

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

RECORD PACKET COPY

Filed: 8/1/96
49th Day: 9/19/96
180th Day: 1/28/97
Staff: MV-LB
Staff Report: 9/19/96
Hearing Date: 10/8-11/96
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-137

APPLICANT: Coast Community College District
Orange Coast College Sailing Center

AGENT: Brad Avery, Director Orange Coast College Marine Programs
Keenan E. Smith, City Lights Design Alliance

PROJECT LOCATION: 1801 West Coast Highway, Newport Beach, Orange County

PROJECT DESCRIPTION:

Addition of a 2,512 square foot, second story library/chart room and office facility above an existing single story carport and restroom structure. In addition, a 236 square foot, second story deck is proposed. Finished height of structure will be 28 feet from finished grade, 19 feet above the grade of Coast Highway.

Lot area:	65,340 square feet
Building coverage:	5,563 square feet
Pavement coverage:	17,600 square feet
Landscape coverage:	8,357 square feet
Parking spaces:	44
Plan designation:	Government, Educational, & Institutional
Ht abv fin grade:	28 feet

LOCAL APPROVALS RECEIVED:

City of Newport Beach Approval in Concept No. 847-96;
County of Orange Approval in Concept, dated June 3, 1996.

SUBSTANTIVE FILE DOCUMENTS:

Coastal Development Permit No. 5-85-827 (Orange Coast College); Amendment to and Restatement of Lease between the County of Orange and Coast Community College District.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission approve the proposed project with no special conditions.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and recreation policies of Chapter 3 of the Coastal Act, 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.

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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions 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 project during its development, 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.

III. Special Conditions: None

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description

The subject site is currently developed with the Orange Coast College Sailing Center. The existing Sailing Center facility is 7,437 square feet and includes boathouse and classroom facilities, office space, storage, and workshop area. The applicant is proposing the addition of a 2,512 square foot, second story library/chartroom and office facility above an existing single story carport and restroom structure. The proposed addition includes exhibit/display area and lobby/registration area. In addition, a 236 square foot, second story deck is proposed. New stairs are proposed to access the addition. Finished height of structure will be 28 feet from finished grade, 19 feet above the grade of Coast Highway.

The subject site is located on County-owned tidelands which Orange Coast College leases. The Sailing Center offers courses in basic and advanced sailing, seamanship, navigation and similar activities. The Center also supports rowing activities. Classes and activities offered by the Sailing Center are available to all members of the general public.

B. Public Access and Recreation

Section 30210 of the Coastal Act states:

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 the public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30220 of the Coastal Act states:

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 of the Coastal Act states:

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 30252(4) of the Coastal Act states:

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

Sections 30210, 30211, and 30212 of the Coastal Act require that maximum public access opportunities be provided to and along the shoreline, and that development shall not interfere with the public's right to that access. Additionally, Sections 30220 and 30221 of the Coastal Act protect and encourage water-oriented recreational activities. The existing use at the site provides significant public use of this harbor-front site through the provision of ocean-oriented programs such as instruction in sailing, navigation, piloting, seamanship, weather and emergency medicine at sea. The proposed addition will allow the Sailing Center to expand the public use through provision of the reading library/chart room which will be available to the general public. In addition, the expanded office area is expected to increase the efficiency of administration of the Sailing Center.

Section 30252(4) of the Coastal Act requires that new development provide adequate parking. The existing development on site generates a parking demand of 30 spaces. The proposed addition is comprised of office and library space. The Commission's adopted Regional Interpretive Guidelines for Orange County suggest a parking ratio for both library and office use of one parking space for every 250 square feet of floor area. Based on that ratio, the proposed addition of 2,512 square feet generates a parking demand of ten spaces. The total parking demand for the existing plus proposed development is 40 spaces. The subject site includes a 44 space parking lot, which is more than adequate to serve the proposed development.

The existing use of the site along with the proposed addition will serve a water recreational use. The use is available to the general public. There is adequate on-site parking to serve the development. Therefore, the Commission finds that the proposed project is consistent with Sections 30210, 30211, 30212, 30220, and 30221 of the Coastal Act regarding public access and recreation.

C. Public Views

Section 30251 of the Coastal Act states:

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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Public views exist across the subject site from Coast Highway to Newport Harbor. The first floor elevation of the site is approximately one story below the grade of Coast Highway. One of the two existing structures on the site is a two story structure; the second story rises above the grade of Coast Highway. The proposed addition will be located above an existing carport and restroom facility, which currently rises only a few feet above the level of Coast Highway.

The width of the site is approximately 300 feet. Existing development blocks approximately 70 linear feet of public views from Coast Highway. The proposed development will block approximately 70 additional feet of views from Coast Highway. Total view blockage with the proposed development will be approximately 140 feet of the total 300 foot wide site. More than half the subject site will continue to provide public views to the harbor. This represents a significant view corridor for public views.

A walkway with benches also exists on-site adjacent to the bulkhead. The walkway and benches provide public views of the harbor. The public is not excluded from the site. Use of the walkway and benches are available to the public. Use of the walkway and benches will not be affected by the proposed addition.

The proposed development will retain over 50% of the view across the site from Coast Highway to Newport Harbor. In addition, views will remain on the seaward side of the site from the walkway adjacent to the bulkhead. For these reasons the Commission finds that the proposed development will protect the scenic and visual qualities of the site. Therefore the Commission finds that the proposed project is consistent with Section 30251 of the Coastal Act with regard to protection of public views.

D. Local Coastal Program

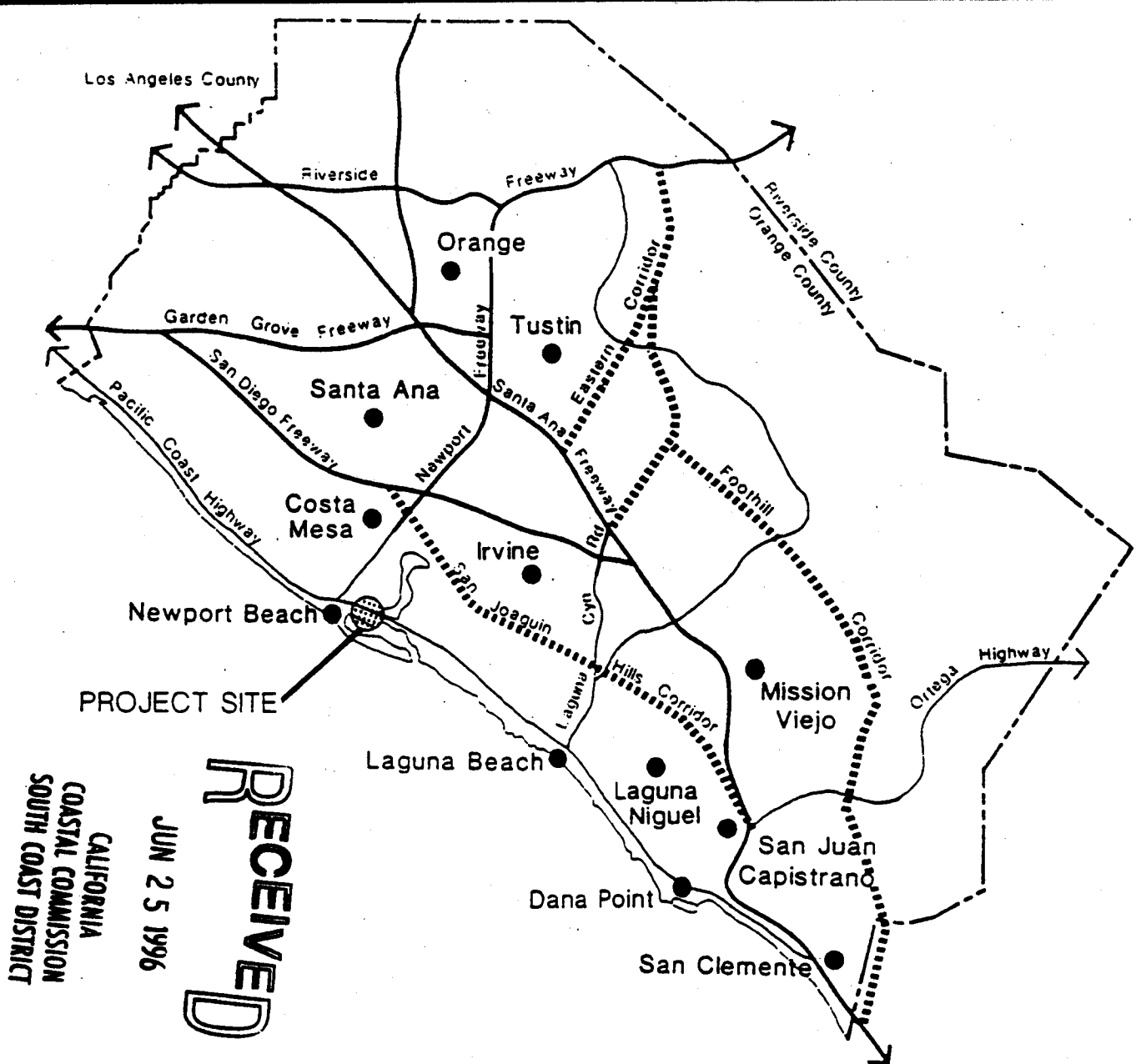
Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with the Chapter 3 policies of the Coastal Act.

The Newport Beach Land Use Plan was certified on May 19, 1982. The project as proposed is consistent with the Chapter 3 policies of the Coastal Act. The proposed development will not prejudice the City's ability to prepare a Local Coastal Program for Newport Beach that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, 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.

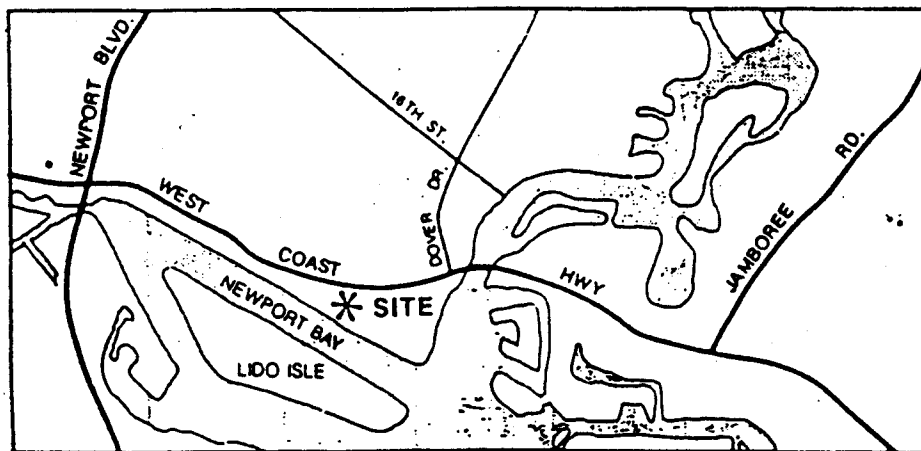
The project is located between the sea and the first public road. The project consists of additions to the existing Orange Coast Sailing Center. The project will promote coastal dependant recreational uses. This development will not result in adverse impacts to coastal access or resources. The proposed development is consistent with the Chapter 3 policies of the Coastal Act. The project as proposed is the least environmentally damaging alternative. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.



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NOT TO SCALE



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

REGIONAL LOCATION AND VICINITY MAP

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Exhibit A

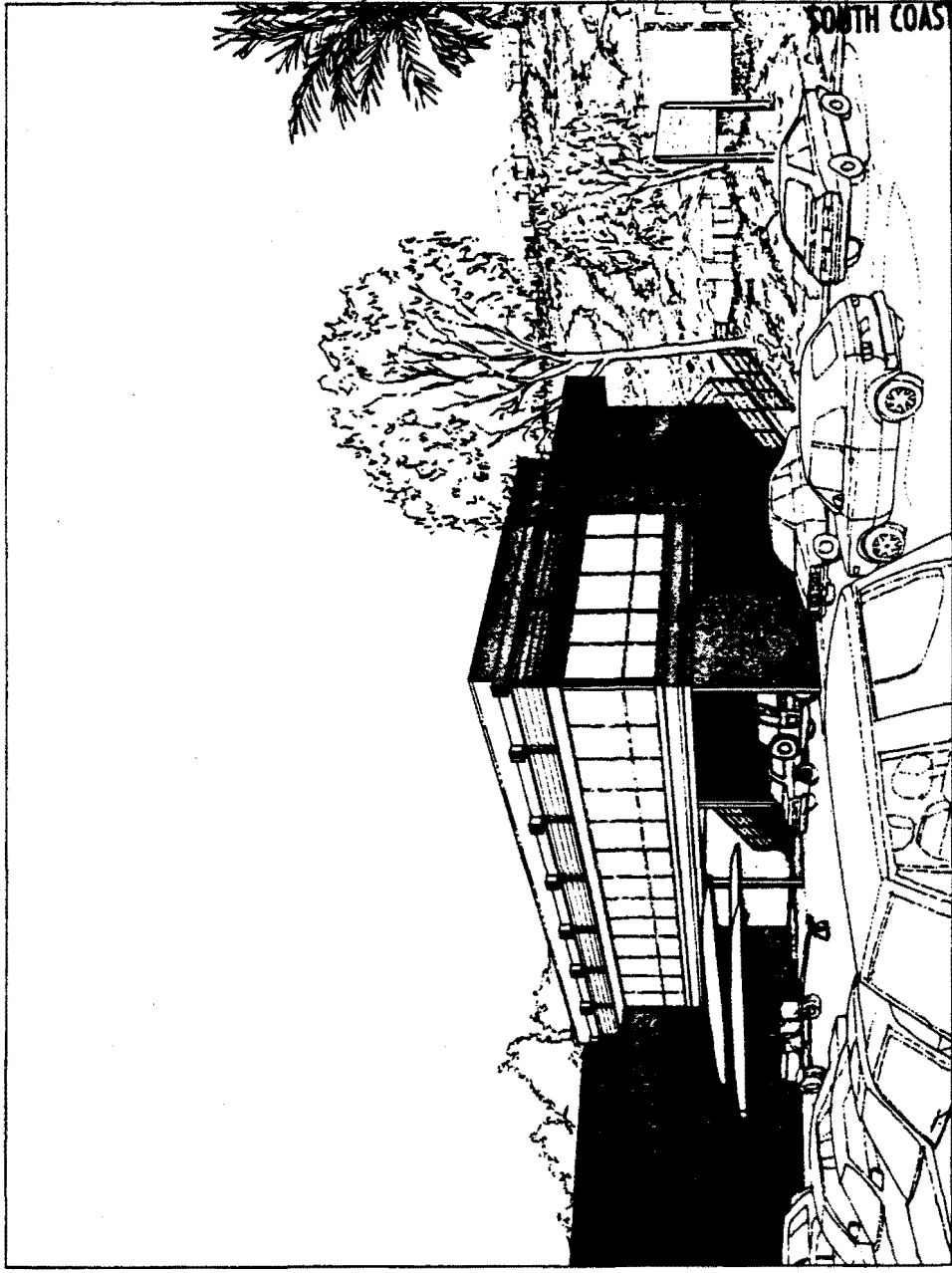
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CONCEPTUAL VIEW

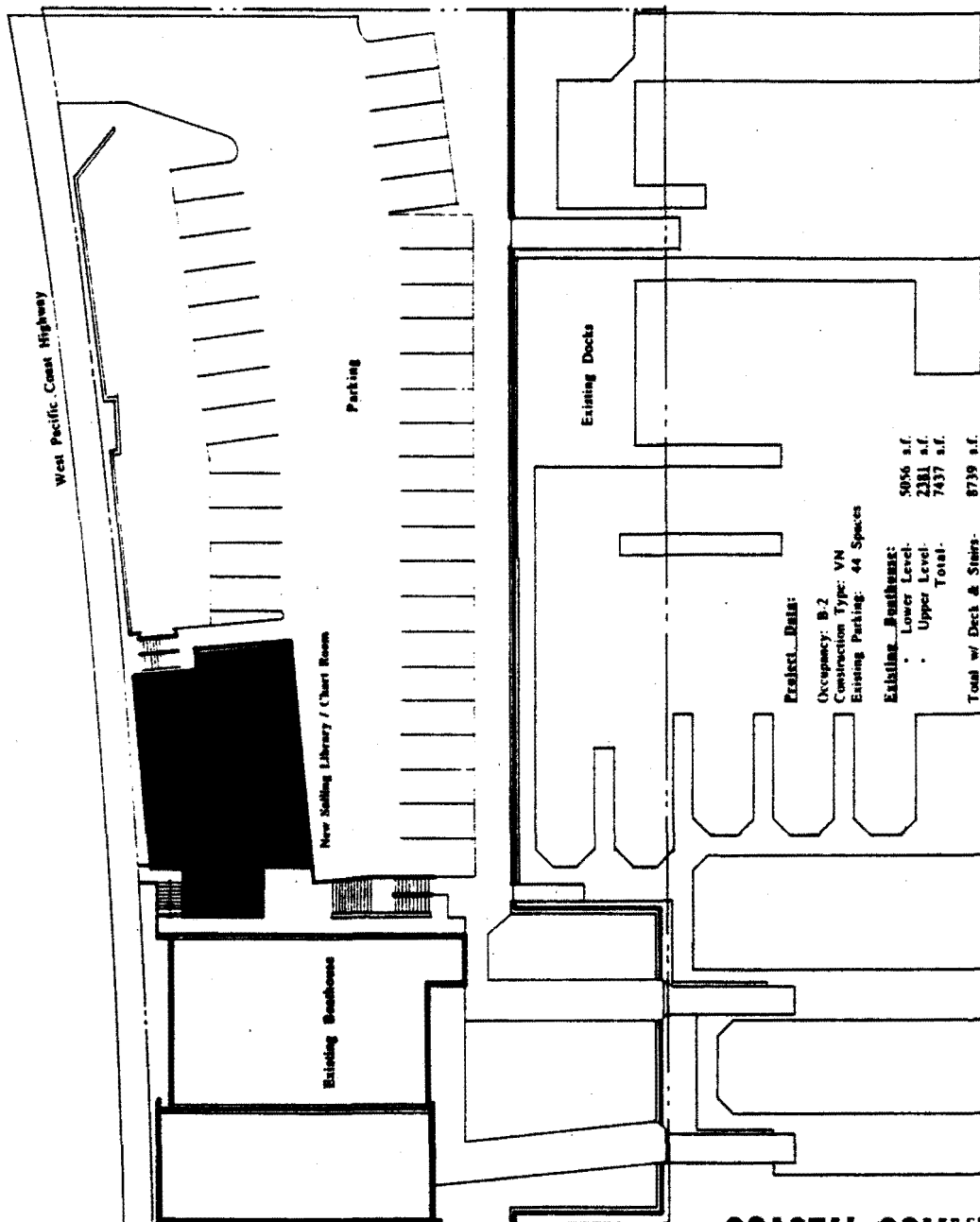
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EXHIBIT # B

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Orange Coast College
Sailing Library & Navigation Center
Newport Beach, California

CITY LIGHTS DESIGN ALLIANCE
1000 BAYVIEW AVENUE, SUITE 100
SAN FRANCISCO, CA 94133
TEL: 415.774.1100
FAX: 415.774.1101



Project Data:

Occupancy: B-2
 Construction Type: VN
 Existing Parking: 44 Spaces

Exhibit - Foundation:	
Lower Level:	5056 s.f.
Upper Level:	2381 s.f.
Total:	7437 s.f.
Total w/ Deck & Stairs:	8739 s.f.
Toilet Building:	421 s.f.
New Construction:	86 s.f.
Lower Level:	2426 s.f.
Upper Level:	2512 s.f.
Total:	236 s.f.
New Deck:	159 s.f.
New Stairs:	2900 s.f.
Total New Construction	2986 s.f.

SITE PLAN

Site Plan

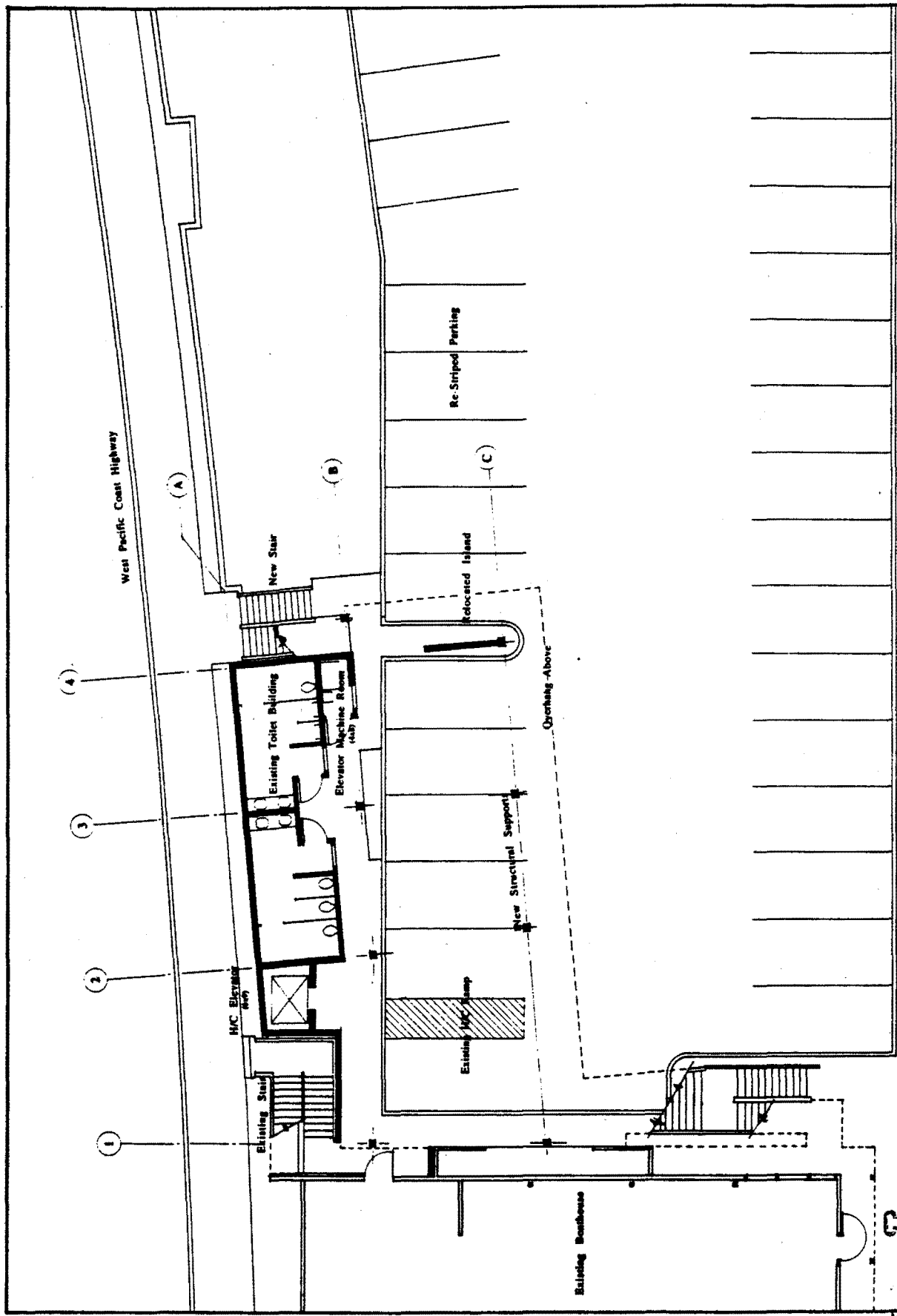
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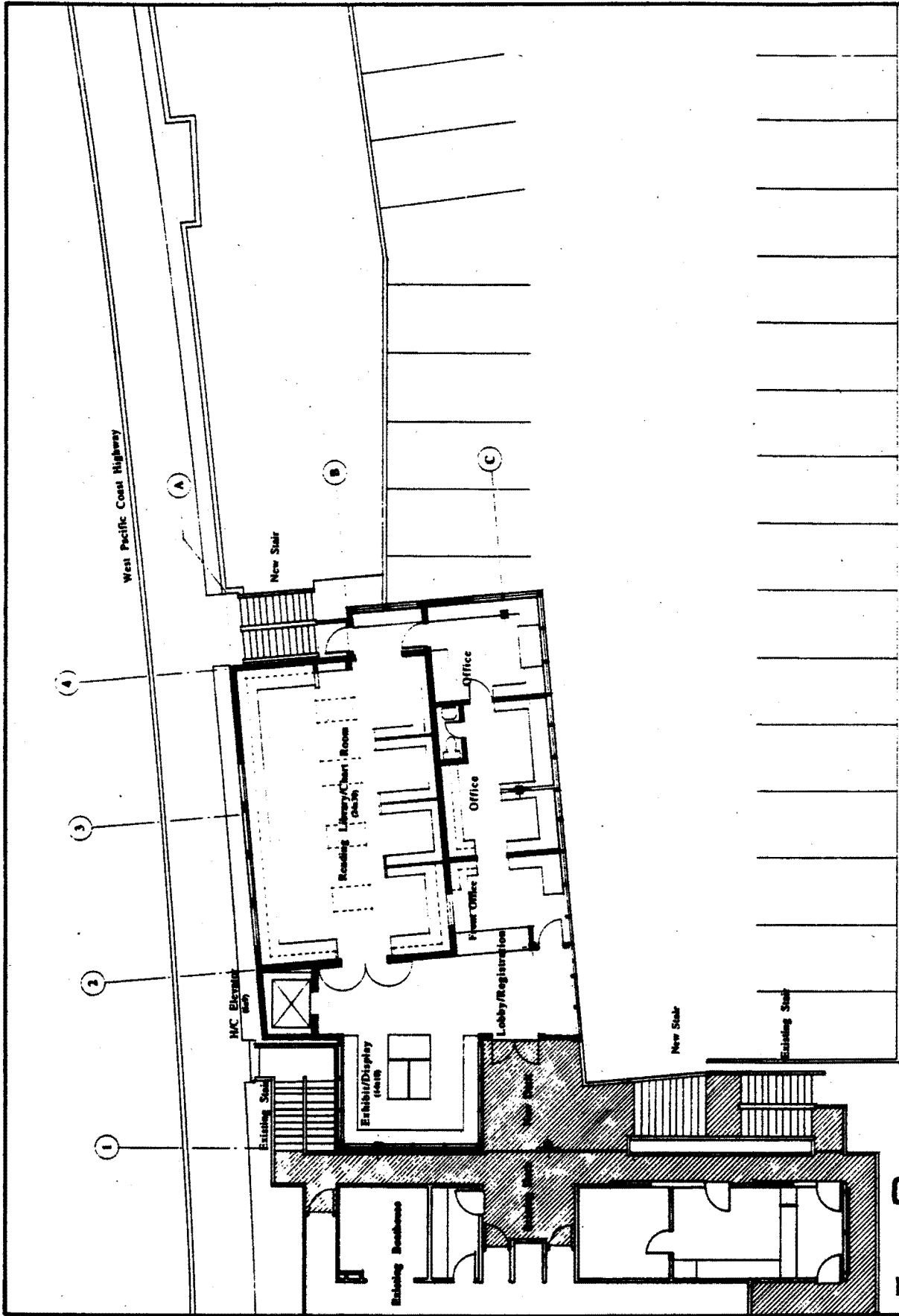
Report Bay



LOWER LEVEL PLAN
 Total Enclosed Area
 (Addition):
 (sq. ft.)

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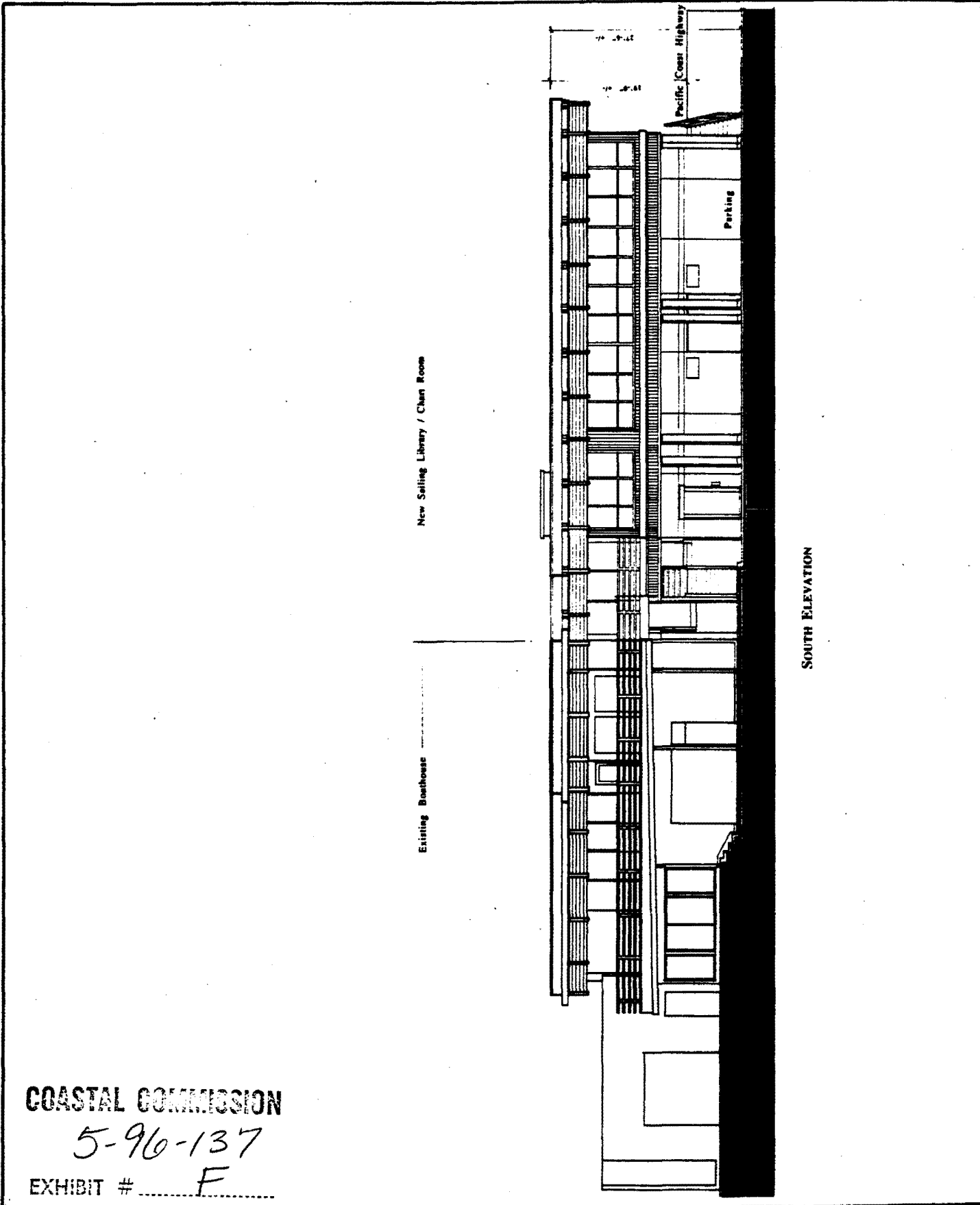
Lower Level Plan



UPPER LEVEL PLAN
 Total Enclosed Area
 (Addition):
 1346 CSF

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Upper Level Plan



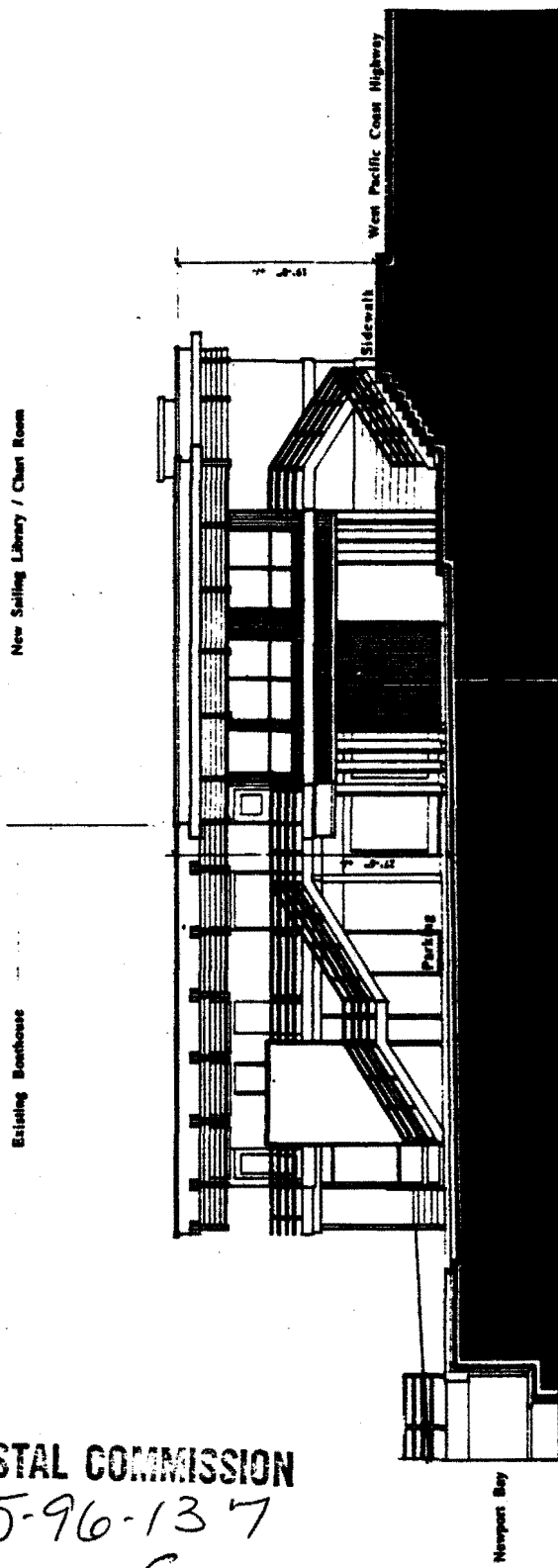
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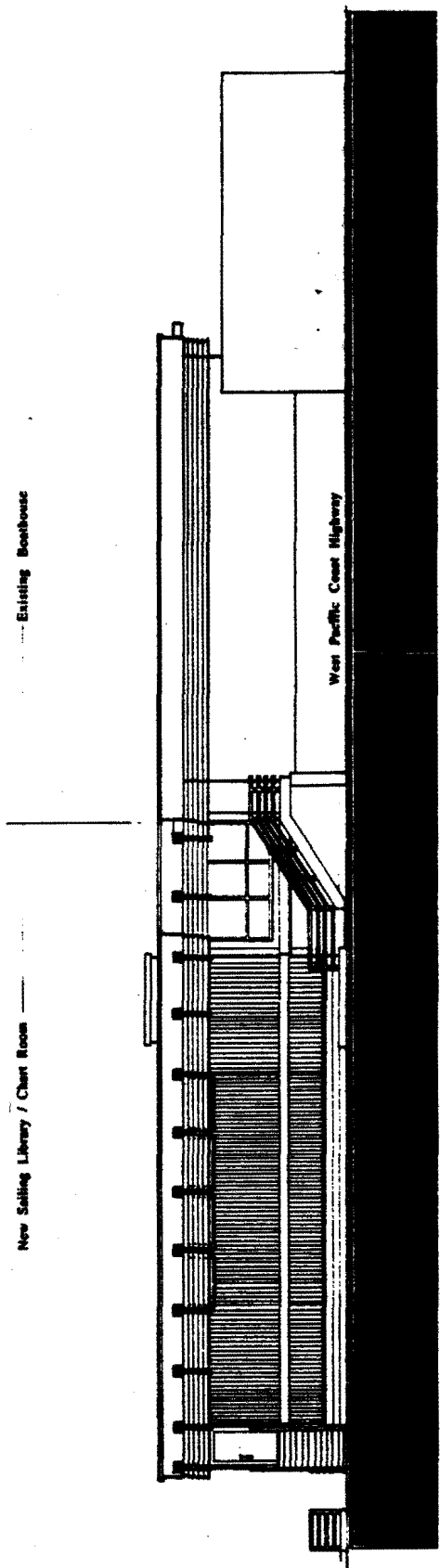
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South Elevation



EAST ELEVATION



NORTH ELEVATION

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North & East Elevations