

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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 SAN DIEGO, CA 92108-4402
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Wed 3b

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 Staff: DL-SD
 Staff Report: January 16, 2003
 Hearing Date: February 5-7, 2003

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-02-165

Applicant: City of Coronado

Agent: Ed Kleeman

Description: Construction of approximately 7,600 sq.ft. of temporary modular trailers, walkways and a 41 space paved temporary parking lot for City employees during the demolition and reconstruction of existing City Hall buildings.

Lot Area	28,500 sq. ft.
Building Coverage	7,500 sq. ft. (26%)
Pavement Coverage	4,500 sq. ft. (16%)
Landscape Coverage	3,400 sq. ft. (12%)
Unimproved Area	13,100 sq.ft. (46%)
Parking Spaces	4
Zoning	CR
Plan Designation	Commercial Recreation

Site: 1725 Strand Way, Coronado, San Diego County.
 APN 760-055-08.

Substantive File Documents: Certified City of Coronado LCP; Glorietta Bay Master Plan.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

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

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

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

II. Standard Conditions.

See attached page.

III. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project is the construction of 7,600 sq.ft. of temporary modular trailers, sidewalks and a 41-space parking lot that will serve as the temporary City Hall for Coronado during the future demolition and reconstruction of City Hall. The proposed parking lot is consistent with the City's parking requirements for City employees and visitors.

The subject site is located on the bayward side of Strand Way, immediately adjacent to San Diego Bay. The site is a vacant gravel lot that previously housed an old armory. Since that time the site has occasionally been used as special event parking, but in general, the site is cordoned off and is not available to the public.

Construction of the new City Hall is part of the proposed redevelopment of Glorietta Bay proposed in the Glorietta Bay Master Plan. The Glorietta Bay Master Plan has been submitted as a Land Use Plan amendment and is scheduled to be heard on the same agenda as the subject permit. The subject site is within an area of the Commission's original jurisdiction, and like the subject permit, the demolition of the existing City Hall and the construction of the new one will require permits from the Commission. The City has incorporated water quality best management practices into the project.

B. Biological Resources/Water Quality. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality, as adequate on-site erosion controls and water quality BMPs will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The proposed temporary development is located within an existing developed area and as a short-term project will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

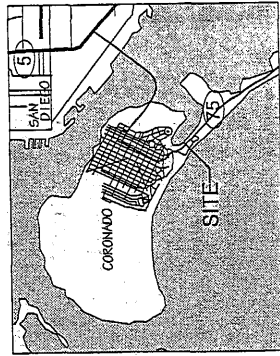
D. Public Access/Parking. As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. Local Coastal Planning. The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City of Coronado to continue to implement its certified LCP.

F. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

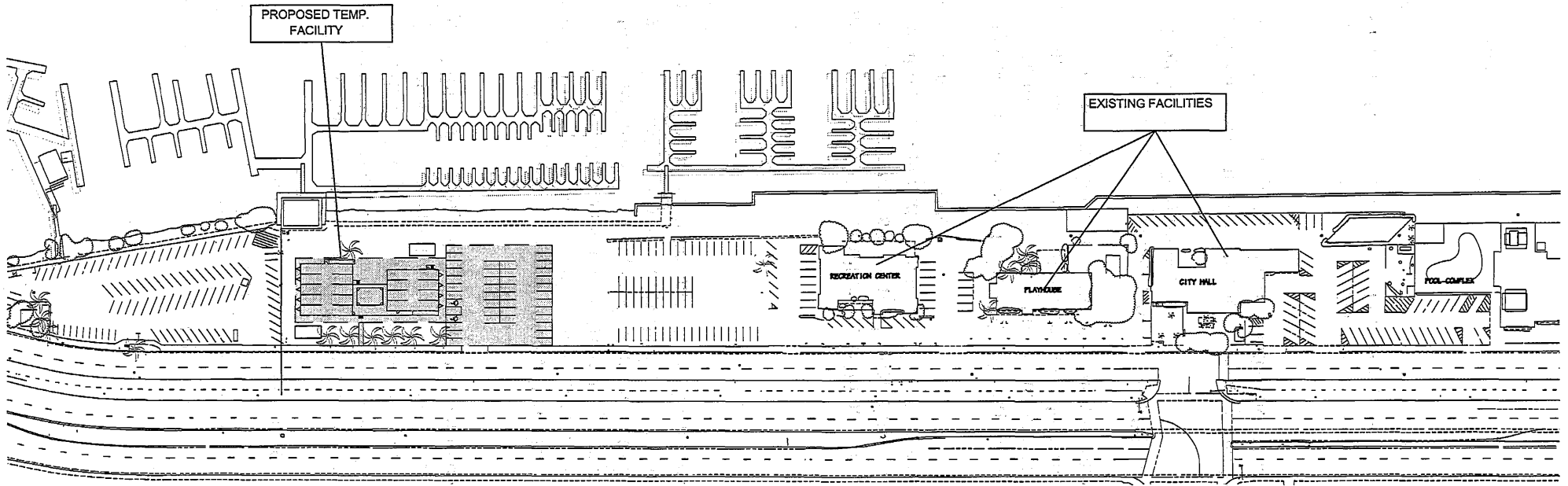
STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



SITE MAP

EXHIBIT NO. 1
APPLICATION NO.
6-02-165
Location Map &
Site Plan
California Coastal Commission



CORONADO CITY HALL TEMPORARY FACILITY - PROPOSED MODULAR FOOTPRINT WITH ADJACENCY TO EXISTING FACILITIES



DECEMBER 4, 2002



ROBBINS JORGENSEN CHRISTOPHER