

CALIFORNIA COASTAL COMMISSION
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June 19, 1996

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: CHARLES DAMM, SOUTH COAST DISTRICT DIRECTOR
DEBORAH N. LEE, ASSISTANT DISTRICT DIRECTOR, SAN DIEGO AREA OFFICE
ELLEN LIRLEY, COASTAL PLANNER, SAN DIEGO AREA OFFICE

SUBJECT: CITY OF CORONADO LOCAL COASTAL PROGRAM AMENDMENT NO. 1-96 (A. Off-Street Parking Associated with Mixed-Use Development; B. Modification of Landscaping Standards; C. Off-Street Parking Additions to the Land Use Plan; D. Civic-Use/Open Space Redesignations; E. Decal Parking; F. Coastal Development Permit Ordinance) (For Public Hearing and Possible Final Action at the Meeting of July 9-12, 1996)

SYNOPSIS

SUMMARY OF AMENDMENT REQUEST

This submittal consists of amendments to both the certified land use plan and implementing ordinances addressing several elements of the City's Local Coastal Program. One land use plan amendment would add new parking standards for mixed-use developments (including a reduced standard for mixed-use projects which include an affordable housing component). Second, a new table addressing the landscaping standards in all City zones is proposed for inclusion in the land use plan. Also, the addition of parking standards for schools and classrooms, drive-up windows, parking lots or structures to the LUP is proposed to make it consistent with existing zoning. Finally, the land use plan map is being modified to eliminate the dual "Civic Use/Open Space" designation and redesignate all properties thus shown to reflect either a "Civic Use" or "Open Space" designation.

The proposed implementing ordinance amendments include an expansion of the existing decal parking program to include an approximately six-block distance from the First and Fourth Street gates to the Naval Air Station North Island (NASNI). Also proposed are new landscaping standards for the CC, LC, HM, PCD, R-4 and R-3 Zones, the addition of parking standards for mixed-use developments to the Off-Street Parking Ordinance, and an amendment to Section 86.36.040, a portion of the City's Coastal Development Permit Ordinance, to further clarify when coastal permits are required.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval as submitted of the land use plan amendments addressing new landscaping standards, the addition of parking standards for schools and classrooms, drive-up windows, and parking lots or structures, and the land use plan map changes related to the "Civic Use/Open Space"

designation (Parts B, C and D of the amendment request). Staff recommends denial of the proposed expansion of the decal parking program (Part E of the amendment request) as submitted and approval with a suggested modification eliminating the decal program in the 800 and 900 blocks of First Avenue, but allowing signage to regulate the hours of public parking along those blocks. Also, staff recommends denial as submitted of the implementation plan amendment addressing the coastal development permit ordinance (Part F of the amendment request). Finally, under a separate agenda item, staff recommends a continuance for that portion of the amendment addressing parking standards for mixed-use development (Part A. of the amendment request) to further research concerns related to the provisions for mixed-use developments in the City's existing commercial and residential zones and the parking requirements of senior and low-income households. The appropriate resolutions and motions may be found beginning on Page 4. Suggested Modifications are on Pages 6 and 7. The findings for approval, as submitted, of the Land Use Plan begin on Page 7. Findings for approval of a portion of the Implementation Plan amendment as submitted, begin on Page 11. Findings for denial, as submitted, of portions of the Implementation Plan begin on Page 11, and findings for approval of a portion of the Implementation Plan with suggested modifications begin on Page 15.

BACKGROUND

On June 23, 1981, the City of Coronado's Land Use Plan (LUP) was deemed effectively certified, following the incorporation of suggested modifications from the Coastal Commission's March 13, 1981 action. The Implementation Plan was certified with suggested modifications on September 28, 1983. The ordinances were amended and the City assumed permit authority on January 11, 1984. The Land Use Plan has been amended on several occasions and there have been four previous amendments to the implementing ordinances.

ADDITIONAL INFORMATION

Further information on the City of Coronado LCP Amendment #1-96 may be obtained from Ellen Lirley at the San Diego Area Office of the Coastal Commission, 3111 Camino del Rio North, Suite 200, San Diego, CA, 92108, (619) 521-8036.

PART I. BACKGROUND

A. LCP HISTORY. On June 23, 1981, the City of Coronado's Land Use Plan was deemed effectively certified, following the incorporation of modifications suggested in the Coastal Commission's March 13, 1981 action. Those modifications applied to the Shoreline Access, Recreation and Visitor-Serving Facilities, Visual Resources and Special Communities, Public Works and Locating and Planning New Development components of the City's Land Use Plan. The Implementation Plan was certified with suggested modifications on September 28, 1983. The suggested modifications addressed exemptions from coastal permit requirements, definitions of several terms, procedures for recordation of documents, minor corrections to the Coastal Permit Ordinance and the removal of the Tidelands Overlay Zone from the ordinance package, as this area is under San Diego Unified Port District control, rather than being under the City of Coronado's authority. The ordinances were amended and the City assumed permit authority on January 11, 1984. The Land Use Plan has been amended on several occasions, and there have been four previous amendments to the implementing ordinances.

B. GEOGRAPHIC AREA DESCRIPTION. Although often referred to as an island, Coronado is actually connected to the mainland by the Silver Strand, a narrow strip containing beaches and wetland areas, with a highway running down its center. The City of Coronado's jurisdiction extends from the Imperial Beach border at the southern end of the Silver Strand Highway to the northern end of the peninsula. Much of the land is under Federal control, as there are several Naval installations located within Coronado's political boundaries. Also, much of the shoreline and adjacent water areas are under San Diego Unified Port District authority. The entire peninsula is within the coastal zone, but the City's certified LCP has exempted a lot of routine development from coastal development permit requirements.

The City is divided into two geographic areas - the "Village" at the northern end of the peninsula, which includes the bulk of the residential, commercial and municipal improvements, and the "Cays" which are located about halfway along the Silver Strand, on the San Diego Bay side of the peninsula. The "Cays" is a major subdivision, mostly residential with some commercial uses on Port District lands, which was approved on filled tidelands several years before the Coastal Commission came into being. The development that had already occurred, including land divisions, public works improvements and home construction, were considered vested at the time of Proposition 20, and thereby exempt from coastal development permit review. The last few phases of buildout have required City of Coronado and Coastal Commission review, as the specific development details were not available at the time the exemption was granted.

C. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

D. PUBLIC PARTICIPATION

The City has held numerous local workshops, Planning Commission and City Council meetings with regard to the LCP modifications proposed herein. All of these local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- A. RESOLUTION I (Resolution to approve certification of the City of Coronado LCP Land Use Plan Amendment #1-96, as submitted)

MOTION I

I move that the Commission certify the City of Coronado Land Use Plan Amendment #1-96, as submitted.

Staff Recommendation

Staff recommends a YES vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution I

The Commission hereby approves certification of the amendment request to the City of Coronado Land Use Plan, and adopts the findings stated below on the grounds that the amendment will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic

state goals specified in Section 30001.5 of the Coastal Act; the land use plan, as amended, will contain a specific access component as required by Section 30500 of the Coastal Act; the land use plan, as amended, will be consistent with applicable decisions of the Commission that shall guide local government actions pursuant to Section 30625(c); and certification of the land use plan amendment meets the requirements of Section 21080.5(d)(2)(i) of the California Environmental Quality Act, as there are no feasible mitigation measures or feasible alternatives which would substantially lessen significant adverse impacts on the environment.

- B. RESOLUTION II (Resolution to approve a portion of the City of Coronado LCP Implementation Ordinance Amendment #1-96, as submitted)

MOTION II

I move that the Commission reject the City of Coronado Implementation Plan Amendment #1-96 addressing new landscaping standards in the CC, LC, HM, PCD, OS, CR, CU, R-4 and R-3 Zones, as submitted.

Staff Recommendation

Staff recommends a **NO** vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution II

The Commission hereby approves certification of the amendment to the City of Coronado's Local Coastal Program on the grounds that the amendment conforms with, and is adequate to carry out, the provisions of the certified land use plan. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

- C. RESOLUTION III (Resolution to reject portions of the City of Coronado LCP Implementation Ordinance Amendment #1-96, as submitted)

MOTION III

I move that the Commission reject the City of Coronado Implementation Plan Amendment #1-96, Parts E and F, as submitted.

Staff Recommendation

Staff recommends a **YES** vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution III

The Commission hereby denies certification of the amendment to the City of Coronado's Local Coastal Program on the grounds that the amendment does not conform with, and is inadequate to carry out, the provisions of the certified land use plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

- D. RESOLUTION IV (Resolution to approve a portion of the City of Coronado LCP Implementation Ordinance Amendment #1-96, if modified)

MOTION IV

I move that the Commission approve the portion of the City of Coronado Implementation Plan Amendment #1-96 pertaining to expansion of the Decal Parking Program (Part E), if it is modified in conformity with the suggested modifications set forth in this report.

Staff Recommendation

Staff recommends a YES vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution IV

The Commission hereby approves certification of the amendment to the City of Coronado's Local Coastal Program, if modified, on the grounds that, the amendment conforms with, and is adequate to carry out, the provisions of the certified land use plan. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval would have on the environment.

PART III. SUGGESTED MODIFICATION

Staff recommends the following suggested revision to the City of Coronado LCP Implementation Ordinances be adopted. The underlined sections represent language that the Commission suggests be added, and the ~~crossed out~~ sections represent the language which the Commission suggests be deleted from the ordinance as originally submitted.

- 1) Exhibit "A" of Resolution 7425, specifying the boundaries of the expanded permit parking zone, shall be revised to read:

Preferential parking for residents shall not be allowed in the vicinity of the Harbor View Park (SDG&E park) and Centennial Park (old Ferry Landing site). Public on-street parking shall be allowed in this area for a

minimum of three hours. 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 900 block of Second Street (both sides)
 600, 700, 800, and 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 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)

****Also,** the graphic map depiction shown on Exhibit "A" shall be modified according to the above written description to delete the 800 and 900 blocks of First Street from the delineated decal parking area.

PART IV. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The City of Coronado proposes to modify two existing Land Use Plan Action Goals (H10 and I8) to incorporate new policies on landscaping and parking standards. Also proposed is a revision to the Land Use Plan Map to delete the "Civic Use/Open Space" designation which is currently applied to all public lands and redesignate each individual site as either "Civic Use" or "Open Space," depending on the existing, historic or planned uses on each site. These revisions comprise Parts B, C and D of the amendment request.

Specifically, for Part B, LUP Action Goal H10 currently provides, in part "that a minimum of 35 percent of new residential developments and 15 percent of new commercial developments ... shall be landscaped." The City no longer finds it appropriate to apply a single standard to every residential or commercial project, regardless of zone, density or other distinguishing factors. Moreover, the City believes this standard acts as a disincentive for redevelopment, and would be particularly discouraging for anyone trying to build an affordable housing project. Since the standards exceed those applied in many other coastal communities, the City is proposing to delete the quoted

language and replace it with a new table, delineating different landscaping standards on a zone by zone basis. The proposed criteria will continue to require 35 percent landscaping in most residential zones, but will relax the standard to 25 percent in the R-3 and R-4 multi-family zoned areas. Likewise, most non-residential zones will continue to require 15 percent landscaping, but the standard is relaxed to 5 percent for the Central Commercial, Limited Commercial and Hotel-Motel Zones, which are located along the main corridors of the City, and reflect more of a strip commercial nature. For the OS and CR Zones, the requirement for 35 percent landscaping for residential uses is removed, and language requiring 15 percent landscaping for commercial uses is changed to 15 percent of the total site. In the CU Zone, the residential requirement is reduced from 35 percent to 25 percent, with 15 percent landscaping required for all non-residential uses.

Part C, the proposed amendment to Action Goal I8, would add three new subsections, "T" "U" and "V" to the LUP's listing of off-street parking requirements. These subsections address the required amount of off-street parking for schools and classrooms, drive-up windows, and parking lots or structures. The actual standards were reviewed and approved by the Coastal Commission in 1988 as an amendment to the certified implementing ordinances, but making a comparable change in the LUP was overlooked at the time. This amendment will reconcile the two documents by including an identical list of parking standards in both.

Finally, although the City has two separate zones to describe public properties (a Civic Use Zone and an Open Space Zone), the Land Use Plan Map has delineated all such sites with the dual designation of "Civic Use/Open Space." This dual designation fails to properly identify the City's many public or semi-public facilities, which can be more accurately described as either Civic Use or Open Space, but not both. Thus, Part D of the amendment includes a description (list) of all existing public and semi-public properties and separates them into "Civic Use" or "Open Space" depending on their existing, or in the case of a couple vacant parcels, their anticipated long-term uses.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT.

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that the LCP amendment comprised in Resolution No. 7252, as set forth in the resolution for certification, is consistent with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The Legislature further finds and declares that the basic goals of the state for the coastal zone are to:

- a) Protect, maintain and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.

b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

d) Assure priority for coastal-dependent and coastal-related development over other developments on the coast.

e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

C. CONFORMITY OF THE PROPOSED LAND USE PLAN AMENDMENTS WITH CHAPTER 3 POLICIES OF THE COASTAL ACT.

The proposed LUP amendments would modify two existing action goals in the LUP and the Land Use Plan Map itself to reflect changes in the landscaping and parking standards and revise the "Civic Use" and "Open Space" land use designations on a number of sites. Chapter 3 policies of the Coastal Act most applicable to the subject amendment requests include, in part:

Section 30251

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. . . .

Section 30252

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

Visual resources are particularly significant in Coronado, where the entire "island" is considered a major visitor destination point. The single-family residential areas of the City present a parklike appearance, and are popular for passive recreation (i.e., strolling). No change to the landscaping standards is proposed for these single-family areas. The multi-family areas, however, are located along the major commercial and access corridors, and present a different type of visual amenity. Modified standards are proposed for these uses, as well as for the major commercial zones, which are located along the same transportation routes. These corridors, which include a

mixture of residential, commercial and civic uses, are also popular areas for visitors, but are designed for more intense use and minimal street setbacks in deference to their pedestrian orientation. Thus, less area is available for streetside landscaping, and required landscape features are often located in side or rear yards, offering little visual benefit to the public and potentially affecting on-site development options.

The proposed landscaping standards (Part B of the amendment request) for multi-family residential and commercial developments are similar to those applied in nearby coastal communities, particularly the more populous beach areas of the City of San Diego, such as Pacific Beach, Mission Beach and Ocean Beach. The Commission has certified such standards as being consistent with the Coastal Act mandate to protect scenic coastal areas and assure compatibility of new and existing development. Likewise, the Commission finds that the application of the proposed standards in the community of Coronado will have no detrimental effects on the visual character of the community and is thus consistent with Section 30251 of the Coastal Act.

The three additions to the LUP list of parking standards, Part C of the subject amendment request, are proposed to bring the LUP and Implementation Ordinances into conformance. Several years ago (1988), the Commission adopted these standards in the Off-Street Parking Zone, as an amendment to the City's LCP. The fact that the same list of parking standards was not included in the LUP was overlooked at that point, but the standards themselves were found consistent with Section 30252 of the Act, requiring, among other things, the provision of adequate parking in new development. The inclusion of this LCP amendment request is just to reconcile the two documents, and make sure the same list of standards is found in both LCP elements. Therefore, the Commission finds the addition of parking standards for schools and classrooms, drive-up facilities and parking lots and structures consistent with the applicable Chapter 3 policies.

The final LUP amendment (Part D of the amendment request) concerns the redesignation of the public and semi-public properties in Coronado. Currently, all such properties are designated as "Civic Use/Open Space" on the LUP map. By separating the sites according to existing and planned uses and redesignating them either "Civic Use" or "Open Space," the LUP map will more accurately reflect the current and long-term uses of these areas. Developed sites, such as schools, fire stations, the police station, libraries, etc will be designated as Civic Use, and existing parks and natural areas will be designated Open Space. There is no change in the underlying descriptions of these land uses. A listing of all sites and their new designations is included in the attached resolutions. The Commission finds that redesignating these properties does not change any underlying uses or intensity of uses, and has no effect on public access throughout the City. Thus, the proposed map modifications are fully consistent with Chapter 3 of the Coastal Act.

PART V. FINDINGS FOR APPROVAL OF A PORTION OF THE IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED.

A. AMENDMENT DESCRIPTION.

The proposed implementing ordinance amendments include an expansion of the existing decal parking program (Part E of the amendment request) to include an approximately six-block distance from the First and Fourth Street gates to the Naval Air Station North Island (NASNI). Also proposed are new landscaping standards for the CC, LC, HM, PCD, OS, CR, CU, R-4 and R-3 Zones (Part B of the amendment request), the addition of parking standards for mixed-use developments to the Off-Street Parking Ordinance (Part A, for which a continuance is proposed), and an amendment to Section 86.36.040, a portion of the City's Coastal Development Permit Ordinance (Part F of the amendment request), to further clarify when coastal permits are required.

Only Part B (landscaping) is addressed in this finding, since the other Implementation Plan items are either being continued (Part A) or recommended for denial, as submitted (Parts E and F). Consistent with the new landscaping criteria shown in the table being approved for the LUP, the proposed amendments to the CC, LC, HM, PCD, R-4 and R-3 Zones will include the new landscaping standards of 25 percent in the two residential zones (R-4 and R-3) and 5 percent in the non-residential zones (CC, LC, HM and PCD Zones).

The general purpose and intent of these zones is to regulate most of the multi-family residential development and nearly all the commercial development within Coronado. They provide a wide range of allowed uses and development standards, including the requirement to provide landscaping in conjunction with other improvements on each property. The proposed zoning changes simply incorporate the appropriate percentage of landscape coverage, based on the LUP table addressed previously. Thus, the various cited zones will be consistent with and able to carry out the provisions of the LUP, as amended herein.

PART VI. FINDINGS FOR DENIAL OF PORTIONS OF THE IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED - DECAL PARKING/CDP EXCLUSIONS

A. AMENDMENT DESCRIPTION.

The City of Coronado has proposed revised ordinance sections to accommodate an expansion of the existing decal parking program and to modify/clarify when coastal development permits are required. These two amendment requests (Parts E and F respectively) will be addressed separately below.

1. Decal Parking Program

a) Purpose and Intent of the Ordinance. Section 56.070.030 of the Municipal Code established permit parking regulations for the City. Its purpose is to assure that existing on-street parking within the City's residential zones near Naval Air Station, North Island remains available as a parking reservoir for the City's residents.

b) Major Provisions of the Ordinance. The ordinance establishes parameters for decal parking, including provisions that the permit parking program not interfere with commercial activities or public access to the shoreline and recreational areas. The program, which is implemented on weekdays, requires vehicles to display a parking decal in order to park on public streets within the delineated area.

c) Adequacy of the Ordinance to Implement the Certified Land Use Plan. The expansion of the decal parking zone area would include a new exhibit (Exhibit "A") in Section 56.070.030 of the Coronado Municipal Code to delineate the new boundaries. The text of the ordinance is not changed, but the physical boundaries have been expanded to roughly double the size of the decal parking zone. When the Commission certified the existing decal parking program in 1991, the then-proposed LUP language (Policy A6) was modified to read:

On-street parking may be regulated in a manner to safeguard the residential character of neighborhoods, to assure that a public nuisance is not created, and to preserve the sensitive natural environment of beach and shoreline areas, provided that such regulation does not result in any diminution of existing public parking available at present or future bayfront or oceanfront access points and public recreation areas.

For the most part, the expanded area avoids conflicts with public access concerns, since most of the proposed restricted area is well away from the shoreline. However, the zone is proposed to be expanded for an additional three blocks along First Street, which includes several small parks and direct access to the San Diego Bay shoreline. The existing decal program includes the 300, 400, 500, and 600 blocks of First Street, with the exception of a one-block area adjacent to the "I" Avenue park. The exception covers half a block on either side of this very small park, which contains some seating and a viewpoint on the Bay. In this area, the City has regulated the time for parking, but does not require that decals be displayed. Thus, the Naval Station workers are discouraged from parking there, but park visitors are accommodated.

The proposed area of expansion along First Street includes the 700, 800 and 900 blocks; the 700 block is not a concern, since it is not adjacent to any public recreational areas. However, there is an existing park/viewpoint at the foot of "E" Avenue, known as Harbor View Park (or the SDG&E park). Park amenities include benches and a viewpoint, and there is a narrow (6' wide) public access path with stairs to the beach nearby to the west. The park is between the 800 and 900 blocks of First Street, which would provide the most convenient place for a visitor to park and enjoy the public amenities or use the access path. Expansion of the decal parking program into this area would not be consistent with the mandates of the certified LUP.

There is a public parking lot at the foot of "D" Avenue, which provides 66 parking spaces and direct access to sandy beach. The City maintains that this parking lot is underutilized year round, and is more than sufficient for the needs of visitors to both the Harbor View Park and Centennial Park (a larger

park at the foot of Orange Avenue at the site of the old Ferry Landing). Centennial Park is one block beyond the limits of the decal parking expansion area, as currently proposed. The parking lot is located roughly halfway between the two parks, but is the only off-street public parking available until one reaches the new ferry landing complex several blocks to the east. The Commission is concerned that this parking lot alone may not be adequate in the future as regional populations continue to grow at a rapid pace, and recreational sites (even small parks like Harbor View) become increasingly important and rare. Also of concern is that, as Naval Station workers are pushed further along First Street by the expansion of the decal parking program, they will ultimately usurp existing public parking spaces needed to serve the more heavily utilized recreational amenities to the east (the new ferry landing complex of shops, restaurants, docks, and sandy beach). Thus, the Commission finds that the inclusion of the 800 and 900 blocks of First Avenue in the decal parking program is inconsistent with, and inadequate to carry out, the certified LUP and that these two blocks should remain available for public use.

2. Coastal Development Permits

a) Purpose and Intent of the Ordinance. The ordinance sets out the parameters for obtaining coastal development permits from the City and recognizes the various permit jurisdictions.

b) Major Provisions of the Ordinance. The ordinance includes a listing of exemptions from permit requirements, establishes criteria for permit applications and processing, and addresses appeals, amendments and the expiration of City-issued permits.

c) Adequacy of the Ordinance to Implement the Certified Land Use Plan. The proposed amendment to this ordinance would modify Subsection 86.70.060"A" to further reduce the requirements for City-issued coastal development permits. Permits are now required only when there is a requirement for some other form of local discretionary action, such as a variance or special use permit. The previously-certified ordinance language reads:

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, or issuance of a special use permit or a variance) 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.

The City proposes to modify the language as follows (see passages underlined):

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.

The proposed implementation amendment request has been proposed to allow for additional exemptions (similar to a categorical exclusion) from permit requirements in addition to the previously allowed broad range of categorical exemptions in the presently certified LCP. This municipal code revision poses a problem and is particularly difficult in light of the LCP structure originally certified by the Commission several years ago. The City of Coronado LCP is unique in that it has set up specifically defined geographic areas where virtually all development is exempt from the coastal permit process. In effect, a section of their ordinance functions as a categorical exclusion from permit requirements for virtually all development outside the appeals area. However, they are presently referred to as "categorical exemptions". Only projects requiring a special use permit, a variance or a "council interpretation" require coastal development permits.

The City maintains that the proposed language cites all City ordinances which are part of the certified LCP. However, the Commission maintains that the list of ordinances given in the proposed text is not complete. At least two other ordinances are part of the LCP Implementation Program, Sections 86.20 and 86.60, along with several definitions listed in the Code (86.02, 86.04 and 86.54 for instance). One other potential problem with the proposed amendment request is that the Special Use Permit Ordinance, within which the City classifies proposals as either "minor" or "major" is not part of the certified LCP. Thus, any future changes to that ordinance, including the designation of currently "major" proposals as "minor" would not be subject to Commission review as presently interpreted by the City.

Within the City of Coronado, there may be justification for excluding or exempting many types of development. The majority of the City is fully developed with urban-type uses, and there are virtually no sensitive resources located in those areas that are not subject to Commission appeals. While this may provide justification for the processing of a categorical exclusion covering specified types of development in a defined geographic area, the process chosen by the City to expand its list of exempt developments is improper under Section 13240 of the California Code of Regulations.

The test of implementation program amendments is their conformity with and their ability to carry out the policies of the certified LCP. The Commission finds that the proposed amendment is neither consistent with nor adequate to carry out the policies of the certified LUP. At present, the City does not have a separate and distinct categorical exclusion order in place, and it has not yet submitted such an exclusion request in the proper form for Commission action under Section 13240 of the California Code of Regulations. Therefore, it would be premature to modify the permit processing ordinance and the revisions cannot be considered in conformity with, nor able to carry out, the policies of the certified LUP.

PART VII. FINDINGS FOR APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT ADDRESSING EXPANSION OF THE DECAL PARKING PROGRAM, IF MODIFIED.

The Commission finds the currently proposed ordinance revisions can only be approved if modified to be consistent with the certified land use plan language, which maintains that the decal program shall not result in the diminution of existing public parking at bayfront access points. The Commission understands that the City is trying to discourage use of the City streets by workers from the Naval Air Station, North Island, who regularly park along the streets to avoid taking their cars onto the military base. However, the City can accomplish this goal by placing signs regulating a turnover rate for the parking spaces that doesn't accommodate an eight-hour work shift. Three or four hours would be an appropriate time limit, since public visitors to this small park are there primarily for a brief respite, and not for an all-day park experience. Since this alternative would accommodate public access while at the same time inhibiting use of the streets by Navy personnel or civilian workers, the Commission finds it the appropriate solution.

Thus, a modification has been suggested to delete the 800 and 900 blocks of First Street from the decal program and instead to encourage the posting of signs regulating an appropriate parking period. With the suggested modifications, the Commission finds the proposed expansion of the decal parking program consistent with, and able to carry out, the certified land use plan.

PART VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT CONSIDERATIONS.

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program or amendments to it. Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process [see Section 15251(f) of the CEQA guidelines.] Thus, under CEQA, both the Commission and local government are relieved of the responsibility to prepare an EIR for each LCP or amendment thereof.

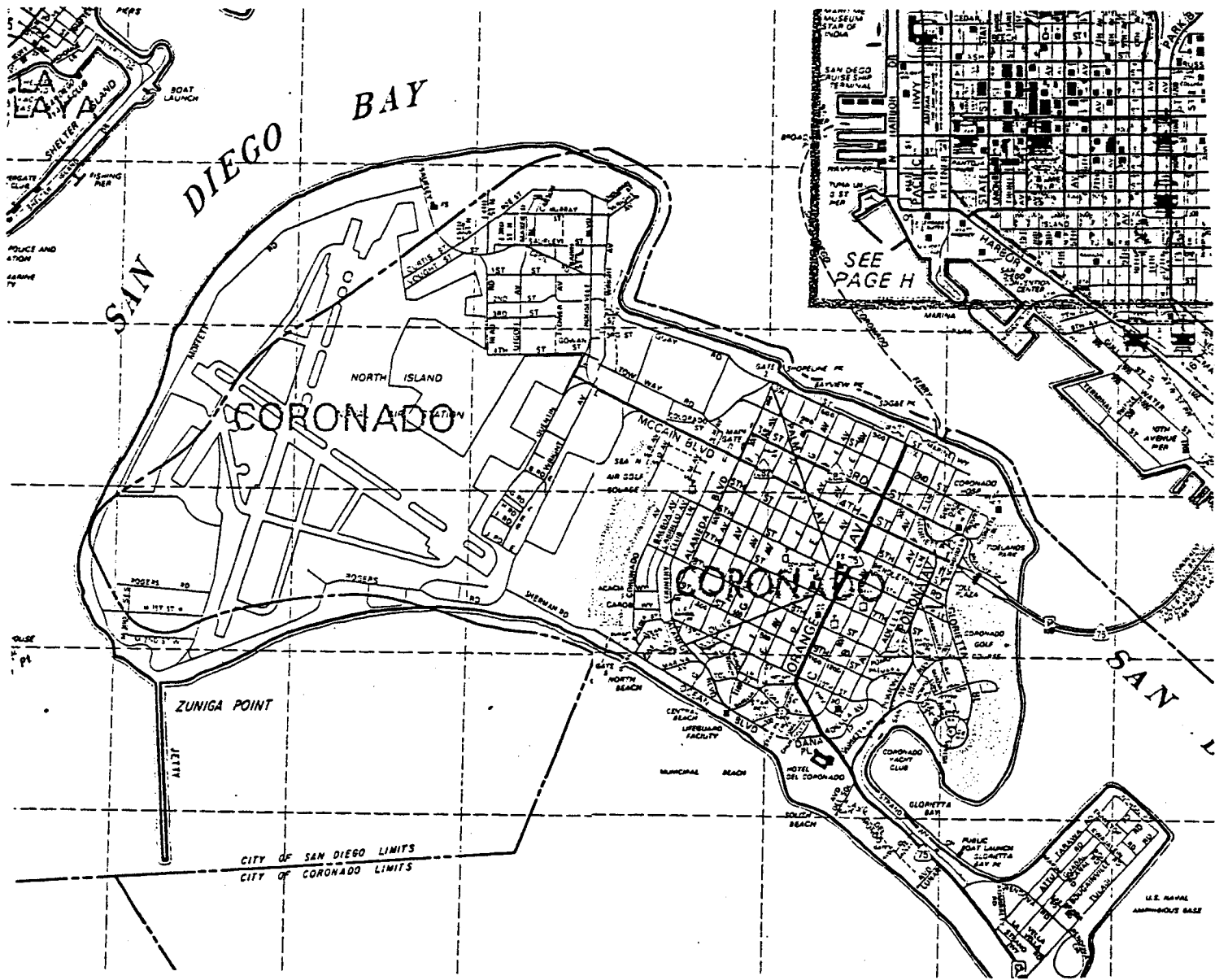
Nevertheless, the Commission is required in an LCP amendment submittal to find that the LCP amendment does conform with CEQA provisions. In the case of the subject LCP amendment request, the Commission finds that approval of most of the amendment, some portions as submitted and others with suggested modifications, would not result in significant environmental impacts under the meaning of the California Environmental Quality Act. Specifically, the various approved portions of the LCP amendment would not limit the public's ability to gain access to the City's shoreline, due to the suggested modification addressing decal parking along First Street, nor result in adverse impacts to visual resources and community character. Therefore, the Commission finds that no significant, unmitigable environmental impacts under

the meaning of CEQA will result from the approval of most portions of the proposed amendment, as submitted by the City of Coronado.

The exception is the City's proposed modification to its coastal development permit processing ordinance, which the Commission denies at this time. The Commission finds that this amendment request could result in significant individual or cumulative impacts under the meaning of CEQA, since it would eliminate a discretionary action and public hearing for projects which would receive no other environmental review. If the City chooses to seek a categorical exclusion to expand its exempt developments, the appropriate environmental review would then occur.

(1183A)

Village Area of Coronado



Vicinity Map
Coronado LCPA 1-96

RESOLUTION NO. 7425

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO APPROVING AN
AMENDMENT TO THE CORONADO LOCAL COASTAL PROGRAM
TO EXPAND THE DECAL PARKING DISTRICT PURSUANT TO SECTION
56.70.030 OF THE MUNICIPAL CODE AND TO REQUEST CALIFORNIA
COASTAL COMMISSION CERTIFICATION OF THE LCP AMENDMENT

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

*Part E.-Decal
Coronado LCPA 1-96*

other Naval policies. The Navy personnel or subcontractors commuting to North Island who cannot enter the base subsequently park on 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. The enlargement of any permit parking zone shall not be final until after it has been reviewed and approved by the Coastal Commission as a local coastal program amendment. The enlarged decal parking zone will not be implemented until after 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, and requests the California Coastal Commission certification of the Local Coastal Program amendment.

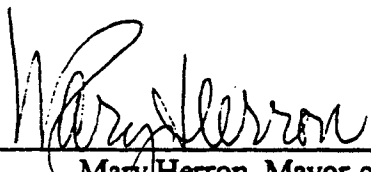
PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 5th day of March, 1996 by the following vote:

AYES: Williams, Blumenthal, Herron

NAYS: None

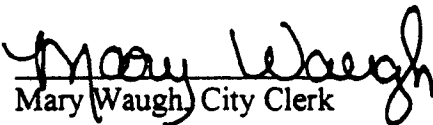
ABSENT: Schmidt and Smisek

ABSTAIN: None



Mary Herron, Mayor of the
City of Coronado, California

Attest:



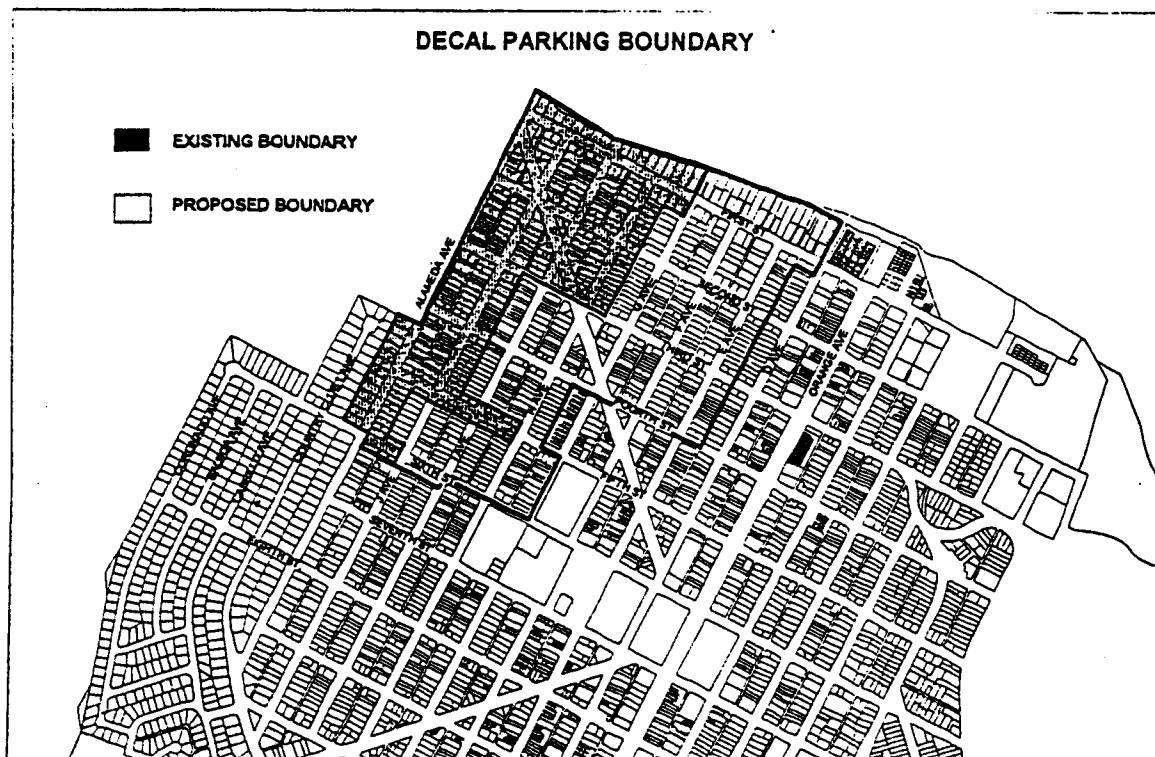
Mary Waugh, City Clerk

Resolution 7425

EXHIBIT "A"

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)



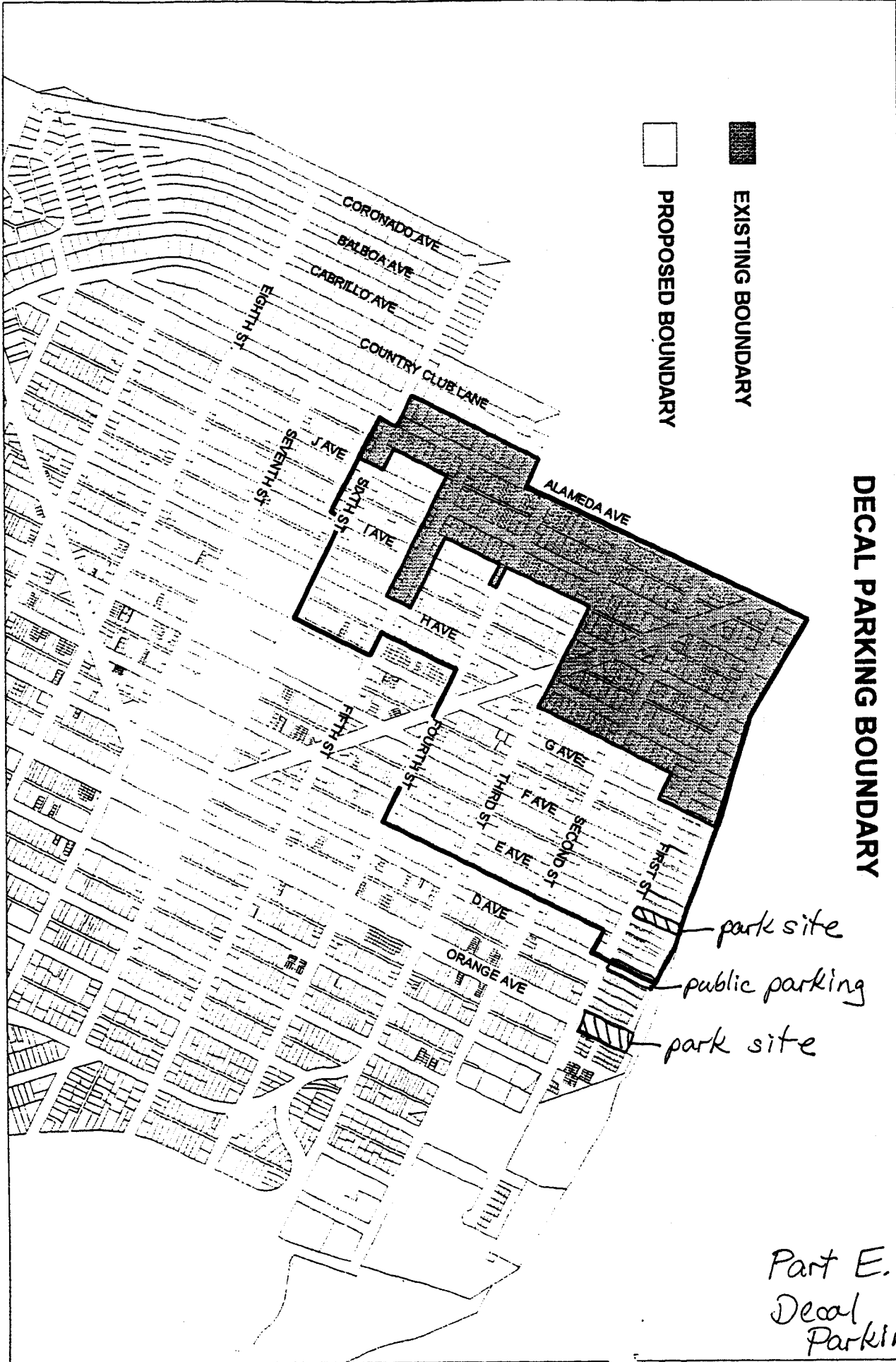
DECAL PARKING BOUNDARY



EXISTING BOUNDARY



PROPOSED BOUNDARY



Part E.
Decal
Parking

RESOLUTION NO. 7434

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
FOR THE AMENDMENT OF THE
LOCAL COASTAL PROGRAM LAND USE PLAN
AND IMPLEMENTATION ORDINANCES
CONCERNING THE REGULATION OF
THE PARKING REQUIRED FOR MIXED USE DEVELOPMENT,
THE ACTIVITIES REQUIRING CITY COASTAL PERMITS,
AND THE REGULATION OF LANDSCAPING
IN THE CC, LC, HM, PCD, R-4 AND R-3 ZONES
AND THE DESIGNATION CU-OS LANDS**

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 the existing landscaping standards in certain zones require more landscaping than is necessary and unintentionally prevent development to construct the floor area permitted;

WHEREAS, the Coronado City Council and Planning Commission have determined in Public Hearings that parking regulations need to be developed for mixed use development that are sensitive to the unique aspects of the special types of housing that can be provided in such development;

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 Coronado City Council and Planning Commission have determined in Public Hearings that the proposed LCP Land Use Plan and implementation Ordinances amendments under review are consistent with the policies

Parts B., C. & D.
Coronado LCPA-1-96

and goals of the Coronado General Plan and the remaining portions of the Coronado Local Coastal Program;

WHEREAS, the Coronado City Council and Planning Commission have determined in Public Hearings that the proposed Ordinances amendments under review depicted in Exhibit "1" identified as Subsections 86.22.110 "B", 86.26.120 "B" and 86.32.100 "B" are not portions of the Coronado Local Coastal Program, are presented here for information purposes, and do not require Coastal Commission Certification; 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 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 are amended as follows and requests California Coastal Commission Certification of these said amendments:

SECTION ONE: LCP Land Use Plan Action Goal "H10" is amended to read as follows:

The following minimum amount of landscaping shall be provided for new development:

ZONE	RESIDENTIAL	NON-RESIDENTIAL	ALL USE TYPES
R-1A	35%	15%	N/A
R-1B	35%	15%	N/A
R-3	25%	15%	N/A
R-4	25%	15%	N/A
R-5	35%	15%	N/A
R-PCD	35%	15%	N/A
R-SCD	35%	15%	N/A
CC	N/A	N/A	5%
LC	N/A	N/A	5%
HM	25%	5%	N/A
CR	N/A	N/A	15%
CU	25%	15%	N/A
OS	N/A	N/A	15%

The percent of landscaping provided for development shall be calculated excluding land utilized to provide required streets, alleys, sidewalks, or navigable waterways, but may be calculated including habitat preserved for native ecosystems. Total landscaping on the site of off-street parking areas shall amount to no less than fifteen percent of the parking site area. Required parking spaces shall not be considered as a portion of the required landscaping.

SECTION TWO: LCP Land Use Plan Action Goal "I8" is amended to add Subsections "T", "U", "V" and "W" to read as follows:

T. Schools and Classrooms. One parking space per two employees, determined at the month, day and hour when the greatest number of employees are on duty; plus, for high school or adult education classes, one parking space per five students, determined at the month, day and hour when the greatest number of students are enrolled.

U. Drive-Up Windows. Facilities with drive-up windows shall not have vehicle drive-up window queuing lines in the turning radius of required parking spaces. Such facilities located on Orange Avenue shall provide five percent more parking spaces than would otherwise be required for the site's land uses. Required queue lines shall be no less than forty-five feet long for ingress from the public right-of-way to the drive-up window.

V. Parking Lots or Structures. One parking space per two employees, determined at the month, day and hour when the greatest number of employees are on duty.

W. Mixed Use Developments. Two parking spaces per dwelling, and that parking that would otherwise be required for the other uses on the site, except:

1. For Mixed Use Development incorporating as a residential component single room occupancy housing, a boarding house or housing provided for, and maintained as, affordable housing for low or very low income households or affordable senior housing for low, very low or moderate income households, the parking standard for these aforementioned uses shall be one parking space per dwelling or one parking space per two habitable units, and that parking that would otherwise be required for the other uses on the site; and

2. For Mixed Use Development incorporating housing for managers or employees of commercial portions of the development, the parking required for the development's commercial portions shall be reduced by one space for each dwelling permanently assigned to a manager or employee of a business within the development.

SECTION THREE: LCP Land Use Plan Maps are amended in the following manner:

1. The "Police Station" designation shall be removed from the City property on the corner of Sixth Street and Orange Avenue and shall be placed on the City property on the southwest corner of Seventh Street and Orange Avenue;
2. All Coronado Unified School District property presently designated "Civic Use - Open Space" shall be designated "Civic Use";
3. All City of Coronado, State of California, San Diego Unified Port District or San Diego Gas and Electric property that is presently designated "Civic Use - Open Space" shall be designated "Open Space" if it is presently utilized as park land or playing fields, public beach, golf course, tennis facilities, boat launching ramp, or habitat for native ecosystems, or as associated parking areas for these uses; and
4. The following property presently designated "Civic Use - Open Space" shall be designated "Civic Use":
 - A. Coronado Hospital,
 - B. Telephone switching facility on northwest corner of Eighth Street and Orange Avenue,
 - C. San Diego Gas and Electric facility on the southeast corner of First Street and "D" Avenue,
 - D. City Hall,
 - E. Senior Center, Library and land between Library and "D" Avenue for future Library expansion,
 - F. Police Station on the southwest corner of Seventh Street and Orange Avenue,
 - G. Fire Station on the northwest corner of Sixth Street and "D" Avenue,
 - H. Fire Station in Coronado Cays,

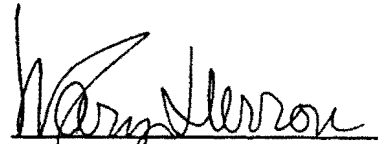
- I. City Public Services Yard occupying approximately half of block bounded by First Street, "A" and "B" Avenues, and the baseball field,
- J. Municipal Pool,
- K. "A" Avenue extended City property north of First Street,
- L. Alameda Boulevard extended City property north of First Street,
- M. Animal Control Facility and former police station on corner of Sixth Street and Orange Avenue,
- N. City sewer pump stations including those on Eighth Street, extended, adjacent to the municipal pool, in Glorietta Park, on Port District property north of First Street, within "Oakwood Apartment Complex, and at the Coronado Cays,
- O. City maintenance facility at Coronado Cays, and
- P. "L" shaped City property bordering NAS North Island between Alameda Boulevard and Sixth Street.

5. The municipal boundary is revised to reflect annexed portions of NAS North Island as within the City and designated "Military".

SECTION FOUR: LCP Implementation Ordinances are amended per Exhibit "1".

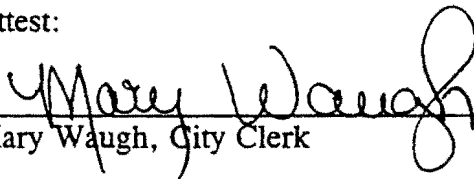
PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 7th day of May, 1996, by the following vote, to wit:

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



Mary Herron, Mayor of the
City of Coronado

Attest:



Mary Waugh, City Clerk

EXHIBIT 1

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF CORONADO FOR THE
AMENDMENT OF CHAPTERS 86.14, 86.16, 86.22, 86.26, 86.32 AND 86.70
OF THE CORONADO MUNICIPAL CODE ADDRESSING
THE PARKING REQUIRED FOR MIXED USE DEVELOPMENT,
THE ACTIVITIES REQUIRING CITY COASTAL PERMITS,
AND THE REGULATION OF LANDSCAPING
IN THE CC, LC, HM, PCD, R-4 AND R-3 ZONES**

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 86.58, Subsection 86.58.030 (W) is added to read as follows:

W. Mixed Use Developments. Two parking spaces per dwelling, and that parking that would otherwise be required for the other uses on the site, except:

1. For Mixed Use Development incorporating as a residential component single room occupancy housing, a boarding house or housing provided for, and maintained as, affordable housing for low or very low income households or affordable senior housing for low, very low or moderate income households, the parking standard for these aforementioned uses shall be one parking space per dwelling or one parking space per two habitable units, and that parking that would otherwise be required for the other uses on the site; and

2. For Mixed Use Development incorporating housing for managers or employees of commercial portions of the development, the parking required for the development's commercial portions shall be reduced by one space for each dwelling permanently assigned to a manager or employee of a business within the development.

SECTION TWO: That Chapter 86.46, Subsection 86.46.040 "E" is added to read:

E. The project shall comply with the landscaping requirement of the underlying zone.

*Parts B. and F.
Landscaping & Permits
Coronado LCPA 1-96*

SECTION THREE: That Chapter 86.46, Section 86.46.050 is repealed.

SECTION FOUR: That Chapter 86.14, Subsection 86.14.130 "A" is amended to read:

A. A minimum of twenty-five percent of the total site area of new residential developments and fifteen percent of the total site of new non-residential developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

SECTION FIVE: That Chapter 86.16, Subsection 86.16.130 "A" is amended to read:

A. A minimum of twenty-five percent of the total site area of new residential developments and fifteen percent of the total site of new non-residential developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

SECTION SIX: That Chapter 86.22, Section 86.22.110 is amended to read:

86.22.110 Development Landscaping Required.

A. A minimum of five percent of the total site area of new developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

B. When new construction occurs resulting in the addition of over 500 square feet of floor area, or when property is improved or renovated with a building permit valuation for the improvement or renovation of 50,000 dollars or more, the developer, property owner or tenant of said site shall plant one or more street trees in the public right-of-way adjacent to said property, if space is available. All shade trees shall have a minimum 4 inch diameter trunk (measured 4 feet 6 inches above the root crown) and palm trees shall have a minimum 6 foot brown trunk. The specific number of trees, species, location, irrigation system, and planting methods shall be at the direction of the City of Coronado in accordance with City specifications and the City's approved street tree list. Irrigation of said tree(s) shall be the responsibility of the adjoining property owner.

SECTION SEVEN: That Chapter 86.26, Section 86.26.120 is amended to read:

86.26.120 Development Landscaping Required.

A. A minimum of five percent of the total site area of new developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

B. When new construction occurs resulting in the addition of over 500 square feet of floor area, or when property is improved or renovated with a building permit valuation for the improvement or renovation of 50,000 dollars or more, the developer, property owner or tenant of said site shall plant one or more street trees in the public right-of-way adjacent to said property, if space is available. All shade trees shall have a minimum 4 inch diameter trunk (measured 4 feet 6 inches above the root crown) and palm trees shall have a minimum 6 foot brown trunk. The specific number of trees, species, location, irrigation system, and planting methods shall be at the direction of the City of Coronado in accordance with City specifications and the City's approved street tree list. Irrigation of said tree(s) shall be the responsibility of the adjoining property owner.

SECTION EIGHT: That Chapter 86.32, Section 86.32.100 is amended to read:

86.32.100 Development Landscaping Required.

A. A minimum of twenty-five percent of the total site area of new residential developments and five percent of the total site of new non-residential developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

B. When new construction occurs resulting in the addition of over 500 square feet of floor area, or when property is improved or renovated with a building permit valuation for the improvement or renovation of 50,000 dollars or more, the developer, property owner or tenant of said site shall plant one or more street trees in the public right-of-way adjacent to said property, if space is available. All shade trees shall have a minimum 4 inch diameter trunk (measured 4 feet 6 inches above the root crown) and palm trees shall have a minimum 6 foot brown trunk. The specific number of trees, species, location, irrigation system, and planting methods shall be at the direction of the City of

Coronado in accordance with City specifications and the City's approved street tree list. Irrigation of said tree(s) shall be the responsibility of the adjoining property owner.

SECTION NINE: That Chapter 86.38, Section 86.38.070 is amended to read:

86.38.070 Development Landscaping or Habitat Required. A minimum of fifteen percent of the total site area of new developments shall be landscaped or habitat preserved for native ecosystems. Required parking spaces shall not be considered as a portion of the required landscaping or habitat.

SECTION TEN: That Chapter 86.28, Section 86.28.050 is amended to read:

86.28.050 Development Landscaping Required. A minimum of fifteen percent of the total site area of new developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

SECTION ELEVEN: That Chapter 86.36, Section 86.36.040 is amended to read:

86.36.040 Development Landscaping Required. A minimum of twenty-five percent of the total site area of new residential developments and fifteen percent of the total site of new non-residential developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

SECTION TWELVE: 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.

SECTION THIRTEEN: This ordinance was introduced on _____.

Ordinance
Page 5

SECTION FOURTEEN: 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 _____ day of _____, 1996, by the following vote, to wit:

AYES:

NAYS:

ABSTAINS:

ABSENT:

Mary Herron, Mayor of the
City of Coronado, California

ATTEST:

Mary Waugh, City Clerk

i/cd/ed/IS196

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy Development

1800 Third Street, Suite 430

P.O. Box 952053

Sacramento, CA 94252-2053

(916) 323-3176 FAX (916) 327-2643

RECEIVED

JUN 20 1996

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

June 18, 1996

Ms. Ellen Lirley
California Coastal Commission
San Diego District Office
3111 Camino Del Rio North
San Diego, California 92108-1725

**RE: Proposed Amendments to the City of Coronado's General
Plan, Zoning Ordinance and Local Coastal Plan**

Dear Ms. Lirley:

We are writing to strongly encourage Coastal Commission staff to support a variety of amendments recently proposed by the City of Coronado (State Clearinghouse #96050137) to various elements of the City's General Plan, Local Coastal Plan and Zoning Ordinance. Coronado has proposed amendments to the land use, parking, open space, and community design elements; municipal code sections dealing with the regulation of mixed-use development and landscaping standards for commercial and multiple dwelling development; the local coastal program land use plan and implementation ordinances concerning the regulation of parking and landscaping standards required for mixed-use development; and municipal code sections pertaining to parking requirements for mixed-use development. As you may know, the Department of Housing and Community Development (HCD) is responsible for reviewing local housing elements to determine conformity with the requirements of State housing element law (Article 10.6 of the Government Code).

HCD's review of Coronado's adopted housing element on August 4, 1995 found that the element complied with State housing element law. Our finding of compliance was based in part upon the City's programmatic commitment to identify appropriate sites and facilitate needed residential development through the encouragement of mixed-use (commercial/residential) development in certain areas of Coronado.

The San Diego Association of Governments (SANDAG) determined that the City of Coronado was responsible for accommodating a share of the regional housing need from January 1989 through June 1996 (now June 1999), which is:

Letter of Support

Coronado LCPA 1-96

very low:	224 units
other low:	165 units
moderate:	204 units
<u>above moderate:</u>	<u>380 units</u>
total	973 units

State housing element law requires Coronado to accommodate all of its regional share need, a significant portion of which are lower-income households. Unfortunately, if Coronado fails to accommodate this need, the need does not cease to exist, rather, it is displaced to other jurisdictions, impacting traffic patterns, air quality, agricultural productivity and other issues associated with urbanization.

As you know, the necessity of accommodating regional housing needs is expressed in the California Coastal Act, Section 3007:

"Nothing in this division shall exempt local governments from meeting the requirements of state and federal law with respect to providing low- and moderate-income housing, replacement housing, relocation benefits, or any other obligation related to housing imposed by existing law hereafter enacted."

If the Coastal Commission does not approve Coronado's amendments contained in State Clearinghouse #96051037 that facilitate residential development in mixed-use projects, Coronado's compliance with State housing element law could be jeopardized.

A review of the California Coastal Act suggests that conflict over competing goals and policies for coastal resources and human needs was anticipated:

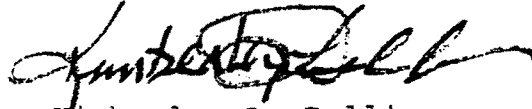
"The legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this content, the legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resources policies."
(California Coastal Act, Section 30007.5)

We believe Coronado's housing element allows the City to meet the spirit and letter of both housing element law and the Coastal Act. Thank you for your consideration of our concerns. We would be happy to provide further information or discuss any of these issues with you or other appropriate staff at your convenience.

Ms. Ellen Lirley
Page 3

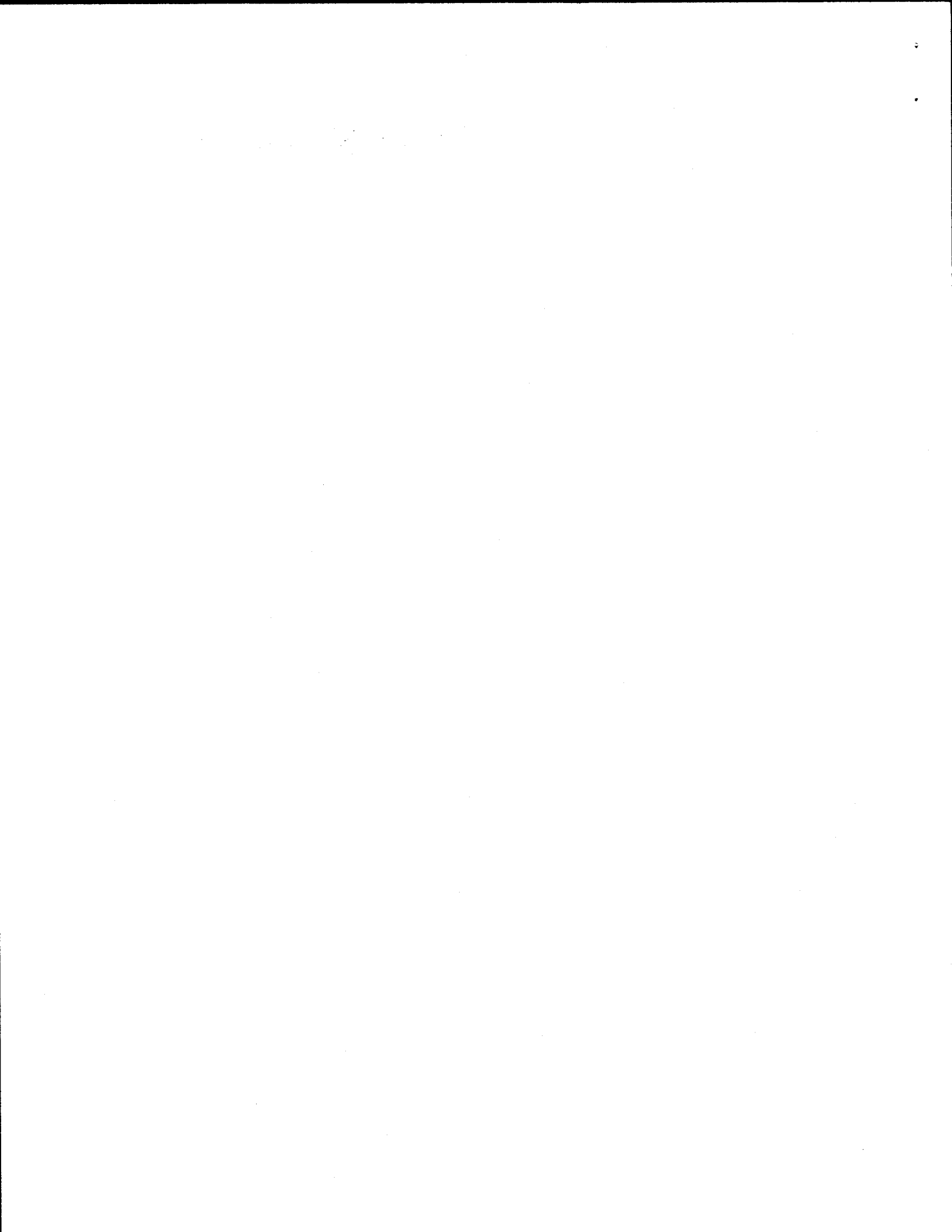
If we can be of further assistance, please contact either staff member, Cathy Creswell at (916) 323-3183 or Rob Maus at (916) 327-2640. We look forward to working with you on these important issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Kimberley L. Dellinger". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

Kimberley L. Dellinger
Deputy Director

cc: Ed Kleeman, Senior Planner, City of Coronado



F6c

State of California

California Coastal Commission
San Diego District

MEMORANDUM

RECORD PACKET COPY

TO: Commissioners and
Interested Persons

DATE: June 20, 1996

FROM: Staff

SUBJECT: Request to Waive Time Limits for a portion of the City of
Coronado Local Coastal Program Amendment (LCPA) 1-96, Commission
meeting of July 9-12, 1996

On May 8, 1996, the final portions of the City of Coronado's LCP amendment request, LCPA 1-96, were received in the San Diego Area office. The submittal was deemed complete and filed as of that date. The LCPA submittal consists of a number of unrelated components proposing revisions to both the City's LCP Land Use Plan and Implementing Ordinances.

Pursuant to Section 30514 of the Coastal Act, amendments to certified LCPs are required to be processed within the same time limits as the original land use plan or implementation plan. Therefore, LCP amendments involving land use plan revisions must be acted upon by the Commission within 90 days; LCP amendments involving implementing plan changes must be acted upon by the Commission in 60 days; and combined land use plan and implementation plan amendments must be acted on by the Commission within 90 days of their filing. Based on the above-cited time limits, the proposed LCP amendment package, which involves changes to both the land use plan and implementing ordinances, must be scheduled for review by the Commission at the July 9-12, 1996 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause the applicable time limits for a period not to exceed one year.

Because of major concerns and a need for additional supporting documentation regarding one portion of the subject LCP amendment request (Part A - addressing mixed-use parking standards), Commission staff was unable to fully analyze and prepare a recommendation for this portion for the July agenda. Moreover, it is believed that a continuance will allow the Commission and City staff to work together to resolve said concerns or, at least, narrow down potential areas of concern.

Staff Recommendation: Staff recommends that the Commission extend the 90-day time limit for a period not to exceed one year on the identified item. However, in fact, the remaining portion of the amendment request (Part A - addressing mixed-use parking standards) is scheduled for the August 13-16, 1996 hearing in Los Angeles.

MOTION:

I move that the Commission extend the 90-day time limit to act on the City of Coronado Local Coastal Program Amendment 1-96 (Part A) for a period not to exceed one year.

STAFF RECOMMENDATION:

Staff recommends a YES vote. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

(1185A)