

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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 SAN DIEGO, CA 92108-4421
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Thu 3d

RECORD PACKET COPY

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 180th Day: 3/8/06
 Staff: LRO-SD
 Staff Report: 10/27/05
 Hearing Date: 11/16-18/05

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-92

Applicant: Tom Martell Agent: Eric Buchanan

Description: Construction of a second dwelling unit consisting of second and third story additions to an existing one-story single-family residence resulting in a three-story, 2,481 sq. ft., two-unit residential structure including the addition of two parking spaces (for a total of three on-site parking spaces) on a 2,400 sq. ft. lot.

Lot Area	2,400 sq. ft.
Building Coverage	1,369 sq. ft. (57%)
Pavement Coverage	773 sq. ft. (32%)
Landscape Coverage	258 sq. ft. (11%)
Parking Spaces	3
Zoning	R-S
Plan Designation	Residential-South (36 dua)
Project Density	36.3 dua
Ht abv fin grade	28 1/2 feet

Site: 726 Santa Barbara Place, Mission Beach, San Diego, San Diego County. APN 423-644-1100

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. **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. The proposed project involves the construction of a second dwelling unit through the additions of a second (1,291 sq.ft.) and third story (216 sq.ft.) to an existing 1,096 sq.ft., one-story single-family residence resulting in a three-story, approximately 30-ft. high, 2,481 sq.ft., two-unit residential structure on a 2,500 sq.ft. lot. In addition, an existing one-car garage is proposed to be expanded to a two-car garage with the provision of an additional open parking space (carport) adjacent to it for a total of three on-site parking spaces to serve the proposed development. The subject site is located between Strandway and Mission Boulevard in the community of Mission Beach in the City of San Diego.

Also proposed is the remodeling of the existing one-story single family residence resulting in a reduction in size of this level from 1,096 sq.ft. to 971 sq.ft. However, no more than 50% of the exterior walls are proposed to be removed through the remodel and the majority of the work involves interior remodeling (changes to floor plans, construction of entry/interior stairway to upper level unit, etc.). This latter element of the project proposal does not require a coastal development permit.

Typically, two parking spaces are required per dwelling unit in the Mission Beach community. However, in this particular case, the existing structure is a legally non-conforming structure in that it only has one on-site parking space to serve an existing residential structure where typically two parking spaces would be required. However, pursuant to Section 142.0510 (d)(1) of the City's Land Development Code, because the

existing previously conforming use is not being modified or expanded (no additions or modifications to *existing* dwelling unit), the degree of non-conformity of the residential structure is not being increased. As such, parking must only be provided for the newly proposed dwelling unit. In this particular case, because a new dwelling unit is being added to the site, two new parking spaces are proposed for a total of three on-site parking spaces, consistent with City zoning requirements. As such, no impacts to public access should result from the proposed development, consistent with Coastal Act policies. In addition, two dwelling units are permitted on site, consistent with zoning. The permitted density is 36 du/a and the proposed density is 36.3 du/a. However, if the density fraction is less than .5, the density is rounded down. Thus, the proposed development is consistent with zoning requirements in terms of permitted density.

In addition, to address potential concerns with regard to construction activities on public access on this nearshore property, the project has been conditioned such that no work shall occur between Memorial Day weekend and Labor Day of any year.

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. 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.

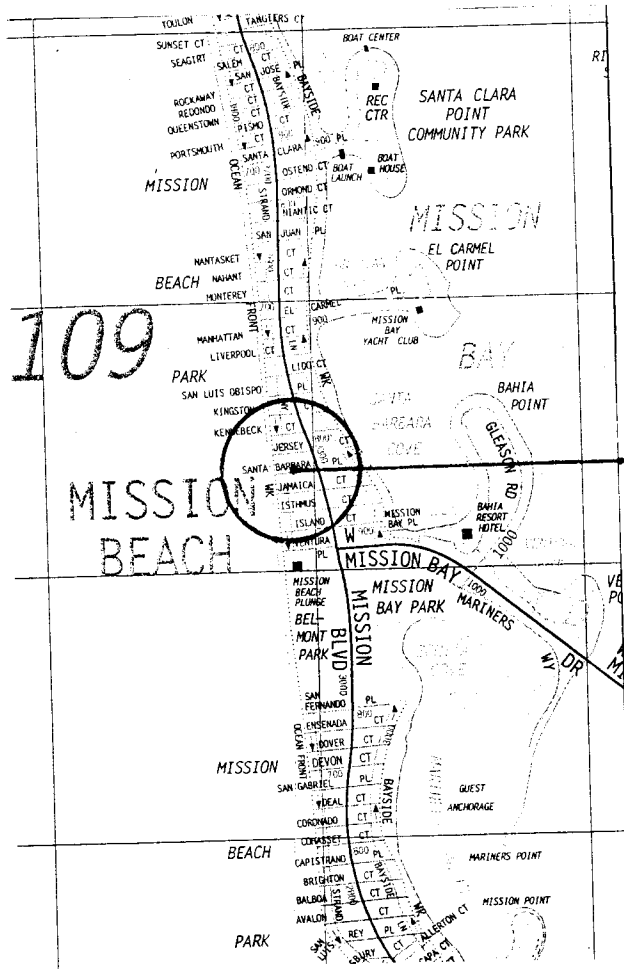
D. Local Coastal Planning. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal 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 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.

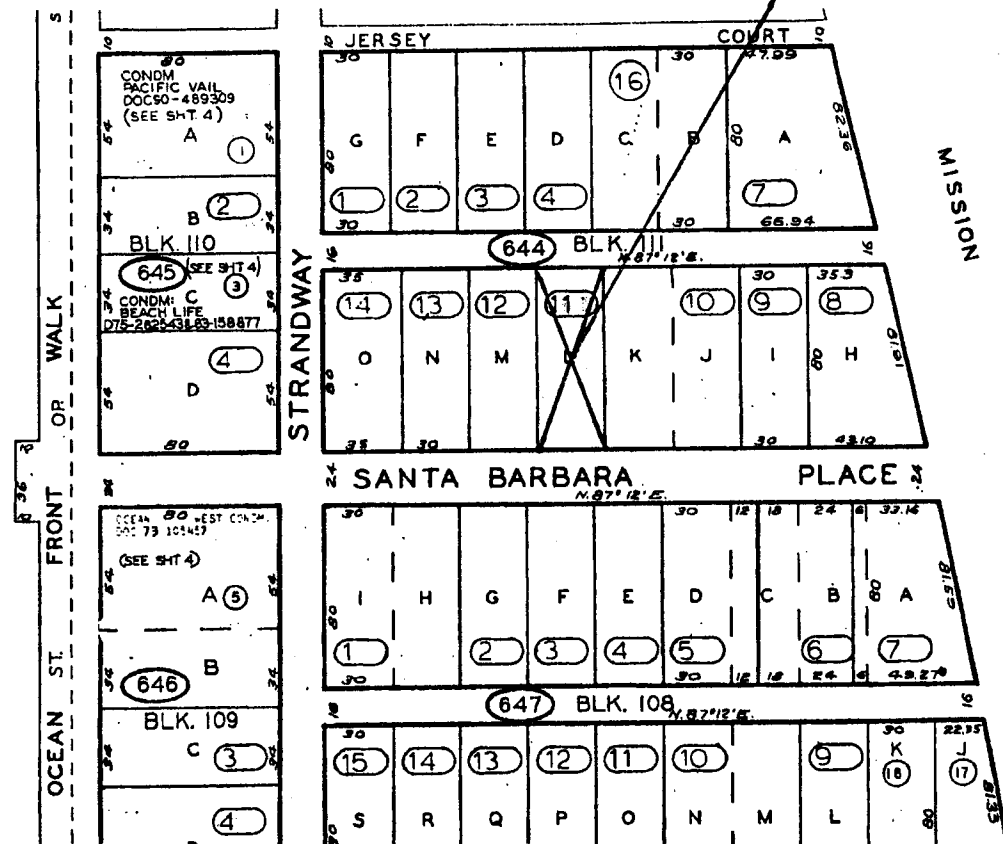
STANDARD CONDITIONS:

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



PARK
BEACH
PACIFIC

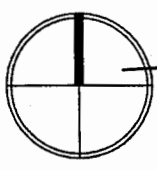
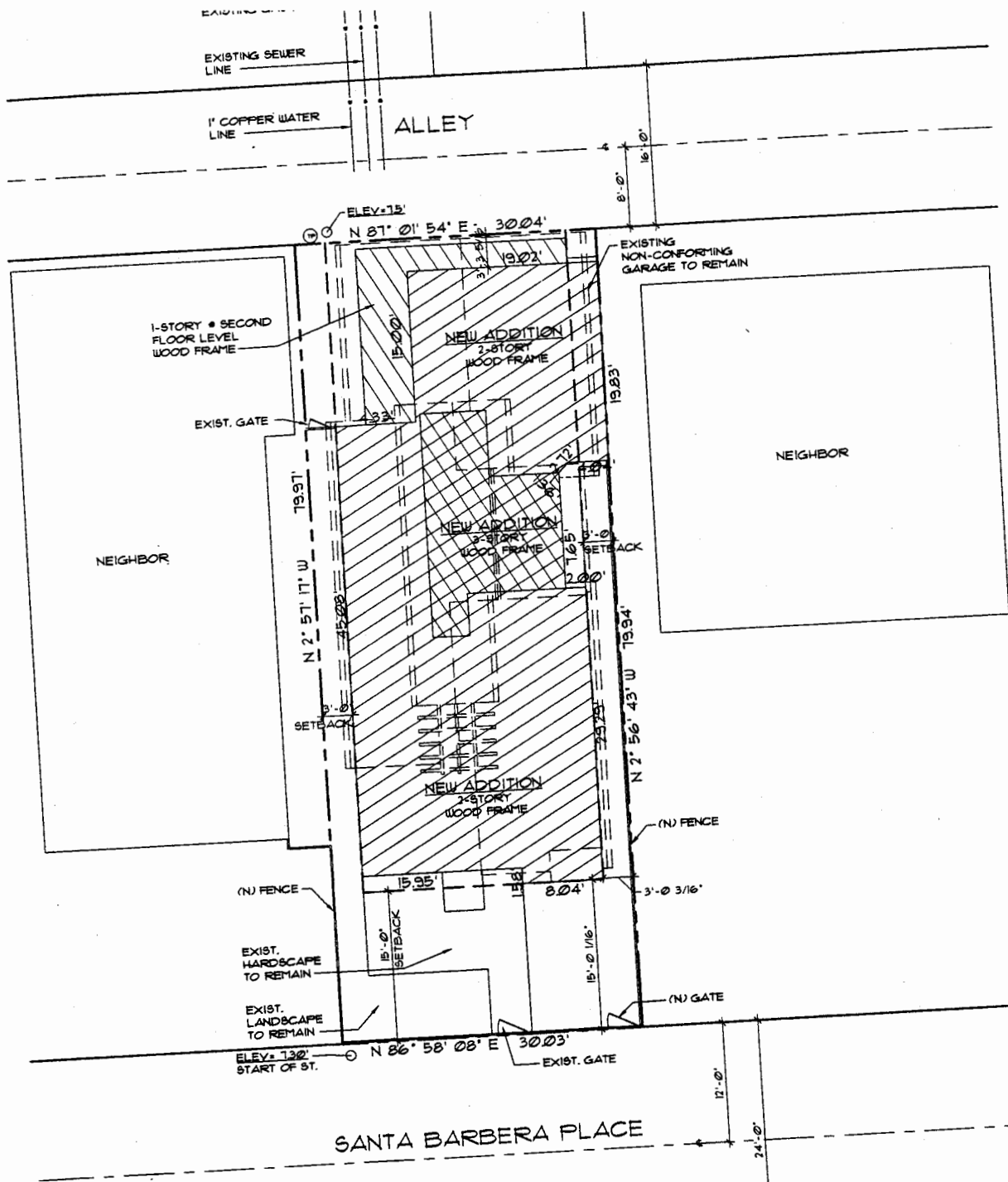
WALK OR FRONT ST. OCEAN ST.

MISSION

BLVD.

EXHIBIT NO. 1
 APPLICATION NO.
 6-05-92
 Location Map

0.05-092



NORTH

1 SITE PLAN
AS-1

EXHIBIT NO. 2
APPLICATION NO.
6-05-92
Site Plan
California Coastal Commission

 MARK C. MORRIS ARCHITECT	858-273-5632	MARTELL RESIDENCE 126 SANTA BARBARA PLACE SAN DIEGO, CA 92109	DESC: SITE
	1015 TURQUOISE STREET, STE2 SAN DIEGO, CA 92109		JOB #: 0417
			DRAWN: ELB
			DATE: 01/06