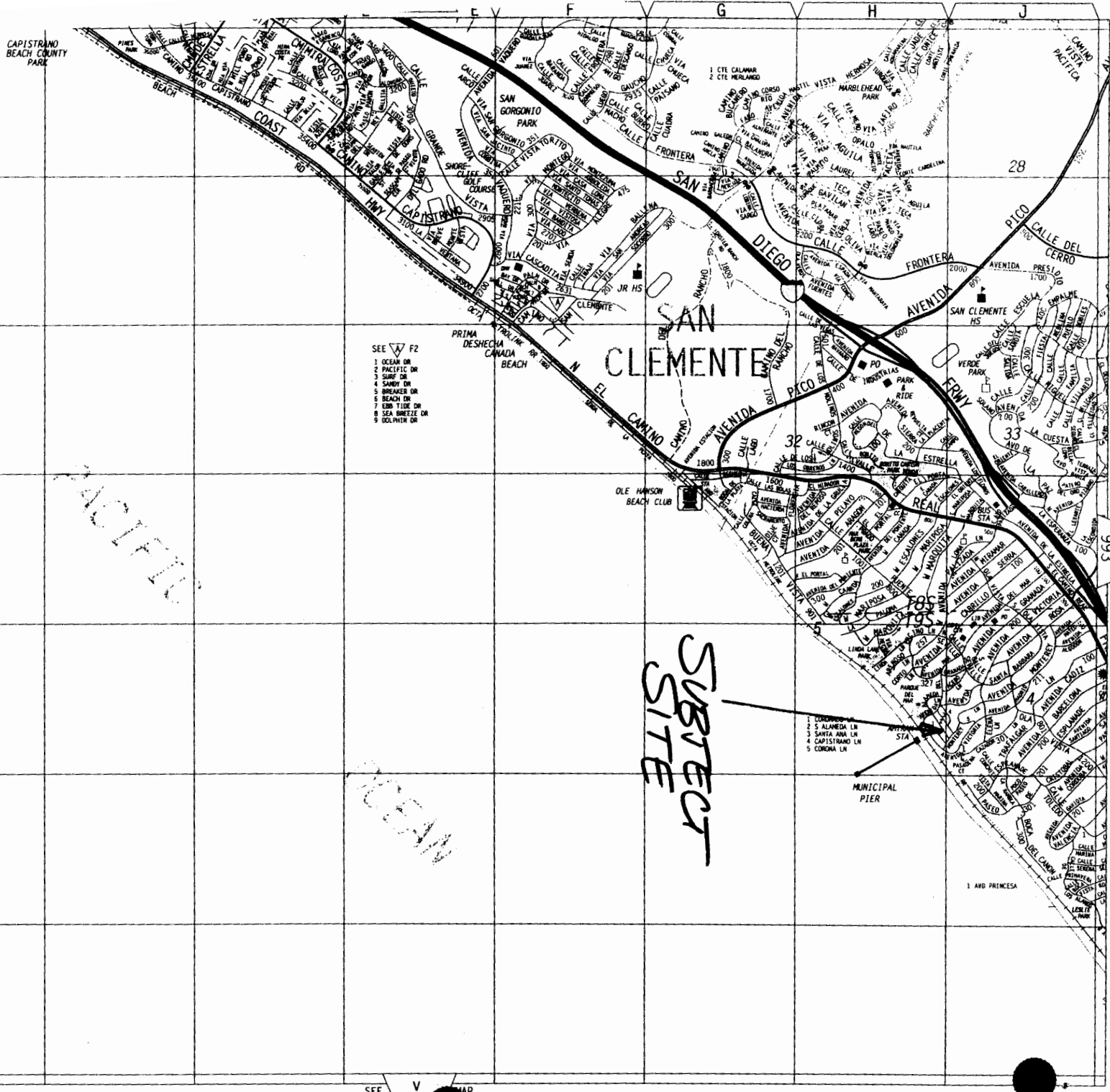
**D. LOCAL COASTAL PROGRAM**

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. 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.

**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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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SUBJECT SITE

COASTAL COMMISSION  
EXHIBIT # **5-03-246**  
PAGE **1** OF **1**

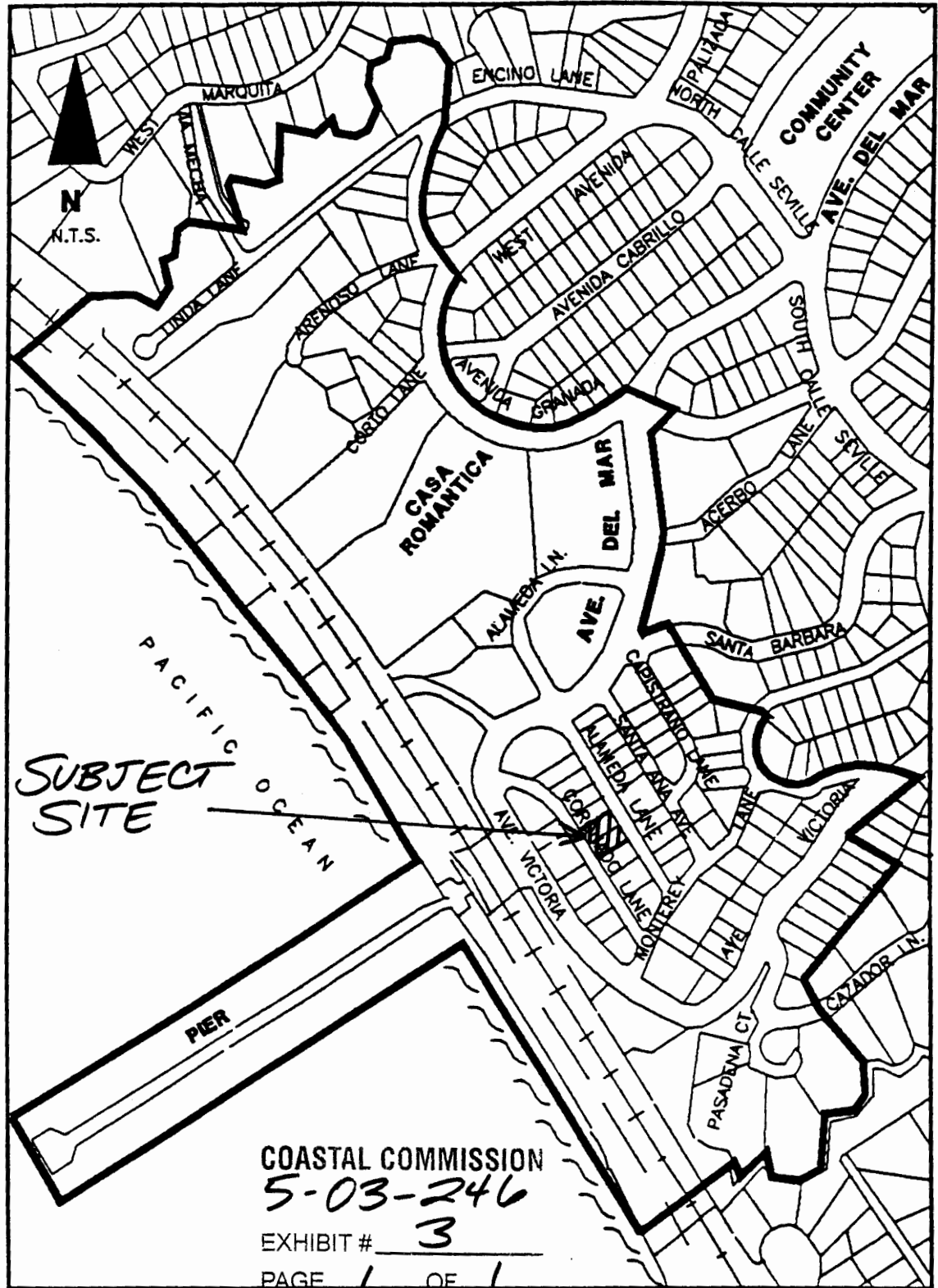
ORANGE CO.

MAP V

SEE MAP V





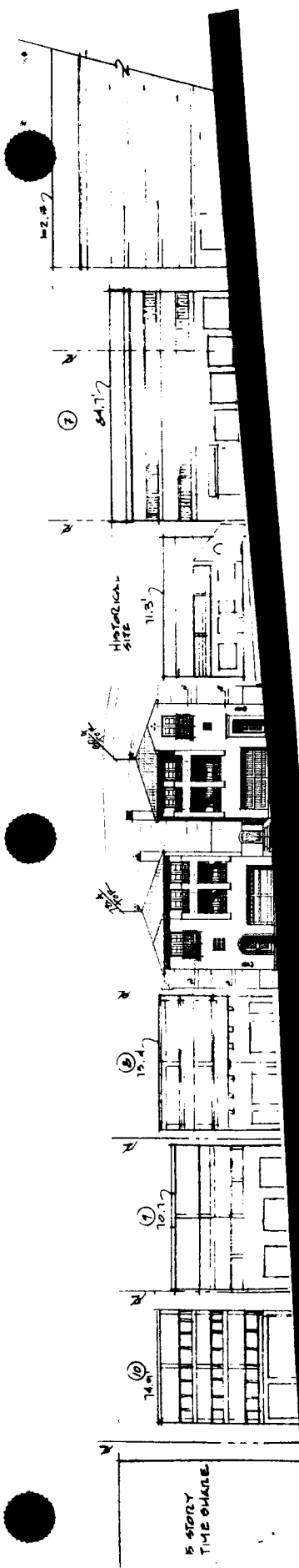


PIER BOWL  
SPECIFIC PLAN

PIER BOWL BOUNDARIES

FIGURE 2





**CORONADO STREET SCENE**

1/16" = 1'-0"

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 EXHIBIT # 4  
 PAGE 1 OF 1

**RECEIVED**  
 South Coast Region  
 AUG 19 2003

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**ALAMEDA STREET SCENE**

1/16" = 1'-0"

FOR CUSTOM CONDOMINIUMS FOR:  
CORONADO LANE, LLC  
107 AVENIDA MIRAMAR #D  
SAN CLEMENTE, CA 92672

113 CORONADO LANE  
SAN CLEMENTE, CA

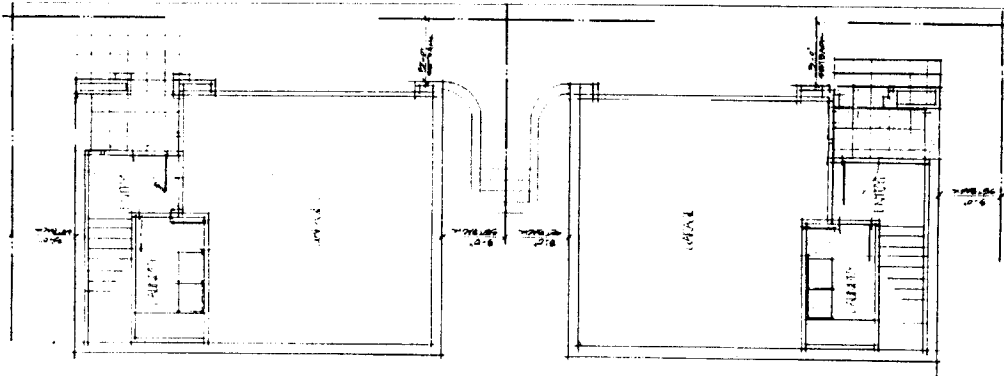
Project Location :

Todd S. Wheeler

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CORONADO LANE



LOWER LEVEL FLOOR PLAN

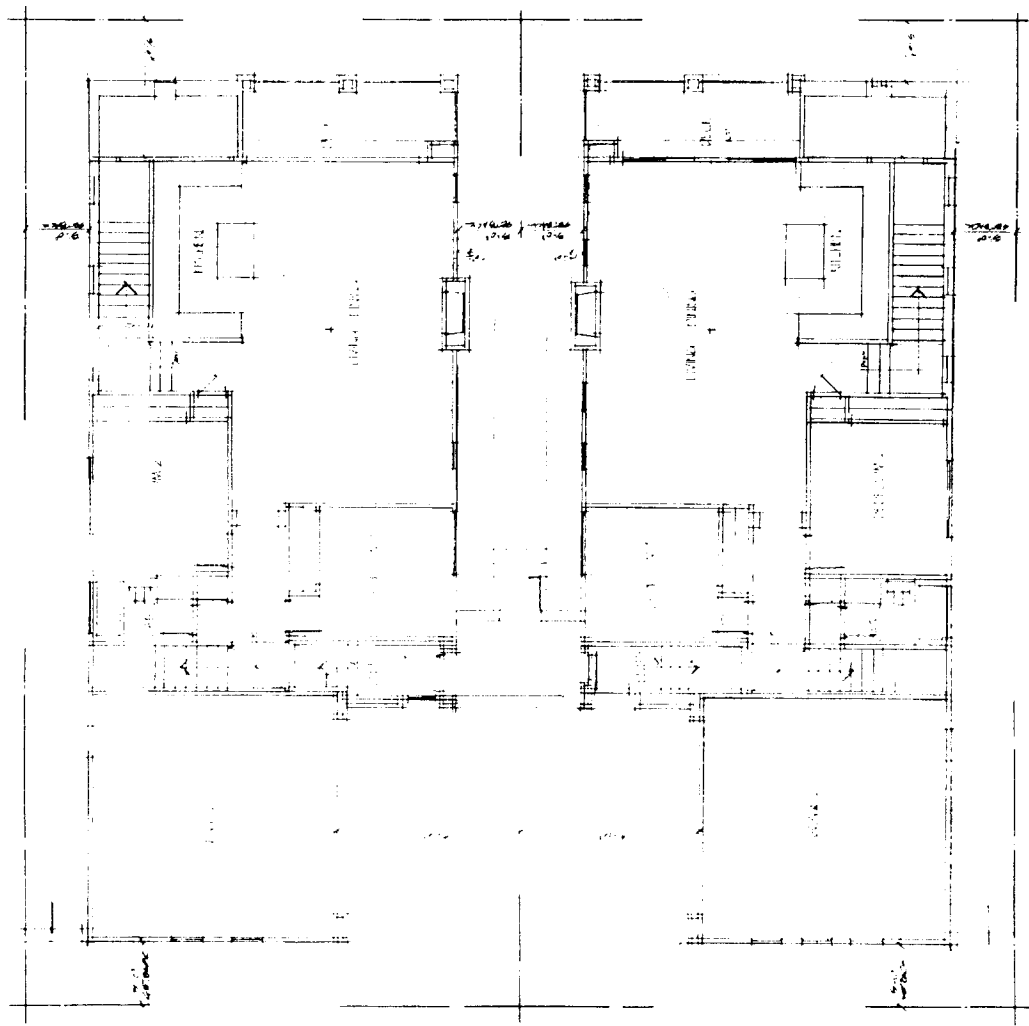
COASTAL COMMISSION  
5-03-246

EXHIBIT # 5

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Project Location :

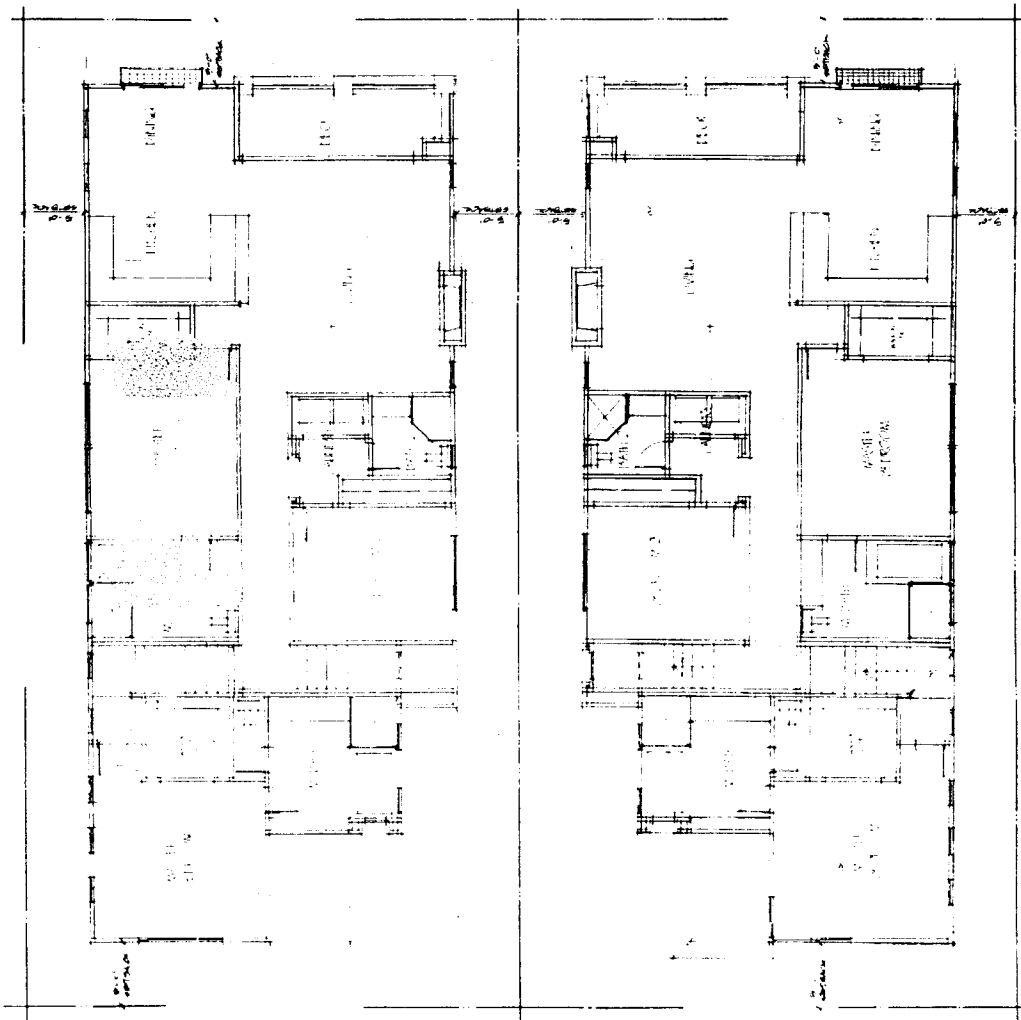
FOUR CUSTOM CONDOMINIUMS FOR:  
CORONADO LANE, LLC  
107 AVENIDA MIRAMAR #D



ALAMEDA LANE

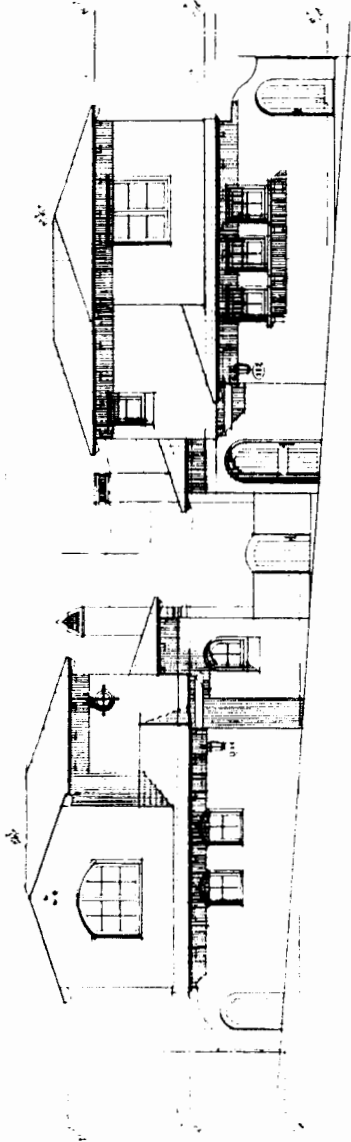
MID-LEVEL FLOOR PLAN

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EXHIBIT # 5  
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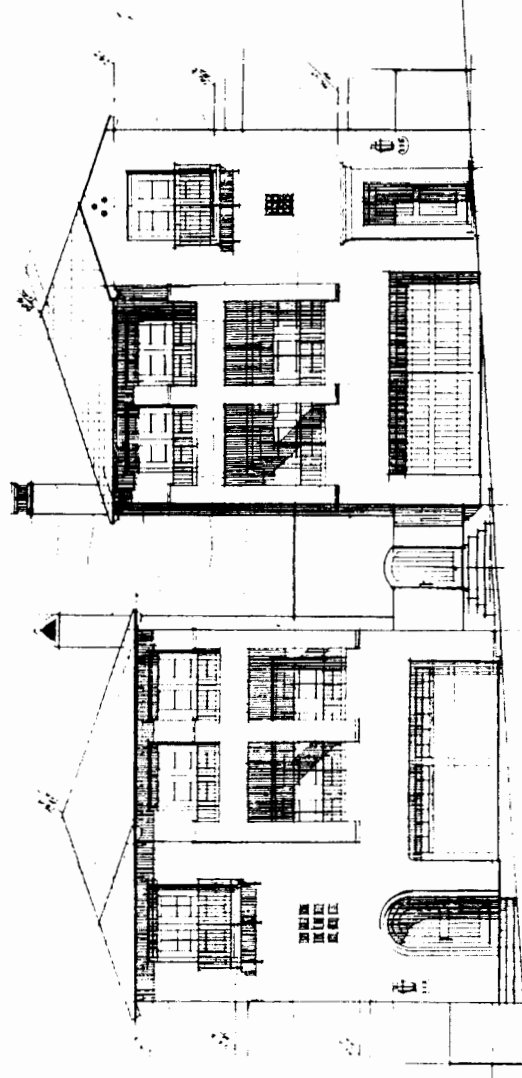


EXTERIOR ELEVATION NOTES

- 1. All exterior walls to be finished with stucco.
- 2. All windows to be finished with white paint.
- 3. All doors to be finished with white paint.
- 4. All exterior trim to be finished with white paint.
- 5. All exterior lighting to be finished with white paint.
- 6. All exterior landscaping to be finished with white paint.
- 7. All exterior furniture to be finished with white paint.
- 8. All exterior fixtures to be finished with white paint.
- 9. All exterior hardware to be finished with white paint.
- 10. All exterior finishes to be finished with white paint.



ALAMEDA ELEVATION



CORONADO ELEVATION

COASTAL COMMISSION

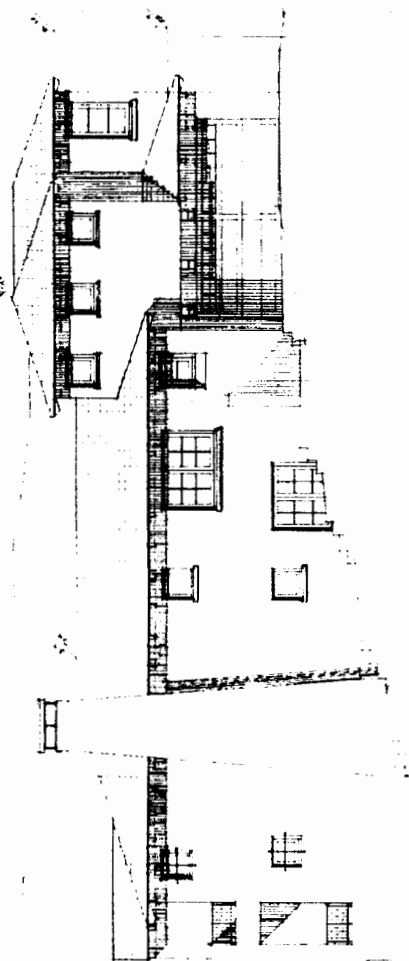
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EXHIBIT # 5

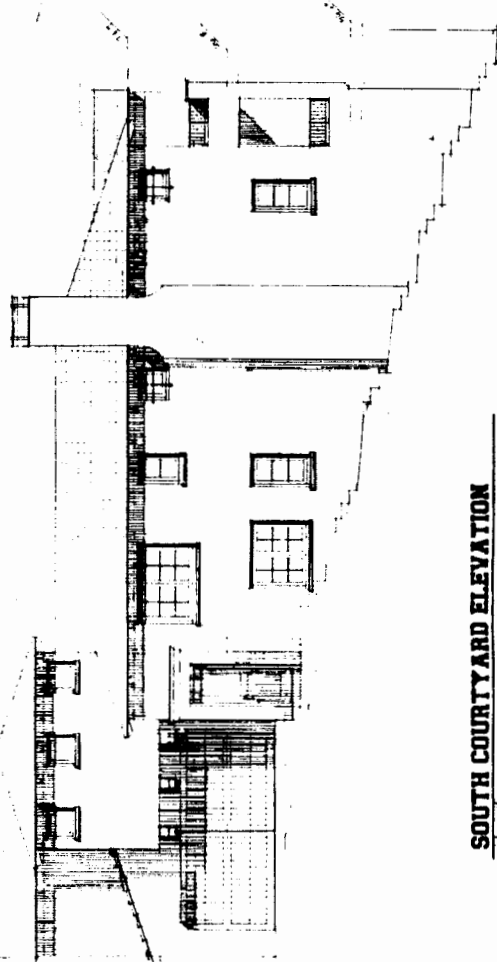
PAGE 4 OF 6

### EXTERIOR ELEVATION NOTES

1. *Staphylococcus aureus* (Gram +)
2. *Staphylococcus epidermidis* (Gram +)
3. *Staphylococcus saprophyticus* (Gram +)
4. *Staphylococcus sciuri* (Gram +)
5. *Staphylococcus carnosus* (Gram +)
6. *Staphylococcus hyicus* (Gram +)
7. *Staphylococcus pasteurei* (Gram +)
8. *Staphylococcus gallinarum* (Gram +)
9. *Staphylococcus melanoscedus* (Gram +)
10. *Staphylococcus lentus* (Gram +)
11. *Staphylococcus saprophylus* (Gram +)
12. *Staphylococcus epidermidis* (Gram +)
13. *Staphylococcus aureus* (Gram +)
14. *Staphylococcus aureus* (Gram +)
15. *Staphylococcus aureus* (Gram +)

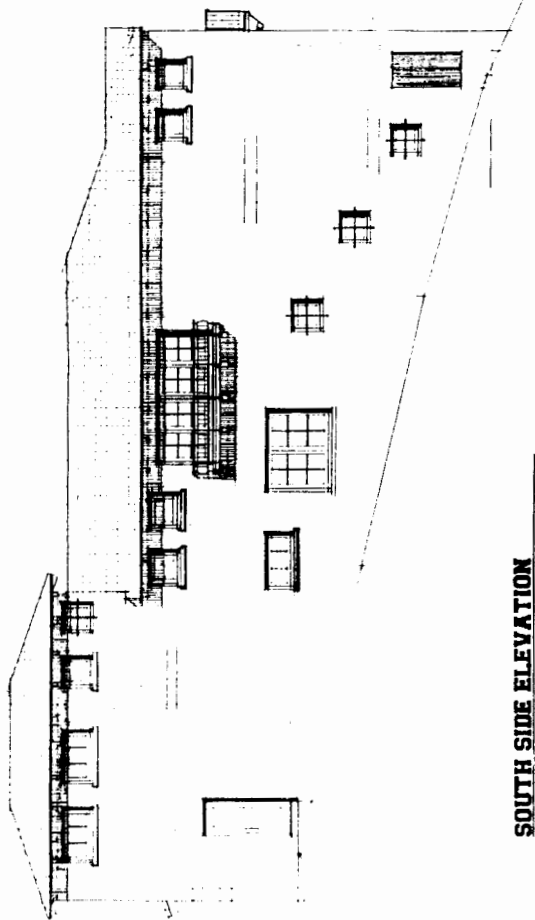


## **NORTH COURTYARD ELEVATION**



## SOUTH COURTYARD ELEVATION

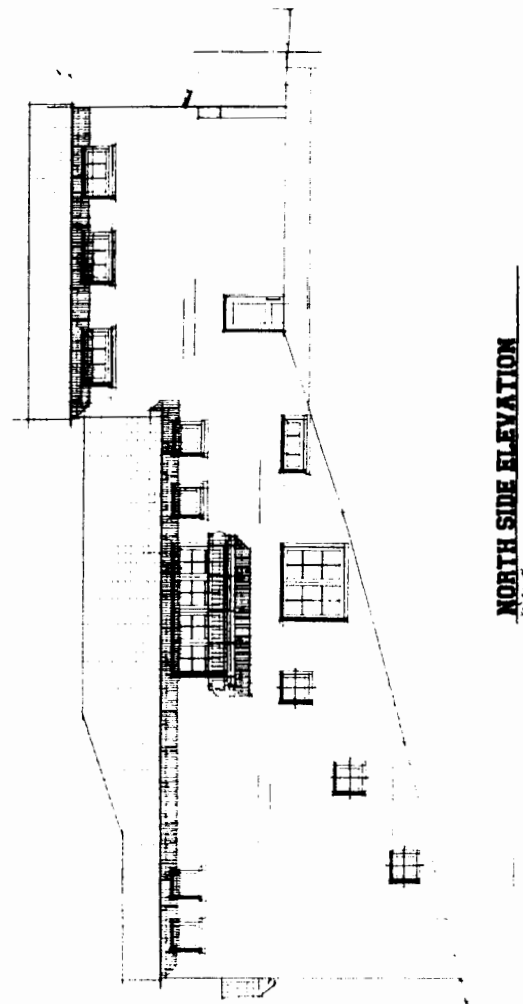
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**SOUTH SIDE ELEVATION**

**EXTERIOR ELEVATION NOTES**

1. See also Section 1.1.1
2. See also Section 1.1.2
3. See also Section 1.1.3
4. See also Section 1.1.4
5. See also Section 1.1.5
6. See also Section 1.1.6
7. See also Section 1.1.7
8. See also Section 1.1.8
9. See also Section 1.1.9
10. See also Section 1.1.10
11. See also Section 1.1.11
12. See also Section 1.1.12



**NORTH SIDE ELEVATION**

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EXHIBIT # 5  
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