

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

767-2370



RECORD PACKET COPY

Wed 5a

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Staff: DL-SD

Staff Report: 3/25/04

Hearing Date: 4/14-16/04

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-9

Applicant: Jeanne Peto

Agent: David Skelly

Description: Removal of an existing seawall, a portion of an existing patio, and approximately 100 cubic yards of existing riprap from the public beach.

Site: Public beach fronting 1740 Ocean Front Drive, Del Mar, San Diego County. APN 299-232-12.

Substantive File Documents: Certified City of Del Mar LCP; City of Del Mar Resolution No. 2003-65;

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.

5. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

6. Disposal of Riprap. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the export of the riprap. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission or its successors in interest.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project is removal of an existing approximately 50 ft.-long, low height seawall, a portion of an existing patio, and approximately 100 cubic yards of existing riprap from public beach. The subject site is an oceanfront lot in the City of Del Mar. The project is part of a larger redevelopment involving a remodel of the existing single-family residence on the site, and reconstruction of a seawall and patio approximately 5 feet inland of the existing seawall, such that the new structures will be located entirely on private property.

The City has a certified Local Coastal Program, and has issued a coastal development permit for the portion of the project located inland of the City's Shoreline Protection Area (SPA) line delineated in the certified City of Del Mar LCP. (The permit was not appealed to the Coastal Commission). The SPA line is an adjudicated line between the Commission and the City's coastal permit jurisdiction. All of the new construction proposed will be located inland of the SPA line, on private property, in the City's jurisdiction.

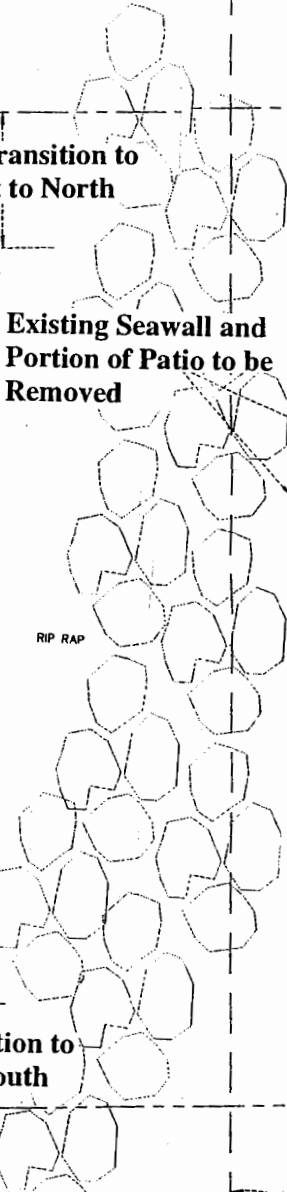
Over the past decade, most private encroachments within the SPA have been identified and removed. The proposed project will eliminate some of the last remaining private encroachments on the public beach. A small amount of the existing riprap in front of the

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.

PACIFIC OCEAN

ESTIMATED VOLUME
~100yd³ OF STONE TO BE
REMOVED.

All Stone Within Limits To Be Removed



Existing Seawall

NEW SHEET PILE SEAWALL

City of Del Mar Spa Line

15' BUILDING SETBACK LINE
MEASURED FROM "SPA" LINE

10' SEAWALL RETURN
NO CAP NECESSARY.
PILE TO BE DRIVEN
12" BELOW GRADE.
GARDEN WALL TO BE
REBUILT ON T.O.W.

1740 OCEANFRONT


10' SEAWALL RETURN
NO CAP NECESSARY.
PILE TO BE DRIVEN
12" BELOW GRADE.
GARDEN WALL TO BE
REBUILT ON T.O.W.

PORTION OF

Stone to Transition to
Revetment to North

Stone to Transition to
Revetment to South



 California Coastal Commission	EXHIBIT NO. 2
	APPLICATION NO.
	6-04-9
Site Plan	