

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



Filed: December 21, 1998
 49th Day: February 8, 1999
 180th Day: June 19, 1999
 Staff: DL-SD
 Staff Report: February 16, 1999
 Hearing Date: March 9-12, 1999

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-98-162

Applicant: City of Coronado

Agent: William Cecil

Description: Demolition and removal of an existing 18-foot high, 1,330 sq.ft. little league snack bar/sports building, bleachers and batting cages, and construction of a new 24-foot high, 2,313 sq.ft. sports building, seating, baseball and field equipment storage, snack bar, restrooms and announcer's booth.

Lot Area	70,887 sq. ft.
Building Coverage	2,564 sq. ft. (4%)
Pavement Coverage	11,820 sq. ft. (16%)
Landscape Coverage	20,695 sq. ft. (29%)
Unimproved Area	35,808 sq. ft. (51%)
Parking Spaces	35
Zoning	O-S and TOZ (Tidelands Overlay Zone)
Plan Designation	Open Space
Ht abv fin grade	24 feet

Site: Bradley Field, Northeast corner of 2nd Street and "B" Avenue, Coronado, San Diego County. APN Block 173.

Substantive File Documents: Certified City of Coronado LCP; City of Coronado PC 24-98 General Plan conformance review; City of Coronado DR 43-98 Design Review.

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. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final site and project plans in substantial conformance with the site, demolition, and floor plans submitted with this application dated December 4, 1998, and with the elevation plans dated October 20, 1998.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The proposed project consists of demolition of the existing bleachers, dugouts, snack bar, and associated facilities (such as fences and batting cages) totaling approximately 1,330 sq.ft. at a public little league ballfield, and replacement of the facilities, including construction of new seating, storage rooms, snack bar and restrooms totaling approximately 2,313 sq.ft. The existing structures are a maximum of 18 feet in height; the new structures would be up to 24 feet high. No change the existing 35-space parking lot is proposed.

The 70,887 sq.ft. project site is located on the northeast corner of "B" Avenue and 2nd Street in the City of Coronado, adjacent to the City's public service yard to the north. The City of Coronado has a certified LCP and has assumed permit issuing authority for

the majority of the City, all of which is in the coastal zone. However, the subject proposal is located in an area that is subject to the Commission's original permit jurisdiction because it is located on public trust lands bayward of the historical mean high tide line. Thus, Chapter 3 of the Coastal Act is the standard of review.

2. Public Recreation/Public Access. Section 30213 of the Coastal Act states in part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30252 states in part:

The location and amount of new development should maintain and enhance public access to the coast by...providing adequate parking facilities....

The proposed project involves demolition of existing public little league ballfield facilities and replacement with new, upgraded facilities. The current facilities, which are approximately 1,300 sq.ft. in size, are close to 50 years old and are in fairly poor condition. The new facility will be approximately 2,300 sq.ft., consisting of new storage area, improvements to the restrooms and concession stand to meet ADA requirements, and a new seating area for the families of participants. The operations of the Coronado Little League, which uses this facility, will not expand as a result of the proposed improvements. The project will provide an improved low-cost public recreational facility.

There is an existing 35-space parking lot on the site which is not proposed to be changed with this application. There is no specific parking requirement contained in the City's code for little league recreation facilities such as the subject proposal. One way to calculate the parking requirement could be to assign parking based on seating area on the bleachers. Assuming 22 inches for each person, the existing bleacher seating can hold approximately 85 people. The proposed seating would accommodate approximately 115 people. If the parking requirements were determined using the calculations for bench space in a restaurant (one parking space for every 54 inches of bench space), the existing facilities would require 75 parking spaces, while the proposed project would require a total of 87 parking spaces, or an increase of 12 spaces over the existing facility's requirements.

However, this method calculating parking requirements does not truly reflect the demand for parking at this type of facility, since attendance at a little league game is not based on the amount of seating available, but rather on the number of players and families attending the game. In the case of the proposed project, the use of the ballfield will remain the same as its current level of use, and no increase in employees will occur. The project will upgrade existing substandard structures. People who formerly sat on grassy areas or stood on the sidelines will now have seating. The City's code does allow for the Planning Commission to establish a standard for parking when the use is not specified in

the code. The City has indicated that there is no evidence that the current parking situation has been a problem at the site, and there is no record of complaints regarding the parking situation. In its approval of the project, the Coronado Planning Commission found the proposed project in conformance with the General Plan, with the understanding that consideration will be given to satisfaction of the parking requirement.

The project site is approximately 300 feet south of 1st Street, the first coastal roadway in this area. The Ferry Landing development, which is between 1st Street and San Diego Bay, is an important visitor destination point. The subject site is far enough away from the Ferry Landing development and the bayfront that any "spillover" parking that could result from the subject site is likely accommodated on surrounding residential streets, not within shoreline parking lots. In addition, because there is adequate parking at the Ferry Landing development, shoreline visitors are unlikely to need on-street parking near the subject site to access the bayfront.

Because the project does not have the potential to impact public access to the coastline, the project will be consistent with the public access policies of the Coastal Act. However, Special Condition #1 requires that the applicant submit final plans for the proposed project in substantial conformance with the submitted preliminary plans. Any changes to the proposed plan, which would include changes to the project to accommodate more parking or less seating, would require an amendment to this permit unless the Executive Director determines that no amendment is required. Therefore, the Commission finds the project, as conditioned, consistent with the public access and recreation policies of the Coastal Act.

3. Visual Resources. Section 30251 of the Coastal Act addresses the visual impacts of development, and states:

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.

The new structure will be one-story, however, two tower elements are proposed for the building. The larger tower, 24 feet in height, will house the announcer's booth. The second tower element, located over the snack bar, will be 23 feet high. The Open Space zone of the certified LCP permits structures up to 40 feet in height. The structure will be located in the middle of the lot and no public views from surrounding streets or other public areas will be affected by the construction. There is existing mature landscaping around the perimeter of the site that will not be impacted by the proposed project. Therefore, the proposed project can be found consistent with the visual resource policies 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.

The City of Coronado has a certified LCP and has assumed permit issuing authority for the majority of the City, all of which is in the 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 public trust lands. Thus, Chapter 3 of the Coastal Act is the standard of review.

The site is zoned Open Space with a Tidelands Overlay in certified LCP. Recreational facilities similar to the proposed use are allowed in this zone. As noted above, as conditioned, the project is consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed project as conditioned will not prejudice the ability of the City of Coronado to continue to implement its certified LCP.

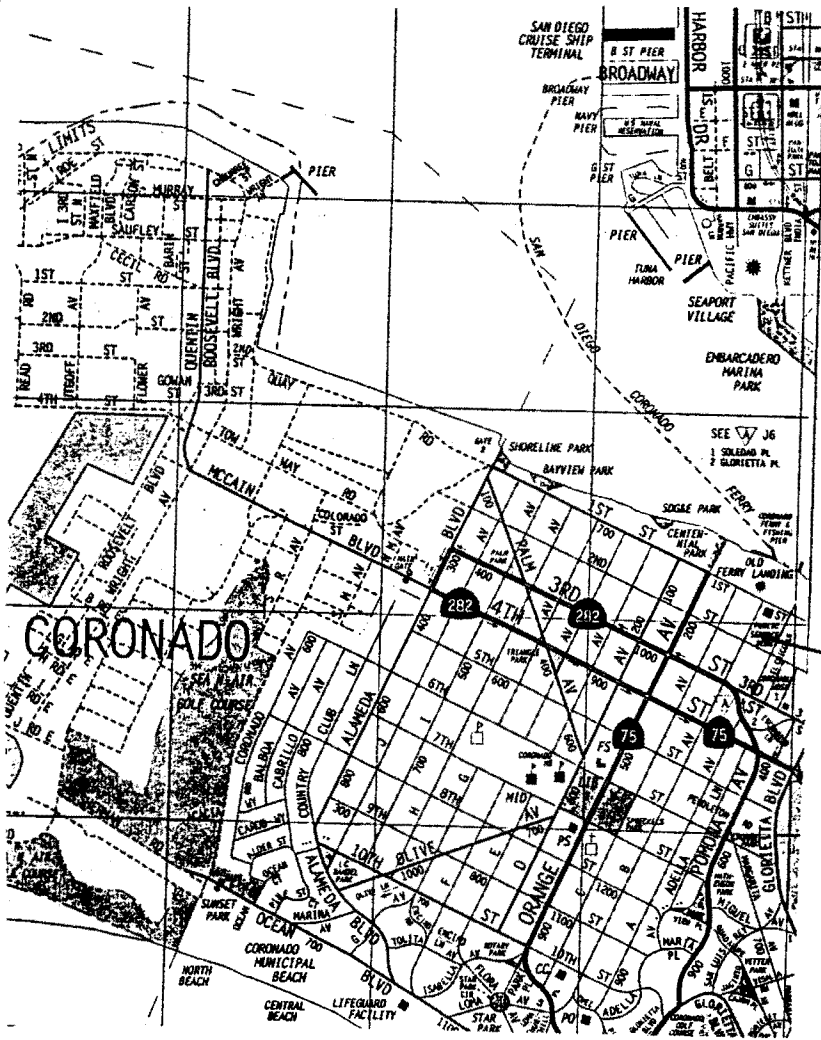
5. California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effect 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 conditions addressing final project plans, 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 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.



SITE

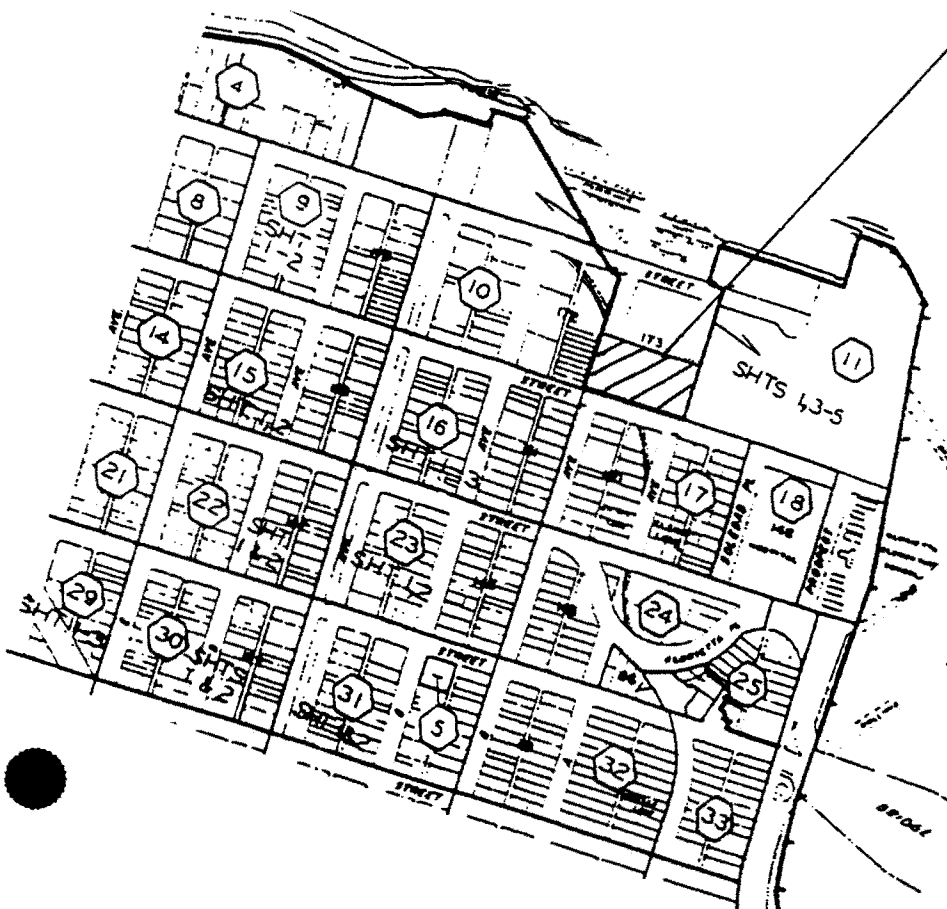



EXHIBIT NO. 1
APPLICATION NO.
6-98-162
Location Map
 California Coastal Commission

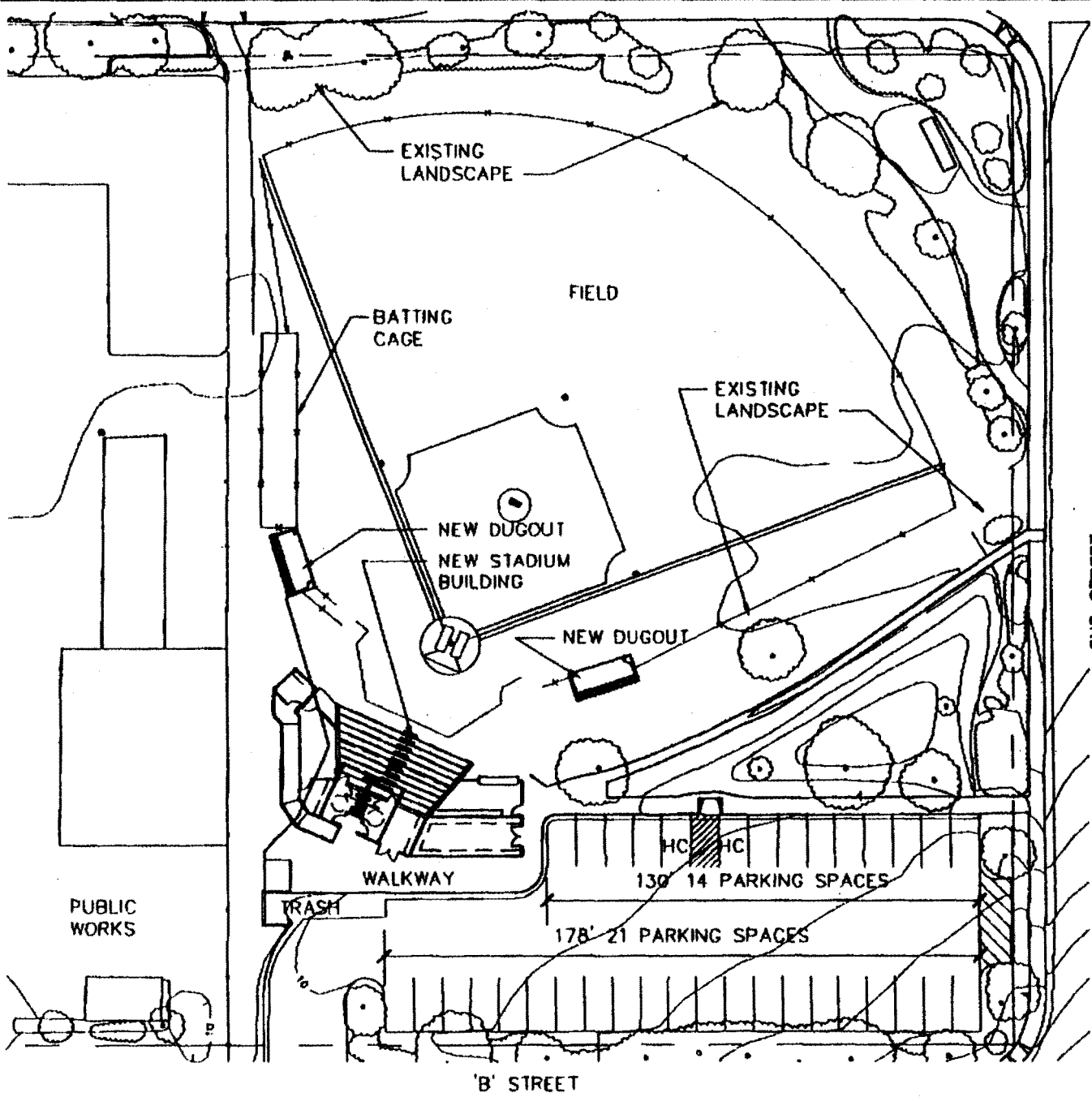
CORONADO LITTLE LEAGUE STADIUM



2801 CAMINO DEL RIO S.
SUITE 304
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TEL: (619) 693-7770
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TITLE: title

DATE: Date



1 SITE PLAN
SCALE: 1" = 40'-0"

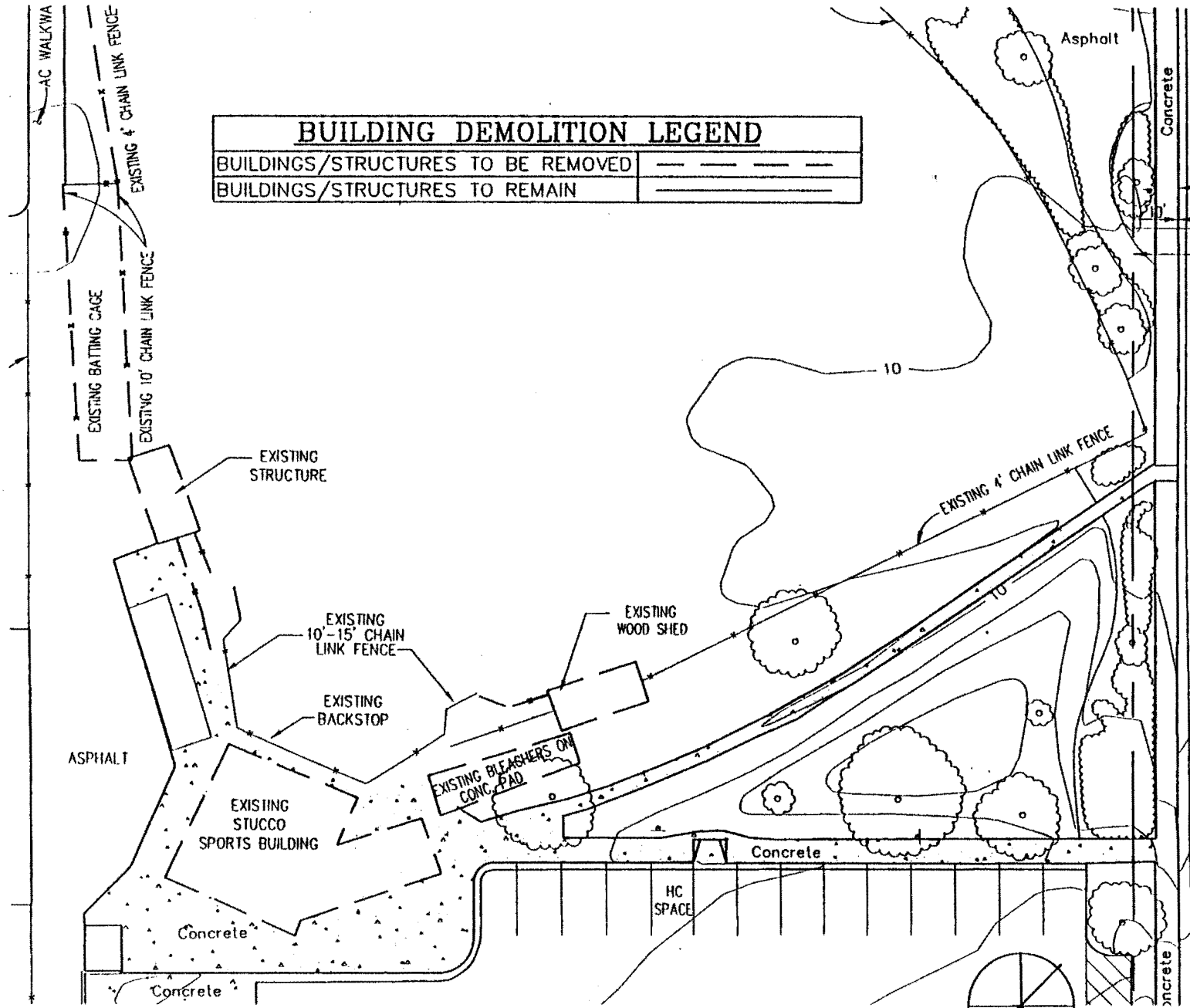
EXHIBIT NO. 2
APPLICATION NO. 6-98-162
Proposed Site Plan
California Coastal Commission

CORONADO LITTLE LEAGUE STADIUM



2801 CAMINO DEL RIO S.
SUITE 304
SAN DIEGO, CA. 92108
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TITLE: SITE AND DEMOLITION PLAN DATE: 12/04/98



BUILDING DEMOLITION LEGEND	
BUILDINGS/STRUCTURES TO BE REMOVED	---
BUILDINGS/STRUCTURES TO REMAIN	---

1 SITE AND DEMOLITION PLAN
SCALE: 1" = 30'-0"

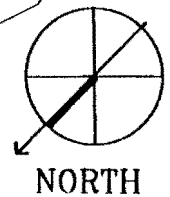


EXHIBIT NO. 3
APPLICATION NO. 6-98-162
Existing Site Plan
California Coastal Commission