

CALIFORNIA COASTAL COMMISSION

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180th Day: 3/24/2013
Staff: A. Llerandi-SD
Staff Report: 10/3/2012
Hearing Date: 11/14-16/2012

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-12-063

Applicant: Ron Fletcher

Agent: Cathy Coleman

Location: 729 Salem Court, Mission Beach, San Diego, San Diego County (APN # 423-578-36)

Project Description: Demolition of an existing one-story, approximately 650 square foot office/commercial building and construction of a two-story, approximately 22-foot high, 1,066 square foot single family residence with attached 252 square foot one-car garage and carport on an approximately 1,250 square foot lot.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with conditions. The proposed project is to demolish an existing one-story, approximately 650 square foot office/commercial building and construct a two-story, approximate 22-foot high, 1,066 square foot single family residence with attached 252 square foot one-car garage and a carport in its place on 729 Salem Court.

The primary issues raised by the proposed development relate to public access and protection of public views. The presence of workers and equipment in such a densely populated, popular beach area could impact public access by occupying public parking

spaces for storage or blocking public right-of-ways to and along the beach, especially during the summer months when beach use is at its peak. Visual resources could be impacted by blockage of designated view corridors to the ocean by the new home or landscaping.

Recommended conditions to minimize these impacts include requirements to no conduct any development during the peak summer months, to verify and receive written approval that the residence and landscaping are built according to plans that protect view corridors, and having the applicant record appropriate deed restrictions against the property putting these protections in place.

Commission staff recommends **approval** of coastal development permit application 6-12-063 as conditioned.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION	4
II. STANDARD CONDITIONS	4
III. SPECIAL CONDITIONS	4
IV. FINDINGS AND DECLARATIONS	7
A. PROJECT DESCRIPTION.....	7
B. COMMUNITY CHARACTER/VISUAL QUALITY.....	7
C. PUBLIC ACCESS/PARKING.....	7
D. LOCAL COASTAL PROGRAM.....	8
E. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....	8

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial View

I. MOTION AND RESOLUTION

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 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.

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.

III. SPECIAL CONDITIONS

1. **Final Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project plans. Said plans shall first be approved by the City of San Diego and be in substantial conformance with the plans submitted by Cathy Coleman on 8/24/2012 and 9/25/2012.

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

2. **Final Landscape/Yard Area Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final landscaping and fencing plans approved by the City of San Diego. The plans shall be in substantial conformance with the landscape plans submitted by Cathy Coleman on 9/25/2012, and shall include the following:
- a. A view corridor, 10 feet wide, shall be preserved in the north yard area adjacent to Salem Court. All proposed landscaping in the north yard area shall be maintained at a height of three feet or lower (including raised planters) to preserve the views from Mission Boulevard toward the ocean.
 - b. All landscaping shall be drought tolerant and native or non-invasive plant species. All landscape materials within the identified view corridors shall be species with a growth potential not to exceed three feet at maturity. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or 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 north front yard setback area shall permit public views and have at least 75% 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 landscaping 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 successor 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 applicant 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 unless the Executive Director determines that no amendment is legally required.

3. **Timing of Development.** No development activity may occur between Memorial Day and Labor Day of any year.

4. **Deed Restriction.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written 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 the 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 or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION.

The proposed project is to demolish an existing one-story, approximately 650 square foot office/commercial space and construct a two-story, approximately 22-foot high, 1,066 square foot single family residence with attached 252 square foot one-car garage and a carport in its place on 729 Salem Court in the Mission Beach community of the City of San Diego.

The 1,250 square foot project site is on the south side of Salem Court, facing north. In the Mission Beach neighborhood, the public right-of-way of the various courts and places, which are generally east-west running streets, comprise the community's public view corridors. Additionally, the nearby public boardwalk – Ocean Front Walk – which runs north-south along the beach, serves not only as a highly popular public access way, but also serves as a public view corridor along the shoreline. Because the project is located between the first public road and the sea, there is the potential for the project to impact views to the shoreline from Mission Boulevard. The Commission typically reviews projects to ensure that any new development does not encroach into the yard setback areas which could impede public views to and along the ocean.

In this particular project, there is potential for landscaping in the northern front yard area to impede views west towards the ocean. Additionally, demolition and construction activity could impede public access by occupying public parking spaces or blocking public right-of-ways with materials or debris.

To minimize these potential impacts, Special Condition #2 requires the applicant to submit a landscaping plan requiring all landscape and hardscape in the north front yard area to consist of low-lying materials not exceeding three feet in height. Special Condition #1 requires the applicant to construct the home in substantial conformance with the plans submitted to the Commission. Special Condition #3 prohibits any development during the busy summer peak months. Finally, Special Condition #4 ensures that recordation of the permit conditions against the property will bind any future successors to the property to the above mentioned protections and conditions.

B. 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, as conditioned. 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 PROGRAM.

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.

SAN DIEGO CO.

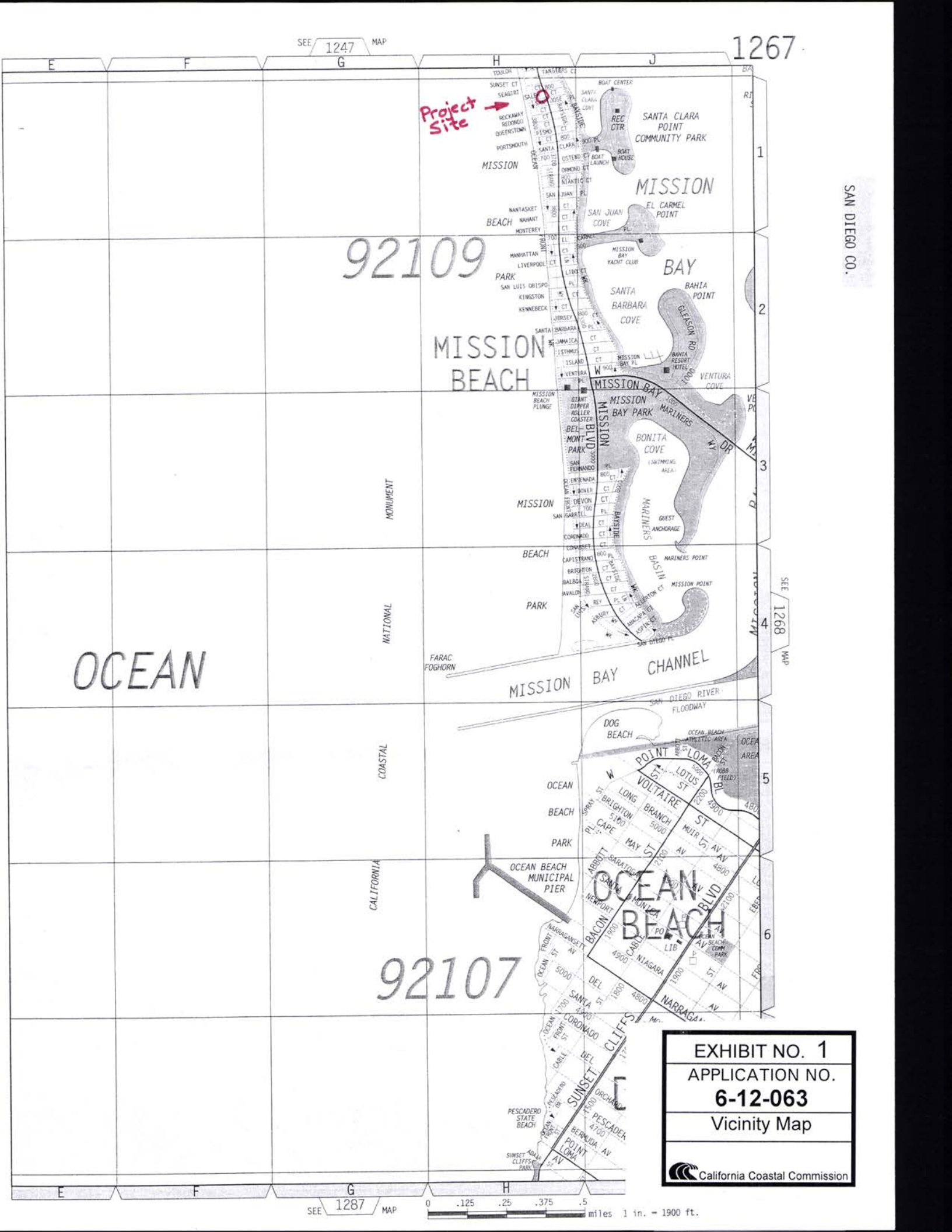
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Project Site

OCEAN

EXHIBIT NO. 1
APPLICATION NO.
6-12-063
Vicinity Map



Google earth



EXHIBIT NO. 2
APPLICATION NO.
6-12-063
Aerial View
 California Coastal Commission