

CALIFORNIA COASTAL COMMISSION

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



Tu 13b

DATE: October 22, 1996

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of Coronado's actions, certifying Local Coastal Program Amendment No. 1-96, approved with suggested modifications, are legally adequate (for Commission review at its meeting of November 12-15, 1996)

BACKGROUND

At its July 12, 1996 meeting, the California Coastal Commission certified, with suggested modifications, the City of Coronado Local Coastal Program Amendment 1-96, amending both the City's certified Land Use Plan and Implementation Plan. The amendment modified off-street parking standards for mixed-use development; modified landscaping standards; incorporated additional off-street parking standards into the land use plan; processed several "Civic Use" and "Open Space" land use redesignations; provided for an expansion of the City's Decal Parking Program and revised the City's Coastal Development Permit Ordinance. At the time of the hearing, the Commission adopted suggested modifications addressing the Decal Parking Program and Coastal Development Permit Ordinance.

By their action adopting Resolution Nos. 7464 and 7465 on August 6, 1996, Resolution No. 7469 on September 3, 1996 and Ordinance No. 1874 on September 17, 1996, the City Council acknowledged and accepted all of the Commission's suggested modifications for both the Land Use Plan and the Implementation Plan. As provided for in Section 13544 of the California Code of Regulations, the Executive Director must determine if the action of the City of Coronado is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13544 of the California Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission CONCUR with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

(1416A)

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



November 18, 1996

Honorable Mary Herron, Mayor
City of Coronado
1825 Strand Way
Coronado, CA 92118

Re: Certification of the City of Coronado's LCP Amendment 1-96

Dear Mayor Herron,

The California Coastal Commission has reviewed the City's Resolution Nos. 7464, 7465, and 7469 and Ordinance No. 1874, together with the Commission's action on July 12, 1996, certifying Amendment 1-96 to the City's Local Coastal Program. This amendment addressed off-street parking standards for mixed-use development; landscaping standards; additional off-street parking standards in the land use plan; several "Civic Use" and "Open Space" land use redesignations; an expansion of the City's Decal Parking Program and revisions to the City's Coastal Development Permit Ordinance.

In accordance with Section 13544 of the California Code of Regulations, I have made the determination that the City's actions are legally adequate; and the Commission has concurred at its meeting of November 12-15, 1996. By its actions on August 6, September 3, and September 17, 1996, the City has formally acknowledged and accepted the Commission's certification of the amendment, including all suggested modifications, which pertained to the Decal Parking Program and Coastal Development Permit Ordinance.

In conclusion, I would like to extend our appreciation to you and all other elected or appointed officials, staff and concerned citizens for working in a cooperative fashion on this matter. We remain available to assist you and your staff in any way possible as you continue to implement the City's Local Coastal Program.

Sincerely

Peter Douglas
Executive Director

(1416A)

RECEIVED

SEP 20 1996

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RESOLUTION NO. 7464

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
TO ACCEPT THE COASTAL COMMISSION ACTION
ON LOCAL COASTAL PROGRAM MAJOR AMENDMENT 1-96
INCLUDING ANY TERMS OR MODIFICATIONS

WHEREAS, the City of Coronado has adopted a General Plan and a Local Coastal Program (LCP);

WHEREAS, the City of Coronado has initiated a process to revise and update the regulation of landscaping, the parking required for mixed use development, and types of variances and special use permits that require a City Coastal Permit;

WHEREAS, the Coronado City Council and Planning Commission have determined in public hearings that these amendments under review are consistent with the policies and goals of the Coronado Local Coastal Program and the Coronado General Plan;

WHEREAS, pursuant to Section 21000 et. seq. of the Public Resources Code of the State of California (referred to as the California Environmental Quality Act or "CEQA") and the State CEQA Guidelines, the City Council and Planning Commission have determined in Public Hearings that the aforementioned project will not have a significant effect on the environment, with the City Council Certifying the Negative Declaration on June 18, 1996;

WHEREAS, the City Council of the City of Coronado in a Public Hearing on May 7, 1996, amended the City of Coronado LCP LAND USE PLAN and IMPLEMENTATION ORDINANCES concerning the regulation of landscaping, the parking required for mixed use development, and types of variances and special use permits that require a City Coastal Permit and requested California Coastal Commission Certification of these said amendments;

WHEREAS, said public hearings were duly noticed as required by law and all persons desiring to be heard were heard at said hearings.

WHEREAS, the California Coastal Commission in a July 12, 1996, Public Hearing, certified said amendments as Coronado Major LCP Amendment 1-96 subject to the two following conditions:

1. That in five years the effect of the decal parking program on First Street coastal access will be reviewed by the Coastal Commission; and

Resolution

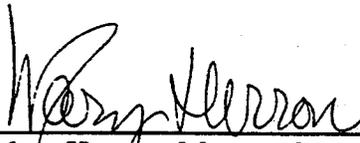
Page 2

2. That Municipal Code Section 86.70.060 "A" shall be further amended by the addition of the sentence: "Addition to the list of land uses that may be allowed with a Minor Special Use Permit shall require a Local Coastal Program amendment."

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado, California, that the City of Coronado accept the Coastal Commission action on Coronado Local Coastal Program Major Amendment 1-96 including both modifications dictated by the Coastal Commission.

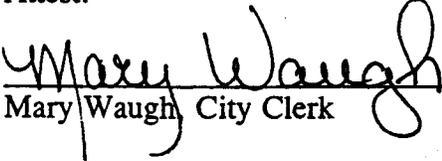
PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 6th day of Aug, 1996, by the following vote, to wit:

AYES: BLUMENTHAL, SCHMIDT, SMISEK, WILLIAMS AND HERRON
NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE



Mary Herron, Mayor of the
City of Coronado

Attest:



Mary Waugh, City Clerk

i/cd/ed/PC795F

RECEIVED

SEP 20 1996

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RESOLUTION NO. 7465

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CORONADO AMENDING AND EXPANDING THE
CORONADO LOCAL COASTAL PROGRAM DECAL PARKING
DISTRICT PURSUANT TO SECTION 56.70.030 OF THE MUNICIPAL CODE

WHEREAS, the City Council and the Planning Commission of the City of Coronado did, pursuant to Section 66854 of the Government Code, hold public hearings to consider the proposed Local Coastal Program amendment;

WHEREAS, said public hearings were duly noticed as required by law and all persons desiring to be heard were heard at said hearings;

WHEREAS, the City of Coronado has adopted a Local Coastal Program Land Use Plan which has been certified by the California State Coastal Commission;

WHEREAS, the City Council and the Planning Commission has determined that the proposed Local Coastal Program amendment to expand the present decal parking district is consistent with the policies and goals of the General Plan and Local Coastal Program Land Use Plan;

WHEREAS, the City Council and the Planning Commission has determined that the Local Coastal program amendment to expand the present decal parking district is necessary to safeguard the residential character of neighborhoods within Coronado

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that the proposed Local Coastal Program amendment expands the parking district to include the properties identified in Exhibit A based upon the following findings:

1. The proposed zone is designated for residential uses only. All of the properties within the expanded decal zone are zoned for residential development with the exception of one San Diego Gas & Electric park which is zoned Civic Use/Open Space. The expanded zone is designated for residential uses and will not impact commercial/recreation uses.
2. The proposed zone is being used as an on-street parking site for commercial or commuter purposes. The expanded zone is being used as an on-street parking site for commuter purposes by persons employed at North Island Naval Air Station who are unable to enter the base and park due to improper identification, lack of insurance, or other Naval policies. The Navy personnel or subcontractors commuting to North Island who cannot enter the base subsequently park outside the perimeter of the base where on-

street parking in residential areas is available. The expanded decal zone will reduce impacts to residents and allow residents to park in front of their own homes.

3. The commercial or commuter parking within the proposed zone adversely impacts the residential character and quality of life in the proposed zone. The volume of commuter vehicles parking on residential streets in the proposed zone currently impacts, and is anticipated in the future to adversely impact, the residential character of the blocks because it adds additional traffic, noise, pollution, and visual clutter to the area more typically found in an industrial zone rather than a single family/duplex residential area. Additionally, the commuter parking is adversely impacting residents within the zone by occupying parking spaces where residents normally would park in front of their own residences. The calm, quiet residential neighborhoods are slowly being transformed into parking lots accompanied with accessory traffic and parking noise, additional trash and debris, and uncleanness on city streets adversely impacting the quality of life for residents.

4. The institution of a permit parking zone will not adversely impact any shoreline access or recreation sites, including, but not limited to, existing shoreline access points along First Street, Coronado City beach and Glorietta Bay. The expanded decal parking program will not adversely impact existing shoreline access points along First Street, particularly the San Diego Gas & Electric park and nearby 6' wide access path because of the close proximity of an existing under utilized parking lot available for the public to park located only one block (300 feet) away from the park and one and one-half blocks (450 feet) away from the path. This parking lot contains 66 parking spaces and even during the summer months when there is a high demand by tourists for parking, the lot remains underutilized. Additionally, the expanded decal parking boundary will not adversely impact shoreline access points along Coronado City beach because the project boundary does not extend to this area.

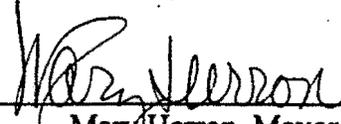
5. On July 12, 1996 the enlargement of the permit parking zone was reviewed and approved by the Coastal Commission as a local coastal program amendment. Exhibit "A" of this resolution reflects changes required by the Coastal Commission. The enlarged decal parking zone can be implemented because it has been approved by the Coastal Commission.

6. The Department of Police Services shall not collect a fee from the permittees in the new expanded decal parking zone because it has been determined the residential parking problem is a community issue and should be funded by the entire city.

THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Coronado does hereby approve the Local Coastal Program amendment to include the properties identified on Exhibit A based upon the findings and supportive information identified above.

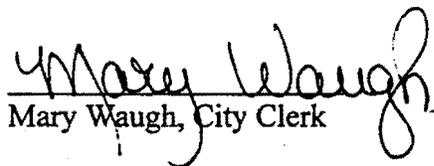
PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 6th day of Aug, 1996 by the following vote:

AYES: BLUMENTHAL, SCHMIDT, SMISEK, WILLIAMS AND HERRON
NAYS: NONE
ABSENT: NONE



Mary Herron, Mayor of the
City of Coronado, California

Attest:

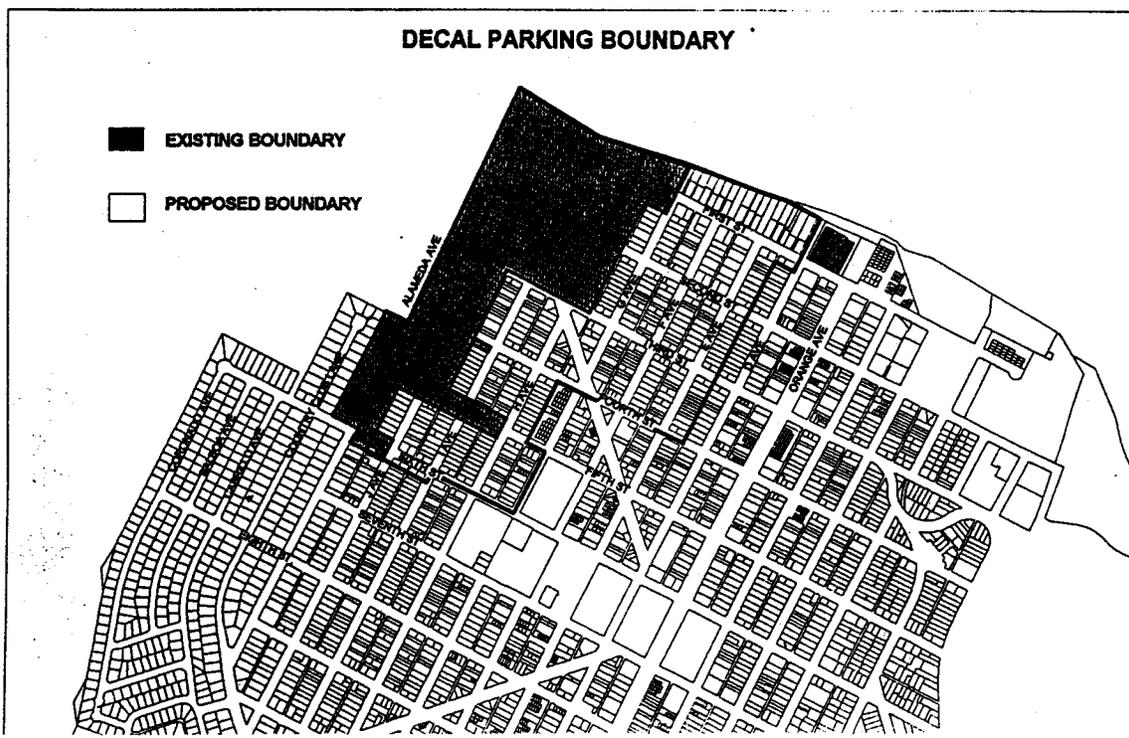


Mary Waugh, City Clerk

The Local Coastal Program amendment expands the decal parking district to include the following properties:

100, 200, and 300 block of E Avenue (both sides); 100, 200, and 300 block of F Avenue (both sides); 100, 200, and 300 block of G Avenue (both sides); 300 and 400 block of H Avenue (both sides); 300 and 400 block of I Avenue (both sides); 500 block of G Avenue (west side); 500 block of H Avenue (both sides); 500 block of I Avenue (both sides); 500 block of J Avenue (both sides); 700, 800, and 900 block of First Street (both sides); 600, 700, 800, and west half of the 900 block of Second Street (both sides); 600, 700, 800, and west half of the 900 block of Third Street (both sides); 400 and 500 block of Third Street (south side); 300 block of Palm Avenue (both sides); 400 and 500 block of Fourth Street (both sides); 600, 700, 800 and west half of the 900 block of Fourth Street (north side); West half of 600 block of Fourth Street (south side); 600 block of Fifth Street (south side) West half of 600 block of Fifth Street (north side); 400, 500, 600 block of Sixth Street (north side); 400 block of Sixth Street (south side)

After five (5) years the expanded decal parking program within the 800 and 900 blocks of First Street shall be terminated unless extended for an additional period of time by the Coastal Commission. To support such an extension, the City shall demonstrate that existing public parking (on-street within the 800 and 900 blocks of First Street and within the 66-space public parking lot at the foot of D Avenue) is adequate to serve the needs of visitors to the Harbor View Park (SDG&E park), Centennial Park (old Ferry Landing site) and other nearby tourist/beachgoer attractions. The City shall monitor/document the number of parking spaces utilized (or vacant) during the peak season (Memorial Day weekend to Labor Day). Parking counts shall be taken on at least two weekend days (Saturdays or Sundays) between the hours of 12:00 and 4:00 p.m. during each of the summer months (June, July and August).



RECEIVED

SEP 20 1996

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RESOLUTION NO. 7469

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
FOR THE AMENDMENT OF THE
LOCAL COASTAL PROGRAM IMPLEMENTATION ORDINANCES
CONCERNING THE ACTIVITIES REQUIRING
CITY COASTAL PERMITS OR AN LCP AMENDMENT**

WHEREAS, the City of Coronado has adopted a General Plan and a Local Coastal Program (LCP);

WHEREAS, the Coronado City Council and Planning Commission have determined in Public Hearings that those City's Coastal Permit regulations that do not reflect what the Coastal Commission has certified need to be revised either to reflect what the Coastal Commission has certified or what the Commission is willing to certify; and that such revisions should clarify that those Special Use Permits or variances that clearly do not have any impact on coastal issues do not require the issuance of City Coastal Permits;

WHEREAS, the California Coastal Commission Certified on July 12, 1996, said LCP amendment conditioned upon the addition of a sentence acknowledging that the Coastal Commission will have to approve an expansion of the list of land uses that can be approved by the City with a Minor Special Use permit;

WHEREAS, the Coronado City Council and Planning Commission have determined in Public Hearings that the proposed LCP implementation Ordinances amendment under review is consistent with the policies and goals of the Coronado General Plan and the remaining portions of the Coronado Local Coastal Program; and

WHEREAS, said public hearings were duly noticed as required by law and all persons desiring to be heard were heard at said hearings.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado, California, that the City of Coronado LCP IMPLEMENTATION ORDINANCES concerning the types of variances and special use permits that require a City Coastal Permit and what requires an LCP amendment are amended as follows per the California Coastal Commission condition placed on the Certification of Coronado Major LCP Amendment 1-96:

A. Those uses or activities permitted for a particular zone by the Coronado Municipal Code which do not require a discretionary action on the part of the City (i.e., Planning Commission or City Council interpretation, issuance of

a Major Special Use Permit, or issuance of a variance to either the regulation of the amount of landscaping required or to any standard in Chapters 86.58, 86.64, 86.70, 86.72, 86.74, 86.76) shall be exempt in that zone from the City Coastal Permit process for those areas that are neither under the California Coastal Commission appeal authority nor within the Coastal Commission's direct permit jurisdiction. Addition to the list of land uses that may be allowed with a Minor Special Use Permit shall require a Local Coastal Program amendment.

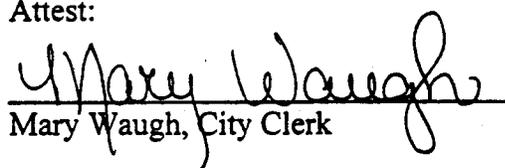
PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 3rd day of Sep, 1996, by the following vote, to wit:

AYES: HERRON, SCHMIDT, SMISEK, BLUMENTHAL, WILLIAMS
NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE



Mary Herron, Mayor of the
City of Coronado

Attest:



Mary Waugh, City Clerk

CD/ED/PC795G

RECEIVED

SEP 20 1996

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

ORDINANCE NO. 1874

**AN ORDINANCE OF THE CITY OF CORONADO FOR THE
AMENDMENT OF CHAPTER 86.70, SUBSECTION 86.70.060 "A",
OF THE CORONADO MUNICIPAL CODE ADDRESSING
WHEN CITY COASTAL PERMITS OR LCP AMENDMENTS ARE REQUIRED**

The City Council of the City of Coronado, California, DOES ORDAIN that the City of Coronado Municipal Code is amended as follows:

SECTION ONE: That Chapter 86.70, Subsection 86.70.060 "A" is amended to read:

A. Those uses or activities permitted for a particular zone by the Coronado Municipal Code which do not require a discretionary action on the part of the City (i.e., Planning Commission or City Council interpretation, issuance of a Major Special Use Permit, or issuance of a variance to either the regulation of the amount of landscaping required or to any standard in Chapters 86.58, 86.64, 86.70, 86.72, 86.74, 86.76) shall be exempt in that zone from the City Coastal Permit process for those areas that are neither under the California Coastal Commission appeal authority nor within the Coastal Commission's direct permit jurisdiction. Addition to the list of land uses that may be allowed with a Minor Special Use Permit shall require a Local Coastal Program amendment.

SECTION TWO: This ordinance was introduced on September 3, 1996.

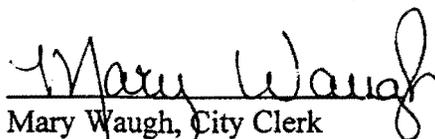
SECTION THREE: Upon the introduction and adoption of this ordinance, the City Clerk is directed to publish this ordinance within 15 days following adoption.

PASSED AND ADOPTED this 17th day of September 1996, by the following vote, to wit:

AYES: BLUMENTHAL, SMISEK, WILLIAMS AND HERRON
NAYS: SCHMIDT
ABSTAINS: NONE
ABSENT: NONE


Mary Herron, Mayor of the
City of Coronado, California

ATTEST:


Mary Waugh, City Clerk