

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

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SAN DIEGO, CA 92108-1725
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Staff: DL-SD
Staff Report: September 17, 1997
Hearing Date: October 7-10, 1997

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-97-95

Applicant: City of San Diego

Agent: Patricia Nila

Description: Paving and striping 2 existing dirt/gravel parking lots totalling 27,575 sq.ft. at Robb Field, an existing City Park Facility.

Lot Area	27,575 sq. ft.
Building Coverage	0 sq. ft. (0%)
Pavement Coverage	26,925 sq. ft. (98%)
Landscape Coverage	650 sq. ft. (2%)
Parking Spaces	58
Zoning	R1-4000
Plan Designation	Parklands

Site: 2525 Bacon Street, Robb Field (Mission Bay Park), Ocean Beach, San Diego, San Diego County. APN 448-142-15.

Substantive File Documents: Mission Bay Park Master Plan, Certified Ocean Beach LCP Land Use Plan and Implementing Ordinances; CDP #6-94-100.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development 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.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Timing of Construction/Staging Areas/Access Corridors. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, a final construction schedule, which shall be incorporated into construction bid documents. In addition, the applicant shall submit final plans for the location of access corridors to the construction sites and staging areas. The schedule and final plans shall specify via written notes on the plans that construction activities shall not occur between Memorial Day weekend and Labor Day, and shall have the least impact on public access via the maintenance of existing public parking areas and traffic flow on major coastal access routes (no closure of travel lanes on West Point Loma Boulevard or usurpation of existing public parking spaces other than within the subject lots, shall occur on weekends or holidays at any time.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. The City of San Diego is proposing to pave and stripe two parking lots totalling approximately 27,575 sq.ft. within Robb Field (the Ocean Beach Athletic Facility). Lot 1 is an existing dirt and gravel parking lot adjacent to a ball field just north of the Park Road entrance. Lot 2 is the larger of the two lots, and is located on the northwest portion of Robb Field, accessed from West Point Loma Boulevard. Lot 2 is currently a vacant dirt area used for informal parking. The two lots will have a total of 58 parking spaces. Curbs, concrete sidewalks, and associated minor drainage improvements will be installed along with the paved parking lots. All drainage will be directed towards the street into City drainage systems. The proposed project requires a coastal development permit because the construction of a paved parking lot where informal parking exists will change the level of public use and is not routine maintenance of existing public park facilities excluded from permit requirements.

Other work which is proposed but does not require a coastal development permit as routine maintenance of an existing improved park includes the removal of 2 to 3 existing bleachers on Field #5, and installation of two drinking fountains northwest of Park Road. This same project was previously reviewed and approved by the Commission in August 1994 (CDP# 6-94-100). The permit was released; however, the project was never constructed and the permit expired.

2. Visual Impacts. Section 30251 of the Coastal Act states, in part:

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....

The proposed parking lot paving will take place in dirt/gravel lots currently used for parking. Lot 1 is a small lot (18 spaces) adjacent to an existing grass ball field, and paving is not anticipated to result in any adverse visual impacts. The City has submitted a landscape plan indicating that approximately 650 sq.ft. of landscaping will be provided for the two lots consisting of approximately 15 new eucalyptus trees and bark mulch provided around the parking areas and islands. No additional lighting is proposed for either lot. Thus, the proposed project will not have a significant visual impact on the park, and the Commission finds the proposal consistent with Section 30251 of the Act.

3. Public Access and Recreation. Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212 of the Coastal Act states in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby....

In addition, Section 30604(c) requires that a specific access finding be made for all development located between the sea and the first coastal roadway. In this case, such a finding can be made.

The proposed parking facilities are for public access and recreational uses within an existing public shoreline park. Fifty-eight marked, paved parking spaces will be available for use through this development, included specially marked spaces for handicapped users. Lot 2 will be adjacent to the public walkway along the San Diego River, but will not infringe upon or affect the walkway in any way, except that it will provide a formalized parking area for the public to access the walkway.

In public improvement projects such as the one proposed, the Commission has typically restricted, where possible, the use of any public parking areas for construction staging areas, and precluded work from occurring during the prime beach season between Memorial Day and Labor Day. Therefore, Special Condition #1 is attached, which prohibits construction activities which might have an adverse impact on public access. Therefore, as conditioned, the Commission, finds the project consistent with Sections 30210 and 30212, pursuant to Section 30604(c) of the Coastal Act.

4. Local Coastal Planning. Section 30604 (a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted 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. In this case, such a finding can be made.

Robb Field is an area of original jurisdiction, where the Commission retains permanent permit authority. The proposed project is officially within the Mission Bay Park planning area; however, Robb Field also has a close relationship with the Ocean Beach community. The project site is designated for park uses in the certified Mission Bay Park Master Plan. The project is consistent with this designation. The project is also consistent with the recommendations in the Ocean Beach certified LCP. Therefore, the Commission finds that approval of the proposed development will not prejudice the ability of the City of San Diego to prepare a fully-certifiable LCP for the Mission Bay Park segment of its LCP or the Ocean Beach community.

5. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the public access policies of the Coastal Act. Mitigation measures, including staging and construction restrictions, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

(7095R)

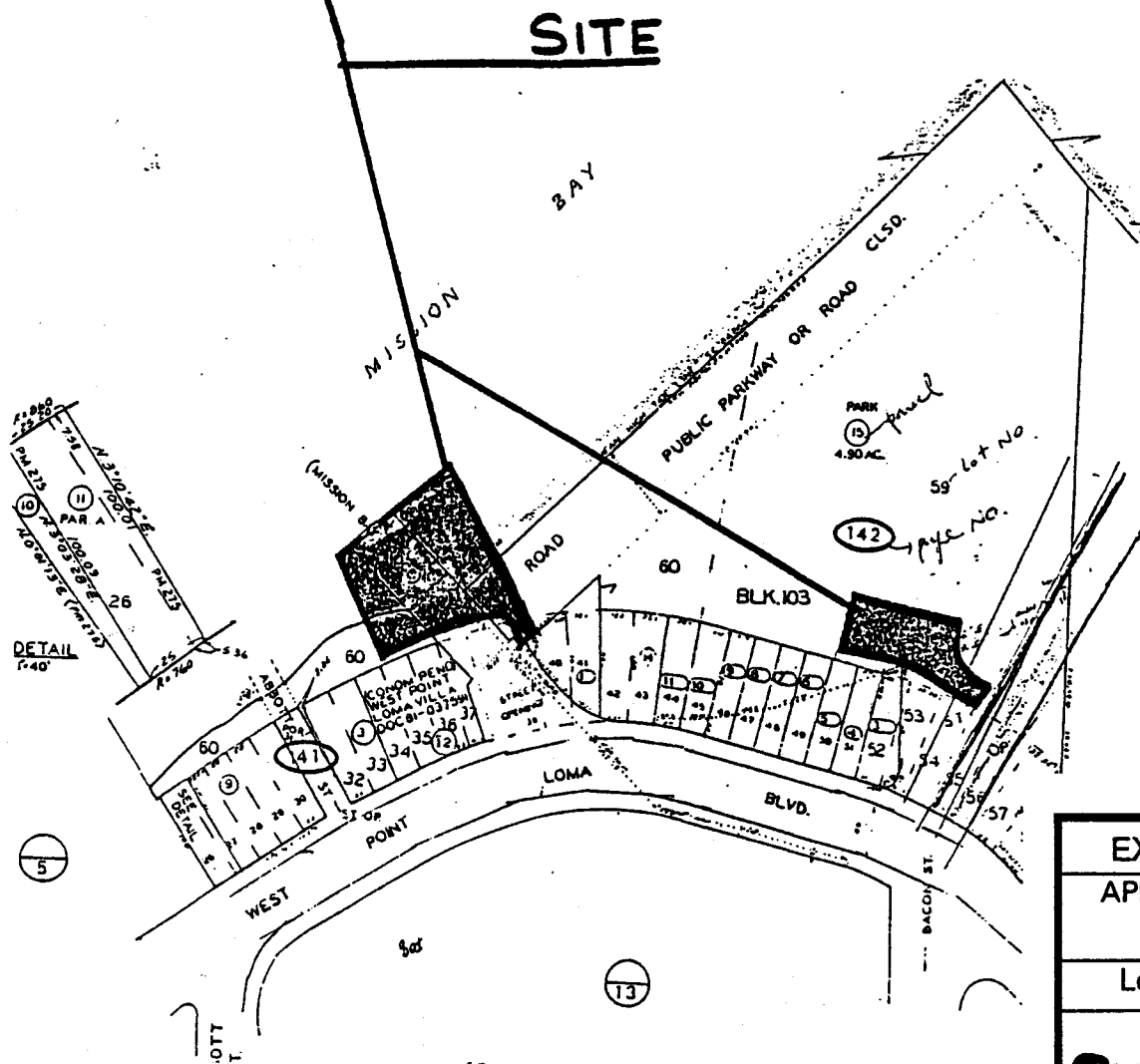


EXHIBIT NO. 1
APPLICATION NO
6-97-95
Location M

INSTALL CURBS, CONCRETE
SIDEWALK, PARKING LOT
PAVING & STRIPING- SEE
DRWG. SHEET C-3

FURNISH & INSTALL
DRINKING FOUNTAIN
SEE DET. (B)

FURNISH & INSTALL
DRINKING FOUNTAIN
SEE DET. 

INSTALL CATCH BASIN, CONCRETE
SIDEWALK, & PAVE EXISTING DG
PARKING LOT & STRIPING-
SEE DWG. SHEET C2

REMOVE & DISPOSE OF
EXIST. & FURNISH 2-3
BLEACHERS @ FIELD #5
ON EXIST. CONCRETE SLAB
SEE SPECS FOR BLEACHER
DESCRIPTION.

DETAIL
(PARTIAL PLAN)

ROBB F
SITE PLAN OF
CITY OF SAN B
PARK AND RECREA
SHEET 2 OF 2

PROJECT PRIOR	
STAGE 1	2

SITE PLAN

SCALE: 1" = 40'

NOTE:
EXISTING UNDEVELOPED PAVING ROAD WITH APPROXIMATELY SHOWN
ON THIS DRAWING FROM THE CITY OF SAN DIEGO AS BLUE
DIAMONDS W/ CLEAN BEACH ALONG FACILITY. JUNE 22ND-18-0,
AS A/R 12/10/13. THE CONTRACTOR'S MILESTAGE IS 17

EXHIBIT NO. 2
APPLICATION NO

APPLICATION NO.

Site Plan

California Coastal Commission

457 ml
CLO. 95
FLA 57E

457 ml
457 ml
FLA 57E

457 ml
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