

MINUTE ITEM

7/30/70
CRK

4. AUTHORIZATION FOR ISSUANCE OF 49-YEAR PROTECTIVE STRUCTURE PERMIT, TIDELAND ON THE SILVER STRAND AT CORONADO, SAN DIEGO COUNTY; CORONADO DEVELOPMENT CO. - W-9178, P.R.C. 4479.9.

After consideration of Calendar Item 21 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION AUTHORIZES THE ISSUANCE TO CORONADO DEVELOPMENT CO. OF A 49-YEAR PROTECTIVE STRUCTURE PERMIT FROM AUGUST 1, 1970, FOR CONSTRUCTION OF PART OF A SEA WALL, IN CONSIDERATION OF THE STATE-WIDE PUBLIC BENEFIT DERIVED FROM PEDESTRIAN AND VEHICULAR EASEMENTS PROVIDED ON THE UPLAND FOR PUBLIC ACCESS TO THE BEACH AREA, WITH THE COMMISSION RESERVING THE RIGHT TO REVIEW AND SET A MONETARY RENTAL AT ANY TIME IF IT FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTERESTS.

Attachment:

Calendar Item 21 (3 pages)

CALENDAR ITEM

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21.

PROTECTIVE STRUCTURE PERMIT

APPLICANT: Coronado Development Co., a California Corporation.

LOCATION: A 12- x 2100-foot strip of tideland on the Silver Strand at Coronado, San Diego County.

LAND USE: The partial encroachment of a sea wall.

TERMS: Initial period: 49 years, from August 1, 1970.

CONSIDERATION: The public benefit, with the State reserving the right to review and set a monetary rental at any time if the Commission finds such action to be in the State's best interest.

PREREQUISITE ITEM:
Applicant is owner of upland.

STATUTORY AND OTHER REFERENCES:

- a. Public Resources Code: Div. 6, Pt. 2, Ch. 1, Secs. 6501-09 and Sec. 6321.
- b. Administrative Code: Title 2, Div. 3, Arts. 1 & 2 as amended effective May 10, 1969.

OTHER PERTINENT INFORMATION:

1. The annual rental value of the site is estimated to be \$500.
2. Construction of a sea wall at this site is a requirement of Boundary Line Agreement No. 112. The agreement did not, however, authorize construction of any part of the wall on State-owned land.
3. The upland is to be improved with ten 17-story luxury condominium apartment buildings to be known as Coronado Shores. The Hellenic-type sea wall includes eight 12-foot concrete stairways leading from the upland to the public beach. These are connected to a 10-foot walkway adjacent to the landward side of the sea wall for the entire length of the upland and leading to a public street and walkway at the southern end of the property, which extends to the beach. A public parking area for 70 cars also is provided. The stairways, walks, and streets are recorded public easements. In addition, the applicant will execute an agreement not to fence and exclude the public from two 50-foot and one 70-foot areas in the sea wall that are improved with Grecian stairs (see Exhibit "C").

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4. It is considered that the pedestrian and vehicular easements described above, which constitute a State-wide public benefit, are adequate consideration for this permit for the present, under current Commission rules and regulations. The permit agreement, however, will reserve the right for the Commission to set a monetary rental at any time if it finds such action to be in the State's best interests.
5. The applicant has paid \$1000 to the State for expenses incident to this transaction, as authorized by Section 6321, Public Resources Code.

EXHIBITS:

- A. Land description.
- B. Location map.
- C. Description of Grecian stairways.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE ISSUANCE TO CORONADO DEVELOPMENT CO. OF A 49-YEAR PROTECTIVE STRUCTURE PERMIT FROM AUGUST 1, 1970, FOR CONSTRUCTION OF PART OF A SEA WALL, IN CONSIDERATION OF THE STATE-WIDE PUBLIC BENEFIT DERIVED FROM PEDESTRIAN AND VEHICULAR EASEMENTS PROVIDED ON THE UPLAND FOR PUBLIC ACCESS TO THE BEACH AREA, WITH THE COMMISSION RESERVING THE RIGHT TO REVIEW AND SET A MONETARY RENTAL AT ANY TIME IF IT FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTERESTS.

Attachment: Exhibit "A"

EXHIBIT "A"

A strip of land not to exceed twelve (12) feet in width, extending from the Southerly to the Northerly limits of the hereinafter described line and lying southwesterly of said line, said line being described as follows:

That particular line crossing Lots 6 to 11, inclusive, of Del Coronado Sands Unit No. 1, according to Map thereof No. 5686 filed in the office of the County Recorder, and Lots 12 to 16, inclusive, and Avenida Del Sol, in Del Coronado Sands Unit No. 2, according to Map thereof No. 5687 filed in the office of said County Recorder, being in the City of Coronado, County of San Diego, State of California, described as follows:

Beginning at a point in the Northwesterly boundary of said Del Coronado Sands Unit No. 2, distant thereon South $35^{\circ} 44' 25''$ West 654.36 feet from the most Northerly corner of said Del Coronado Sands Unit No. 2, being also a point in a line which is parallel with and distant 100 feet measured at right angles Northeasterly from the Southwesterly line of said Unit No. 2; thence along said parallel line, South $47^{\circ} 48' 25''$ East 1004.66 feet and South $46^{\circ} 55' 45''$ East 86.85 feet to a point in the common line between said Del Coronado Sands Units No. 2 and No. 1, distant thereon South $38^{\circ} 55' 55''$ West 315.09 feet from the most Easterly corner of said Lot 12; thence continuing South $46^{\circ} 55' 45''$ East, along a line parallel with and distant 100 feet measured at right angles northeasterly from the Southwesterly boundary of said Del Coronado Sands Unit No. 1, 1016.51 feet to a point in the Southeasterly boundary of said Del Coronado Sands Unit No. 1, distant thereon South $38^{\circ} 55' 55''$ West 726.56 feet from the most Easterly corner of said Del Coronado Sands Unit No. 1.