

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



Th14a

A-6-DMR-21-0018 (Ocean Front LLC)

February 9 - 11, 2022

EXHIBITS

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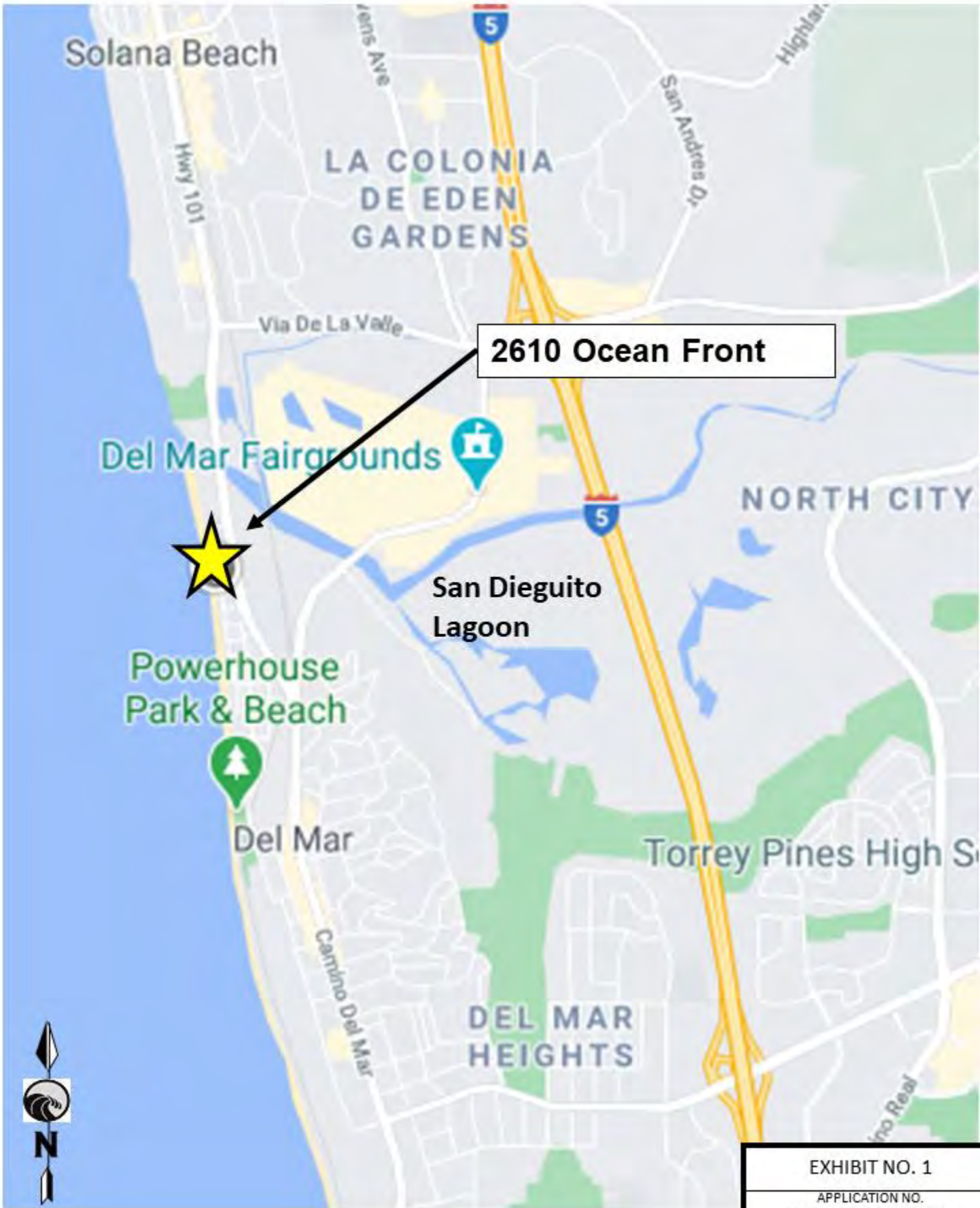
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2610 Ocean Front

EXHIBIT NO. 1
APPLICATION NO. A-6-DMR-21-0018
Project Location
 California Coastal Commission

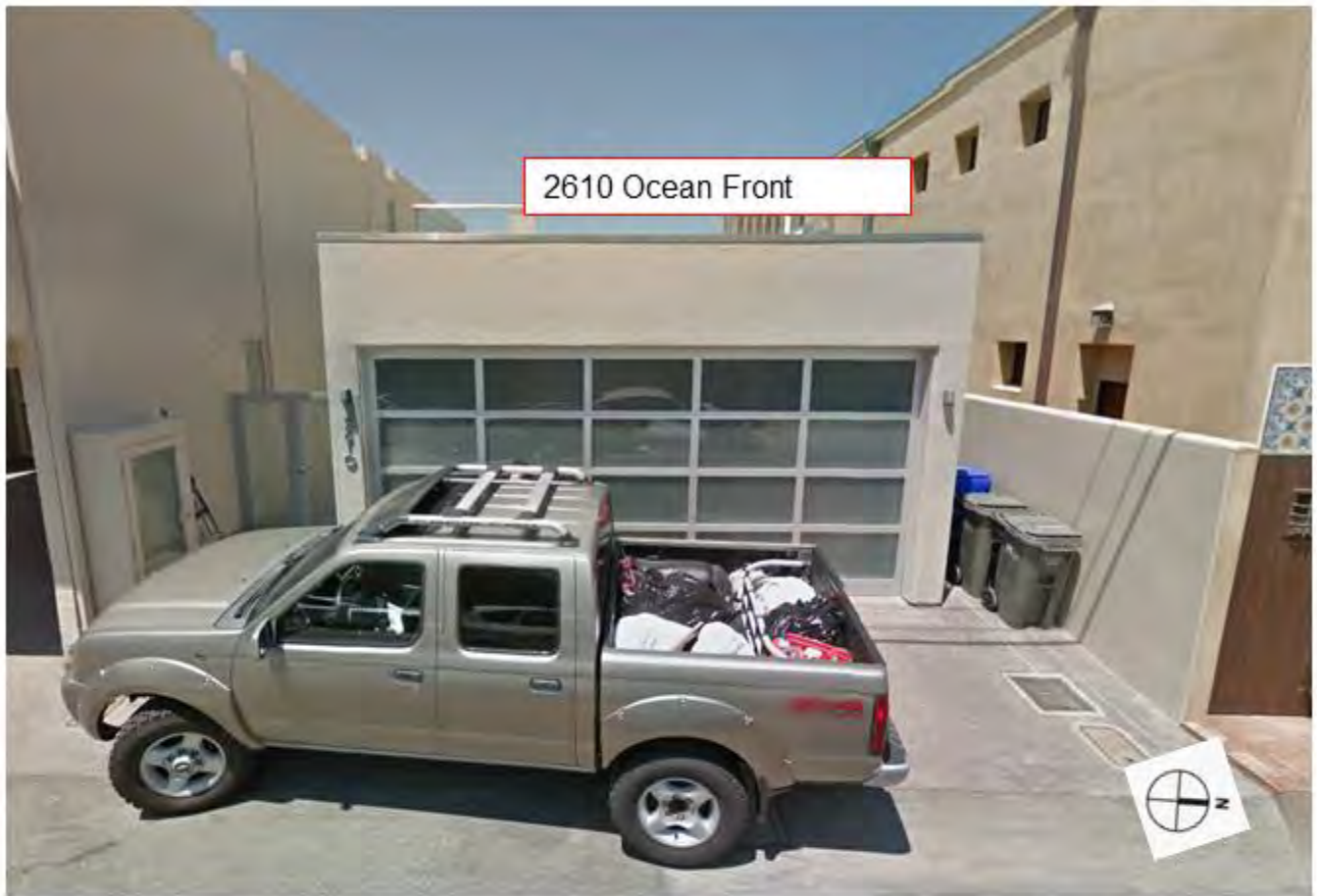



EXHIBIT NO. 2
APPLICATION NO. A-6-DMR-21-0018
Existing Site Conditions
 California Coastal Commission



EXHIBIT NO. 3

APPLICATION NO.

A-6-DMR-21-0018

Beach Access



California Coastal Commission



Scale: 1/8"=1'-0"

SITE PLAN & FLOOR PLAN

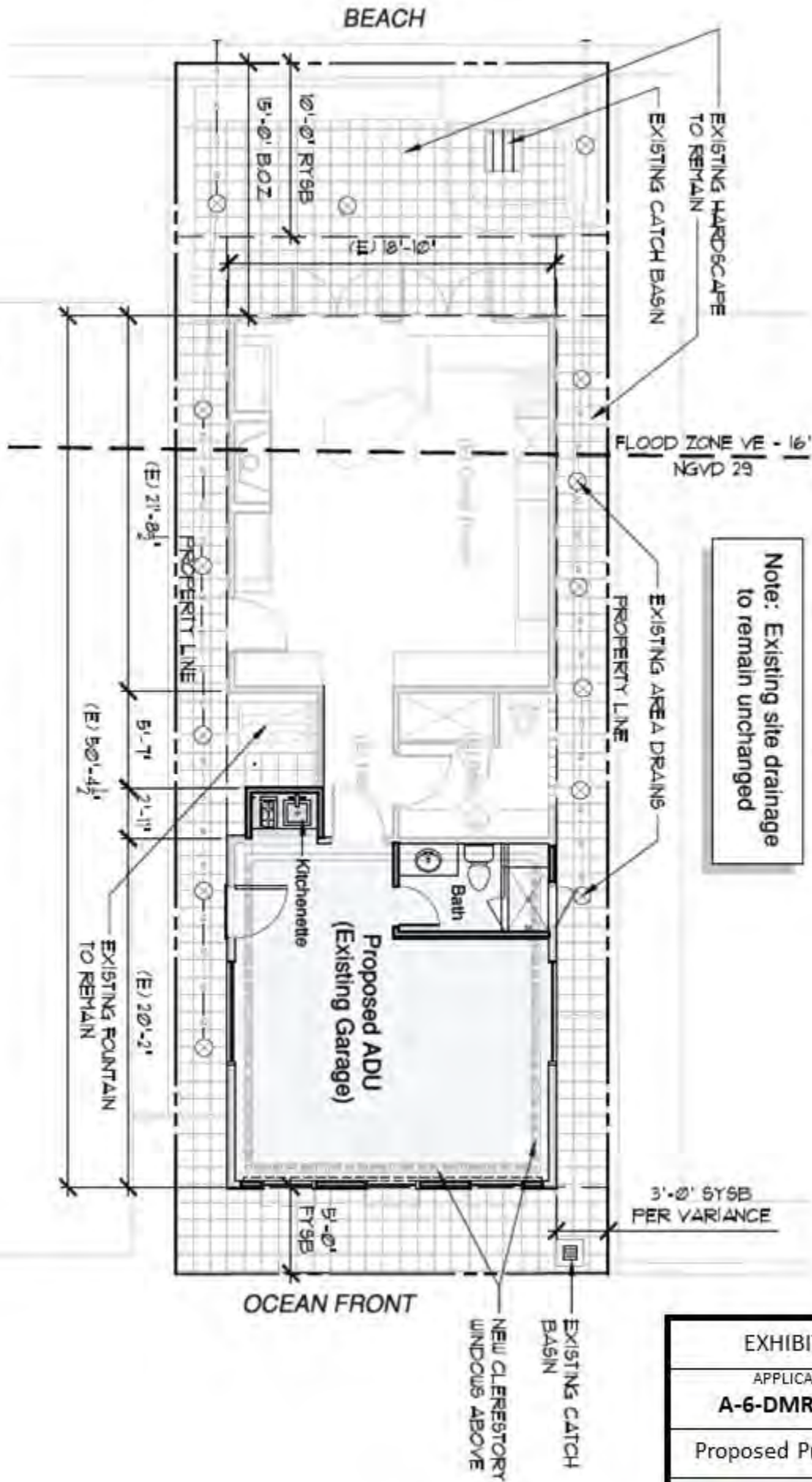
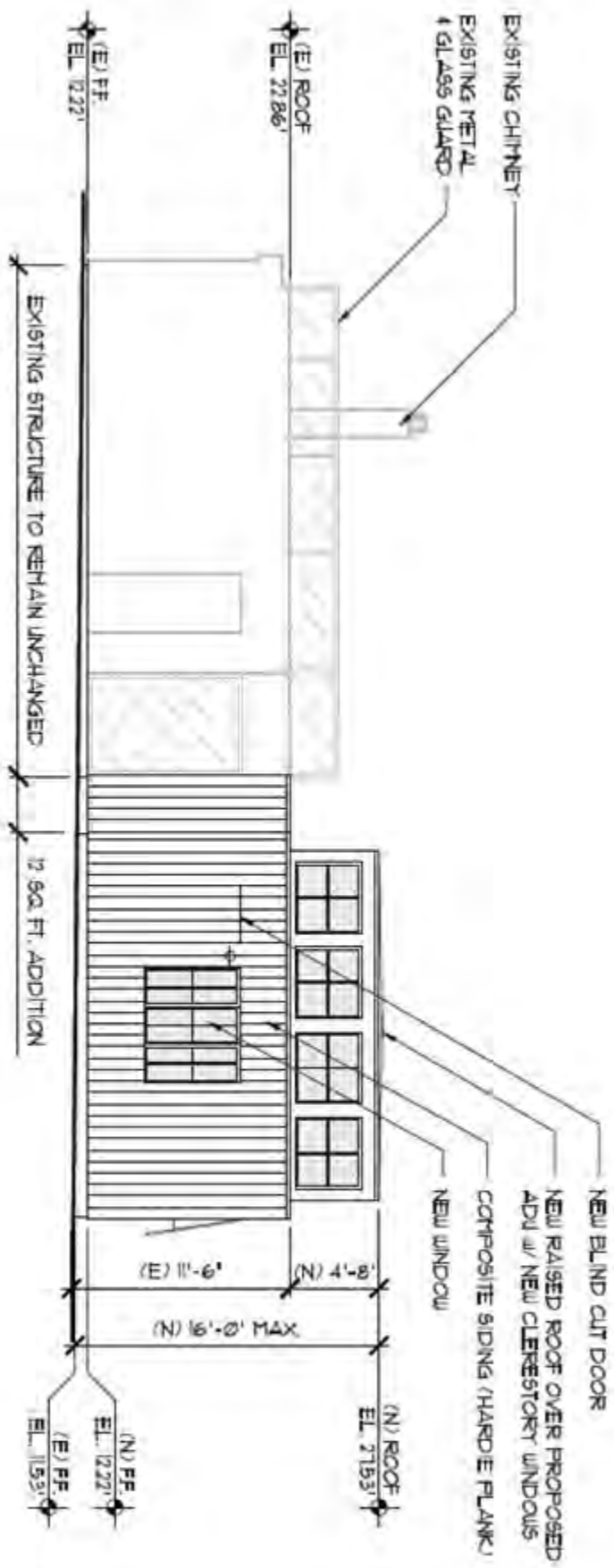
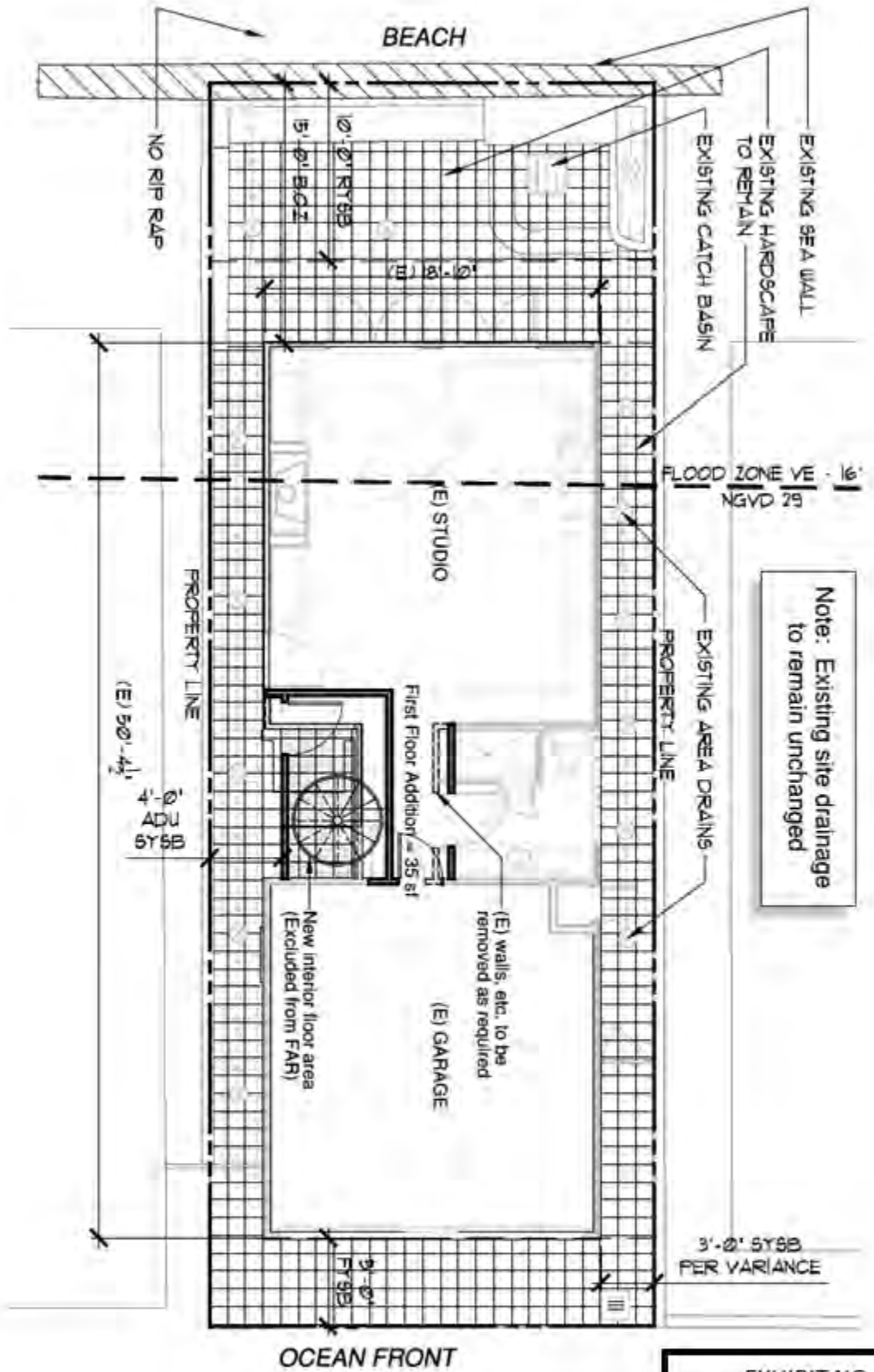


EXHIBIT NO. 4
APPLICATION NO. A-6-DMR-21-0018
Proposed Project Plans
 California Coastal Commission



South

EXTERIOR ELEVATIONS



Note: Existing site drainage to remain unchanged



SITE PLAN & FLOOR PLAN

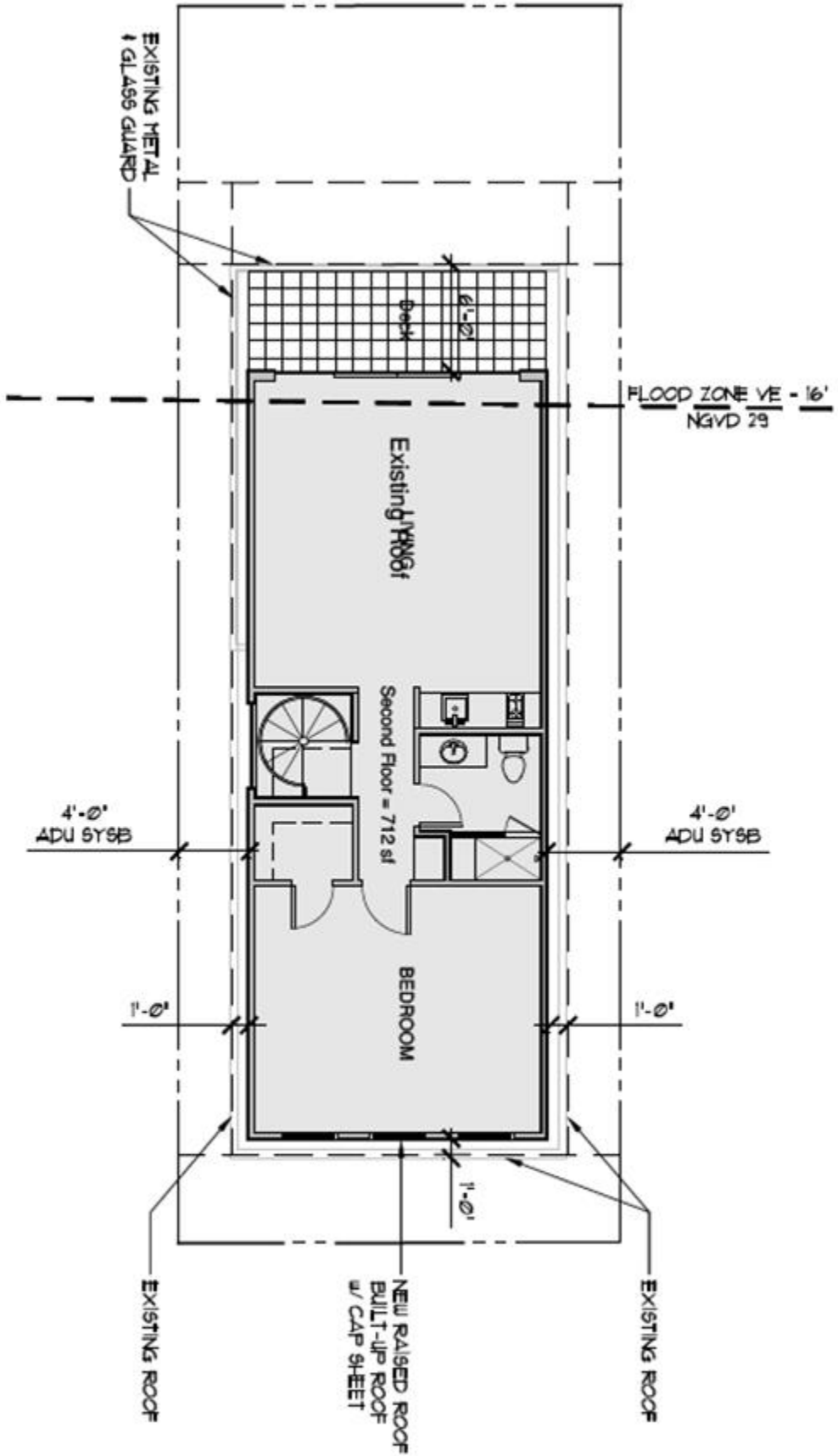
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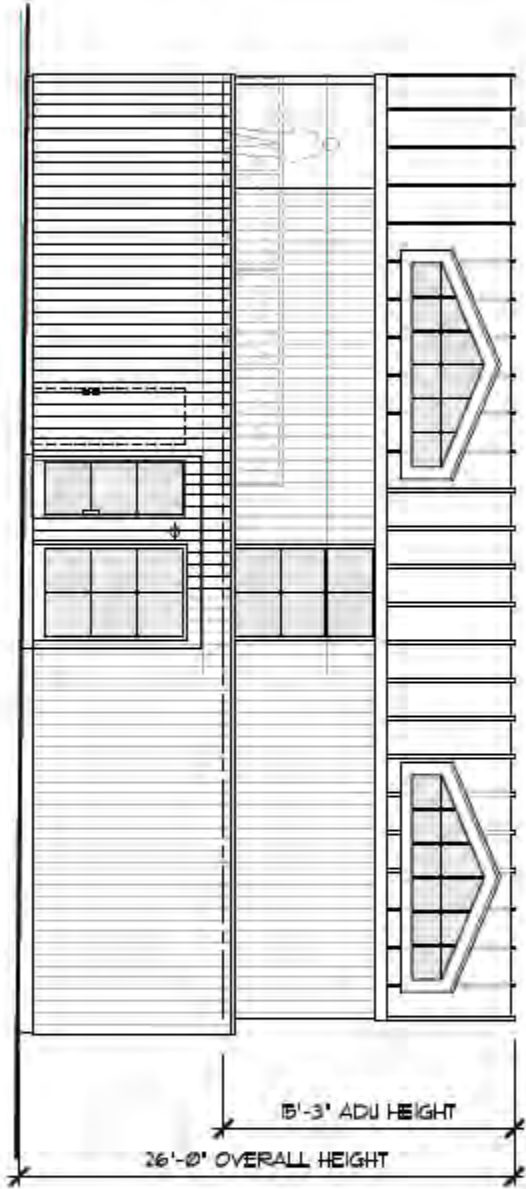
EXHIBIT NO. 5
APPLICATION NO. A-6-DMR-21-0018
Alternative Project Plans
 California Coastal Commission



SECOND FLOOR ADU PLAN

Scale: 1/8"=1'-0"





SOUTH ELEVATION
Scale: 1/8" = 1'-0"

Decision on CDP No. CDP20-016

DECISION ON COASTAL DEVELOPMENT PERMIT APPLICATION CDP20-016

A STATEMENT OF THE CITY OF DEL MAR'S DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT REGARDING COASTAL DEVELOPMENT PERMIT APPLICATION CDP20-016 SETTING FORTH FINDINGS AND A DECISION TO APPROVE THE REQUESTED APPLICATION TO INCREASE THE HEIGHT OF AN EXISTING GARAGE ASSOCIATED WITH ITS CONVERSION INTO A NEW ACCESSORY DWELLING UNIT (ADU) ON LAND LOCATED WITHIN THE CITY'S COASTAL OVERLAY (THE CALIFORNIA COASTAL ZONE) AND APPEALS JURISDICTION OF THE CALIFORNIA COASTAL COMMISSION IN DEL MAR, CALIFORNIA.

WHEREAS, 2610 Ocean Front LLC (Applicant/Owner), applied for a Coastal Development Permit (CDP20-016) to increase the height of an existing garage from 11 feet, six inches to 16 feet associated with its conversion into a new ADU at a site which contains an existing single dwelling unit on a property in the R1-5B Zone located 2610 Ocean Front, Del Mar, California (APN 299-065-07); and

WHEREAS, on June 1, 2020, the City Council of the City of Del Mar adopted Ordinance No. 966 amending Del Mar Municipal Code (DMMC) Chapters 30.19, 30.21, and 30.91 related to the regulation of ADUs in compliance with new laws that amended California Government Code Section 65852.2 and 65852.22 that took effect on January 1, 2020; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the approval of an ADU is a ministerial action and Statutorily Exempt pursuant to CEQA Guidelines Sections 15268 (a) and (h); and

WHEREAS, California Government Code Section 65852.2(j) states that a local government shall not be required to hold public hearings for Coastal Development Permit applications for ADUs; and

WHEREAS, the property is located within the Appeals Jurisdiction of the California Coastal Commission (CCC) and the project includes a four-foot, six-inch increase in roof height of an existing structure associated with its conversion into an ADU; and

WHEREAS, the Director of Planning and Community Development shall be the issuing authority of administrative Coastal Development Permits for ADUs proposed in accordance with DMMC Section 30.91.030 (C)(5)(d); and

WHEREAS, the Coastal Development Permit shall be approved if a finding can be made that the proposed development is consistent with the requirements of the certified Local Coastal Program; and

WHEREAS, the Director of Planning and Community Development shall be the issuing authority of administrative Coastal Development Permits for ADUs proposed in accordance with DMMC Section 30.91.030 (C)(5)(d).
appealable to the CCC due to the project's location in accordance with DMMC Section 30.91.030 (C)(5)(d).

EXHIBIT NO. 6
APPLICATION NO. A-6-DMR-21-0018
City of Del Mar
CDP20-016
 California Coastal Commission

NOW THEREFORE, based on the information received, the Director of Planning and Community Development finds that application CDP20-016 is consistent with the requirements of the certified Local Coastal Program.

BASED ON THE ABOVE FINDINGS, THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT APPROVES APPLICATION CDP20-016.



Joseph D. Smith, AICP
Director of Planning and Community Development

February 2, 2021

Date

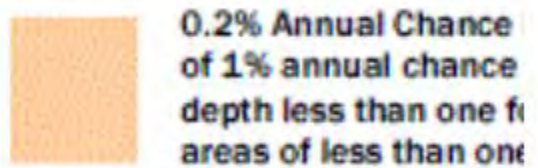


EXHIBIT NO. 7
APPLICATION NO. A-6-DMR-21-0018
2019 FEMA FIRM
California Coastal Commission