

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

Thu 3b

Filed: July 12, 2004
 49th Day: August 30, 2004
 180th Day: January 8, 2004
 Staff: DL-SD
 Staff Report: July 22, 2004
 Hearing Date: August 11-13, 2004

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-55

Applicant: Ironstone Bank Agent: B. Craig Horwatt

Description: Construction of a 4,110 sq.ft. single-story bank. After-the-fact demolition of a gas station.

Lot Area	27,454 sq. ft.
Building Coverage	4,110 sq. ft. (15%)
Pavement Coverage	18,740 sq. ft. (68%)
Landscape Coverage	4,604 sq. ft. (17%)
Parking Spaces	24
Zoning	C - Commercial
Plan Designation	C - Commercial

Site: 706 Lomas Santa Fe Drive, Solana Beach, San Diego County.
 APN 263-421-04.

Substantive File Documents: City of Solana Beach General Plan and Zoning 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. Landscaping Plan. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and written approval of the Executive Director, a final landscaping plan, in substantial conformance with the draft landscape plan by Ahles Landscape Architecture dated 5/15/04. Said plan shall include the following:

- a. Drought-tolerant native or non-invasive plant materials shall be utilized.
- b. A planting schedule that indicates that the landscaping plan will be implemented within 60 days of completion of construction.
- c. A written commitment by the applicant that all required plantings will be maintained in good growing conditions, and, whenever necessary, will be replaced with new drought-tolerant native or non-invasive plant materials to ensure continued compliance with applicable landscape screening requirements.

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

2. Runoff Control/Best Management Practices (BMPs) Maintenance. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a maintenance program for the proposed grass lined swale described in the Drainage Study by Kimley-Horn and Associates, Inc., dated July 9, 2004. Said plan shall include, at a minimum, the following:

- Inspect swales at least twice annually for erosion, damage to vegetation, and sediment and debris accumulation. The inspections shall take place at the end of the wet season to schedule summer maintenance and before major fall runoff to be sure the swale is ready for winter. Additional inspection after periods of heavy runoff shall be conducted where necessary.
- Conduct weed control and reseed bare areas as necessary. Minimize the use of fertilizers, pesticides, and herbicides.
- Periodically mow the grass. However, the grass shall never be cut shorter than the design flow path.

- Periodically remove litter accumulating in the swale. Litter removal shall be performed prior to the start of the rainy season.
- Remove sediment build-up within the bottom of the swale once it has accumulated to 25% of the original design volume.
- Regularly inspect the swale for pools of standing water. A swale can become a nuisance due to mosquito breeding in standing water if obstructions develop (e.g., debris accumulation, invasive vegetation) and/or if proper drainage slopes are not implemented and maintained.

In addition, the applicant shall comply with the BMPs contained in the Drainage Study, and in the Storm Water Pollution Prevention Plan by Kimley-Horn and Associates, Inc., dated July 2004.

The permittee shall implement the maintenance program in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Sign Program. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a comprehensive sign program that has been approved by the City of Solana Beach, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No tall or free-standing pole or roof signs shall be allowed.

The permittee shall undertake development in accordance with the approved sign program. Any proposed changes to the approved sign program shall be reported to the Executive Director. No changes to the sign program shall occur without a Coastal Commission approved 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 proposed project is the construction of a new 4,110 sq.ft. single-story bank with 24 parking spaces, the after-the-fact demolition of a gas station. The site is located at the northeast corner of Lomas Santa Fe Drive and Solana Hills Drive, just west of Interstate 5 in the City of Solana Beach. According to a report submitted by the applicant, the underground storage tanks on the site were removed October 2002, the site was remediated, and the service station subsequently demolished and the site was cleared. The demolition was done without benefit of a coastal development permit.

The site has been previously developed and does not contain any native vegetation. The project includes landscaping around the bank building and around the perimeter of the site, including a 10-foot wide landscape buffer on Lomas Santa Fe and Solana Hills Drive. However, because only preliminary landscape plans are available at this time, final landscape plans are required. As proposed, the landscaping will provide adequate screening from Lomas Santa Fe Drive, a major coastal access route. The site is not visible from any natural scenic area. To ensure the visual quality of the area is preserved, Special Condition #3 requires submittal of a sign program documenting that only monument signs not to exceed eight feet in height, or facade signs are proposed.

The site is located near the I-5/Lomas Santa Fe Drive interchange, which is frequently impacted. A traffic study performed for the project determined that traffic generated by the project will not result in significant impacts at any of the surrounding intersections, and will not result in an increase in delay at either Lomas Santa Fe/I-5 freeway ramp by more than two seconds. Adequate on-site parking will be provided, and no impacts to coastal access as are anticipated.

The applicant has submitted a water quality Best Management Practices program that has been reviewed and determined to be adequate by the Commission's water quality staff. However, because the plans submitted did not include a maintenance program for the swale proposed to filter runoff from the site, Special Condition #2 requires that the applicant submit a maintenance program insuring that the swale continues to function adequately.

The City of Solana Beach does not yet have a certified Local Coastal Program (LCP) and therefore, the Chapter 3 policies of the Coastal Act are the standard of review.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. 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.

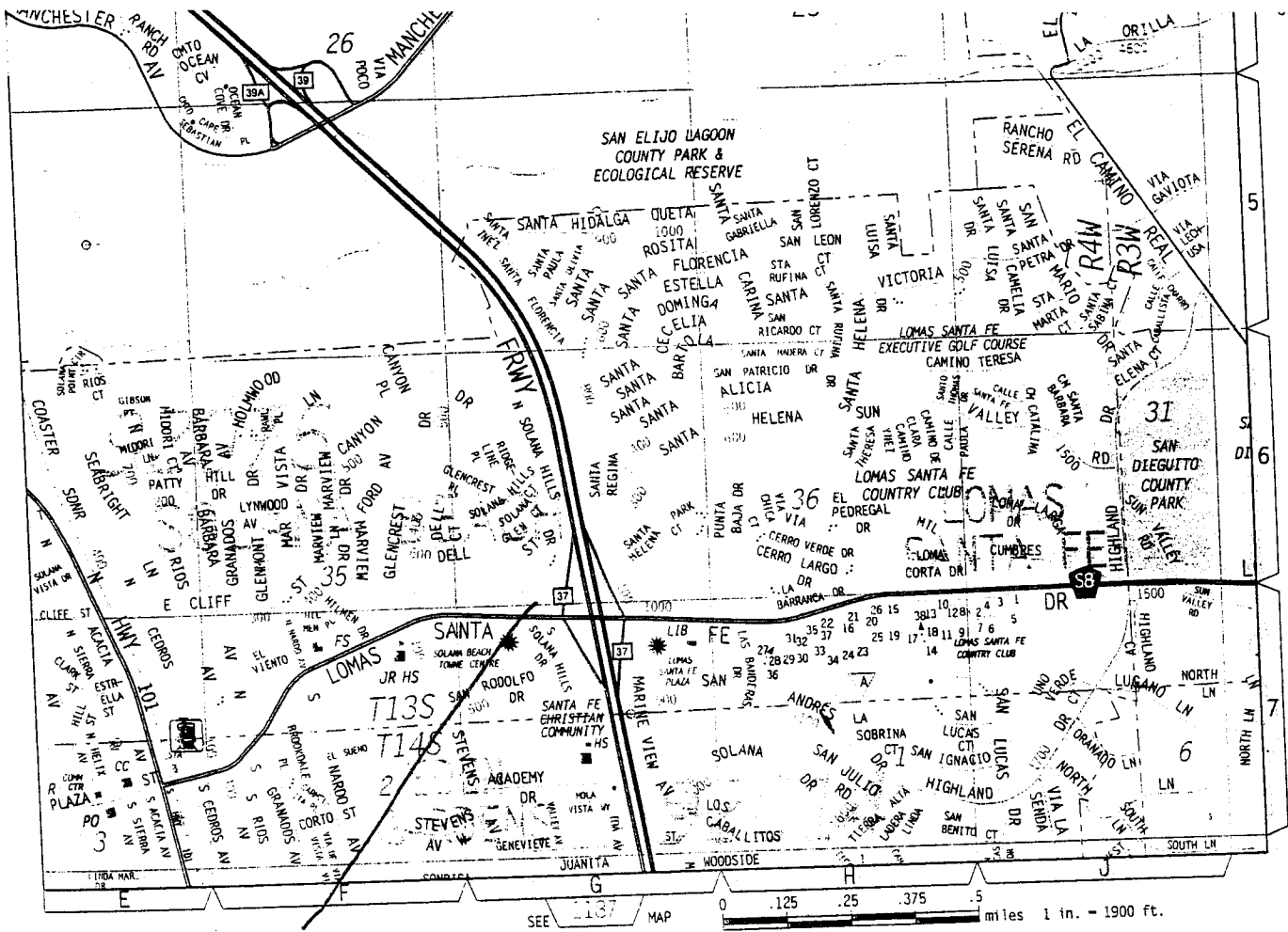
D. Public Access/Parking. As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

D. Local Coastal Program. The City of Solana Beach does not have a certified LCP at this time. Thus, the Coastal Commission retains permit jurisdiction in this community 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 local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

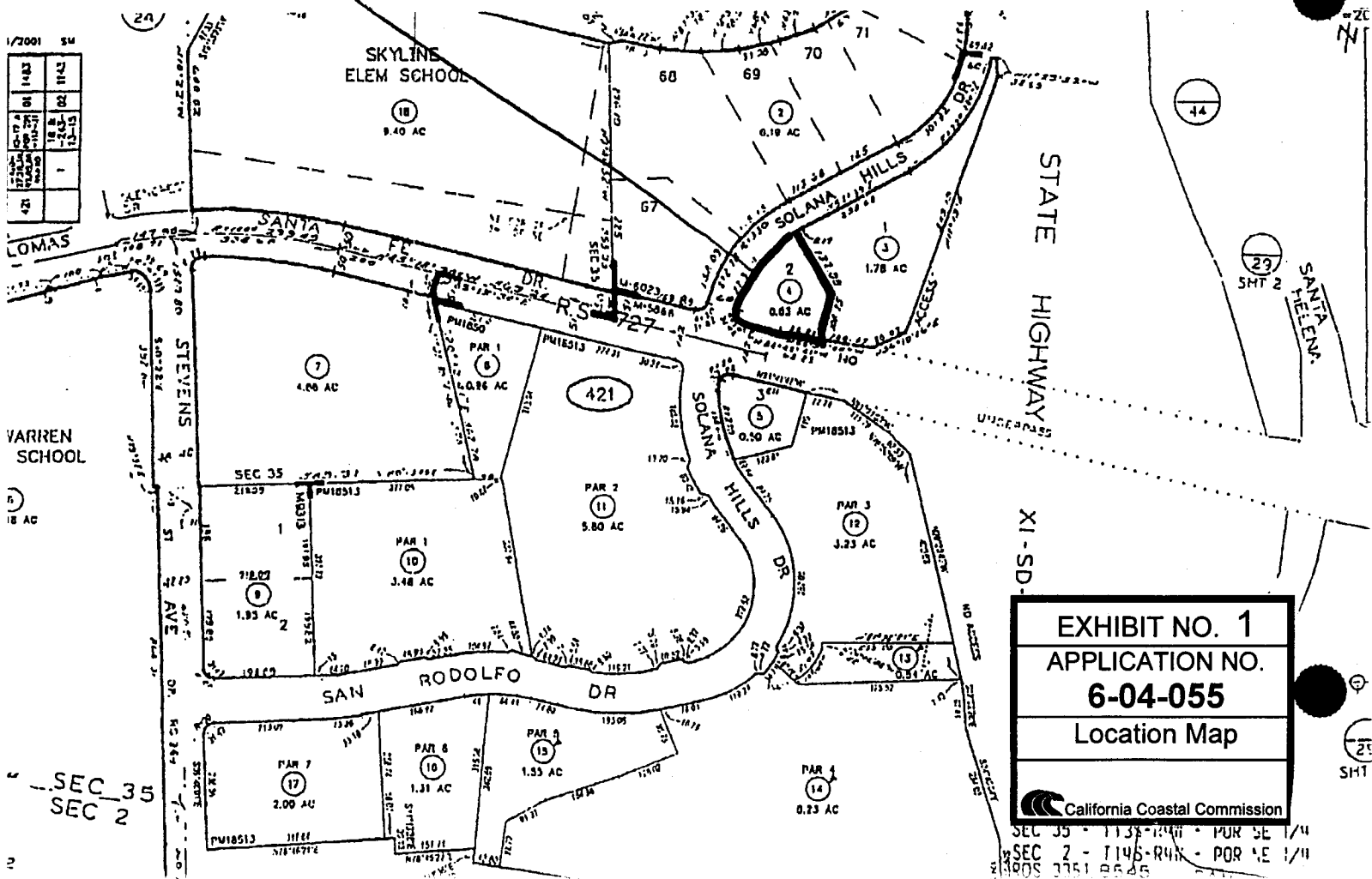
E. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and 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.



SITE



6-04-055

LOTS 67 - 72 MAP NO. 5023

SOLANA HILLS DRIVE

LOMAS SANTA FE DRIVE

1-STORY BUILDING
4,110 SQ. FT.

LOT 7 MAP NO. 5866

FOUND DISC IN CURB MARKED LS 3168, NO RECORD, ACCEPTED AS LOT CORNER

SITE PLAN

1" = 100'

NOTES:
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

EXHIBIT NO. 2
APPLICATION NO.
6-04-055
Site Plan

California Coastal Commission

Suite 200
San Diego, CA 92130
(619) 793-4777
(619) 793-4787 Fax

IRONSTONE BANK - SOLANA BEACH
706 LOMAS SANTA FE DR., SOLANA BEACH, CA 92075

AS.1

NO.	DATE	DESCRIPTION	BY	CHKD.
1	05.14.04	DRYING	CH	CH
2	05.14.04	DRYING	CH	CH
3	05.14.04	DRYING	CH	CH
4	05.14.04	DRYING	CH	CH
5	05.14.04	DRYING	CH	CH
6	05.14.04	DRYING	CH	CH
7	05.14.04	DRYING	CH	CH
8	05.14.04	DRYING	CH	CH
9	05.14.04	DRYING	CH	CH
10	05.14.04	DRYING	CH	CH

