

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
15 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



RECORD PACKET COPY

September 20, 2001

Fri 5a

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of Coronado action, certifying the City's Local Coastal Program Amendment #1-2001(A), is adequate to effectively certify its local coastal program (for Commission review at its meeting of October 9-12, 2001)

BACKGROUND

At its August 7, 2001 meeting, the Coastal Commission certified, with suggested modifications, the City of Coronado Local Coastal Program Amendment #1-2001(A), regarding non-conforming hotels and motels. By their action adopting Resolution No. 7786 on September 4, 2001, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed low-cost visitor accommodations and encouraged the provision and expansion of such facilities. Additionally, City staff has submitted revised Land Use Plan text showing the approved language incorporated. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of Coronado is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

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October 16, 2001

Mayor Tom Smisek
City of Coronado
1825 Strand Way
Coronado, CA 92118

RE: Certification of the City of Coronado Local Coastal Program Amendment
#1-2001(A)

Dear Mayor Smisek:

The California Coastal Commission has reviewed the City's Resolution No. 7786 together with the Commission's action of August 7, 2001 certifying City of Coronado Local Coastal Program Amendment #1-2001(A) pertaining to non-conforming hotels and motels. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of October 9-12, 2001.

By its action on September 4, 2001, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications addressed the encouragement, protection and expansion of low-cost visitor facilities. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director

cc: Ed Kleeman

RESOLUTION # 7786

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
TO AMEND THE LOCAL COASTAL PROGRAM
LAND USE PLAN ACTION PROGRAM ITEM B-7
ADDRESSING THE REGULATION OF CERTAIN
NONCONFORMING HOTELS OR MOTELS BY THE
ACCEPTANCE OF THE COASTAL COMMISSION'S
SUGGESTED MODIFICATION TO LOCAL COASTAL PROGRAM
LAND USE PLAN POLICY ITEM B-2
ADDRESSING VISITOR ACCOMMODATIONS.**

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

WHEREAS, the City of Coronado has determined to amend its Local Coastal Program Land Use Plan Action Program Item B-7 to clarify that the Major Special Use Permit review process is required for the approval of the enlargement, extension, reconstruction or structural alteration of hotels or motels nonconforming in regard to use for their existing zoning;

WHEREAS, the Coronado City Council requested California Coastal Commission Certification of the amendment of the City of Coronado Local Coastal Program Land Use Plan Action Program Item B-7 to read as follows:

Nonconforming Hotels and Motels.

A. Existing structures and uses of nonconforming motels and hotels shall be allowed to be reconstructed and retain existing nonconformities so long as the replacement project does not expand the prior structural or use nonconformities.

B. Existing structures and uses of nonconforming motels and hotels shall not be enlarged, extended, reconstructed, structurally altered, or increased in the intensity of use such as to require additional off-street parking without a Major Special Use Permit allowing such enlargement, extension, reconstruction, alteration, or increase in the intensity of use. Subsequent enlargements or other structural changes shall comply with the requirements of the Hotel-Motel Zone, except that such construction shall comply with the zoning requirements of the underlying zone concerning height, setback, structural coverage, landscaping, floor area ratio, façade treatment, off-street parking and design review regulations.

WHEREAS, the California Coastal Commission in an August 7, 2001, Public Hearing unanimously denied the City's above nonconforming hotel and motel LCP Amendment as submitted, but voted to approve it if the City were to revise its submittal to add the following text to its LCP Land Use Plan Policy B-2:

" , and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations"

Resolution
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WHEREAS, the Coronado City Council has determined to accept the Coastal Commission's above suggested modification to its requested LCP Amendment;

WHEREAS, the Coronado City Council and/ or the Planning Commission have determined in public hearings that these 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 Local Coastal Program Land Use Plan Policy Item B-2 is amended to read as follows:

- 2. Maintain the quality and number of existing visitor accommodations at or above their present levels, and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations.

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Coronado, California, that the City of Coronado requests California Coastal Commission Certification of this amendment and the above detailed amendment to Land Use Plan Action Goal B-7.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 4th day of September, 2001, by the following vote, to wit:

AYES: MARKS, MONROE, SCHMIDT, SMISEK, WILSON
 NAYS: None
 ABSENT: None
 ABSTAIN: None


 Tom Smisek, Mayor of the
 City of Coronado, California

Attest:

 Diane Shea, City Clerk

III. ADOPTED POLICY

It is the policy of the City of Coronado to:

A. SHORELINE ACCESS

1. Preserve existing shoreline access over public lands.
2. Where appropriate, provide and encourage additional shoreline access over public lands.
3. Encourage the restriction of shoreline access in the City's "wetlands", "environmentally sensitive habitat areas" and the proposed "Wildlife Preserve Modifying Zone".
4. Ascertain and preserve public prescriptive rights.

B. RECREATION AND VISITOR SERVING FACILITIES

1. Preserve existing public recreational facilities for public use.
2. Maintain the quality and number of existing visitor accommodations at or above their present levels, and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations.
3. Increase access to and encourage the use of the extensive beach frontage along the Silver Strand.
4. Preserve and protect identified environmentally sensitive areas along the shoreline where feasible.
5. Encourage the protection of any available public waterfront land suitable for future recreational development.
6. Maintain high standards for visual aesthetics and preserve these scenic qualities as recreational resources.

C. HOUSING -(DELETED)-

*Excerpts from
Revised LUP*

if it can be determined that adverse impacts to public beaches are negligible or when public safety or health requires it, and provided that no less environmentally damaging alternatives exist.

4. That the city improve vehicular circulation to coastal recreation and visitor-serving facilities and encourage use of alternative or mass transportation facilities as recommended in LCP-108.
5. That the city encourage the San Diego Unified Port District to develop their tidelands property in a manner that would increase public recreational use and visitor serving facilities.
6. That demolition of existing hotel/motel facilities shall not be permitted unless comparable replacement units will be provided on-site or elsewhere within designated commercial areas.

7. Nonconforming Hotels and Motels.

A. Existing structures and uses of nonconforming motels and hotels shall be allowed to be reconstructed and retain existing nonconformities so long as the replacement project does not expand the prior structural or use nonconformities.

C. Existing structures and uses of nonconforming motels and hotels shall not be enlarged, extended, reconstructed, structurally altered, or increased in the intensity of use such as to require additional off-street parking without a Major Special Use Permit allowing such enlargement, extension, reconstruction, alteration, or increase in the intensity of use. Subsequent enlargements or other structural changes shall comply with the requirements of the Hotel-Motel Zone, except that such construction shall comply with the zoning requirements of the underlying zone concerning height, setback, structural coverage, landscaping, floor area ratio, façade treatment, off-street parking and design review regulations.

8. That new hotel/motel facilities may be developed as permitted uses within designated commercial use areas provided that such development also maintains the scale, height, and bulk requirements of surrounding developments.
9. That as a Local Coastal Program implementation measure, the City of Coronado shall not allow the development of any new public school buildings or buildings for private use such as clubs, lodges or assembly halls within the Public Recreation and Open Space and Commercial Recreation designated area along Glorietta Bay. Also, any such private uses currently existing on city-owned property shall not be continued beyond the expiration of the terms of their existing leases.
10. That prior to any re-leasing of oceanfront State Park Lands for the Department of the Navy, an agreement should be considered for a joint public use program to provide public beach access to the ocean from Highway 75.
11. That the intensities and kinds of additional recreational facilities at the Silver Strand State Park shall recognize recreational deficiencies in the San Diego area and shall not exceed the environmental carrying capacity of the area.