

## CALIFORNIA COASTAL COMMISSION

## SAN DIEGO COAST AREA

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Staff: EL-SD  
Staff Report: November 6, 1997  
Hearing Date: December 9-12, 1997

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-97-109

Applicant: Islandia Associates, Ltd. Agent: Archisystems International

Description: Construction of improvements at an existing resort hotel, including the addition of approximately 7,000 sq.ft. to an existing 8,000 sq.ft. ballroom facility and installation of a 5' concrete wall between the existing swimming pool and other outdoor functions.

Leasehold Area	approx. 19 acres (land & water)
Parking Spaces	639
Zoning	R1-5000
Plan Designation	Guest Housing
Ht abv fin grade	23 feet (ballroom addition)

Site: 1441 Quivira Road, Mission Bay Park, San Diego, San Diego County. APN 760-029-02

Substantive File Documents: Certified Mission Bay Park Master Plan  
CCC Files 6-86-376; 6-91-180

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. 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, detailed plans incorporated into the construction bid documents for the location of access corridors to the construction sites and staging areas. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (West Mission Bay Drive and Quivira Road, in this instance). Use of public parking areas for staging/storage areas shall not be permitted.

### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/Visual Impacts. The applicant is one of several commercial lessees within Mission Bay Park, and operates an existing resort hotel, the Islandia. The proposed improvements are relegated to a small portion of the overall leasehold, and will occur on the west side adjacent to the terminus of Quivira Road. Improvements would include an approximately 7,000 sq.ft. addition to the existing 8,000 sq.ft. ballroom to accommodate additional meeting area for major or concurrent hotel events. This would be the only increase in enclosed floor area. However, other improvements include reconfiguration of existing paved and landscaped area adjacent to the ballroom, resulting in 6,725 sq.ft. of concrete patio, and installation of a five-foot-high, cast-in-place concrete wall to separate the existing swimming pool area from other outdoor functions in this portion of the leasehold. The patio reconfiguration does not require a coastal development permit, but was shown on the plans as part of the overall project, so is described herein.

Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. The proposed improvements are within the existing commercial leasehold, but the ballroom is located along the leasehold's perimeter, so the addition on the inland side of the existing structure may be somewhat visible from the immediately adjacent public areas of Mission Bay Park. The ballroom addition will match the design, style, height and color of the existing structure, so will not significantly affect any public views of the hotel premises. The proposed concrete wall is located further within the leasehold, and is unlikely to be visible from public park areas, including the waters of Mission Bay. Thus, the Commission finds the proposed hotel improvements consistent with Section 30251 of the Act.

2. Public Access and Recreation. Many policies of the Coastal Act address the protection and enhancement of public access to the shoreline and the maintenance of public recreational opportunities. In particular, Section 30211 and 30223 provide that development shall not interfere with public

access to the sea and that upland areas needed to support coastal recreation, such as public parking lots, shall be protected and maintained. Section 30222 affords visitor-serving uses (such as hotels and restaurants) a high priority, and Section 30252 requires that all new development provide adequate on-site parking. In addition, Section 30604(c) requires a specific access finding for any development located between the first public road and the sea, which applies to any area within Mission Bay Park.

Past permits at this site, specifically Coastal Development Permit #6-86-376 which allowed a 76-room expansion of the hotel and Coastal Development Permit #6-91-180 which allowed temporary facilities for an America's Cup syndicate, included conflicting information regarding the amount of on-site parking at the Islandia. The first permit indicated there were 742 parking spaces available, although the submitted plans indicate that an adjacent public parking lot was incorrectly included in this total. The second permit indicated there were only 437 spaces available on the site; it is possible that some existing spaces were within the area delegated to the America's Cup venue. In any case, the current concern is whether or not the hotel provides adequate on-site parking to meet its needs, such that hotel patrons do not park outside the leasehold in public parking areas otherwise available to beach and park visitors.

The Commission finds that adequate parking is provided, based on the following computations and rationale. A breakdown of hotel uses indicates there are 421 guest rooms without kitchens, one two-bedroom unit with kitchen, 4,640 sq.ft. of hotel operations area, 6,180 sq.ft. of restaurant, 450 sq.ft. of retail use (gift shop), 14,000 sq.ft. of meeting rooms, 250 boat slips and three sport fishing vessels. Using the parking standards in the certified Mission Bay Park Master Plan, this combination of uses would require 683.5 parking spaces; the hotel provides 639 spaces. However, the certified land use plan also provides for a reduction of up to one-third of required parking for resorts such as the Islandia, if they provide evidence of mutual use of facilities (i.e., use of restaurant, banquet room, etc. by hotel guests). Based on a survey of hotel records, the Islandia states that hotel guests use 90% of restaurant and retail space, 75% of existing meeting/banquet space and 2% of the marina slips. This would total to a need for 83.5 less spaces than required under the parking standards referenced above, or a requirement for 600 parking spaces. Adding in the requirement for the proposed ballroom addition, which is divided between meeting room area (4,800 sq.ft./24 parking spaces) and operations area (2,442 sq.ft./8 parking spaces), the total parking requirement is 632 spaces. These calculations are based on actual use records of the facility, and the reduction in parking is significantly less than the full one-third (228 parking spaces in this instance) that could be allowed under the certified land use plan. Therefore, the Commission finds the hotel provides adequate parking for all identified on-site uses under the mutual use provisions of the certified Mission Bay Park Master Plan, and the proposed development is thus consistent with Section 30252 of the Act.

Public access through and around this leasehold is readily available; there are no perimeter fences preventing people from entering the premises, and a walkway runs all along the Bay side of the hotel. The property includes a

marina, sportfishing operation and a restaurant, all of which are open to the general public. Moreover, the hotel use itself is a high-priority under the Coastal Act, providing accommodation for regional, national and international visitors to San Diego's Mission Bay Park. Special Condition #1 requires the applicant to identify staging and storage areas for the construction phase of project implementation, and prohibits the use of any public parking areas for this purpose. As conditioned, the Commission finds the development consistent with all public access and recreation policies of the Coastal Act.

3. 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. As conditioned, such a finding can be made for the proposed project.

The subject site is designated as a lease area in the certified Mission Bay Park Master Plan; this designation is applied to all leaseholds, with no distinction between commercial endeavors like hotels and Sea World and the public golf course and youth camping area found in other areas of the park. The site is currently zoned RI-5000, a residential zone which had been applied to a few portions of Mission Bay Park long before the entire area was dedicated as parkland. The zoning is expected to be changed to a more appropriate designation in the future, in conjunction with City and Commission certification of an implementation plan.

The City has not completed an implementation plan for the park as yet, so the entire Mission Bay Park land use segment remains under Coastal Commission permit authority as an area of deferred certification. However, most of Mission Bay Park, which was primarily built on filled tidelands, will remain under the Commission's original jurisdiction even after an implementation plan has been certified. The subject hotel facility addition and wall improvements are consistent with the leasehold designation. In addition, as conditioned, the improvements have been found consistent with all applicable Chapter 3 policies of the Coastal Act. The Commission, therefore, finds that project approval should not prejudice the ability of the City of San Diego to complete a certifiable implementation program for Mission Bay Park.

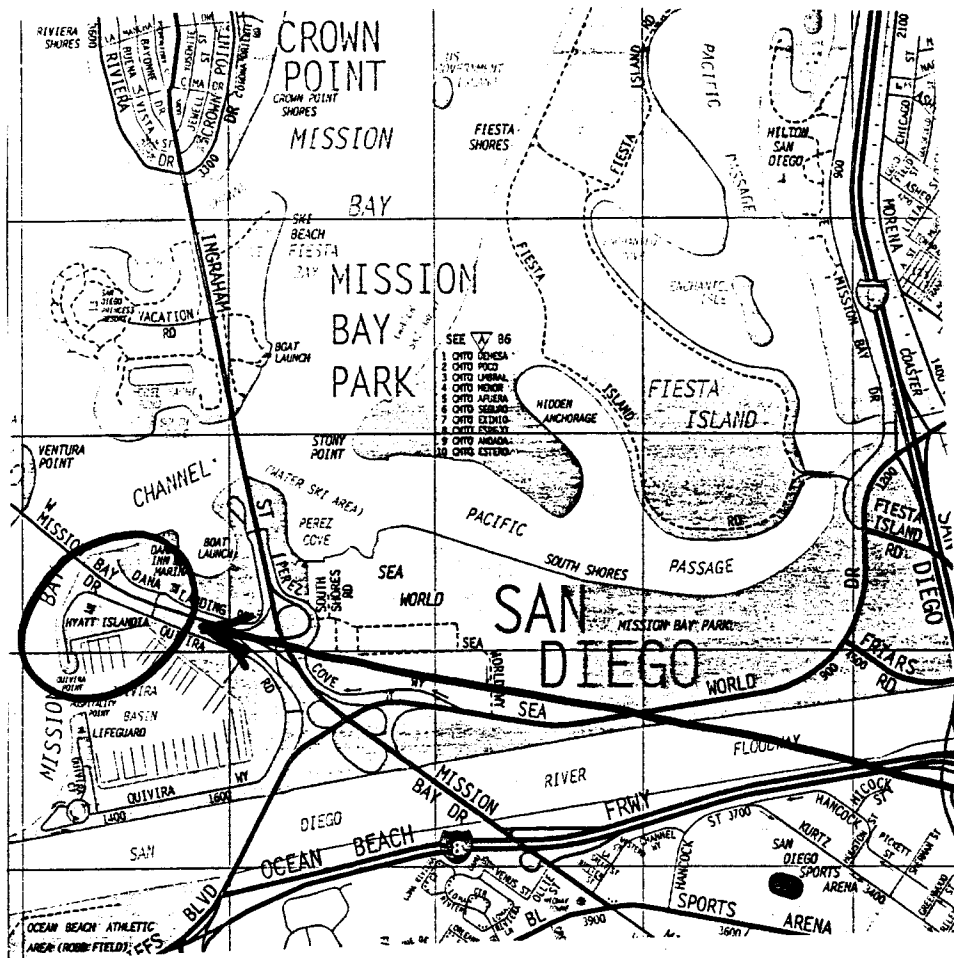
4. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental 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 project will not cause significant adverse impacts to the environment. Specifically, the project, as conditioned, has been found consistent with the public access and visual resource policies of the Coastal Act. Therefore, the Commission finds that the proposed project 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.

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Site

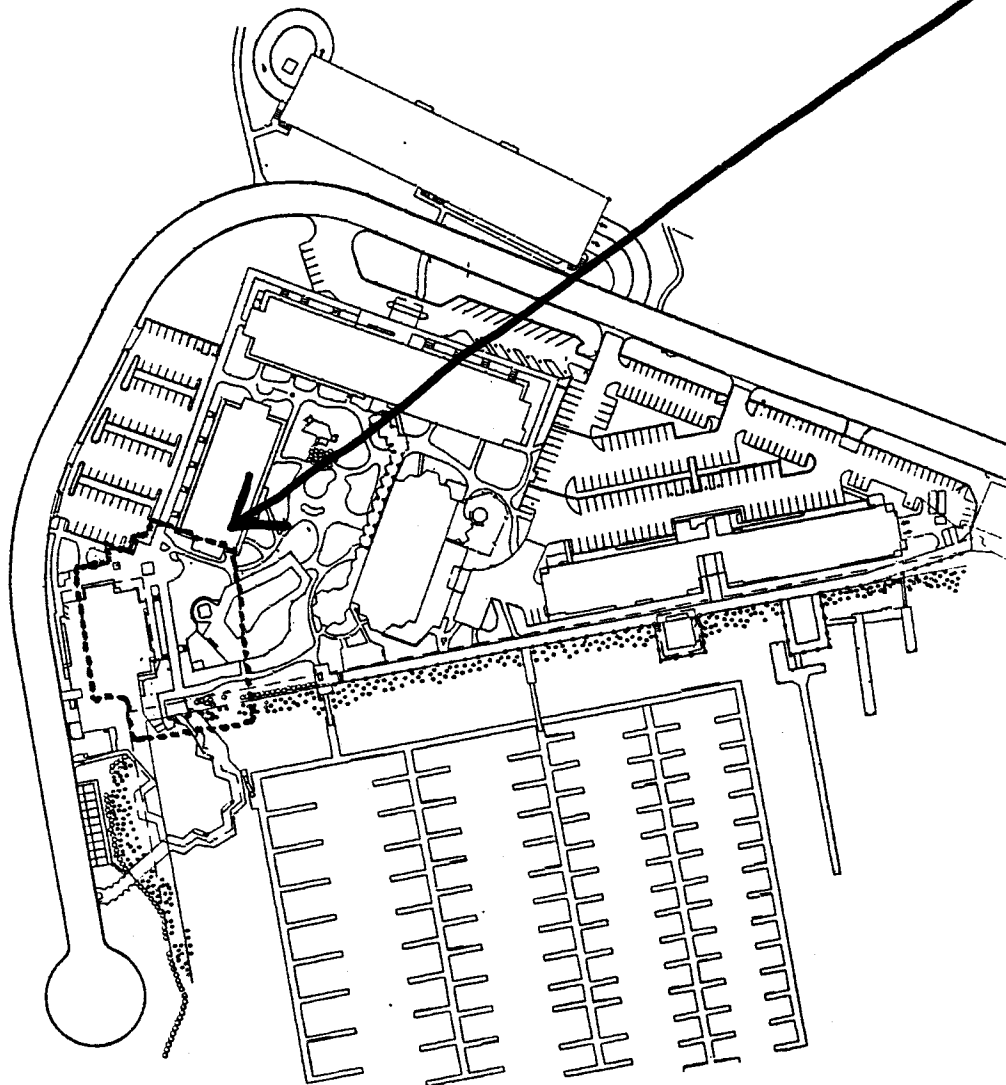


EXHIBIT NO.	6
APPLICATION NO.	6-97-109
Vicinity Maps	
California Coastal Commission	

6-97-109

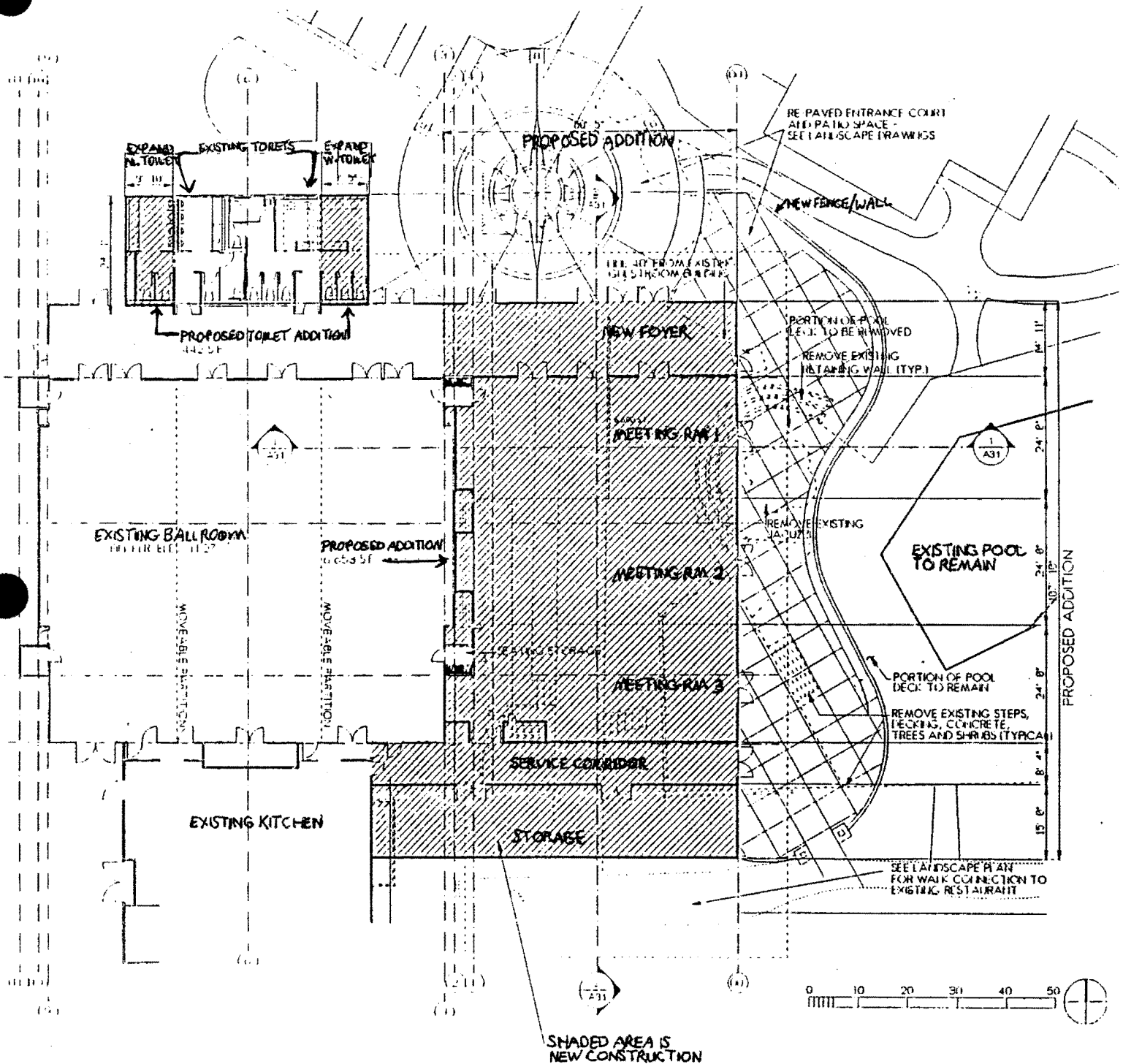


EXHIBIT NO. 2
APPLICATION NO. 6-97-109
Site/Floor Plan
California Coastal Commission