

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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SAN DIEGO, CA 92108-4421
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Filed: September 3, 2008
49th Day: October 22, 2008
180th Day: March 2, 2009
Staff: D. Lilly-SD
Staff Report: October 14, 2008
Hearing Date: November 12-14, 2008

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-08-81

Applicant: City of Coronado **Agent:** Randy Hanna

Description: Construction of a 4,900 sq.ft., 22 foot high, City Recreation Department Boathouse/Community Club Room at the south east end of Glorietta Bay Park; demolition of an existing 900 sq.ft. City Recreation Building at the west side of the park and restoration of the area to park land.

Lot Area	51,257 sq. ft.
Building Coverage	4,900 sq. ft. (9%)
Pavement Coverage	18,852 sq. ft. (37%)
Landscape Coverage	27,505 sq. ft. (54%)
Parking Spaces	16
Zoning	Open Space
Plan Designation	Open Space
Ht abv fin grade	22 feet

Site: 1825 Strand Way, Coronado, San Diego County.

Substantive File Documents: Glorietta Bay Master Plan; Coronado LCPA 1-02 (Glorietta Bay); City of Coronado Certified Local Coastal Program; Coronado LCPA #1-02; PMPA #34; CDPs #6-03-53, #6-06-26.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

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.

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 site, sign and landscaping plans for the proposed development. Said plans shall be stamped and approved by the City of Coronado and in substantial conformance with the plans submitted with this application date stamped 09/03/08.

The permittee 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.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project is construction of an approximately 4,900 sq.ft., one-story public Boat House and Club Room building on the south east side of Glorietta Bay Park, bayward of SR 75 (Silver Strand Boulevard), in the City of Coronado. The facility is for summer youth programs administered by the Coronado Recreation Department. The east side of the structure will be the Boat House portion, which will be an open structure for storing non-motorized watercraft. The rest of the structure, separated by the Boat House by an access breezeway, will contain administrative offices, public restrooms, a club room, classroom, kitchen, and storage areas to support indoor and outdoor activities. Sixteen new parking spaces will be provided in front of the structure. Bioswales will be provided to capture runoff. All of the proposed development will be located on existing grassy parkland; no construction on sandy beach is proposed.

The new building will replace the function of the existing approximately 900 sq.ft. Recreation Department cottage located south of the boat ramp parking lot, so this

structure will be demolished and the area restored to park land. No work is proposed during the summer season, to avoid conflict with the City's on-going recreation programs. Special Condition #1 requires the City to submit final construction plans.

In February 2003, the Commission approved an amendment to the Coronado Local Coastal Program (LCP) adopting the Glorietta Bay Master Plan (LCPA #1-02), and an amendment to the Port Master Plan (PMP) updating the Glorietta Bay segment of the PMP consistent with the Glorietta Bay Master Plan (PMPA #34). The Glorietta Bay Master Plan is a comprehensive waterfront redevelopment plan that includes, in concept, demolishing most of the public structures in the Glorietta Bay area, including the Coronado City Hall, a municipal swimming pool complex, the Coronado Playhouse, and the City Recreation Department building (formerly the Women's Club), and constructing a new City Hall; a new Community Center including outdoor courtyard areas, banquet, playhouse, gymnasium, activity rooms and fitness spaces; new pools; a new Boat House and Club Room; a new 100-yard wide linear park between the new City Hall and the new Community Center; a new pocket park and parking lot adjacent to the existing Coronado Yacht Club; upland promenade/roadway/park improvements along Strand Way/Pomona Avenue; and reconstruction of the revetment around Glorietta Bay.

The City adopted the Glorietta Bay Master Plan as an LCP amendment as required by their LCP. However, Glorietta Bay is located within an area of the Coastal Commission's original permit jurisdiction. Thus, coastal permits for the development proposed within the Master Plan are issued by the Commission, with Chapter 3 of the Coastal Act as the standard of review, with the Master Plan used for guidance purposes. The Port District owns a small portion of land in the park, but the land is not included in the Port Master Plan, and remains the Commission's jurisdiction.

At the time the Master Plan was approved, construction of the new Boat House and Club Room was anticipated to occur adjacent to the reconstructed pool, at the northwest end of the park, next to the existing boat ramp (see Exhibit #2). However, when plans for the entire redevelopment were designed, it was determined that the size of the new pool's mechanical facilities would preclude construction of the Boat House/Club Room in that location. Thus, construction of a Boat House/Club Room was segmented out of the rest of the plan, to be reviewed in a later phase. In August 2003, the Commission approved demolition and reconstruction of the rest of the upland portions of the Glorietta Master Plan (#6-03-53), and in July 2006, the Commission approved removal and replacement of existing Glorietta Bay Marina buildings and docks, and removal and reconstruction of riprap revetment (#6-06-26). Neither of these permits included the Boat House/Club Room.

The proposed building was originally contemplated to be located at the site of the existing Recreation Department cottage. However, the proposed location was chosen to minimize any potential visual impacts from the new building. The subject site backs up to and will blend in with the adjacent Navy Amphibious Base buildings. The 16 proposed new parking spaces are in addition to the amount of parking originally required for the entire Glorietta Bay Master Plan projects.

The site is zoned and designated for Open Space uses in the City's zoning ordinance and Glorietta Bay Master Plan. This designation permits public recreational facilities such as the proposed project. Construction of a Boat House/Club Room was reviewed and approved in concept in the Glorietta Bay Master Plan, and the project is consistent with the goals and standards contained in that guidance document.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. 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.

D. 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.

E. Local Coastal Planning. 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 Coronado to continue to implement its certified LCP.

F. 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.

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.

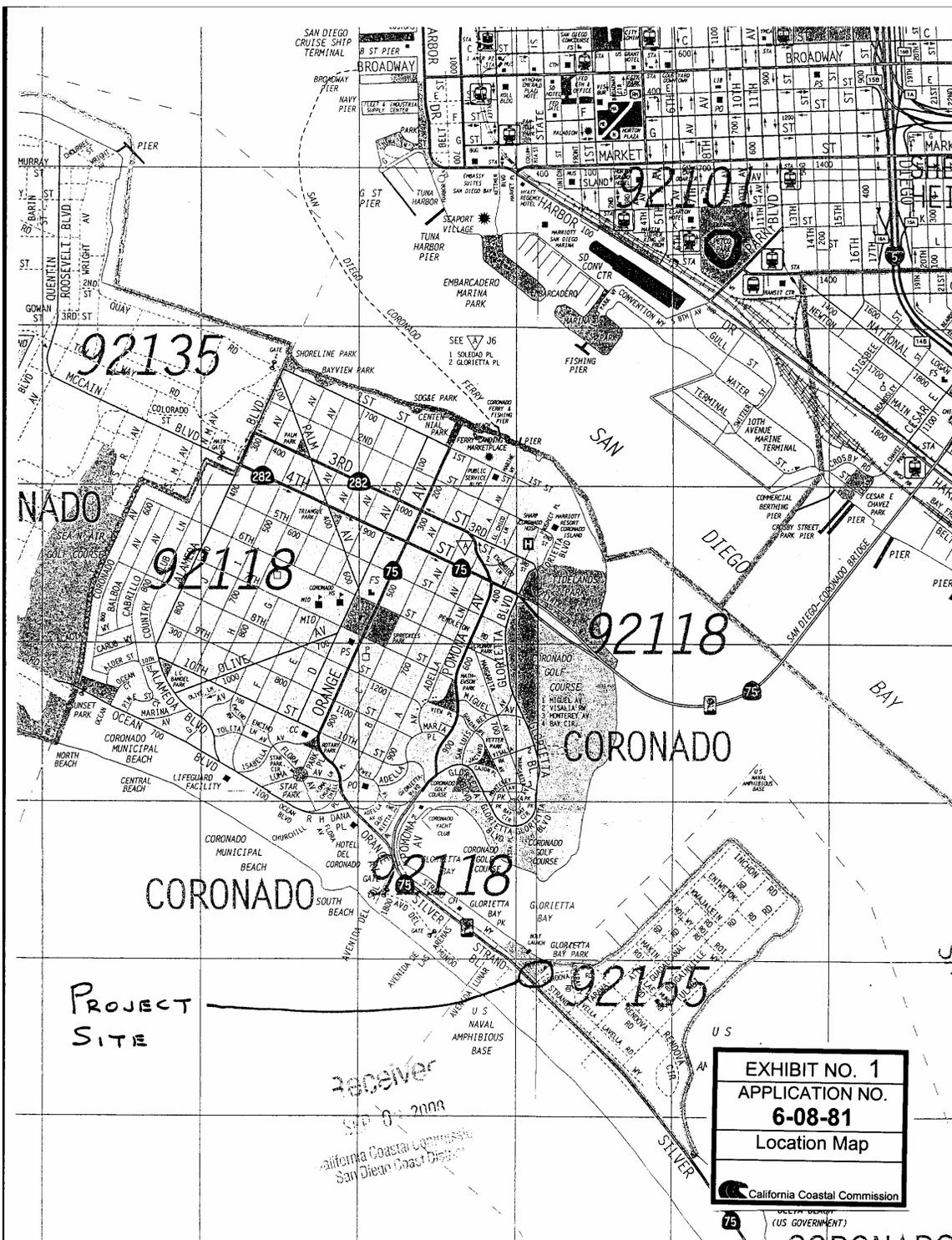
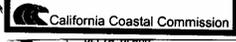


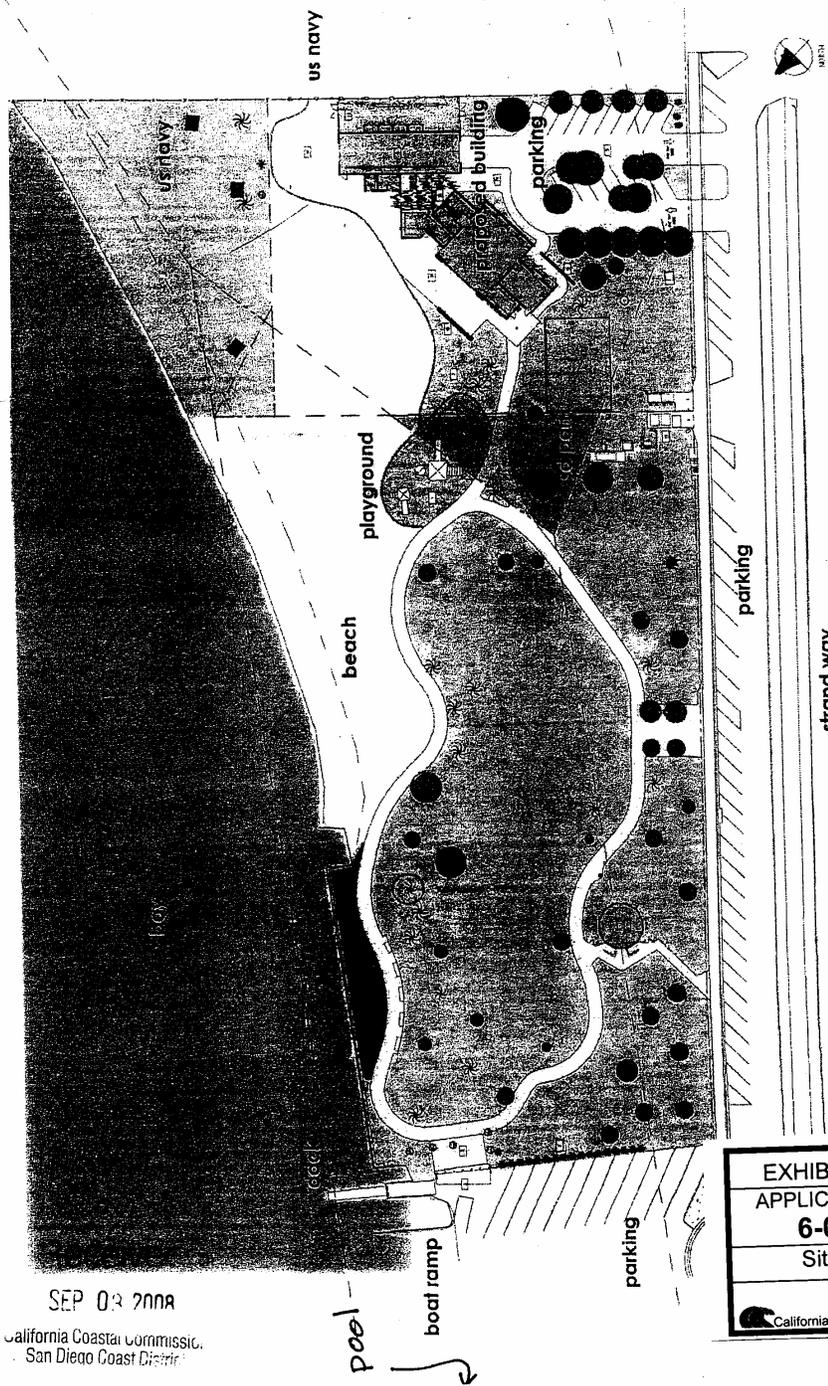
EXHIBIT NO. 1
 APPLICATION NO.
6-08-81
 Location Map



75
 (US GOVERNMENT)

Receiver
 1990-0-2000
 California Coastal Commission
 San Diego Coast District

Proposed Site Plan



SEP 03 2008

California Coastal Commission,
San Diego Coast District

EXHIBIT NO. 2
APPLICATION NO.
6-08-81
Site Plan
California Coastal Commission