

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Thu 4b

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 Staff: Laurinda Owens-SD
 Staff Report: 1/24/07
 Hearing Date: 2/14-16/07

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-06-149

Applicant: Sea Ridge, L.P. (William Clapperton) Agent: Kenneth J. Discenza

Description: Conversion of existing two-story (over basement), 30 ft. high, 2,610 sq.ft. residential duplex with two, attached two-car garages, and a total of 860 sq.ft. for second floor balconies and roof deck to condominium ownership on a 2,405 sq.ft. lot.

Lot Area	2,405 sq. ft.
Building Coverage	1,285 sq. ft. (55%)
Pavement Coverage	225 sq. ft. (8%)
Landscape Coverage	895 sq. ft. (37%)
Parking Spaces	2
Zoning	R-S
Plan Designation	Residential South (36 dua)
Project Density	36 dua
Ht abv fin grade	30 feet

Site: 826-828 Ensenada Court, Mission Beach, San Diego, San Diego County.
 APN 423-701-13

Substantive File Documents: Certified Mission Beach Precise Plan; Certified Mission Beach Planned District Ordinance; CDP Permit Application 6-06-150; CDP #6-05-100-W.

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. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project involves the conversion of a residential duplex consisting of a 30 ft. high, two-story (over basement), 2,610 sq.ft. structure with two, attached two-car garages, and a total of 860 sq.ft. for second floor balconies and roof deck to condominium ownership on a 2,405 sq.ft. lot. The units will consist of 1,300 sq.ft. (Unit 1) and 1,310 sq.ft. (Unit 2) in size. No other work or increase in the intensity of use on the site is proposed. The subject site is the third lot west of Bayside Lane on the north side of Ensenada Court, in the community of Mission Beach in the City of San Diego.

The subject site is immediately adjacent to another site where an existing duplex is proposed to be converted to condominium ownership by the same applicant, as well, pursuant to CDP Permit Application #6-06-150 which is being processed simultaneously with the subject permit application. In addition, the existing structure proposed for conversion to condominium ownership was constructed pursuant to CDP #6-05-100-W which was granted in November, 2005. The waiver was for the demolition of an existing single-family residence and the construction of the subject duplex.

The subject project is located within the Residential South (R-S) zone of the Mission Beach Planned District. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority. The subject permit consists of the conversion of the two residential apartments to condominium ownership. The existing buildings meet the current minimum side yard area setbacks adjacent to Ensenada Court. As noted above, a total of four parking spaces are currently provided on site in the north side yard adjacent to the unnamed alley, which is adequate to serve the proposed development.

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, conforms to Section 30251 of the Coastal Act.

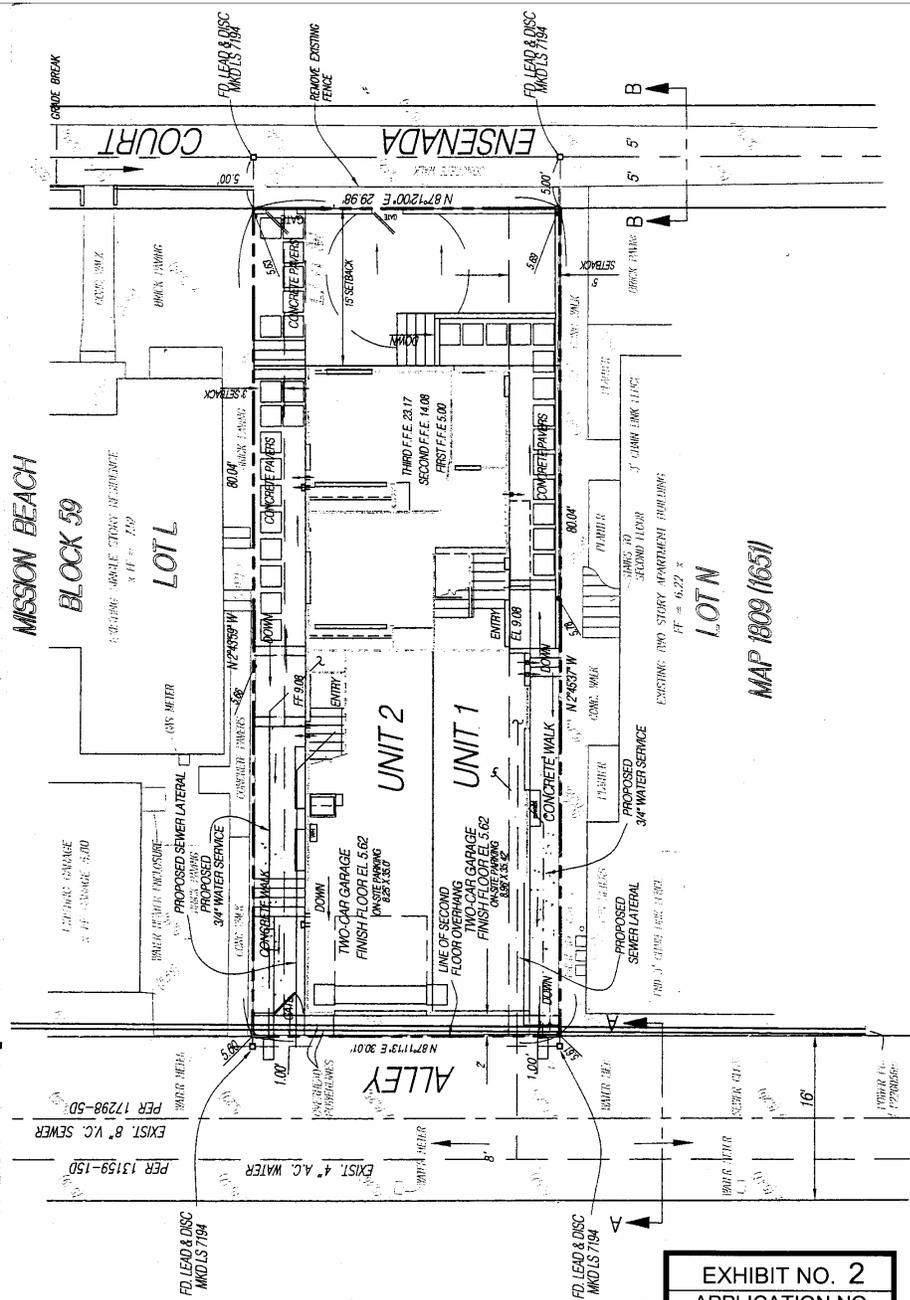
C. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

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

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

BLOCK 59

LOT L

UNIT 2

UNIT 1

ALLEY

LOT N

MAP 1809 (1651)

EXHIBIT NO. 2
 APPLICATION NO.
6-06-149
 Site Plan

