

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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**Fri 3a**

Filed: March 29, 2004
49th Day: May 17, 2004
180th Day: September 25, 2004
Staff: DL-SD
Staff Report: April 21, 2004
Hearing Date: May 12-14, 2004

STAFF REPORT: CONSENT CALENDAR**Application No.:** 6-04-22**Applicant:** San Diego County Regional Airport Authority **Agent:** Theodore Anasis

Description: Addition of approximately 1,825 sq.ft. to the existing Gates 1 and 2 area of San Diego International Airport's Terminal 1 East, and the addition of permanent pedestrian bridges to allow covered passenger access from the gate to waiting aircraft.

Lot Area	614 acres
Building Coverage	20 acres (3%)
Pavement Coverage	588 acres (96%)
Landscape Coverage	6 acres (1%)
Parking Spaces	2,755

Site: 3225 Harbor Drive, San Diego International Airport (Lindbergh Field), San Diego County. APN 760-062-01, 760-039-58, -61, -67.

Substantive File Documents: Certified Port Master Plan; City of San Diego Certified LCP

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 would add approximately 1,825 sq.ft. to the existing Gate 1 and Gate 2 area of the East Terminal at San Diego International Airport. The existing internal configurations of waiting rooms, baggage claim area gates, concessions area, security screening, etc. would be reconfigured and expanded for increased efficiency and ADA compatibility. The number of gates will remain the same, and no new impervious surfaces would be created.

The project also includes the construction of two "jetbridges" to allow direct, ADA compatible boarding of aircraft from the terminal building, similar to the other airport gates. Currently, passengers must exit the building to board aircraft via portable stairways.

The project will require the relocation of an existing public art sculpture and two planters located curbside adjacent to the terminal building.

B. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, 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.

C. 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.

D. Local Coastal Planning. The San Diego International Airport was previously under the coastal permit jurisdiction of the Port of San Diego and the standard of review for coastal development permits was the certified Port Master Plan. However, legislation which took effect in January 2003 transferred authority over airport property to the newly created Airport Authority. Thus, the airport is now within the Commission's permit jurisdiction. Although the Airport is not anticipated to be subject to a LCP, approval of this project would not prejudice the preparation of a LCP consistent with the requirements of Chapter 3. As discussed above, the proposed project is consistent with Chapter 3, including the visual protection policies of the Coastal Act.

E. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which 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 is the least environmentally damaging feasible alternative and is 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.

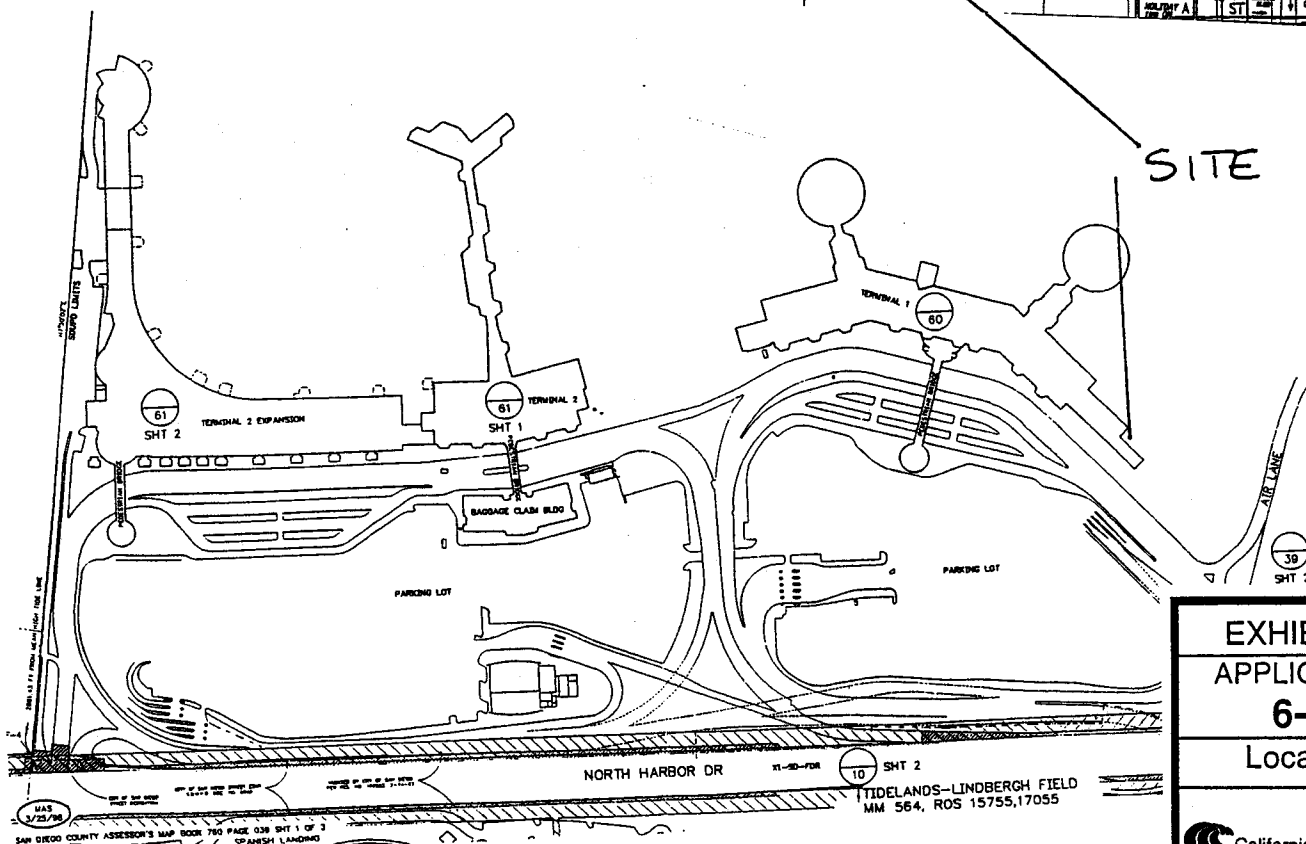
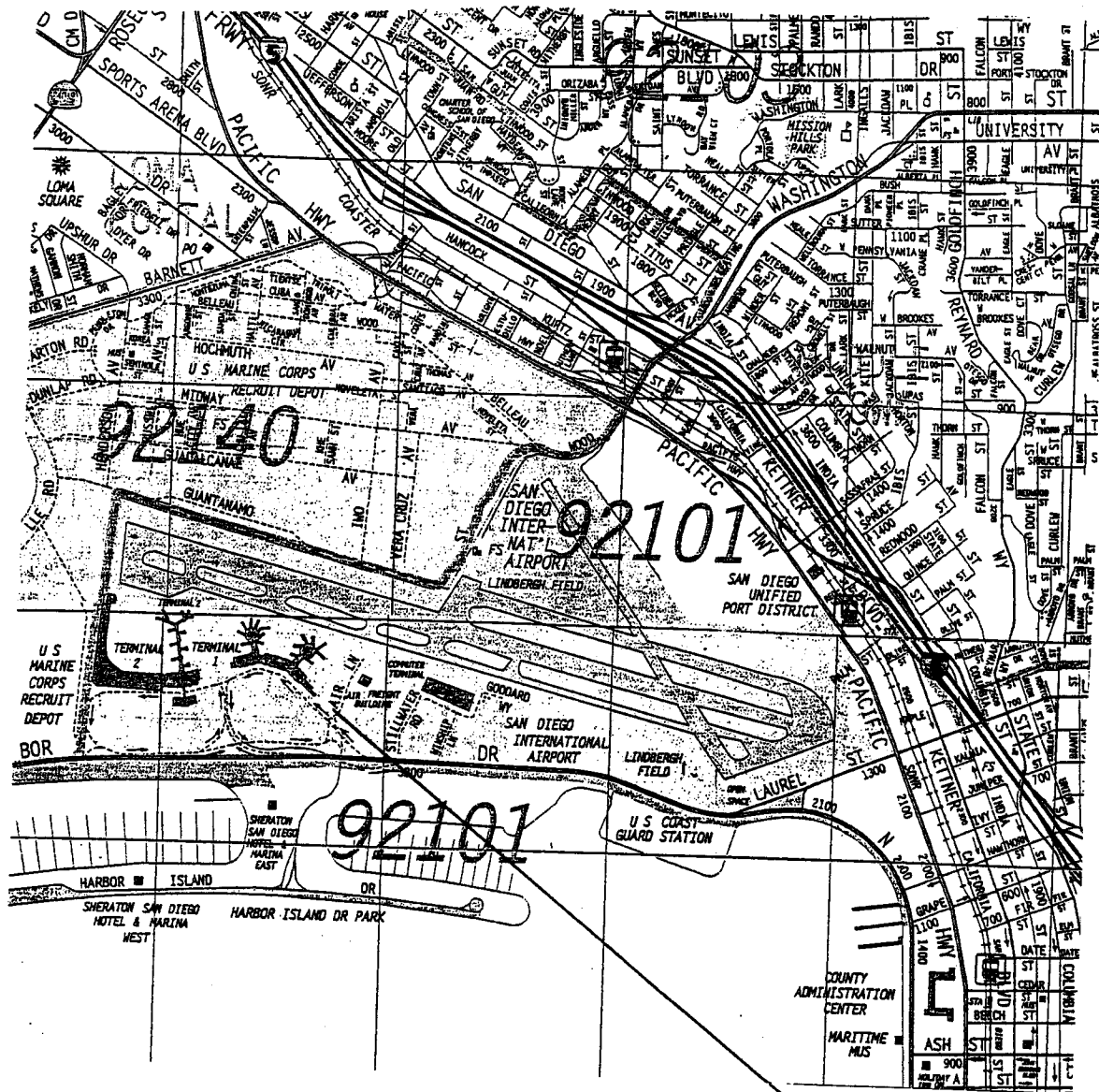


EXHIBIT NO. 1
APPLICATION NO.
6-04-22
Location Map

