

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
767-2370

## RECORD PACKET COPY



September 19, 2001

**Fri 7d**

**TO: COMMISSIONERS AND INTERESTED PERSONS**

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

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CORONADO MAJOR  
AMENDMENT No. 2-2001 (Decal Parking Program)**

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**SYNOPSIS****SUMMARY OF AMENDMENT REQUEST**

The City of Coronado is requesting two amendments to its certified LCP Implementation Plan (IP) with respect to its existing decal parking district: 1) the City is proposing to make the existing decal parking district permanent in the 800 and 900 blocks of First Avenue (approved as a temporary district only by the Coastal Commission in 1996), and 2) the City is proposing to expand the district to include the western side of the 300 block of D Avenue and the adjacent half blocks of Third and Fourth Avenues. The City has adopted a resolution and revised map as part of the decal parking district ordinance to reflect the proposed changes.

**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends approval of the amendment request, as submitted. Although preferential parking programs are generally discouraged, in this particular case, the location of the decal parking district and the amount of public parking remaining available for recreational use assure that no adverse impacts on public access will occur. The appropriate resolutions and motions begin on page 2. The findings for approval of the Implementation Plan Amendment as submitted begin on page 3.

**ADDITIONAL INFORMATION**

Further information on the City of Coronado LCP Amendment No. 2-2001 may be obtained from Ellen Lirley, Coastal Planner, at (619) 767-2370.

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**PART I. OVERVIEW**

**A. LCP HISTORY**

On June 23, 1981, the City of Coronado's Land Use Plan was deemed effectively certified, following the incorporation of modifications suggested in the Coastal Commission's March 13, 1981 action. Those modifications pertained to the Shoreline Access, Recreation and Visitor-Serving Facilities, Visual Resources and Special Communities, Public Works and Locating and Planning New Development components of the City's Land Use Plan. The Implementation Plan was certified with suggested modifications of September 28, 1983. The suggested modifications addressed exemptions from coastal permit requirements, definitions of several terms, procedures for recordation of documents, and minor corrections to the Coastal Permit Ordinance. The ordinances were amended and the City assumed permit authority on January 11, 1984. There have been a number of amendments to the Land Use Plan and Implementing Ordinances since that time.

**B. STANDARD OF REVIEW**

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

**C. PUBLIC PARTICIPATION**

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

**PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS**

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- I. **MOTION:**     *I move that the Commission reject the Implementation Program Amendment for the City of Coronado, as submitted.*

**STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:**

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT  
AS SUBMITTED:**

The Commission hereby certifies the Implementation Program Amendment for the **City of Coronado** as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment will meet the requirements of and be in conformity with the policies of the certified City of Coronado LCP Land Use Plan, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

**PART III. FINDINGS FOR APPROVAL OF THE CITY OF CORONADO  
IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED**

**A. AMENDMENT DESCRIPTION**

The City of Coronado is requesting two amendments to its certified LCP Implementation Plan (IP) with respect to its existing decal parking district: 1) the City proposes to make the existing program permanent in the 800 and 900 blocks of First Avenue (approved as a temporary program only by the Coastal Commission in 1996), and 2) the City proposes to expand the program to include the western side of the 300 block of D Avenue and the adjacent half blocks of Third and Fourth Avenues. The City has adopted a resolution and revised map as part of the decal parking district ordinance to reflect the proposed changes.

**B. FINDINGS FOR APPROVAL**

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

a) Purpose and Intent of the Ordinance. The purpose of this ordinance is to establish and implement a decal parking district to address problems City residents experience with non-resident traffic on inland residential streets.

b) Major Provisions of the Ordinance. The ordinance includes an adopted resolution identifying, in narrative form, all affected streets, and is accompanied by a map delineating the district boundaries. Another map, and additional text, is currently being added to reflect the changes proposed herein.

c) Adequacy of the Ordinance to Implement the Certified LUP. The Coastal Commission first approved a decal parking program for Coronado in 1991, and approved

expansion of the program in 1996. The certified LUP supports the concept of preferential parking, so long as it does not interfere with public access. The pertinent language of the LUP states:

“On-street parking may be regulated in a manner to safeguard the residential character of neighborhoods, to assure that a public nuisance is not created, and to preserve the sensitive natural environment of beach and shorelines areas, provided that such regulation does not result in any diminution of existing public parking available at present or future bayfront or oceanfront access points and public recreation areas.”

City residents were concerned over the large number of vehicles belonging to military and civilian personnel from Naval Air Station, North Island (NASNI) using City streets instead of parking on the base. NASDI occupies the northwestern portion of Coronado and is adjacent to the subject decal parking district. Although there is accommodation for vehicle parking on the military base, many cars cannot enter because they do not have the proper insurance or identification, or the vehicle is not maintained to the standard required. Thus, many base workers park within the nearby residential areas of Coronado and walk or carpool onto the base.

For the very reasons the cars cannot be brought onto the base (insurance, identification or mechanical problems), the residents are concerned that having the cars sitting on the public streets all day, every day, creates a public nuisance. The cars also occupy street space that could otherwise be used for the residents' guests, or to park additional cars for the residents themselves. Most of the homes in Coronado were built when automobile use was less prevalent than today, and off-street parking is only available for a single vehicle on many lots.

The latter is not a persuasive argument under the certified LUP; in fact, if residential parking were usurping street spaces otherwise required for public beach access, this argument would be in direct conflict with the cited LUP policy. In this particular case, that does not appear to be a concern with respect to the requested decal parking district expansion or permanent retention of an area, which only has temporary approval at this time. The expansion area is just a single city block and its adjacent half blocks, and only on one side of the street. Moreover, this site is located several blocks inland from the nearest coastal access points, making it a relatively inconvenient place for beach visitors to park. Thus, the block being newly incorporated into the decal parking district is fully consistent with the cited LUP policy, and able to carry out its intent.

The area the City is requesting to become a permanent part of the decal parking district (800 and 900 blocks of First) takes additional analysis to make this finding. These two blocks are located on First Avenue, which is the first road inland from San Diego Bay, and there is an existing public access point, consisting of a small park and walkway to the shoreline within the area where parking restrictions are proposed. There is also a 66-space public parking lot within easy walking distance of the park. To assure no adverse impact on public access, the Commission in 1996, approved decal parking on these two blocks on a temporary basis only, for a period of five years. In order to retain this area in

the decal parking district permanently, the City was to perform monitoring during that time and present documentation with the subject LCP amendment request that adequate public parking remained available in this area throughout the summer months.

The required monitoring was conducted this past summer, using the protocol established in the Commission's prior action. The monitoring results demonstrate conclusively that there is no shortage of public parking spaces in this area of the City at this time. Surveys were conducted every other Saturday of June, July and August, at either 1:00 or 2:00 p.m., a time when beach use is typically at its highest. The monitoring covered the 800 and 900 blocks of First Avenue, which together yield 23 on-street parking spaces, and the 66-space public parking lot. The full results are attached as Exhibit A, but they can be summarized simply by saying that a minimum of 50% of the on-street parking spaces, and 73% of the spaces in the public parking lot, were available during each survey, with up to 100% available on the street at times.

Since the existing decal parking program has been shown to have no adverse impacts on public access, it is reasonable to expect that adding one additional block, which is located three blocks further inland than the surveyed area, will likewise not result in adverse impacts. However, spillover effects are difficult to identify and quantify; any further expansion of the decal parking district is strongly discouraged. Moreover, the regional population, at its current rate of growth, can be expected to put an ever-increasing demand on shoreline facilities (including parking) and recreational venues. Thus, should the City ever contemplate expansion of the decal parking district, intensive summertime surveys of any proposed expansion areas should occur for at least two summers before such an LCP amendment is requested. With this understanding concerning any future expansions, the Commission finds the proposed retention and expansion of the decal parking program conforms with, and is adequate to carry out, the provisions of the certified LUP.

#### **PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. Although CEQA does not directly address parking, it does address social and economic impacts of development, which would include the ability of the public to access public recreational sites. As discussed above, the amendment can be found fully consistent with the visitor-serving policies of the Coastal Act. No impacts to

coastal resources are anticipated. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which certification of the LCP, as modified, may have on the environment.

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RESOLUTION NO. 7769

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF CORONADO, CALIFORNIA,  
TO AMEND THE LOCAL COASTAL PROGRAM  
DECAL PARKING PERMIT DISTRICT BOUNDARIES**

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

WHEREAS, the City of Coronado has a Decal Parking Permit District that is a portion of the City's LCP;

WHEREAS, in approving in 1996 the expansion of the Parking District, the California Coastal Commission required that "(a)fter five (5) years, the City of Coronado Expanded decal parking program within the 800 and 900 blocks of First Street shall be terminated unless extended for an additional period of time by the Coastal Commission";

WHEREAS, the City of Coronado City Council has received a petition request to extend the Parking District's boundary to include West half of the 300 block of "D" Avenue;

WHEREAS, the City of Coronado City Council has solicited and considered public input as to whether the Parking District's boundary should be amended per these above two issues;

WHEREAS, the Coronado City Council and 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 LCP is amended:

1. To expand the Decal Parking District Boundary to include the West half of the 300 block of "D" Avenue (and the adjacent half blocks of Third and Fourth Streets); and

2. To maintain the Decal Parking Permit District in the 800 and 900 blocks of First Street.

**BE IT FURTHER RESOLVED** by the City Council of the City of Coronado, California, that the City hereby requests California Coastal Commission Certification of this said amendment.


PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 17 day of April 2001, by the following vote, to wit:

AYES: MARKS, MONROE, SCHMIDT, WILSON AND MAYOR SMISEK


NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

  
Tom Smisek, Mayor of the  
City of Coronado, California

Attest:

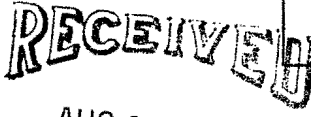
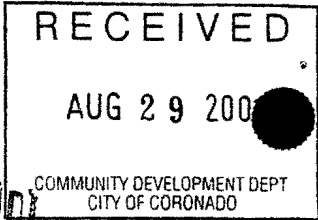
  
Mary Waugh, City Clerk

i/cd/ed/pc101d





**CORONADO POLICE DEPARTMENT  
MEMORANDUM**



AUG 30 2001

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

DATE: August 29, 2001  
To: Ed Kleeman, Senior Planner  
From: Bill Abel, Police Department  
Subject: Decal Parking Survey for First Street

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As requested, the Police Department has conducted a three-month parking availability survey on First Street between the 800 and 900 blocks and the D Ave. Parking lot at the Landing Complex.

Survey results:

***D Ave. Parking lot/Landing Complex:  
66 Spaces Available***

**Month of June**

Saturday 6-16-01 (1:00PM) – 12 spaces in use 54 available  
Saturday 6-30-01 (2:00PM) – 14 spaces in use 52 available

**Month of July**

Saturday 7-14-01 (1:00PM) – 11 spaces in use 55 available  
Saturday 7-28-01 (1:00PM) – 14 spaces in use 52 available

**Month of August**

Saturday 8-11-01 (1:00PM) – 15 spaces in use 51 available  
Saturday 8-25-01 (1:00PM) – 11 spaces in use 51 available

***800 through 900 block of First Street  
South side of First – 15 spaces available  
North side of First – 8 spaces available***

**Month of June**

Saturday 6-16-01 (1:00PM) - South side 3 vehicles parked 12 spaces available  
North side 2 vehicles parked 6 spaces available

Saturday 6-30-01 (1:00PM) – South side 6 vehicles parked 6 spaces available

*Exhibit A*

*City of Coronado  
LCPA #2-2001*

North side 3 vehicles parked 5 spaces available

**Month of July**

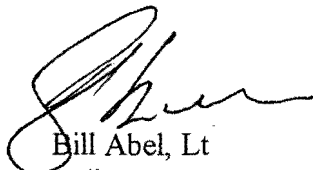
Saturday 7-14-01 (1:00PM)- South side 4 vehicles parked 11 spaces available  
North side 2 vehicles parked 6 spaces available

Saturday 7-28-01 (1:00PM) – South side 3 vehicles parked 12 spaces available  
North side 0 vehicles parked 8 spaces available

**Month of August**

Saturday 8-11-01 (1:00PM) – South side 3 vehicles parked 12 spaces available  
North side 1 vehicle parked 7 spaces available

Saturday 8-25-01 (1:00PM)- South side 1 vehicle parked 14 spaces available  
North side 2 vehicles parked 6 spaces available



Bill Abel, Lt  
Police Department

