

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

May 24, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3:03 p.m., Tuesday, May 24, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Acting Chairperson Santos.

MEMBERS PRESENT: DeNardi, Grimes, Jensen, Santos

MEMBERS ABSENT: St. Denis

STAFF PRESENT: Rachel A. Hurst, Director
Ann McCaull, Senior Planner
Tricia Olsen, Associate Planner
Martha L. Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The minutes of the regular meeting of May 10, 2011, were approved as submitted.

DIRECTOR'S REPORT

Commission Summer Schedule

Director Hurst reminded the Commission that staff should be kept advised of their availability during the summer months in order to better schedule planning items.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

There were no members of the public wishing to speak at this time.

LISTED AGENDA ITEMS

There were no members of the public wishing to speak at this time.

PUBLIC HEARING

IS 2011-01 **RODOLFO AGUILAR** – Review of Environmental Initial Study and determination whether to proceed with a Mitigated Negative Declaration or Environmental Impact Report for the installation of a replacement dock and gangway for a private residence located at 20 Sandpiper Strand, in the Green Turtle Cay (Custom Homes) Zone of the Coronado Cays Specific Plan.

Associate Planner Tricia Olsen introduced the agenda item as outlined in the staff report.

Commissioner Jensen asked if the proposed dock is smaller than the original dock.

Ms. Olsen said the dock is 112 sq. ft. smaller than the originally proposed dock.

Commissioner Jensen asked if the protected eel grass was present when the original dock existed.

Ms. Olsen said she understands that the eel grass grew in the time that lapsed between the removal of the previous dock and the proposed installation of the new dock.

Commissioner Jensen asked if the growth of the eel grass was a result of the dock not being immediately replaced, and inquired about the approximate time frame.

Ms. Olsen said yes, and estimated the time lapse to be about two years.

Commissioner Jensen asked if eel grass was present before this time frame.

Ms. Olsen said she does not believe eel grass existed in the immediate location of the dock but stated it could have existed elsewhere on the property.

Commissioner DeNardi asked if the 552 sq. ft. measurement includes the gangway.

Ms. Olsen confirmed it did.

The applicant's representative, Kelly Tait, WSSI Environmental Consulting, gave a brief PowerPoint presentation, and answered questions from the Commission.

Commissioner DeNardi asked if the May 3 survey was available for review.

Ms. Tait said the survey has not occurred yet and is therefore not available. She said once they confirm that the permit may be issued, the survey will be conducted.

Commissioner DeNardi asked about the status of the eel grass today in comparison to the survey that was conducted in early 2010.

Ms. Tait said she is not able to comment until the current survey is completed.

Acting Chairperson Santos asked when the original dilapidated structure was removed. She said she was interested in the amount of time it takes for eel grass to grow and create an environment that must be protected.

Biologist Richard Mann responded that it takes about five years.

Ms. Tait said the dock was removed at least five years ago. She stated that eel grass (*zostera marina*), under optimal conditions being nutrient levels, sunlight, and ambient temperatures in the environment, have the potential during its growing season (March to October) to expand within several months. She said that eel grass reproduces both by seeds and colonially and filling in and growth can occur within less than one year's time.

PUBLIC HEARING

Kevin Brendan, dock master for Coronado Cays, said that the dock was removed about seven years ago because of its hazardous condition. He said the dock was originally installed by the developer, and commented that the proposed dock has already been completed.

COMMISSION DISCUSSION

Commissioner DeNardi asked if there is a lead agency for the project other than the City of Coronado.

Director Hurst explained that, for the purposes of the coastal permit, the City of Coronado is the lead agency, per CEQA. She said there are other agencies involved that have permit authority. She stated that the Army Corps of Engineers will be involved in the actual permitting of the dock and monitoring of the proposed mitigation. Once the environmental document is circulated, the entities will comment and may agree with the proposed mitigation. If so, it will allow the Commission to consider the coastal permit and environmental document. If the coastal permit is issued, the applicant can go forward and obtain the permit from the Army Corps of Engineers.

Mr. Mann summarized that the City conducts a CEQA review, which is then forwarded to the State Water Quality Control Board for approval, and the final permit is issued by the Army Corps of Engineers.

Commissioner DeNardi said he is in favor of the mitigation, mainly because all of the other agencies have tentatively approved the proposal by the applicant. He noted, however, that the applicant has not addressed vessel shadows and the implications thereof or the fact that the dock orientation is different than all of the other docks. He said he does not believe that eel grass will grow under the dock or a large vessel. He said it is his understanding that the project will be further reviewed by all of the other agencies.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE PREPARATION OF A MITIGATED NEGATIVE DECLARATION FOR THE INSTALLATION OF A REPLACEMENT DOCK AND GANGWAY FOR A PRIVATE RESIDENCE LOCATED AT 20 SANDPIPER STRAND IN THE GREEN TURTLE CAY (CUSTOM HOMES) ZONE OF THE CORONADO CAYS SPECIFIC PLAN (IS 2011-01 RODOLFO AGUILAR).

COMMISSIONER GRIMES SECONDED THE MOTION.

AYES: DeNardi, Grimes, Jensen, Santos.
NAYS: None.
ABSENT: St. Denis.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:33 p.m.

Rachel A. Hurst, Director of Community Development,
Redevelopment & Housing Services