

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
 7575 METROPOLITAN DRIVE, SUITE 103  
 SAN DIEGO, CA 92108-4421  
 ) 767-2370



# Fri 4c

## RECORD PACKET COPY

Filed: 11/7/03  
 49th Day: 12/26/04  
 180th Day: 6/1/04  
 Staff: LRO-SD  
 Staff Report: 12/17/03  
 Hearing Date: 1/14-16/04

### STAFF REPORT: CONSENT CALENDAR

Application No.: 6-03-114

Applicant: Ken Cornell

Agent: Jess Gonzales

**Description:** Improvements to two-story, 10,691 sq.ft., 11-unit apartment building to include changes to the building façade, a minor increase in height of roofline height, installation of architectural features that will extend approximately seven feet above the existing roofline of the structure at the northern and southern corners of the building and enclosure of existing covered porches on a 9,815 sq.ft. oceanfront site.

Lot Area	9,815 sq.ft. sq. ft.
Building Coverage	3,040 sq.ft. (31%)
Pavement Coverage	3,664 sq.ft. (37%)
Landscape Coverage	1,200 sq.ft. (12%)
Unimproved Coverage	1,911 sq.ft. (20%)
Parking Spaces	14
Zoning	R-S
Plan Designation	Residential South

**Site:** 3443 Ocean Front Walk, Mission Beach, San Diego, San Diego County. APN 423-624-02

**Substantive File Documents:** Certified Mission Beach Precise Plan; Certified Mission Beach Planned District Ordinance

#### 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. **Revised Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, revised west and east elevation plans. Said plan shall be in substantial conformance with the plans submitted with this application by CDGI Architecture Space Planning dated 8/21/03 except that they shall be modified such that the architectural design features proposed on the west elevation shall not extend into either the north or south side yard setbacks.

The permittee shall undertake development in accordance with the approved revised plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **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.** Renovation of existing two-story, 10,691 sq.ft., 11-unit apartment building including changes to the building façade, minor increase in height of roofline height, and incorporation of new architectural features along the western façade of the structure such that the building which will extend approximately seven feet (at its highest point) above the existing roofline at the northwest and southwest corners of the building. The existing structure is approximately 22 feet high. Also proposed is enclosure of 535 sq.ft. of existing covered porches. Also

proposed is the removal of a storage shed at the northeast corner of the property. All existing on-site parking will be retained.

The proposed change to the façade and roofline will incorporate architectural features that will extend above the roofline of the existing structure. The proposed architectural features along the west elevation are proposed to intrude into the side yard setback areas. Presently, the south side yard is 5'1" wide (whereas currently a 15' wide setback is required along courts and places). However, the building is presently legally non-conforming as it was built in the 1950's. The required building setback on the north elevation is 5 feet which the building presently meets. Given that the east-west access corridors in the Mission Beach community serve as visual corridors to the ocean, any additional intrusion into the side yard setback at the south elevation will impede public views toward the ocean as viewed from Strandway and also Lido Lane. As such, Special Condition No. 1 requires the applicant to revise the building plans such that the architectural features proposed along west façade of the building that are proposed to extend into the north and south side yard areas are re-designed to avoid any intrusion into either the designated public view corridor or setback area. In addition, a storage shed at the northeast corner of the site that is presently located in the north yard setback area is proposed to be removed which will further enhance public views in the sideyard areas.

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 project is conditioned such that construction not work not occur between Memorial Day weekend and Labor Day.

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, 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.

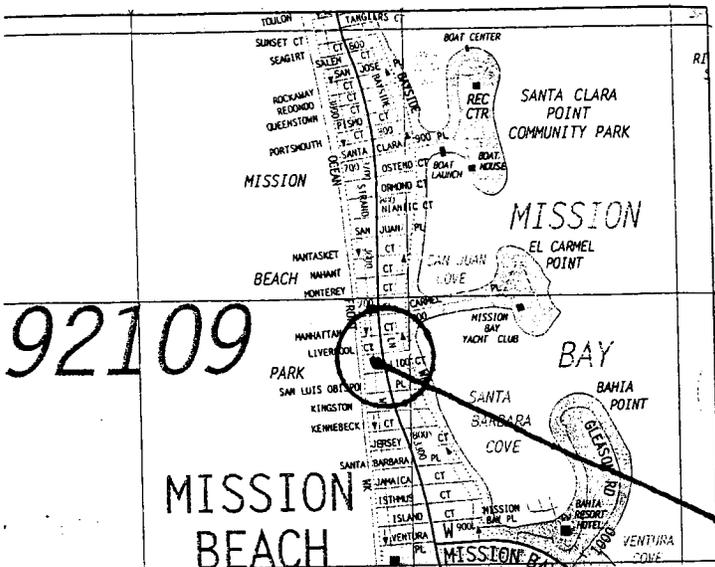
**C. Public Access/Parking.** As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and 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 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.



92109

SITE

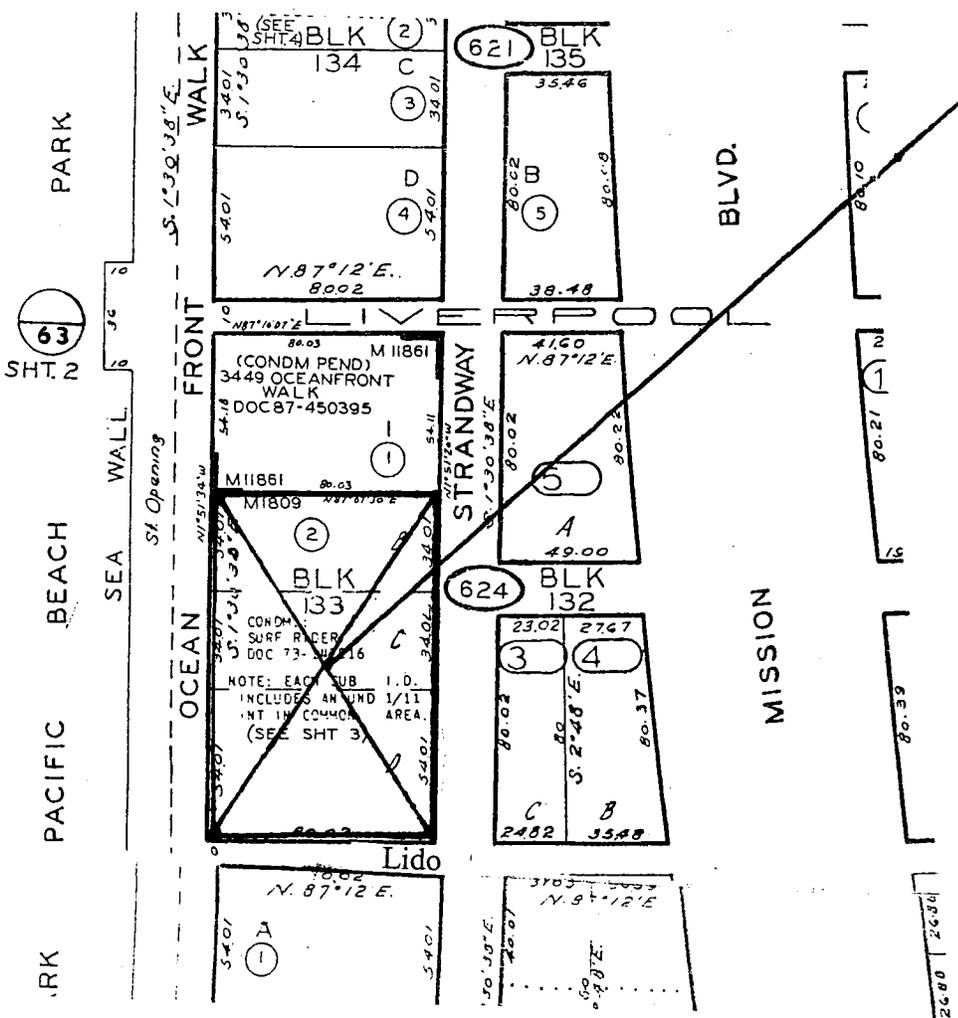


EXHIBIT NO. 1
APPLICATION NO.
<b>6-03-114</b>
Location Map
California Coastal Commission

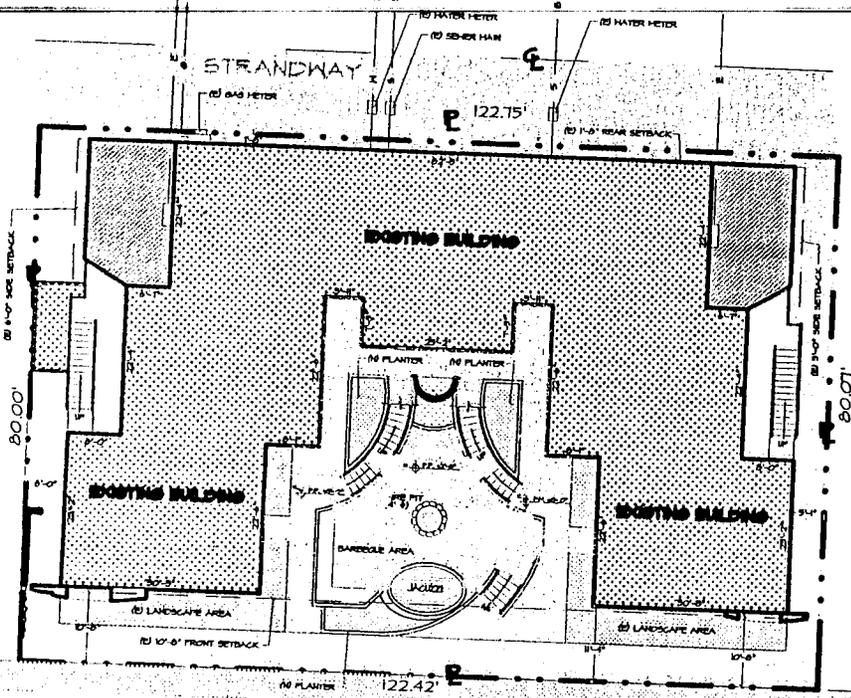
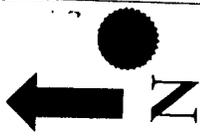


EXHIBIT NO. 2
APPLICATION NO.
6-03-114
Site Plan
California Coastal Commission

**NOTES:**

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 8'0" ABOVE THE FINISHED GRADE.
- SURFACE WATER SHALL DRAIN AWAY FROM BUILDING MIN. 1% SLOPE.
- WATER SEWER, ELECTRICAL & GAS MAINS EXIST.
- YARD SETBACKS ARE TO BE FROM THE EXTERIOR WALL, PER THE PROPERTY LINE AND NOT THE OUTSIDE OF THE FOOTING (FOR THE PLANS MUST BE DESIGNED FROM TRACKS 0.5' TO 3' IS ADDED TO THE PLAN FOR THE FIELD INSPECTOR WILL ADD THE PLANNED WALL FROM TRACKS TO THE FOUNDATION SETBACK REQUIREMENT MUST BE AFTER PLAN APPROVAL, THE EFFECT ON MEETING THE SETBACK REQUIREMENT MUST BE CONSIDERED TO GET CHANGE APPROVED BY THE BUILDING AND PLANNING DEPARTMENTS.
- NO MAJOR GRADING IS PROPOSED.

**LEGEND**

- NEW BUILDING
- EXISTING BUILDING
- EXIST. HOOD FENCE

**PARCEL AREA**

1,019 +/- SQ. FT.

**APN**

423-624-02

**OWNER / APPLICANT**

CORNELL DEVELOPMENT  
P.O. BOX 9918  
SAN DIEGO, CA 92144  
PHONE: (656) 214-0569  
FAX: (656) 214-8411

**LEGAL DESCRIPTION**

LOTS 101, 102, 103 IN BLOCK 103 IN PHEASANT BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MAP 1031 FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DECEMBER 14, 1914.

829 J STREET  
UNIT 102  
SAN DIEGO  
CA. 92101  
(619) 858 2310

**REVISIONS**

DATE	DATE
9/18/03	
9/25/03	
10/7/03	
11/2/03	

**SURF RIDERS**  
3443 OCEAN FRONT WALK  
SAN DIEGO, CA. 92109

**SITE PLAN**

A-1

**NORTH SITE PLAN**  
SCALE: 1" = 1/8" = 0'

**DISCLAIMER**  
PROPERTY LINES DIMENSIONS ARE REFERENCE ONLY. OWNER TAKES NO RESPONSIBILITY FOR ACCURACY. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY ALL PROPERTY LINES FOR ACTUAL DIMENSIONS AND ORIENTATION.

**LEGEND**

- 1 METAL ROOF (COPPER)
- 2 NEW GLAZING FOR SCHEDULE
- 3 NEW STUCCO ON ENTIRE BUILDING (COLOR TO BE APPROVED BY CH-NEU)
- 4 NEW DOOR TO REPLACE EXIST. (TYP.)
- 5 NEW STUCCO ACCENT COLOR (COLOR TO BE APPROVED BY CH-NEU)
- 6 NEW GLASS GUARDRAILS (TYP.)
- 7 NEW COPPER GLAZED HALL



600 J STREET  
UNIT 102  
SAN DIEGO  
CA 92101  
STANDARD 2040

REVISIONS

NO.	DATE	DESCRIPTION
1	9/18/03	
2	9/25/03	
3	10/1/03	

**SURFRIDERS**  
3443 OCEAN FRONT WALK  
SAN DIEGO, CA 92109

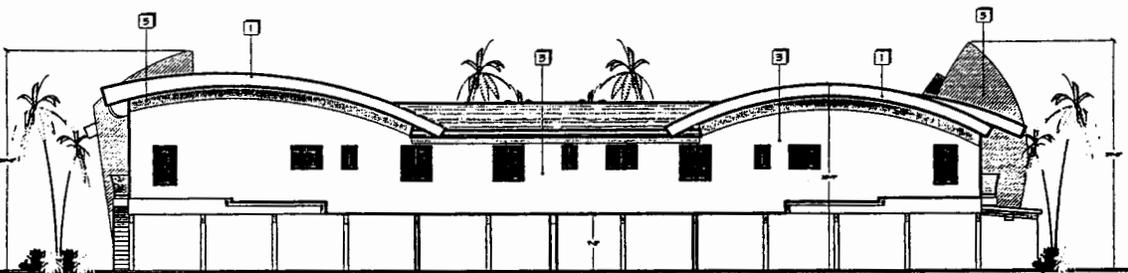
DATE: 9/21/03  
BY: [Signature]

WEST & EAST ELEVATIONS

**A-4**



**PROPOSED WEST ELEVATION**  
SCALE: 1" = 16'-0"



**PROPOSED EAST ELEVATION**  
SCALE: 1" = 16'-0"

**RECEIVED**

NOV 07 2003

CALIFORNIA



**EXISTING WEST ELEVATION**

SCALE: 1" = 16'-0"



**EXISTING EAST ELEVATION**

SCALE: 1" = 16'-0"

**EXHIBIT NO. 3**  
**APPLICATION NO.**  
**6-03-114**  
Existing and  
Proposed West and  
East Elevation

