

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS****Case No. 1503-04****Date: May 5, 2016****1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING**

The demolition of the Marine Stadium Restroom 8N (Restroom 8N) and the replacement with new landscaping is consistent with certified Local Coastal Program. Marine Stadium is described in the Resources Management Plan (RMP) of the certified Local Coastal Program. Marine Stadium is a long rectangle body of water with public land around its perimeter about 100-feet in width. The public land includes surface parking, Peter Archer Rowing Center, Marina Vista Park, and beach. The RMP policy identifies Marine Stadium as a recreational and educational facility. Marine Stadium is closed for special events (e.g., International Sea Festival, collegiate competitions, and powerboat racing events) approximately 3 days a year. The Restroom 8N is no longer functional and has not been used consistently for 20 years. The remove of the Restroom will not impact the usage and quality of Marine Stadium for active and passive recreational activities because of the proximity of other public restrooms at Peter Archer Rowing Center, Marina Vista Park and southwest end of Marine Stadium.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECREATION AND VISITOR SERVING FACILITIES SECTION IN CHAPTER 3 OF THE COASTAL ACT.

The demolition of the Marine Stadium Restroom 8N and the replacement with new landscaping will not have an adverse impact on recreational and visitor serving uses in the Coastal Zone. Marine Stadium is a special use park for general use boating activities and special events. For special events, the existing restrooms are inadequate; as such, portable restrooms are installed within Marine Stadium during special events. The boat launch ramp at the Peter Archer Rowing Center has a restroom for visitors. At Marina Vista Park, which includes play fields, there are Restrooms 2-N and MV-1. On the west flank of Marine Stadium, where is an actively used beach, there Restroom 7S and 9S. Restroom 8N is located on the east flank of Marine Stadium, whose predominated use is surface parking for special events and dry boat storage. As such, the demand for public restroom facilities is minimal.

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3. *THE PROPOSED DEVELOPMENT CONFORMS TO THE VISUAL RESOURCES AND SPECIAL COMMUNITIES OF CHAPTER 3 OF THE COASTAL ACT.*

The demolition of the Marine Stadium Restroom 8N and the replacement with new landscaping will not have an adverse impact on visual resources in the Coastal Zone. The project includes replace an existing structure with landscaping. As such, the project will result in improved public coastal view sheds.