

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
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RECORD PACKET COPY



Thu 3b

Filed: 3/9/05
49th Day: 4/27/05
180th Day: 9/5/05
Staff: LRO-SD
Staff Report: 4/18/05
Hearing Date: 5/11-13/05

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-21

Applicant: Lawrence Hodge

Agent: Golba Architecture

Description: Demolition of two detached structures containing four existing residential units and construction of a two-story (over basement), 30-foot high, four unit apartment building with 8 on-site parking spaces on a 4,800 sq.ft. site.

| | |
|--------------------|----------------------------|
| Lot Area | 4,800 sq. ft. |
| Building Coverage | 2,758 sq. ft. (57%) |
| Pavement Coverage | 963 sq. ft. (20%) |
| Landscape Coverage | 1,079 sq. ft. (23%) |
| Parking Spaces | 8 |
| Zoning | R-S |
| Plan Designation | Residential South (36 dua) |
| Project Density | 36.3 dua |
| Ht abv fin grade | 30 feet |

Site: 806-812 Ensenada Court, Mission Beach, San Diego, San Diego County. APN 423-701-16

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 project involves the demolition of two detached structures containing four existing residential units and construction of a two-story (over basement), 30-foot high, four unit apartment building on a 4,800 sq.ft. site. The new development will observe all of the required yard setbacks, consistent with the Mission Beach Precise Plan. Although it appears that the proposed project exceeds the permitted density, in this case, the fraction is rounded down and four units are permitted on the site consistent with the certified LCP. In addition, adequate parking will be provided with covered parking for eight cars (four sets of tandem spaces). Access to the parking will be taken from the rear alley, consistent with the Beach Impact Area overlay regulations. The subject site is located one lot east of Mission Boulevard on the north side of Ensenada Court in the community of Mission Beach in the City of San Diego.

The subject site is in close proximity to a major public access route (Mission Boulevard), and, as such, in order to address potential concerns with regard to construction activities, the project has been conditioned such that no work shall occur between Memorial Day weekend and Labor Day.

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 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.

[illegible]

SITE

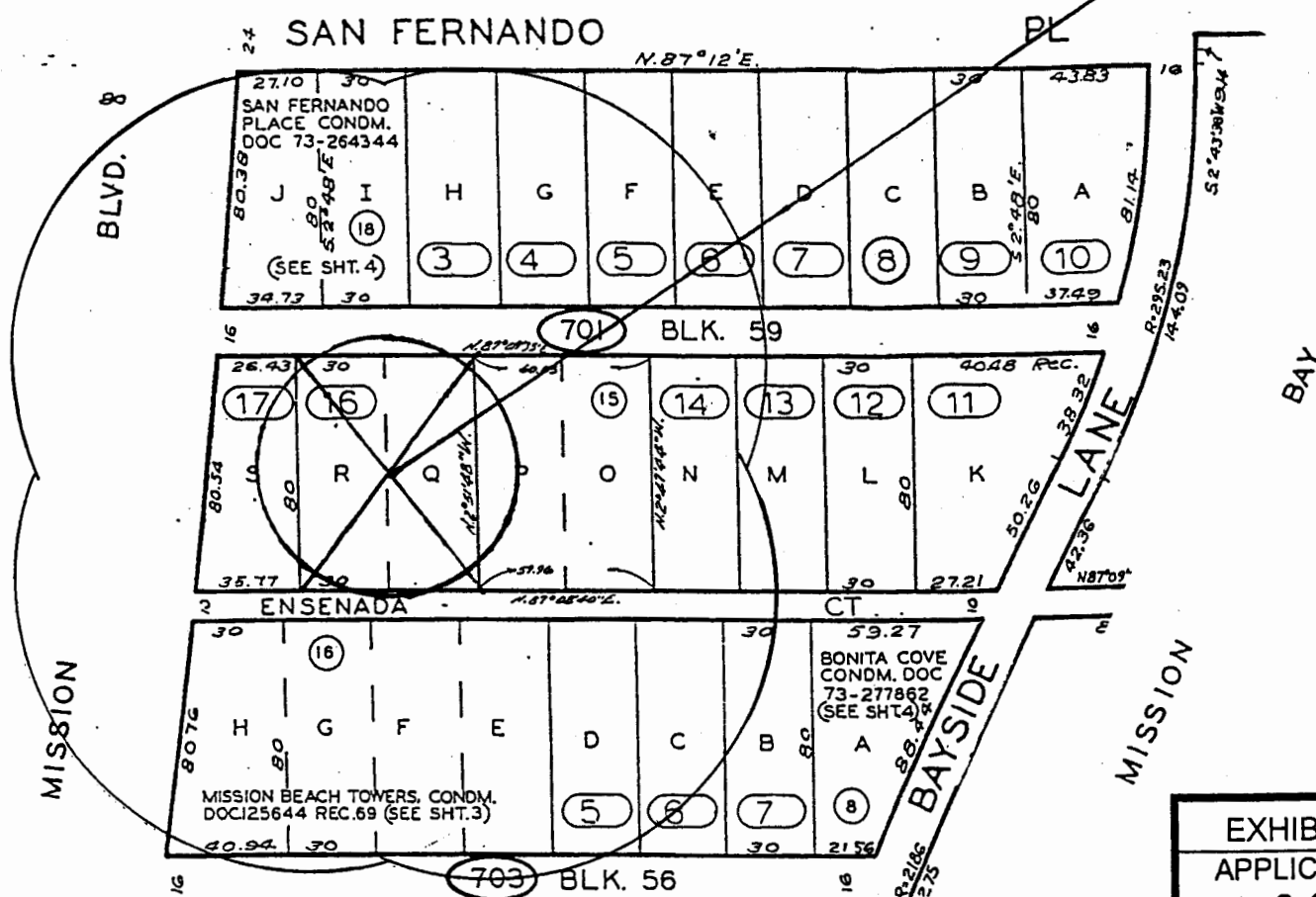


EXHIBIT NO. 1
APPLICATION NO.
6-05-21
Location Map

| PLANT LEGEND | | | | |
|--------------|----------------|-------------|---------------|-------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | PERCENTAGES |
| | ACACIA | ACACIA | 8' x 4" x 10' | 100% |
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| HARDSCAPE | | | | |
| | CONCRETE | | | |

