

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

2111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

**Th 5b**

September 23, 1999

**TO: COMMISSIONERS AND INTERESTED PERSONS**

**FROM: DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR  
SHERILYN SARB, DISTRICT MANAGER, SAN DIEGO AREA OFFICE  
DIANA LILLY, COASTAL PROGRAM ANALYST, SAN DIEGO AREA OFFICE**

**SUBJECT: PROPOSED MINOR AMENDMENT (#2-99) TO THE CITY OF CORONADO  
LOCAL COASTAL PROGRAM LAND USE AND IMPLEMENTATION PLAN**

The City of Coronado is requesting that its certified Local Coastal Program Land Use Plan and Implementation Plan be amended by revising the parking standards for formula fast food restaurants to disallow the use of "parking allocation credits" to meet the minimum ten space parking requirement. This amendment was filed on July 22, 1999 pursuant to Section 30514(c) of the Coastal Act and Section 13553 of the Commission's Code of Regulations.

**Procedure**

Pursuant to Section 30514 (c) of the Coastal Act and Section 13554 (a) of the Commission's Code of Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature. Section 13554 (a) defines a minor amendment as changes in wording which make the use as designated in the zoning ordinances, maps or other implementing actions more specific and which do not change the kind, location, intensity or density of use and are consistent with the certified land use plan.

Section 13554 (d) states that for land use plans, a minor amendment includes correction, reorganization, revisions, or deletion of certified language which when taken together does not change the kind, location, intensity or density of use or modify the resource protection measures for any area or property, and additions or revisions to certified policies which impose further conditions, restriction or limitations on any use which might adversely affect the resources of the coastal zone.

Pursuant to Section 13555, the Executive Director will report this determination to the Coastal Commission at the following date and location:

**DATE and TIME:** October 13, 1999  
9:00 a.m., Thursday

**LOCATION:** City of Oceanside  
City Council Chambers  
300 North Coast Highway  
Oceanside, CA 92054

At that time, any objections to this determination, received within ten days of the transmittal of this notice, will also be reported to the Commission. This proposed minor amendment will be deemed approved unless one-third of the appointed members of the Commission request that it be processed in accordance with Section 13555 (b) of the Code of Regulations as a major amendment. Otherwise, the minor amendment will become effective ten days from the date the Commission concurs with the Executive Director's designation.

If you have any questions or need additional information regarding this proposed amendment, please contact Diana Lilly at the above office. Any objections to the "minor" amendment determination must be received within ten working days of the date of this notice.

### **Amendment Description**

The subject request is to amend the parking standard for Formula Fast Food Restaurants (FRFR) in the City's Land Use Plan and Implementation Ordinance to remove the option for new, relocated, or expanded Formula Fast Food Restaurants of using parking allocation credits to meet the minimum required parking standards (see Exhibit A). Currently, Fast Food Restaurants and Formula Fast Food Restaurants (which are Fast Food Restaurants that share a menu and identifying name or symbol with fifteen or more other restaurant outlets) are required to provide a minimum of ten parking spaces via parking allocation credits, joint use, common facilities or facilities on private property on the same block within 200 feet of the site. The parking allocation credit comes into play when a new use is proposed to replace an existing use that does not have sufficient parking. The proposed use is not required to provide additional parking as long as the proposed use has the same or less parking requirement as the existing use. The parking not actually provided for the new use that would otherwise have been required is called the Parking Allocation Credit.

The Commission approved the concept and use of parking allocation credits (and joint use, common facilities or off-site facilities) for fast food and formula fast food restaurants on February 7, 1997 (LCPA 2-96). The Commission found that although the application of parking allocation credits would allow existing parking deficiencies to continue as long as a new use does not generate a greater parking requirement than the prior use on the same site, at most, existing parking deficiencies would not be increased, but only maintained at current levels. Thus, the Commission approved the concept of parking allocation credits for fast food restaurants. However, the Commission noted that it would be in Coronado's best interest to monitor the parking situation in the city, and propose changes to the parking standards if any public parking shortages appear in the future.

The City of Coronado has not indicated that there are public parking shortages occurring in the city because of the parking allocation credit program or for any other reason. Nevertheless, the City has stated that the proposed amendment rescinding the use of

parking allocation credits for new, relocated, or expanded Formula Fast Food Restaurants, is intended to assure that a traffic intensive, parking demanding use provides a functionally minimal amount of parking.

This change does not change the kind, location, or intensity of restaurant uses in Coronado, and is consistent with the provisions of the Coastal Act. The change increases the protection of coastal access and recreation facilities by requiring that Formula Fast Food Restaurants meet current parking standards regardless of any past parking deficiencies which may have existed on a proposed FFFR site. The amendment would not change any underlying zoning or affect the location, intensity or density of use and can be found in conformance with the certified land use plan as amended herein.

RESOLUTION NO. 7637

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF CORONADO, CALIFORNIA,  
TO AMEND THE CORONADO LOCAL COASTAL PROGRAM  
IMPLEMENTATION ORDINANCES  
SUBSECTION 86.58.030 "N"

WHEREAS, the City of Coronado has adopted a General Plan and a Local Coastal Program (LCP);

WHEREAS, the Coronado City Council and Planning Commission have determined in public hearings that the amendments under review would contribute to the better regulation of Fast Food and Formula Fast Food Restaurants;

WHEREAS, the Coronado City Council and Planning Commission have determined in public hearings that the amendments under review are consistent with the policies and goals of the Coronado Local Coastal Program and the Coronado General Plan; 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 hereby amends the Coronado Local Coastal Program Implementation Ordinances as depicted in Section One below, and requests the California Coastal Commission to Certify this LCP Amendment.

SECTION ONE: That Chapter 86.58, Subsection 86.58.030 "N" is amended to read as follows:

N. Full Service Restaurants, Fast Food Restaurants, Formula Fast Food Restaurants, Bars, Nightclubs.

1. One space for each three seats and one space for each fifty-four inches of clear bench space, excluding dance floors and assembly areas without fixed seats which shall be calculated separately as one space for each fifty square feet of floor area; plus one parking space per two employees determined at the month, day and hour when the greatest number of employees are on duty;
2. Fast food and formula fast food restaurants shall have parking requirements calculated by the above standard, however, a minimum of ten (10) parking spaces shall be provided for these uses. The change of ownership shall not, by itself, require the provision of additional parking.

Exhibit A  
Coronado LCPA 2-99  
Resolutions of Approval

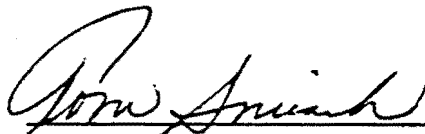
a. For Fast Food Restaurants, required parking shall be provided on site, or, by parking allocation credits, joint use, common facilities or facilities on private property on the same block within 200 feet of the site.

b. For Formula Fast Food Restaurants, Parking Allocation Credits may be applied to satisfy the parking requirement in excess of ten parking spaces. However, the initial ten spaces shall be parking spaces provided by means other than utilizing parking allocation credits, and shall be required when:

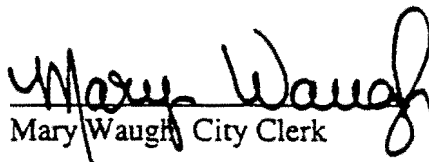
- 1). A new Formula Fast Food Restaurant is established;
- 2). An existing Formula Fast Food Restaurant is relocated; or
- 3). An existing Formula Fast Food Restaurant is physically expanded in a manner to increase the restaurant's seating capacity. (Ord 1881)

PASSED AND ADOPTED this 4th day of MAY, 1999, by the following vote, to wit:

AYES:	MARKS, OVROM, SCHMIDT, WILSON AND SMISEK
NAYS:	NONE
ABSTAINS:	NONE
ABSENT:	NONE

  
Tom Smisek, Mayor of the  
City of Coronado, California

ATTEST:

  
Mary Waugh, City Clerk

RESOLUTION NO. 7649

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF CORONADO, CALIFORNIA,  
TO AMEND THE CORONADO LOCAL COASTAL PROGRAM  
LAND USE PLAN PARKING STANDARD FOR  
"RESTAURANTS, BARS, NIGHTCLUBS"  
IN ACTION GOAL "18" PARAGRAPH "N".**

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WHEREAS, the City of Coronado has adopted a General Plan and a Local Coastal Program (LCP);

WHEREAS, the Coronado City Council and Planning Commission have determined in public hearings that the amendments under review would contribute to the better regulation of Fast Food and Formula Fast Food Restaurants;

WHEREAS, the Coronado City Council and Planning Commission have determined in public hearings that the amendments under review are consistent with the policies and goals of the Coronado Local Coastal Program and the Coronado General Plan; 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 hereby amends the Coronado Local Coastal Program Land Use Plan Parking Standard for "Restaurants, Bars, Nightclubs" in Action Goal "18" paragraph "N" as depicted in Section One below, and requests the California Coastal Commission to Certify this LCP Amendment.

SECTION ONE: Action Goal "18" paragraph "N" is amended to read as follows:

N. Full Service Restaurants, Fast Food Restaurants, Formula Fast Food Restaurants, Bars, Nightclubs.

1. One space for each three seats and one space for each fifty-four inches of clear bench space, excluding dance floors and assembly areas without fixed seats which shall be calculated separately as one space for each fifty square feet of floor area; plus one parking space per two employees determined at the month, day and hour when the greatest number of employees are on duty;
2. Fast food and formula fast food restaurants shall have parking requirements calculated by the above standard, however, a minimum of ten (10) parking spaces shall be provided for these uses. The change of ownership shall not, by itself, require the provision of additional parking.

a. For Fast Food Restaurants, required parking shall be provided on site, or, by parking allocation credits, joint use, common facilities or facilities on private property on the same block within 200 feet of the site.

b. For Formula Fast Food Restaurants, Parking Allocation Credits may be applied to satisfy the parking requirement in excess of ten parking spaces. However, the initial ten spaces shall be parking spaces provided by means other than utilizing parking allocation credits, and shall be required when:

- 1). A new Formula Fast Food Restaurant is established;
- 2). An existing Formula Fast Food Restaurant is relocated; or
- 3). An existing Formula Fast Food Restaurant is physically expanded in a manner to increase the restaurant's seating capacity. (Ord 1881)

PASSED AND ADOPTED this 6th day of July, 1999, by the following vote, to wit:

AYES: MARKS, OVRUM, SCHMIDT, WILSON AND SMISEK

NAYS: NONE

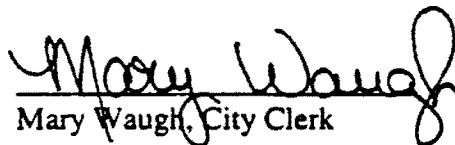
ABSTAINS: NONE

ABSENT: NONE



Tom Smisek, Mayor of the  
City of Coronado, California

ATTEST:



Mary Waugh, City Clerk