

CALIFORNIA COASTAL COMMISSION

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

RECORD PACKET COPY



Thu 4c

Filed: July 6, 2004
 49th Day: August 24, 2004
 180th Day: January 2, 2005
 Staff: DL-SD
 Staff Report: August 19, 2004
 Hearing Date: September 8-10, 2004

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-69

Applicant: Craig Frieauf

Description: Demolition of an existing 1-story residence, subdivision of a 14,494 sq. ft. lot into two parcels: Parcel 1 = 6,540 sq.ft.; Parcel 2 = 7,954 sq.ft and construction of a 2-story residence (3,398 sq.ft. and 3,960 sq.ft.) on each new parcel.

	<u>Parcel 1</u>	<u>Parcel 2</u>
Lot Area	6,540 sq. ft.	7,954 sq. ft.
Building Coverage	2,179 sq. ft. (33%)	2,225 sq. ft. (29%)
Pavement Coverage	650 sq. ft. (10%)	800 sq. ft. (9%)
Landscape Coverage	3,711 sq. ft. (57%)	4,929 sq. ft. (62%)
Parking Spaces	2	2
Zoning	MR Medium Residential	
Plan Designation	MR Medium Residential (5-7 du/ac)	
Project Density	6.1	
Ht abv fin grade	24' 6"	

Site: 741 Ida Avenue, Solana Beach, San Diego County. APN 298-162-08.

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. Drainage Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan in substantial conformance with submitted plans by Sampo Engineering, Inc., dated 6/07/04, documenting that the runoff from the roof, driveway and other impervious surfaces will be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation in a non-erosive manner, prior to being conveyed off-site.

The permittee shall undertake the development 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.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project consists of demolition of an existing 1-story single-family residence on a 14,494 sq. ft. lot and subdivision of the lot into two parcels: Parcel 1 = 6,540 sq.ft.; Parcel 2 = 7,954 sq.ft. A new 2-story residence (3,398 sq.ft. and 3,960 sq.ft.) would to be constructed on each parcel. The site is located between Castro Street and Ida Avenue, just west of Interstate 5 in the City of Solana Beach.

One of the residences will take access from Castro Street, the other from Ida Avenue. The Ida Avenue residence will be partially and briefly visible from Interstate 5, but the project will be compatible with the surrounding residential neighborhood and will not have an adverse visual impact on the community or views from the freeway. The project is consistent with the Medium Residential zoning, and adequate parking to serve the development will be provided.

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.

E. 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 City of Solana Beach government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

F. 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.

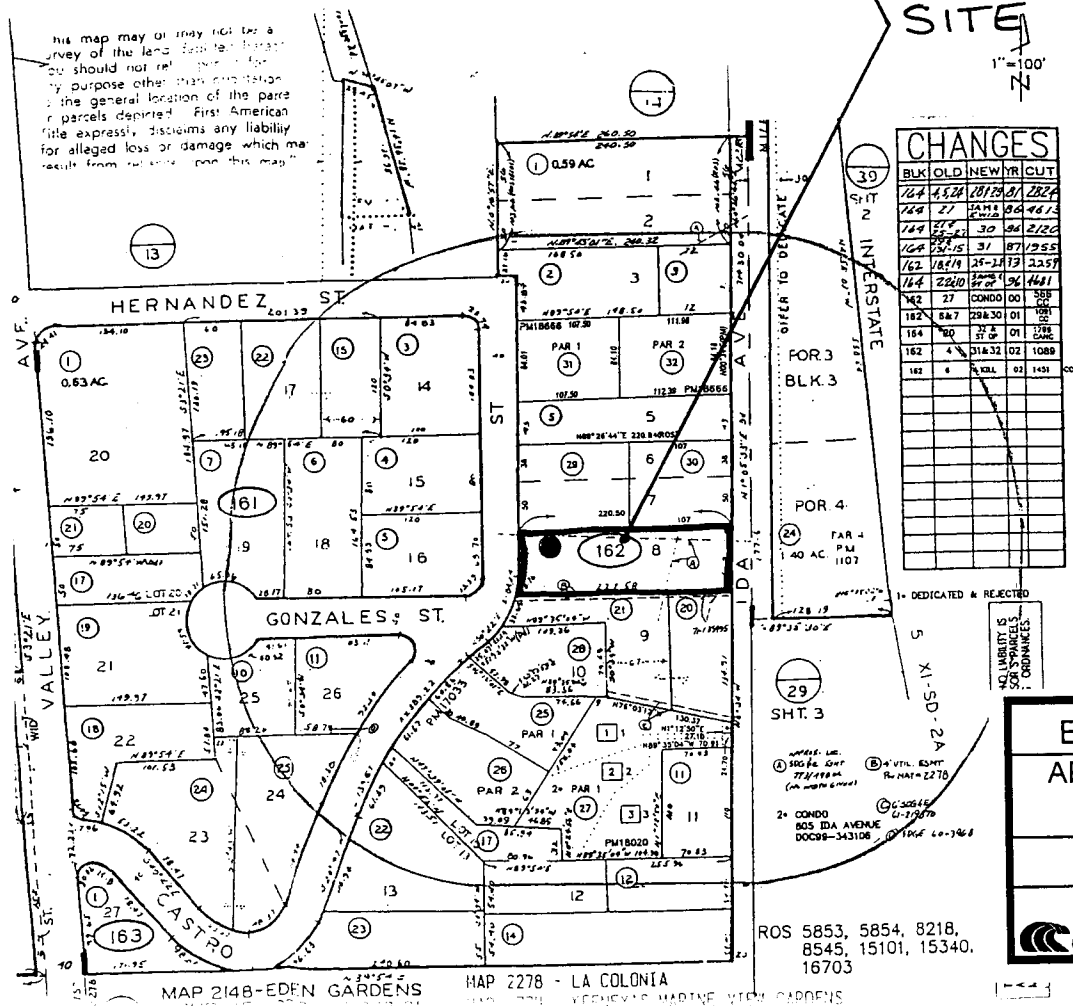
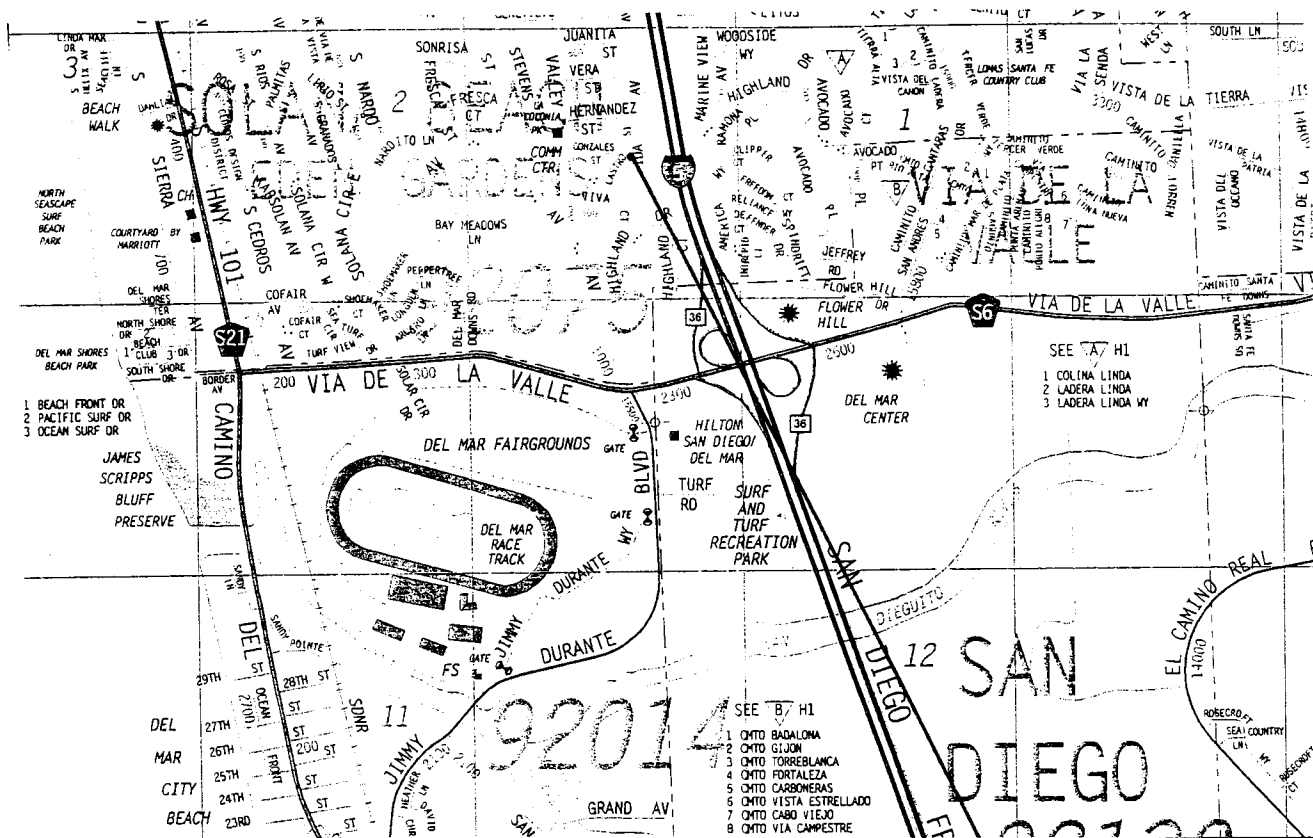


EXHIBIT NO. 1

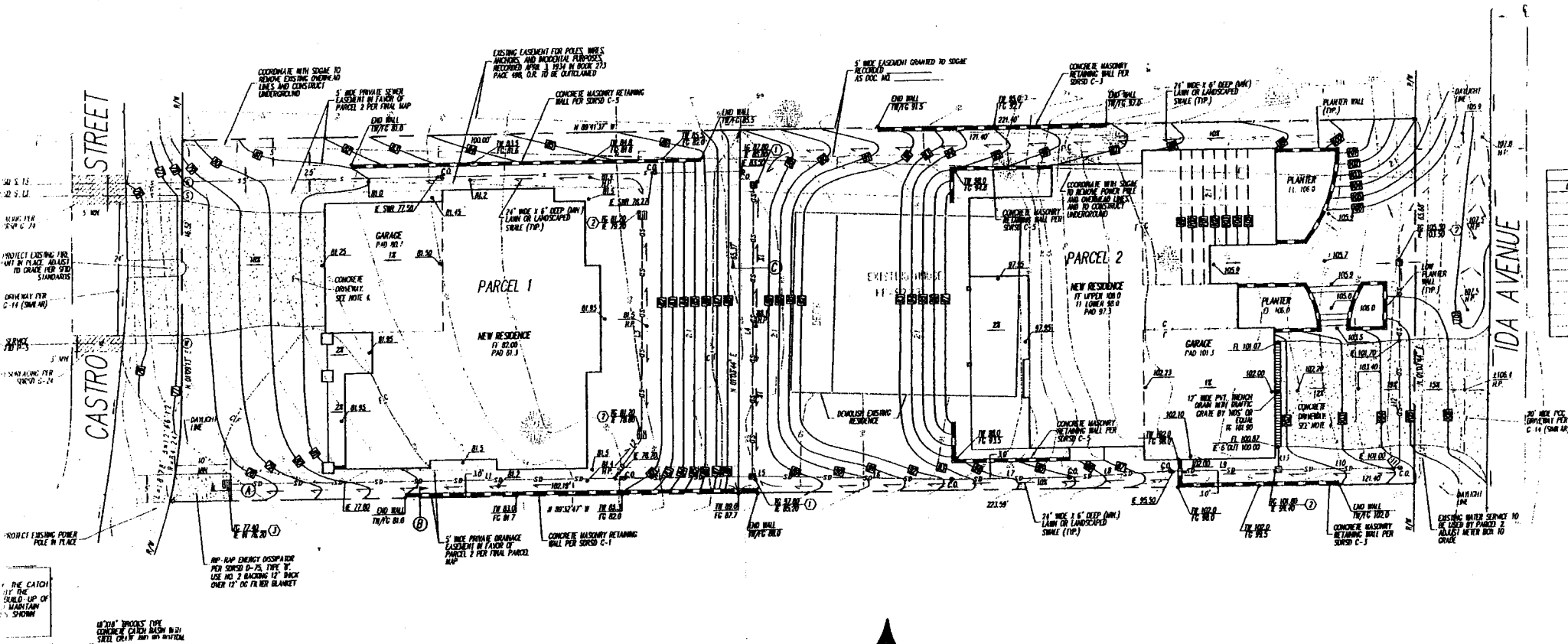
APPLICATION NO.

6-04-69

Location Map

California Coastal Commission

UNLESS OTHERWISE SHOWN, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENGINEERING SPECIFICATIONS FOR CONSTRUCTION. THE SOLE ENGINEER INDICATES OTHERWISE. REINFORCEMENT AND JOINTS PER STRUCTURAL OR SOIL ENGINEER. SKIDWALKS AND PATIOS SHALL NOT BE LESS THAN 4" P.C.C. OVER 4" CLEAN SAND, UNLESS DETERMINED OTHERWISE. THE ENGINEER PRIOR TO CONSTRUCTION. JOINTS AND REINFORCEMENT PER STRUCTURAL OR SOIL ENGINEER. STORM DRAIN PIPE TO BE 6" DIAMETER PVC (SDR-35 MIN.) @ 1% MINIMUM SLOPE, UNLESS NOTED OTHERWISE. DOWNSPUTS TO BE CONNECTED TO PRIVATE STORM DRAIN SHOWN HEREON WITH 4" SOLID WALL PVC (SDR-35) @ 1% MIN. EXISTING TOPOGRAPHY AS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY SPENCER-LUCY SURVEYING. PRELIMINARY BLUE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 26, 2004 AS ORDER FORWARDED. THIS PROVIDED BY THE OWNER AND REVIEWED FOR EXISTING ON-SITE EASEMENTS. SAID EASEMENTS HAVE BEEN LOCATED AND NOTED HEREON.




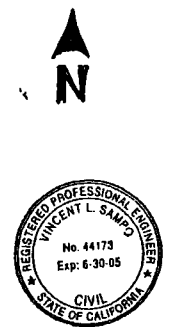
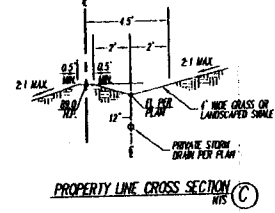
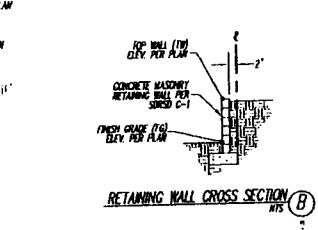


EXHIBIT NO. 2

APPLICATION NO.

6-04-69

Site Plan



- KEY NOTES:
- ① 12"x12" SQUARE CONCRETE CATCH BASIN WITH STEEL GRATE BY "BROOKS" OR EQUAL.
 - ② 18"x18" SQUARE CATCH BASIN WITH HOPE GRATE BY "NOS" OR EQUAL.
 - ③ 18"x18" SQUARE CONCRETE CATCH BASIN WITH STEEL GRATE AND NO BOTTOM BY "BROOKS" OR EQUAL.

ENGINEER OF WORK		CITY APPROVED CHANGES		APPROVED FOR CONSTRUCTION		BENCH MARK		CITY OF SOLANA BEACH	
By: <i>V. L. Sambo</i> Date: 6-7-04		By: _____ Date: _____		By: Chandra P. Collura, City Engineer Date: 12/31/04		ELEVATIONS SHOWN HEREON TIED TO CITY OF SOLANA BEACH SEWER PLANS PER TOPOGRAPHIC SURVEY PERFORMED BY SPENCER-LUCY SURVEYING		GRADING AND EROSION CONTROL PLAN TIES TO: 17M 17-03-03 741 60A AVENUE NYS 296-162-00	
Drawn By: VINCENT L. SAMBO REC 44173 EXP. 6/30/05		By: _____ Date: _____		By: _____ Date: _____					