

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
 3111 CAMINO DEL RIO NORTH, SUITE 200  
 SAN DIEGO, CA 92108-1725  
 619-21-8036



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 49th Day: February 27, 1998  
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 Staff: DL-SD  
 Staff Report: January 15, 1998  
 Hearing Date: February 3-6, 1998

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-97-162

Applicant: City of Coronado

Agent: Ed Walton

Description: Partial demolition, remodel, and expansion of an existing 15,500 sq.ft. city operations facility and a 2,100 sq.ft. administration building. The proposed construction will result in a 16,300 sq.ft. operations facilities, a 5,560 sq.ft. administration building, and a 7,875 sq.ft. pre-fab metal building vehicle storage; project includes minor site preparation and landscaping including 1,300 cubic yards of export.

Lot Area	81,000 sq. ft.
Building Coverage	29,697 sq. ft. (37%)
Pavement Coverage	40,000 sq. ft. (49%)
Landscape Coverage	3,300 sq. ft. ( 4%)
Unimproved Area	8,003 sq. ft. (10%)
Parking Spaces	58
Zoning	Civic Use
Plan Designation	Civic Use
Ht abv fin grade	37 feet

Site: 1300 First Street, Coronado, San Diego County. (No APN).

Substantive File Documents: Certified City of Coronado Local Coastal Program (LCP);  
 City of Coronado Design Review 28-95; Categorical Exemption 12/2/97.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development 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. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The proposed project involves a partial demolition, remodel, and expansion of an existing 15,500 sq.ft. city operations facility and a 2,100 sq.ft. administration building. The proposed construction will result in a 16,300 sq.ft. operations facilities, a 5,560 sq.ft. administration building, and a 7,875 sq.ft. pre-fab metal building for to cover trucks and other vehicles that are now parked outside. The total number of parking spaces on the site (58) will not change.

The subject site is a city operations/maintenance yard located on the southeast corner of First Street and B Avenue in the City of Coronado. There is an existing public ballfield adjacent to the site to the south. Construction and landscaping on the site will result in approximately 1,300 cubic yard of export to the City of Coronado golf course, (which is on Port District property), to be incorporated into the existing landscaping.

2. Public Access/Recreation/Visual. Section 30252 of the Coastal Act requires that new development provide for adequate parking facilities so as not to compete with or preclude the public's access to the coastal area by usurping on-street public parking spaces. Section 30251 of the Coastal Act states in part that the scenic and visual qualities of coastal areas shall protected and development be sited and designed to protect views to and along the ocean and scenic coastal areas.

The project site consists of an existing City public services operations yard. The City has indicated that the general operations of the yard will remain the same. The new and reconstructed facilities will replace or improve existing yard conditions. The project will increase the building square footage by 4,260 sq.ft., with an additional 7,875 sq.ft. covered parking area. There are no specific parking ratios in the certified LCP for public administrative type uses, but with 58 on-site parking spaces (a ratio of 1 space for every 377 sq.ft. of interior buildings), there will be more than adequate parking on the site.

The yard is located in an existing developed commercial area and the new construction will not block any public views or be visible from any scenic coastal areas. The City has proposed new landscaping around the perimeter of the site on the First/B Street corner of the site to supplement the existing landscaping. The proposed landscaping will consist of large specimen-size Magnolias and Palms, along with small trees, shrubs and groundcover. Thus, the project will not have an adverse visual impact. Therefore, the Commission finds the project consistent with the applicable Chapter 3 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. In this case, such a finding can be made.

The City of Coronado has a certified LCP and has assumed permit issuing authority for the majority of the City's coastal zone. The site of the subject proposal, however, is located in an area that is subject to the Commission's original permit jurisdiction because it is located on historic public tidelands; thus, Chapter 3 of the Coastal Act is the standard of review.

The subject site is designated for Civic Uses in Coronado's certified LCP. The proposed remodeling and additions are consistent with this designation. The project is consistent with all applicable policies of Chapter 3 of the Coastal Act and no impacts to coastal resources will result. Thus, the Commission finds the project will not prejudice the ability of the City of Coronado to implement its certified LCP.

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 has been found consistent with the public access and community character policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project 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 Acknowledgment. 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.

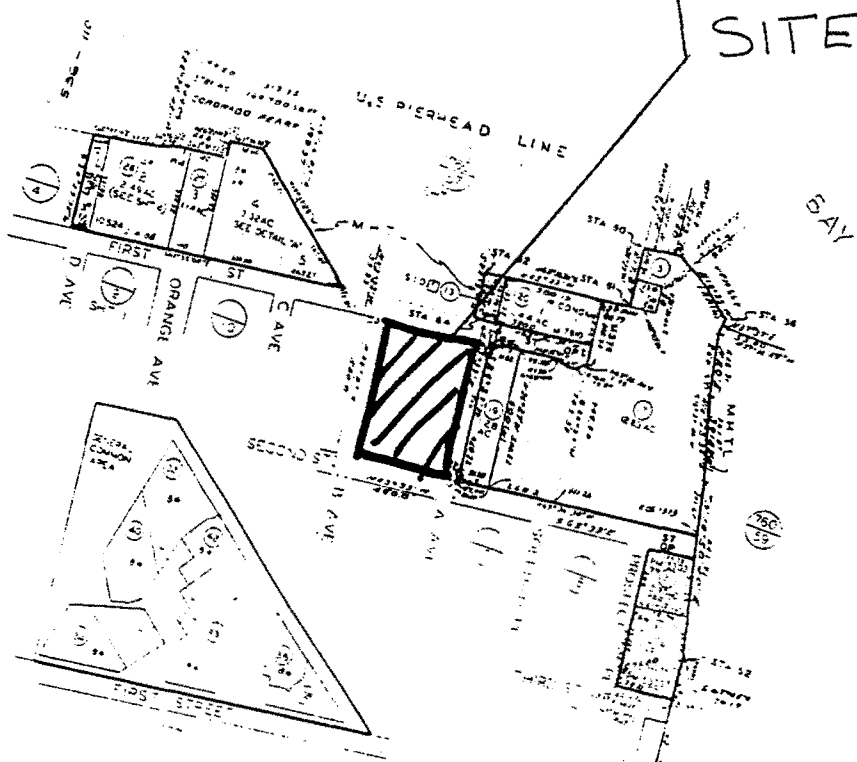
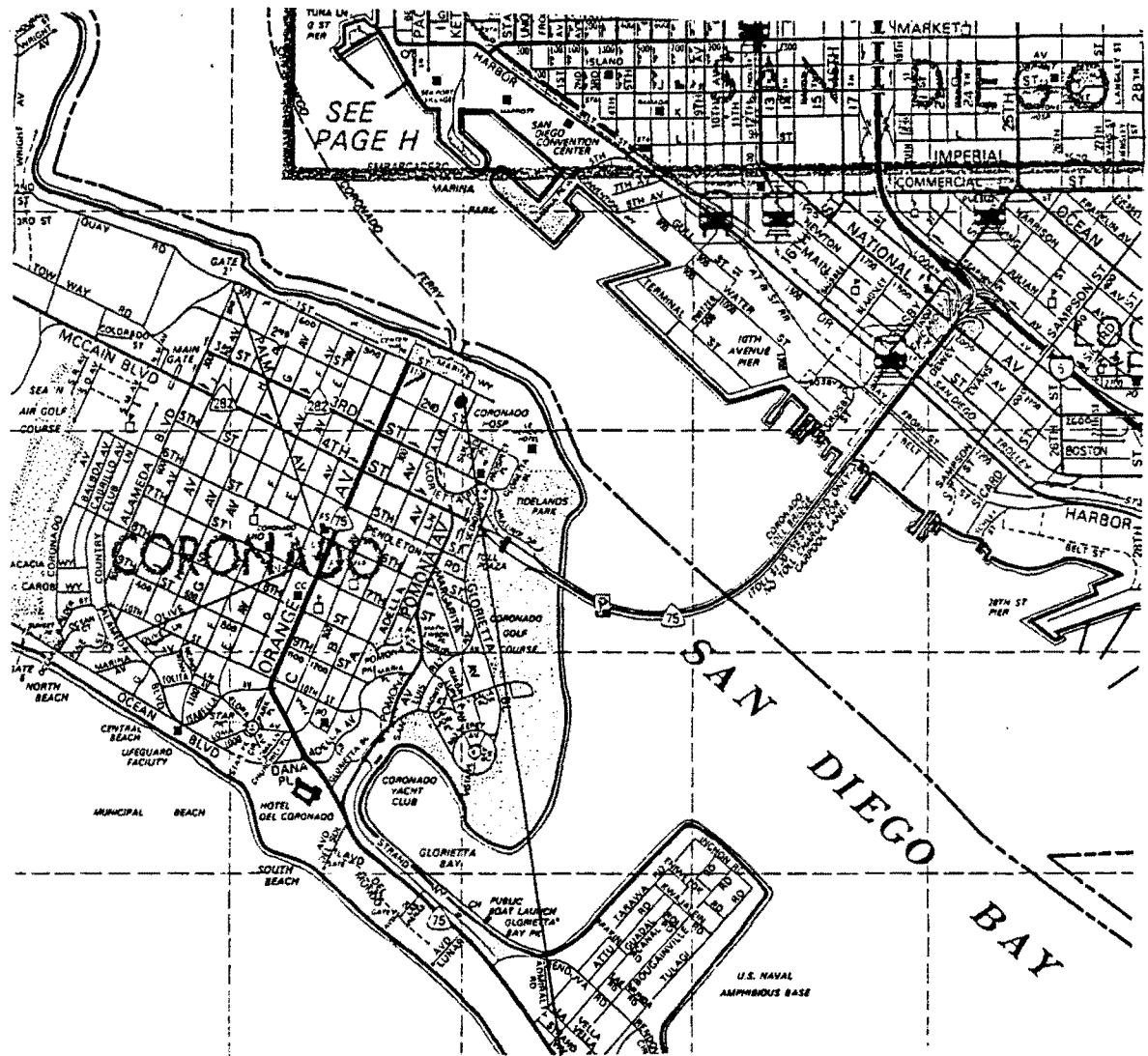
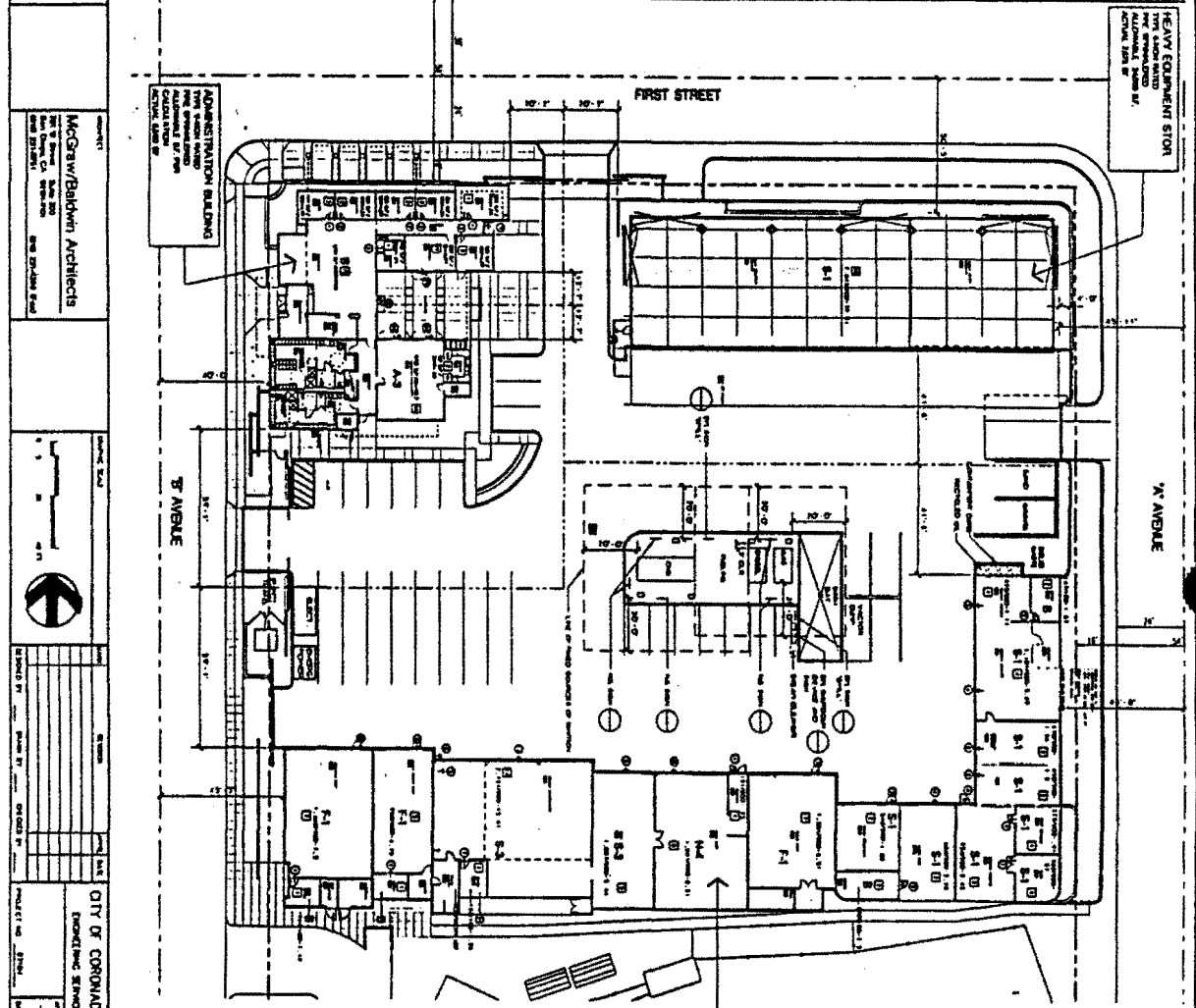


EXHIBIT NO. 1
APPLICATION NO.
<b>6-97-162</b>
Location Map
California Coastal Commission

**CODE DATA**

Code	Description	Notes
1.0	General Building	
2.0	Manufacturing	
3.0	Warehouse	
4.0	Office	
5.0	Public Building	
6.0	Special Use	
7.0	Accessory Building	
8.0	Mobile Home	
9.0	Other	



<p>McGraw/Baldwin Architects          200 S. Harbor Blvd., Suite 200          Newport Beach, CA 92660          (714) 840-1234</p>	<p>PROJECT NO. 2784</p>	<p>DATE: 11.02.91</p>	<p>SCALE: AS SHOWN</p>
<p>CITY OF CORONADO, CALIFORNIA          ENGINEERING SERVICES DEPARTMENT</p>	<p>PROJECT NO. 2784</p>	<p>DATE: 11.02.91</p>	<p>SCALE: AS SHOWN</p>
<p>PUBLIC SERVICES          YARD RENOVATION</p>	<p>SITE PLAN</p>	<p>DATE: 11.02.91</p>	<p>SCALE: AS SHOWN</p>

B-97-162

**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**6-97-162**  
**Site Plan**

California Coastal Commission