

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
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Staff: EL-SD
Staff Report: February 20, 1996
Hearing Date: March 12-15, 1996



AMENDMENT REQUEST
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Fr 8a

Application No.: 6-91-306-A3

Applicant: Tennis Patrons Assoc. of San
Diego/City of San Diego

Agents: Gilbert West
Lynne Heidel

Original Description: Construction of a public tennis facility, including 24 lighted tennis courts, a 7,240 sq.ft., two-story clubhouse, a jogging trail, and associated parking, drainage and landscaping improvements; the project also includes off-site traffic improvements on Nimitz and West Point Loma Boulevards.

Lot Area	522,720 sq. ft.
Building Coverage	5,640 sq. ft. (1%)
Pavement Coverage	296,589 sq. ft. (57%)
Landscape Coverage	220,491 sq. ft. (42%)
Parking Spaces	207
Zoning	A-1-10
Plan Designation	Recreational
Ht abv fin grade	30 feet

Previous Amendments: Project was amended in 12/94 to reduce size of clubhouse to one story and 1,870 sq.ft. and in 6/95 to allow two monument signs.

Proposed Amendment: Construction of a one-story addition to the existing, approximately 1,900 sq.ft. one-story clubhouse (recreational building) to increase size to 11,500 sq.ft.

Site: Southeast quadrant of the Nimitz Boulevard/Interstate 8 intersection, Ocean Beach, San Diego, San Diego County.
APN 760-029-00 and 449-860-83

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff recommends approval of the permit amendment with a special condition reminding the applicant that all terms and conditions of the original permit remain in effect. Issues pertaining to the proposed amendment are addressed and resolved in the following findings, and include visual resources and public access/parking.

Substantive File Documents: Certified Ocean Beach Precise Plan and City
of San Diego LCP Implementing Ordinances
DEP No. 88-1259 (Environmental Impact Report,
Conditional Use Permit and Variance)
Lease Between City and San Diego Tennis Patrons

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit amendment for the proposed development, subject to the conditions below, on the grounds that the development, as amended, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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.I.

II. Special Conditions.

The amendment is subject to the following condition:

1. Prior Conditions of Approval. No prior conditions of approval are modified or deleted herein. Thus, all conditions of approval of the original permit and subsequent amendments remain in full force and effect.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Site History. On February 18, 1992, the Commission approved the construction of a twenty-four-court tennis facility (twenty hard courts and four clay courts) on existing vacant public park land. Five of the tennis courts are designed with built-in bleachers for tournament play. The site is approximately twelve acres in size, and is surrounded by existing residential development, Interstate 8, and additional parkland to the west across Nimitz Boulevard. Also approved at that time was a 7,240 sq.ft. two-story clubhouse, to include lockers, restrooms, kitchen, office and storage space, a pro shop, exercise rooms and a 2,700 sq.ft. multi-purpose room. A parking lot with 207 parking spaces, a perimeter jogging path, and ample landscaping completed the proposal, as approved.

Subsequent to the original approval, the Commission has adopted two amendments to the permit. In December, 1994, the first amendment reduced the size of the clubhouse to one-story and 1,870 sq.ft. to accommodate minimal office and locker facilities. Adequate funding was not available to complete the originally-approved clubhouse, but a small building was needed to allow the

tennis center to open. The approved amendment included language indicating the applicant could seek an additional amendment to enlarge the facility at such time as funding became available. In June, 1995, the erection of two monument signs at the facility's entrances was approved. Thus far, all components of the amended permit except for the four clay courts have been constructed, and the facility is open and operating.

2. Proposed Amendment. The applicant has now secured funding to allow full buildout of the clubhouse facility. The proposed structure will include 11,500 sq.ft. of floor area, approximately 4,000 sq.ft. more than originally approved. The additional area is proposed to accommodate more office space, two additional restrooms and a sports analysis facility for preventive injury. The structure will be one story in height instead of the originally-approved two stories, and will be of the same design and materials as the existing, approximately 1,900 sq.ft. building. Since it will occupy more ground area than the originally-proposed building, slight adjustments to the overall site plan are proposed; these will not result in fewer parking spaces or any change in the number of tennis courts.

3. Visual Resources. Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. The subject site is a fairly large (twelve acres) developed site within an urban setting. There are existing three-story, multi-family residential structures adjacent to the east and southeast, and major streets, including Interstate 8, run along the western and northern property boundaries; there is an existing public park west of the site across Nimitz Boulevard (Robb Field). The existing development consists of tennis courts, a parking lot and landscaping, and the small existing clubhouse. None of these have a significant impact on public views to or across the site.

Neither the Pacific Ocean nor Mission Bay can be seen from the project site, and the San Diego River is hidden from view by existing Interstate 8. Nonetheless, the property is surrounded by major coastal access routes and is prominent in the Ocean Beach community. However, the developed, landscaped site is as attractive as surrounding public park facilities, and the existing clubhouse is not visually prominent due to its central location within the developed area. The proposed, substantial additions to the clubhouse will continue the design and rooflines of what already exists, albeit the completed structure will occupy a significantly greater area of the site than does the current building. However, it will still be centrally located, surrounded by the tennis courts, parking areas, landscaping and jogging pathway.

Special Condition #4 of the original approval required submittal of a final landscaping plan, as required by the City in Conditional Use Permit No. 88-1259. The plan emphasized screening of the clubhouse and the provision of landscaping throughout the tennis courts and parking lot. This condition remains in effect, and an updated landscaping plan, fully consistent with this condition, was submitted with the amendment request. Therefore, the Commission finds the proposed amendment consistent with Section 30251 of the Coastal Act.

4. Public Access/Parking. Many Coastal Act policies address the issues of public access to and along the shoreline. However, the subject site is not directly on the coast, and is best addressed by the policies of Section 30252, which states in part:

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

The applicant has provided 207 parking spaces in a paved lot on the site. While it is difficult to quantify parking requirements for recreation uses, this amount of parking has proven adequate so far. The project EIR identified tournaments as being the highest traffic generator, and estimated that approximately 17 tournaments would be held per year. At the time of the EIR, the applicant had estimated that approximately 500 persons would be in attendance the first day of tournament play, including both contestants and anticipated spectators. Not all persons would be present at the same time, since the elimination rounds are held consecutively throughout the day(s). The current level of parking was determined by using counts taken at numerous different locations in nearby Mission Bay Park, which demonstrated that between 2.2 and 2.8 persons generally occupy each vehicle, and there is a turnover factor of three per day. Based on those calculations, 204 parking spaces were identified as necessary to accommodate the first day of each tournament, even if all expected contestants and spectators were present at the same time; the applicant has actually provided 207 spaces. Since the tennis center opened in July, 1995, there have been approximately ten tournaments held at the site. Attendance has been consistent with what the EIR anticipated and the provided parking has proven more than adequate at all events held thus far.

Aside from tournament play, daily use of the site generally includes both formal lessons and recreational use of the tennis courts. The proposed clubhouse expansion will also include exercise rooms and an aerobics facility, and the site currently has a jogging path around its perimeter. In addition, use of the larger areas (some office areas and the media room/auditorium) for community meetings is allowed when the space is not required for tennis center activities. The community uses would occur mainly at night, when the tennis center is not in operation, such that no parking conflicts would occur. However, all of these uses are considered incidental to the center's main purpose, which is promoting junior tennis and accommodating tournament play.

The City's Planning Department, in reviewing the current plans for the clubhouse expansion, determined that the additional square footage of the building would have no additional impact on the previous traffic/parking projections, and would not intensify the overall use of the site. This conclusion is logical, since all other potential site uses are to support those enrolled in the ongoing tennis program, or, in the case of community meetings, would occur when the tennis center is not in operation. Since no other proposed activity generates a greater parking requirement than tournaments, and since the tournaments held thus far have demonstrated the adequacy of the provided parking, the Commission finds the proposed amendment consistent with Section 30252 of the Act.

5. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit, or permit amendment, shall be issued only if the Commission finds that the permitted/amended 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. Such a finding can be made for the proposed amendment.

The existing tennis center was found consistent with the current A-1-10 Zone and the designation of the site in the certified Ocean Beach Precise Plan and Local Coastal Program Addendum for park and recreation purposes. The proposed amendment to enlarge the clubhouse does not modify the existing uses on the site, so the amended development is still consistent with the certified LCP. However, due to the state tidelands designation of the granted property, the site is within the Coastal Commission area of original jurisdiction, where Chapter 3 is the ultimate standard of review. The original development, as conditioned, was found consistent with all applicable Chapter 3 policies of the Coastal Act; the proposed amendment requires no new special conditions or modifications to any existing conditions. Furthermore, all prior conditions of approval remain in full force and effect. Therefore, the Commission finds that approval of the proposed amendment will not prejudice the ability of the City of San Diego to continue implementation of its fully-certified LCP for the Ocean Beach community.

6. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits, or permit amendments, to be supported by a finding showing the permit/amendment 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.

As discussed herein, the proposed permit amendment will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the visual resource and public access 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. Therefore, the Commission finds that the proposed project, as amended, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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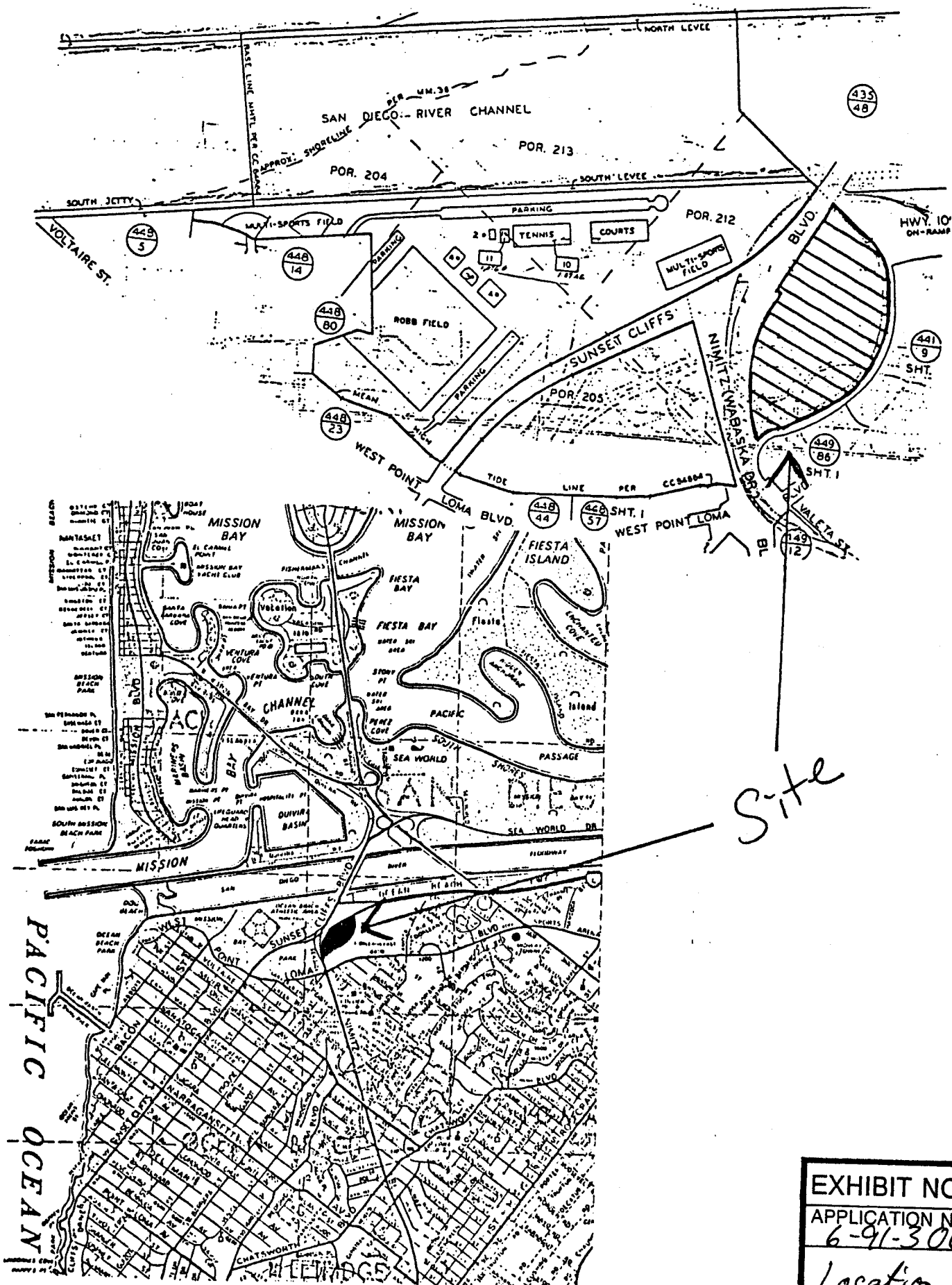


EXHIBIT NO. 1
 APPLICATION NO.
 6-91-306-A3
 Location Maps
 California Coastal Commission

6-91-306-A3

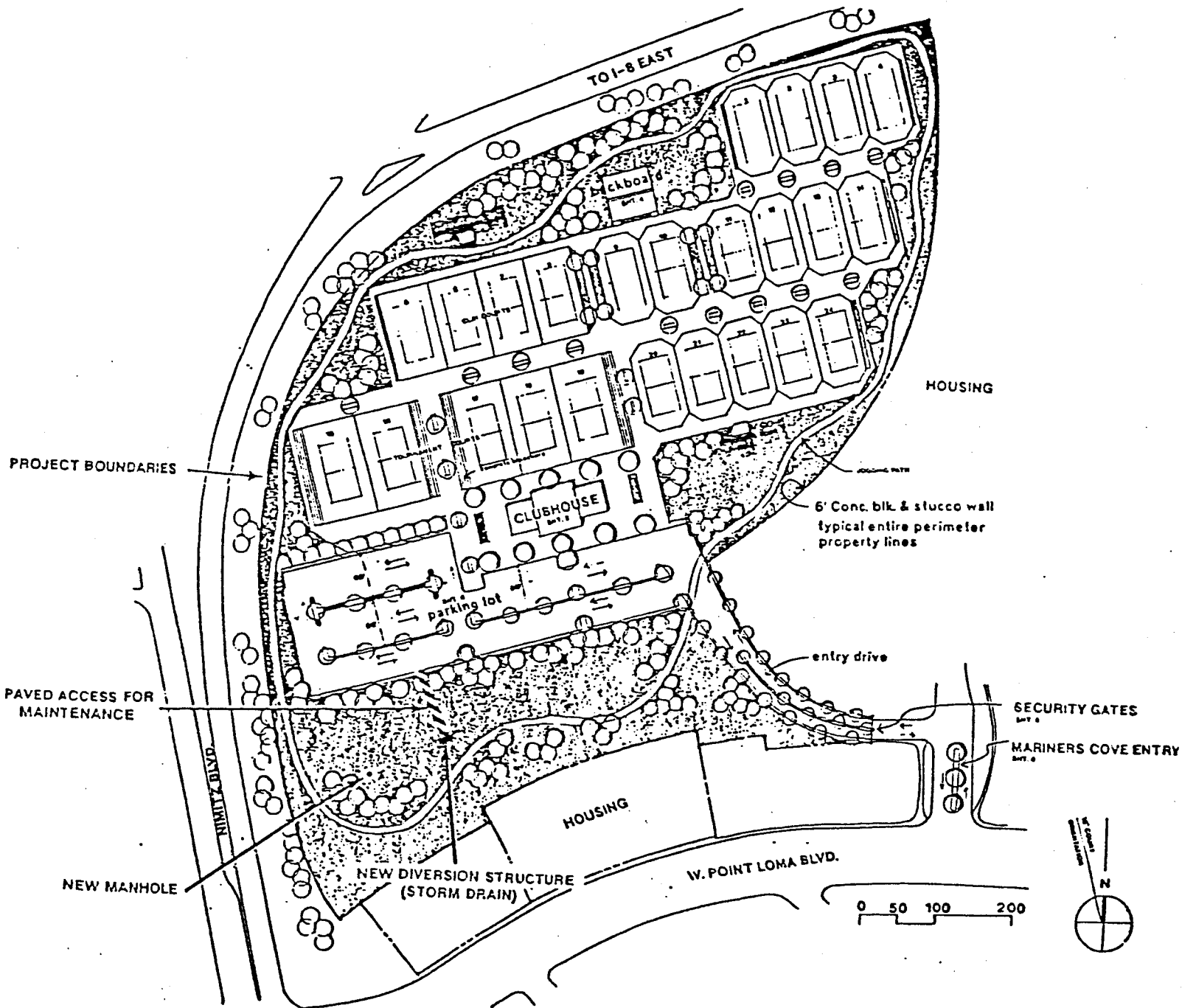


EXHIBIT NO. 2
APPLICATION NO. 6-91-306-A3
Original Site Plan
California Coastal Commission

6-91-306-A3

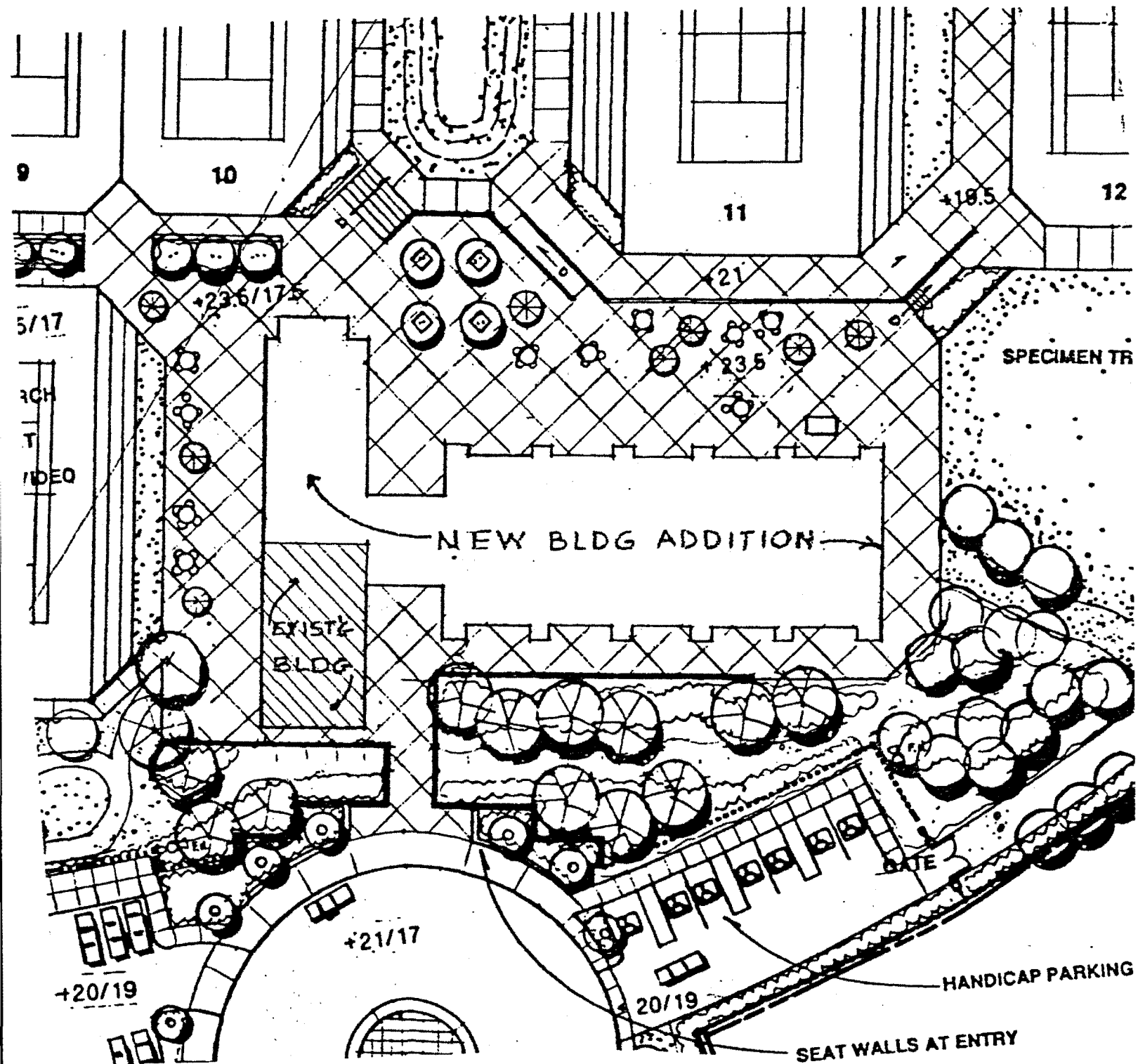


EXHIBIT NO. 3
APPLICATION NO. 6-91-306-A3
Portion of Site Being Amended
California Coastal Commission