

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
 7575 METROPOLITAN DRIVE, SUITE 103  
 SAN DIEGO, CA 92108-4421  
 (619) 767-2370

**Th 8b**

Filed: July 2, 2007  
 49th Day: August 20, 2007  
 180th Day: December 29, 2007  
 Staff: D. Lilly-SD  
 Staff Report: August 27, 2007  
 Hearing Date: October 10-12, 2007

**REGULAR CALENDAR**  
**STAFF REPORT AND PRELIMINARY RECOMMENDATION**

**Application No.:** 6-07-77

**Applicant:** City of Coronado

**Agent:** William Cecil

**Description:** Replacement and relocation of a vehicle gate and bollards on paved apron seaward of Ocean Boulevard to prevent unauthorized vehicles from entering the public beach.

Zoning	OS Open Space
Plan Designation	OS Open Space
Ht abv fin grade	3.5 feet

**Site:** 320 Ocean Boulevard, Coronado, San Diego County.

**Substantive File Documents:** City of Coronado Certified Local Coastal Program

**STAFF NOTES:**

**Summary of Staff's Preliminary Recommendation:** Staff is recommending approval of the proposed vehicle gate and bollards. The proposed gate will only prevent unauthorized vehicles from driving onto the sandy beach; it will not impede pedestrian access. The low-profile metal vehicle gate will be located in an improved, paved area near an existing restroom facility, more than 500 feet away from the water, and will have a minimal visual impact on the surrounding area.

Chapter 3 of the Coastal Act is the standard of review.

**I. PRELIMINARY STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 6-07-77 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit 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 development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. Standard Conditions.**

See attached page.

**III. Findings and Declarations.**

The Commission finds and declares as follows:

**1. Detailed Project Description/History.** The proposed project is replacement and relocation of a low vehicle gate/barrier supported by bollards to a location approximately 65 feet seaward of the curb at the intersection of Ocean Boulevard and Ocean Drive in the City of Coronado. There is an existing rock revetment all along the seaward side of Ocean Boulevard that prevents vehicle access to the beach except for the northern terminus of the street adjacent to Sunset Park where there are existing dunes. A curb cut in the sidewalk across from Ocean Drive allows lifeguard vehicles to access the sand between the revetment and the dunes to reach the beach and lifeguard stations at North and Central beaches.

Approximately 10 years ago, the City had bollards supporting a vehicle gate near the curb at the subject site to limit vehicle use of the area to lifeguard vehicles only. The City has indicated that the previous gate was removed due to damage from corrosion and vehicles hitting the bollards. The City has stated that vehicles are becoming an increased risk to pedestrians due to the increasing number of visitors, 4-wheel drive vehicles, and the lack of any deterrent at the site. Vehicles have been seen driving onto the beach to unload equipment and pallets at the nearby firepits, posing a significant safety threat. The proposed gate is intended to prevent vehicles other than authorized City vehicles from driving onto the sand.

Since that time, the City has constructed a new paved apron/driveway and restroom at the subject site just seaward of the revetment (CDP #6-04-140). The proposed, approximately 3 ½ foot-high, metal pole swing gate would be supported by bollards located approximately 50 feet further seaward than that the previous gate, on the existing concrete apron next to the restroom (see Exhibit #2). During daylight hours, the gate would be opened to allow unimpeded views to the beach and allow lifeguard and beach maintenance vehicles to access the beach. When lifeguards leave for the evening, the gate would be closed to prevent vehicles from driving onto the beach. The gate would have no impact on pedestrians' ability to access the beach, as there would be adequate room on either side of the low barrier to allow unimpeded access.

Although the City has a certified Local Coastal Program, the site is located within the Commission's original jurisdiction; thus, Chapter 3 of the Coastal Act is the standard of review.

**2. Visual Resources.** Section 30251 of the Coastal Act addresses visual resources, and states, in part:

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....

The City has stated the location for proposed gate set back from the curb rather than right next to the curb as the former gate was chosen because being further back from the street, the gate will be located slightly downslope from the curb, and thus will less visually obtrusive than a gate adjacent to the street. The beach at this location is more than 700 feet wide, and the gate will not be visible from the water line. The gate will be located in an area developed with a rock revetment, concrete apron and restroom building. As proposed, no significant impacts to views or scenic coastal areas will occur.

Therefore, the Commission finds the project consistent with Section 30251 of the Act.

**3. Public Access.** Many policies of the Coastal Act address the provision, protection and enhancement of public access opportunities, particularly access to and along the shoreline, including Section 30210 and Section 30213. Section 30604(c) of the Act requires that a specific access finding be made for any development located between the sea and the first public roadway.

The proposed gate is intended to prevent vehicles other than authorized City vehicles from driving onto the sand. The proposed vehicle gate will be located towards the seaward end of a concrete driveway between an existing revetment and elevated dunes. When closed, the proposed gate will effectively block vehicles from accessing the beach,

but there will be several feet on either side of the bollards and gate that will allow continuous pedestrian access. (Traversing the dunes and rock in this area is also easily and frequently done on foot). Access to the shoreline is also available from the sidewalk at numerous points along the 500-foot stretch of Ocean Boulevard northwest of the subject site. Therefore, the proposed development would have no adverse impacts on public access opportunities, consistent with the public access policies of the Coastal Act.

**4. Local Coastal Planning.** The City of Coronado has a certified LCP and has assumed permit-issuing authority for the majority of the City, all of which is in the coastal zone. The site of the subject proposal, however, is located in an area that is subject to the Commission's original permit jurisdiction because it is located on public trust lands. Thus, Chapter 3 of the Coastal Act is the standard of review. The subject site is zoned and designated for Open Space (OS) in the City's certified LCP. As discussed above, the proposed vehicle gate can be found consistent with this designation. Therefore, the Commission finds the proposed development will not prejudice the ability of the City of Coronado to continue implementation of its certified LCP.

**5. California Environmental Quality Act.** Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

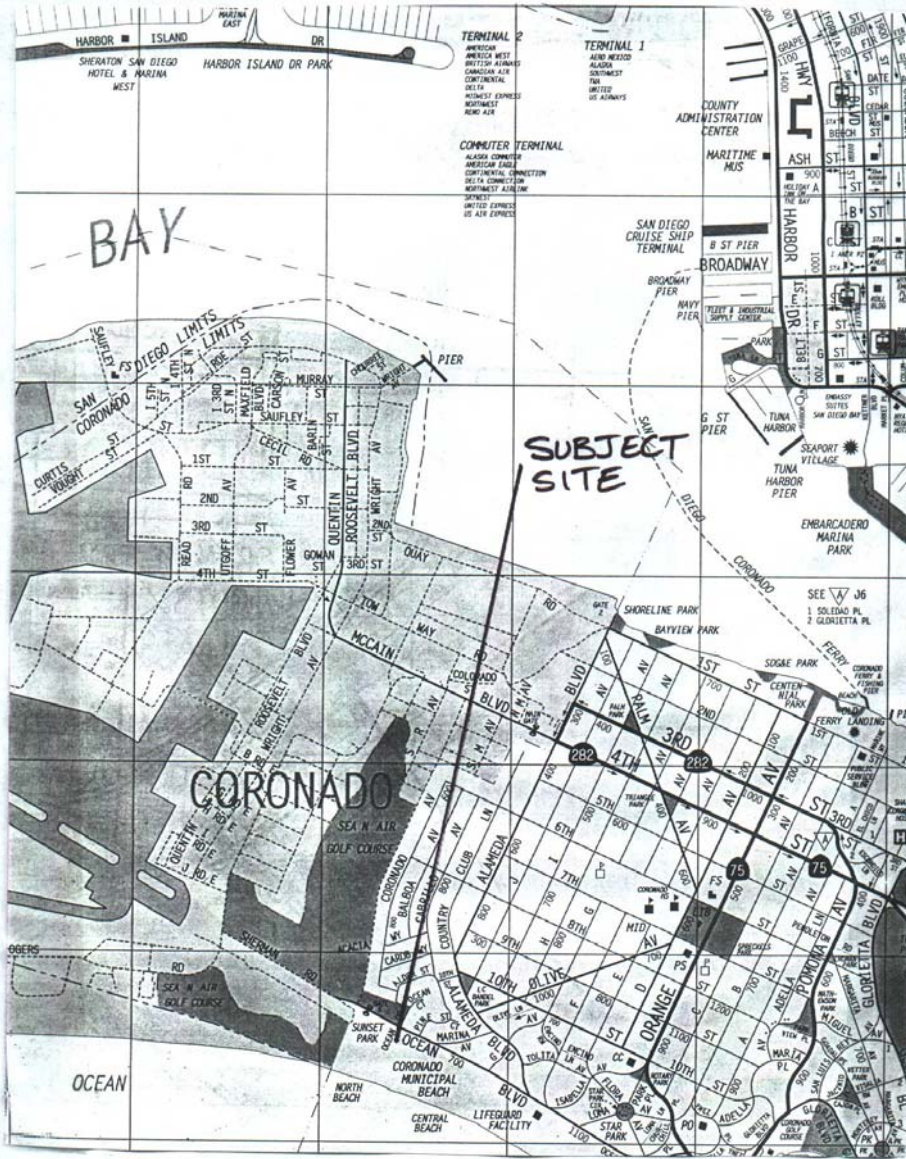
As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the visual resource, water quality, and public access policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might 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.

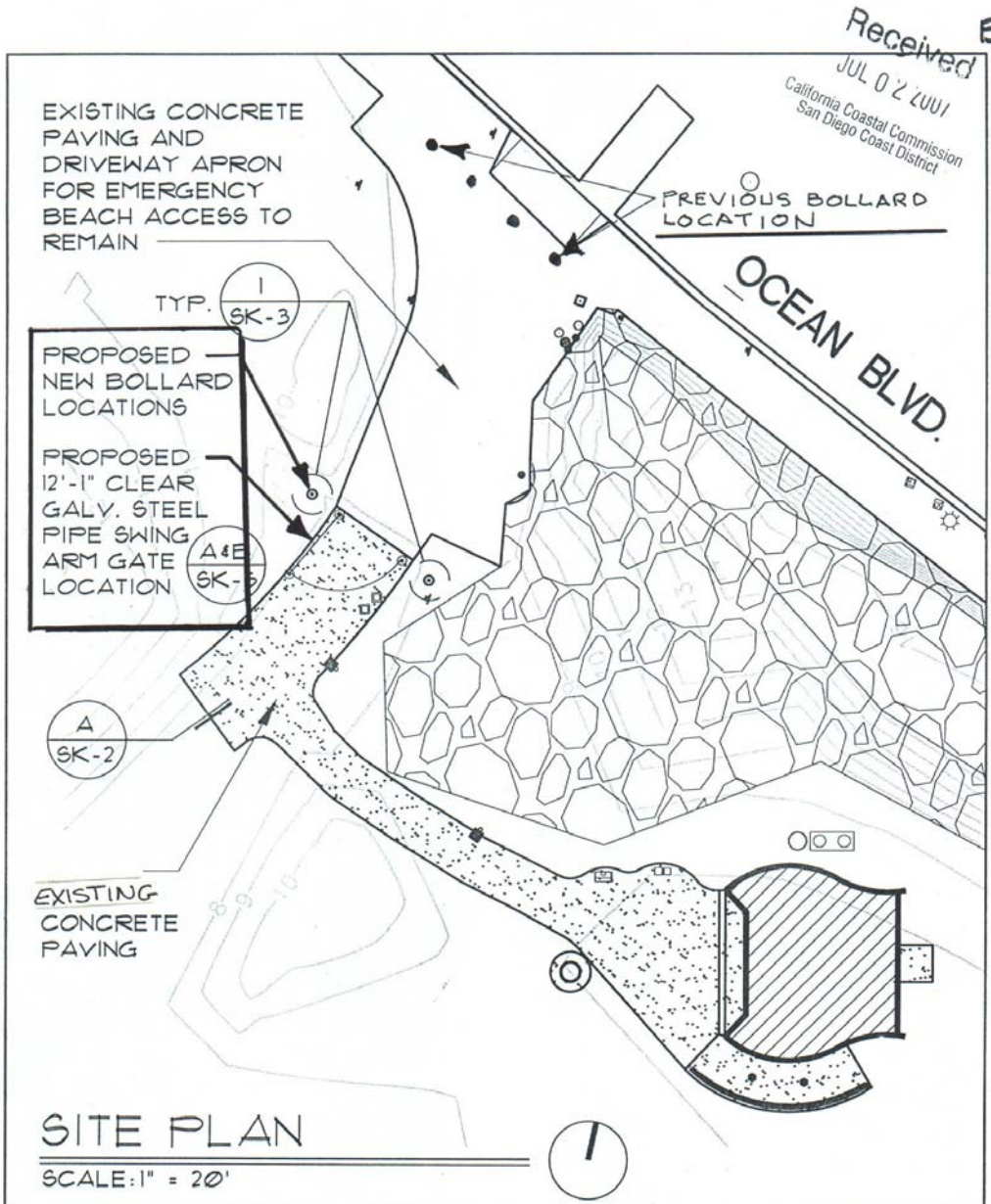
#### **STANDARD CONDITIONS:**

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.





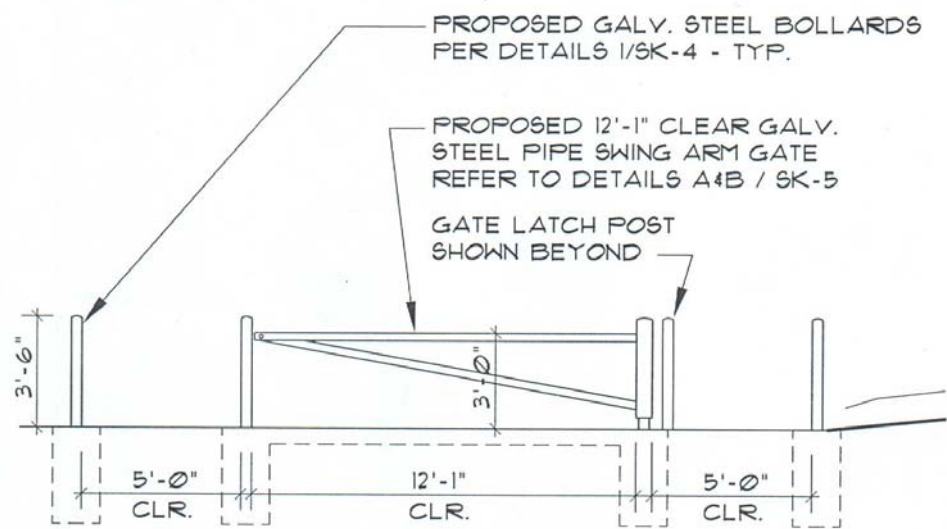
Received  
JUL 02 2001  
California Coastal Commission  
San Diego Coast District

**SITE PLAN**  
SCALE: 1" = 20'

DATE: 02/26/2001	CITY OF CORONADO, CALIFORNIA	SKETCH
DRAWN: PAM	<b>RESTROOM FACILITY</b>	<b>SK-1</b>
CHECKED: GMO	<b>NORTH BEACH</b>	
PROJECT: 203033	<b>MUNROE AND ORSA ARCHITECTS INC</b>	AS1 118
	SUBJECT: SITE PLAN / PROPOSED EMERGENCY ACCESS SWING GATE	

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**ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE: 02/26/2001	<b>CITY OF CORONADO, CALIFORNIA</b> <b>RESTROOM FACILITY</b> <b>NORTH BEACH</b> <b>MUNROE AND ORSA ARCHITECTS INC</b>	SKETCH
DRAWN: PAM		<b>SK-3</b>
CHECKED: GMO		ASI #18
PROJECT: 203033		SUBJECT: SITE PLAN / PROPOSED EMERGENCY ACCESS SWING GATE