

CALIFORNIA COASTAL COMMISSION

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January 16, 2003

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TO: COMMISSIONERS AND INTERESTED PERSONS

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

**SUBJECT: STAFF RECOMMENDATION ON CITY OF CORONADO MAJOR
AMENDMENT #1-02 (GLORIETTA BAY MASTER PLAN)**

SYNOPSIS**SUMMARY OF AMENDMENT REQUEST**

The subject LCP Land Use Plan amendment was submitted and filed as complete on September 11, 2002. A one-year time extension was granted on November 7, 2002. Since that time, the City made revisions to the LCPA, which was then re-adopted by the Coronado City Council on January 7, 2003 and re-submitted to the Commission on January 15, 2003. Therefore, the date by which the Commission must act on the amendment is April 15, 2003.

The proposed LCPA would incorporate the Glorietta Bay Master Plan into the City's Land Use Plan. Glorietta Bay is the bayfront property on the east side of State Highway 75 and south of Pomona Avenue. The plan envisions demolishing most of the existing structures in the project area, including the Coronado City Hall, a municipal swimming pool complex, the Coronado Playhouse, and the City Recreation Department building (formerly the Women's Club), and constructing a new City Hall; a new Community Center including outdoor courtyard areas, banquet, playhouse, gymnasium, activity rooms and fitness spaces; new pools; a new Boat House and Club Room; a new 100-yard wide linear park between the new City Hall and the new Community Center; and a new pocket park and parking lot adjacent to the existing Coronado Yacht Club.

The Glorietta Bay Marina, the Chart House restaurant and parking lot, the existing Glorietta Bay Park and the Coronado Yacht Club would remain on the site. Strand Way would be reconfigured to create a landscaped parking aisle providing new public parking, and a new public pedestrian promenade would be constructed along the water's edge. The plan includes re-engineering the dilapidated and deteriorating riprap revetment from the existing vertical seawall along the shoreline north to the Coronado Yacht Club. The plan also includes making safety improvements to the five-point intersection of Pomona, Glorietta and Tenth Street, and implementing Best Management Practices to control stormwater run-off pollutants.

In addition, the plan includes changes to the City's Land Use Designations. In total, the project will result in a 136,615 sq.ft. reduction of area designated "Commercial Recreation"; a 91,519 sq.ft. increase in area designated "Civic Use"; and a 74,855 sq.ft. increase in "Open Space".

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that, following a public hearing, the Commission deny the proposed City of Imperial Beach Land Use Plan Amendment #1-02 as submitted, and then approve the amendment subject to the suggested modifications listed below.

Staff is recommending suggested modifications that clarify that the new pocket park and parking are public facilities, and that require that all new development in the Master Plan meet City parking standards. To protect environmental resources, Suggested Modification #2 requires surveying for the invasive alga *Caulerpa taxifolia* prior to any development involving the disturbance the water bottom, and Suggested Modification #5 limits the encroachment of riprap associated with the proposed revetment rehabilitation to no further bayward that the existing riprap. Suggestion Modification #3 adds a new water quality section to the Master Plan. The City of Coronado has an existing urban water mitigation plan, however, the suggested modifications have been designed to provide both specific guidance and plan level policies regarding the protection of water quality, consistent with the requirements of the San Diego Regional Water Quality Control Board.

The appropriate resolutions and motions begin on page 3. The suggested modifications begin on page 5. The findings for denial of the Land Use Plan Amendment as submitted and approval if modified begin on page 8.

ADDITIONAL INFORMATION

Further information on the City of Coronado LCP amendment #1-02 (Glorietta Bay Master Plan) may be obtained from Diana Lilly, at (619) 767-2370.

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 on September 28, 1983. The suggested modifications addressed exemptions from coastal permit requirements, definitions of several terms, procedures for recordation of documents, minor corrections to the Coastal Permit Ordinance and the removal of the Tidelands Overlay Zone from the ordinance package, as this area is under the San Diego Unified Port District's control, rather than the City of Coronado's. 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

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

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:** *I move that the Commission certify the Glorietta Bay Land Use Plan Amendment 1-02 for the City of Coronado as submitted.*

STAFF RECOMMENDATION OF DENIAL OF CERTIFICATION:

Staff recommends a **NO** vote on the motion. Failure of this motion will result in denial of the land use plan amendment as resubmitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO DENY CERTIFICATION OF LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the Land Use Plan Amendment for the City of Coronado as submitted and finds for the reasons discussed below that the submitted Land Use Plan Amendment fails to meet the requirements of and does not conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures that would substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

- II. **MOTION:** *I move that the Commission certify the Glorietta Bay Land Use Plan Amendment 1-02 for the City of Coronado as submitted if modified in accordance with the suggested changes set forth in the staff report.*

STAFF RECOMMENDATION: CERTIFICATION IF MODIFIED AS SUGGESTED:

Staff recommends a **YES** vote on the motion. Passage of the motion will result in certification with suggested modifications of the submitted land use plan amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY SUBMITTED LAND USE PLAN AMENDMENT IF MODIFIED AS SUGGESTED:

Subject to the following modifications, the Commission hereby certifies the Land Use Plan Amendment for the City of Coronado as submitted and finds for the reasons discussed herein that, if modified as suggested below, the submitted Land Use Plan Amendment will meet the requirements of and conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan if modified as suggested below complies with 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 plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

PART III. SUGGESTED MODIFICATIONS

Staff recommends the following suggested revisions to the proposed LCP be adopted. The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted.

1. On page 2, the fourth bullet shall be revised as follows:
 - Reconfiguration of the Yacht Club leasehold to create a public pocket park and an associated public parking lot for public access to view the bay.
2. On page 3, the following bullets shall be added:
 - All development within the Glorietta Bay Master Plan will provide, at a minimum, the number of parking spaces required by the City Zoning Ordinance.
 - Prior to commencement of any in water development that involves disturbance of the water bottom, surveys will be done of the project area and a buffer area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey protocol shall be prepared in consultation with the Regional Water Quality Control Board, the California Department of Fish and Game, and the National Marine Fisheries Service.
3. On page 3, after the bullet items, the following Water Quality section shall be added:

Water Quality Objectives

1. Promote pollution prevention and elimination methods that minimize the introduction of pollutants into coastal waters and the generation of polluted runoff and nuisance flows.
2. Development shall not result in the degradation of the water quality of coastal surface waters including the ocean, coastal streams, or wetlands and of groundwater basins. To the maximum extent feasible, ensure that pollution from urban runoff not be discharged or deposited such that it adversely impacts groundwater, the ocean, coastal streams, or wetlands.
3. Development shall be designed to minimize to the maximum extent feasible, the introduction of pollutants that may result in significant impacts to surface waters, groundwater, or coastal waters. In order to meet these requirements, applicants

shall prepare a post-development phase drainage and polluted runoff control plan that incorporates a Best Management Practice (BMP) or the combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible. BMPs may include site design, source control, and treatment control BMPs.

4. Post-construction structural BMPs (or suites of BMPs) should be designed to treat, infiltrate, or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor, i.e. 2 or greater) for flow-based BMPs.
5. All structural BMPs shall be inspected, cleaned, and repaired as necessary to ensure proper functioning of the BMPs.
6. Promote infiltration of runoff, including storm water and nuisance flow runoff, to protect the natural hydrologic cycle. Incorporate site drainage and landscape designs that minimize increases in peak runoff by promoting infiltration, filtration, and attenuation over landscaped areas or through permeable surfaces. Where possible, include infiltration BMPs (e.g. permeable pavements, dry wells, etc.) and apply techniques consistently over drainage areas. Where infiltration of runoff would exacerbate geologic hazards, include equivalent BMPs that do not require infiltration.
7. New development shall minimize the development footprint and directly connected impervious surfaces, as well as the creation of and increases in impervious surfaces.
8. New development shall protect the absorption, purification, and retention functions of natural systems that exist on the site. Where feasible, drainage plans shall be designed to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored, where feasible
12. Management practices that enhance infiltration and help maintain the natural hydrologic cycle will be preferred except where site conditions make the use of enhanced infiltration unsafe. In these instances other management practices that provide similar water quality protection shall be used.
13. All new development shall meet the requirements of the California Regional Water Quality Control Board San Diego Region's Waste Discharge Requirements for discharges of urban runoff from *Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County of Orange, the Incorporated Cities of Orange County, and the Orange County Flood Control District within the San Diego Region* or subsequent versions of this plan.

14. New roads, culverts, and outfalls shall not cause or contribute to erosion or siltation and shall include BMPs to minimize impacts to water quality including construction phase erosion control and polluted runoff control plans, and soil stabilization practices. Where space is available, dispersal of sheet flow from roads into vegetated areas or other on-site infiltration practices shall be incorporated into road and bridge design.
15. New commercial development shall incorporate BMPs designed to minimize or avoid the runoff of pollutants from structures, landscaping, parking and loading areas.
16. New restaurants shall incorporate BMPs designed to minimize runoff of oil and grease, solvents, phosphates, suspended solids, and other pollutants to the storm drain system.
18. Storm drain stenciling and signage shall be provided for new storm drain construction in order to discourage dumping into drains.
19. Permits for new development shall be conditioned to require ongoing maintenance where maintenance is necessary for effective operation of required BMPs.
20. The City, property owners, or homeowners associations, as applicable, shall be required to maintain any permitted drainage device to ensure it functions as designed and intended. Owners of these devices shall be responsible for ensuring that they continue to function properly and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, should be carried out prior to the next rainy season.
21. The City, property owners, or homeowners associations, as applicable, shall sweep permitted public and private streets frequently to remove debris and contaminant residue.
22. New development shall include construction phase erosion control and polluted runoff control plans. For example, such plans may include controls on timing of grading, BMPs for storage and disposal of construction materials, or design specifications of sedimentation basins.
23. New development that requires a grading/erosion control plan shall include landscaping and re-vegetation of graded or disturbed areas.
24. New development should use of efficient irrigation practices and native or drought-tolerant non-invasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation.

4. On page 3, the second paragraph under Site Plan shall be revised as follows:

At the five point intersection of Pomona, Glorietta and Tenth Street, modifications will be made to the intersection to further separate the streets into more clearly defined intersections rather than the current single large open intersection. No closure of streets or reduction in the number of lanes is proposed. ~~The revision of this intersection has been examined during the EIR process, including traffic studies; however the expected improvements to this intersection are not being submitted for inclusion into the City's Local Coastal Program.~~

5. On page 3, the last paragraph shall be revised as follows:

A re-engineered riprap revetment will protect the shoreline from the Pocket Park to the existing bulkhead seawall. The re-engineered revetment will not extend any further bayward than the existing riprap. Where erosion has occurred, existing riprap will be removed and the bank line recontoured such that the toe of slope is located as far landward as possible and in any case does not exceed the existing footprint of the riprap shoreline. A low seat wall along the water side of the promenade will afford people the opportunity to stop along the way and enjoy views of the bay. The promenade continues south past the Boathouse 1887 Restaurant along the waters edge toward City Hall. [...]

PART IV. FINDINGS FOR DENIAL OF CERTIFICATION OF THE CITY OF CORONADO LAND USE PLAN AMENDMENT, AS SUBMITTED, AND FINDINGS FOR APPROVAL OF THE CITY OF CORONADO LAND USE PLAN AMENDMENT, IF MODIFIED

A. **AMENDMENT DESCRIPTION.** The City's certified LUP contains the following goals under Section IV. ADOPTED ACTION PROGRAM, item A. SHORELINE ACCESS:

1. That the City develop a capital improvement priority list specifically for projects that would preserve, regulate, provide or encourage shoreline access. That this list include at least the following projects [...]

G. Adoption and implementation of a Glorietta Bay master plan. Such a master plan would address land use, and detail the eventual configuration of the public facilities, pathways and open space on City controlled property;

Item B. RECREATION AND VISITOR SERVING FACILITIES states:

1. That the city adopt a master plan for the development of Glorietta Bay as a significant public recreational facility.

The proposed Glorietta Bay Master Plan has been developed in response to these policy goals of the LUP.

Glorietta Bay is an inlet in the mid-western portion of the San Diego Bay, located along the eastern side of the City of Coronado. Glorietta Bay was first developed in 1887 with the completion of the Hotel del Coronado and its boathouse. In 1938, a 1,000-sq.ft. boat turning base was put in place at the Bay. The Coronado Yacht Club was also established during this time. In the 1940s, further dredging was undertaken to create the Naval Amphibious Base. In 1956, nearly two million cubic yards of fill were removed from the bay for the construction of the Coronado Golf Course. In 1969, the Coronado-San Diego Bay Bridge was constructed along with a new entrance channel to Glorietta Bay. In 1989, a 1,500-foot long seawall along the western edge of Glorietta Bay was constructed by the City of Coronado to remedy deteriorating shoreline conditions and problems of flooding.

The project area is comprised of approximately 13.5 acres between Pomona Avenue on the north, and the Naval Amphibious Base on the south. Existing uses on the site include the Coronado City Hall, a boat launch ramp, a municipal swimming pool complex, Glorietta Bay Park, a sewer pump station, the Coronado Playhouse, the City Recreation Department building (formerly the Women's Club), the vacant, old Armory site, the Glorietta Bay Marina, the Chart House restaurant and parking lot, and the Coronado Yacht Club.

The shoreline along the project area south of the Glorietta Bay Marina is currently protected by a 1,650-foot long concrete sheet pile seawall. Scattered riprap exists along the shoreline north of the Chart House restaurant adjacent to Strand Way.

The proposed Glorietta Bay Master Plan includes removal of most of the buildings on the subject site excluding the historic boathouse restaurant, the Glorietta Bay Marina buildings, the Coronado Yacht Club buildings and the Glorietta Bay Park restroom and sewer pump station.

Proposed projects include construction of a new City Hall; a new Community Center including outdoor courtyard areas, banquet, playhouse, gymnasium, activity rooms and fitness spaces; new pools; a new Boat House and Club Room; and a new 100-yard wide linear park between the new City Hall and the new Community Center. The Yacht Club leasehold will be reconfigured to create a pocket park and an associated public parking lot. Strand Way will be reconfigured to create a landscaped parking aisle providing new public parking. A new public pedestrian promenade will be constructed along the water's edge. The plan includes re-engineering the dilapidated and deteriorating riprap revetment from the existing vertical seawall along the shoreline north to the Coronado Yacht Club. The plan also includes making safety improvements to the five-point intersection of Pomona, Glorietta and Tenth Street, and implementing Best Management Practices to control stormwater run-off pollutants.

Although for planning purpose the plan covers and includes the entire Glorietta Bay, the northern portion of the Master Plan area beginning approximately from north of the Chart

House restaurant, is within the coastal permit jurisdiction of the Port of San Diego. The Port District has submitted a companion Port Master Plan Amendment for the portion of the project area within the Port's jurisdiction, which is scheduled to be reviewed by the Commission concurrently with the subject LCPA. Additionally, the portion of Glorietta Bay within the City is within the Coastal Commission's original permit jurisdiction. Thus, coastal permits for the development proposed within the Master Plan will be issued by the Commission, with the subject Master Plan used for guidance purposes.

In addition, the plan includes changes to the City's Land Use Designations. In total, the project will result in a 136,615 sq.ft. reduction of area designated "Commercial Recreation" (from 374,080 sq.ft. to 237,465 sq.ft.); a 91,519 sq.ft. increase in area designated "Civic Use" (from 134,118 sq.ft. to 225,687 sq.ft.); and a 74,855 sq.ft. increase in "Open Space" (from 176,255 sq.ft. to 251,110 sq.ft.). Exhibit #6 contains a detailed breakdown of the existing and proposed land uses.

The proposed reduction in Commercial Recreation results first from the conversion of a portion of the Yacht Club parking lot to a 17,580 sq.ft. pocket park (Open Space). Secondly, the vacant Armory site, the existing City Recreation Building and Coronado Playhouse and parking lot, (approximately 150,160 sq.ft. total) are all currently designated Commercial Recreation and will be redesignated Civic Uses for the new City Hall and Open Space for the new linear park. The Chart House restaurant and parking lot and the Marina building are the only areas that will retain the Commercial Recreation designation. Exhibit #5 shows the proposed land use designations.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that portions of the Land Use Plan as set forth in the preceding resolutions, are not in conformance with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

- a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights or private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan does not conform with Chapter 3 of the Coastal Act or the goals of the state for the coastal zone.

C. CONFORMANCE WITH CHAPTER 3 OF THE COASTAL ACT

The following Coastal Act policies are relevant to the proposed amendment:

Section 30210.

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211.

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. [...]

Section 30212.5.

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30213.

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

Section 30221.

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30223.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Section 30224.

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Section 30230.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems. [...]

Section 30235.

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. [...]

Section 30251.

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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park

acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253.

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.
- (4) Minimize energy consumption and vehicle miles traveled.
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

1. **Findings For Rejection.** Overall, the proposed Master Plan will result in numerous improvements and upgrades to public access and passive recreational opportunities along the waterfront. However, as submitted, the LUP change would allow for several uses that could potentially impact coastal resources. The proposed plan provides for the provision of 404 public parking spaces, 36 more than are currently provided. All of the new proposed uses in the plan have been designed to meet the parking standards in the City's certified LCP; however, the plan does not specifically require that new development in the plan meet all City parking standards. It does not *exempt* new development from these existing parking standards, but given that the plan is intended to provide guidance for all new development in the Glorietta Bay planning area, the requirement that parking standards be met should have been explicitly included in the plan.

The amendment includes construction of a new parking lot and pocket park adjacent to the San Diego Yacht Club. With the exception of four designated spaces, the parking lot currently on the site is restricted to Yacht Club members. The public is also restricted from entering the Yacht Club property itself. Because of the past history of the area as being restricted to the public, it should be clear from the project description in the plan that the proposed parking lot and park are publicly accessible. Although the public nature of the area is noted elsewhere in the plan, as submitted, the list of project objectives does not clearly identify the lot and park as public facilities.

The plan indicates that there will be safety improvements made to the five-point intersection of Pomona, Glorietta and Tenth Street to further separate the streets into more clearly defined intersections. The plan states that the "expected improvements to this intersection are not being submitted for inclusion into the City's Local Coastal Program." However, the intersection improvements are in fact listed in the project objectives, which is part of the Master Plan which is being adopted as an LCP amendment. Thus, this sentence creates confusion as to whether the improvements are or are not part of the certified LCP. In addition, because "safety" improvements are somewhat vague, it could be interpreted at some point in the future that safety needs would best be served by reducing the number of lanes or closing certain streets, which could adversely impact public access. Thus, as submitted, the amendment creates an uncertainty about the makeup of the plan, and leaves the door open for shoreline access impacts. Therefore, the LCPA as submitted cannot be found consistent with the public access and recreation policies of the Coastal Act.

The plan as submitted also has the potential to impact sensitive environmental resources. There are no limits or parameters in the plan as to the extent and location of the new riprap required to rehabilitate the existing shoreline revetment. Adding new rock in the water has the potential to impact sensitive marine habitat. The plan does contain policies regarding the development of dry weather diversion for stormwater runoff and the implementation of BMPs to control runoff. However, the plan does not contain specific requirements for standards to protect water quality. Given that the project site is immediately adjacent to San Diego Bay, it is critical that specific, detailed guidelines and policies for the protection of water quality, consistent with the standards of the San Diego Regional Water Quality Control Board, be included in the plan. Therefore, as submitted, the plan cannot be found consistent with the environmental protection policies of the Coastal Act.

2. Findings for Approval If Modified.

A. Public Recreation. Section 30222 states that the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public coastal recreation shall have priority over residential or general commercial development. Section 30221 states that oceanfront land suitable for recreational use shall be protected for that use unless demand for public or commercial recreational activities are already adequately provided for in the area. Section 30213 calls for the provision of lower cost visitor and recreational facilities, preferably public recreation.

The entire Glorietta Bay Master Plan area is under public ownership. The proposed plan would result in a 136,615 sq.ft. reduction in land area designated for commercial recreation uses. The City of Coronado Commercial Recreation designation is somewhat unusual, in that it allows all publicly owned uses, whatever their nature. Thus, the area currently designated Commercial Recreation contains a City Recreation meeting hall and office facility and an old armory site, along with the Coronado Playhouse, all of which are permissible uses under the City's LCP. Thus, historically, most of the area now being converted from the Commercial Recreation designation has not been developed with commercial recreation uses. Because the City is not proposing to make any changes to

the uses allowed in the Commercial Recreation designation, the public, civic uses proposed on the site (a park and the new City Hall) would be allowed under the existing Commercial Recreation designation. However, the City is proposing to change the land use designation to Open Space and Civic Use because those designations do more accurately reflect the proposed uses.

In October 1997, the City prepared a study, the "Coronado Visitor Serving Facilities Report" that reviewed the supply and demand of visitor serving facilities in the City, and the potential impact that the redesignation of Commercial Recreation land in Glorietta Bay could have on the provision of these facilities. This report noted that, while demand for commercial recreation uses and land in Coronado will likely continue to grow with population and increases in tourism, the City is currently well-supplied with tourist-oriented commercial recreation, including food and beverage and retail establishments, possibly to the detriment of general commercial uses supporting local residents. The City currently has approximately 57 acres of land area designated Commercial Recreation, but commercial recreation uses can be, and are, located on land designated for "Hotel-Motel", "Central Commercial" and "Limited Commercial." Thus, there appears to be sufficient land are available for commercial recreation uses such that the redesignation of approximately 3.1 acres of Commercial Recreation will not adversely impact the provision of visitor-serving uses in the City of Coronado.

In addition, it is important to note that the proposed parks being constructed in the newly designated Open Space area will provide low-cost, visitor serving public recreational uses and improve public access to the shoreline, consistent with the Coastal Act. Even the new City Hall, while not a recreational or coastal-related facility, is open to the public as a civic building providing public services. Given that the area is between the sea and the first public roadway (a major coastal access route and scenic highway), the proposed community and public recreational uses are more appropriate than commercial recreation uses would be. Thus, the proposed amendment is consistent with the visitor-serving policies of the Coastal Act.

B. Public Access. Sections 30210 through 30212.5 call for the provision and protection of public access to the coast. As discussed, the proposed plan provides for numerous improvements in public access and recreational opportunities along the shoreline, including construction of a new pocket park and linear park, a new boat house and clubhouse, a new community center and recreation pools, a new waterside public promenade, and an improved bike path. The realignment of Strand Way will allow for the creation of new public parking spaces; in total, the plan will result in an increase of approximately 36 new public parking spaces. The City has indicated that all of the newly proposed uses will meet the parking standards of the certified LCP; however, Suggested Modification #2 adds a policy to the plan specifically requiring that all new development meet these standards. Suggested Modification #1 clarifies that the new parking lot and the new pocket park are public facilities. Suggested Modification #4 clarifies that the safety improvements proposed at the Pomona, Glorietta and Tenth Street intersection will not result in the reduction or closure of any lanes, thus ensuring that no significant impacts to public access will result from the improvements. The modification also

removes the unclear language that incorporated a project into the Master Plan, while simultaneously declaring the project not part of the plan.

The addition of new rock on the shoreline as proposed, has the potential to impact public access and recreation. However, in the case of the proposed project, there has historically been shoreline protection in this area, which has deteriorated and spread rock and debris in such a manner that the shoreline has been eroding. The existing Strand Way roadway (the first public roadway in the area) is immediately adjacent to the shoreline and would eventually be undermined were erosion permitted to continue. There is no sidewalk along the shoreline in this location, and no public access to the water. The shoreline area proposed for the revetment rehabilitation is located inland of the existing marina docks, and thus debris and oil tends to collect in this area, making it an unattractive and unsuitable location for public access or recreation. This is particularly so given the ready convenience of the existing boat launch ramp and dock with parking located nearby, further south along the Glorietta Bay shoreline. In addition, the proposed plan will improve the non-motorized boat water access at the existing boat ramp. Thus, the proposed revetment will not adversely impact public access or recreational opportunities. Therefore, as modified, the proposed LCPA can be found consistent with the public access and recreation policies of the Coastal Act.

B. Environmentally Sensitive Areas. Section 30230 of the Coastal Act states that marine resources shall be maintained, enhanced, and restored. Section 30231 requires that the biological productivity of coastal waters be maintained and restored. Sections 30233 and 30235 limit the placement of fill in open coastal waters. Suggested modifications #2, #4 and #5 address the potential impacts to sensitive biological resources associated with the proposed amendment. Suggested Modification #2 addresses the threat to habitat from the presence of the invasive alga *Caulerpa taxifolia*, which could be spread through in-water activities. As modified to require that new development within Glorietta Bay conduct surveys for *Caulerpa* prepared in consultation with the relevant resource agencies, these impacts will be mitigated or avoided.

Suggested Modification #4 adds policies on water quality protection requirements for new development. These policies reflect the requirements of the San Diego Regional Water Quality Control Board for cities within the County of San Diego, and will provide direction and standards for all new development within the plan area. Currently, the City of Coronado LCP does not contain any specific policies or standards addressing treatment of polluted runoff. Although the plan area is currently mostly paved and built out, the proposed Master Plan does include installation of new development including new parking lots and other impervious surfaces, and anticipates redesign of the existing storm drain system that discharges directly into San Diego Bay. Therefore it is appropriate for the Master Plan to contain standards for review of the future runoff control system associated with redevelopment of this area. As modified, the Commission finds that the Master Plan is consistent with Sections 30230 and 30231 of the Coastal Act.

Suggested Modification #5 addresses the potential impacts to biological resources from the proposed revetment rehabilitation. As noted above, the shoreline in this area is not a pristine, natural environment, but adding additional riprap has the potential to result in

the loss of shallow subtidal soft bottom bay habitat. Thus, Suggested Modification #5 incorporates a recommendation from the U.S. Fish and Wildlife Service that the re-engineered revetment not extend any further bayward than the existing riprap, and that where erosion has occurred, existing riprap be removed and the bank line recontoured such that the toe of slope be located as far landward as possible and which does not exceed the existing footprint of the riprap shoreline. Thus, as modified, impacts to biological resources will be avoided, consistent with the environmental protection policies of the Coastal Act.

Therefore, as modified, the proposed Land Use Plan can be found consistent with the public access and recreation, visitor-serving, and environmental protection policies of the Coastal Act.

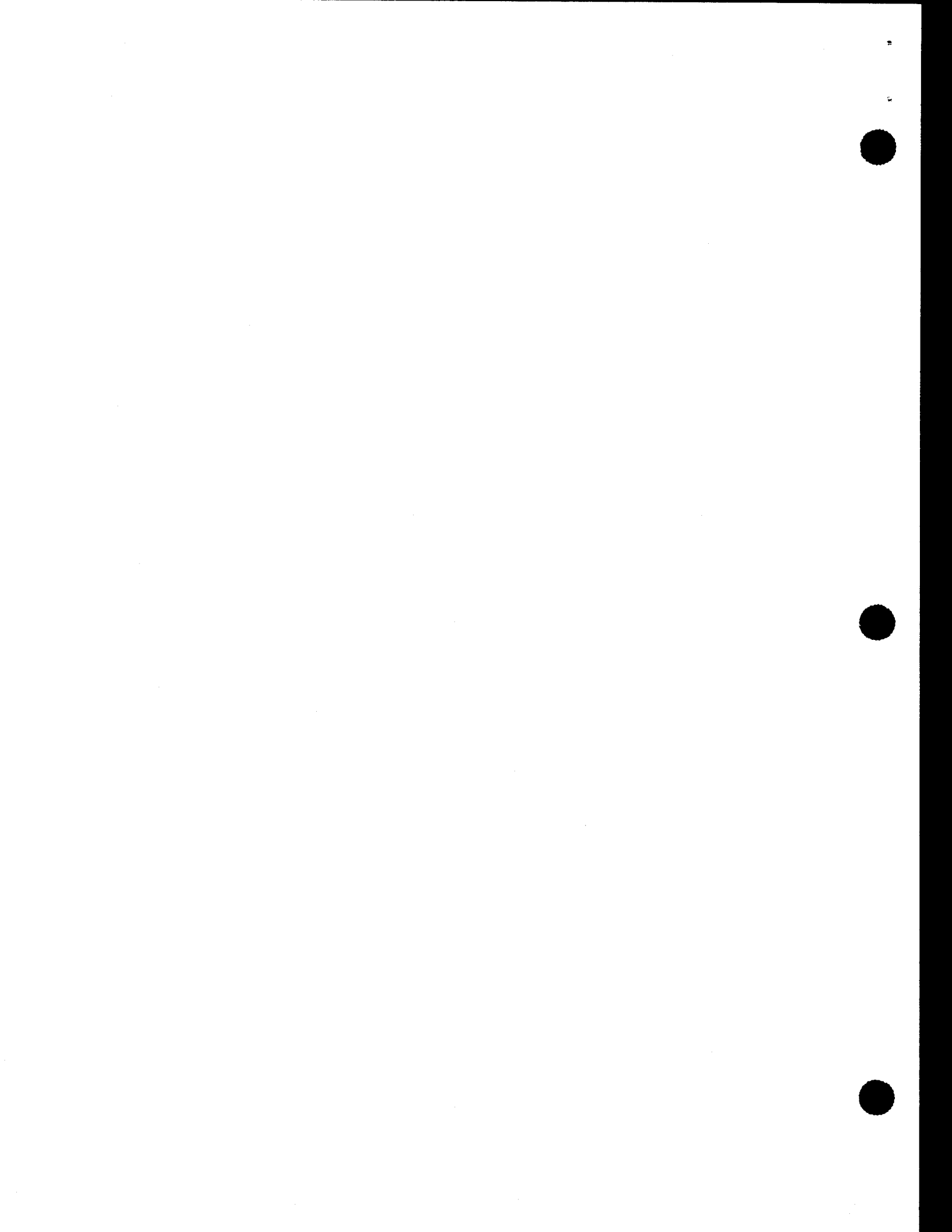
PART VIII. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 to CEQA provisions. In the case of the subject LCP amendment, the Commission finds that approval of the subject LCP amendment, if modified as suggested, would not result in significant environmental impacts under the meaning of the California Environmental Quality Act.

For the most part, the proposed amendment to the City of Coronado's Land Use Plan is consistent with the environmental protection policies of the Coastal Act. Suggested modifications have been added that ensure no impacts to biological resources will occur. If modified as suggested, no impacts to coastal resources will result from the amendment.

Any specific impacts associated with individual development projects would be assessed through the environmental review process, and, an individual project's compliance with CEQA would be assured. Therefore, the Commission finds that no significant unmitigable environmental impacts under the meaning of CEQA will result from the approval of the proposed LCP amendment as modified.



RECEIVED

JAN 15 2003

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RESOLUTION NO. 7897

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
TO REVISE THE GLORIETTA BAY MASTER PLAN
LOCAL COASTAL PROGRAM AMENDMENT
SUBMITTAL TO THE CALIFORNIA COASTAL COMMISSION
TO INCORPORATE MINOR PROJECT DESCRIPTION CHANGES RESULTING
FROM A NOVEMBER FIFTH BALLOT INITIATIVE ADOPTION.**

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

WHEREAS, the Goal "B-1" of the City's Local Coastal Program Land Use Plan "Adopted Action Program" states:

"That the City adopt a master plan for the development of Glorietta Bay as a significant public recreational facility."

WHEREAS, the City of Coronado has developed a Glorietta Bay Master Plan, and the Environmental Impact Report for said Master Plan was Certified by the City Council on September 5, 2000 to have been completed in compliance with CEQA and the State CEQA Guidelines;

WHEREAS, Addendums to said EIR were completed by staff and approved by the City Council per CEQA and the State CEQA Guidelines on November 5th, and December 17th 2002;

WHEREAS, the City of Coronado City Council has submitted to the California Coastal Commission amendments to its Local Coastal Program to incorporate, to facilitate and to be compatible with said Master Plan;

WHEREAS, the Coronado City Council has determined in a Public Hearing that the Glorietta Bay Master Plan submitted to the Commission requires further refinement; and

WHEREAS, said public hearing was duly noticed as required by law and all persons desiring to be heard were heard at said hearing.

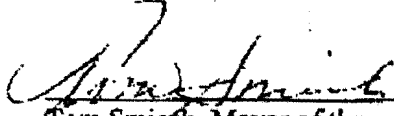
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado, California, that the Glorietta Bay Master Plan submitted to the California Coastal Commission for inclusion into the City's Local Coastal Program is hereby amended to read as presented in Exhibit 1, and as amended it shall be submitted to the California Coastal Commission for Certification.

Resolution No. 7897

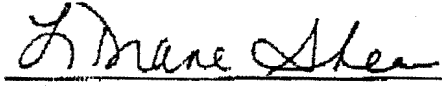
Page 2

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this seventh day of January, 2003, by the following vote, to wit:

AYES: MONROE, SCHMIDT, TANAKA, TIERNEY, AND SMISEK
NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE


Tom Smisek, Mayor of the
City of Coronado, California

Attest:


L. Diane Shea, City Clerk

RESOLUTION NO. 7884

RECEIVED

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
TO REVISE THE GLORIETTA BAY MASTER PLAN
LOCAL COASTAL PROGRAM AMENDMENT
SUBMITTAL TO THE CALIFORNIA COASTAL COMMISSION
TO DEPICT THE 6,000 SQ. FT. BOATHOUSE AND CLUBROOM BUILDING
SOUTH OF THE BOAT LAUNCHING RAMP

NOV 18 2002

CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

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

WHEREAS, the Goal "B-1" of the City's Local Coastal Program Land Use Plan "Adopted Action Program" states:

"That the City adopt a master plan for the development of Glorietta Bay as a significant public recreational facility."

WHEREAS, the City of Coronado has developed a Glorietta Bay Master Plan, and the Environmental Impact Report for said Master Plan was Certified by the City Council on September 5, 2000 to have been completed in compliance with CEQA and the State CEQA Guidelines;

WHEREAS, an Addendum to said EIR was completed by staff October 28, 2002, and approved by the City Council per CEQA and the State CEQA Guidelines on November 5, 2002;

WHEREAS, the City of Coronado City Council has submitted to the California Coastal Commission amendments to its Local Coastal Program to incorporate, to facilitate and to be compatible with said Master Plan;

WHEREAS, the Coronado City Council has determined in a Public Hearing that the Glorietta Bay Master Plan submitted to the Commission requires further refinement; and

WHEREAS, said public hearing was duly noticed as required by law and all persons desiring to be heard were heard at said hearing.


NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado, California, as follows:

1. That the Glorietta Bay Master Plan submitted to the California Coastal Commission for inclusion into the City's Local Coastal Program is hereby amended to read as presented in Exhibit 1, and submitted to the California Coastal Commission for Certification.


Exhibit #1
P. 3 of 11

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this 5th day of November, 2002, by the following vote, to wit:

AYES: MARKS, MONROE, SCHMIDT, WILSON AND SMISEK
NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE


Tom Smisek, Mayor of the
City of Coronado, California

Attest:


L. Diane Shea, City Clerk

PUBLIC HEARING TO ADOPT A RESOLUTION REVISING THE GLORIETTA BAY MASTER PLAN LOCAL COASTAL PROGRAM AMENDMENT SUBMITTAL TO THE CALIFORNIA COASTAL COMMISSION TO DEPICT THE 6,000 SQ. FT. BOATHOUSE AND CLUBROOM BUILDING SOUTH OF THE BOAT LAUNCHING RAMP. (PC 2-01)

ISSUE: Should the City Council adopt the proposed Resolution to revise the Glorietta Bay Master Plan Local Coastal Program Submittal?

RECOMMENDATION: That the City Council adopt the Attachment "A" draft resolution to amend the City's Glorietta Bay Master Plan submittal to the Coastal Commission.

FISCAL IMPACT: Not applicable. Procedural actions do not create a significant fiscal impact. Design/construction activities are budgeted separately.

STRATEGIC PLAN IMPACT: The Strategic Plan Strategy 5.2.1.8 calls for the City to "review and update the Glorietta Bay Master Plan (attached) with regard to the City Hall, playhouse, Women's Club, armory site and municipal pool."

CEQA REVIEW: The Environmental Impact Report for the Glorietta Bay Master Plan was certified by the City Council on September 5, 2000 to have been completed in compliance with CEQA and the State CEQA Guidelines. An Addendum to the EIR was completed by staff October 28, 2002, and is on today's agenda for City Council approval.

BACKGROUND: On September 3, 2002, the City Council adopted a Resolution amending the City's Local Coastal Program to incorporate the Glorietta Bay Master Plan, and to request the California Coastal Commission to Certify this LCP amendment. After this Resolution was submitted to the Coastal Commission, it was determined that this submittal would need to be revised, and that Coastal Commission staff wanted the City's LCP amendment to be reviewed by the Commission on the same agenda as the related San Diego Unified Port District's Master Plan amendment. Moreover, it was further determined that the requisite revision would require City Council approval of the attached Resolution. Assuming that this new Resolution is approved today, this material is expected to be considered by the Coastal Commission concurrently with the related San Diego Unified Port District's Master Plan amendment in Los Angeles in mid-January.

DISCUSSION: Project changes are proposed to the Glorietta Bay Master Plan that will create improved facilities provided in a more functional location. The "project's" approximately 6,000 square foot one-story rectangular boathouse and clubroom building is now proposed to be constructed where the 780 square foot recreation cottage presently exists in the Glorietta Bay Park. (Existing park landscaping will also accordingly be eliminated.) Replacing the cottage with the Club Room makes for safer access to the park from the Club Room for the children's program. All existing uses in the park will be maintained, with the cottage's staging site function for the summer children's recreation program assumed by the new clubroom. Moreover, access is much easier and safer from this new site to a sandy beach for launching the non-motorized watercraft stored in the boathouse. This revision of the "project" description has also been necessitated by the unanticipated size of the new pool's mechanical facilities, since the footprint of these facilities precludes construction of the "project's" boathouse and clubroom building North of the boat-launching ramp as originally designed.

Due to these changes the Master Plan is amended in the following ways:

1. A bullet has been added to the bottom of page 2 to read:
Demolition of the recreation cottage in Glorietta Bay Park to allow Boat House/ Club Room construction.
2. The third paragraph of page 4 will have a new sentence added after its existing fourth sentence to read:
The existing 700 square foot recreation cottage in Glorietta Bay Park will be demolished to permit construction of this 6,000 square foot facility.
3. The Glorietta Bay Master Plan Comparison Matrix of the Master Plan on page 6 is revised as indicated below. Deleted text is lined out. New text is bolded and italicized.

Land Use	Existing	Proposed
Coronado Yacht Club	264 Marina slips, 90 dry slips, 90 parking spaces; Shoreline Club Parking	Unchanged water and dry slips; parking moved; Public Park and Parki
Restaurant	220 Seats	Unchanged
Glorietta Bay Marina	100 Berths and Offices	Unchanged
Coronado Recreation Dept.	6,600 sq. ft.	Demolished, relocated
Coronado Playhouse	4,400 sq. ft.	Demolished, relocated
City Hall (& trailer)	7,400 sq. ft.	Demolished, relocated, 16,000 sq. ft.
Passive Park	N/A	Newly developed
Coronado Swimming Pool	3 pools, offices and support structures of 6,000 sq. ft.	Demolished, rebuilt as two pools at about same size
Community Center	(See above)	40,000 34,000 sq. ft.
Boat Launch and Parking	Ramp and 22 Stalls	Unchanged
Glorietta Bay Park Cottage	Yes, <i>700 sq. ft.</i>	Remodeled or Demolished
<i>Boat Storage/ Club Room</i>	<i>No, GBP Cottage site</i>	<i>New 6,000 sq. ft. building</i>
Glorietta Bay Park Restroom	Yes	Unchanged
Glorietta Bay Park	Yes	Unchanged
Shoreline Promenade	N/A	Created to link village and residential areas to shoreline activities.
Parking Spaces*	368	415

Excludes Coronado Yacht Club spaces and spaces in front of the Tennis Courts.

4. The Figures on pages 7, 8 and 9 are revised to reflect the new location of the boathouse and clubroom building.

Attachment A: Resolution to revise the Glorietta Bay Master Plan Local Coastal Program Amendment Submittal to the California Coastal Commission to Depict the 6,000 Sq. Ft. Boat House and Club Room Building South of the Boat Launching Ramp (and its Exhibit 1 - Glorietta Bay Master Plan).

Submitted by Community Development Dept./Kleeman

I:CD\ED\pc201g

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
		N/A	MLF	N/A	TP	JB	N/A	N/A	N/A	N/A	N/A	N/A

Exhibit # 1
p. 8 of 11

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this day of _____, 2002, by the following vote, to wit:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Tom Smisek, Mayor of the
City of Coronado, California

Attest:

L. Diane Shea, City Clerk

Exhibit #1
P. 7 of 11

RESOLUTION NO. 7873

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF CORONADO, CALIFORNIA,
TO AMEND THE LOCAL COASTAL PROGRAM
LAND USE PLAN MAP NEAR GLORIETTA BAY
AND TO AMEND THE LOCAL COASTAL PROGRAM
BY THE INCORPORATION INTO THE PROGRAM OF
THE GLORIETTA BAY MASTER PLAN

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

WHEREAS, the Goal "B-1" of the City's Local Coastal Program Land Use Plan "Adopted Action Program" states:

"That the City adopt a master plan for the development of Glorietta Bay as a significant public recreational facility."

WHEREAS, the City of Coronado has developed a Glorietta Bay Master Plan, and the Environmental Impact Report for said Master Plan was Certified by the City Council on September 5, 2000 to have been completed in compliance with CEQA and the State CEQA Guidelines;

WHEREAS, the City of Coronado City Council has to amend its Local Coastal Program to incorporate, to facilitate and to be compatible with said Master Plan;

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 by:

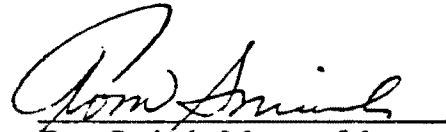
1. The incorporation of the Exhibit One Glorietta Bay Master Plan, and
2. The revision of the LCP Land Use Plan Map for the City's village area as depicted in the attached Figures "A" (before) and "B" (after).

Exhibit # 1
P. 8 of 11

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 3rd day of September 2002, by the following vote, to wit:

AYES: MARKS, MONROE, SCHMIDT, WILSON AND SMISEK
NAYS: NONE
ABSENT: NONE
ABSTAIN: NONE


Tom Smisek, Mayor of the
City of Coronado, California

Attest:

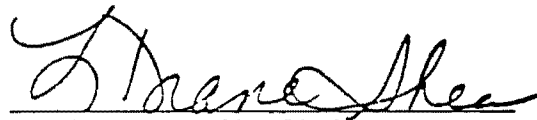

L. Diane Shea, City Clerk

Exhibit # 1

p. 9 of 11

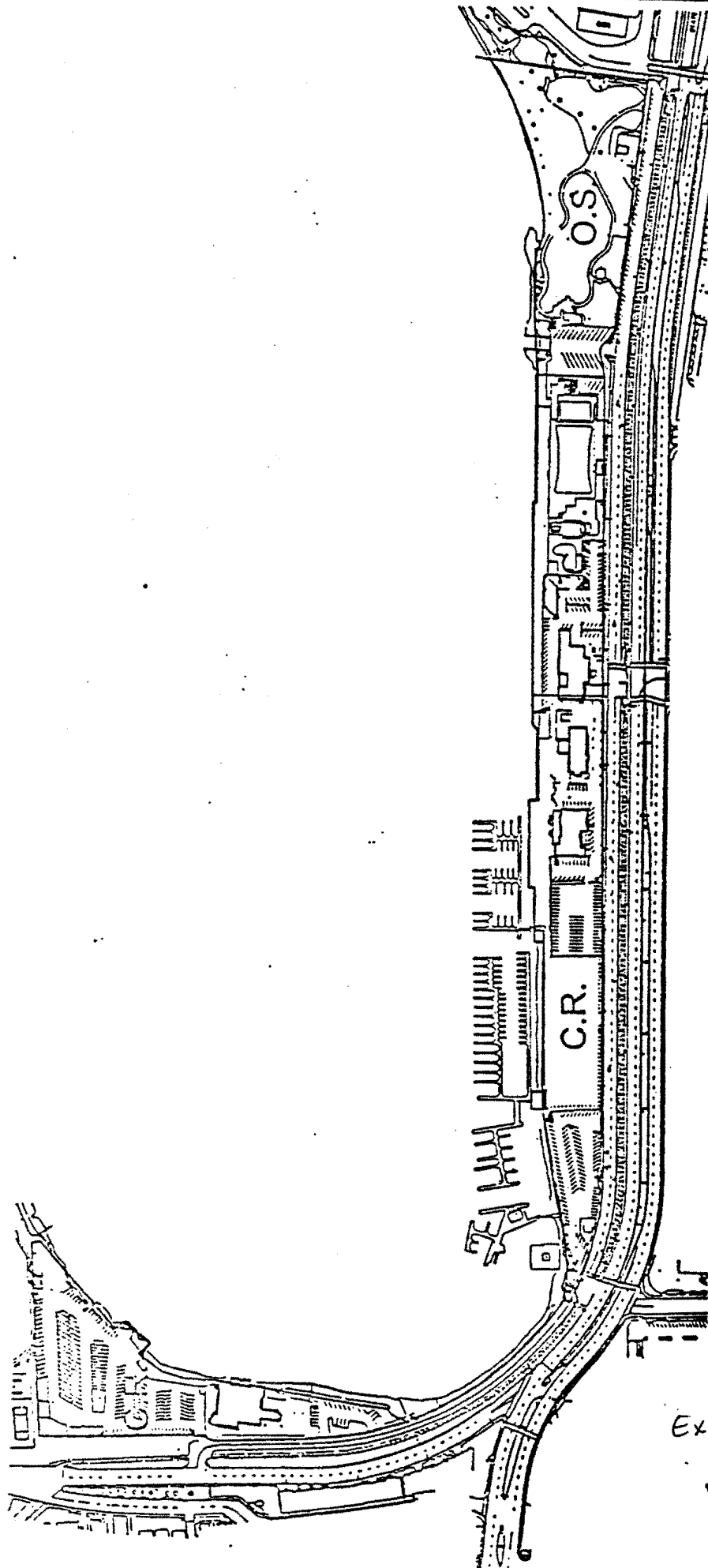


Exhibit #1

p. 10 of 11

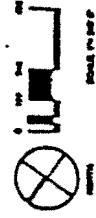


Figure A

EXISTING GENERAL PLAN, LCP ZONING

ORIELTA BAY MASTER PLAN

ROBINS JORGENSEN CONSULTING

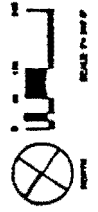
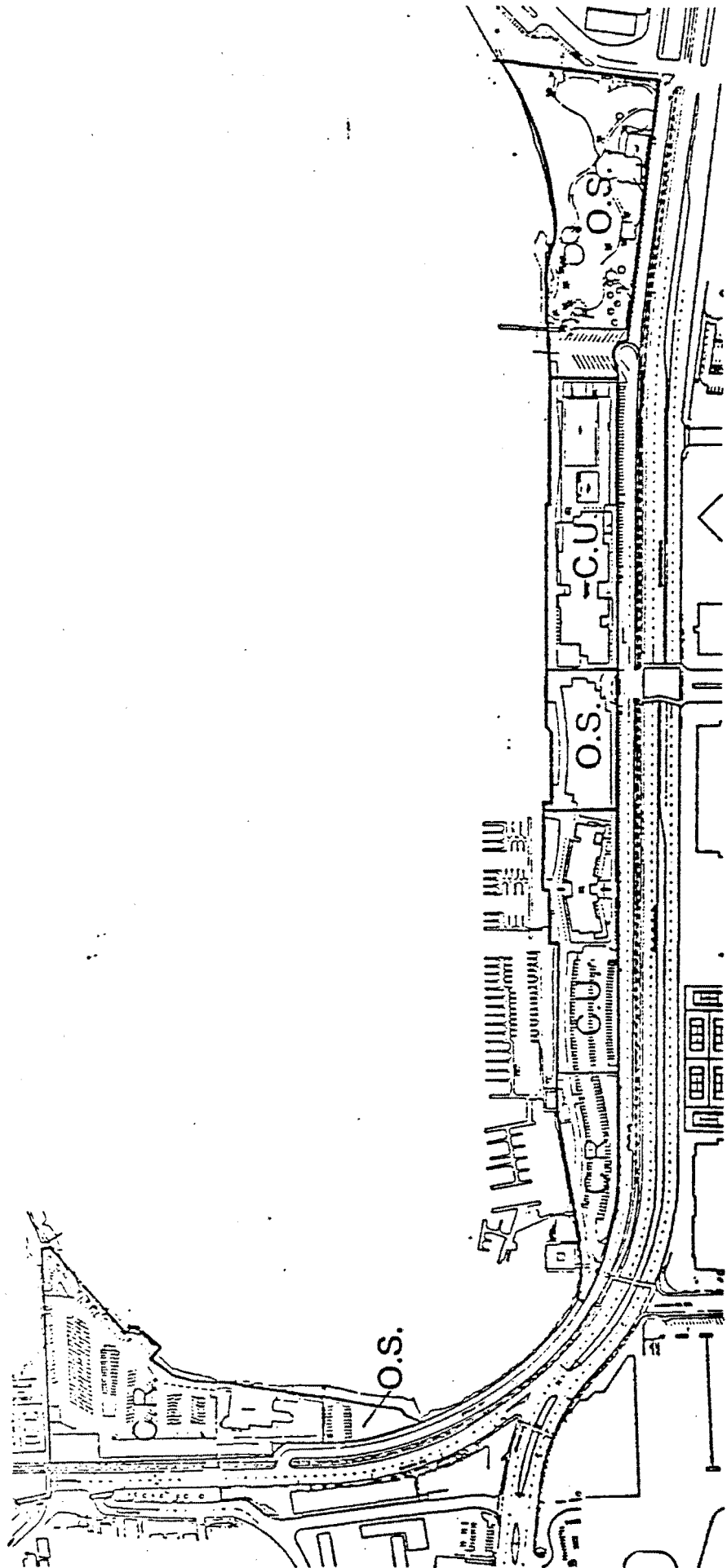


Figure 3

PROPOSED GENERAL PLAN, LCP, ZONING

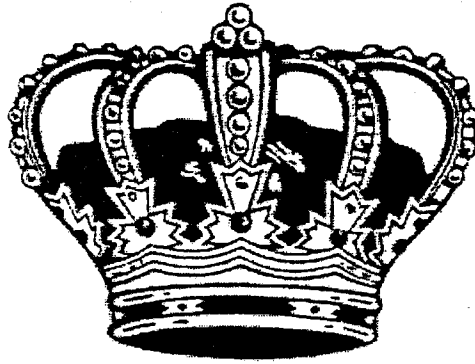
ROBBINS JORGENSEN CHRISTOPHER

Exhibit # 1

P. 11 of 11

GLORIETTA BAY MASTER PLAN

CRANFORD, N.J.



CITY OF CORONADO

GLORIETTA BAY MASTER PLAN

September 2002

TABLE OF CONTENTS

	Page
Glorietta Bay Master Plan Project Objectives	2
Site Plan	3
Building Design	5
Comparison of Proposed to Existing	6
Glorietta Bay Master Plan Comparison Matrix	7
Site Plan (figure)	8
Partial Site Plan (Community Center, figure A-1.2)	9
Partial Site Plan (City Hall, figure A-1.3)	10
Key Plan (City Hall, figure A-CH201)	11
Elevation (City Hall, figure A-CH301)	12
Key Plan (Community Center, figure A-CC201)	13
Key Plan (Community Center, figure A-CC202)	14
Elevation (Community Center, figure A-CC301)	15

City of Coronado
1825 Strand Way
Coronado, CA 92118
www.coronado.ca.us

GLORIETTA BAY MASTER PLAN CITY OF CORONADO

The Glorietta Bay Master Plan has been composed to achieve many objectives for the community of Coronado such as enhancing and augmenting public facilities and access to the City's shoreline and meeting environmental and water quality issues. The Plan addresses land that bounds Glorietta Bay in a crescent from the intersection of San Luis Rey Avenue and Glorietta Boulevard to the Naval Amphibious Base. A summary of these objectives, listed geographically from north to south, include:

Glorietta Bay Master Plan Project Objectives

- Extend the Bay Shore Bikeway to San Luis Rey to improve rider safety.
- Make improvements to the five-point intersection to improve safety.
- Extend the Pedestrian Promenade from the Tennis Center to a point adjacent to the former Hotel Del Boat House, connecting the residential area to the activities along Glorietta Bay.
- Reconfigure the Yacht Club leasehold to create a pocket park and an associated parking lot for public access to view the bay.
- Relocate Strand Way to accommodate the Pedestrian Promenade along the water's edge.
- Establish a Pedestrian Promenade south from the former Hotel Del Boat House along the water's edge the entire length of the City's property to link the proposed activities.
- Enhance the existing parking to accommodate more parking and to provide landscaped islands to hide the cars.
- Develop dry weather diversion for stormwater run off.
- Implementation of Best Management Practices to control stormwater run-off pollutants.
- Remove most of the existing buildings from the site including the Recreation Center, Coronado Playhouse, City Hall and Aquatics Buildings to make way for the new construction. The historic Hotel del Coronado boathouse will remain as a restaurant, and the Glorietta Bay Marina buildings, Coronado Yacht Club buildings and Glorietta Bay Park restroom would remain.
- Construct a new City Hall to replace the existing building and include the Engineering and Project Development Department that is currently housed in trailers.
- Create a new 100-yard wide Linear Park between the new City Hall and the new Community Center.
- Construct a new Community Center, which will include outdoor courtyard areas to allow patrons to view the Bay and will replace the Recreation and Aquatics buildings and the Coronado Playhouse.
- Incorporate banquet, playhouse, gymnasium, activity rooms and fitness spaces into the new Community Center to attract both residents and visitors to the area.
- Reconstruct the existing pools to meet new code and program needs.
- Establish a new Boat House and Club Room to attract new shoreline activities.
- Reconfigure Strand Way into a landscaped parking aisle to provide required parking.

- Demolish the recreation cottage in Glorietta Bay Park to allow Boat House/Club House construction.

Site Plan

The site plan encompasses the entire area of the Glorietta Bay Master Plan from the intersection of San Luis Rey to Glorietta Bay Park. Indicated on the drawing are the building footprints, promenade, bike path, linear park, pocket park and parking layout. Zones for hardscape and softscape are identified on the plan in the linear park and areas adjacent to the buildings, and storm drainage is designed to capture first flush stormwater and divert it into the sanitary sewer to minimize pollution of the bay. The Master Plan northern boundary begins with the extension of the Bay Shore Bike Way to San Luis Rey, allowing cyclists to safely bypass the five-point intersection at Pomona, Glorietta and Tenth Street. The bike path will be dedicated for cyclists, and be parallel to the pedestrian sidewalk and separated by a landscape island. The bike path connects to the existing Bay Shore Bike Path, which continues as a dedicated bike path the entire length of the Silver Strand.

At the five-point intersection of Pomona, Glorietta and Tenth Street, modifications will be made to the intersection to further separate the streets into more clearly defined intersections rather than the current single large open intersection. The revision of this intersection has been examined during the EIR process, including traffic studies; however, the expected improvements to this intersection are not being submitted for inclusion into the City's Local Coastal Program.

The promenade begins near the intersection of Tenth Street and Glorietta Boulevard at the Coronado Tennis Center and adjacent to the existing Coronado Yacht Club at the north end of the site. At the southwest border of the Yacht Club, adjacent to the bay, are a pocket park and a parking lot with 19 spaces including one van and one standard accessible parking space. This pocket park will be created by a relocation of the lease line with the Coronado Yacht Club. The Yacht Club will vacate this lease area and, in exchange, acquire unused City right-of-way forming a new lease boundary. Heading south from the pocket park, the promenade hugs Glorietta Bay and wraps around to connect with the main body of the site. Currently, pedestrians are unable to walk in this zone as there is no dedicated sidewalk. Pedestrians at the park and walking along the promenade adjacent to the water will have a scenic view of the bay, marina and the former Hotel Del Boathouse, currently housing the Boathouse 1887 Restaurant.

A re-engineered riprap revetment will protect the shoreline from the Pocket Park to the existing bulkhead seawall. A low seat wall along the waterside of the promenade will afford people the opportunity to stop along the way and enjoy views of the bay. The promenade continues south past the Boathouse 1887 Restaurant along the water's edge toward City Hall. One of the parking areas of the master plan is located in this area between the promenade and Strand Way. The parking lot has a gently curving drive aisle and is separated from Strand Way by a large landscaped area. This shared use parking lot for restaurant, marina and City Hall, with 171 spaces, is located between the Boathouse 1887 restaurant and the proposed City Hall. Four regular accessible parking spaces are provided in this parking lot.

A new City Hall to replace the existing building is proposed to be located at the south end of the parking lot, north of the Linear Park. Perpendicular parking is provided in front of City Hall and along the majority of the Linear Park. Two van accessible spaces and two regular accessible spaces are provided near the lobby entry to City Hall. City Hall is accessible to pedestrians from Strand Way as well as from the bay side via the pedestrian promenade.

The promenade continues along the water's edge past City Hall and the bay side of the linear park. In some locations, the promenade will pull away from the sea wall, allowing areas of landscaped "park" to come all the way up to the water. Hardscape zones are identified at the north and south ends of the linear park. The area to the north will act as an outdoor extension of the council chambers. This will provide a location for people to step outside in between agenda items and act as overflow for large community meetings. At the south end of the Linear Park, a hardscape zone is provided as an entry plaza into the Playhouse and Great Room of the Community Center. A turnaround area at the terminus of Avenida de las Arenas serves as both valet/drop off for special events and bus stop during the day. Perpendicular parking on Strand Way along the length of the linear park provides the public convenient parking and waterfront access.

The new Community Center, which replaces the existing Recreation and the Aquatics buildings and the Coronado Playhouse, sits at the south end of the linear park. Perpendicular street parking for visitors to the Community Center begins at the north end of the building and continues to the south end of the pools. Drop-off and disabled spaces for the building are located near the front door. The Community Center is accessible to pedestrians from Strand Way as well as from the bay side via the promenade. The facility's snack bar, located at the entry courtyard, is expected to also be used by strollers using the promenade.

The Great Room and Playhouse at the north end of the Community Center are accessible from an internal circulation corridor as well as from entrances on the park. The pools are located south of the Community Center and are accessible primarily from the building. An exterior entrance along Strand Way is provided for special events. A one-story building, south of the pools, houses the pool equipment, additional shower facilities and office. South of the pool building is the existing boat ramp which will remain. A new boat wash off facility is being designed to collect wash water and divert it to the sanitary sewer for treatment instead of returning to the bay.

South of the boat ramp, the existing 900-square-foot recreation cottage in Glorietta Bay Park will be demolished to permit construction of a new boathouse for small non-motorized watercraft and a youth Club Room. This 4,800-square-foot facility is located to the south side of the existing boat ramp to better meet functional, operational and safety considerations. The Boat House will be adjacent to the sandy beach which is the site favored by the enthusiasts who will use the facility for launching non-motorized craft and will be separated from the vehicular boat traffic on the boat ramp for better pedestrian safety. The Club Room's adjacency to the park is will permit indoor as well as outdoor activities which currently operate out of the cottage building. A turnaround in Strand Way near the existing boat launch is provided so that drivers who enter the site at Avenida de las Arenas are able to turn around and drop off passengers at the Community Center on the building side of the street. The promenade continues along the waterfront on the bay side of the Community Center and pools and joins the existing path at Glorietta Bay Park.

Building Design

The architectural character of the buildings on the site is derived from regional influences of southern California and more specifically, San Diego and Coronado. Building forms that reflect the space requirements of the areas that they enclose are also designed to break up the overall massing of the buildings. Spaces that don't require tall ceilings are held low in order to preserve views through the site. Public and open workspaces are enhanced by increased ceiling heights to allow the infusion of natural light through clerestory windows. Special areas of the building are recognizable from the outside by higher, hip roofs with deep overhangs, and are accented by stone veneer walls.

Because of the unique location of the buildings on Glorietta Bay and the park, a concerted effort has been made to connect the interior spaces to the outside environment visually and experientially. Taking cues from architecture of this region and others with similar mild climates, the areas directly adjacent to the buildings are captured as transition zones between inside and outside through a combination of pergolas, trellises, screen walls and low planters. These spaces sometimes define paths of travel, sometimes buffer private office spaces from pedestrian passers by, sometimes creating courtyards or outdoor gathering places, and sometimes screening utilitarian building functions such as trash and mechanical enclosures. These elements also give the building an approachable, pedestrian scale and frame prominent entries. They provide interest to the Strand Way façade, which has fewer windows than the bayside façade due to street noise and lack of a desirable view. In an effort to provide visual interest to those passing by, the central lobby of both City Hall and the Community Center are treated as transparent view corridors providing visitors with a clear view through to the bay. Because the promenade is intended as a primary pedestrian thoroughfare, the lobbies open prominently to the bayside as well as to Strand Way. The lobbies are articulated from the exterior to be the most prominent mass so that visitors can easily find their way into the buildings.

The material palette, too, is derived from the regional context with special attention to the harsh marine environment. Plaster and stone veneer are the primary exterior wall materials. Vinyl-clad operable windows will wear well and allow fresh air into the interior spaces. A single ply "cool roof" membrane system will be used on the flat roof areas. The roofs will be light in color and free of mechanical equipment in order to provide an attractive view from the tall neighboring buildings. A lightweight, long-wearing shingle material will be selected for the sloped roofs. Copper gutters and downspouts will age well in the marine environment. Classic, round columns support the vine-covered trellises. The trellises will be constructed of composite material with the look of wood, but manufactured to last in the harsh marine air.

The heights of the building massing will be one story and not exceed a height of 28 feet for the majority of the buildings with the exception of the Gymnasium and the Community Center Entry which will be 35 feet. This height is the result of a voter initiative that passed at the November election. All efforts have been taken to create buildings on the site with a uniform, complementary scale and architectural character. The buildings, park and promenade together form a facility for the Coronado community that reflects the civic importance of the place while

maintaining the casual, welcoming feel of Coronado. By their articulated massing, variegated material palette and use of outdoor space, the buildings blend well into the architectural context of the Coronado village.

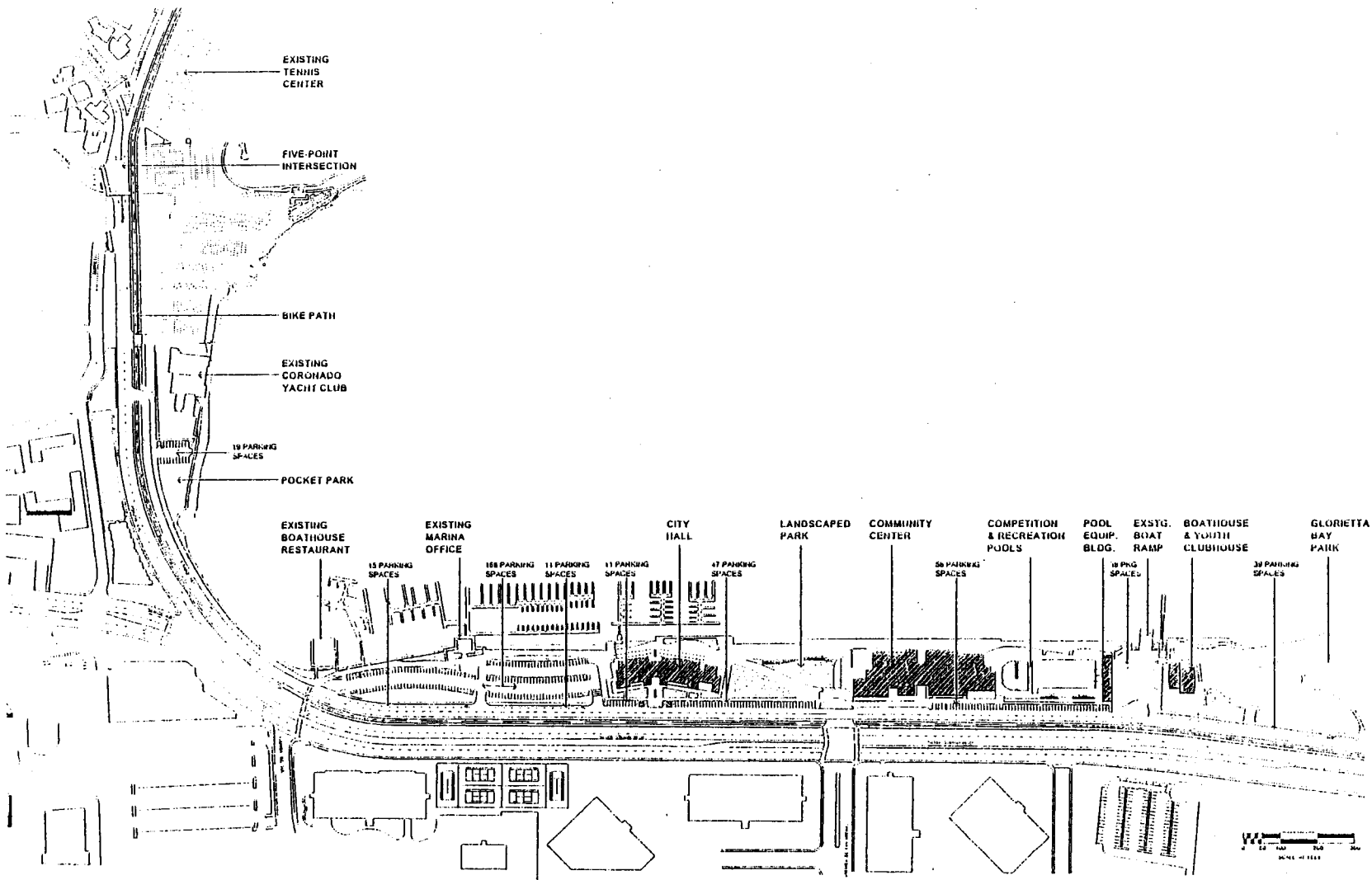
Comparison of Proposed to Existing

The following "Glorietta Bay Master Plan Comparison Matrix" highlights how the Plan would either enhance or leave unchanged the public facilities along Glorietta Bay. The Matrix is unable to do justice to the general upgrading of the public Glorietta Bay experience that will result from the improved access, facilities, environmental and landscaping features that the Plan will assure.

Glorietta Bay Master Plan Comparison Matrix

Land Use	Existing	Proposed
Coronado Yacht Club	264 Marina slips, 90 dry slips, 90 parking spaces; Shoreline Club Parking	Unchanged water and dry slips; parking moved; Public Park and Parking
Restaurant	220 Seats	Unchanged
Glorietta Bay Marina	100 Berths and Offices	Unchanged
Coronado Recreation Dept.	6,600 sq. ft.	Demolished, relocated
Coronado Playhouse	4,400 sq. ft.	Demolished, relocated
City Hall (& trailer)	7,400 sq. ft.	Demolished, relocated, 17,800 sq. ft.
Passive Park	N/A	Newly developed
Coronado Swimming Pool	3 pools, offices and support structures of 6,000 sq. ft.	Demolished, rebuilt as two pools at about same size, support structure rebuilt at 3,600 sq. ft.
Community Center	(See above)	33,500 sq. ft.
Boat Launch and Parking	Ramp and 22 stalls	Unchanged
Glorietta Bay Park Cottage	700 sq. ft.	Demolished, functions relocated to new Club Room
Boat Storage/Club Room	N/A	New 4,800-sq.-ft. bldg., relocated to GBP Cottage site
Glorietta Bay Park Restroom	Yes	Unchanged
Glorietta Bay Park	Yes	Unchanged
Shoreline Promenade	N/A	Created to link village and residential areas to shoreline activities.
Parking Spaces*	368	404

* Excludes Coronado Yacht Club spaces and spaces in front of the Tennis Courts.

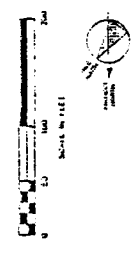
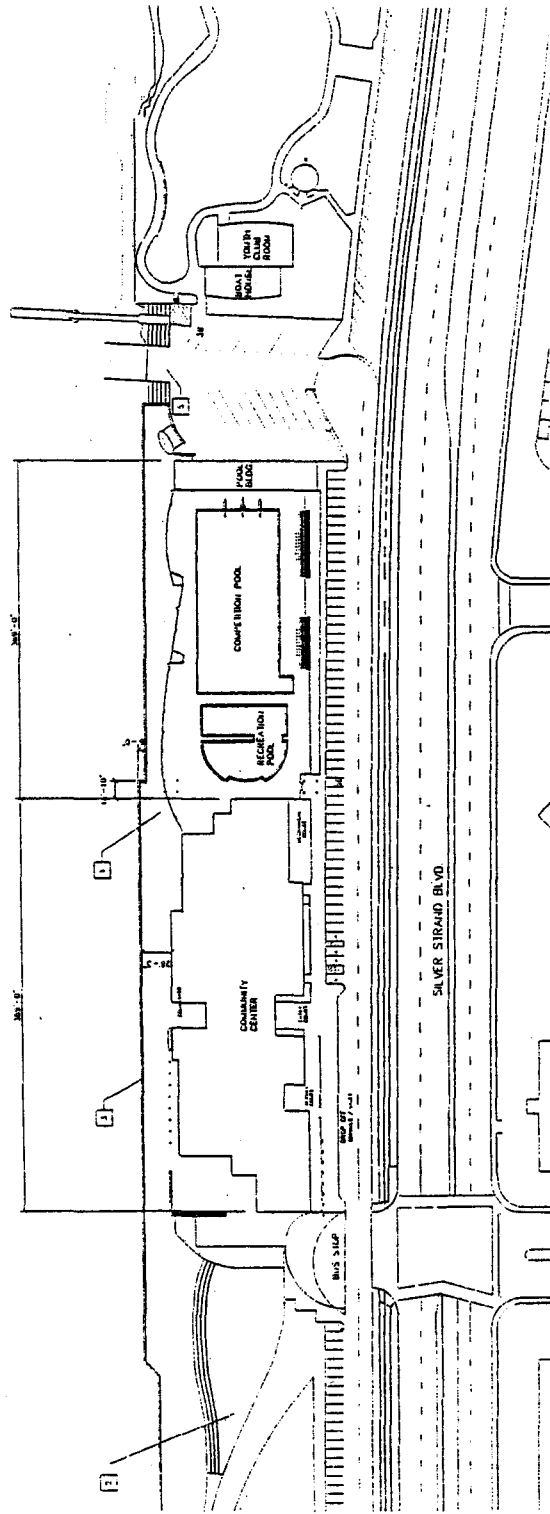


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 ARCHITECTS
 1000 17TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101

GLORIETTA BAY MASTERPLAN
 CORONA, CALIFORNIA
 SITE
 PARTIAL SITE PLAN

DATE: 12/17/02
 SHEET NO: A-12
 SCALE: 1" = 200'

- KEYNOTES**
- 1. HARBORLINE
 - 2. LANDSCAPE
 - 3. PLANK. B.A. WALL
 - 4. BOAT ENCLOSURE
 - 5. EAST BOAT LANDING RAMP



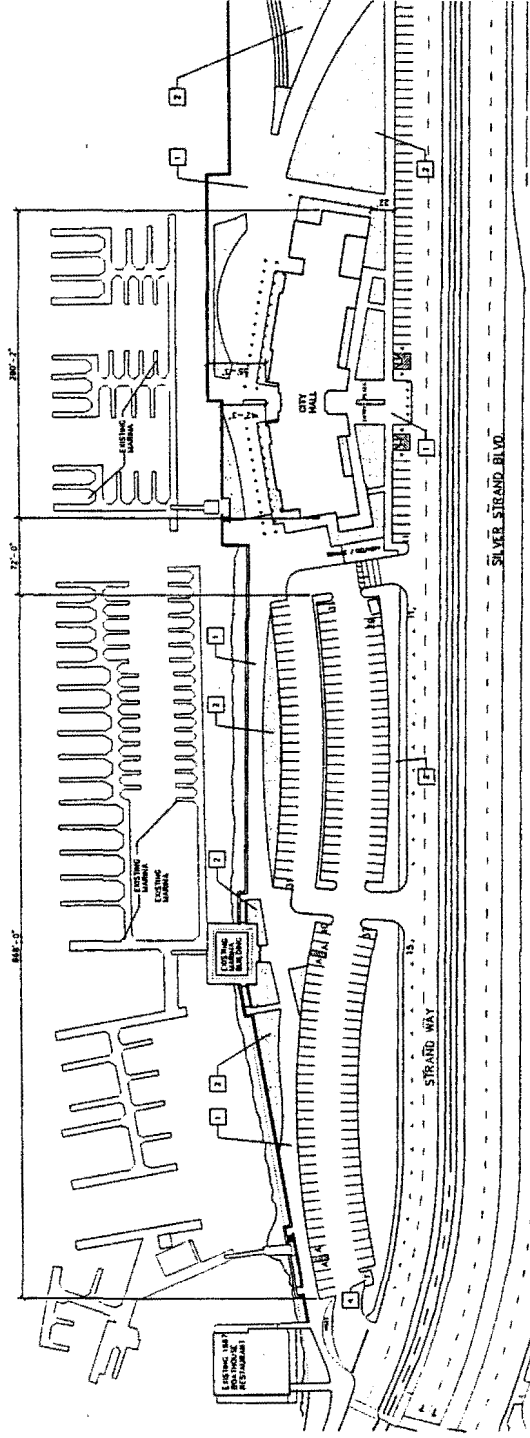
PARTIAL SITE PLAN

ROBBINS FORMANSEN & GUSTAFSON
 ARCHITECTS

GLORIETTA BAY MASTERPLAN
 CORONA, CALIFORNIA
 SITE
 PARTIAL SITE PLAN

DESIGN DEVELOPMENT
 DATE: 12/17/96
 A-1.3
 SHEET 1 OF 1

- KEYNOTES**
- 1 HARDSCAPE
 - 2 LANDSCAPE
 - 3 EXIST. SEA WALL
 - 4 TRASH ENCLOSURE

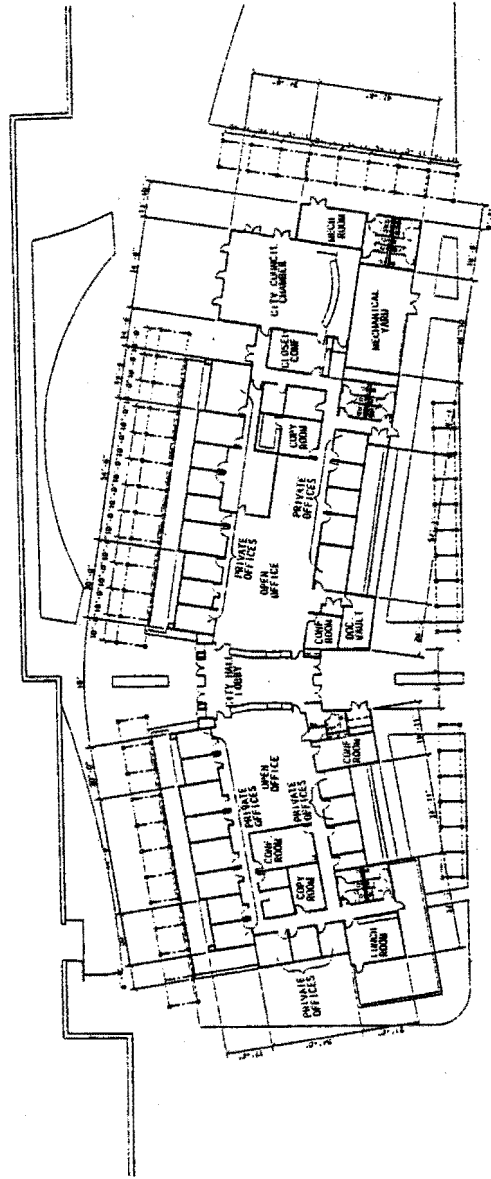
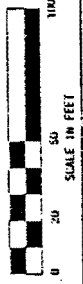


PARTIAL SITE PLAN

ROBERTS | JOHNSON | CHRISTOPHER
ARCHITECTS
1000 17th Street, Suite 1000
San Francisco, CA 94109
415.774.1000

OVERALL: 04.47
CITY HALL
CONDONADO CALIFORNIA
GLOIETTA BAY MASTERPLAN

SCALE: 1/8" = 1'-0"
DATE: 12/14/04
PROJECT: 04.47
SHEET: A-CH201



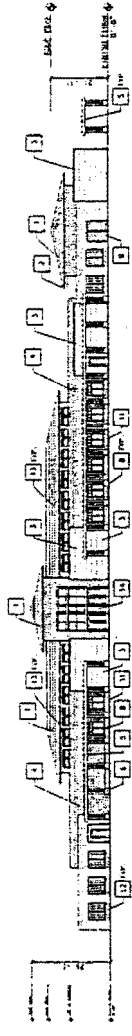
CITY HALL FLOOR PLAN

ROBBINS ORGENSEN CHRISTENSEN
ARCHITECTS

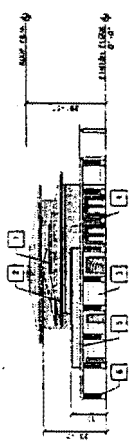
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CORONA, CALIFORNIA
CITY HALL
ELEVATIONS

NO. 500
DATE: 10/13/02
A-CH301
SHEET NO.

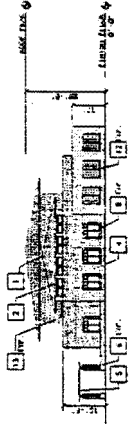
- KEY NOTES**
- 1. MAIN FAB
 - 2. OFFICE BUILDING
 - 3. PUBLIC OFFICE BUILDING
 - 4. PUBLIC OFFICE BUILDING
 - 5. PUBLIC OFFICE BUILDING
 - 6. PUBLIC OFFICE BUILDING
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 - 50. PUBLIC OFFICE BUILDING



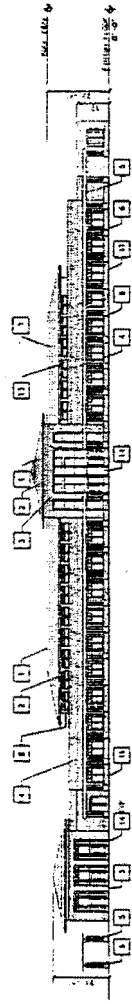
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CITY HALL SOUTH ELEVATION SCALE 1/8" = 1'-0" 2



CITY HALL NORTH ELEVATION SCALE 1/8" = 1'-0" 3

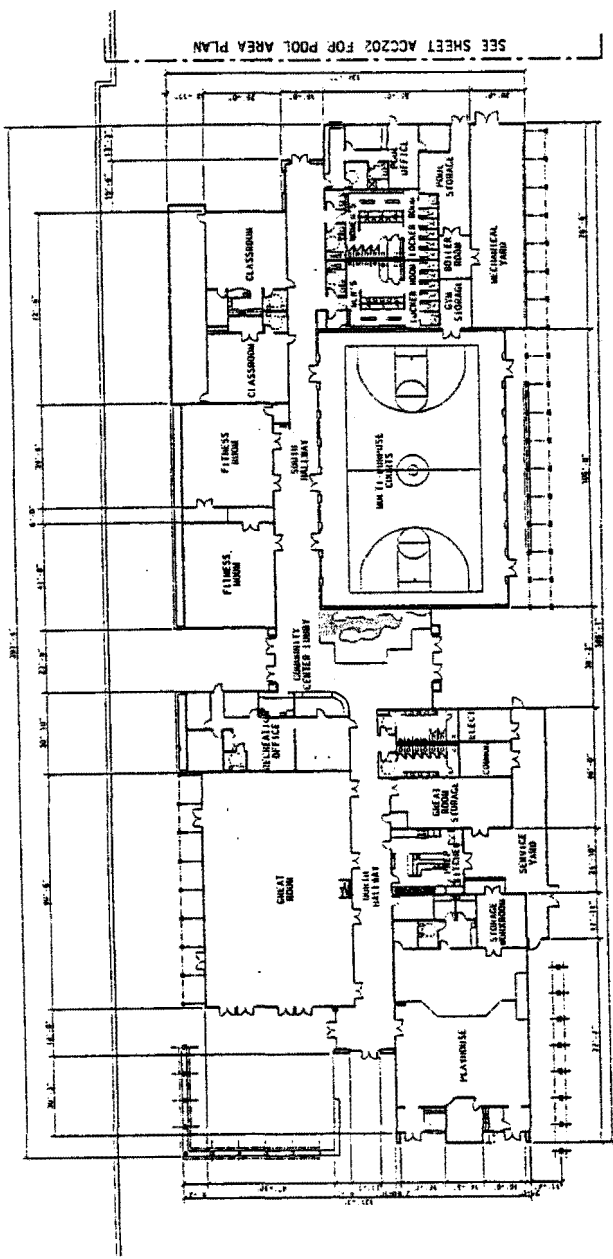
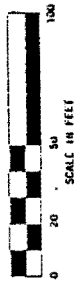


CITY HALL EAST ELEVATION SCALE 1/8" = 1'-0" 4

KOBIN'S KONGSEN CHRISTENSEN

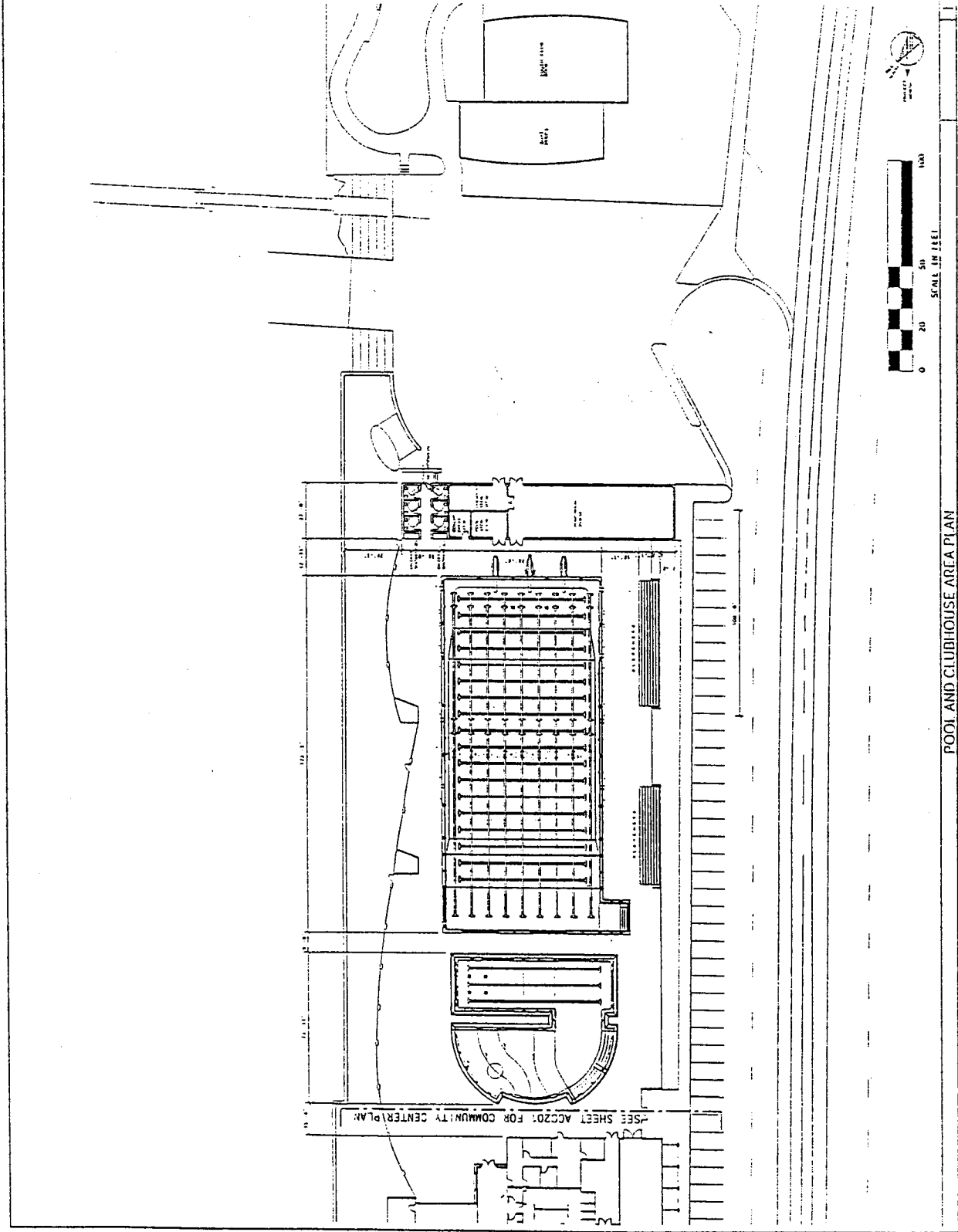
GLOIETTA BAY MASTERPLAN COMMUNITY CENTER

DATE: 11/11/04
A-CC201
SHEET 280



SEE SHEET ACC202 FOR POOL AREA PLAN

COMMUNITY CENTER FLOOR PLAN



POOL AND CLUBHOUSE AREA PLAN

GLOBIETTA BAY MASTERPLAN
 P.O. BOX 127417
 SAN ANTONIO, TEXAS 78212-0417

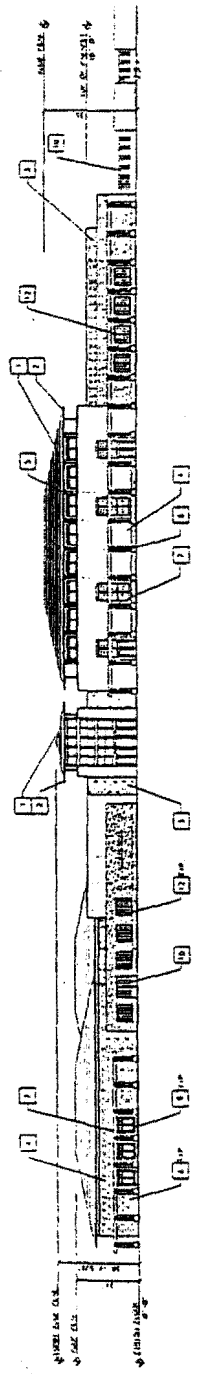
ROBALD JOHNSON QUARTERS

GEORGETTA BAY MASTERPLAN
 CORONA, CALIFORNIA
 COMMUNITY CENTER
 BUILDING ELEVATIONS

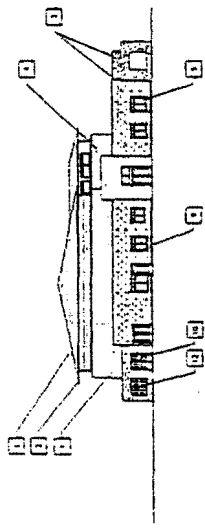
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KEY NOTES

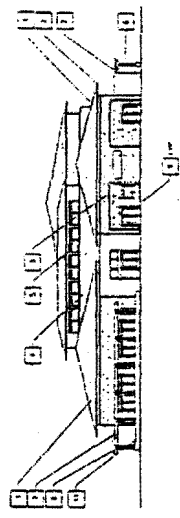
- 1. WALL TYPE
- 2. WINDOW TYPE
- 3. DOOR TYPE
- 4. TERRACE / BALCONY
- 5. EXTERIOR FINISH
- 6. EXTERIOR LIGHTING
- 7. EXTERIOR PLANTING
- 8. EXTERIOR FURNITURE
- 9. EXTERIOR STAIRS
- 10. EXTERIOR SIGNAGE
- 11. EXTERIOR SCREENING
- 12. EXTERIOR WALLS
- 13. EXTERIOR ROOF
- 14. EXTERIOR FLOORING
- 15. EXTERIOR CEILING
- 16. EXTERIOR MECHANICAL
- 17. EXTERIOR ELECTRICAL
- 18. EXTERIOR WATER
- 19. EXTERIOR GAS
- 20. EXTERIOR OTHER



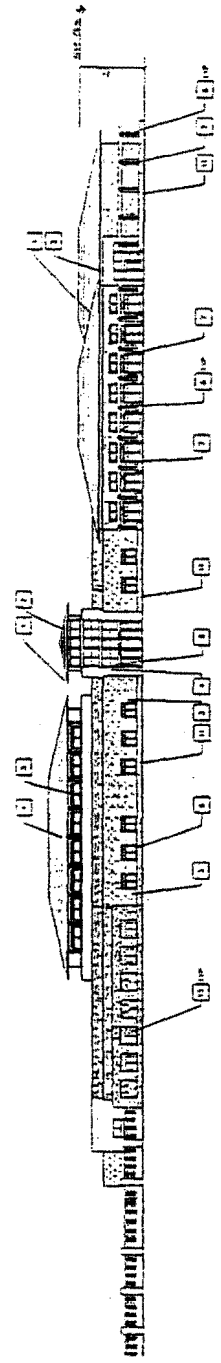
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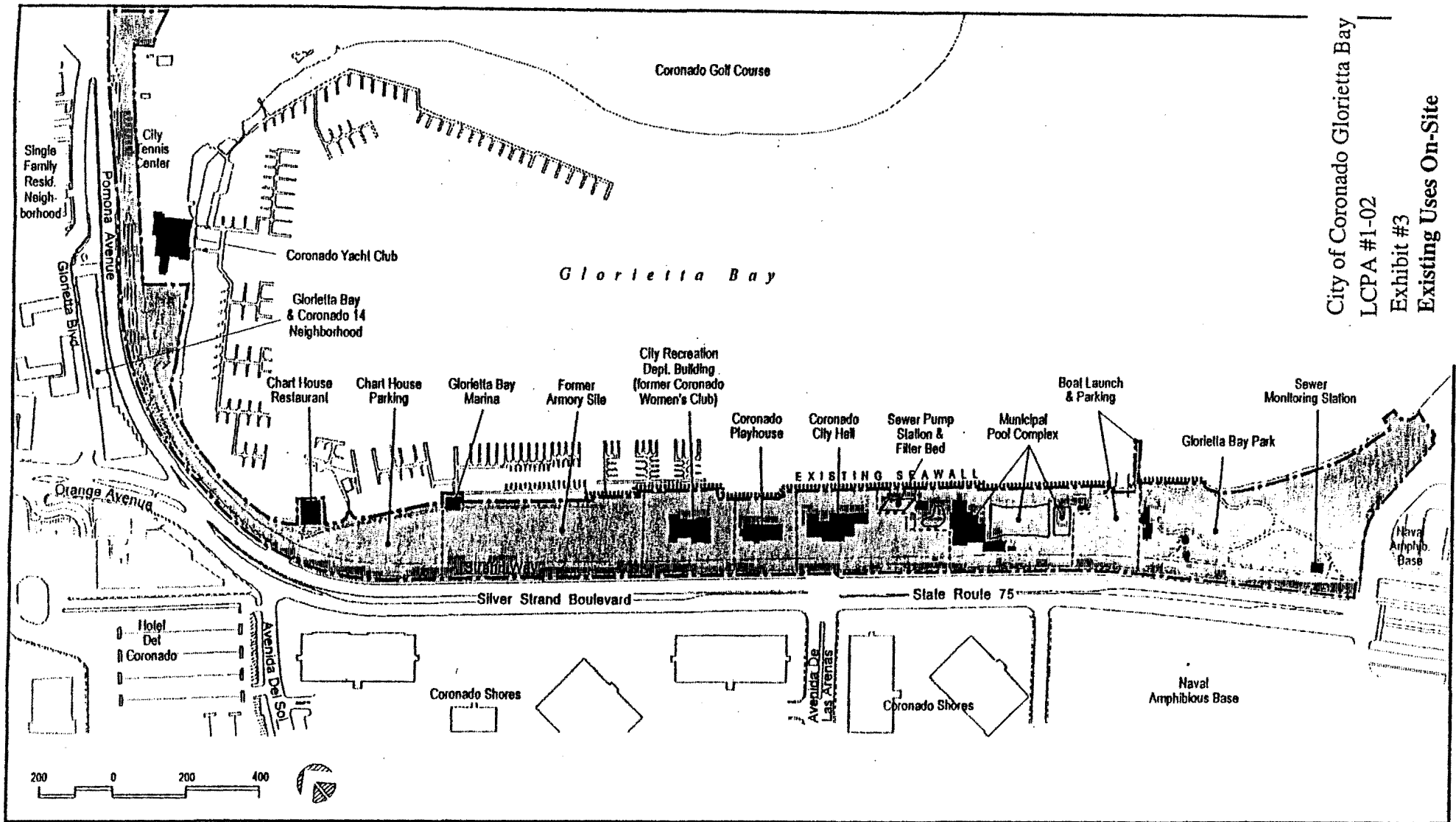
COMMUNITY CENTER SOUTH ELEVATION SCALE: 1/8" = 1'-0" 2



COMMUNITY CENTER NORTH ELEVATION SCALE: 1/8" = 1'-0" 3



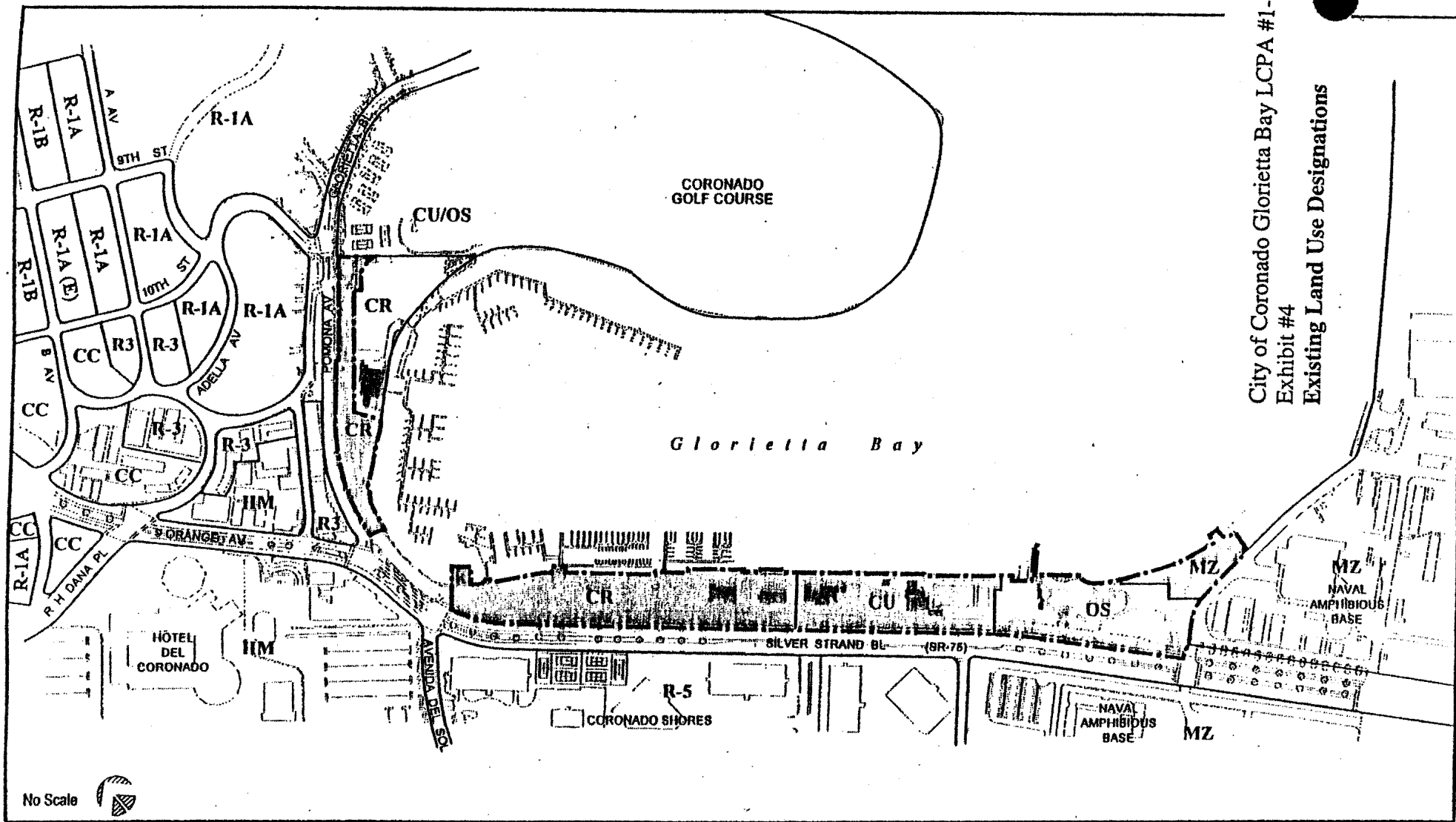
COMMUNITY CENTER EAST ELEVATION SCALE: 1/8" = 1'-0" 4



City of Coronado Glorieta Bay
 LCPA #1-02
 Exhibit #3
 Existing Uses On-Site

Fig. 2-3
Existing Uses On-Site and
in the Adjacent Areas

Legend
 Project Area

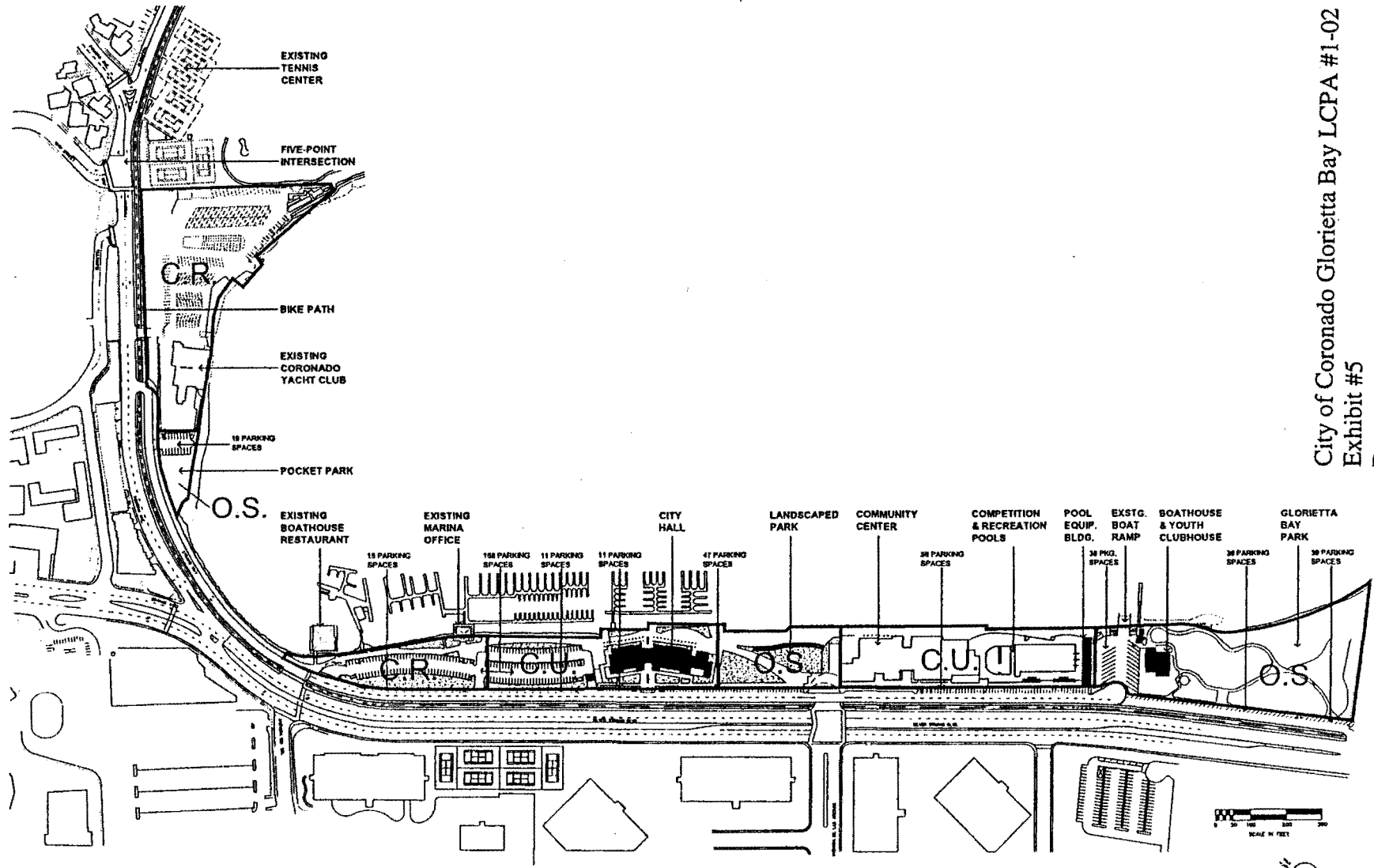


City of Coronado Glorietta Bay LCPA #1-02
 Exhibit #4
 Existing Land Use Designations

Fig. 4.1-1
Existing General Plan
Land Use Designations

Legend	
R-1A	Very Low Density Residential (up to 8 DU/Ac)
R-1B	Low Density Residential (up to 12 DU/Ac)
R-3	Medium Density Residential (up to 28 DU/Ac)
R-4	High Density Residential (up to 40 DU/Ac)
R-5	Very High Density Residential (up to 47 DU/Ac)
CC	Central Commercial
CR	Commercial Recreation
HM	Hotel and Motel
CU	Civic Use
OS	Open Space
MZ	Military Zone

City of Coronado Glorietta Bay LCPA #1-02
 Exhibit #5
 Proposed Uses and Proposed Land Use Designations



GLORIETTA BAY MASTER PLAN

SITE PLAN
 DECEMBER 17, 2007
 BOBING JONES AND ASSOCIATES

Table A
Existing Glorietta Bay Land Designations*

Existing General Plan, LCP, Zoning (By zoning area in square feet from North to South)		Existing Totals (by Zone Designation)	Percent
	<u>Current Use</u>		
C.R.	164,895 Yacht Club	C.R.	374,080 54.1%
C.R.	209,185 Marina to Playhouse	C.U.	134,118 20.4%
C.U.	134,118 City Hall & Pool	O.S.	<u>176,255</u> <u>25.5%</u>
O.S.	<u>176,255</u> Boat Ramp & Park		684,453 SF 100.%
	684,453 SF		

* Note that the total land area in these before and after tables are slightly different because of the changes in the size of the land considered as part of the public right-of-way in these two scenarios.

Table B
Proposed Glorietta Bay Land Designations*

Proposed General Plan, LCP, Zoning (By zoning area in square feet from North to South)		Proposed Totals (by Zone Designation)	Percent
	<u>Future Use</u>		
C.R.	178,440 Yacht Club	C.R.	237,465 33.2%
O.S.	17,580 New Park	C.U.	225,687 31.6%
C.R.	59,025 Marina	O.S.	<u>251,110</u> <u>35.2%</u>
C.U.	104,687 City Hall		714,262 SF 100.%
O.S.	57,325 New Park		
C.U.	121,000 Community Center**		
O.S.	<u>176,205</u> Boat Ramp and Park		
	714,262 SF		

* Note that the total land area in these before and after tables are slightly different because of the changes in the size of the land considered as part of the public right-of-way in these two scenarios.

**Includes Municipal Pool.