

CALIFORNIA COASTAL COMMISSION

DIEGO AREA
METROPOLITAN DRIVE, SUITE 103
DIEGO, CA 92108-4402
767-2370

RECORD PACKET COPY



Filed: July 10, 2002
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Staff: EL-SD
Staff Report: July 24, 2002
Hearing Date: August 6-9, 2002

Wed 9k

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-02-090

Applicant: City of San Diego Parks
and Recreation – Coastal Division

Agent: Ted Medina

Description: Modification of the hours of operation of the three public beach parking lots at Crown Point Shores (a total of 769 parking spaces) and installation of 4 exit-only gates at the parking lot entrances. Currently the lots are closed between 2:00 a.m. and 4:00 a.m.; this proposal would result in the lots being closed from 10:00 p.m. until 4:00 a.m.

Site: 3500 – 3600 Corona Oriente Road, Mission Bay Park, San Diego, San Diego County.

Substantive File Documents: Certified City of San Diego LCP; Certified Mission Bay Park Master Plan; CCC Files: #6-88-366; #6-88-545; #6-89-314; #6-89-359; #A-6-LJS-90-161; #6-91-146 and amendments.

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

The City of San Diego is proposing to change the hours of operation of three existing parking lots in Crown Point Shores immediately by changing the closure time from 2:00 a.m. to 10:00 p.m. The City has indicated this would involve changing the time on existing signage and patrolling the lots at 10:00 p.m. to inform park visitors that their vehicles need to be removed from the lots. Upon installation of the exit-only gates, the City will employ the services of a private security company to close the gates as is done at other park locations. Staff is recommending approval of a change in hours of operation; however, because of the lack of on-street parking in the area where park visitors could park and still use the public facilities after the parking lots are closed, staff

is recommending that the closure be limited to 12:00 a.m. – 4:00 a.m. Staff is concerned that 10:00 p.m. is too early to close the lots given that this portion of Mission Bay Park and these parking lots are relatively isolated from other public park areas; and, these lots serve as the primary means to access the popular public amenities at Crown Point Shores including picnic areas, fire rings and shoreline access to other portions of Mission Bay Park not readily available by car. In addition, to protect the natural resources of the Northern Wildlife Preserve, staff recommends that the vacant dirt area located between the Preserve and Crown Point Shores parking lots be adequately secured, consistent with the adjacent paved parking lots. Staff also recommends that the permit be limited to two years and that the City investigate alternatives such as low-level lighting, before applying for any amendment of the permit to extend the time or further restrict public use.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-02-090 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the 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 alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Modified Hours of Operation/Closure Prior to Gates. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a final sign and operations program to the Executive Director for review and written approval. Said program shall be in substantial conformance with the proposal submitted with the application and augmented by the City's letter dated July 10, 2002, but shall be modified to include the following:

- a. The parking lots shall be closed between 12:00 a.m. and 4:00 a.m.
- b. Only the parking lots are closed – the remainder of park amenities (beach, walkways, picnic tables, etc.) shall remain available 24 hours a day.
- c. Prior to installation of gates, the parking lots may be cleared at midnight.
- d. After installation of the proposed exit-only gates, the City will employ a private security company to conduct the closures.

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

2. Term of Permit. This permit is valid for a period of two years from the date of Commission action on the permit. Any extension of time beyond two years shall require a separate coastal development permit or an amendment to this permit. Any application to extend the time shall include a complete alternatives analysis, particularly investigating the use of lights in the parking lots instead of restricting hours of use.

3. Final Plans for Gates. PRIOR TO INSTALLATION OF THE GATES, the applicant shall submit final plans for the proposed gates to the Executive Director for review and written approval. The plans shall describe the design of the gates and identify their locations.

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

4. Securing Dirt Area. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit plans for securing the vacant dirt

area (future nature center site) during the same times as the paved parking lots, to the Executive Director for review and written approval. Prior to installation of the gates, this shall be accomplished through signage consistent with the signage in the paved parking lots. When the gates are installed in the paved lots, the dirt area shall be secured by a low-level physical barrier such as logs, bollards, rail fencing, or similar means.

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

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The City of San Diego is proposing to modify the hours of operation for three beach parking lots located at Crown Point Shores in Mission Bay Park, that are located adjacent to a residential area of Pacific Beach. The lots currently are signed as closed from 2:00 a.m. to 4:00 a.m., a typical closure at nearly all City parking lots, intended to discourage overnight camping in the parking lots. The City's proposal would close these three parking lots, with a total of 769 parking spaces, between the hours of 10:00 p.m. and 4:00 a.m. Initially this would be accomplished by changing the message on fourteen existing signs throughout the parking lots and patrolling the lots at 10:00 p.m. to inform park visitors that their vehicles need to be removed from the lots. When funding allows, the City intends to install exit-only gates at the parking lots and to employ the services of a private security company to close the gates as is done at other park locations. The subject application to modify the hours of operation includes both the sign changes and the gates, and the request is for the restricted hours to be permanent. The City is not proposing to close any other park facilities, such as the beaches, picnic facilities, and fire rings.

There is a long history of similar requests, both in San Diego and throughout the state. For the City of San Diego, the Commission has approved five previous requests to revise the hours of operation in public beach parking lots, affecting a total of nine lots altogether. Two of these serve the municipal beaches at South Mission Beach and Kellogg Park in La Jolla Shores. The other seven are in Mission Bay Park, and include the parking lots at Mission Point Park, Mariner's Point, Fiesta Island, the Bahia Hotel, Ventura Cove and two of the three parking lots at Bonita Cove. Exhibit #3 shows all existing parking lots with restricted hours except the one lot in La Jolla. Since these were approved over several years, not all restricted lots have the same hours, and some lots' hours change seasonally. Closure times range from 8:00 p.m. (winter only) to midnight. The 4:00 a.m. opening hour is common to all lots, to accommodate early morning surfers and fishermen.

2. Public Access and Recreation/Public Parking The following policies are most applicable to the subject permit request, and state in part:

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. ...

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

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 30213.

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30214.

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

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 30221.

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30223.

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

Section 30224.

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Crown Point Shores is one of the most popular areas of Mission Bay Park. It offers swimming, water-skiing, picnicking (both individual tables and ramadas for group events), volleyball, basketball, restrooms, walkways, a large area of grass for lawn play and fire rings on the beach for after-dark enjoyment. It is popular for both family and corporate outings, and is served by three parking lots with a total of 769 parking spaces.

Although there appears to be adequate parking provided for the level of use, there are no nearby parking lots to accept those who may be displaced if the applicant's proposal is approved. Only the parking lots are proposed for closure; all other existing park and beach facilities will remain open and available at all times for anyone to use; however, as proposed, only pedestrians and bicyclists would be able to access the facilities after 10:00 p.m. There is a dirt lot immediately north of the three subject lots, that is informally used for parking. However, the Mission Bay Park Master Plan identifies that area for a nature center, which is now being designed. It is also immediately adjacent to environmentally sensitive habitat area; this constraint will be addressed in detail in the following section of the findings. The closest delineated parking lots are approximately ½ mile to the south at Ski Beach, approximately 2 miles west at Santa Clara Point, and approximately 2 miles to the northeast at De Anza Cove. The Coastal Commission finds that a 10:00 p.m. closure in these three parking lots is too restrictive, since this area is designed to accommodate both daytime and nighttime uses, and for the reasons stated in the following findings.

There is no alternative public parking within the general area. Closure of public parking lots generally results in late-night users parking on the street to continue to use the beach

and park facilities. In this particular case, Corona Oriente, the park road that accesses the three subject parking lots, is red-curbed (no parking allowed). The bayward side of Crown Point Drive is also red-curbed, but parking is allowed on the upland side adjacent to the residential community of Crown Point, a peninsular area of Pacific Beach surrounded on three sides by Mission Bay Park. Considering that this is an older neighborhood, and that much of the housing stock is multi-family apartments and condominiums, residents in the area own more cars than can be accommodated by on-site parking. Many residents therefore avail themselves of street parking. By 10:00 p.m., there may not be any spaces available on the public street for beachgoers.

There are numerous parking lots scattered throughout Mission Bay Park, with the greatest concentration near the most popular areas. Thus, there are a total of seven parking lots located near the intersection of West Mission Bay Drive and Mission Boulevard, a popular visitor-serving destination within the park. Supported by police statistics showing a significant increase in crime, the Commission previously has allowed four of these lots to have restricted parking. However, it was only permitted with a condition that the remaining three lots would be open all the time, except between the hours of 2:00 a.m. and 4:00 a.m., for as long as the other lots are restricted. There is no nearby public parking reservoir in the Crown Point area to allow the Commission to address this request in the same way. Moreover, the police statistics submitted by the applicant, requested by Commission staff to support the subject application, do not demonstrate an increasing crime problem in this area. Rather, as seen in Exhibit #8, the crime levels seem to be decreasing in most categories. In general, the submitted statistics for 2001 were significantly less than the statistics recorded in 1999, the oldest year for which statistics were provided.

The Commission recognizes, however, that late evening activities, whether criminal or not, can be disruptive to the adjacent property owners and occupants. Section 30214 of the Coastal Act, while mandating that public access be maximized to the extent possible, also directs that the time and nature of access may vary from place to place in consideration of adjacent property owners or nearby sensitive resources. In this case, the nearest private residences are approximately 200 feet from the parking lot entrances and about 500 feet from the actual shoreline. The homes, however, are on higher ground than the public park facilities, and there are no intervening structures to muffle sound. Late at night, when the ambient noise level is quite low, it is reasonable to assume that sounds from the parking lots would reach the ears of at least the closest residents. However, this is not a new condition as the parking lots have been there for many years.

Thus, the Commission finds it reasonable to impose some limit to the hours of operation of the three subject parking lots, but finds that the 10:00 p.m. closure requested by the City is too restrictive. This park was designed to accommodate some nighttime use, as bonfires at the fire rings are an after-dark activity. While some people may spend all day at the beach and be ready to leave at sundown, others only arrive after work, or even after dark, to enjoy the evening. Special Condition #1 provides that the parking lots remain open until 12:00 a.m. (midnight), as is done at La Jolla Shores. These parking lots are well removed from the remainder of Mission Bay Park, and, like La Jolla Shores, are

adjacent to an older residential community which provides little on-street parking for the public at night. The majority of beach parking lots are near commercial areas, where alternative parking is often available in the evening. There is no alternative parking within half a mile of Crown Point Shores, except for what few parking spaces may remain on the inland side of Crown Point Drive after the residents are all home from work.

Although the long-term desire of the City is to install exit-only gates at Crown Point Shores, there is no funding available for this project at this time. The City has provided only photographs of existing gates to demonstrate what they will look like, and is still analyzing the best locations to install the gates. Thus, Special Condition #3 requires submittal of final plans for the gates, and identification of their locations, prior to installation of the gates.

In summary, the applicant has not demonstrated a compelling public safety issue that would be addressed through the proposed hours of operation. Although there have been a few violent crimes in the general area (Mission Bay/Mission Beach) recently, there is no reason to assume that the beaches (and attendant parking lots) have suddenly become more dangerous. It is years since the last such incident occurred in the beach areas, and it may be years before the next. These specific recent incidents have occurred either earlier in the evening than the proposed closure time, or so late in the evening that the parking lots in question were already addressed by the City-wide 2:00 a.m. – 4:00 a.m. closure. Moreover, the closest of these incidents occurred approximately one mile away from Crown Point Shores, with the other incidents even further away. Although the Commission finds it appropriate, in this particular case, to place some limits on the hours of operation of these parking lots, only with the condition requiring a midnight closing rather than a 10 p.m. closing can the Commission find the proposed development consistent with the full range of Coastal Act access and recreation policies cited previously. Additionally, Special Condition #2 limits the subject permit to two years from the date of Commission action. This will allow the Commission and the City an opportunity to address any potential change in circumstances that may warrant a change to the operation of the parking lots. It will also give the City time to analyze alternatives to shorter hours, such as lighting the parking lots or other options that would eliminate the need for restrictions on public use of the park's facilities.

3. Environmentally Sensitive Habitat Areas/Wetlands. The following Coastal Act policy is most applicable to this issue, and states:

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which

would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The Northern Wildlife Preserve is a critical wildlife habitat area located in the northeast portion of Mission Bay Park. It is part of the City's Multiple Species Habitat Area (MHPA), and provides critical habitat for several threatened and endangered species, including the Light-Footed Clapper Rail and Belding's Savannah Sparrow. The Preserve was expanded several years ago to create a mitigation bank to address the City's future needs, and now occupies the entire area between Crown Point Shores and Rose Creek.

The proposed change in the hours of operation of the three paved parking lots at Crown Point Shores will not itself have any direct impact on these sensitive resources. However, until the nature center is built, it is likely the vacant dirt area between the northernmost paved parking lot and the Northern Wildlife Preserve will continue to be used informally as a parking lot. Use of this area can be expected to significantly increase late at night if the three regular lots have restricted hours of operation. Normal behavioral patterns of the marsh wildlife can easily be disrupted by the increase in noise, both vehicular and vocal, that would undoubtedly result from an influx of beachgoers in response to closure of the nearby paved lots. This indirect impact could reduce the viability of the Northern Wildlife Preserve in supporting endangered species.

Therefore, the Commission finds that restricting hours in the paved parking lots to address the concerns of nearby residents should not have adverse impacts on the rare and endangered resources of the Preserve. Special Condition #4 requires the City to also secure this dirt area when the paved parking lots are closed. Only as conditioned, can the Commission find the proposed development fully consistent with the resource protection policies of the Coastal Act.

4. Visual Resources. The following policy of the Coastal Act provides for the protection of visual resources, and states, in part:

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Mission Bay Park is a highly scenic resource, and the Crown Point Shores area offers expansive views of other areas of the park, as well as the residential community of Pacific Beach. Moreover, because the existing park improvements are low in height (restrooms, picnic armadas, etc.), and because the parkland is well below the street level of Crown Point Shores,

The fourteen signs proposed to be modified are already existing as informational and directional signage within the existing parking lots. Changing a small portion of the message on these signs will have no visual impact. The proposed gates will be visible from the identified public and private viewsheds, but are small in scale and will not be a prominent part of the views. Also, gates already exist in many other Mission Bay Park parking lots, so these will be consistent with the overall character of the community. Special Condition #3 requires the City to submit final plans for the gates to the Executive Director for review and approval prior to construction. This will assure that the proposed new gates are comparable to existing gates on Mission Bay Parking lots. The Commission finds the proposed development, as conditioned to address other concerns, is consistent with Section 30251 of the Act.

5. 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. In this case, such a finding can be made.

Mission Bay Park is an existing aquatic playground. It is primarily unzoned, and Crown Point Shores is designated as Parkland and Open Beach in the certified Mission Bay Park Master Plan. However, the Master Plan does not address future modifications of operating hours within existing parking lots. Moreover, the Master Plan is not the standard of review, since Mission Bay Park is an area of deferred certification, such that Chapter 3 remains the legal standard of review. The proposed development, with the attached special conditions, has been found consistent with all applicable Coastal Act provisions. Therefore, the Commission finds that approval of the permit will not prejudice the ability of the City of San Diego to complete and implement a certifiable LCP for this area.

7. 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)(A) 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 effect 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 recreation, visual resource and biological resource policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment and still achieve the purpose of the project. Therefore, the Commission finds that the proposed project is the least environmentally damaging

feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

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.

SEE 12

SEE 1267

ADJ. DIVISION
PROJECT SITE

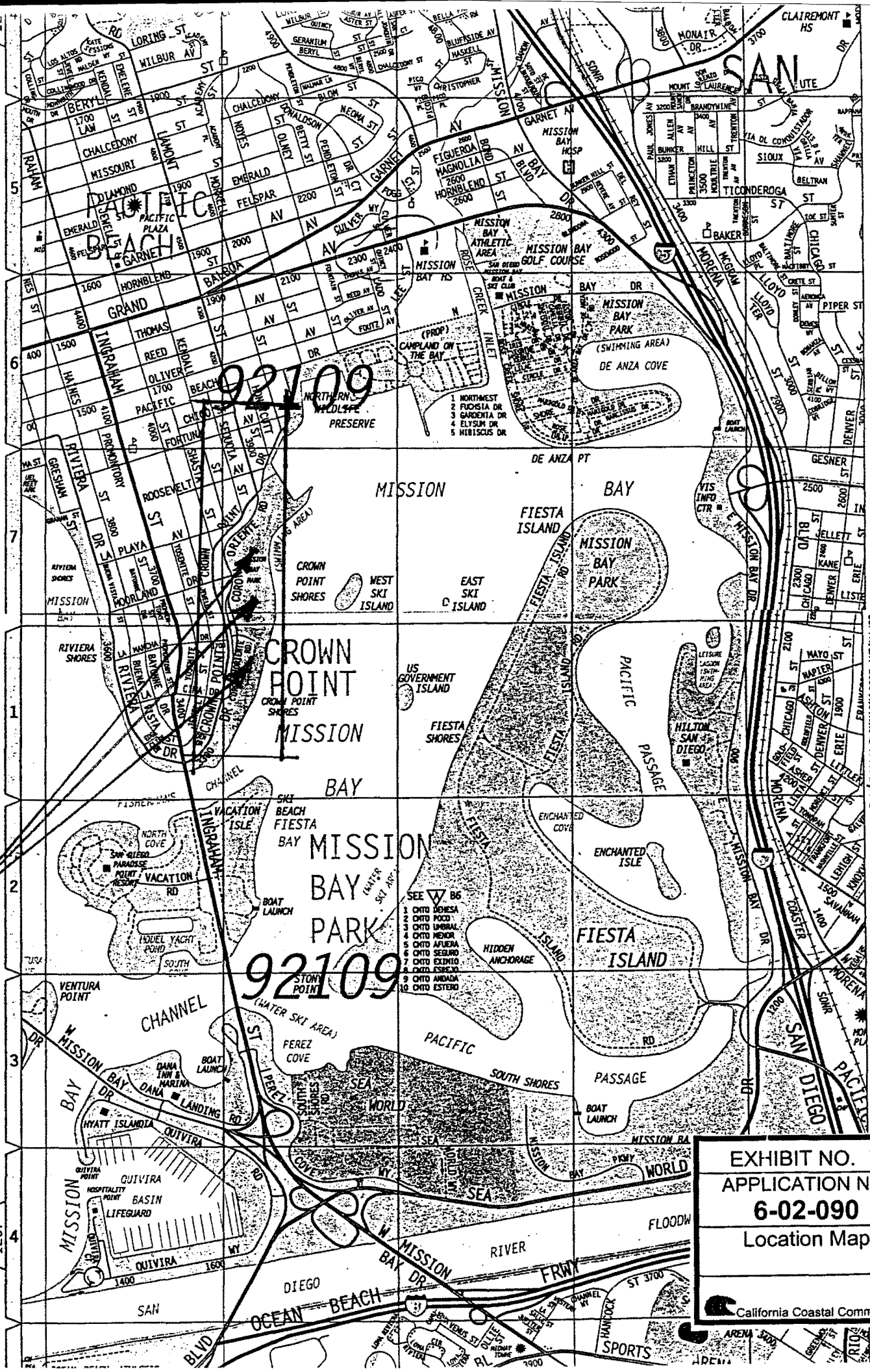


EXHIBIT NO. 1
APPLICATION NO.
6-02-090
Location Map

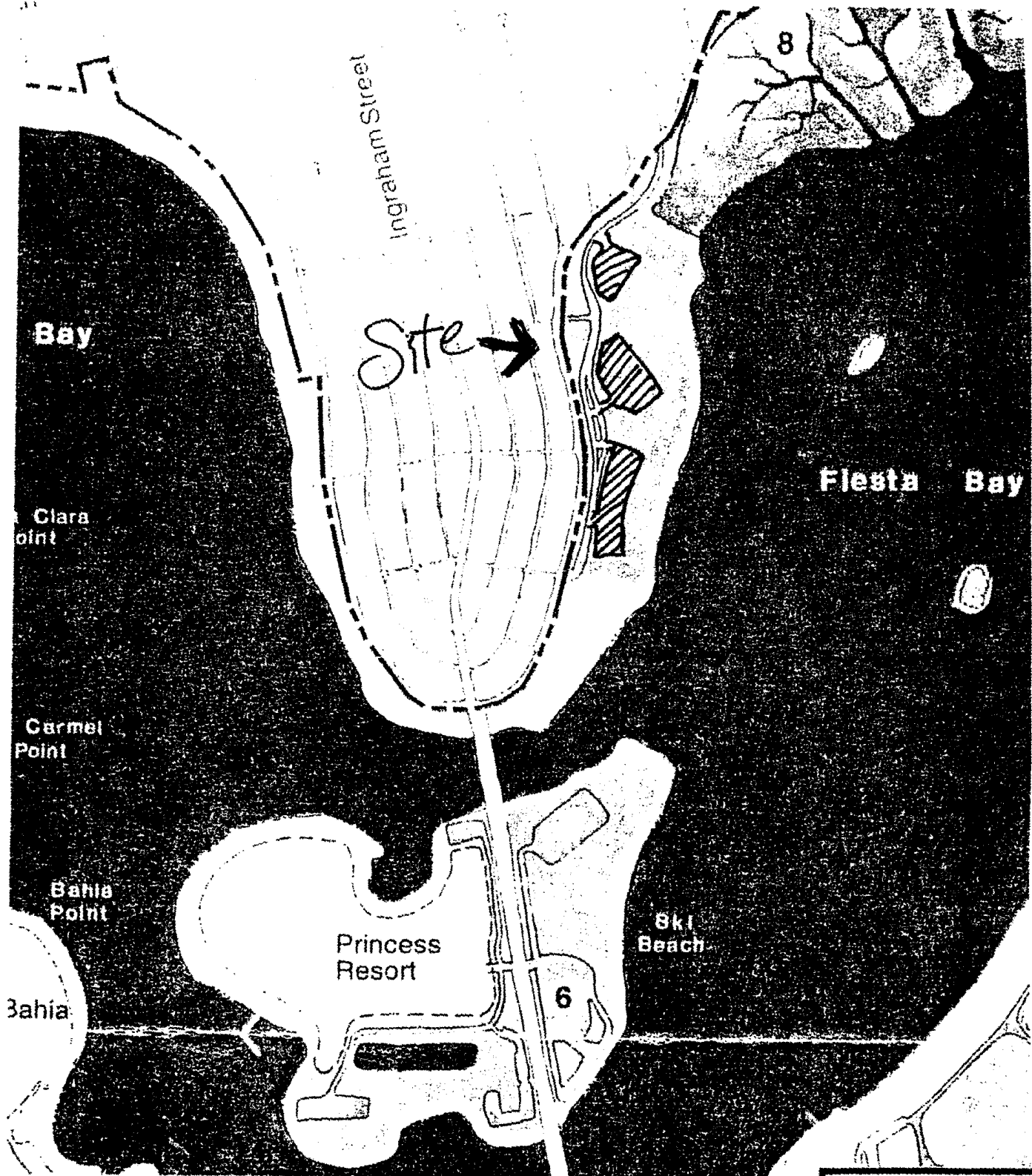


EXHIBIT NO. 2

APPLICATION NO.

6-02-090

Site Plan



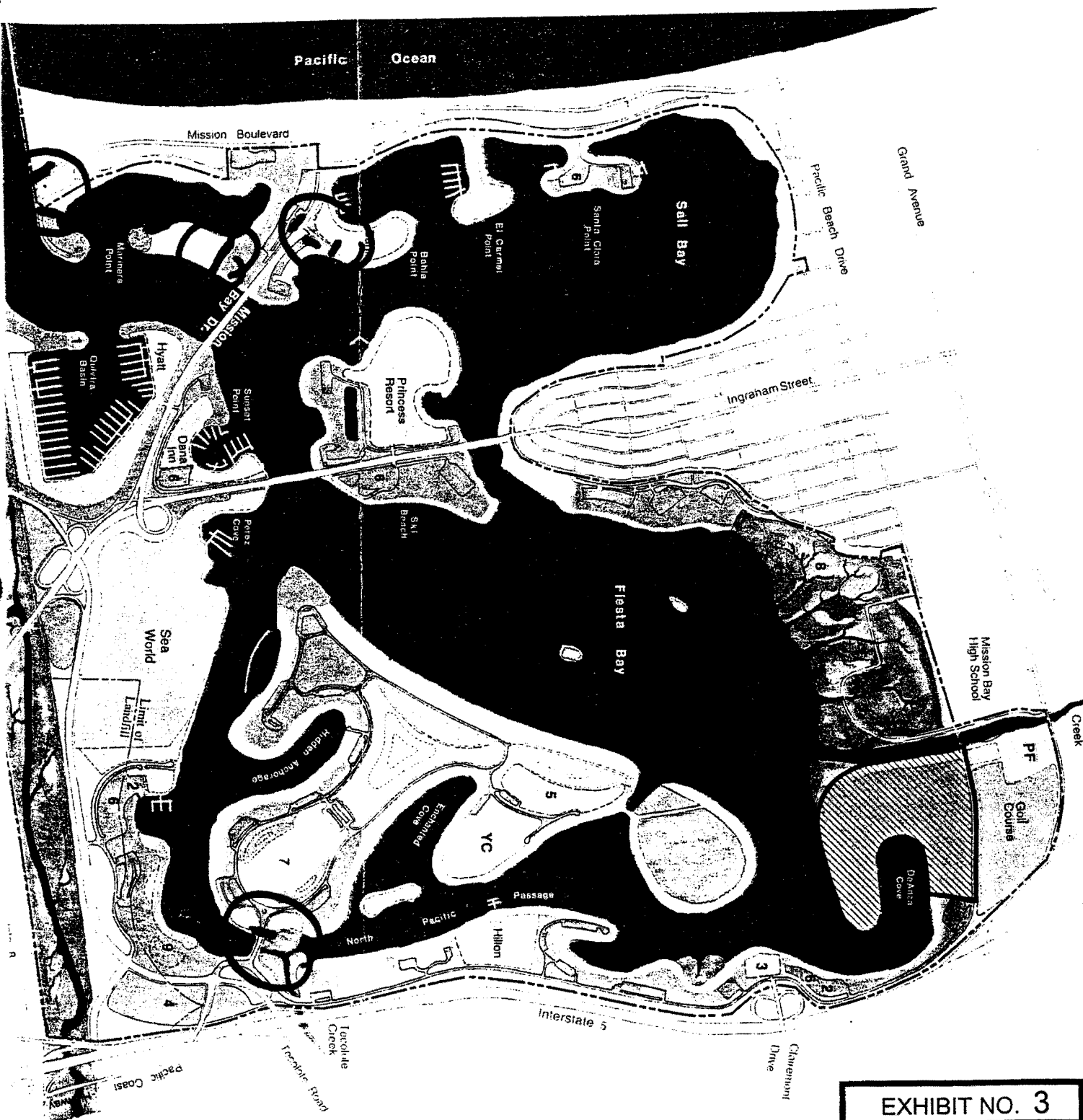



EXHIBIT NO. 3
APPLICATION NO.
6-02-090
Locations of Existing Gated Lots
 California Coastal Commission

Ingraham

Princess
Resort

6

EXHIBIT NO. 4

APPLICATION NO.

6-02-090

Locations of

changed signs



California Coastal Commission

Six Pack Sign

WILL CHANGE TO 12:00 AM - 4:00 A.M.

**REGULATIONS
FOR BEACHES, WALKWAYS
& PARK AREAS
MISSION BAY PARKS & BEACHES**

NO ALCOHOL

IN PARKING LOT AT ANY TIME.
NO GLASS CONTAINERS IN PARK
ALLOWED AT ANY TIME.
ALCOHOL ALLOWED NOON-8PM



BK
RED

NO DOGS

9AM TO 4PM - NOV. 1 TO MARCH 31
9AM TO 6PM - APRIL 1 TO OCT. 31



BK
RED

LEASHED DOGS PERMITTED

4PM TO 9AM - NOV. 1 TO MARCH 31
6PM TO 9AM - APRIL 1 TO OCT. 31
CLEAN UP AFTER YOUR PET

**NO SLEEPING OR OVERNIGHT
CAMPING OR PARKING**



BK
RED

PARKING LOTS CLOSED 10AM-1AM
VIOLATORS ARE SUBJECT TO FINE
OR TOWED AWAY

10pm

NO BEACH FIRES



BK
RED

EXCEPT IN BARBECUES AND FIRE RINGS
AND FUEL CANNOT EXCEED 12" IN HEIGHT.
USER MUST DOUSE MATERIALS IN FIRE
CONTAINER WITH WATER WHEN DONE.

**VEHICLES PARKED AT
RED CURB WILL BE TOWED**

EMERGENCIES CALL 911

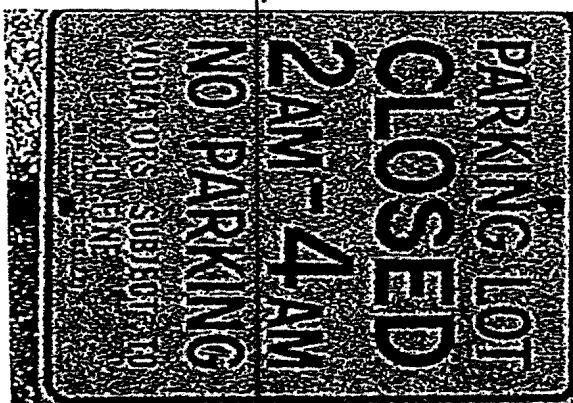
(CALL) IS BLACK

BORDER RED

EXHIBIT NO. 5	APPLICATION NO. 6-02-090	Sign Elevations	Page 1 of 2 California Coastal Commission
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Have Parada Signs

WILL CHANGE TO 12:00 AM - 4:00 A.M.



Ingraham

Princess
Resort

6

EXHIBIT NO. 6
APPLICATION NO.
6-02-090

Potential Locations of
Gates

 California Coastal Commission

PROPOSED GATE (TYPICAL)

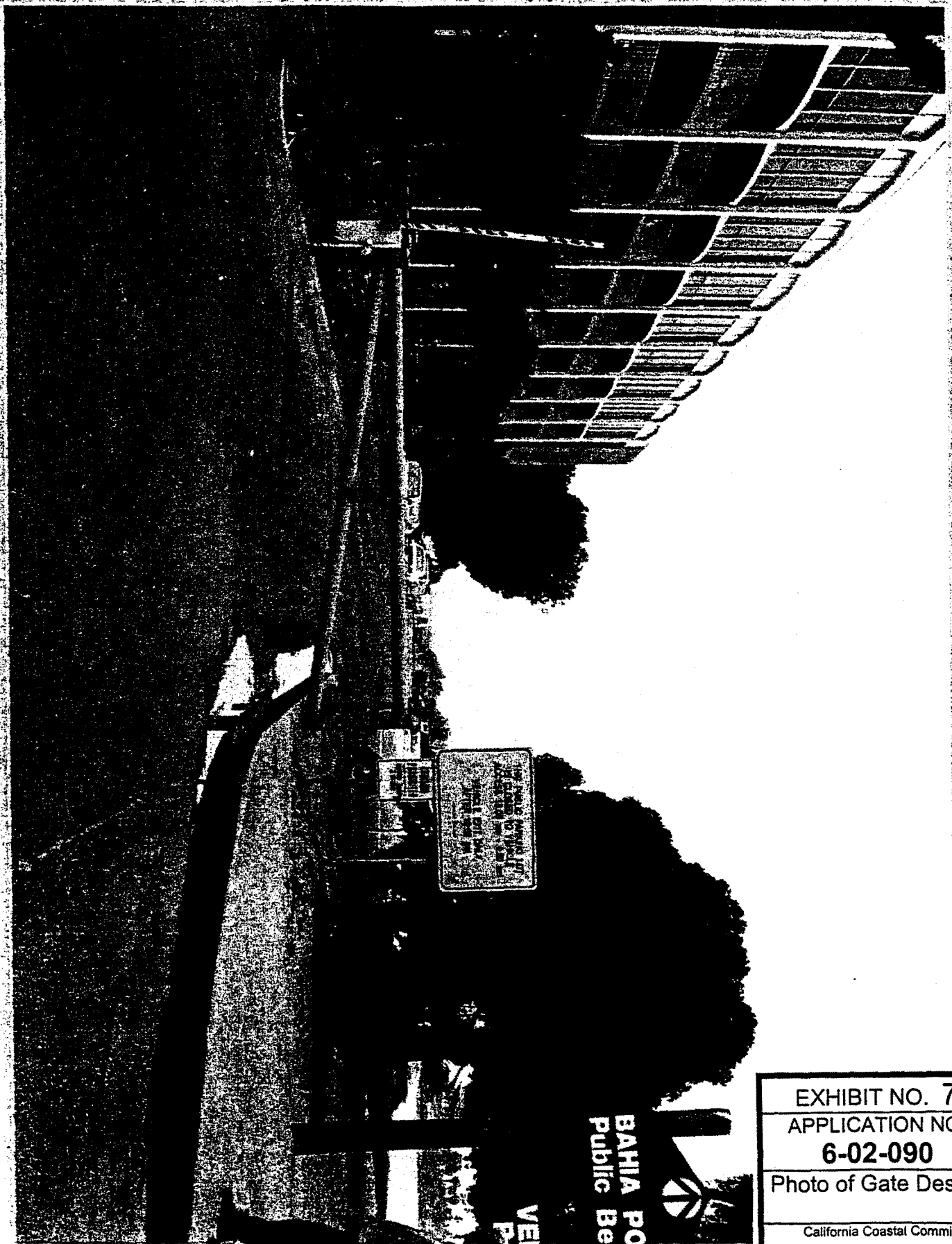


EXHIBIT NO. 7
APPLICATION NO.
6-02-090

Photo of Gate Design

California Coastal Commission



POLICE ACTIVITY
CROWN POINT
BY YEAR

DESCRIPTION	1999	2000	2001	Total
VIOLATION OF BASIC SPEED LAW, SPEED UNSAFE FOR CONDITIONS	283	183	161	627
OPEN CONTAINER IN PUBLIC PARK	3	180	202	385
DISPLAY OF LICENSE PLATES	86	66	39	191
REQ. SEAT BELTS ON PASSENGERS 4 YEARS OLD OR OVER IN PVT VEH	57	36	42	135
DRINKING IN CONTROLLED AREA	124	9	1	134
GLASS CONTAINER ON PARK/BEACH	55	32	29	116
GLASS CONTAINER ON BEACH	43	21	46	110
LICENSE TO BE IN POSSESSION	39	24	20	83
DRIVE W/O LICENSE	31	19	18	68
MINOR POSSESS ALCOHOL	12	20	12	44
BURGLARY/UNSPECIFIED	11	10	15	36
FAILURE TO PROVIDE PROOF OF INSURANCE	11	16	6	33
GANG RELATED OFFENSE	16	3	7	26
UNKNOWN/INVALID CHARGE	6	8	11	25
REGISTRATION REQUIRED	11	8	5	24
CHANGE OF ADDRESS, NOTIFY DMV WITHIN 10 DAYS	8	5	11	24
LOST ARTICLE	8	7	6	21
FAIL TO OBEY TO TRAFFIC CONTROL DEVICE	11	8	2	21
MISC AGRICULTURAL CODE	13	4	3	20
DISTURBING THE PEACE	4	11	4	19
TAKE VEHICLE WITHOUT OWNER'S CONSENT	8	3	3	14
OPEN ALCOHOLIC BEVERAGE IN CITY LOT.	1	9	4	14
CONSUMPTION OR POSSESSION OF OPEN CONTAINER	2	6	6	14
PETTY THEFT	4	3	6	13
BATTERY	5	4	1	10
DRIVE WHILE LICENSE SUSPENDED	6	2	1	9
OPERATING WITH DEFECTIVE WINDSHIELDS	5	3		8
OPERATING BOAT W/IN 100 FT OF SWIMMER IN OCEAN SWIMMING AREA	3		5	8
UNREGISTERED CALIFORNIA BASED VEHICLE	6		1	7
MISCELLANEOUS HAZARDOUS VIOLATIONS OF THE VEHICLE CODE	2	4	1	7
GRAND THEFT PROPERTY	2	1	4	7
POSSESS MARIJUANA 28.5 GRAMS OR LESS W/PRIOR	1	2	3	6
OBEDIENCE TO OFFICIAL TRAFFIC CONTROL	2	1	3	6
INFLECT CORPORAL INJURY ON SPOUSE/COHABITANT		3	3	6
DRIVING TO LEFT OF DOUBLE SOLID LINES	1	4	1	6
VANDALISM (LESS THAN \$1,000)		1	4	5
TURNING MOVEMENTS AND REQUIRED SIGNALS	4	1		5
STICKERS, OBJECTS OBSTRUCTING VIEW	2	2	1	5
RED OR STOP, VEHICLES STOP AT LIMIT LINE	2	1	2	5
MALICIOUS MISCHIEF/VANDALISM(MISDEMEANOR)	4		1	5
DRUG RELATED OFFENSE	2	1	2	5
BEYOND PARENTAL CONTROL (INCORRIGIBLE)	4			4
DRIVE WHILE LICENSE SUSPENDED FOR DUI	1	1	2	4
POSSESS STOLEN SHOPPING/LAUNDRY CART		4		4
OBJECTS VIEW TINTED SIDE OR REAR WINDOWS	2		2	4
DUI ALCOHOL AND/OR DRUGS		2	2	4
MISCELLANEOUS REPORTS - 153		1	3	4

EXHIBIT NO. 8

APPLICATION NO.

6-02-090

Crime Statistics

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California Coastal Commission

POLICE ACTIVITY
CROWN POINT
BY YEAR

DESCRIPTION	1999	2000	2001	Total
GLASS CONTAINERS PROHIBITED IN CITY PARKS	3		1	4
URINATING/DEFECATING IN PUBLIC			3	3
DISORDERLY CONDUCT: ALCOHOL	2		1	3
BURGLARY FIRST DEGREE		2	1	3
STOP LAMPS REQUIREMENTS	1	2		3
ROBBERY	2	1		3
OBSTRUCT/RESIST/DELAY PUBLIC PEACE OFFICE OR EM TECH.	2		1	3
CURFEW	1	2		3
DISORDERLY CONDUCT: LODGE W/O CONSENT	1	1	1	3
CAMPING ON PARK/BEACH	1		2	3
APPROVAL REQUIRED TO MODIFY DEVICES	2	1		3
ANNOYING TELEPHONE CALL: OBSCENE/THREATENING	1		1	2
VIOLATE COURT ORDER TO PREVENT DOMESTIC VIOLENCE		1	1	2
FAILURE TO DRIVE ON RIGHT SIDE OF ROADWAY		1	1	2
THROWING LIGHTED SUBSTANCE ON ROAD, HIGHWAY OR ADJACENT AREA	1		1	2
TAIL LAMPS VISIBLE 500 FEET		2		2
TABS, ATTACHED TO REAR PLATE	1		1	2
HUMAN HABITATION PROHIBITED IN PARKED CARS ON PUBLIC STREETS	1	1		2
STOP REQUIREMENTS	1	1		2
ASSAULT W/DEADLY WEAPON OTHER THAN FIREARM OR GBI FORCE			2	2
JUVENILE ALL OTHER	1		1	2
DAYTIME LOITERING - COMPULSORY EDUCATION		2		2
LEFT TURN YIELD UNTIL SAFE			2	2
POSSESSION CONTROLLED SUBST(DRUGS)		1	1	2
POSSESS OPEN CONTAINER WHILE DRIVING			2	2
DISTURBING OPERATION OF AUDIO-TYPE AMPLIFIERS 10:00 PM - 8:00 AM	1	1		2
LOCATION AND NUMBER OF LIGHTED HEADLIGHTS	2			2
POSS CONTROLLED SUBSTANCE FOR SALE	2			2
POSITIONING OF PLATES		2		2
PASS ON THE RIGHT SAFELY		1	1	2
DEATH			2	2
DISORD CONDUCT/PEEPING TOM			2	2
OPERATING A BOAT AROUND A SWIMMER		2		2
OBSTRUCT/RESIST EXEC OFFICER	2			2
YIELD RIGHT OF WAY TO PEDESTRIANS			1	1
DURATION OF SIGNAL			1	1
MISSING JUVENILE	1			1
NO INSURANCE VEHICLE ACCIDENT	1			1
NOISY MUFFLER		1		1
FIRES OUTSIDE FIRE RINGS ON BEACH		1		1
DUMPING REFUSE PROHIBITED	1			1
FOLLOWING TOO CLOSELY		1		1
FALSE PERSONATION TO MAKE ANOTHER PERSON LIABLE		1		1
OPEN ALCOHOLIC BEV CONTAINERS PROHIBITED ON POSTED CONTAINERS		1		1
CONTRIBUTE DELINQUENCY MINOR	1			1
APPLICATION FOR TRANSFER	1			1
OPERATE VEHICLE W/LOUD RADIO SYSTEM UNLESS EMERGENCY SITUATION		1		1

POLICE ACTIVITY
CROWN POINT
BY YEAR

DESCRIPTION	1999	2000	2001	Total
BRAKES AND COMPONENT PARTS, REQUIREMENTS		1		1
OPERATING BIKE W/O FRONT LIGHT, SIDE/REAR/PEDAL REFLECTORS	1			1
BATTERY WITH SERIOUS BODILY INJURY	1			1
MINOR IN POSSESSION OF TOBACCO	1			1
ORAL COPULATION		1		1
PARENT NOT USE CHILD-RESTRAINT SEAT IN UNOWNED VEHICLE		1		1
PARKING MOTOR VEHICLES IN UNDESIGNATED AREAS	1			1
MINOR IN POSSESION OF ALCOHOL		1		1
PEDESTRIAN TRAFFIC, 'WAIT' SIGN			1	1
PERSON OVER 15 RIDING AS PASSENGER IN VEHICLE W/O SAFETY BELT	1			1
DAMAGE WARNING SIGNS OR LIFEGUARD STRUCTURES	1			1
DRIVE WITH WILLFULL DISREGARD FOR SAFTY	1			1
POSS CONTRL SUB PARAPHERNALIA	1			1
LOWER BEAM RESTRICTIONS			1	1
POSS DESTRUCTIVE DEVICE/PUBLIC PLACE	1			1
CARRY/BRING FIREARM INTO VEHICLE			1	1
POSSESS NARCOTIC CONTROLLED SUBSTANCE	1			1
LITTERING WASTE MATTER		1		1
DRIVING IN THE BICYCLE LANE	1			1
BATTERY ON NONCOHABITATING FORMER SPOUSE		1		1
POSSESSION DANGEROUS DRUG W/O PRESCRIPTION			1	1
PRIVATE ROAD OR DRIVEWAY	1			1
PUBLIC NUDITY	1			1
RECEIVING STOLEN PROPERTY	1			1
DRIVE OVER MAXIMUM SPEED LIMIT OF 55			1	1
REFLECTORS ON MOTOR VEHICLES			1	1
DRIVING ON BEACH PROHIBITED	1			1
REPORT OF DOMESTIC VIOLENCE	1			1
ARSON INHABITED STRUCTURE OR PROPERTY			1	1
RIGHT TURNS AT INTERSECTIONS	1			1
FALSE EVIDENCE OF REGISTRATION OR PERMITS	1			1
SEATBELT REQ. FOR CHILD BETWEEN 4 AND 16 OVER 40 LBS.			1	1
SELL ETC./LET MINOR CONSUME LIQUOR		1		1
SKI FLAG NOT PROPERLY DISPLAYED			1	1
SOLICIT CLAIMS TO SUE OUT OF CAL			1	1
SPILLING LOADS ON HIGHWAYS			1	1
LEFT TURNS AT INTERSECTIONS		1		1
STOLEN, LOST OR DAMAGED CARDS, ETC			1	1
BLOCK ROAD FOR SPEED CONTEST		1		1
LEAVE VEHICLE UNATTENDED	1			1
STORAGE OF OPENED CONTAINER			1	1
SUICIDE ATTEMPT			1	1
INDECENT EXPOSURE		1		1
HIT AND RUN		1		1
CONTEMPT	1			1
TAMPER WITH AUTO		1		1
THREATEN WITH LASER SCOPE WITH INTENT TO CAUSE FEAR		1		1

POLICE ACTIVITY
CROWN POINT
BY YEAR

DESCRIPTION	1999	2000	2001	Total
HEADSETS AND EARPLUGS	1			1
BATTERY ON PERSON	1			1
TURNING SIGNAL DEVICE REQUIREMENTS, ETC.	1			1
DAYTIME LOITERING - ALTERNATIVE EDUCATION	1			1
UNLAWFUL POSSESSION EXPLOSIVE		1		1
UNLEASHED DOGS PROHIB 0900-1800 ON BEACH/BOARDWALK/ADJACENT PA	1			1
FAILURE TO APPEAR AFTER WRITTEN PROMISE		1		1
CHANGE OF ADDRESS, MARK OUT ON FACE, WRITE IN ON REVERSE	1			1
USE OF TEARGAS			1	1
VANDALISM (\$1,000-\$5,000)			1	1
VANDALISM (\$50,000 OR MORE)			1	1
DRIVE OVER MAXIMUM SPEED LIMIT OF 65	1			1
VEHICLE EQUIPED WITH SIRENS		1		1
VEHICULAR TRAFFIC, GREEN LIGHT	1			1
EXCESSIVE NOISE IN PUBLIC PARKS/BEACHES/PARKING LOTS/ETC		1		1
ASSAULT WITH A DEADLY WEAPON OR BY FORCE	1			1
VIOLATION PAROLE/FELONY		1		1
VIOLATION PROBATION	1			1
Grand Total	964	777	748	2489

POLICE ACTIVITY BY TYPE
CROWN POINT
1999 - 2001

TYPE	1999	2000	2001	Total
ARRESTS	10	6	9	25
BENCH WARRANTS			1	1
CRIME CASES	43	33	51	127
FIELD INTERVIEWS	41	32	33	106
JUVENILE CONTACTS	14	12	6	32
LOCAL WARRANTS	2	6		8
MISDEMEANOR CITES	257	9	6	272
PAROLEE		1		1
TRAFFIC COLLISIONS	6	9	6	21
TRAFFIC CITES	591	669	636	1896
Grand Total	964	777	748	2489

POLICE ACTIVITY
CROWN POINT
JANUARY 1999 - MARCH 2002
2000-0600hrs

ACTTYPE	FELONY	MISD	INFRACTION	OTHER	UNK	TOTAL
ARRESTS	8	8				16
CRIMECASES					63	63
FIELD INTERVIEWS	8	25	15	15		63
JUVENILE CONTACTS	2	17		7		26
LOCAL WARRANTS		2				2
MISDEMEANOR CITES		231	1			232
TRAFFIC ACCIDENTS		1	9			10
TRAFFIC CITES		208	411		19	638
TOTAL	18	492	436	22	82	1050

POLICE ACTIVITY
CROWN POINT
1999 - 2001
BY MONTH

MONTH	1999	2000	2001	Total
JANUARY	81	41	71	193
FEBRUARY	30	36	37	103
MARCH	63	53	67	183
APRIL	109	98	32	239
MAY	95	122	113	330
JUNE	130	108	89	327
JULY	124	136	78	338
AUGUST	123	82	43	248
SEPTEMBER	56	16	64	136
OCTOBER	46	19	72	137
NOVEMBER	34	30	54	118
DECEMBER	73	36	28	137
Grand Total	964	777	748	2489

**POLICE ACTIVITY GROUPED
CROWN POINT
1999-2001**

DESCRIPTION	1999	2000	2001	Total
TRAFFIC	589	398	331	1318
ALCOHOL	143	227	226	596
OTHER NON-CRIMINAL	154	78	111	343
OTHER PART II CRIME	21	31	24	76
LARCENY	11	10	17	38
ASSAULT	12	8	7	27
BURGLARY	6	7	9	22
VEHICLE THEFT	8	3	3	14
NARCOTIC	5	3	5	13
MALICIOUS MISCHIEF	4	1	7	12
CHILD AND FAMILY	7	3	1	11
UNKNOWN CHARGE		4	2	6
SEX CRIMES		2	2	4
DEADLY WEAPONS	1		2	3
ROBBERY	2	1		3
FRAUD		1		1
ARSON			1	1
DOMESTIC VIOLENCE CALLS	1			1
Grand Total	964	777	748	2489