

CALIFORNIA COASTAL COMMISSION

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



RECORD PACKET COPY

March 19, 2003

Wed 11b

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of Coronado action, certifying the City's Local Coastal Program Amendment #1-02 (Glorietta Bay Master Plan), is adequate to effectively certify its local coastal program (for Commission review at its meeting of April 8-11, 2003)

BACKGROUND

At its February 5, 2003 meeting, the Coastal Commission certified, with suggested modifications, the City of Coronado Local Coastal Program Amendment #1-02, regarding the adoption of the Glorietta Bay Master Plan. By their action adopting Resolution No. 7909 on March 4, 2003, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications clarify that the new pocket park and parking are public facilities, require surveying for the invasive alga *Caulerpa taxifolia* prior to any development involving the disturbance to the water bottom, limit the encroachment of riprap associated with the proposed revetment rehabilitation and add a new water quality section to the Master Plan. This geographic area is within the Coastal Commission's original jurisdiction and the Commission will continue issuing permits for the area with the local coastal program, as amended, as guidance.

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

RECOMMENDATION

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

CALIFORNIA COASTAL COMMISSION

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



April 14, 2003

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

RE: Certification of the City of Coronado Local Coastal Program Amendment
#1-02 (Glorietta Bay Master Plan)

Dear Mayor Smisek:

The California Coastal Commission has reviewed the City's Resolution No. 7909 together with the Commission's action of February 5, 2003 certifying City of Coronado Local Coastal Program Amendment #1-02 pertaining to adoption of the Glorietta Bay Master Plan. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of April 8-11, 2003.

By its action on March 4, 2003, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications clarify that the new pocket park and parking are public facilities, require surveying for the invasive alga *Caulerpa taxifolia* prior to any development involving the disturbance to the water bottom, limit the encroachment of riprap associated with the proposed revetment rehabilitation and add a new water quality section to the Master Plan. This geographic area is within the Coastal Commission's original jurisdiction and the Commission will continue issuing permits for the area with the local coastal program, as amended, as guidance.

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

Sincerely,

Peter Douglas
Executive Director

RESOLUTION NO. 7909

**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 THOSE CHANGES REQUESTED BY
THE CALIFORNIA COASTAL COMMISSION.**

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

WHEREAS, Goal "B-1" of the City's LCP 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 (the "Master Plan"), and the Environmental Impact Report for said Master Plan (the "EIR") 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 of 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 Master Plan submitted to the Commission requires further refinement;

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

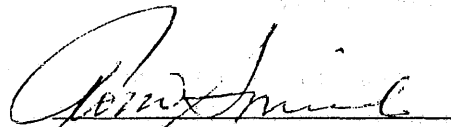
WHEREAS, said revisions, having been reviewed by the California Coastal Commission on February 5, 2003, were found by said Commission to need some further minor revision, and that said revisions were proposed by the Commission as suggested modifications at that time.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado, California, that the City acknowledges the California Coastal Commission's resolution of certification concerning the City's Glorietta Bay Master Plan LCP amendment submittal.

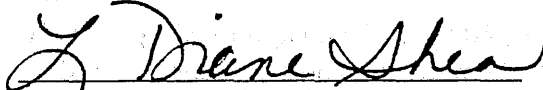
BE IT FURTHER RESOLVED that the City Council does hereby submit to the California Coastal Commission, for Certification and inclusion in the City's Local Coastal Program, the attached Exhibit 1, being the Glorietta Bay Master Plan LCP, as hereby amended to read as suggested by the California Coastal Commission on February 5, 2003.

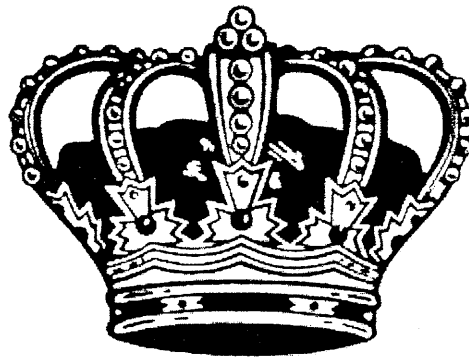
PASSED AND ADOPTED by the City Council of the City of Coronado, California, this Fourth day of March, 2003, by the following vote, to wit:

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



CITY OF CORONADO

GLORIETTA BAY MASTER PLAN

March 4, 2003

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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

1. Extend the Bay Shore Bikeway to San Luis Rey to improve rider safety.
2. Make improvements to the five-point intersection to improve safety.
3. 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.
4. Reconfigure the Yacht Club leasehold to create a **public** pocket park and an associated **public** parking lot for public access to view the bay.
5. Relocate Strand Way to accommodate the Pedestrian Promenade along the water's edge.
6. 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.
7. Enhance the existing parking to accommodate more parking and to provide landscaped islands to hide the cars.
8. Develop dry weather diversion for stormwater run off.
9. Implementation of Best Management Practices to control stormwater run-off pollutants.
10. 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.
11. Construct a new City Hall to replace the existing building and include the Engineering and Project Development Department that is currently housed in trailers.
12. Create a new 100-yard wide Linear Park between the new City Hall and the new Community Center.
13. 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.
14. Incorporate banquet, playhouse, gymnasium, activity rooms and fitness spaces into the new Community Center to attract both residents and visitors to the area.
15. Reconstruct the existing pools to meet new code and program needs.
16. Establish a new Boat House and Club Room to attract new shoreline activities.
17. Reconfigure Strand Way into a landscaped parking aisle to provide required parking.
18. Demolish the recreation cottage in Glorietta Bay Park to allow Boat House/Club House construction.
19. ***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.***

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 San Diego, the Incorporated Cities of San Diego County, and the San Diego Unified Port District (Order No. 2001-01, dated February 21, 2001) 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.*

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. ***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.~~

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. ***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. 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.

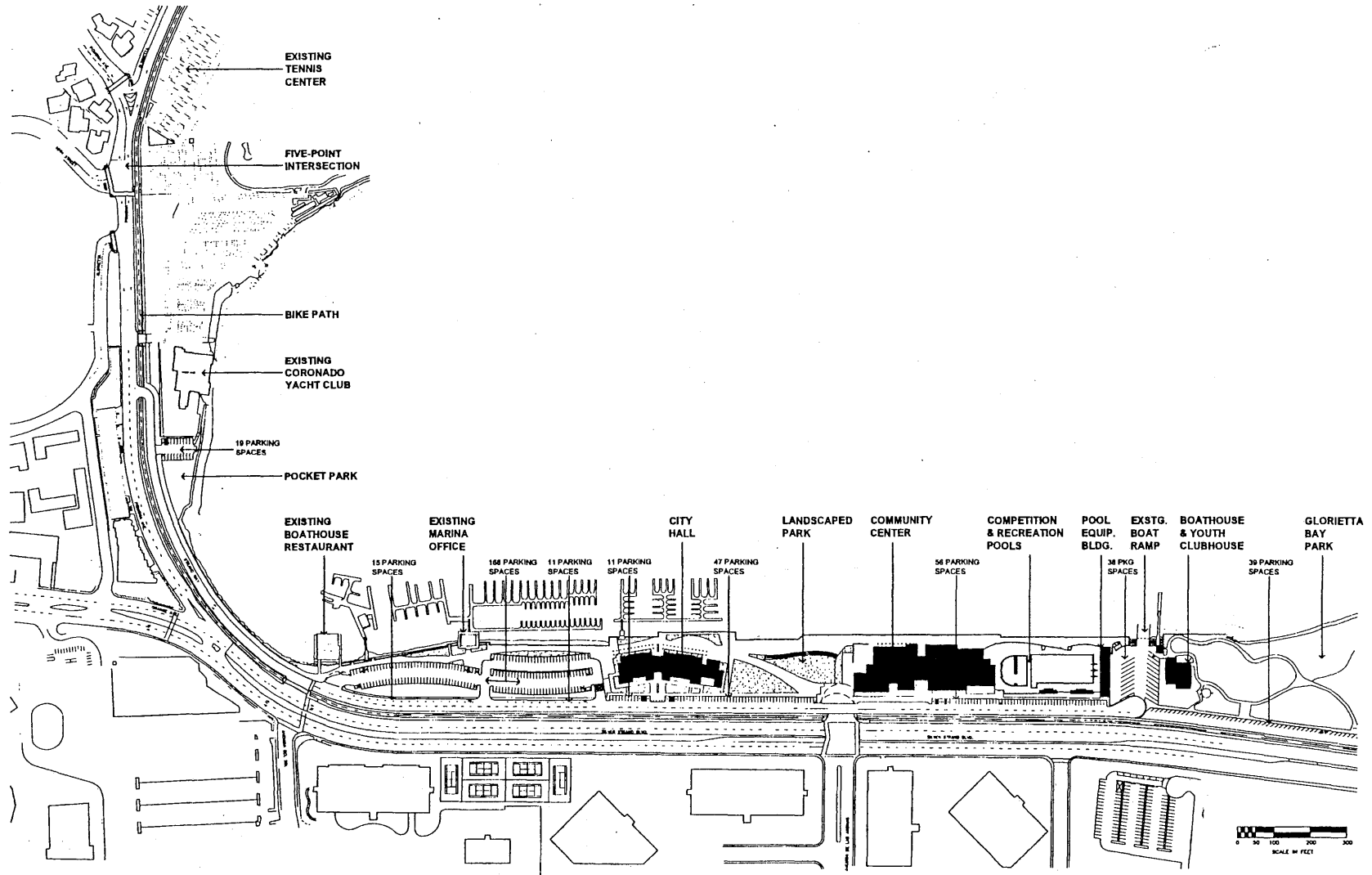
Comparison of Proposed to Existing

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.

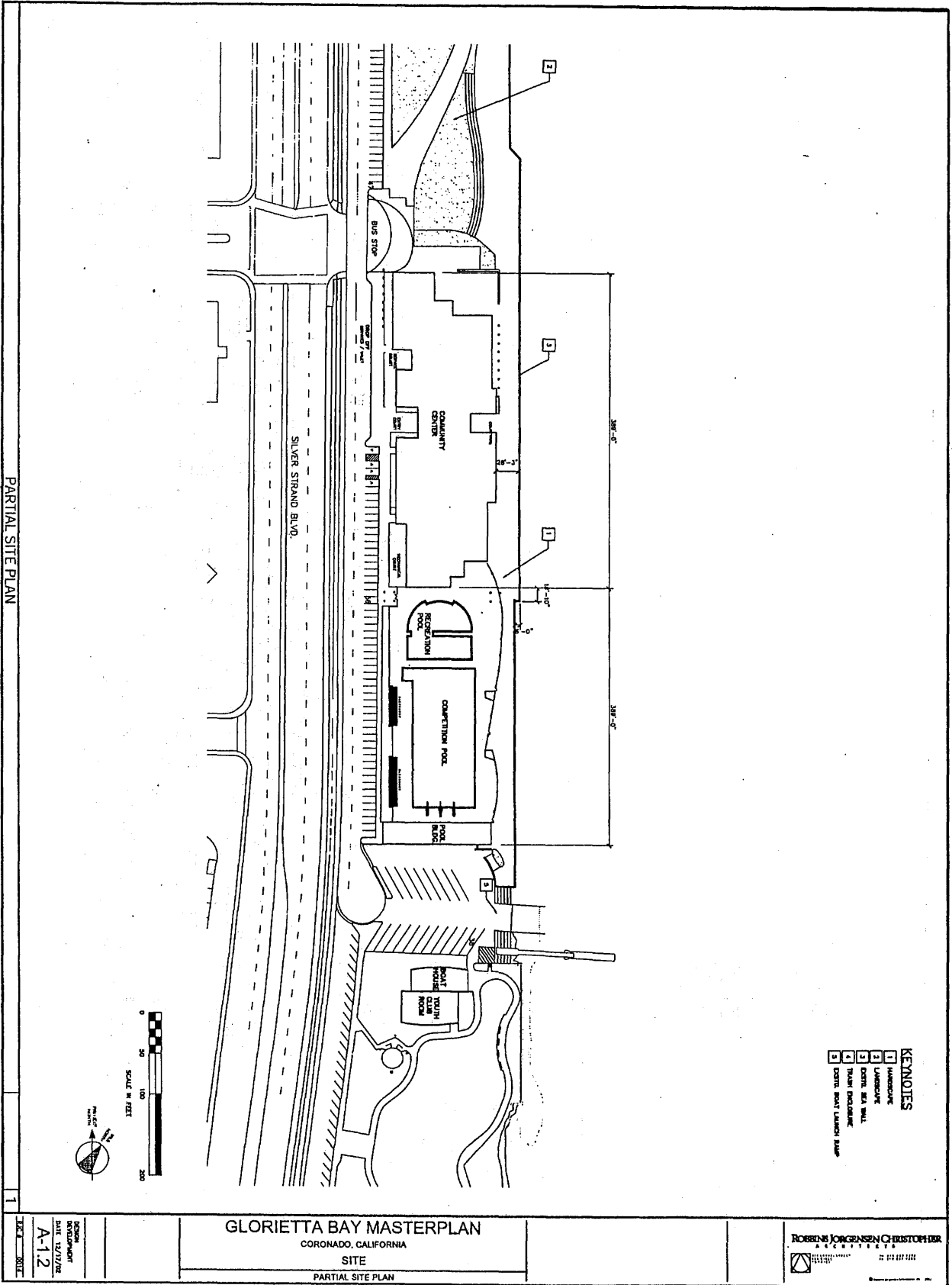


GLORIETTA BAY MASTER PLAN

SITE PLAN

DECEMBER 17, 2002

ROBERT J. JOHNSON CHRISTOPHER



- KEYNOTES**
- 1 LANDSCAPE
 - 2 LANDSCAPE
 - 3 CENT. SEA WALL
 - 4 TRAIL ENCLOSURE
 - 5 CENT. BAY LAUNCH RAMP

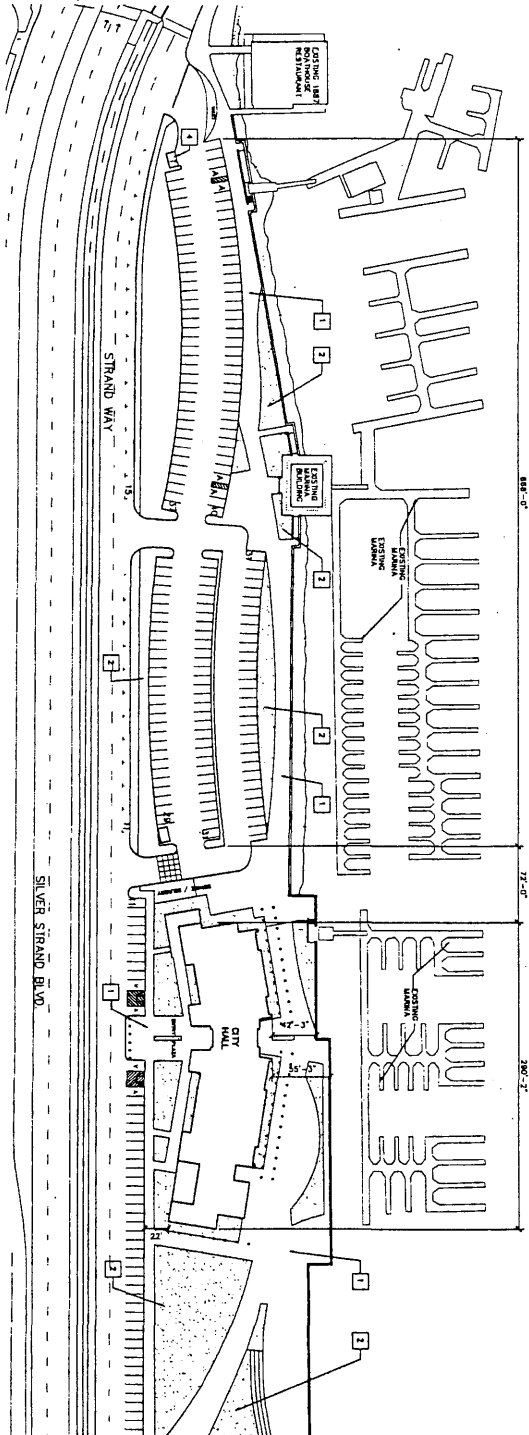
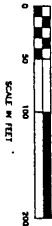
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DATE: 12/17/08
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GLORIETTA BAY MASTERPLAN
 CORONADO, CALIFORNIA
 SITE
 PARTIAL SITE PLAN

ROBBINS JORGENSEN CHRISTOPHER
 ARCHITECTS
 22 212 212 2121

PARTIAL SITE PLAN



- KEYNOTES**
- 1 LANDSCAPE
 - 2 LANDSCAPE
 - 3 COST. SEA WALL
 - 4 PAVED ENCLOSURE

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GENERAL
EXHIBITION
DATE 12/17/82
A-1.3

DATE 12/17/82

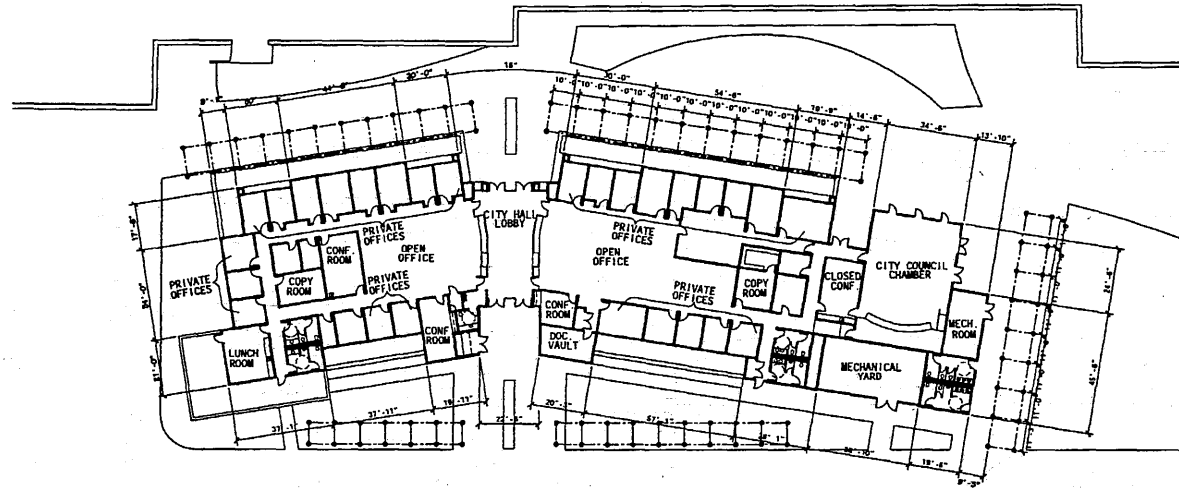
DATE 12/17/82

DATE 12/17/82

GLORIETTA BAY MASTERPLAN
CORONADO, CALIFORNIA
SITE

PARTIAL SITE PLAN





CITY HALL FLOOR PLAN

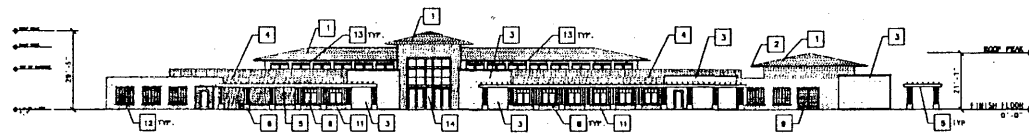
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ROBBINS JOHNSON CHRISTOPHER
ARCHITECTS
1100 AVENUE OF THE STARS
SUNNYVALE, CALIFORNIA 94089

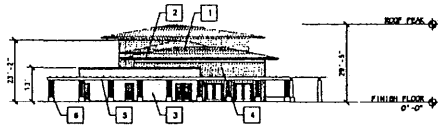
GLORIETTA BAY MASTERPLAN
 CORONADO, CALIFORNIA
CITY HALL
 OVERALL PLAN

DESIGN DEVELOPMENT
 DATE 12/17/02
A-CH201

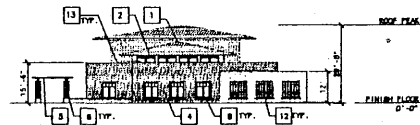
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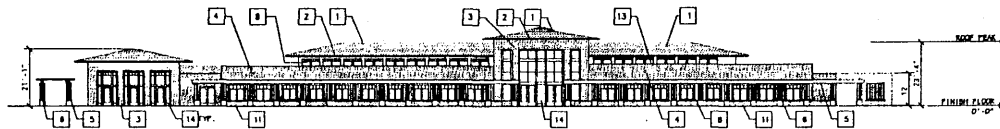
CITY HALL WEST ELEVATION SCALE: 1/16" = 1'-0" 1



CITY HALL SOUTH ELEVATION SCALE: 1/16" = 1'-0" 2



CITY HALL NORTH ELEVATION SCALE: 1/16" = 1'-0" 3



CITY HALL EAST ELEVATION SCALE: 1/16" = 1'-0" 4

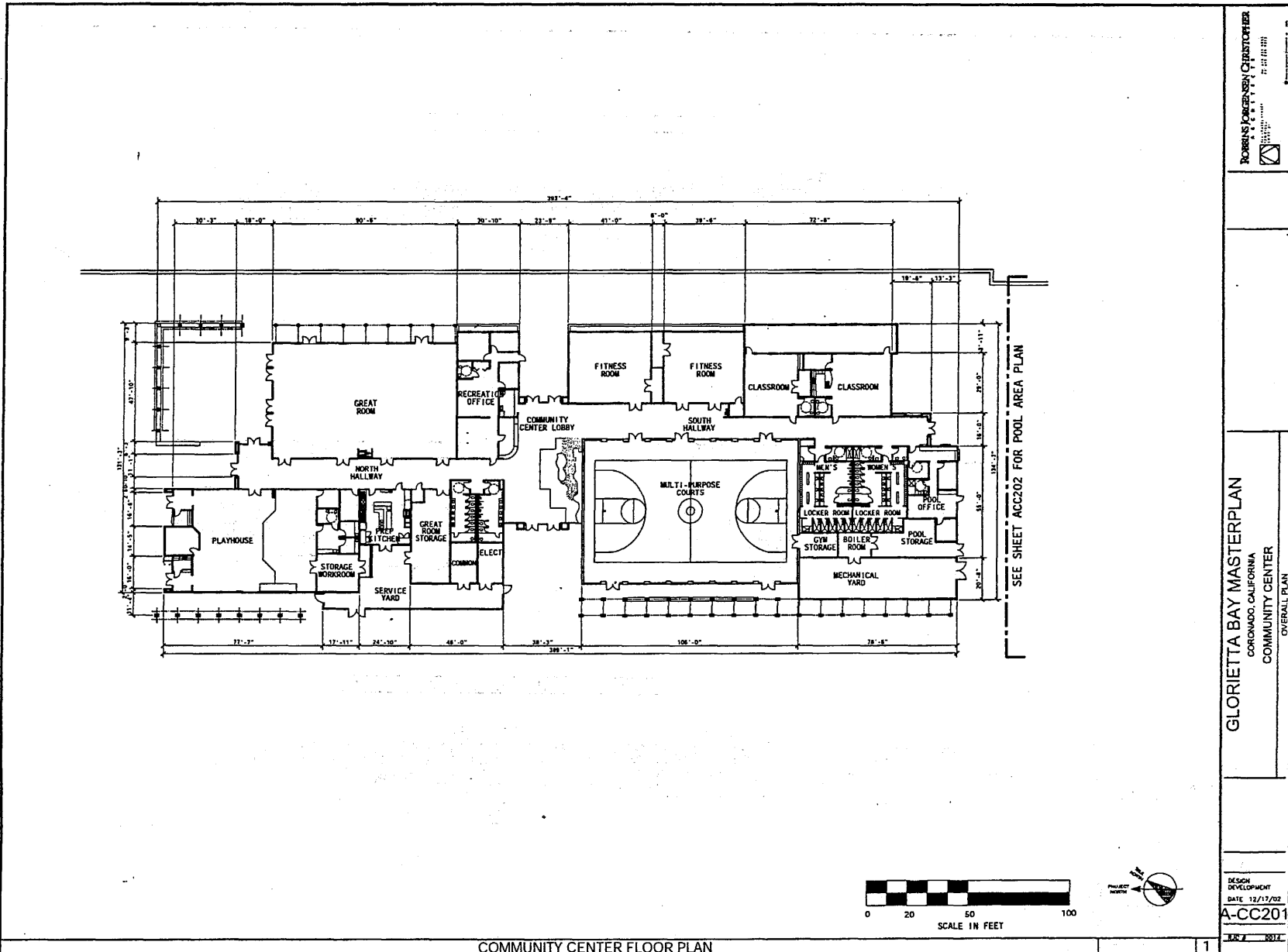
KEY NOTES

- 1 METAL ROOF
- 2 COPPER ENTIRE
- 3 PRECAST LAPPED CLADDING
- 4 SHINGLE CLADDING
- 5 TRELLIS BEAM
- 6 PRECAST CONCRETE COLUMN
- 7 VINYL CLAD WINDOW WALL
- 8 VINYL CLAD WINDOW
- 9 GALVANIZED, FACTORY FINISHED GATE
- 10 GALVANIZED, FACTORY FINISHED METAL VINYL TRELLIS
- 11 STONE VENEER PLANTER / SEAT WALL
- 12 WALL OPENING
- 13 GLASS/STYRENE WINDOW
- 14 VINYL CLAD STONE/VENT WINDOW

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GLORietta BAY MASTERPLAN
 CORONADO, CALIFORNIA
 CITY HALL
 ELEVATIONS

DESIGN DEVELOPMENT
 DATE 12/13/02
 A-CH301
 1/2" = 0'11"

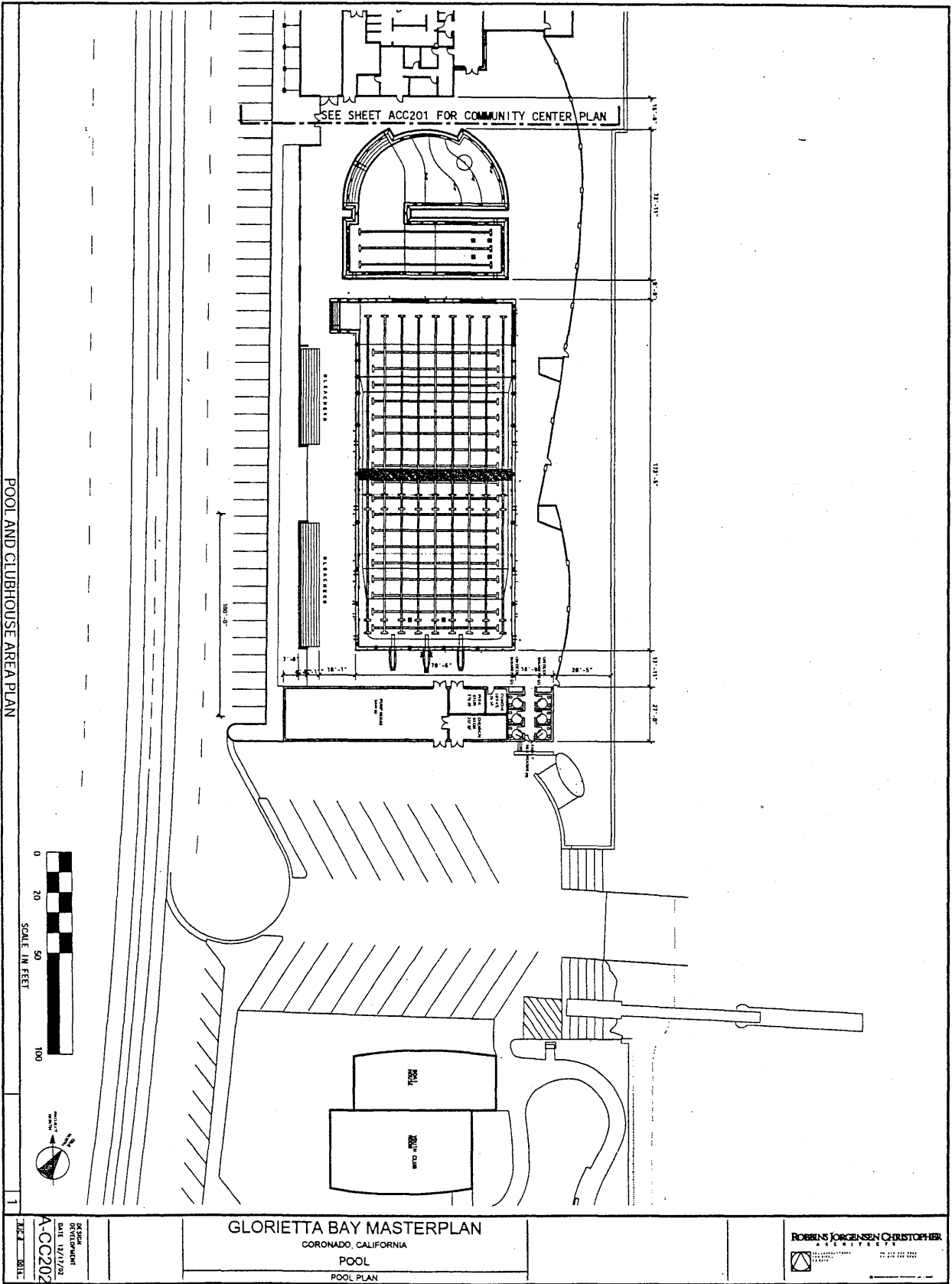


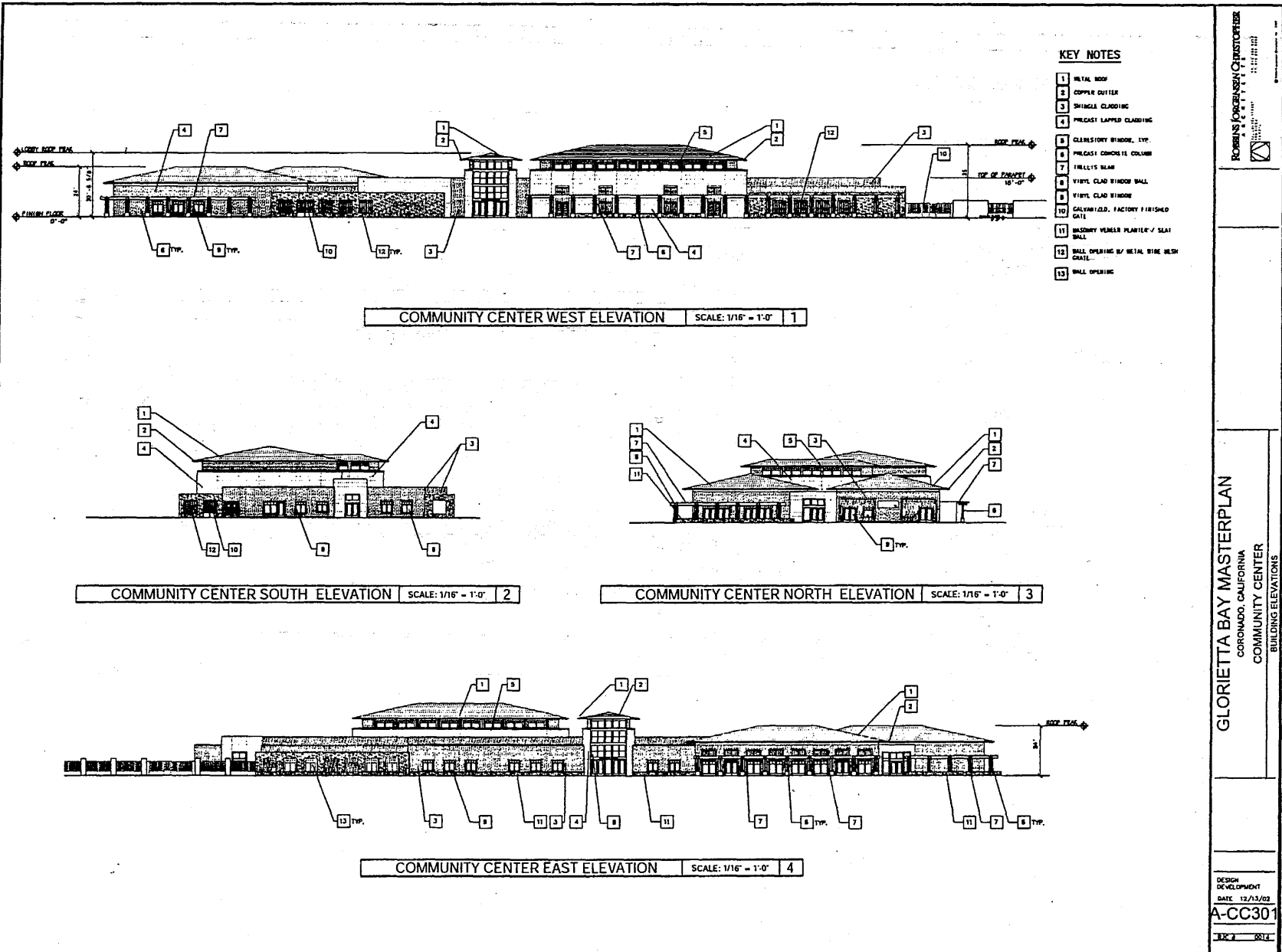
SEE SHEET ACC202 FOR POOL AREA PLAN

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GLORIETTA BAY MASTERPLAN
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 COMMUNITY CENTER
 OVERALL PLAN

DESIGN DEVELOPMENT
 DATE: 12/17/22
 A-CC201
 1 OF 7 SHEETS





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GLORIETTA BAY MASTERPLAN
 CORONADO, CALIFORNIA
 COMMUNITY CENTER
 BUILDING ELEVATIONS

DESIGN DEVELOPMENT
 DATE: 12/13/02
 A-CC301
 1 of 2 SHEETS