

CALIFORNIA COASTAL COMMISSION

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



Thu 3d

Filed: 11/7/06
 49th Day: 12/26/06
 180th Day: 5/6/07
 Staff: Laurinda Owens-SD
 Staff Report: 12/19/06
 Hearing Date: 1/10-12/07

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-06-138

Applicant: Kathy Fitzhugh/John Martin **Agent:** G. Kellogg (Kelly) Crain II

Description: Demolition of an existing two-story, 1,260 sq.ft., single-family residence and 492 sq.ft. garage and construction of a three-story, 30 ft. high, 3,002 sq.ft. residential duplex with exterior balconies and roof deck totaling 534 sq.ft. and four parking spaces on a 2,400 sq.ft. lot.

Lot Area	2,400 sq. ft.
Building Coverage	1,440 sq. ft. (60%)
Pavement Coverage	731 sq. ft. (30%)
Landscape Coverage	229 sq. ft. (10%)
Parking Spaces	4
Zoning	R-S
Plan Designation	Residential South (36 dua)
Project Density	36.3 dua
Ht abv fin grade	30 feet

Site: 720 Avalon Court, Mission Beach, San Diego, San Diego County.
 APN 423-726-15-00.

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. Final Landscape/Yard Area Fence Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscaping and fence plans approved by the City of San Diego. The plans shall be in substantial conformance with the landscape plans as submitted by G. Kellogg Crain II, Architect dated 10/12/06 and shall include the following:

- a. A view corridor a minimum of 15 ft. wide shall be preserved in the south yard area adjacent to Avalon Court. All proposed landscaping in these yard areas shall be maintained at a height of three feet or lower (including raised planters) to preserve views from the street toward the ocean. A maximum of two (2) tall trees with thin trunks are permitted, provided they are located close to the building and they do not block views toward the ocean.
- b. All landscaping shall be (1) drought-tolerant and native or (2) non-invasive plant species. All landscape materials within the identified view corridors shall be species with a growth potential not expected to exceed three feet at maturity, except for authorized trees. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- c. Any fencing in the south side yard setback area shall permit public views and have at least 75 percent of its surface area open to light.
- d. A written commitment by the applicant that five years from the date of the issuance of the coastal development permit for the residential structure, 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 written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or 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 the development in accordance with the approved landscape plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

2. 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).

3. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit final plans for the construction of the two units. Said plans shall first be reviewed and approved in writing by the City of San Diego. Said plans shall also be in substantial conformance with the plans submitted by G. Kellogg Crain II, Architect dated 10/12/06 with this application and shall be subject to the review and written approval of the Executive Director.

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 amendment unless the Executive Director determines that no additional amendment is legally required.

4. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and

restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The proposed project involves the demolition of an existing two-story, 1,260 sq.ft. single-family residence and a 492 sq.ft. garage and the construction of a new three-story, 30 ft. high, 3,002 sq.ft., residential duplex with a total of 534 sq.ft. for exterior balconies and a roof deck. Also proposed is a two-car garage and a carport that accommodates two tandem parking spaces on a 2,400 sq.ft. lot. The two proposed parking spaces are adequate to serve the proposed development. The subject site is located one lot inland (east) of Strandway, on the north side of Avalon Court in the community of Mission Beach in the City of San Diego. The subject site is also located only three lots away from Ocean Front Walk (the public boardwalk) to the west.

Mission Beach is a small peninsula-shaped sliver of land located on filled tidelands in Mission Bay Park. It is bordered by the Pacific Ocean to the west and Mission Bay Park to the east (ref. Exhibit No. 1). In the Mission Beach community, the public rights-of-way of the various courts and places, which are generally east/west running streets, comprise the community's public view corridors. In addition, the public boardwalk (Ocean Front Walk, in this particular case), runs in a north/south direction adjacent to the the ocean in this residential community and serves not only as highly popular public accessway, but also serves as view corridor along the shoreline. The subject site is located three lots inland and east of Ocean Front Walk, the public boardwalk. Although there are two existing residential buildings located between the subject site and the public boardwalk to the west adjacent to the ocean, when these lots are redeveloped in the future, they will need to observe all of the required building setbacks. As such, this will open up public views looking east adjacent to Avalon Court, which is located immediately south of the site. Thus, there is the potential for the subject development to impact views to and along the shoreline.

The Commission typically reviews projects in this area to assure that any new proposed development does not encroach into the side yard setback areas which could impede public views toward the ocean. In this particular case, the proposed development will observe all required setbacks for the south side yard and public views to the ocean will not be impacted as a result of the proposed structure. However, there is the potential for proposed landscaping in the south side yard adjacent to the street/court to impede public views (as seen from Avalon Court while looking east) to the ocean (both initially and

over time, as plant materials/trees mature). As such, Special Condition #1 requires that the applicant submit final landscape plans that require that all proposed landscaping and hardscaping consist of only low level materials that do not impede views to the ocean. The condition also allows for a maximum of two (2) tall trees with thin trunks such as palm trees, provided they are placed close to the building and they do not block public views toward the ocean. In addition, the condition also specifies that landscape materials in the identified view corridor shall consist of a species that does not grow above three feet at maturity, with the exception of authorized trees.

In order to address potential concerns with regard to construction activities on public access on this oceanfront property, Special Condition #2 requires that no work shall occur between Memorial Day weekend and Labor Day of any year. In addition, Special Condition #3 is required to assure that final plans approved by the City of San Diego have been stamped and approved prior to issuance of the coastal development permit. In so doing, the City will review and check the proposed development to assure consistency with the Mission Beach PDO.

Lastly, the permitted density is 36 dwelling units per acre (dua) and the proposed density is 36.3 dua. 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.

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.



MISSION BEACH

92109

SITE

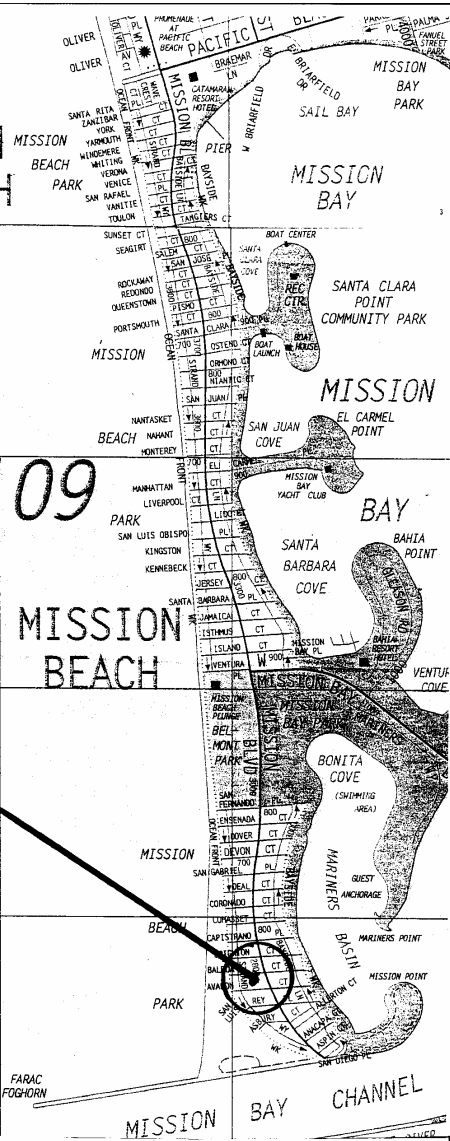
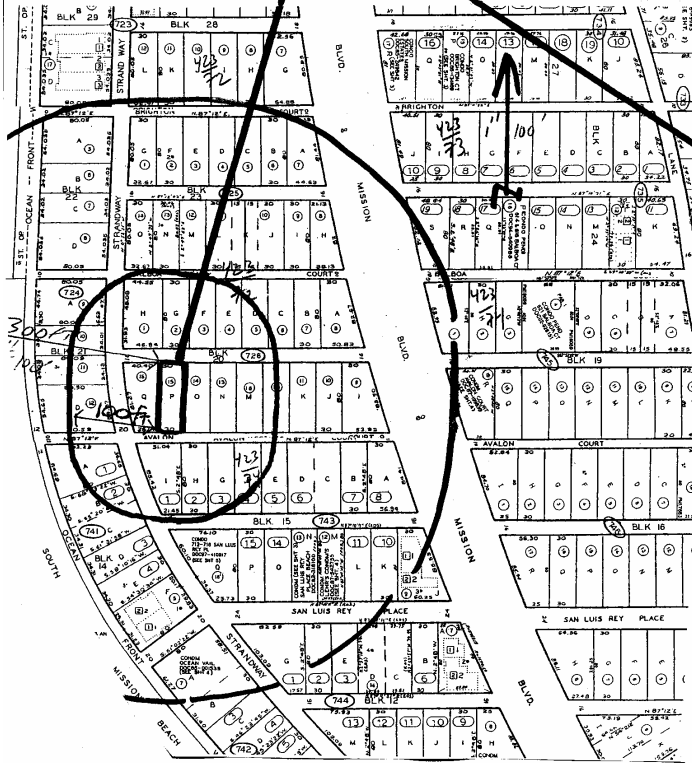

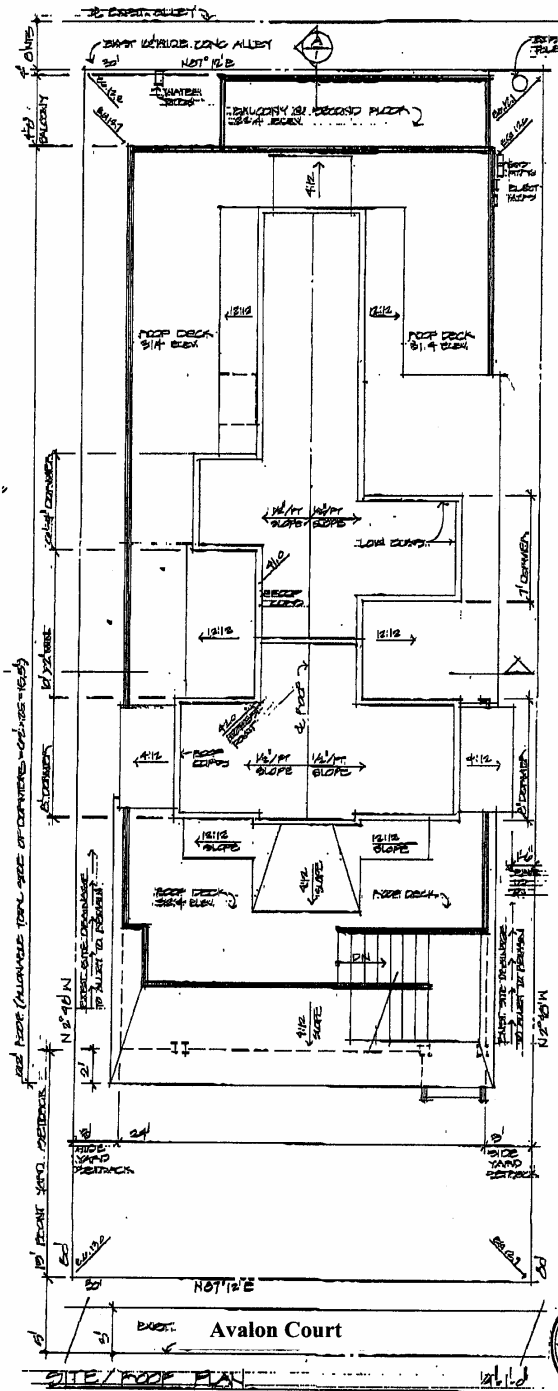


EXHIBIT NO. 1
APPLICATION NO.
6-06-138
Location Map



06/12 2006 12:18 FAX

002/00



DATA	
OWNER:	Kathy Fitzhugh / John Martin 188 Conover Street NW, Washington DC 20009 Tel: (202) 332-8989 Cell: (202) 345-8287 jmf244@comcast.net
ARCHITECT:	G. Kellogg Driscoll, Architect 1877 Mission Street San Diego, CA 92109 Tel: (619) 372-8983 Fax: (619) 372-8989 kellogg@driscollarchitects.com
PROJECT ADDRESS:	790 Avalon Court San Diego, CA 92109
LEGAL DESCRIPTION:	Blk 30, Lot 9, Map 1809
ASSESSOR'S PARCEL NO.:	425-726-15-00
YEAR CONSTRUCTED:	1968 (being demolished)
TYPE OF CONSTR.:	V-N
OCCUPANCY CLASS.:	R-2
NUMBER OF STORIES:	3
EXISTING USE:	6FA
PROPOSED USE:	Residential Duplex
EASEMENTS:	None
CITY OF SAN DIEGO ZONING/PLANNING REG.:	
ZONE:	Mission Beach Planned District - RS
OVERLAYS:	Coastal Map, State Coastal Permit Jurisdiction, Parking, Airport Environment, Residential Tandem Parking, 100-year flood plain
GROSS SITE AREA:	2,400 sf
ALLOWABLE COVERAGE:	45% x 2,400 = 1,080 sf
ACTUAL COVERAGE:	1,640 / 2,400 = 68% < 65%
ALLOWABLE F.A.R.:	1.1 x 2,400 = 2,640 sf
ACTUAL F.A.R.:	200 sf for each required parking space
FLOOR AREA:	
Living:	
First Floor:	703
Second Floor:	1,248
Third Floor:	823
Basement:	2,554 < 1,640
Garage:	322 < 400
Total:	3,002 sf
BETBACKS (Required):	
Front:	16'
Side:	5'
Rear:	0'
PARKING (Required & Proposed):	4 spaces

SHEET SCHEDULE	
SHEET 1	SITE PLAN, DATA, SHEET SCHEDULE, VICINITY MAP, SITE & ROOF PLAN, FRONT YARD LANDSCAPE PLAN, SITE SECTIONS
SHEET 2	FIRST, SECOND & THIRD FLOOR PLAN
SHEET 3	EXTERIOR ELEVATIONS

FITZHUGH / MARTIN DUPLEX
n Court, San Diego, CA 92109
G. Kellogg Driscoll, Architect
1877 Mission Street
San Diego, California 92109 Telephone: (619) 372-8983

EXHIBIT NO. 2
APPLICATION NO.
6-06-138
Site Plan

California Coastal Commission
SHEET NO: 1 OF 3
SITE PLAN, DATA, SHEET SCHEDULE,
VICINITY MAP, SITE & ROOF PLAN,
FRONT YARD LANDSCAPE PLAN, SITE
SECTIONS

