

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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 Staff: G. Cannon-SD
 Staff Report: 3/20/08
 Hearing Date: 4/9-11/08

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-07-99

Applicant: Unitarian Universalist Fellowship
 of San Dieguito

Agent: Greg Brown

Description: Construction of five freestanding, 10 ft. high block stucco walls connected by a series of benches. Clay murals and memorial plaques will be attached to the freestanding walls and a brick walkway area will be installed in front of the freestanding walls so as create an approximately 750 sq. ft. memorial plaza.

Site: 1036 Solana Drive, Solana Beach, San Diego County.
 APN 298-361-08.

Substantive File Documents: City of Solana Beach General Plan and Zoning Ordinance; CDP #6-94-31/Unitarian Universalist Fellowship

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 applicant proposes to construct five memorial walls that will be up to 10 ft. in height, 8 inches in width and that vary in size from approximately 8 ½ to 11 ft. in length. The walls will be decorated with series of clay murals but are designed to also include memorial plaques to honor the dead. The walls will be connected to each other by concrete benches to accommodate seating and a brick walkway fronting them so as to create an approximate 750 sq. ft. plaza area. In the center of the plaza a 16 ft.-high, sculpture on pedestal will be installed. Limited grading is proposed and no landscaping is proposed as identified on the site plan submitted by the applicant and date stamped March 7, 2008. The proposed project will be located on a 750 sq. ft. area that is vegetated with both native and ornamental plants. The Commission's ecologist has visited the site and has confirmed that the proposed development will not impact ESHA.

The existing church facility was constructed in 1973 and includes an outdoor amphitheatre that is used for church services, four classroom "cabins", a kitchen/nursery building, office, library and multi-purpose Fellowship Hall. In 1994, the Commission approved the construction of the 1,800 sq. ft. Fellowship Hall, a 1,008 sq. ft. administration building, 576 sq. ft. library/restroom facility and paving of existing dirt parking lots (CDP 6-94-31/Unitarian Fellowship).

The church facility is located on a 6.67 acre site that was designed to maximum the natural terrain and native vegetation. As a result, the church facilities are spread out over the property in a campground-like design with small improved trails leading to the various structures. The undeveloped areas between the structures include steep slopes with extensive amounts of native vegetation including southern maritime chaparral. Southern maritime chaparral is designated as a rare and endangered plant species by the U.S. Fish and Wildlife Service. The existing 6.67 acre site along with several surrounding parcels have been designated as laying within "Occurrence 17" of southern maritime chaparral by the Dept. of Fish and Game's Natural Diversity Database. The overall extent of southern maritime chaparral has been characterized by the Commission's staff ecologist as "relatively large, approximately 18 to 25 acres in extent and generally not fragmented within its boundaries". As such, the Commission's

ecologist has determined that the southern maritime chaparral that lies on the subject 6.67 acre site is ESHA. However, in terms of the proposed series of memorial walls and associated improvements, no impacts to ESHA. However, any future development requests at the subject property will need to be designed to assure no adverse impacts will occur to the onsite ESHA.

The project is located one block east of Interstate 5 and one block south of Lomas Santa Fe Drive in Solana Beach. Residential development occurs to the south and east of the site and a large shopping center is located one lot north site. The City of Solana Beach does not have a Local Coastal Plan and, therefore, the standard of review is Chapter 3 policies of the Coastal Act.

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. 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 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. 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 local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

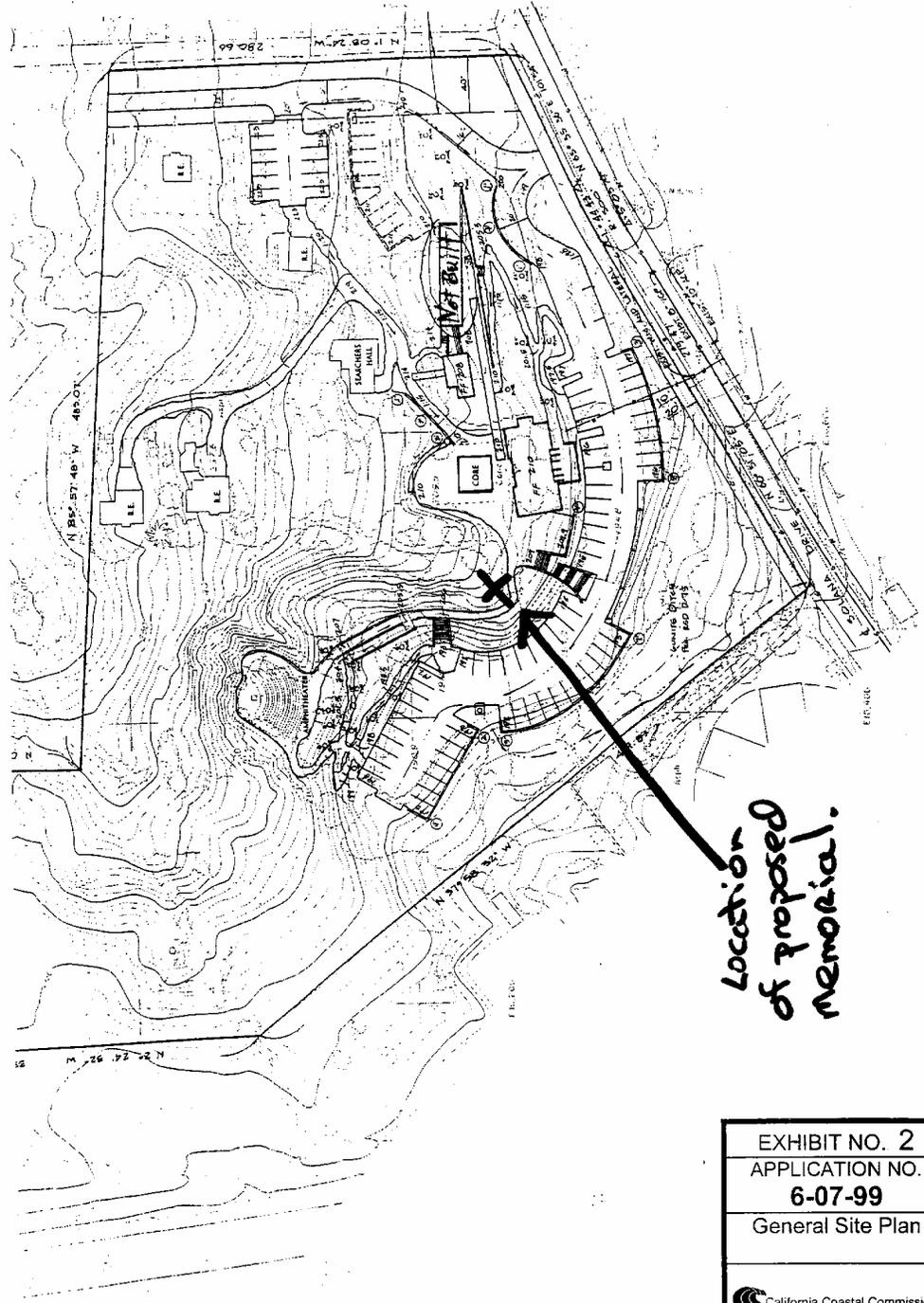
E. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least 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.



*Location
of proposed
Memorial.*

EXHIBIT NO. 2
APPLICATION NO.
6-07-99
General Site Plan
California Coastal Commission

