

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Wed 20d

Filed: August 2, 2006
49th Day: September 20, 2006
180th Day: January 29, 2007
Staff: D. Lilly-SD
Staff Report: August 23, 2006
Hearing Date: September 13-15, 2006

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-06-81

Applicant: California Department of Parks and Recreation **Agent:** Gail Sevens

Description: Demolition of an existing 12-foot, 8-inch high public restroom and construction of a new 533 sq.ft., 14-foot, 2-inch high unisex public restroom in the same location.

Site: Silver Strand State Beach, 5000 Highway 75, Coronado, San Diego County. APN 615-030-03.

Substantive File Documents: City of Coronado Certified Local Coastal Program

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. Special Conditions.

The permit is subject to the following conditions:

1. Final Landscape Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscaping plans that specifically include the following:

Landscaping shall emphasize the use of drought-tolerant, native species, but use of drought-tolerant, non-invasive ornamental species is allowed as a small component of the overall landscaping. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

The permittee shall undertake the development in accordance with the approved landscape plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed project is demolition of an existing 12-foot, 8-inch high public restroom and construction of a new 533 sq.ft., 14-foot, 2-inch high, handicapped-accessible, unisex public restroom in the same location. The existing and proposed restroom location is on a developed concrete pad picnic area between two public parking lots on the ocean side of Silver Strand State Beach Park, in the City of Coronado. There is a lifeguard tower and station, and a snack bar building adjacent to the restroom. Other work being done at the site that does not require a coastal development permit includes renovating another restroom, rehabilitating two existing picnic benches to make them ADA compliant, and resurfacing an existing asphalt pedestrian path with new asphalt to ADA standards.

The proposed restroom will be slightly larger and 1 ½ feet higher than the existing restroom, and like the existing structure, will be briefly visible from southbound Route 75/Silver Strand Boulevard, a state scenic highway. However, as noted, the replacement restroom will be located at a developed area next to two existing buildings, including an existing 40-foot lifeguard tower located between the proposed restroom and the ocean, so impacts on public views will be minimal. The proposed building will provide an improved public facility at a well-used recreational beach park, which will have a positive impact on public access and recreation.

Some replacement landscaping may be necessary around the new building. Special Condition #1 prohibits the use of invasive plant species.

The subject site is State Parks property and not part of any Local Coastal Program; it thus remains under the Coastal Commission's direct permit authority. Therefore, Chapter 3 of the Coastal Act is the standard of review.

B. Biological Resources. 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 temporary erosion controls (construction BMPs) and permanent drainage controls 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 development is located within an existing beach recreation area and will be compatible with the character and scale of the surrounding area; there will be no adverse impacts on public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. 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. The proposed development is consistent with Chapter 3 of the Coastal Act and the City of Coronado LCP. Approval of the project will not prejudice the ability of the City of Coronado to continue to implement its certified LCP.

F. California Environmental Quality Act. 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 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.

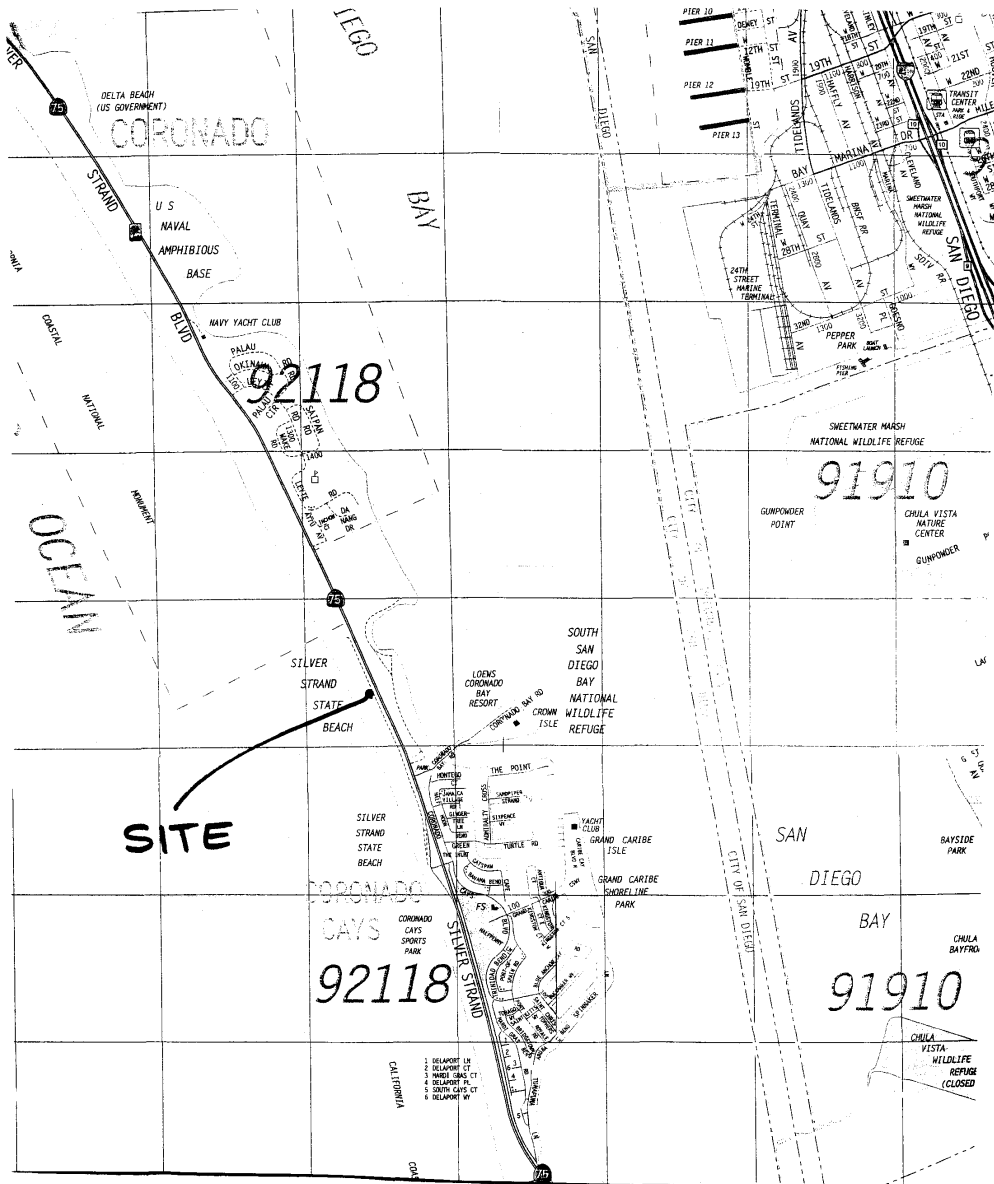

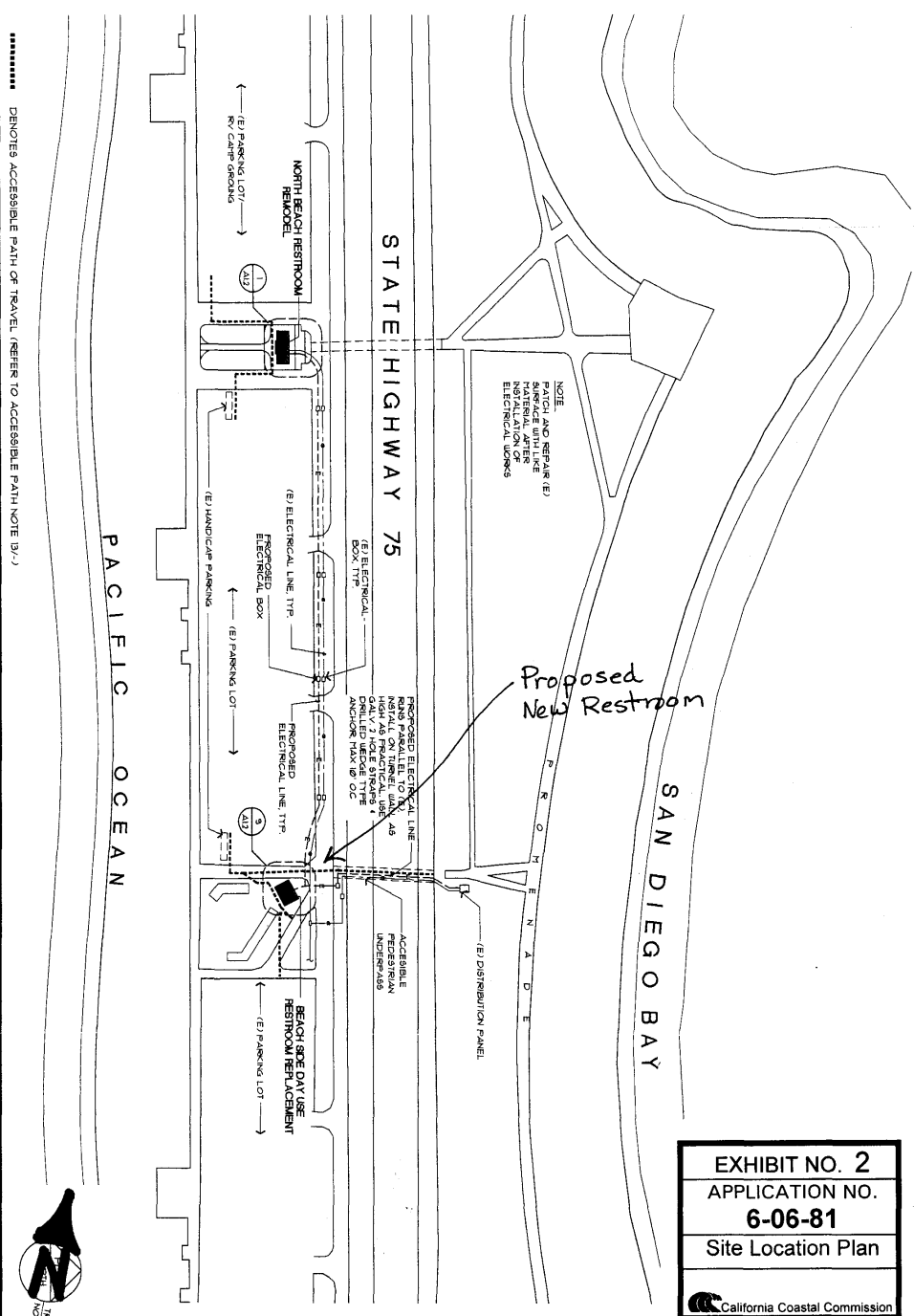


EXHIBIT NO. 1
APPLICATION NO.
6-06-81
Location Map
 California Coastal Commission

NORTH BEACH REMODEL RESTROOM CODE ANALYSIS	-	8	BEACHSIDE DAY USE RESTROOM CODE ANALYSIS	-	4
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EXHIBIT NO. 2
APPLICATION NO.
6-06-81
Site Location Plan

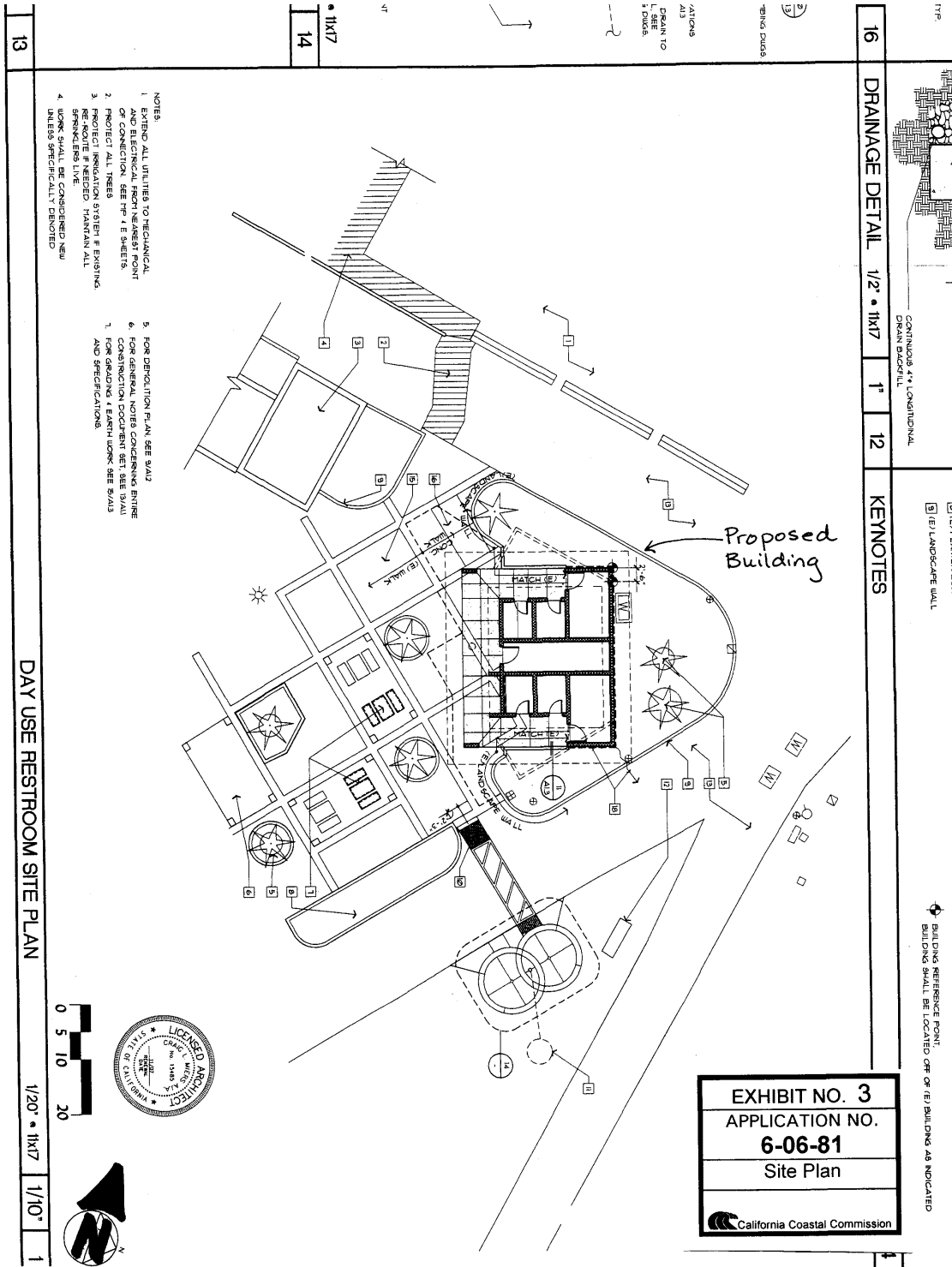


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SITE LOCATION PLAN

1/200" • 11x17	1/100"	1
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- NOTES:
1. EXTEND ALL UTILITIES TO MECHANICAL AND ELECTRICAL FROM NEAREST POINT OF CONNECTION. SEE TYP 4 E SHEETS.
 2. PROTECT ALL TREES.
 3. PROTECT IRRIGATION SYSTEM IF EXISTING.
 4. SPRINKLERS LIVE.
 5. WORK SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY DENOTED.



13 DAY USE RESTROOM SITE PLAN 1/20" = 1ft/7 1/10" = 1

• 1ft/7
14

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A13
DRAIN TO
L SEE
3 DINGS
--2

2
12
THING DINGS

16 DRAINAGE DETAIL 1/2" = 1ft/7 1' = 12 KEYNOTES

TYPE
CONTIGUOUS 4" x 10" MINIMUM
DRAIN SLOPE
(E) LANDSCAPE WALL
BUILDING REFERENCE POINT
BUILDING SHALL BE LOCATED OFF OF (E) BUILDING AS INDICATED

EXHIBIT NO. 3
APPLICATION NO.
6-06-81
Site Plan
California Coastal Commission