

## CALIFORNIA COASTAL COMMISSION

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



Page 1 of 3  
Permit Application No. 6-06-83/GDC  
Date August 24, 2006

ADMINISTRATIVE PERMIT

# Wed 19a

APPLICANT: Paul and Marilyn Ocheltree

**PROJECT DESCRIPTION:** Construction of an approximately 1,250 sq. ft., 15 ft.-high detached recreational vehicle garage/storage building on an approximately 35,172 sq. ft. lot that contains an existing single-family residence, a detached guesthouse and several cellular telephone antennae and an unmanned cellular equipment unit. No grading is proposed.

**PROJECT LOCATION:** 200 Marine View Avenue, Solana Beach, San Diego County  
APN 298-361-15

**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, are discussed on subsequent pages.

**NOTE:** The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**DATE and TIME:** September 13, 2006      **LOCATION:** Wharfinger Building  
10:00 a.m., Wednesday                      1 Marina Way  
Eureka, Ca

**IMPORTANT - Before you may proceed with development, the following must occur:**

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. **BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.**

PETER DOUGLAS  
Executive Director

By: \_\_\_\_\_

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The applicant proposes to construct of an approximately 1,250 sq. ft., 15 ft.-high detached recreational vehicle garage/storage building on an approximately 35,172 sq. ft. lot that contains an existing single-family residence, a detached guesthouse, an unmanned cellular equipment unit in the basement of the residence and several cellular telephone antennae on the facade of the residence. No grading is proposed. The applicant is also proposing a 50 ft.-long infiltration trench on the west side of the proposed garage/storage building to filter all runoff from the proposed garage/storage building.

The proposed project will be located within an existing developed area and will be compatible with the character and scale of the surrounding residential area. The site is located on the east side of Marine View Avenue approximately ¼ mile south of Lomas Santa Fe Drive in the City of Solana Beach. The site is also located adjacent to the east

side of Interstate 5, a scenic corridor, however, no views to or along the shoreline exist across the subject site such that no impact to public views will occur. In addition, while no additional landscaping is proposed, existing mature trees currently line the freeway side of the development area such that the proposed garage/storage building will be effectively screened. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

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

Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. All runoff from the proposed garage/storage building will be directed into a proposed approximately 50 ft.-long, 12 inch-wide infiltration trench containing gravel such that all runoff from the project will be filtered before leaving the site. Thus, the project is consistent with Section 30231 of the Act.

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. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project 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.

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 is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing