

CALIFORNIA COASTAL COMMISSION

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



W 5d

Filed: July 17, 2007
 49th Day: September 4, 2007
 180th Day: January 13, 2008
 Staff: DL-SD
 Staff Report: August 13, 2007
 Hearing Date: September 5-7, 2007

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-07-80

Applicant: San Diego County Regional Airport Authority **Agent:** Theodore Anasis

Description: Conversion of a 9,600 sq.ft. building previously used for airline catering to administrative offices for airport staff.

Site: 2415 Winship Lane, San Diego International Airport, San Diego, San Diego County. APN 760-009-05

Substantive File Documents: 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 consists of interior improvements to an existing 16 ft.-high 9,600 sq.ft. building to convert the use from an airport catering kitchen (SkyChefs) to administrative offices for the Airport Authority's maintenance department. No modifications to the exterior of the building are proposed other than new doors, surface treatments, and other minor façade improvements. An existing building identification façade sign will remain. The applicant estimates that approximately 29 employees will be relocated from other airport offices to the subject site.

The building is located behind and to the north of the commuter terminal and is not visible from surrounding public streets. The commuter terminal is located at 3225 North Harbor Drive, east of the two main airport terminals, between Stillwater Road and Winship Lane.

There is no vegetation or other sensitive natural habitat at the site. An existing 47 space parking lot adjacent to the building will be used for employee parking. This parking lot has been closed since the SkyChefs facility relocated outside of the Coastal Zone.

Although not the standard of review for airport property, City of San Diego standards require that parking for government administrative offices be provided at a ratio of 3.3 spaces per 1,000 sq.ft. Thus, for a 9,600 sq.ft. building, 30 parking spaces would be required. Thus, the proposed 47 space parking lot is expected to be adequate to serve for the proposed use. Retention of and reuse of the existing building for office uses is not expected to have any impacts on traffic, parking, visual quality, water quality, or other coastal resource.

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 conforms to Section 30251 of the Coastal Act.

C. Public Access/Parking. 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 that 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 an 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 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.

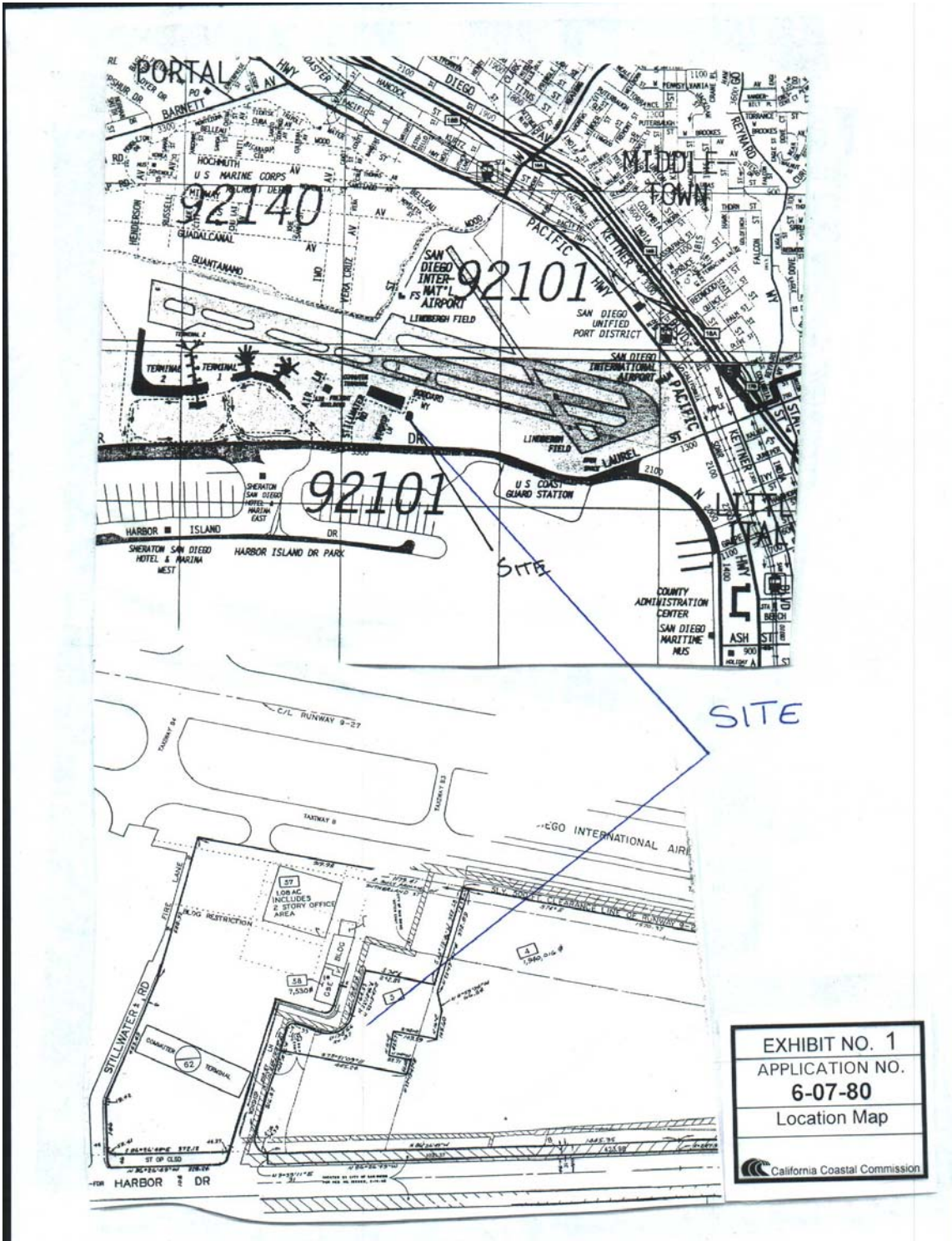


EXHIBIT NO. 1
APPLICATION NO.
6-07-80
Location Map
California Coastal Commission

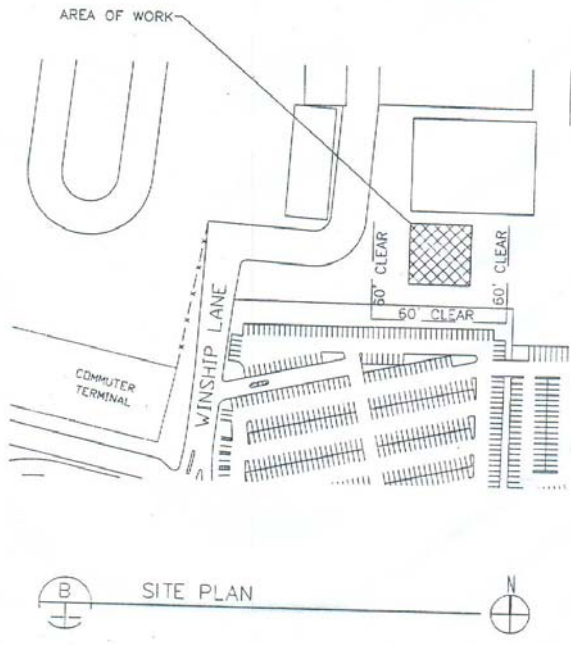
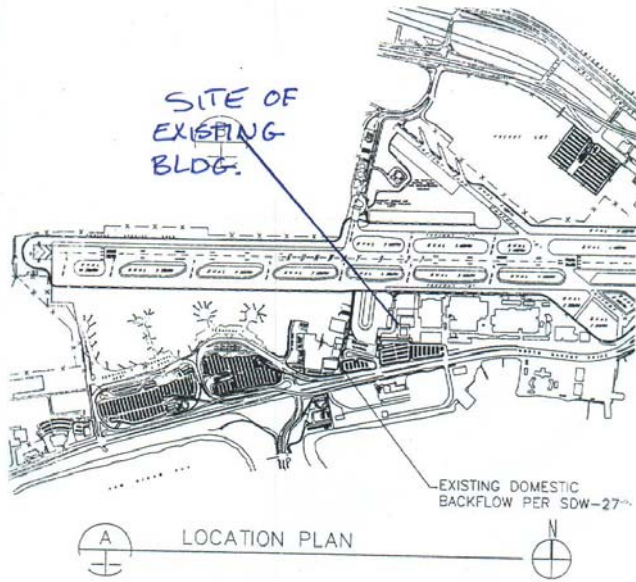


EXHIBIT NO. 2
APPLICATION NO.
6-07-80
Location/Site Plan
California Coastal Commission