

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

Filed: June 26, 1997
 49th Day: August 14, 1997
 180th Day: December 23, 1997
 Staff: EL-SD
 Staff Report: August 18, 1997
 Hearing Date: September 9-12, 1997



REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Wed 17b

Application No.: 6-97-56

Applicant: California Department
of Parks and RecreationAgent: Barbara Procissi
Paul Webb

Description: Construction and operation of a boating instruction and safety center as a modification of and addition to an existing 5,900 sq.ft. park building; project includes the removal of storage bins from the beach, demolition of an existing 3,850 sq.ft. ramada and portions of the existing building, and construction of new facilities totalling 8,750 sq.ft. of enclosed building providing a two-story lifeguard tower/first-aid center, restrooms, showers, concession area, multi-purpose room, administrative facilities, classrooms and equipment storage areas; outdoor facilities will include a paved boat cleaning and instruction area, landscaping and a bermed area for educational presentations.

Lot Area	39,100 sq. ft.
Building Coverage	8,750 sq. ft. (22%)
Pavement Coverage	14,350 sq. ft. (37%)
Landscape Coverage	16,000 sq. ft. (41%)
Parking Spaces	1,510 (existing off-site)
Zoning	State Beach
Plan Designation	State Beach
Ht abv fin grade	27 feet

Site: Crown Cove area of Silver Strand State Beach, east side of Highway 75, Coronado, San Diego County. APN 615-030-03

STAFF NOTES:Summary of Staff's Preliminary Recommendation:

This item was originally scheduled for the August Commission hearing, but was postponed by the applicant to respond to the staff recommendation. After meeting with the applicant, some modification to the previously recommended conditions has been completed. Staff now recommends approval of the proposed facilities with special conditions requiring the submittal of final plans, assuring availability of the facilities for public use and requiring a

construction schedule/staging plan. Issues raised by the proposal include potential impacts on public access, conflicts between user groups, formalized use of state parks property by outside entities and potential impacts on visual resources. These are addressed/resolved through the special conditions, which staff believes are acceptable to the applicant.

Substantive File Documents: SCH No. 97041001 (Negative Declaration)
Preliminary San Diego Coastal State Park
System General Plan for Silver Strand,
dated July, 1983

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Plans. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, final plans for the proposed boating instruction and safety center. Said plans shall be in substantial conformance with the preliminary plans submitted with the application and identified as W. O. Number DBW 9602.00, excepting those specific components addressed in the June 2, 1997 letter from the Department of the State Architect to the City of Coronado, concerning minor redesigns for aesthetic purposes.

2. Availability for Public Use. The proposed facility is permitted for use by the general public and bona fide public educational institutions. In the use of the facilities by an educational institution, the following restrictions shall apply:

- a. Access to and along the shoreline by the general public shall not be restricted in any fashion, other than temporarily for reasons of safety associated with classes or other activities.
- b. Any restrooms, outdoor showers, concession area, first-aid and lifeguard facilities and multi-purpose room constructed as part of this permit shall be available to the general public during the operating hours of the facility.
- c. Enrollment in classes or other activities utilizing this facility shall be available to the general public through the standard enrollment process of the participating public educational institution(s). Enrollment in classes utilizing these facilities shall not be limited to matriculating students of the educational facilities. Classes or activities designed for groups with special needs, including, but not limited to, physical or other disabilities, shall be exempt from this provision.

The commitment of the facilities authorized under this permit to uses other than general public use or those uses organized by bona fide public educational institutions, such as temporary/special events, may require a separate coastal development permit or permit amendment, unless such uses are exempt from permit requirements based on the Guidelines for the Exclusion of Temporary Events from Coastal Commission Permit Requirements, adopted May 12, 1993 (or as subsequently amended).

3. Construction Access/Staging Area/Project Timing. Prior to the issuance of the coastal development permit, the applicant shall submit plans showing the locations, both on- and off-site, which will be used as staging and storage areas for materials and equipment during the construction phase of this project. The staging/storage plan shall be subject to review and written approval of the Executive Director. Use of sandy beach and public parking areas for the interim storage of materials and equipment shall not be permitted. The plan shall also indicate that no work may occur during the summer months (start of Memorial Day weekend through Labor day) of any year and that equipment used on the beach shall be removed from the beach at the end of each work day. Minor interior finish work which does not require heavy equipment or result in significant construction traffic is not prohibited herein. Any modifications to the approved staging locations or construction schedule shall be immediately reported to the Executive Director and may require an amendment to this permit.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The applicant proposes to modify existing park facilities to provide a formal boating instruction and safety center to accommodate classes and activities serving college students, the disabled and the general public. Some of the proposed classes and activities are already occurring in the existing building and open beach areas, with the

boats and equipment being stored on the beach and in metal containers located on the beach south of the subject site.

The project site is a triangular-shaped piece of property surrounded by an existing walkway. It is within the Silver Strand State Beach complex and located on the San Diego Bay side of Highway 75. The existing 5,900 sq.ft. building includes a concession stand, public restrooms, and limited storage area. There is a 200-foot-long covered ramada, open along the east side, connecting portions of the existing building. The existing facilities are not handicapped accessible. The entire site is currently improved, and includes a fire ring, landscaping and paving. The site is just a small part of the overall state park, which includes picnic and beach areas on the Bay side, as well as a long stretch of beach, picnic areas, public facilities and four parking lots (one used for overnight RV camping) on the ocean side.

The proposed project will remove the metal storage containers from the beach, demolish the 200-foot-long, 3,850 sq.ft. ramada and demolish portions of the existing building, including sixty feet of west-facing wall, the roof and some electrical fixtures and structural members containing hazardous materials (asbestos and PCB). New development will include remodeling and additions to the existing structure, resulting in a total of 8,750 sq.ft. of enclosed area. The new facilities will include a 572 sq.ft. lifeguard tower/first-aid station, the only two-story portion of the proposed structure. However, the remainder of the building will be higher than the average one-story structure, since the storage areas (totalling 2,900 sq.ft.) are designed to accommodate stacked boats and kayaks. Other proposed facilities will include accessible restrooms and showers (1,232 sq.ft. and 364 sq.ft. respectively), a classroom/office (1,122 sq.ft.), multi-purpose room (1,152 sq.ft.), concession area (712 sq.ft.), lobby (336 sq.ft.) and maintenance office (360 sq.ft.). The project also includes an area for outdoor boat storage and cleaning, with a partial perimeter block wall/fence, a bermed area designed to accommodate educational presentations, a fire pit and landscaping improvements.

The activities to be accommodated by these facilities are ongoing, although none have been formally reviewed or endorsed by the Coastal Commission. It is anticipated that the proposed facilities will, in addition to formalizing the current activities, allow new or expanded programs as well. Camp Able is a 10-week daycamp sponsored by San Diego State University, and has been held in the subject location since 1982. It provides aquatic and beach-oriented activities for disabled and/or disadvantaged children and adults, and operates from 8:00a.m. to 5:00 p.m. Monday through Friday. The programs are generally conducted outdoors, but the new facilities will allow storage of the programs canoes and sailboats on-site.

Southwestern College is the only other formal user of the site at this time. The school offers a variety of aquatic instructional programs to the public, including both recreational and training/certification courses in various types of boating, diving, lifeguarding and rescue operations. It also offers youth programs to various youth service organizations. Courses are offered year-round, including Mondays through Saturdays during the summer, with occasional Sunday afternoon offerings as well.

2. Public Access and Recreation. There are many Coastal Act policies addressing public access and recreation. The following policies are most applicable to the proposed development:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected.

Section 30212.5

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30220

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

The proposed development is intended to serve both the needs of the general public recreating along the park shoreline and the needs of those desiring a formal instructional program or daycamp experience. The proposed lifeguard and first-aid facilities should increase public safety for all facility users, and, with the increased visibility of a two-story lookout tower, the development is also expected to enhance enforcement of boating regulations in the Bay. In addition, the new concession area, restrooms and showers will enhance the recreational experiences of all site users.

Public access to the shoreline south of the subject site will be enhanced by the removal of the existing metal storage bins and the boats stored on the open beach. The beach area south of the site is not historically an area of high public use. In fact, the shoreline area immediately east of the subject site is not heavily used by the public either, with swimming and picnicking activities concentrated both north and south of the specific project site. In general, the beaches on the Bay side routinely get significantly less use than those on the ocean side of the strand, and Silver Strand State Beach is an underutilized park overall. Moreover, based on the applicant's analysis, the aquatic courses being offered typically occupy no more than 2% of the available public beach at any given time, and themselves offer an alternative form of public recreation.

Thus, San Diego State's Camp Able and Southwestern College's aquatic instructional activities, both of which have been occurring here for the past several years, have not been identified as being in conflict with general recreational use of the park to date. However, the proposed facilities will allow both formalization of existing activities and possible expansion of the same, or similar, activities. Coupled with ongoing regional growth and increasing public demand for recreational facilities, the potential for future conflict exists. Moreover, there is concern that the approved facilities remain available to the general public to the greatest degree possible while allowing the ongoing programs to continue. The Commission also recognizes that other institutions or organizations may want to conduct classes or programs here in the future, which could be held in a manner less available to the public than those in operation at this time.

There is currently no formal, long-term arrangement with current users, nor a plan in place to address potential future users. Camp Able has operated under a concessions permit with the applicant, and Southwestern College under a special events permit; both are short-term, relatively-informal authorizations to use park facilities. It is the applicant's intention, however, in conjunction with providing the proposed facilities, to enter into more formal contracts with current and future users. Special Condition #2 provides a set of operating parameters to assure maximum availability of said facilities to the general public, and limits formal commitment of the facilities to bona fide public educational institutions only. First, the condition requires that shoreline access be maintained except temporarily for short periods of time where public safety would be a concern, an example being during classes when boats are being moved across the beach into or out of the water, when a small area of shoreline would be inaccessible for a few minutes at a time. Second, the condition provides that the proposed restrooms, showers, concession area,

first-aid and lifeguard facilities and multi-purpose room remain open to the public whenever the new facilities are in use. Finally, the condition assures that all classes and activities be available to the general public, with the exception of those designed for a particular user group (youth, disabled, etc.). It is the applicant's responsibility under this permit to assure that all current and future operators of formal programs at the proposed facilities are aware of these requirements.

Section 30604(c) of the Coastal Act requires a specific access finding for any proposed development between the first public road and the sea (or Bay in this case). Since the project is within a public beach complex (Silver Strand State Beach), public access to and along the shoreline is readily available. As proposed, and as further refined in the special conditions, public access to the new facilities is also assured. Thus, the Commission finds the project, as conditioned, consistent with Section 30604(c) of the Act.

Although the completed project is anticipated to provide public access enhancements, construction activities could interfere with recreational use of the surrounding park and shoreline, particularly if it occurred during the summer months. Special Condition #3 prohibits construction between the start of Memorial Day weekend and Labor Day of any year and also prohibits storage of building materials or equipment on sandy beach. The seasonal prohibition is not intended to prevent interior finish work which does not require the use of heavy equipment or result in continuous construction traffic on Highway 75 or within the State Beach facility itself.

In summary, the proposed development will provide direct benefit to the general public in the form of better lifeguard/first aid services, upgraded accessible restroom facilities, showers, new concession area, etc. Further public benefit is provided through the removal of existing encroachments on the public beach (boats and storage containers). The proposed aquatic instructional courses and activities themselves provide an alternative public recreational experience, supported by the recreational policies of the Act. Potential conflicts between persons engaged in the formal educational and recreational programs and those just going to the beach are addressed and resolved by special conditions. Therefore, the Commission finds the proposed development, as conditioned, consistent with the cited Coastal Act policies and with all other public access and recreation policies as well

3. Parking. Section 30252 of the Coastal Act addresses the need to provide adequate parking, and states, in part:

The location and amount of new development should maintain and enhance public access to the coast by ... (4) providing adequate parking facilities

There is no parking provided on the subject site to serve the existing building and no new parking is proposed herein. However, there are four large parking lots on the ocean side of the State Beach facility, with a total of 1,510 parking spaces. These parking lots are connected to the subject site via a tunnel under Highway 75, which provides a safe pedestrian route, or

allows a vehicle to drop off passengers and equipment and then park in the ocean side lots.

The applicant conducted a parking analysis to document the availability of sufficient parking to accommodate all proposed uses. The survey indicates that the parking lots are less than half full most of the year, both weekdays and weekends. During the summer, 50% capacity is reached on summer weekdays and the lots were found to be 90% full on summer weekends. These numbers included parking for both beach visitors and the existing educational and day camp uses at the site. Based on current and projected class schedules and the maximum number of people per class or activity (staff and participants combined), the uses accommodated in the proposed structure will utilize 5.2% of the parking lots on summer weekdays and 4% on summer weekends. Thus, even if these numbers weren't already included in the survey totals, the vehicles associated with the instructional uses can be easily accommodated in the existing parking lots without filling the lots to capacity. Thus, the Commission finds the proposal, as otherwise conditioned, consistent with Section 30252 of the Act.

4. Visual Resources. Section 30251 of the Coastal Act provides for the protection of scenic coastal resources and for the compatibility of new and existing development. The project site is within a State Parks facility which is located on both sides of a designated scenic highway (Highway 75, the Silver Strand Highway). The site is located on the San Diego Bay side of the highway, and there are existing Bay views from many places along the transportation corridor, which includes a bike path as well as the highway itself. In fact, blue water views exist both north and south of the specific project site.

However, the existing building and landscaping on the site already preclude blue water views to those travelling the highway or bike path. The proposed facility will be located in the same general north-to-south alignment as the existing building, although it will be both taller (existing building is 12 to 14 feet high) and extend further west towards the highway. As currently designed, the proposed structural improvements will be 27 feet high at the two-story lifeguard tower, 25 feet high at the lobby and some storage areas and 21 feet high for the remainder of the facility. There is no established height limit for the State Parks facility, but neighboring communities (Coronado, Imperial Beach and the City of San Diego) have coastal height limits ranging from 30 to 40 feet. Thus, the proposed structure is well within the generally-accepted height limitations imposed in the area and does not block any existing public ocean views. In addition, the proposed development includes a detailed landscaping plan which will screen and soften the proposed structural improvements without impeding any existing public views.

However, the City of Coronado raised a number of concerns with the overall aesthetics and some specific architectural features of the proposed structure, and the applicant is currently working on a redesign to address those concerns. From a statewide perspective, the expected changes are not significant, but they may result in a slightly lower building and a more

linear appearance, although the building footprint will not be modified. Special Condition #1 requires submittal of final plans, which are to be in substantial conformance with the preliminary plans approved herein except with respect to the particular design features being revised per correspondence between the applicant and the City of Coronado (Exhibit #3). The Commission finds the proposal, as conditioned, consistent with Section 30251 of the Act.

5. Site Drainage/Water Quality. Section 30231 of the Act provides that "the biological productivity and the quality of coastal waters ... appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained ... through ... controlling runoff" The existing developed site currently sheetflows towards the Bay, with no drainage facilities of any sort provided. The proposed project includes construction of a landscaped berm and two-foot-high retaining wall along a portion of the eastern project perimeter, which necessitates installation of a 6-inch drain pipe to prevent water being trapped behind the berm. The pipe will include a small amount of rock (3'x3'x1' deep) recessed in the sand at its beach outlet east of the berm.

The area being drained includes a location designated for boat washing, raising a potential concern over water quality in the area of newly-concentrated runoff. However, the boat-washing operation is only intended to rinse saltwater off the craft used by the educational institutions; these are all non-motorized boats, kayaks, etc. so there is no potential for fuel or oil spillage or similar forms of pollution. No detergents or cleansers are proposed for use on the site, and the boats are not painted nor made of materials which will chip or flake into the water. The motorized rescue and patrol boats, which will be stored in the new facility, are currently maintained at the existing maintenance yard further south on the Bay side of the Strand; they will continue to be maintained in this location. The Commission therefore finds that the operation of the facility will not introduce polluting elements into Bay waters, and the small, buried drain will not pose an impediment to public access; therefore, the proposed improvements, as otherwise conditioned, can be found consistent with Section 30231 of the Act and the public access policies addressed previously.

6. Local Coastal Planning. Section 30604 (a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. As conditioned, such a finding can be made for the subject development.

The proposed improvements are intended to enhance and augment ongoing park operations and allow for formal aquatic activities and instruction under the purview of local educational entities (Southwestern College and San Diego State University). Thus the proposal is consistent with the overall State Parks goals of providing public recreational opportunities, and is consistent with recommendations in the San Diego Coastal State Park System General Plan, which was adopted by the State Park and Recreation Commission in 1983, but has never been reviewed or endorsed by the Coastal Commission. The plan includes

recommendations to upgrade the existing facilities, improve boating opportunities and accommodate the Camp Able program.

The subject site is State Parks property and not part of any Local Coastal Program; it thus remains under the Coastal Commission's direct permit authority. Therefore, Chapter 3 of the Coastal Act is the standard of review. As stated in previous findings, with the special conditions, the proposed development has been found consistent with all applicable Chapter 3 policies of the Coastal Act.

7. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project, as conditioned, has been found consistent with the public access and visual resource policies of the Coastal Act. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

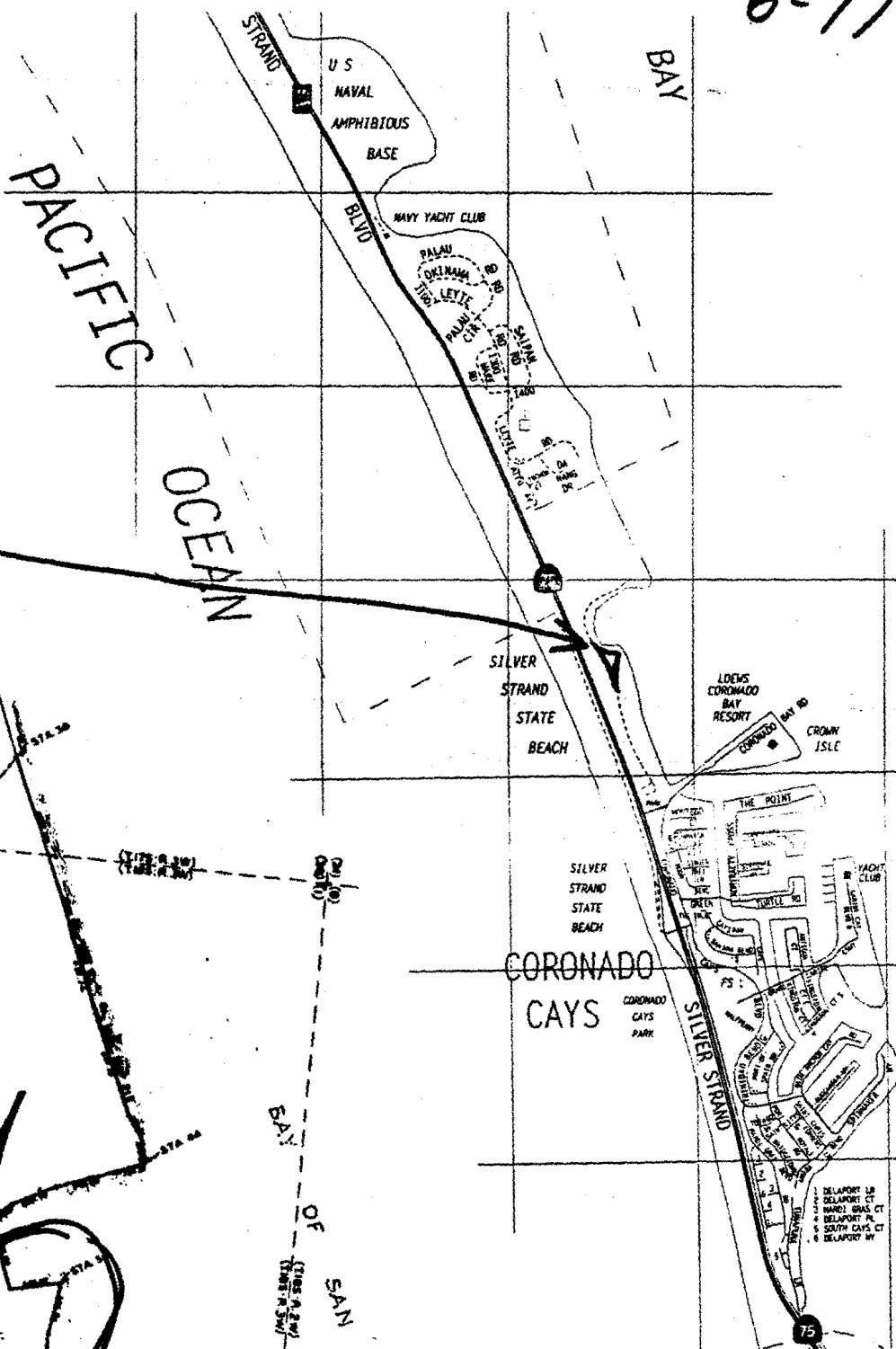
STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. 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.
7. 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.

(7056R)

6-97-56



Site

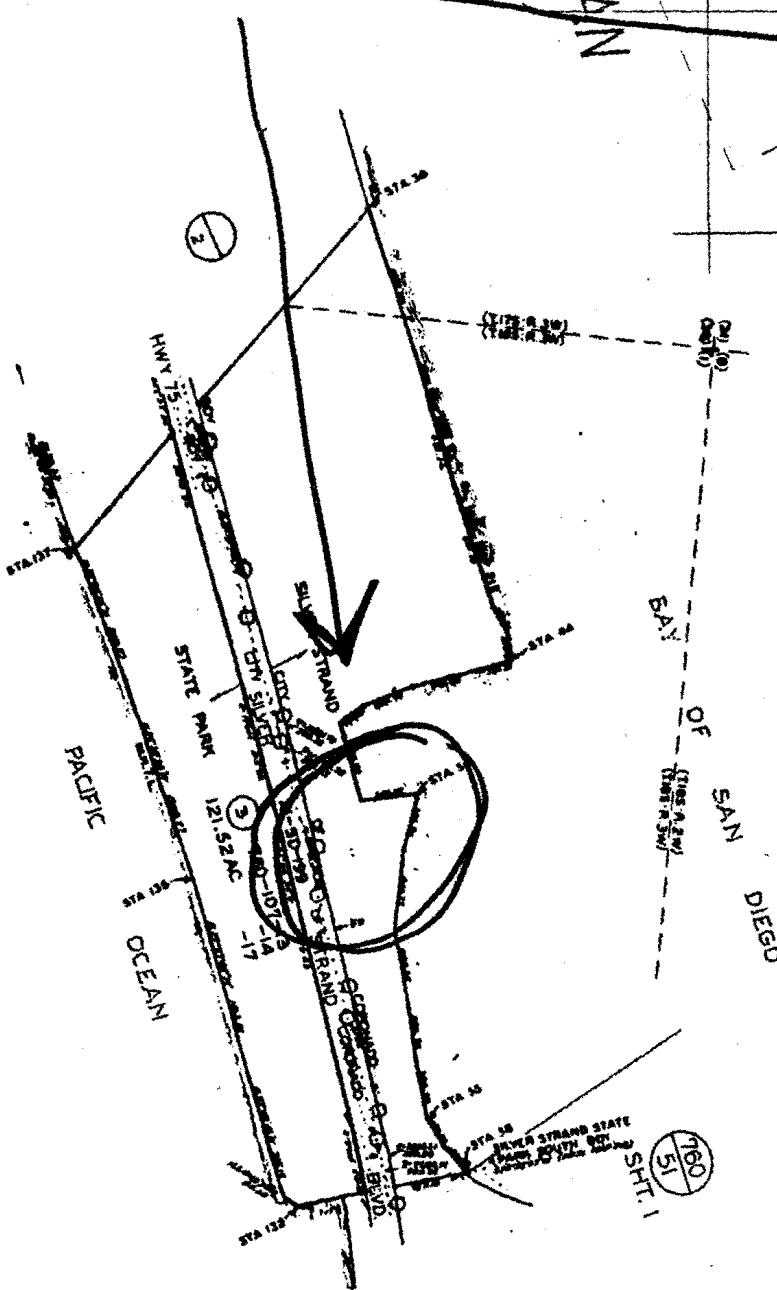


EXHIBIT NO. 1
 APPLICATION NO. 6-97-56
 Vicinity Maps
 California Coastal Commission

6-97-56

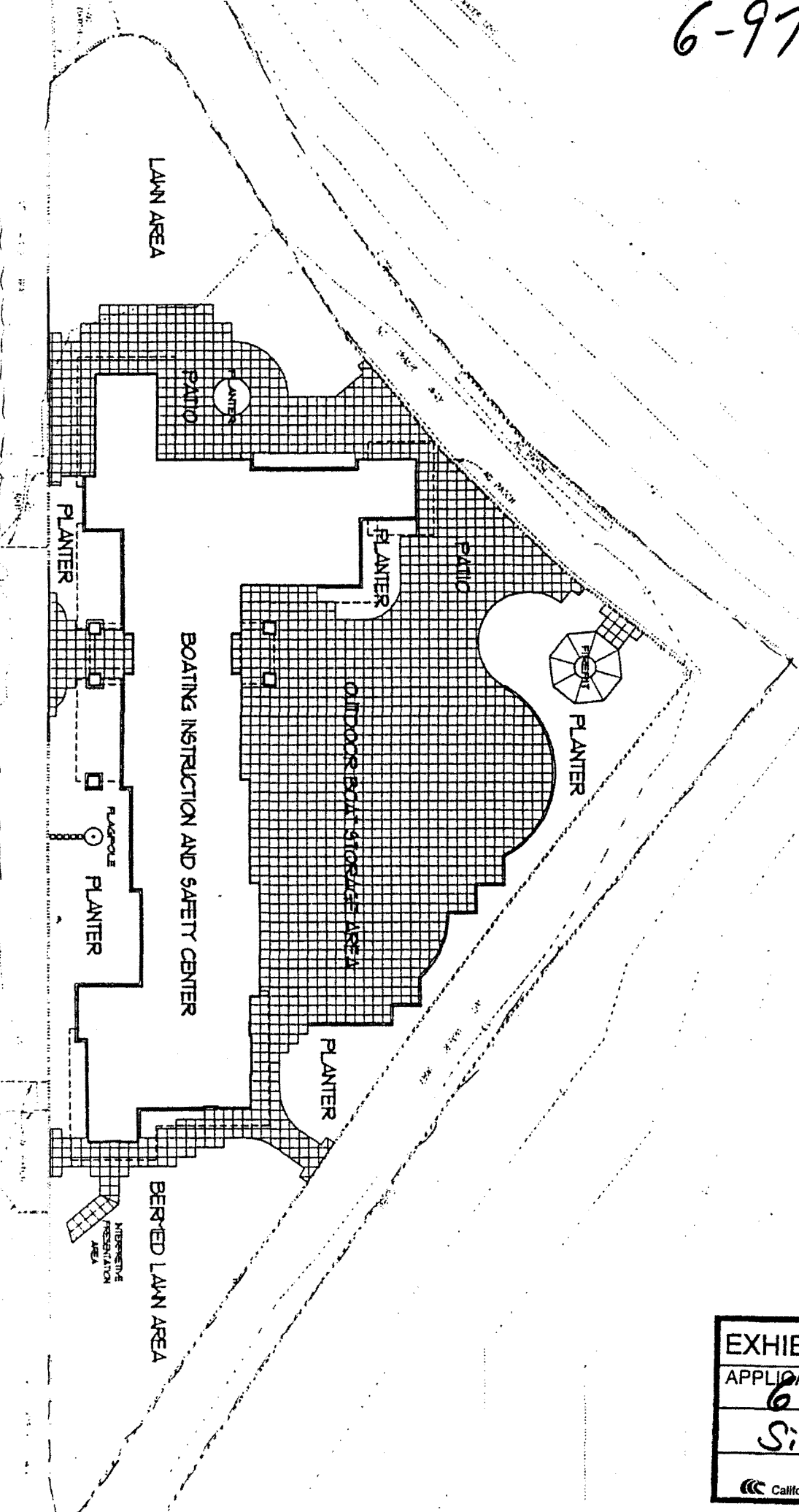


EXHIBIT NO. 2
APPLICATION NO. 6-97-56
Site Plan
California Coastal Commission

6-97-56

DM

June 2, 1997

Tony A. Pena
Director of Community Development
City of Coronado
1825 Strand Way
Coronado, CA 92118
via "fax"

DBW 9602

RECEIVED

JUN 26 1997

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Mr. Pena:

Crown Cove Boating Instruction and Safety Center
at Silver Strand State Beach
San Diego, California

Thank you for your time and effort on behalf of this project. Pursuant to our meeting on 5/30/97, the following list of design items constitutes a recap of our joint agreement regarding the Boating Instruction and Safety Center. The overall theme is to give the building a more "horizontal look", to be achieved through the following techniques:

1. Open up entry.
2. Consider flat building front across boat storage bays.
3. Stepping of building height to the entry as focal point.
4. Minimize vertical,
5. All windows to have a horizontal feeling, either through shape or framing.
6. Reduce tower as much as possible.
7. Possible wood post vs. hanging ramadas off the building.
8. No reflective or colored glass.
9. No curves.
10. Planting to be stepped up to building from west side and from entry to north and south. Consider security issues in plant selection.
11. Additional shade trees.

It was understood by all parties that informal review by the City of Coronado ("City") would take place as we worked through the design solutions. DSA will copy the proposed solutions to the City for their consensus. No solution is intended to impact project scope or the project budget as a whole and there will be no further formal design review by the City. In addition, the City will send a letter of project support to all parties copied on their letter of May 23, 1977 to Mr. Donald Waltz of the California Department of Boating and Waterways. We are also asking that the letter of support be faxed to the members of the Conference Committee prior to the funding hearing now scheduled for Friday morning, June 6, 1997.

Once again thank you for your help and support with this project.

Sincerely,

Barbara Procissi

Barbara Procissi,
Project Manager

EXHIBIT NO.	1
APPLICATION NO.	6-97-56
<i>Letter Addressing Plan Revisions</i>	
California Coastal Commission	



HOMEOWNERS ASSOCIATION
505 Grand Caribe Isle • Coronado, California 92118

RECEIVED

AUG 07 1997

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

August 6, 1997

California Coastal Commission
3111 Camino Del Rio North
Suite 20
San Diego, CA 92108

Dear Sirs:

The Board of Directors of the Coronado Cays Homeowners Association has directed me to contact the Commission in regards to the training and instruction center that is proposed for the Silver Strand State beach in Coronado.

Currently, some state beach visitors park on the public streets in the Coronado Cays to avoid paying the state beach parking fees. We are concerned that the new facility may increase the number of visitors who are parking in the Cays.

We would appreciate any changes or additions to the plans for this project which would discourage use of the Cays for parking.

Thank you for your consideration.

Sincerely,

Robert L. Kranz, General Manager
(619)-423-4353

cc: Mike Conner, Montego Village Director
File

bob/coastal

EXHIBIT NO. 4
APPLICATION NO. 6-97-56
Letters of Concern
California Coastal Commission

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

July 24, 1997

**IMPORTANT PUBLIC HEARING NOTICE****COASTAL PERMIT APPLICATION****PERMIT NUMBER:** 6-97-056**APPLICANT(S):** CA Department of Parks and Recreation, Attn: Edward Navarro**PROJECT DESCRIPTION:**

Construction of a Boating Instruction and Safety Center as a modification of and addition to an existing 5,900 sq.ft. park building; project includes demolition of an existing 3,850 sq.ft. ramada and portions of the existing building, with new facilities totalling 8,750 sq.ft. of enclosed building, providing a lifeguard tower, restrooms, showers, concession area, multi-purpose room, administrative facilities, classrooms and equipment storage areas; outdoor facilities will include a paved boat cleaning and instruction area, landscaping and a bermed area for educational presentations. *Where will ALL THESE people PARK?*

PROJECT LOCATION: *July 4th it was under my bedroom window*
Crown Cove area of Silver Strand State Beach, east side of Highway 75, Coronado (San Diego County) (APN(s) 615-030-03)

HEARING DATE AND LOCATION:

DATE: Wednesday, August 13, 1997
TIME: Meeting begins at 9:00 AM
PLACE: Crowne Plaza - Holiday Inn - LAX
5985 West Century Blvd., Los Angeles, CA 90045-5463
(310) 642-7500

HEARING PROCEDURES:

This item has been scheduled for a public hearing and vote. People wishing to testify on this matter may appear at the hearing or may present their concerns by letter to the Commission on or before the hearing date. Copies of all correspondence will be provided to the Commission if received a minimum of three working days prior to the public hearing. Written comments may be of any length; oral testimony may be limited to 5 minutes or less for each speaker, depending on the number wishing to be heard.

The above item may be moved to the Consent Calendar for this Area by the Executive Director when, prior to Commission consideration of the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If this item is moved to the Consent Calendar, the Commission will either approve it with the recommended conditions in the staff report or remove the item from the Consent Calendar by a vote of three or more Commissioners. If the item is removed, the public hearing described above will still be held at the point in the meeting originally indicated on the agenda.

No one can predict how quickly the Commission will complete agenda items or how many will be postponed to a later date. The Commission begins each session at the time listed and considers each item in order, except in extraordinary circumstances. Staff at the appropriate Commission office can give you more information prior to the hearing date.

Questions regarding the report or the hearing should be directed to Ellen Lirley, Coastal Program Analyst, at the San Diego Coast Area office.

*Madeline Cason
28 MONTEGO CT*