

CALIFORNIA COASTAL COMMISSION

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



Th 5a

Filed: January 16, 2007
49th Day: March 6, 2007
180th Day: July 15, 2007
Staff: Gary Cannon-SD
Staff Report: February 22, 2007
Hearing Date: March 14-16, 2007

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-07-005

Applicant: Marc and Paula Prestera

Description: Demolish existing detached garage and construct a 2-story attached garage with upper accessory living unit on 14,535 sq. ft. lot containing existing single-family home.

Lot Area	14,535 sq. ft.
Building Coverage	2,660 sq. ft. (18.5 %)
Pavement Coverage	1,346 sq. ft. (9 %)
Landscape Coverage	10,529 sq. ft. (72.5%)
Parking Spaces	3
Zoning	Low Residential (3 dua)
Plan Designation	Low Residential
Ht abv fin grade	24 feet

Site: 624 Ridgeline Place, Solana Beach, San Diego County.
APN 263-270-04.

Substantive File Documents: City of Solana Beach General Plan and Zoning Ordinance and DRP/SDP 17-05-35.

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 development involves the demolition of an existing detached 2-car garage and the construction of a 2-story, 3-car attached garage with a second floor accessory living unit on an approximately 14,535 sq. ft. lot containing an existing single-family home. The project is located between the sea (San Elijo Lagoon Reserve and Regional Park) and the first coastal roadway (Ridgeline Place). Although the property is adjacent to a part of San Elijo Lagoon Reserve, this portion of the Reserve is a relatively small southern extension of the Reserve that lies between the subject site and the right-of-way of Interstate 5. The only potential public views of this site would generally be limited to sporadic views by motorist, but views from Interstate 5 across the subject site to the main section of the Reserve do not exist. In addition, although the subject site is located adjacent to San Elijo Lagoon Reserve, the proposed addition will not be located any closer to the Reserve than the existing residence and, therefore, the addition will not require any additional brush management over what might currently exist. (The addition will occur on the south side of the existing home and the small section of the Reserve is located to the east.) The existing home was constructed prior to the coastal act and the existing lot contains multiple retaining walls, patio and landscaping between the home and the Reserve. No additional landscaping is proposed as part of this application. The applicant has also proposed to color the new garage/accessory structure an earthtone (sage color) and has submitted a color board to document the color. In addition, all runoff from the proposed addition will flow through onsite landscaping before exiting the site. The use of onsite landscaping as a filtering mechanism for polluted runoff is a typical method for treating residential runoff.

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.

The proposed development will not have an adverse impact on any sensitive habitat and will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. 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 will be compatible with the character and scale of the surrounding area and, as proposed, will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

D. Public Access. As proposed, the development will not have an adverse impact on public access to the coast or to nearby recreational facilities. In this case, adequate public access to the Reserve currently exists at this location because a public trail head to the Reserve is located on the immediate north side of the subject residence and the location of the proposed addition will not affect the access trail. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. Local Coastal Program. 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, as conditioned, will not prejudice the ability of the City of Solana Beach to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

F. 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.

(\\Tigershark1\Groups\San Diego\Reports\2007\6-07-005 Pretera stfrpt.doc)

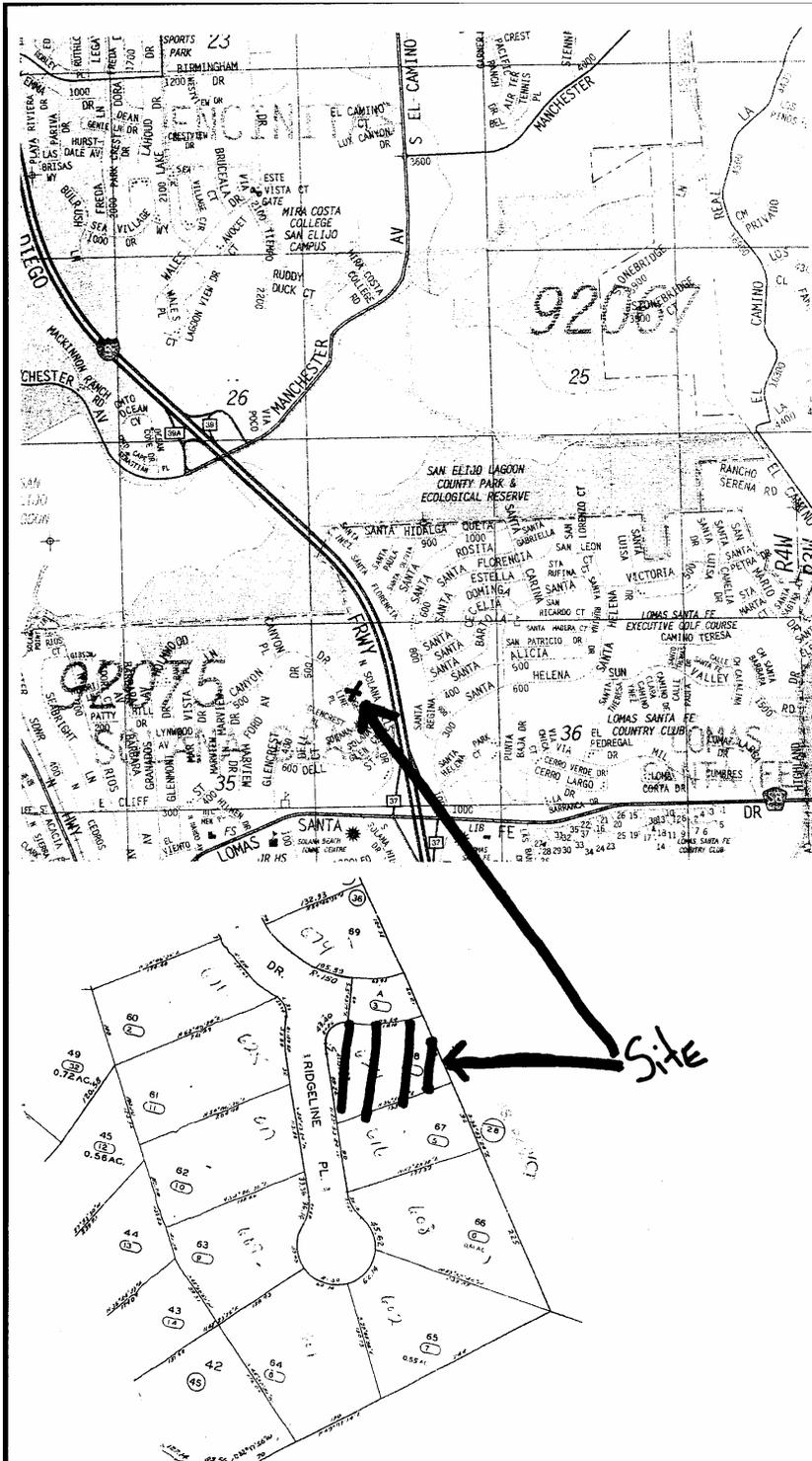


EXHIBIT NO. 1
APPLICATION NO.
6-07-005
Location Map
 California Coastal Commission

