

**CALIFORNIA COASTAL COMMISSION**

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# F9b

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Staff:	A. Llerandi-SD
Staff Report:	10/20/2014
Hearing Date:	11/12-14/2014

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-14-1574

**Applicant:** JMSM Beachfront Properties, LLC

**Agent:** Chad Beaver

**Location:** 715 Nantasket Court, Mission Beach, San Diego, San Diego County (APN No. 423-611-07)

**Project Description:** Demolition of an existing two-story, two-unit, 1,220 square foot multi-family residence and construction of a three story, two-unit, 30-foot tall, 3,162 square foot multi-family residence with attached three-car garage, carport, and roof deck on a 2,400 square foot lot.

**Staff Recommendation:** Approval with conditions.

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### SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with conditions. The proposed project is to demolish an existing two-story, two-unit, 1,220 square foot multi-family residence and construct a three-story, two-unit, 30 foot tall, 3,162 square foot multi-family residence with an attached three-car garage, carport, and roof deck on a 2,400 square foot lot at 715 Nantasket Court in the Mission Beach Community of the City of San Diego.

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 or along the ocean by the new home or landscaping.

Recommended conditions to minimize these impacts include requirements to not 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 a deed restriction against the property that imposes the conditions of the permit as covenants, conditions, and restrictions on the use and enjoyment of the property for the purpose of providing constructive notice to successors in interest.

Commission staff recommends **approval** of coastal development permit application #6-14-1574 as conditioned.

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**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 drafted by Golba Architecture and submitted by Chad Beaver on 9/02/2014.

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 drafted by Golba Architecture and submitted by Chad Beaver on 9/02/2014, and shall include the following:
  - a. A view corridor, 10 feet wide, shall be preserved in the north yard area adjacent to Nantasket 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 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. 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 approved under this permit may occur between Memorial Day weekend 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 two-story, two-unit, 1,220 square foot multi-family residence and construct a three-story, two-unit, 30 foot tall, 3,162 square foot multi-family residence with attached three-car garage, carport, and roof deck on a 2,400 square foot lot at 715 Nantasket Court in the Mission Beach community of the City of San Diego.

The 2,400 square foot project site is on the south side of Nantasket 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, as well as the yard setbacks of the adjacent properties 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.

As proposed, the home would not encroach into the Ocean Front Walk view of the coast. **Special Condition No. 1** requires the applicant to construct the home in substantial conformance with the plans submitted to the Commission. In order to ensure that landscaping in the northern yard area does not impede views west to the ocean, **Special Condition No. 2** requires the applicant to submit a landscaping plan requiring all landscape and hardscape in the south yard areas to consist of low-lying materials not exceeding three feet in height. **Special Condition No. 3** prohibits any development during the busy summer peak months to avoid impacts to public access from demolition and construction activity occupying public parking spaces or blocking public right-of-ways with materials or debris. Finally, **Special Condition No. 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 residential area. The proposed development will be of a similar height, bulk, and scale as the surrounding properties. The development will adhere to the required yard setbacks so as to create continuous visual corridors along its sides that front onto public right-of-ways. To assure preservation of the community character and public view corridors, **Special Condition No. 1** requires the applicant to construct the home in substantial conformance with the plans submitted to the Commission. In order to ensure that landscaping in the northern yard area does not impede views west to the ocean, **Special Condition No. 2** requires the applicant to submit a landscaping plan requiring all landscape and hardscape in the south yard areas to consist of low-lying materials not exceeding three feet in height. Thus, this development, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. **Special Condition No. 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. Therefore, the

Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

### **C. PUBLIC ACCESS/PARKING.**

The proposed development will have two residential units, the same number that currently exists. Under the certified San Diego LCP, which is used as guidance, the development requires two off-street parking spaces per unit, for a total of four. As proposed, the development will have a three-car garage and one open-air carport, satisfying the requirement for off-street parking.

Additionally, Mission Beach is a popular, densely developed coastal community. As such, during the summer tourist season, a high volume of visitors and traffic descend on the community, and parking pressures increase dramatically. The conducting of construction activity during this time could occupy public parking spaces with either work vehicles or equipment. To avoid this impact, **Special Condition No. 3** prohibits any development during the busy summer peak months to avoid impacts to public access from demolition and construction activity occupying public parking spaces or blocking public right-of-ways with materials or debris.

Thus, as conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities, and 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.



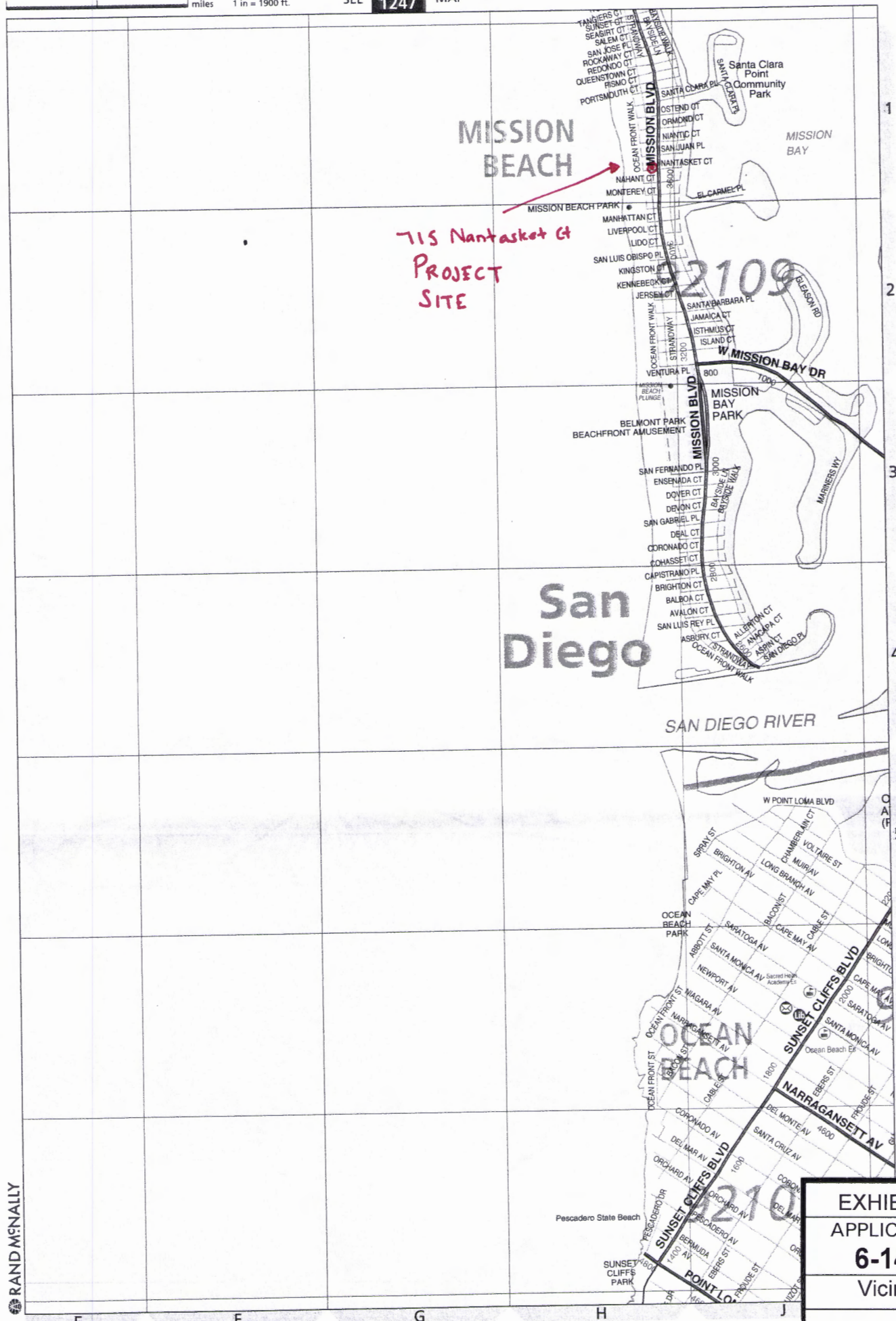


EXHIBIT NO. 1  
APPLICATION NO.  
**6-14-1574**  
Vicinity Map





Google earth

feet 400  
meters 100



EXHIBIT NO. 2  
APPLICATION NO.  
**6-14-1574**  
Aerial View