

CALIFORNIA COASTAL COMMISSION

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W7b

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Hearing Date: 12/12/12

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-12-74

Applicant: Solana Beach Presbyterian Church

Agent: Horine Group, Steve Horine and Kathryn Conniff

Location: 120 Stevens Avenue, Solana Beach, San Diego County (APN 263-421-07).

Project Description: Demolish two detached classroom buildings totaling 11,994 sq. ft. and an attached 6,584 sq. ft. chapel/support building and construct a detached 2-story 14,022 sq. ft. classroom building with a 2,090 sq. ft. basement and a 3,553 sq. ft. attached chapel/support building on a 210,882 sq. ft. lot. In addition to the structures proposed for demolition, the site currently contains a 10,983 sq. ft. sanctuary and a 13,794 sq. ft. fellowship hall, which are not proposed to be modified.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

The proposed project includes the demolition of two existing detached classroom buildings and the demolition of an attached chapel/support building, which are both a part of a larger church complex. The applicant proposes to reconstruct a new classroom building and to reconstruct the attached chapel/support building. The project also includes various reconfiguring and improvements to the landscaping, parking, and circulation of the subject property.

6-12-074 (Solana Beach Presbyterian Church)

The primary Coastal Act issue associated with this project is potential impacts to sensitive bird species. Numerous mature trees, which could serve as important habitat for raptors and other bird species, are proposed for removal with this application. The applicant has conducted a study which found no evidence of historic nests in any of the affected trees. In addition, [Special Condition 6](#) has been included to ensure that if work occurs during the nesting season and active nest are found, sensitive bird species will be adequately protected. To further mitigate the impacts of the proposed tree removal, the applicant is proposing to plant a significant number of new trees on the subject site.

Commission staff recommends **approval** of coastal development permit application 6-12-74 as conditioned.

TABLE OF CONTENTS

I.	MOTION	4
II.	STANDARD CONDITIONS	4
III.	SPECIAL CONDITIONS	5
IV.	FINDINGS AND DECLARATIONS	7
	A. PROJECT DESCRIPTION/HISTORY.....	7
	B. COMMUNITY CHARACTER/VISUAL QUALITY.....	8
	C. PUBLIC ACCESS.....	8
	D. BIOLOGICAL RESOURCES.....	9
	E. LOCAL COASTAL PLANNING	9
	F. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....	9

APPENDICES

[Appendix A – Substantive File Documents](#)

EXHIBITS

- Exhibit 1 – Project Location
- Exhibit 2 – Existing Site Photo
- Exhibit 3 – Site Plan

I. MOTION AND 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.

RESOLUTION:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/ or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

This permit is granted subject to the following 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.

This permit is granted subject to the following special conditions:

1. **Final Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans for the proposed development. Said plans shall first be reviewed and approved in writing by the City of Solana Beach. Said plans shall also be in substantial conformance with the plans by Dominy + Associates Architects submitted on 10/16/2012 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 unless the Executive Director determines that no amendment is legally required.

2. **Final Landscape Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a detailed final landscape plan for the proposed development. Said plan shall first be reviewed and approved in writing by the City of Solana Beach. Said plan shall also be in substantial conformance with the plan by MW Peltz + Associates Landscape Architecture submitted on 10/16/2012, with this application and shall be subject to the review and written approval of the Executive Director. The final landscape plan shall include the following:
 - a. The type, size, extent and location of all proposed vegetation and any necessary irrigation.
 - b. All landscaping shall be drought-tolerant and native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive 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 planted within the property.
 - c. Low-flow efficient irrigation systems shall be utilized. Any irrigation system shall be designed with drip lines, where feasible; check valves at low points to reduce excess drainage; automatic controllers; rainy weather shut off controls; and, if rotor heads are used, minimal head coverage overlap.

The permittee shall undertake the development in accordance with the approved final landscape plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final 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. **Disposal of Graded Spoils.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission or its successors in interest
4. **Sign Program.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a comprehensive sign program, documenting that only monument signs, not to exceed eight (8) feet in height, or facade signs are proposed. No tall, freestanding pole or roof signs shall be allowed. Said plans shall be subject to the review and written approval of the Executive Director.

The permittee shall undertake development in accordance with the approved sign program. Any proposed changes to the approved sign program shall be reported to the Executive Director. No changes to the approved plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

5. **Runoff Control Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a runoff control plan prepared by a licensed engineer that incorporates Best Management Practices (BMPs), designed to reduce both the volume and pollutant load of runoff from the proposed development to the maximum extent practicable. The plan shall be in conformance with the following requirements:
 - a. Opportunities for directing runoff to permeable spaces for infiltration shall be utilized to the maximum extent practicable. Where this is infeasible, maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels.
 - c. Appropriate site design, source control and treatment control BMPs shall be implemented to minimize the amount of polluted runoff from all surfaces and activities on the development site.
 - d. If the applicant uses post-construction structural BMPs (or suites of BMPs), they should be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
 - e. Animal waste bag dispensers accompanied by signage which encourages users to dispose of animal waste in proper receptacles shall be provided and regularly stocked.

Covered trash receptacles and, if smoking is allowed on the property, cigarette butt disposal receptacles shall be included.

The permittee shall undertake the development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final 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.

6. **Sensitive Species Monitoring.** Prior to any construction activities during colonial water bird, raptor, or owl breeding/nesting season (Jan 31st – Sept 1st) a qualified biologist shall conduct a site survey for active nests 2 weeks prior to any scheduled development. The results of the site survey shall be submitted to the San Diego office of the California Coastal Commission. If an active nest(s) is located, then no construction work shall be conducted within a 300 foot radius in all directions from the nest and a 500 foot radius of raptors, until the young have fledged and are independent of the adults.

IV. Findings and Declarations.

A. PROJECT DESCRIPTION/HISTORY

The proposed project involves the demolition of two classroom buildings totaling 11,994 sq. ft. and a 6,584 sq. ft. chapel/support building and the construction of a 2-story 14,022 sq. ft. classroom building with a 2,090 sq. ft. basement and a 3,553 sq. ft. chapel/support building on a 210,882 sq. ft. lot. The site also currently contains a 10,983 sq. ft. sanctuary and a 13,794 sq. ft. fellowship hall, which are not proposed to be modified at this time. The existing chapel/support building, to be demolished, is attached to the sanctuary and the new proposed chapel/support building will also be attached to the sanctuary. The two existing classroom buildings slated for demolition are currently detached structures and the proposed classroom building will also be a detached structure. The tallest existing or proposed structure on the subject site is the existing sanctuary at 35 ft. 6 in. high. The applicant also proposes to re-configure the parking lot and to install new landscaping, outdoor recreation areas, and pedestrian pathways (**Exhibit 2 & 3**). The project site is located at 120 Stevens Avenue on the southeast corner of Lomas Santa Fe Drive and Stevens Avenue in Solana Beach (**Exhibit 1**).

The proposed development will decrease impervious surface area by approximately 5,300 sq. ft. and will decrease overall building square footage by 1,003 sq. ft. (excluding the proposed 2,090 sq. ft. basement). The subject site is not within any of the City's special overlay or Specific Plan zones. The proposed project is, for the most part consistent with the regulations of the City of Solana Beach. The only variance granted by the City for the proposed development was to allow some parking to be located within the required setback areas.

The applicant states that the sanctuary was originally constructed in approximately 1958 and is therefore, a pre-coastal act structure. Past Commission actions on the project site consist of a

remodel and additions to the existing church complex, including expansion of the sanctuary, construction of a new fellowship hall/classroom building, remodeling of existing classrooms, and provision of additional parking (CDP 6-85-133); and placement of two temporary modular structures for use as office and classroom space (CDP 6-92-63). The approved modular buildings have already been removed from the site. In, 2011, the Commission approved a coastal development permit amendment to re-locate an existing preschool from the subject site to an adjacent parcel directly south of the subject site, also owned by the applicant at 225 Stevens Avenue (CDP 6-86-098-A1).

B. COMMUNITY CHARACTER/VISUAL QUALITY

As Lomas Santa Fe Drive is a major coastal access route, the Commission is concerned that large signs could be installed which would lessen the visual compatibility of the project with the surrounding area and create a visual blight along this important coastal access route. Therefore, [Special Condition 4](#) prohibits large signs from being placed anywhere within the project area. 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.

C. PUBLIC ACCESS

The Coastal Act requires that new development provide for adequate parking facilities so as not to compete with or preclude the public's access to coastal areas by usurping on-street public parking spaces. To determine the quantity of parking spaces that would be adequate to protect public access to the coast, the Commission may consider, for guidance purposes, the amount of parking required in the Solana Beach Municipal Code. Based on the City's parking regulations, only the fixed seating within the primary sanctuary is taken into account to determine required parking. The existing sanctuary building on the subject site has 800 fixed seats and therefore, 200 parking spaces are required for the entire site. The applicant is proposing to provide 237 spaces, 37 more than the minimum required. In the case of the proposed project, the subject site is located approximately $\frac{3}{4}$ miles from the coast. Because of the distance from the beach and the applicant's adherence with the local parking regulations, the proposed development does not have the potential to impact the amount of parking available to beach users.

An additional Coastal Act concern for this project is impacts to traffic circulation on Lomas Santa Fe Drive, a primary coastal access road. As stated previously, the proposed development will actually decrease the overall building square footage of the accessory structures and a previous preschool use, which is a higher intensity use, has recently been re-located to an adjacent site. Thus, the impact of the project on traffic circulation on Lomas Santa Fe will not be substantial.

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. BIOLOGICAL RESOURCES/WATER QUALITY

Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. The proposed project would remove approximately 100 mature trees, which can serve as habitat for raptors and other bird species. Raptors are considered sensitive due to their protection under the federal Migratory Bird Treaty Act and California Fish and Game Code; thus, direct or indirect disturbance to active raptor nests may be a significant impact. To ensure that no impacts to sensitive bird species result from the project, the applicant is required to implement mitigation measures. The applicant has recently conducted a site survey which found that none of the trees proposed to be removed had evidence of active or historic nests. [Special Condition 6](#) requires that prior to the commencement of any construction activities between January 31st through September 1st, a qualified biologist must conduct a site survey for active nests two weeks prior to any scheduled development. If an active nest (s) is located, then no construction work may be conducted within a 300 foot radius in all directions from the nest, and a 500 foot radius of raptors, until the young have fledged and are independent of the adults. The applicant has proposed to plant approximately 85 new trees and to retain a large Torrey pine tree, a large sycamore tree, and numerous other smaller trees on the site.

Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. [Special Condition 5](#) has been included to ensure that the proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate temporary erosion controls (construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

E. LOCAL COASTAL PLANNING

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 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

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.

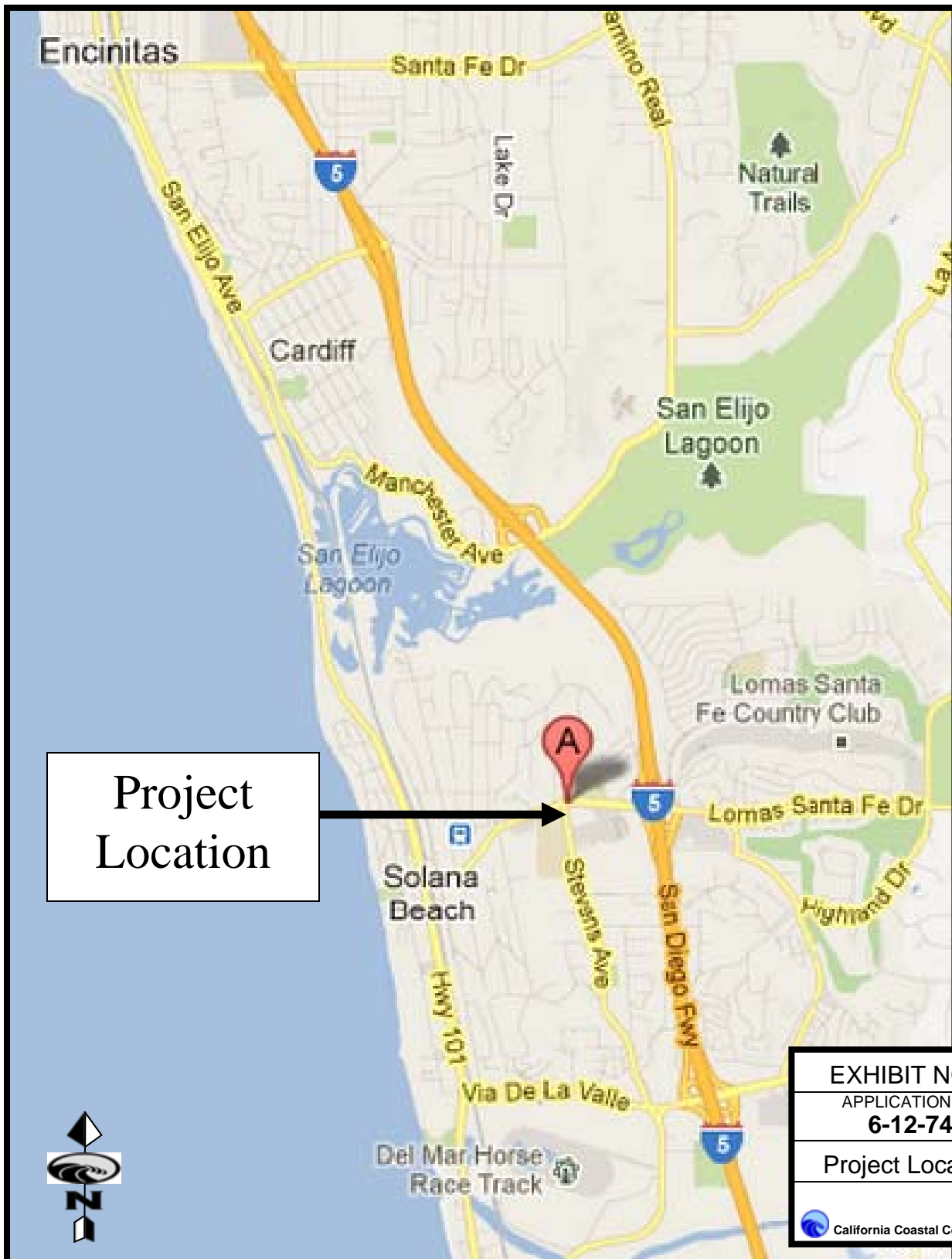
APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

- CDP Nos. 6-85-133, 6-92-063, 6-92-137, 6-98-86, 6-98-86-A1; and 6-01-087 (Calvary)
- Tree Exhibit by Sowards & Brown Engineering received 10/16/2012
- Site Plans by Dominy + Associates Architects received 10/16/2012
- Staff Report by City of Solana Beach dated 9/12/2012
- Resolution by City of Solana Beach adopted 9/12/2012
- Preliminary Geotechnical Evaluation Executive Summary by EEI Geotechnical & Environmental Solutions dated 3/15/2010
- Drainage Study Summary by Sowards and Brown Engineering dated 10/11/2012
- Water Quality Technical Report Summary by Sowards and Brown Engineering dated 10/11/2012
- Avian Nest Survey prepared by Rincon Consultants dated 11/9/2012
- City of Solana Beach General Plan and Zoning Code.

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PROJECT LOCATION



Project Location

EXHIBIT NO. 1
APPLICATION NO.
6-12-74
Project Location
 California Coastal Commission

EXISTING SITE PHOTO

Chapel/Support Building

Sanctuary



Fellowship Hall

Classroom Buildings



EXHIBIT NO. 2

APPLICATION NO.

6-12-74

Existing Site



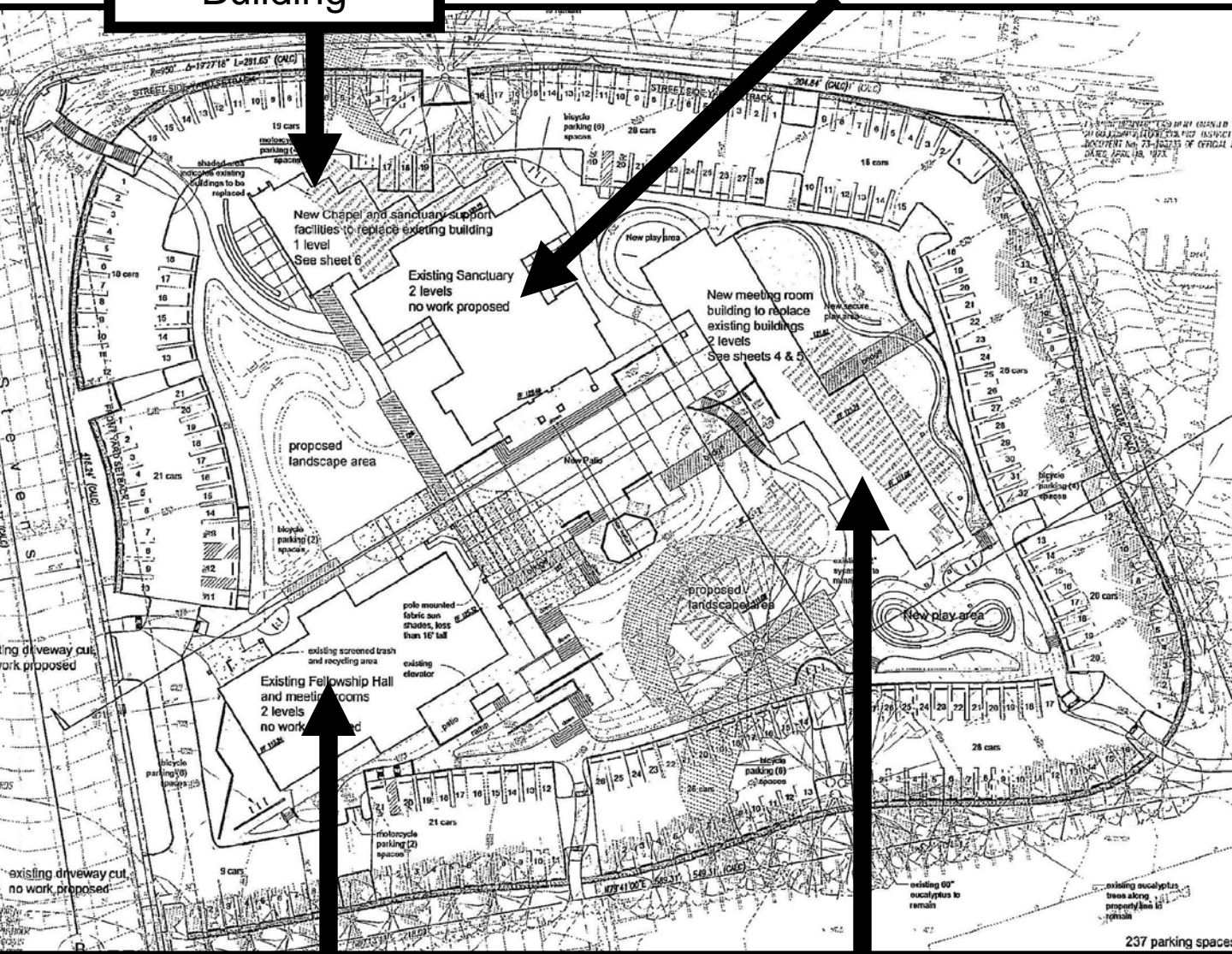
California Coastal Commission

Google Maps

SITE PLAN

Chapel/Support Building

Sanctuary



Fellowship Hall

Classroom Building



EXHIBIT NO. 3

APPLICATION NO.

6-12-74

SITE PLAN



California Coastal Commission