

**Fri 3a**

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**San Diego Coast District**

**ADMINISTRATIVE CALENDAR**

**Friday, March 16, 2001**

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**6-01-004**

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
(619) 767-2370



# Fri 3a

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Permit Application No. 6-01-4/DLDate February 22, 2001ADMINISTRATIVE PERMIT

APPLICANT: City of Coronado

PROJECT DESCRIPTION: Replacement of the existing third story of a City lifeguard tower.

PROJECT LOCATION: On the public beach (Central Beach) west of the intersection of Ocean Boulevard and Isabella Avenue, Coronado, San Diego County.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: March 16, 2001  
9:00 a.m., FridayLOCATION: Bahia Hotel  
998 W. Mission Bay Drive  
San Diego, CAIMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: Diana Jolly

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

The proposed project is the replacement of the existing third story of the Central Beach Lifeguard Tower located on Central Beach in the City of Coronado. The City will also be doing interior remodeling and upgrading of the first two stories. The tower will remain at 33 feet in height, and no additional encroachment on sandy beach is proposed. The project will improve storage capacity, operating efficiency, visibility from the observation tower, and safety upgrades. Construction will take two to three months to complete.

Central Beach is operated by the City of Coronado under a lease from the State Lands Commission (Lease #PRC 3691.1). Because the site is located on State tidelands, the site is under the Commission's original jurisdiction and has been designated as such on the

City of Coronado's Post-Certification and Appeals Map. Therefore, Chapter 3 of the Coastal Act is the standard of review.

The Coastal Act emphasizes the need to protect public recreational opportunities and to provide public access to and along the coast. As proposed, the City will not be undertaking any work between Memorial Day and Labor Day, when beach users would be most impacted from construction activities. Special Condition #1 specifically prohibits construction from occurring during the summer months.

Construction would involve fencing off an area within 100 feet surrounding the tower for staging and storage of construction equipment. This is not expected to have an adverse impact on public beach access, as the tower is located approximately 320 feet from Ocean Boulevard, and lateral and vertical beach access will be available all around the tower area. The City is planning on using a City parking lot near City Hall on Strand Way for trailer storage and construction parking. No more than one parking space on Ocean Boulevard would be used by construction vehicles. Because the project will take place outside the summer season and all of Ocean Boulevard is available for public parking, usurpation of one space is not expected to have a significant adverse impact on the availability of beach parking. Therefore, as conditioned, the proposed project can be found consistent with the public access, recreation, and shoreline protection policies of the Coastal Act.

The subject site is designated "beach" in Coronado's certified LCP. As discussed above and as conditioned, the proposed lifeguard station remodel can be found consistent with this designation. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Coronado to continue implementation of its certified LCP.

**SPECIAL CONDITIONS:** 1. Construction Schedule/Staging Areas. The applicant shall comply with the following construction parameters as proposed:

- a. Use of sandy beach and public parking areas outside the actual construction site, including on-street parking, for the interim storage of materials and equipment is prohibited.
- b. No work shall occur during the summer months (start of Memorial Day weekend to Labor day) of any year.
- c. No more than one on-street parking space on Ocean Boulevard shall be used for construction purposes.

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

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:  
I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing

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