

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
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## RECORD PACKET COPY



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Filed: March 25, 2005  
49th Day: May 13, 2005  
180th Day: September 21, 2005  
Staff: DL-SD  
Staff Report: April 21, 2005  
Hearing Date: May 11-13, 2005

**STAFF REPORT: CONSENT CALENDAR**

**Application No.:** 6-05-32

**Applicant:** San Diego County Regional Airport Authority **Agent:** Theodore Anasis

**Description:** Removal and replacement of seven existing pine street trees with seven Brisbane Box (*tristania conferta*) trees adjacent to an existing airport employee parking lot.

**Site:** On the east side of McCain Road, north of Harbor Drive, San Diego International Airport (Lindbergh Field), San Diego, San Diego County. APN 760-062-01, 760-039-58, -61, -67.

**Substantive File Documents:** Certified Port Master Plan; City of San Diego Certified LCP

**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. Revised Landscape Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, a final landscape plan. Said plan shall contain written notes stating and/or providing the following requirements:

- a. The installation of plant materials shall consist only of native drought-tolerant or non-invasive plant materials. The plan shall indicate that the seven specimen-sized Brisbane Box trees (minimum 24-inch box) will be planted to replace the removed trees.
- b. A planting schedule that indicates the planting plan will be implemented within 60 days of removal of the existing trees.
- c. A written commitment by the applicant that all required plantings will be maintained in good growing condition, and whenever necessary, will be replaced with new plant materials to ensure continued compliance.
- d. A written commitment by the applicant that five years from the date of the receipt of the Certificate of Occupancy for the residence, the applicant will submit for the review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies whether the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

The permittee shall undertake development in accordance with the approved landscaping plans. Any proposed changes to the approved landscaping 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.** The proposed project is the removal and replacement of seven existing pine trees with seven Brisbane Box (*tristania conferta*) trees. The existing trees are located at the perimeter of an airport employee parking lot east of McCain Road, north of Harbor Drive in the City of San Diego. The Airport Authority is upgrading the landscaping in the parking lot, and the proposed project is intended to integrate this area into the overall landscape plan for the parking lot. The replacement trees are also intended to reduce the potential that roots from the pines could damage the parking lot and sidewalk. In addition, although the existing pines are currently healthy, some roots were inadvertently cut during development of the parking lot which could affect the future health and growth of these trees.

The existing trees currently help screen views of the parking lot from McCain Road. However, the parking lot that the trees provides visual screening for is not highly visible from any other public areas such as Harbor Drive or the Liberty Station development (the former NTC Naval Base), which is located west of the subject site, because of the large buildings associated with the City's safety training center, that are located across McCain Road to the west. The proposed replacement trees are non-invasive, drought-tolerant, evergreen, grow to a height of 60 feet or more, and have a large canopy suitable for screening a parking lot. However, the applicant is proposing to plant 15-inch box size trees. To reduce the temporal impacts to visual quality during the time it takes for the new trees to grow, Special Condition #1 requires the applicant to use specimen-sized trees (minimum 24-inch box) for replacement of the existing trees.

**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. Section 30233 limits development in open coastal waters, wetlands, estuaries, and lakes to specific permitted uses where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

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

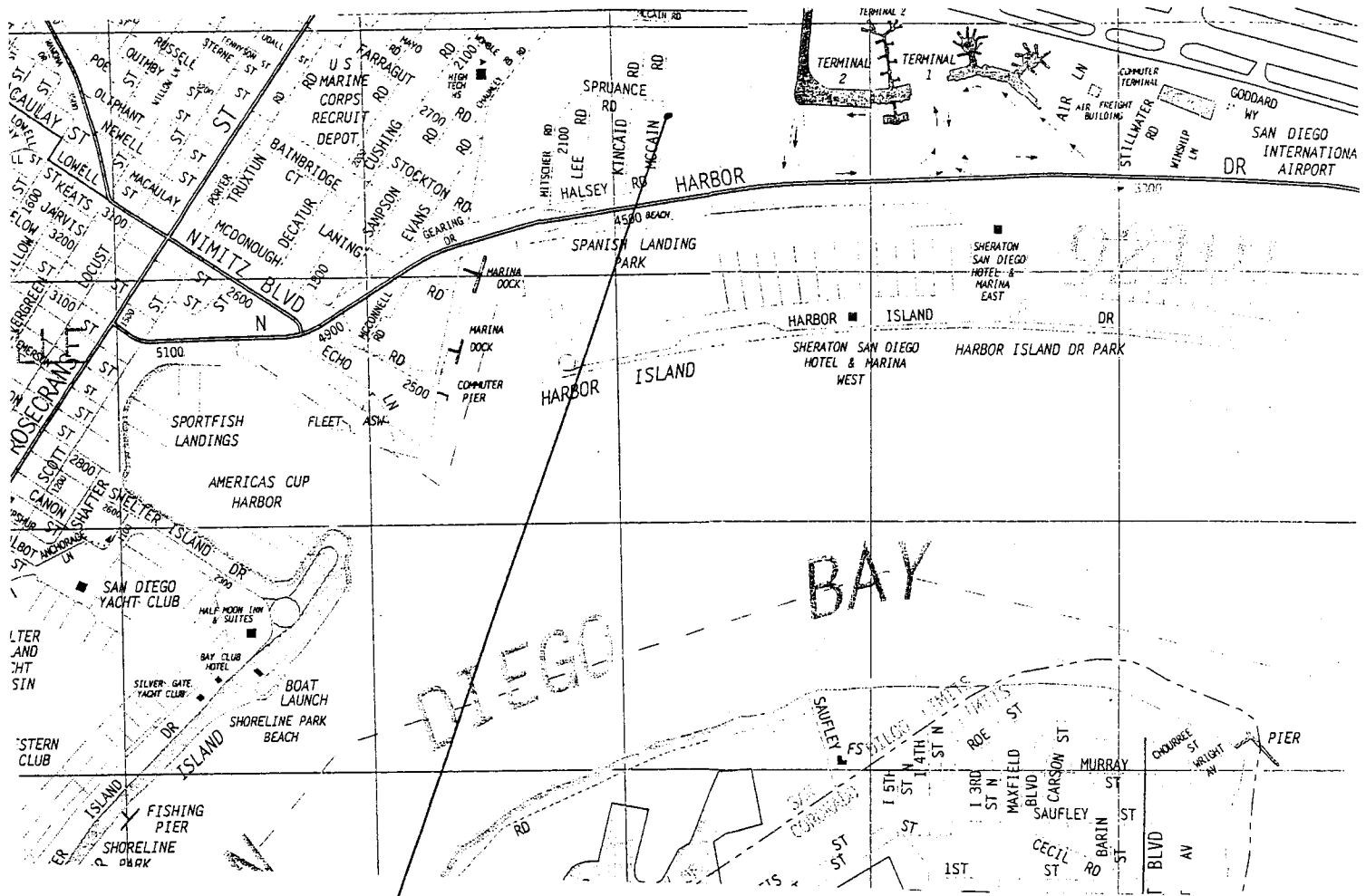
**C. Community Character /Visual Quality.** The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

**D. Local Coastal Planning.** The San Diego International Airport was previously under the coastal permit jurisdiction of the Port of San Diego and the standard of review for coastal development permits was the certified Port Master Plan. However, legislation which took effect in January 2003 transferred authority over airport property to the newly created Airport Authority. Thus, the airport is now within the Commission's permit jurisdiction. Although the Airport is not anticipated to be subject to a LCP, approval of this project would not prejudice the preparation of a LCP consistent with the requirements of Chapter 3. As discussed above, the proposed project is consistent with Chapter 3, including the visual protection policies of the Coastal Act.

**E. California Environmental Quality Act.** 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, 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**

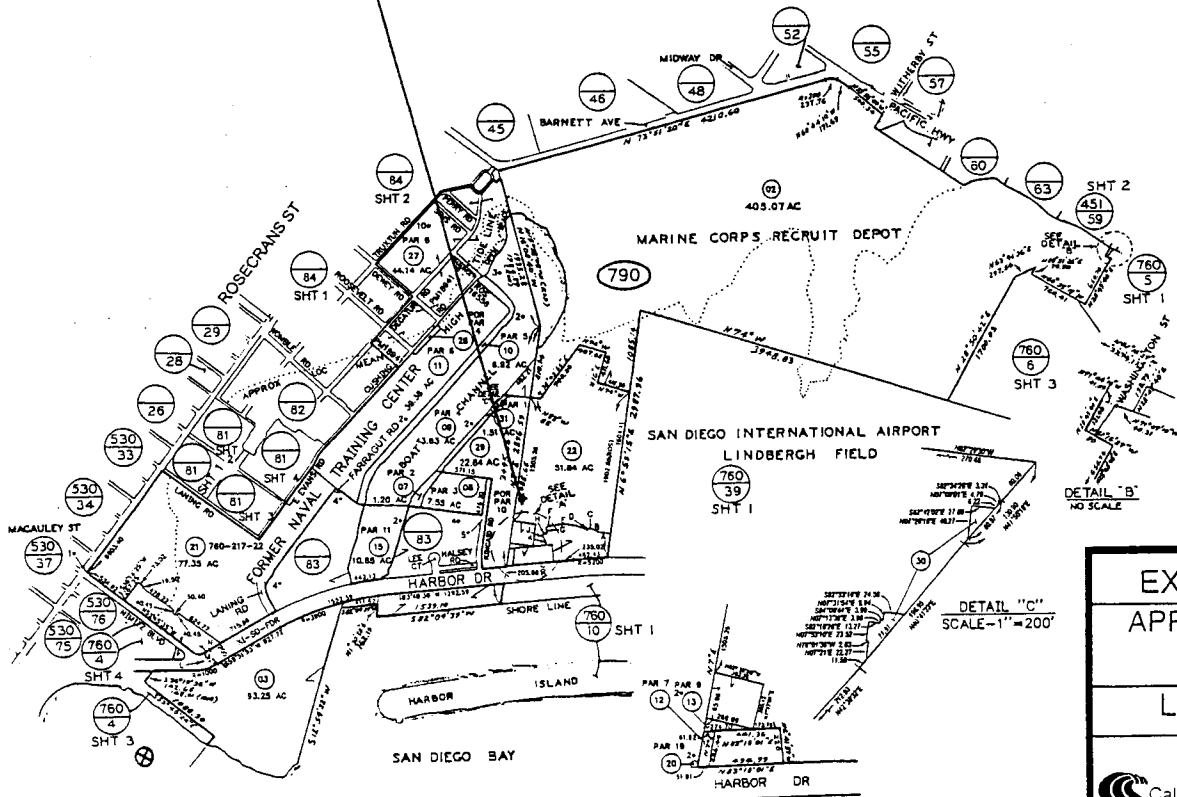


EXHIBIT NO. 1  
APPLICATION NO.  
6-05-32  
Location Map

