

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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W9b

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180th Day: 7/15/14
Staff: B. Laver-SD
Staff Report: 2/10/14
Hearing Date: 3/12/14

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-14-0142

Applicant: Danny Abada

Agent: James Ellison

Location: 721 Santa Clara Place, Mission Beach, San Diego,
San Diego County

Project Description: Construction of a 41 sq. ft. garage addition, a 128 sq.ft. first floor addition, a new 1,102 sq. ft. second floor, and a 248 sq. ft. roof deck, to an existing 1,486 sq. ft. single-story single family residence on a 2,969 sq. ft. lot.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval with conditions.

The primary Coastal Act issues associated with this project relate to public access and protection of public views. As proposed, 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,

6-14-0142 (Abada)

especially during the summer months when beach use is at its peak. In addition, as proposed, visual resources could be impacted by blockage of designated view corridors to or along the ocean by the expanded home or landscaping.

Therefore, Special Conditions require the submittal of final site and landscape plans preserving view corridors and prohibiting the use of invasive plant species, and prohibit any development during the peak summer months. The applicant is required to record a deed restriction recording the conditions of this permit to ensure future property owners are aware of the restrictions.

Commission staff recommends **approval** of coastal development permit application 6-14-0142 as conditioned.

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EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Aerial Map

Exhibit 3 – Site Plan

Exhibit 4 – Landscape 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.

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 of 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 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 and submitted by James Ellison on 1/15/2014.

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 and submitted by James Ellison on 1/15/2014, and shall include the following:
 - a. A view corridor, 10 feet wide, shall be preserved in the north yard area adjacent to Santa Clara Place. 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 and walls, including glass walls, trellis walls, and retaining walls, in the north yard setback area shall not exceed a height of 3 feet above the existing grade or proposed grade, whichever is lower.
 - 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 construction of a 41 sq. ft. garage addition, a 128 sq.ft. first floor addition, a new 1,102 sq. ft. second floor, and a 248 sq. ft. roof deck on an existing 1,486 sq. ft. single-story single family home. The 2,969 sq. ft. subject lot is located at 721 Santa Clara Place in the Mission Beach community of the City of San Diego. The proposed construction involves minimal demolition and no grading. The existing structure was built in 1931, and went to the City of San Diego Development Services for review of historical significance in December 2013. The City determined that no potentially significant historical resources exist on the subject site, and thus deemed the existing structure not eligible for historic designation.

The project site is on the south side of Santa Clara Place, 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.

As proposed, no structures are located in the view corridors. However, there is potential for landscaping in the northern 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 avoid these potential impacts, Special Condition #1 requires the applicant to submit final plans indicating that no structures will be located in the view corridor. Special Condition #2 requires the applicant to submit a landscaping plan requiring all landscape and hardscape in the northern yard area to consist of low-lying materials not exceeding three feet in height. Special Condition #3 prohibits any development during the peak summer months when public access could be impacted. Finally, Special Condition #4 requires recordation of the permit conditions against the property to ensure future property owners are aware of 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. 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.

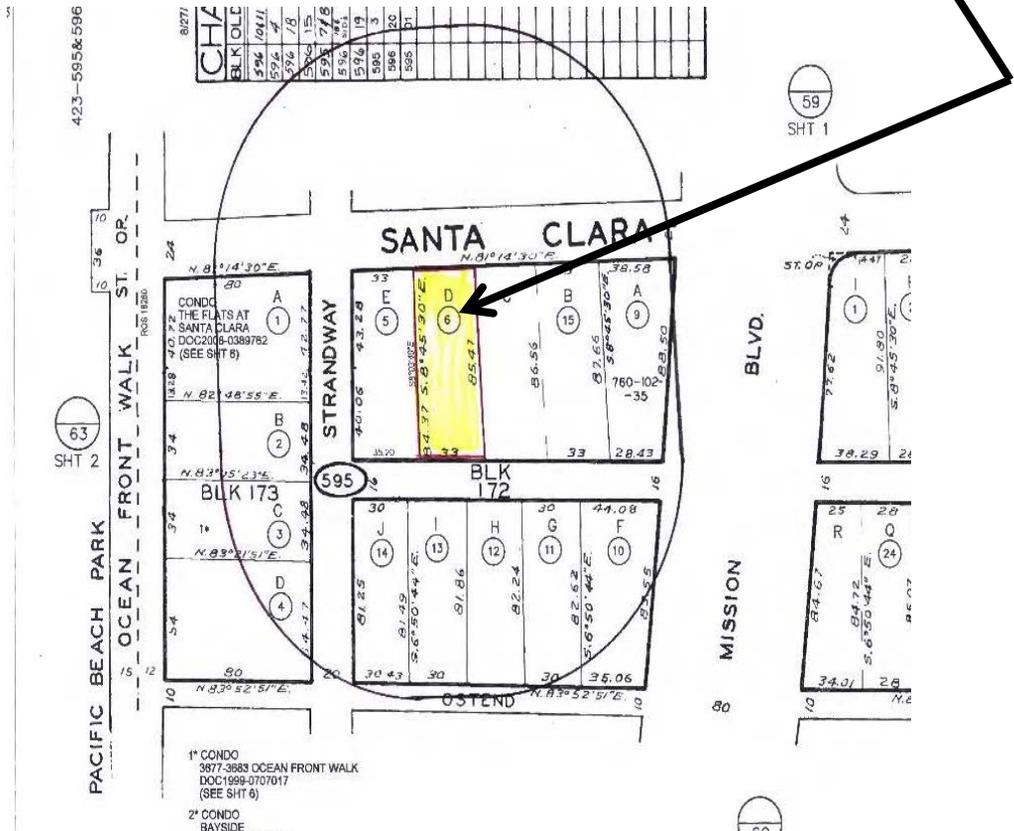
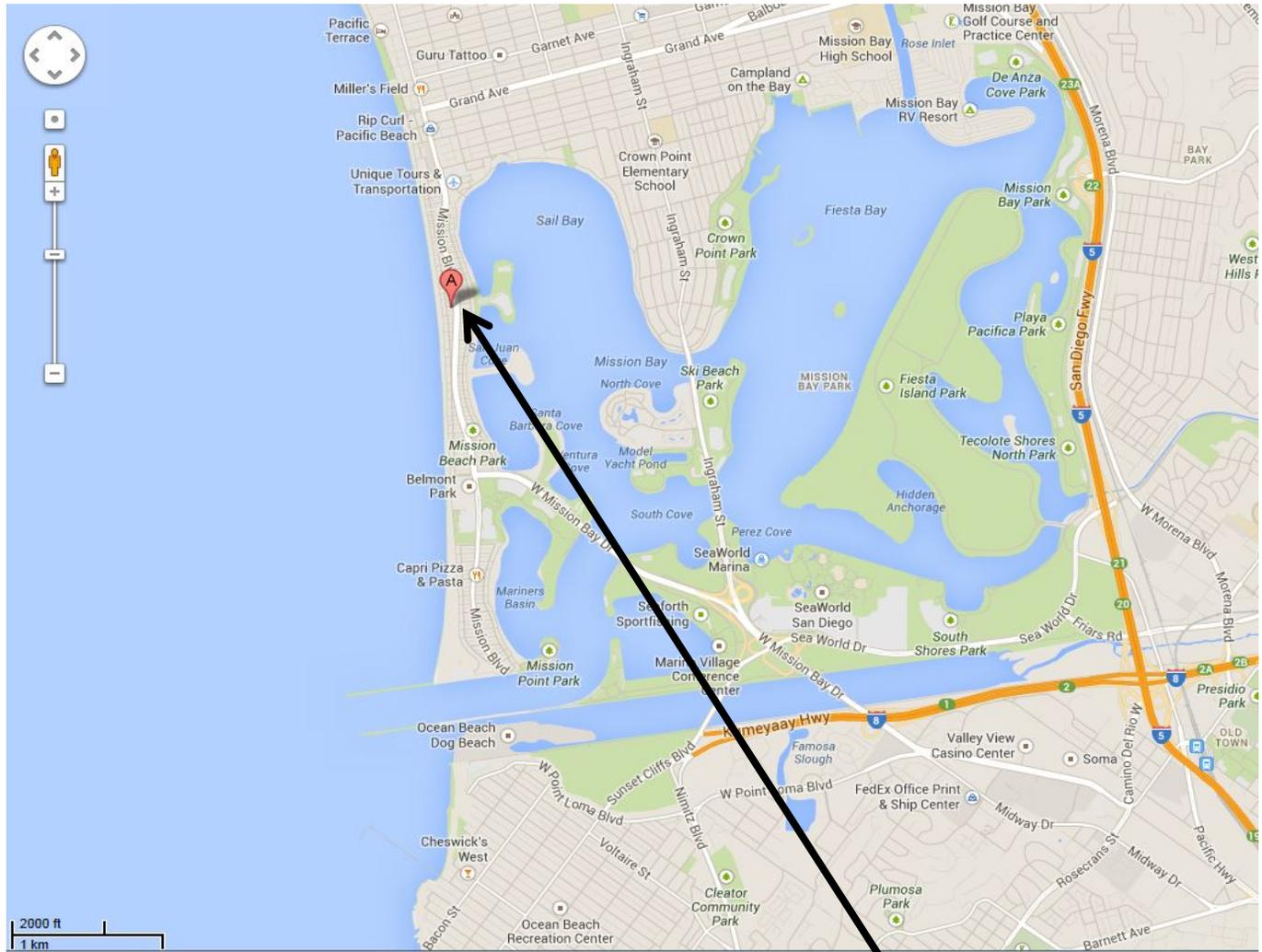
D. LOCAL COASTAL PROGRAM

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

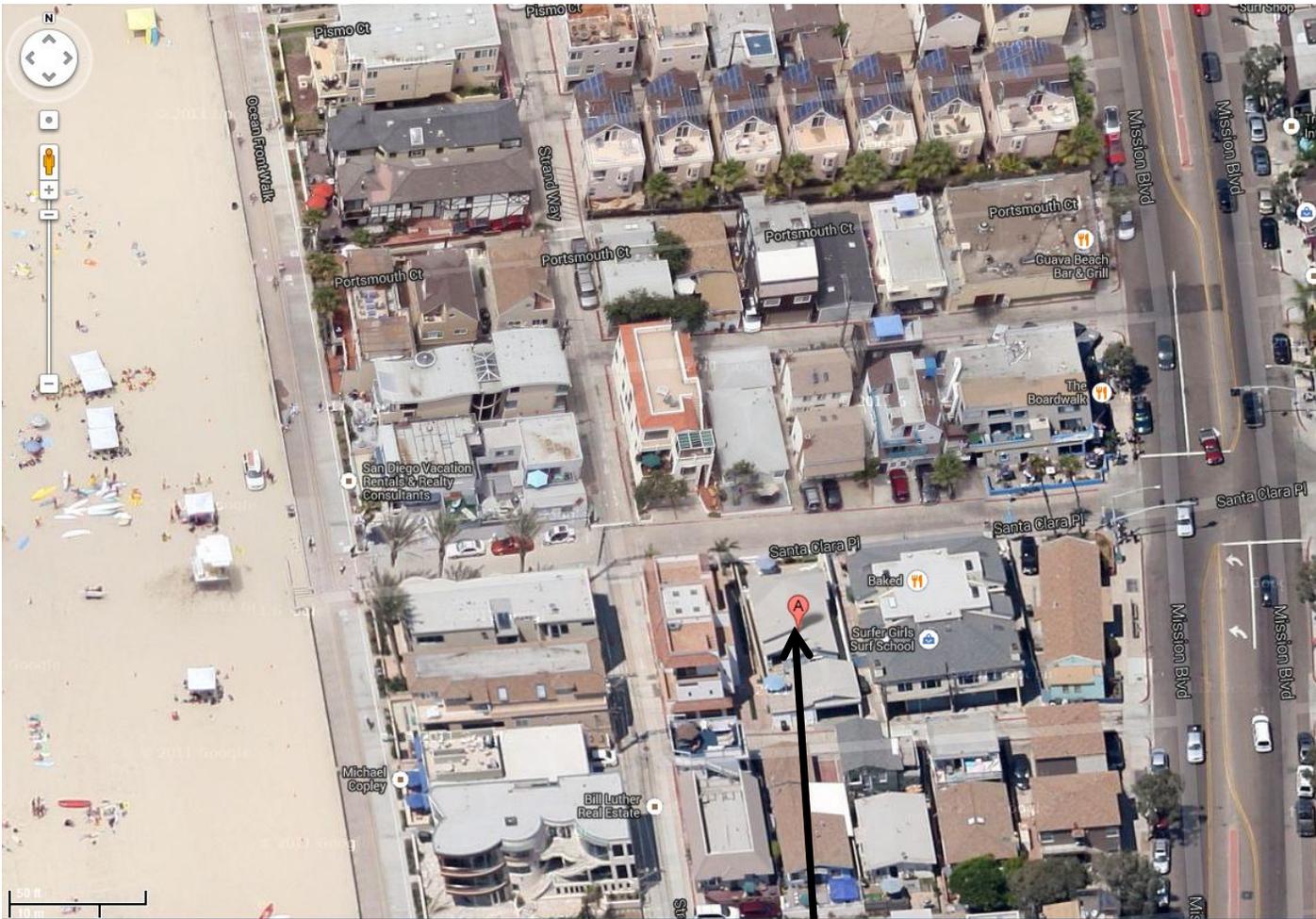
As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.



Subject Site



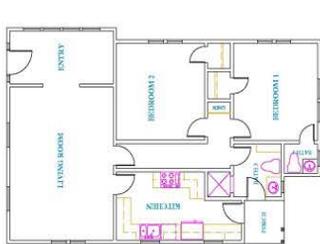
EXHIBIT NO. 1
APPLICATION NO.
6-14-0142
Vicinity Map
 California Coastal Commission



Subject Site



EXHIBIT NO. 2
APPLICATION NO. 6-14-0142
Aerial Map



EXIST'G FLOOR PLAN
SCALE: 1/8" = 1'-0"
EXISTING WALL

Owner's Certificate
Standard Single Family Residential Project
for Post Construction BMPs

I / we the undersigned as owner(s) of the property described as
(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land
Development Manual - Storm Water Standards, this project is required to "Identify
Pollutants from the Project Area" and incorporate "Site Design" and "Source
Control" BMPs.

I certify to the best of my knowledge, pollutants anticipated by the proposed land
use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Bacteria & Viruses
- Pesticides

I will incorporate the following into the site design -

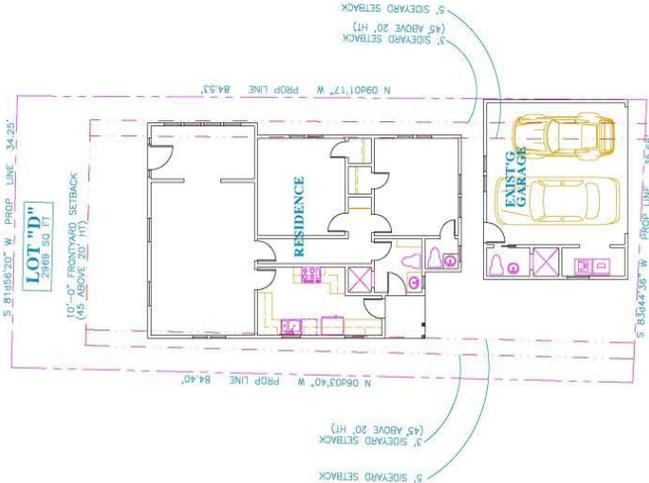
- Maintain pre-development runoff characteristics
 - Minimize impervious foot print by constructing walkways, patios and
porches with permeable surfaces.
 - Use native and drought-tolerant plants.
 - Use natural drainage systems as opposed to lined swales or underground
drainage systems.
 - Drain roof tops, walkways, patios and driveways into adjacent landscaping
areas to allow drainage systems.
 - Preserve existing native trees and shrubs
 - Protect all slopes from erosion
- Additionally, I/we will:
- Minimize the use of pesticides
 - Use efficient irrigation systems and landscape design - incorporating rain
shower devices and flow reducers

I/we will maintain the above Standard Permanent BMPs in perpetuity.

Owner(s) _____ Date _____
(print name)

Owner(s) _____ Date _____
(Signature)

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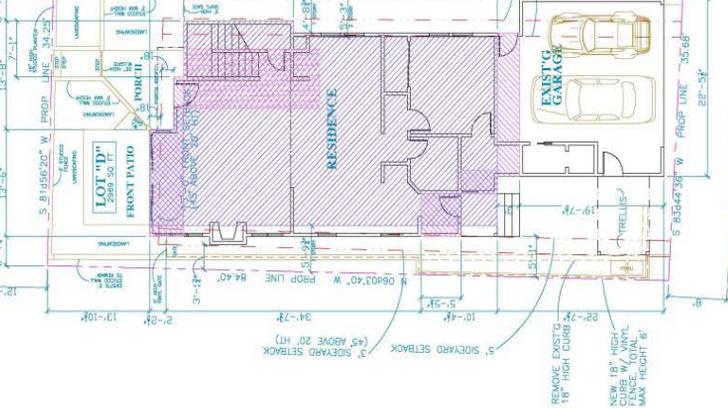
EXIST'G SITE PLAN
SCALE: 1/8" = 1'-0"

CL ALLEY



CL SANTA CLARA PL

CL SANTA CLARA PL



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

CL ALLEY



SITE NOTES

FENCES AND LANDSCAPE WALLS INCLUDING RETAINING WALLS LOCATED WITHIN REQUIRED
FRONT AND SIDE YARD SETBACKS SHALL BE MAINTAINED. FENCES AND LANDSCAPE
WALLS, INCLUDING RETAINING WALLS, LOCATED IN INTERIOR OR REAR
YARD SETBACKS SHALL BE MAINTAINED EXCEPT WHERE NOTED OTHERWISE.
NO SHARP POINTED OR ELECTRICALLY CHARGED FENCE SHALL BE ERRECTED OR
MAINTAINED.

CALIF. STATE COASTAL COMMISSION

STATE COASTAL COMMISSION PERMIT NUMBER

STORM WATER QUALITY NOTES

CONSTRUCTION BMPs
THIS PROJECT SHALL COMPLY WITH ALL REGIONAL PERMIT, CALIFORNIA REGIONAL
WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001112025-000-0000010
AND THE CITY OF SAN DIEGO'S STORM WATER QUALITY CONTROL PLAN (CITY OF SAN
DIEGO, SANITATION DEPARTMENT, ENVIRONMENTAL PROGRAM, OMBECTD-090014318008C43)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S

1. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM
BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO
CONSTRUCTION ACTIVITIES. THE INSTALLATION OF BMPs SHALL BE THE RESPONSIBILITY OF THE OWNER
RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK
DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL POLLUTANT TRAPPIERS OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT
IN PLACE SHALL BE PROTECTED WITHIN 10' OF THE TRAPPIER. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS
40% OR GREATER.
3. ALL CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF
ANY CONCRETE IMPROVEMENTS THAT ARE TO BE PAVERED.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY
POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



EXHIBIT NO. 3
APPLICATION NO.
6-14-0142
Site Plan

LANDSCAPE SYMBOLS

PATIO / WALKWAY

SYMBOL	COMMON NAME	BOTANICAL NAME	CALIFER	SPREAD	HEIGHT
	BIRD OF PARADISE	STRELTIZIA REGINAE	3"	3'	3'
	BOUGHANVILLEA	BOUGHANVILLEA GUAIANA	2"	3'	3'
	HEAVENLY BAMBOO	MAUNDIA DOMESTICA	1"	2'	2'
	SAGO PALM	CYCAS REVOLUTA	3"	4'	3'
	VARIOUS ANNUALS		1"	2'	2'
	JASMINE	TRACHELOSPERMUM ASIATICUM	1"	3'	3'
	ROSEMARY	ROSMARINUS CORONARIUM	2"	4'	3'

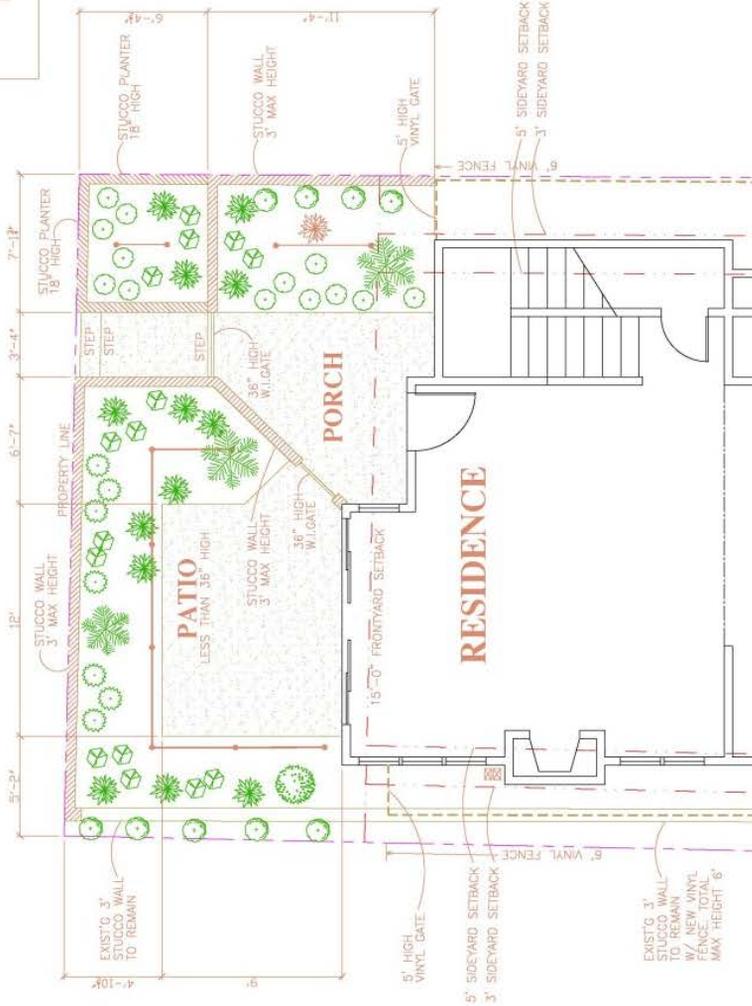
LANDSCAPE NOTES

- LOT AREA WITHIN 15' FRONTYARD SETBACK = 514 SQ. FT.
- AREA OF REQUIRED LANDSCAPING @ 50% = 257 SQ. FT.
- AREA OF HARDSCAPING = 258 SQ. FT.
- AREA OF LANDSCAPING = 256 SQ. FT.
- ALL PROPOSED LANDSCAPING IN REQUIRED YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF THREE FEET OR LOWER (INCLUDING RAISED PLANTERS) TO PRESERVE PUBLIC VIEWS.
- ALL LANDSCAPING SHALL BE DROUGHT TOLERANT AND NATIVE OR NON-INVASIVE PLANT SPECIES.
- LANDSCAPE MATERIALS SHALL NOT ENCRUSCH OR OVERHANG INTO COURTS AND PLACES RIGHTS-OF-WAY AND VIEW CORRIDORS.
- FENCES AND WALLS, INCLUDING RETAINING WALLS, LOCATED WITHIN REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL NOT EXCEED 3' IN HEIGHT.
- FENCES AND WALLS, INCLUDING RETAINING WALLS, LOCATED IN INTERIOR OR REAR YARDS OR ALLEYS OR STREETS EXCEPT MISSION BLVD, SHALL NOT EXCEED A HEIGHT OF 6'.
- NO SHARP POINTED OR ELECTRICALLY CHARGED FENCE SHALL BE ERRECTED OR MAINTAINED.

SANTA CLARA PL

IRRIGATION SYMBOLS

	SPRINKLER HEAD
	PERMANENT IRRIGATION BELOW GRADE
	3/4" SQUARE PVC TO DRIP IRRIGATION
	18" MIN BETWEEN EMITTERS
	3-4 EMITTERS / TREE
	AUTOMATIC IRRIGATION CONTROL
	MULTI-ZONE RAIN SENSOR
	ANTI-SIPHON VALVES



LANDSCAPE PLAN

SCALE: 1/4" = 1'-0"



EXHIBIT NO. 4
APPLICATION NO.
6-14-0142

Landscape Plan

