

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

RECORD PACKET COPY



Wed 5b

Filed: 10/6/04
49th Day: 11/24/04
180th Day: 4/4/05
Staff: LRO-SD
Staff Report: 11/17/04
Hearing Date: 12/8-10/04

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-122

Applicant: Mark Wunch

Description: Construction of a two-story, 3,668 sq.ft. duplex with two, attached two-car garages and landsaping on a vacant 4,806 sq.ft. lot.

Lot Area	4,806 sq. ft.
Building Coverage	1,834 sq. ft. (38%)
Pavement Coverage	983 sq. ft. (21%)
Landscape Coverage	1,689 sq. ft. (35%)
Unimproved Area	300 sq. ft. (6%)
Parking Spaces	4
Zoning	RM 3-7 (43 dua)
Plan Designation	Residential-Medium Density
Project Density	18 dua
Ht abv fin grade	23 feet

Site: Parcel 32 on the north side of Venus Street, approximately 100 feet east of Camulos Street, Peninsula, San Diego, San Diego County. APN 441-131-32.

Substantive File Documents: Certified Peninsula 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.*

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 project is subject to the following conditions:

1. Revised Landscaping Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval a final detailed landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Said plan shall be in substantial conformance with the landscape plans submitted with this application by Mark Wunch dated 8/9/04 except that they shall be modified such that drought tolerant, native or non-invasive plant species shall be utilized.

The permittee shall undertake development in accordance with the approved landscape 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 an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The project involves the construction of a two-story, 3,668 sq.ft. duplex with two, attached two-car garages and landscaping on a vacant 4,806 sq.ft. lot. A preliminary landscape plan has been submitted but not all of the proposed tree elements have been identified. In order to assure that only drought-tolerant native or non-invasive plant species will be utilized, a special condition requires submittal of a revised landscape plan which incorporates these types of plant elements.

The project site is located on the north side of Venus Street, one lot east of the northeast corner of Camulos Street and Venus Street in the Peninsula community of the City of San Diego. The project site is immediately south of, and adjacent to, the embankment of Interstate-8 (Ocean Beach freeway). However, the project site lies below the viewshed of Interstate-8 and will not be highly visible to motorists while traveling on eastbound I-8. In addition, the project site is partially buffered by other multi-family residential

development to the south and existing trees within the public right-of-way of I-8 to the north of the site. The site is not visible at all from westbound I-8. The surrounding area consists of other multi-family residential development. The project site is located in an area of original jurisdiction (historic tidelands), where the Commission retains permit jurisdiction.

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. 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 Peninsula 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 is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

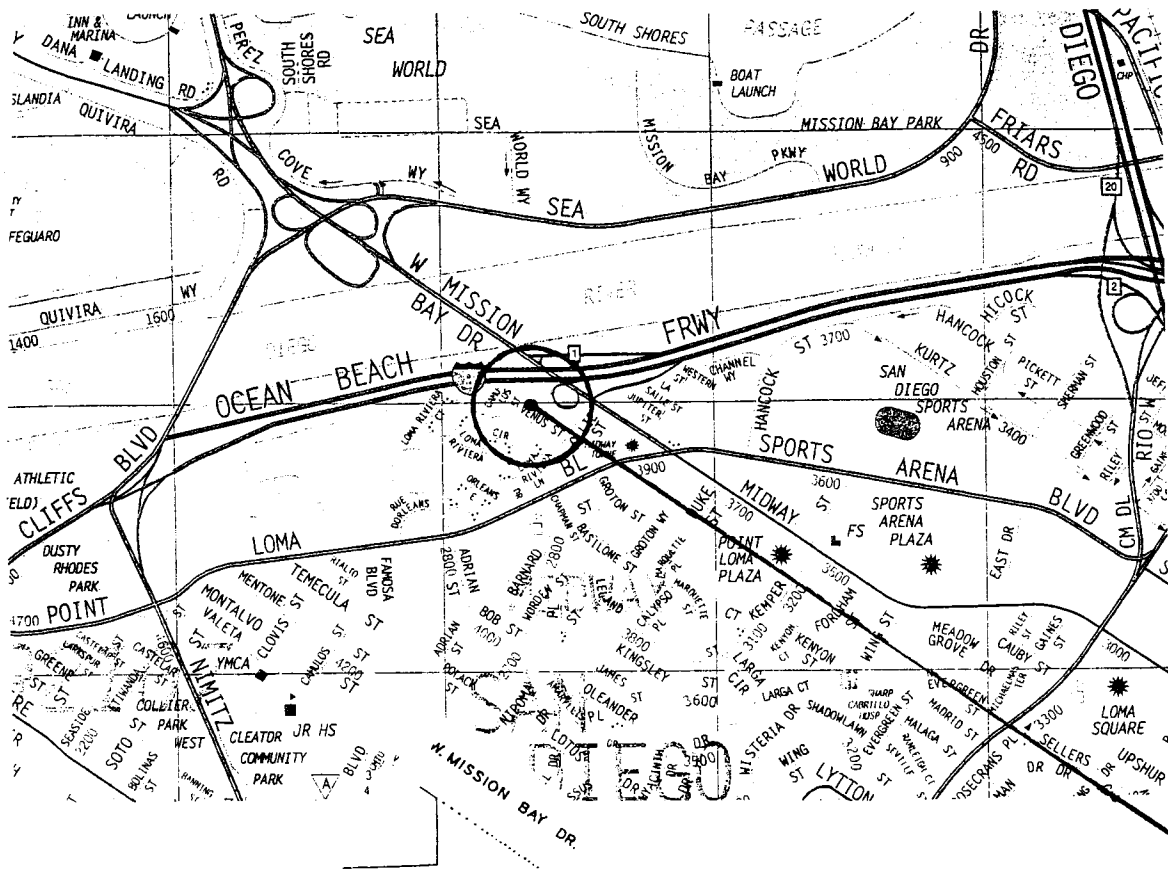
STANDARD CONDITIONS:

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.

(G:\San Diego\Reports\2004\6-04-122 Wunch stfprt.doc)



SITE

OCEAN BEACH FREEWAY

HWY.

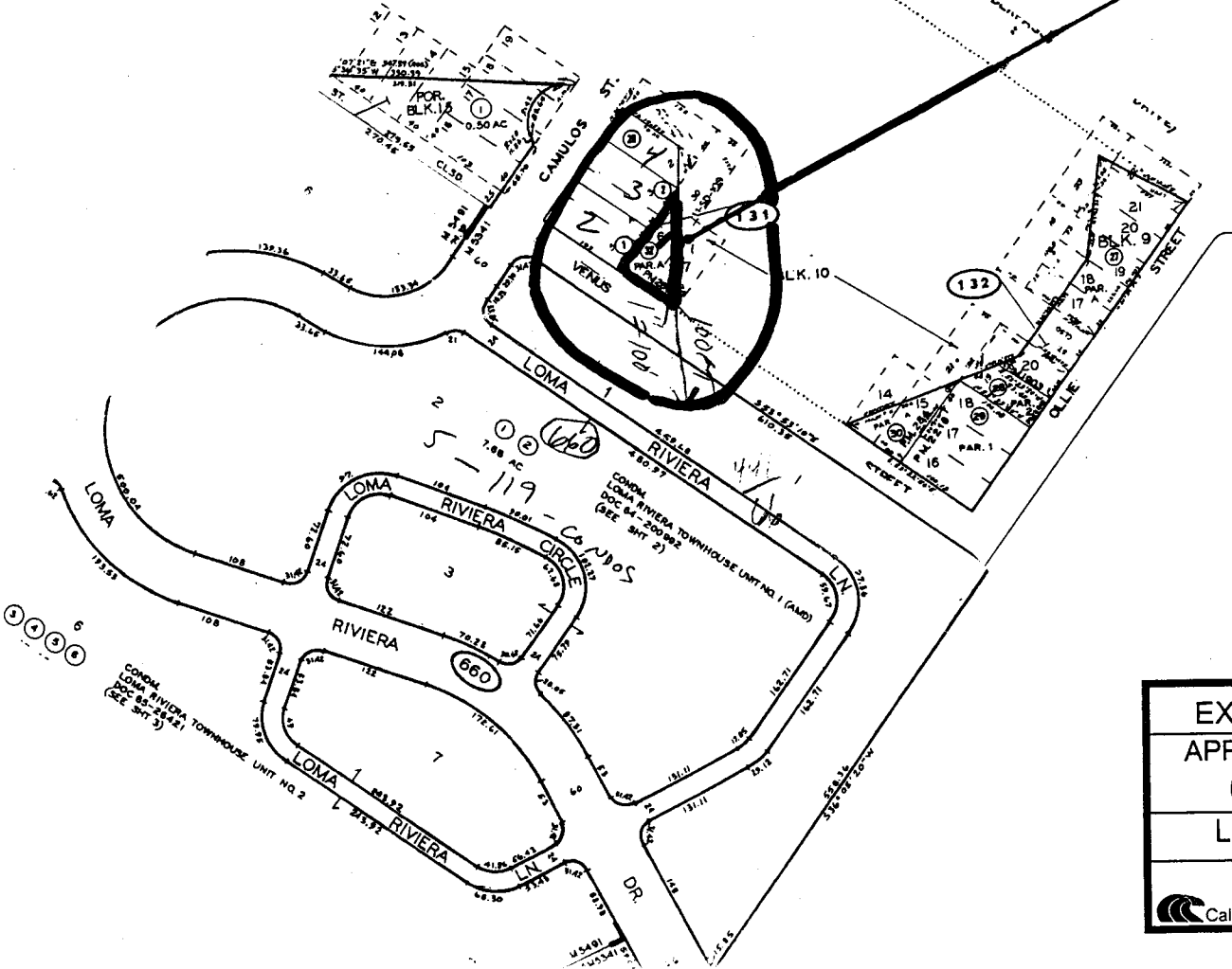
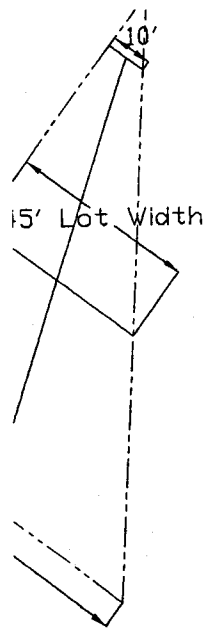


EXHIBIT NO. 1
APPLICATION NO.
6-04-122
Location Map
 California Coastal Commission



15' Lot Width

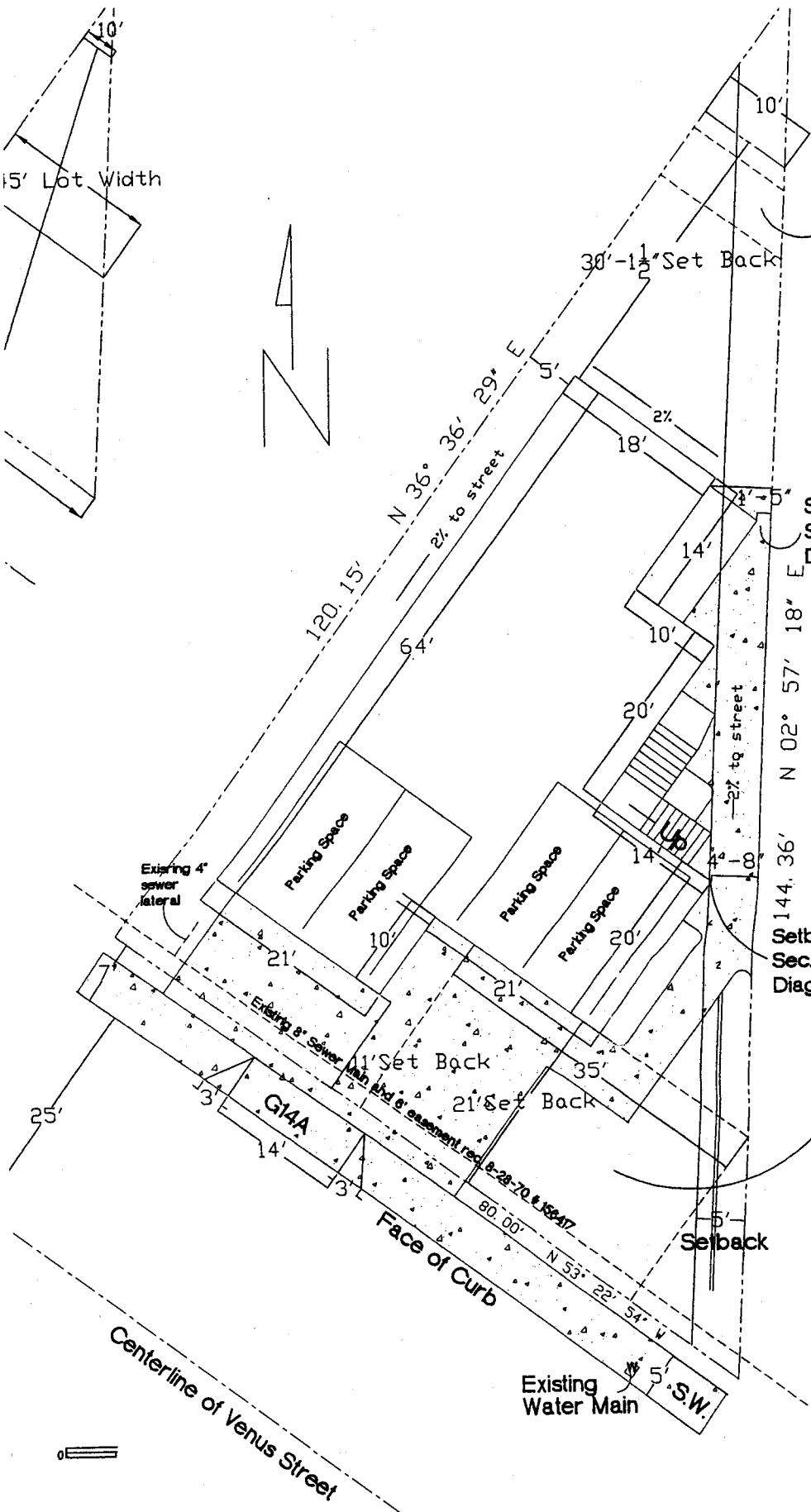
6' Public Utilities Easement
Map No. 1584

30'-1 1/2" Set Back

Setback encroachment
Sec. 13.14.2.B
Diagram 131-041

Setback encroachment
Sec. 13.14.2.B
Diagram 131-041

Pacific Bell Telephone Easement
Doc. Rec. 10-19-2000
Number 2000-0564854



Centerline of Venus Street

Existing Water Main

Setback



Site Plan
scale 1"=10'

EXHIBIT NO. 2
APPLICATION NO.
6-04-122
Site Plan
California Coastal Commission