

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Staff: Laurinda Owens-SD
Staff Report: 12/15/09
Hearing Date: 1/14-15/10

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-09-63

Applicant: SeaWorld of California **Agent:** Patrick Owen

Description: Construction of an 888 sq.ft. partially-enclosed, "Market Cart" plaza food vending area, within an existing theme park.

Site: 500 SeaWorld Drive, Mission Bay Park, San Diego, San Diego County. APN 760-037-01

Substantive File Documents: Certified Mission Bay Park Master Plan, including SeaWorld Master Plan

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. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is redevelopment of an interior 888 sq.ft. landscaped area of the existing SeaWorld theme park in Mission Bay Park. The specific project area is at the north side of the west entrance to “Pet’s Rule Stadium” situated along the eastern edge of the park. The applicant proposes to construct a “Market Cart” plaza food vending area where guests will purchase food items at food service carts. The proposed development includes removal of existing landscaping and construction of a concrete pad, roof structure and a wall on one side to cover the new food service area. The concrete pad includes plumbing, mechanical and electrical components.

The addition of this facility requires a coastal development permit because it consists of significant non-attached improvements located between the sea and first coastal roadway (SeaWorld Drive). Although there is a certified master plan for SeaWorld, which is itself a part of the certified Mission Bay Park Master Plan, these documents are land use plans only; no implementation component has been proposed for Mission Bay Park. Thus, the area remains an area of deferred certification, with the Coastal Commission retaining coastal development permit authority. Chapter 3 of the Coastal Act is the legal standard of review and the land use plans are used as guidance.

Because of the nature of the proposed development, it is not anticipated to attract additional patrons to SeaWorld, but only serve visitors already in the park. Thus, the proposal will not adversely affect traffic on surrounding streets or require additional parking. The area is already developed/landscaped and on-site drainage patterns will not significantly change. Any slight increase in impervious surfaces is addressed through the existing stormwater system, that was designed to accommodate this type of development. In addition, the site, including the roofed portions, will be below 30 ft. high and will not be visible from anywhere outside the enclosed theme park and is surrounded by existing taller structures.

B. Community Character /Visual Quality. The development is located within an existing developed area and 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 conforms to Section 30251 of the Coastal Act.

C. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to other nearby recreational facilities. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

D. Local Coastal Program. The LUP for the Mission Bay Park segment of the City of San Diego LCP was certified on May 11, 1995, but no implementation plan has been developed as yet, and Chapter 3 of the Coastal Act remains the legal standard of review. As proposed, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project will not prejudice the ability of the City of San Diego to complete a Local Coastal Program that is in conformity with the provisions of Chapter 3.

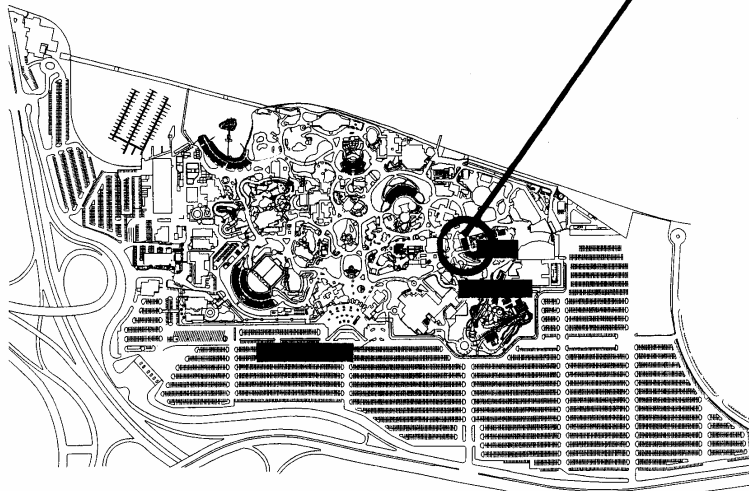
E. California Environmental Quality Act. The City determined that the proposed development was categorically exempt from CEQA. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project 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.



SITE



VICINITY PLAN
NTS



EXHIBIT NO. 1
APPLICATION NO.
6-09-63
Location Map

