

Tue 5a

RECORD PACKET COPY

San Diego Coast District

CONSENT CALENDAR

Tuesday, January 9, 2001

Table of Contents

6-00-169

RECORDS PACKET COPY

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
619-237-2370



Tue 5a

Filed: November 9, 2000
49th Day: December 28, 2000
180th Day: May 8, 2001
Staff: DL-SD
Staff Report: December 11, 2000
Hearing Date: January 9-12, 2001

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-169

Applicant: Surrey, LLC

Agent: Joseph Gristilli

Description: Construction of a 3-story mixed-use development consisting of 12 condominium units and 6,587 sq.ft. of commercial floor area on a 22,500 sq.ft. lot currently containing a small accessory structure that will be demolished. A tentative parcel map is proposed to divide the site into condominium ownership. Only approximately 1,805 sq.ft. of the lot, proposed to contain a portion of the retail space, a portion of several residential units, and the residential entryway, is within the Commission's jurisdiction. The City of Coronado has approved a coastal development permit for the balance of the project.

Lot Area	22,500 sq. ft.
Building Coverage	20,925 sq. ft. (93%)
Pavement Coverage	575 sq. ft. (3%)
Landscape Coverage	1,000 sq. ft. (4%)
Parking Spaces	41
Zoning	L-C (Limited Commercial)
Plan Designation	L-C (Limited Commercial)
Project Density	23
Ht abv fin grade	45 feet

Site: 101 C Avenue, Coronado, San Diego County. APN 536-102-19, 29

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a YES vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Substantive File Documents: City of Coronado Coastal Permit CP 2-00; Certified City of Coronado LCP

II. Standard Conditions.

See attached page.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The proposed project is construction of a 3-story, 44-foot high mixed-use development consisting of 12 condominium units over approximately 6,587 sq.ft. of commercial floor area, for a total of 34,800 sq.ft. of interior floor area. The first floor will contain 41 parking spaces and the commercial leaseholds, while the second and third stories will contain the condominium units. A tentative parcel map is proposed to divide the site into condominium ownership. Only approximately 1,805 sq.ft. on the northeast corner of the lot is within the Commission's permit jurisdiction, as historic public trust lands. The remaining portion of the lot is within the City's coastal development permit jurisdiction. The portion of the lot within the scope of this permit is proposed to contain a portion of a commercial suite, a portion of several residential units on the second and third stories, and a portion of the residential entryway (see Exhibit 2).

The 22,500 sq.ft. lot is located on the southeast corner of 1st Avenue and C Avenue in the City of Coronado. The Coronado Public Services Department previously utilized the site as a temporary yard. A small accessory building on the site will be demolished.

Because the project is within the Commission's original jurisdiction, Chapter 3 of the Coastal Act is the standard of review. On October 24, 2000, the City of Coronado approved a coastal development permit for the portion of the proposed project within the City's jurisdiction.

2. Consistency with Chapter 3 Policies of the Coastal Act. The Chapter 3 policies of the Coastal Act applicable to the proposed development include public access and recreation, water quality, and visual appearance policies. 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. Because inadequate parking and congestion interfere with public access opportunities, the provision of adequate off-street parking is critical for all commercial, recreational and residential development in near shore areas.

Section 30231 of the Coastal Act requires that the biological productivity of coastal waters, streams, etc. be maintained by, among other means, controlling runoff. Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance.

Approximately 92% of the subject site is located within the City of Coronado's coastal permit jurisdiction, and the proposed project has been reviewed and approved by the City of Coronado as consistent with the City's certified local coastal program. The project is located across the street from the Ferry Landing Marketplace, a visitor-serving mix of retail and restaurant uses on the bayfront. The proposed project provides 41 parking spaces, consistent with the requirements of the City's LCP; thus, no adverse impacts to public parking, coastal access, or surrounding businesses are anticipated.

The project has received preliminary approval from the Coronado Design Review Committee. Landscaping, street streets, lighting and signage consistent with the City's certified LCP are required on the site, which will ensure that the project is visually consistent with the surrounding urban neighborhood. No pole signs or roof signs are permitted. Therefore, no impacts to visual quality of the environment will result from the project.

The applicant has incorporated Best Management Practices into the project to reduce potential impacts to water quality. The project has covered parking, which will reduce the introduction of oil, grease, and gasoline into storm water runoff, and will have a covered, walled and gated trash storage area to minimize the potential for solid wastes entering the storm drains. The applicant is also proposing to incorporate stormwater filtering methods into the project, which may include capturing the first 6/10 of rainwater in a holding tank which gradually percolates into landscaped areas, installing a lineal box sand filter in covered parking area, and/or installing a treatment system to filter storm water before being discharged into the storm drain. Therefore, no impacts to water quality will result from the proposed development.

In summary, the project has been found consistent with the City of Coronado certified Local Coastal Program. No portion of the project, including the portion within the Commission's jurisdiction, will have any adverse impacts on public access or recreation, on visual quality, or water quality. Therefore, the Commission finds the proposed development consistent with the 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, all of which is in the coastal zone. A small portion 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 trust lands. Thus, Chapter 3 of the Coastal Act is the standard of review. As addressed in the previous finding, the proposed mixed-use development can be found consistent with the applicable policies of the Coastal Act. The project is consistent with the Limited Commercial zoning and land use designation, and no impacts to coastal resources are anticipated. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Coronado to continue implementation of its LCP.

4. 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)(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.

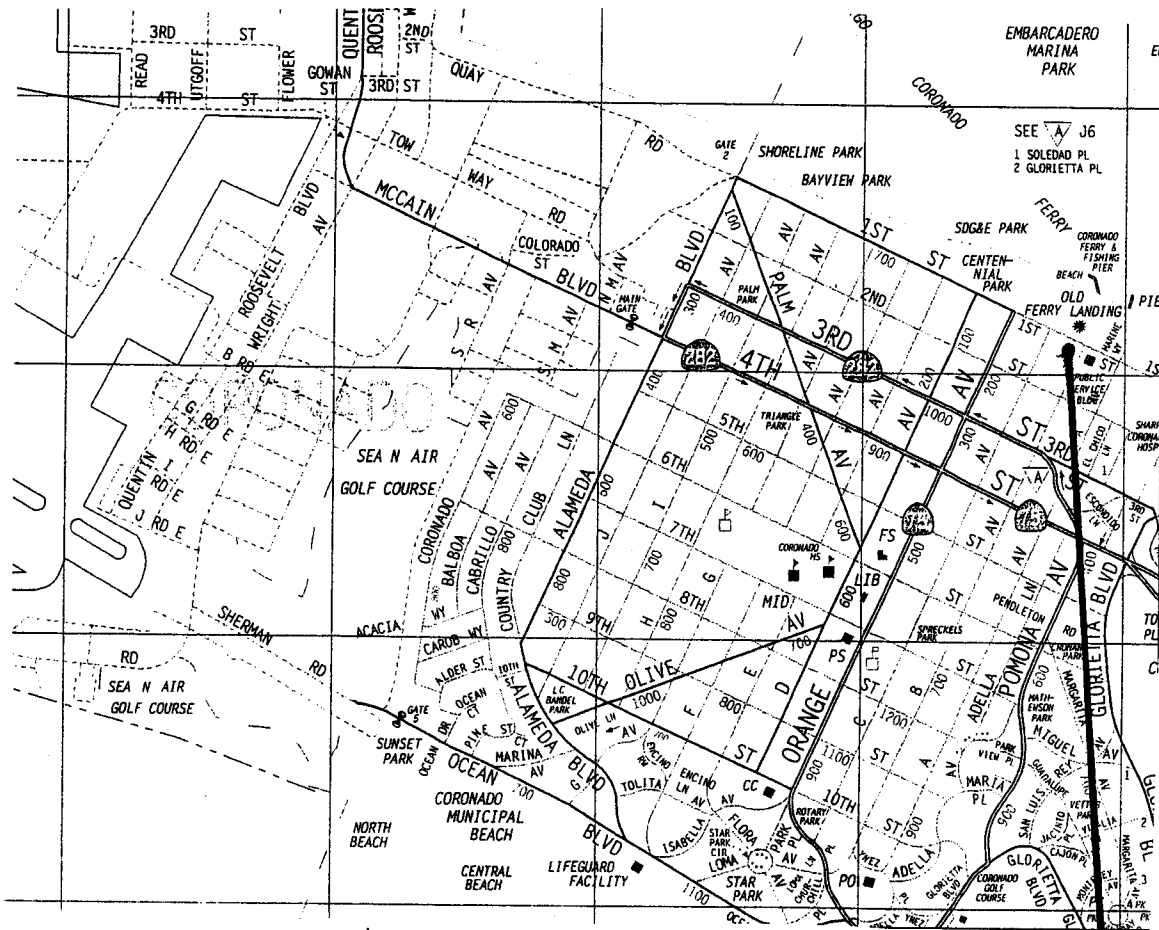
As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the public access, visual quality, and water quality policies of the Coastal Act. There are no feasible alternatives or mitigation measures 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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.

(G:\San Diego\Reports\2000\6-00-169 Surrey stfrpt.doc)



SEE J6
 1 SOLEDAD PL
 2 GLORIETTA PL

SITE

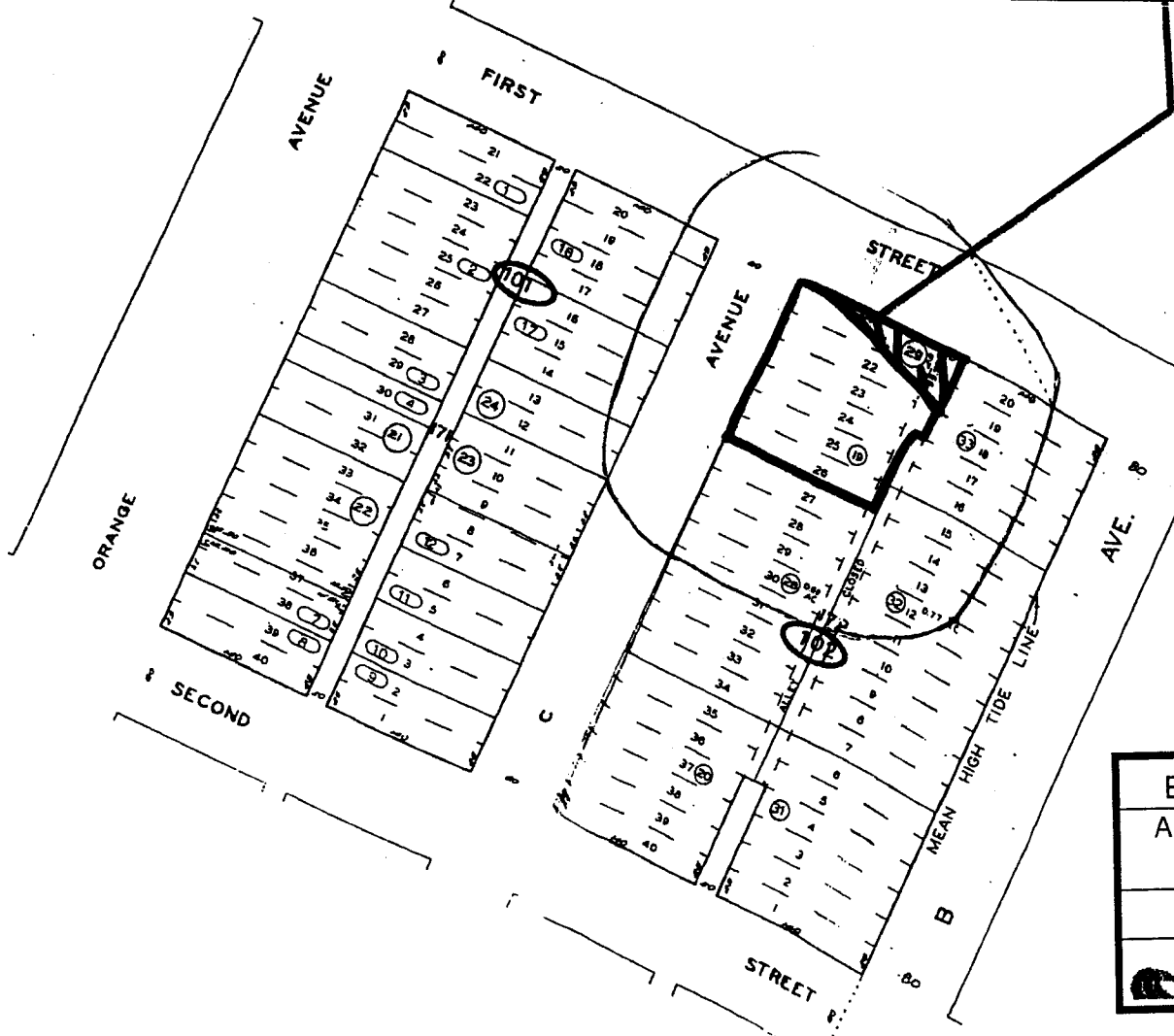


EXHIBIT NO. 1
APPLICATION NO.
6-00-169
Location Map

