

Click here to go to the staff report.

THURSDAY, ITEM 23E

DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:

City of San Diego LCP Amendment No. 3-08B (Pt. Loma Townhomes). Public hearing and action on request by the City of San Diego to amend Peninsula Community Land Use Plan to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial in the Point Loma community of the City of San Diego, San Diego County.

Date and time of receipt of communication:

February 2, 2010 at 11:00 am

Location of communication:

La Jolla

Type of communication:

In person meeting

Person(s) in attendance at time of communication:

Susan McCabe, Rand Wassern, Matt Peterson

Person(s) receiving communication:

Pat Krueer

Detailed substantive description of the content of communication:

(Attach a copy of the complete text of any written material received.)

I received a briefing from the project representatives in which they described the proposed Land Use Plan amendment to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial. They explained that no amendment to the certified Implementation Plan or rezone is necessary because the current commercial zoning of CC-4-2 is consistent with the certified Implementation Plan. The proposed land use plan amendment would make the land use designation consistent with the current zoning designation and with the land use designation of neighboring properties. Staff is recommending approval with a suggested modification that requires 25% of the property to retain the Industrial designation. This would not resolve the land use designation/zoning inconsistency on that portion of the property. Under the current land use designation, the City cannot approve any industrial use that would be consistent with commercial zoning. The applicant requests that the LUPA be approved as submitted.

Date: 2/3/10

Signature of Commissioner

Signature on file

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SAN DIEGO COAST DISTRICT

THURSDAY, ITEM 23E

DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:

City of San Diego LCP Amendment No. 3-08B (Pt. Loma Townhomes). Public hearing and action on request by the City of San Diego to amend Peninsula Community Land Use Plan to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial in the Point Loma community of the City of San Diego, San Diego County.

Date and time of receipt of communication:

February 1, 2010 at 11:00 am

Location of communication:

Phone

Type of communication:

Teleconference

Person(s) in attendance at time of communication:

Susan McCabe, Rand Wassen, Anne Blenker

Person(s) receiving communication:

Dan Secord

Detailed substantive description of the content of communication:

(Attach a copy of the complete text of any written material received.)

I received a briefing from the project representatives in which they described the proposed Land Use Plan amendment to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial. They explained that no amendment to the certified Implementation Plan or rezone is necessary because the current commercial zoning of CC-4-2 is consistent with the certified Implementation Plan. The proposed land use plan amendment would make the land use designation consistent with the current zoning and with the land use designation of neighboring properties. Staff is recommending approval with a suggested modification that requires 25% of the property to retain the Industrial designation. This would not resolve the land use designation/zoning inconsistency on that portion of the property. Under the current land use designation, the City cannot approve any industrial use that would be consistent with commercial zoning. The applicant requests that the LUPA be approved as submitted.

Date:

Signature of Commissioner:

Signature on file

received

FEB 04 2010

California Commission
San Diego Coast District

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THURSDAY, ITEM 23E

DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:

City of San Diego LCP Amendment No. 3-08B (Pt. Loma Townhomes). Public hearing and action on request by the City of San Diego to amend Peninsula Community Land Use Plan to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial in the Point Loma community of the City of San Diego, San Diego County.

Date and time of receipt of communication:

February 3, 2010 at 4:15 pm

Location of communication:

Phone

Type of communication:

Teleconference

Person(s) in attendance at time of communication:

Susan McCabe, Matt Peterson, Anne Blomker

Person(s) receiving communication:

Bonnie Neely

Detailed substantive description of the content of communication:

(Attach a copy of the complete text of any written material received.)

I received a briefing from the project representatives in which they described the proposed Land Use Plan amendment to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial. They explained that no amendment to the certified Implementation Plan or rezone is necessary because the current commercial zoning of CC-4-2 is consistent with the certified Implementation Plan. The proposed land use plan amendment would make the land use designation consistent with the current zoning designation and with the land use designation of neighboring properties. Staff is recommending approval with a suggested modification that requires 25% of the property to retain the Industrial designation. This would not resolve the land use designation/zoning inconsistency on that portion of the property. Under the current land use designation, the City cannot approve any industrial use that would be consistent with commercial zoning. The applicant requests that the LUPA be approved as submitted.

Date: February 3, 2010

Signature on file

Bonnie Neely, Commissioner: _____

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3

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PAUL A. PETERSON
Retired

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File No.

7573.001

February 4, 2010

Chairperson Bonnie Neely and members of the
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

**Re: Thursday 2-11-2010 Agenda Item 23E
City of San Diego LCP Amendment No. 3-08B (Point Loma Mixed Use)**

Dear Madam Chair Neely & Members of the California Coastal Commission:

We represent Dean Wilson with Axiom Real Estate with regard to the above referenced matter. After three years of in depth community participation, planning and review, the Land Use Plan Amendment was approved by the San Diego City Council on October 7, 2008.

The LUPA Cleanup will resolve inconsistency and allow Redevelopment

The Land Use Plan Amendment corrects a 23-year old inconsistency between the land use designation and the zoning created upon the adoption of the Peninsula Community Plan in 1987 and certified by the Coastal Commission in 1989.

The State Planning and Zoning Laws (Gov Code Sec 65000 et seq.) require consistency between land use plans and the zoning intended to implement land use plans. As a charter city, San Diego cures known inconsistencies between land use and zoning as part of its discretionary permit review process. Redevelopment of this blighted site requires discretionary permits. Therefore, consistency between land use and zoning is a requirement for any redevelopment to occur.

The Staff Recommendation does not work

Retaining the existing Industrial land use designation on 25% of the ground floor of the site does not cure the conflict between the Land Use Plan and the existing CC-4-2 Commercial Zoning. We believe that Staff's suggested modification is not meant to facilitate "Industrial" use on the site, as staff has made allowances for residential use. Staff is suggesting that 25% of the ground floor

City of SD LCRA# 3-08B
applicant's response
5

to be devoted to "Marine Related" commercial space. We believe that the recommendation would forestall redevelopment - kicking the issue down the road and sentencing the community to yet another undetermined number of years of blight in the heart of the Roseville Commercial District.

City Council Approval

The City of San Diego's determination that the Marine Related Industrial land use designation should be changed to Commercial was made by evaluating numerous critical factors.

Foremost among these factors is that every neighboring property enjoys both a Commercial land use designation and Commercial zoning. There is no opportunity or desire to "spot" zone the subject property with 25% Industrial use and 75% Community Commercial and Residential use as it would be in immediate conflict not only within the project, but also with all of the existing neighboring uses.

One of the larger concerns by the City of San Diego was to assure that there would be no long-term impact on the community's supply of industrial land and marine related enterprises. At every step of the way, City Planning staff, community members, Planning Commissioners, and City Council members all determined that the marine-related supply of land and the businesses would not be adversely affected. The City further determined that marine-related land use opportunities will not be constrained by this LUPA. These determinations came from an in-depth review and analysis by Economic Research Associates' (ERA), an independent, third party study requested by City Planning and the Planning Commission in 2006. This study, titled Demand for Marine-Related Industrial Land in the Peninsula Community, was utilized by the City in determining the current and projected need for Marine Related Industrial/Commercial Lands. We believe your staff agrees with the conclusions of that study.

Vast supply of Industrial and Commercial Land

ERA's systematic, rigorous methodology was implemented specifically to uncover any potential negative effect on marine-related business enterprises (and marine related Industrial and Commercial lands) over the next 25 years (2005 through 2030) that might result from land use changes. Standard Industrial Classification codes, employment growth trends, employment densities, San Diego Association of Governments (SANDAG) and Port of San Diego land use inventories and projections, and commercial real estate brokers' local knowledge were analyzed to arrive at the candidate land-based, marine-related users potential demand compared to the availability of suitable land.

These factors led to a 0.7 to 1.2-acre demand over 25 years compared to a supply of industrial (5.5-6.6 acres) and commercial (78-103.9 acres) within the Peninsula area. [ERA pg 4, Findings 1-3]

It also reported that the Port tideland commercial marine sales and services redevelopment with improved efficiencies has the capacity to accommodate all foreseeable growth. It is also important to note that the Port's certified Master Plan's Shelter Island La Playa Planning District which is 145 acres of public land and 205 acres of water is dedicated to Commercial recreation, visitor serving, marine sales and service, and park land uses.

Independent Evaluation and Confirmation

To ensure the validity of the findings in ERA's analysis, the City of San Diego's City Planning and Community Investment Economic Research staff reaffirmed ERA's methodology and used the City Treasurer's Tax Collection System information to perform in-house research which confirmed the findings and answered the Planning Commission's questions on land use progression in its report titled, Analysis of the Business Activity in the Point Loma Study Area by the North American Industrial Classification System.

The LUPA 3-08B is supported by these two recent, expert, and independent in-depth analyses for the area which concludes that the supply of land for marine related uses is more than sufficient to meet prospective demand over the next 25 (now 20) years.

America's Cup Study is Flawed

Staff in its recommendation relied in part upon the America's Cup Harbor Usage Study dated 11/30/99 and its addendum dated 1/11/2000 by M. J. Barney Associate's. The report was the unmeasured and unchecked narration of Port tenant boatyard owners that were vying for tidelands lease renewals. It reported how busy they were, how close to operating capacity, without a metric. The author was co-founding Yachtfest San Diego at the time of the report. The 400-ton market segment dividing line was a retread of the author's South Bay Boat Yard's research that commenced in 1994-95. His study was totally inapplicable to America's Cup Harbor yards maximum 150-ton capacity. The Port District discredited and disregarded the report at its April 2000 hearing in which it reduced the future size of the Kettenburg Marine Boatyard by 55%. Now, ten years later, neither the report's inflated projections nor the dire projections of loss have materialized. It is not and has never been useful evidence in determining projected land use demand.

The Coastal-dependent and Coastal-related land use supply has been found to be adequate in coastal staff's analyses for both America's Cup Harbor PMPA #33 and Anchorage Lane LCPA. Such use remains unrestricted throughout Roseville and Shelter Island within reasonable proximity of any Coastal-dependent uses they might support.

The America's Cup Harbor Port Master Plan Amendment #33 Certified 6/2003 modified land use from Marine Sales and Service (Coastal-Dependent capable sites with water leaseholds) to commercial redevelopment.

Conclusion

In summary, we hope you will agree that the Land Use Plan Amendment will not jeopardize the vast supply of Industrial and Commercial land within the community and is therefore consistent with Chapter 3 of the Coastal Act. We would respectfully request that you certify LUPA 3-08B as submitted.

Previous correspondence with coastal staff presenting each of these and many other issues are listed below. Hard copies can be provided upon request.

Thank you for your time and consideration of this matter.

Sincerely,

PETERSON & PRICE

A Professional Corporation

Signature on file _____

Matthew A. Peterson

The following referenced attachments are within the CCC files in San Diego:

11/24/09 Letter to Coastal Staff w/ Attachments

6/26/09 Letter to Coastal Staff w/ Attachment

11/18/08 Letter to Coastal Staff w/ Attachments

"Why Commercial Won't Work" Answer to Staff's Question (January 2010)

Communications between Matt Peterson and Coastal staff regarding industrial land use definitions

cc: Mayor Sanders and Members of the City Council
Deborah Lee, CCC, District Manager, San Diego Coast District Office
Sherilyn Sarb, CCC, Deputy Director, San Diego Coast District Office
Lee McEachern, CCC, San Diego Coast District Office
Susan McCabe, Esq.
Dean Wilson
Rand Wassem

United Sportfishers of San Diego, Inc.



OPERATORS OF

H&M Landing

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2803 EMERSON STREET • SAN DIEGO, CALIFORNIA 92106

Telephone: (619) 222-1144 • Fax: (619) 222-0784 • Website: www.hmlanding.com

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Deborah Lee
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, California 92108

2-4-10

Re: Point Loma Townhomes

Dear Ms. Lee,
I have previously sent three letters about the above referenced project to the attention of Laurinda Owens. The most recent was faxed on 2-2-10. My letters have all voiced my concern regarding the noise generated by the sportfishing fleet and the potential for complaints from the new residents.

Regarding this matter, I have met with Dean Wilson, who has made me aware that new residents would receive Disclosures of Material Facts regarding this potential noise from the seller as required by California law. It is really not my intention to undermine this project but simply to put all parties on notice that there is and will continue to be a noise problem. There are federal laws that govern announcements that must be made on the vessel's PA system as they leave the dock, Landing announcements plus just plain traffic noise during the season. My concern is only with potential complaints in this regard. As long as new buyers are noticed regarding this noise and it is acceptable to them, I see no other reason to stop this construction.

On the positive side, this development will greatly improve an area that is somewhat of an eyesore and has been for years. I am satisfied that with the proper disclosures, these townhomes will not interfere with the sportfishing business.

Thank you,

Signature on file

Phil Lobred
H&M Landing

City of SD
LCPA # 3-08B
letters of comment
9

United Sportfishers of San Diego, Inc.

OPERATORS OF

H&M Landing

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Ms. Laurinda Owens
California Coastal Commission
San Diego District Office

2-2-10

Dear Ms. Owens,

Regarding the City of San Diego LCP Amendment No. 3-08A and B,
Request to change land use designation from industrial to commercial.

H&M Landing is one of three San Diego Bay sportfishing landings that sit next to the old Kettenburg site. This is the largest fleet of Coast Guard certified vessels in the country. There are approximately 75 commercial sportfishing vessels ranging in size from 50ft. to 120ft. with a passenger capacity of several thousand people a day during the summer season. Because of the type of sportfishing fishing done in this area most of these vessels depart and return during the hours of 7pm to 11pm each evening. Obviously this causes both traffic congestion and noise. Loud speakers on boats, loud speakers from the Landings, boat engine noise, traffic noise, bright lights; all of this going on at night, 5 months out of the year. Since we open at 5am, some of this noise begins early in the morning. This industry has been here for over 40 years.

In my opinion, putting 47 townhomes several hundred feet away is a recipe for disaster. The people that live in these townhomes are going to complain to the city every day. I would like to put both the city and the Coastal Commission on notice, before this decision is made, that this will become a **major** problem and have no reasonable solution. There are many problems with this townhome project, some are curable, and some are not. The nightly noise factor will become a major problem in the future if this project goes through. The three sportfishing landings have signed a new 20 year lease with the Port of San Diego in the last month. This noise will go on for the next 20 years.

Thank you for your help

Signature on file

PHIL LOUREU
President, H&M Landing

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SAN DIEGO COAST DISTRICT

10

Black Pearl
SPORTFISHING

Th 23e

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FEB 08 2010

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 2, 2010

Ms. Deborah Lee
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619)767-2384

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Lee,

The purpose of this letter is to encourage the Commission's approval of the City of San Diego's LCP Amendment No. 3-08B as submitted. Please include this letter in the addendum to your staff report.

I am the owner operator of the Black Pearl, a 65' deluxe sportfisher specializing in 1 to 3 day trips to Southern California and Mexico's Baja coast, operating year around from Point Loma Sportfishing. I have been a sportfishing skipper for 29 years and I live in the Point Loma Village walking distance to my boat.

I would like to correct a couple of misplaced concerns identified by others. It is common knowledge that sportfishing boats come and go at regular times. Long range boats leave between 3 and 4 in the afternoon; Day Boats leave around 10PM the night before; and 1/2 day boats leave between 6 and 7AM. Also pretty well known is that nobody uses their PA systems at the docks or in the harbor until they clear Bali Hai at the end of Shelter Island on the way out, and don't use them once they cross into the harbor on the way in. I have never received a noise complaint nor have I heard of any complaints directed at the landings or skippers. Lights and engine noise are shielded from the surrounding community. There are plenty of residents and hotel guests currently residing closer to the landings than those at the project site. There isn't a problem now and there won't be a problem in the future.

Point Loma Townhomes is a good use of a blighted site with tired old buildings and enhances the Village for the benefit of all. The port tidelands redevelopment will finally open the shoreline to the public. Things are going in the right direction.

The California Coastal Commission should confirm the City of San Diego's land use determination and CERTIFY Land Use Plan Amendment #3-08B as submitted.

Sincerely,

Signature on file *Signature on file*

KICK Craddick

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DAL

**North Bay Project Area Committee
1200 Third Avenue, Suite 1400
San Diego, CA 92101**

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COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

TH 23e

January 8, 2010

Ms. Deborah Lee
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Lee,

The Redevelopment Agency of the City of San Diego was created to alleviate conditions of urban blight in designated areas of the City. The Agency's scope and authority stem from the California Community Redevelopment Law that outlines procedures to determine what development, reconstruction, and rehabilitation are needed and desirable. It also defines the financial tools, legal authority, and citizen participation necessary to successfully implement adopted redevelopment plans. The law is designed to promote an improved and safer neighborhood environment and a restoration of community pride.

The City of San Diego's 1,360-acre North Bay Redevelopment Project Area is composed of a variety of land uses that are designated for residential, mixed-use, high technology office/flex/R&D, light industrial, and retail development opportunities along Interstate 5, Pacific Highway, Morena Boulevard, India Street, Loma Portal, Roseville, Voltaire Street, and in the City's Midway District.

The North Bay Project Area Committee (PAC) is a 30-member advisory group that provides recommendations to the City's Redevelopment Agency on proposed redevelopment projects. At the PAC's December 2, 2009 meeting, the PAC members revisited the Point Loma Townhomes Project and voted unanimously to support the City of San Diego's land use determination and Land Use Plan Amendment as submitted to the Coastal Commission.

The land use plan amendment before you is consistent with the objectives of the North Bay Redevelopment Project Area and is in concert with the adjacent Port Master plan for America's Cup Harbor, both certified by the Coastal Commission. It reconciles a non-conformance between land use designation and zoning. The proposed commercial use designation is consistent with surrounding land use and zoning and compatible with neighboring development. The existing Industrial designation is not.

Point Loma Townhomes mixed use urban infill project is a prime example of the City of San Diego General Plan's City of Villages strategy for smart growth. It eliminates persistent blighted conditions, obsolete buildings and razor wire security fencing and enhances visual and scenic qualities of the coastal area.

Please affirm the City of San Diego's land use determination and CERTIFY Land Use Plan Amendment #3-08B as submitted.

Sincerely,

Signature on file _____

Christine Robinson
NORTH BAY PROJECT AREA COMMITTEE, VICE-CHAIR

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JAN 06 2010

Th 23e

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 2, 2009

Ms. Deborah Lee
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Lee,

The purpose of this letter is to encourage the Commission's approval of the City of San Diego's LCP Amendment No. 3-08B as submitted. Please include this letter as part of the addendum to your staff report.

As a four-time America's Cup-winning skipper, I have been bestowed the honor of being called "Mr. America's Cup." America's Cup Harbor's name is a result of my defense of the America's Cup. As winner of 28 World Championships, three-time U.S. Yachtsman of the Year, seven-time San Diego Yachtsman of the Year, inductee of the U.S. Sailing Hall of Fame and a member of the America's Cup Hall of Fame, author of 9 books on sailing and owner of Team Dennis Conner Team Shop, sailing is very dear to me as are the businesses that support racing and recreational boating enthusiasts.

I was born, raised and live in Point Loma and want what is best for the community.

Point Loma Townhomes is the right project for the subject site. It eliminates blighted, obsolete, long underutilized facilities and enhances the Shelter Island Village area for the benefit of all and detriment of none.

There are ample opportunities for marine-related businesses to locate throughout the Roseville and Shelter Island areas.

As you are aware, redevelopment yields a net gain to the local business community – marine related and otherwise. Taken together, two neighboring sites – one Port property and one City of San Diego property – increases available commercial area by 11,000 square feet compared to previously existing conditions.

This balanced approach to land use and redevelopment preserves and enhances coastal access without creating a traffic nuisance that would impede access to America's Cup Harbor and Shelter Island.

The California Coastal Commission should confirm the City of San Diego's land use determination and CERTIFY Land Use Plan Amendment #3-08B as submitted.

Sincerely,

Signature on file

Dennis Conner

B

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Th 23e

P. O. BOX 60212, SAN DIEGO, CALIFORNIA 92166-0212

FEDERAL TAX ID No: 95-2537997

November 11, 2009

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Attn: Ms. Deborah Lee

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ladies and Gentlemen,

Founded in 1961, The Point Loma Association is an organization of residents and businesses working together to improve the quality of life in Point Loma through beautification, education, charitable activities and civic collaboration.

In addition to beautifying the Peninsula, the Point Loma Association represents the community through direct involvement with agencies of federal, state and local governments, the Port District, the San Diego Unified School District, the Peninsula Community Planning Board, and others who directly affect our quality of life. We donate time, effort and money to make the Peninsula a better place in which to live and work.

After many years of workshops, public meetings and open discussion, the concept plan of the America's Cup Harbor Master Plan Amendment and more specifically, the Kettensburg Marine Port tidelands redevelopment site was approved at the Port Commissioner's meeting on March 28, 2000. The majority of the site was to be commercial buildings, parking areas, public plaza and promenade rather than boatyard functions. The Point Loma Association worked towards and supported the Port staff recommendation approved that day.

The land use plan amendment before you complements and is consistent with the adjacent Port plan. The amendment reconciles the non-conformance between the site's land use designation and its existing commercial zoning. The proposed commercial use designation is consistent with surrounding land use and zoning and compatible with neighboring development. The existing Industrial designation is not.

The amendment allows welcomed redevelopment of a blighted site that meets all of the regulations of the site's existing CC-4-2 zoning and beautifies, stimulates and enlivens our coastal village.

The California Coastal Commission should confirm the City of San Diego's land use determination and CERTIFY Land Use Plan Amendment #3-08B as submitted.

Sincerely, 
Signature on file _____

Tony Valadrese
Chair

14

Th 23e

November 9, 2009

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Received
NOV 20 2009
California Coastal Commission
San Diego Coast District

Attn: Ms. Deborah Lee

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ladies and Gentlemen:

The purpose of this letter is to urge that you approve the Point Loma Townhomes, City of San Diego LCP Amendment No. 3-08B as submitted.

I am an architect who has been practicing in Point Loma for over 40 years. As a volunteer I was on the committee that prepared the original "Peninsula Plan," Chair of the related "Implementation Committee," Chair of the planning group that prepared the "Roseville Report" together with the city planning department, worked on the "Local Coastal Program" as well as the revised "Peninsula Plan". I was also the chair of the committee that prepared the "CPIOZ or Community Plan Implementation Overlay Zone". This zone overlays the essential commercial district of the Point Loma Village area and encourages quality development. I also served on the ad hoc planning committee which met for several years to enhance Point Loma Village planning with a special interest in the Kettenburg Boat yard and related Port and Private properties. I was also president and on the board of the Point Loma Association for many years.

I have reviewed the plans for the Point Loma Townhomes and feel that the project will remove the current eyesore on the property and will produce a quality development that should infuse life blood into the Point Loma Village and the greater Point Loma area. Hence I would urge its approval as submitted.

Sincerely,

Signature on file

Richard J. Lareau

15

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JUN 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 27, 2009

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

BY FAX: 619.767.2384

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commissioners to **REJECT** the City of San Diego's request for this change.

A 47-unit, 40-foot high condominium project will not **maintain and enhance public access to the coast, nor will it protect recreational boating or will the community benefit** from this project. (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable, and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30 foot height limit for the coast, that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

^{live}
I ~~work~~ in the Shelter Island vicinity and travel Scott Street daily, and the impact on traffic, density, not to mention the fact that the city is restricting water usage, is further reason to reject the City's request.

~~Very truly yours,~~

The 30' height limit was a hard fought ^{for} concession for all who live, work or visit these potentially affected areas which should be respected and adhered to.

This "residentialization" is one more short sighted ^{move} attempt on the part of the City to deal with an issue which cries out for far sighted vision.

Please DO NOT allow what to many can only be viewed as SELF SERVING INEPT behavior to be shuffled through VERY RESPONSIBLE hands.

Regards J.

Signature on file

Residence: 1370 Scott St #9/SD CA 92106

(619) 229-2452

16

CALIFORNIA COASTAL COMMISSION

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



January 19, 2010

TO: COMMISSIONERS AND INTERESTED PERSONS**Th23e****FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
LAURINDA OWENS, COASTAL PROGRAM ANALYST, SAN DIEGO
COAST DISTRICT****SUBJECT: STAFF RECOMMENDATION ON CITY OF SAN DIEGO MAJOR LCP
AMENDMENT 3-08B (Point Loma Townhomes) for Commission Meeting of
February 10-12, 2010**

SYNOPSIS

The subject LCP land use plan amendment was submitted on 11/25/08. The amendment was deemed complete and filed on 1/9/09. A one-year time extension was granted on 3/11/09. As such, the last date for Commission action on this item is 4/11/10.

SUMMARY OF AMENDMENT REQUEST

The proposed submittal consists of an amendment to the Peninsula Community Land Use Plan to redesignate a 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial to accommodate a proposed mixed use project consisting of 47 residential townhomes (condominium units) and three street-level commercial condominium units (815 sq.ft., 930 sq.ft. and 1,475 sq.ft., respectively) at the north, northwest and northeast corners of the property).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that, following a public hearing, the Commission deny the land use plan amendment, as submitted, and then approve the land use plan, subject to suggested modifications. The key issue is that the proposal to redesignate the entire 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial represents a significant loss of acreage on the subject property for coastal-related or marine support uses. The proposed change in land use designation is necessary to enable a proposed mixed use project which is not the subject of this review. The site is located adjacent to Port tidelands fronting on America's Cup Harbor where studies have strongly supported retention of a tidelands boatyard. Another concern relates to protecting both the marine-related/commercial fishing industry or visitor-serving use priorities on the site. Because the site is next to a waterfront parcel that is intended to be redeveloped with a boatyard and other marine-related uses which are high priority uses under the Coastal Act, more commercial uses should be provided on the subject site which will encourage coastal recreation and support adjoining marine dependent uses in this nearshore area. Additionally, those uses should be sited at the southeast/bayside portion of the property

where they will function as a buffer between any potentially allowable residential uses on site and the marine-related uses on the Port tidelands parcel. Therefore, a suggested modification requires that the City of San Diego modify the proposed land use plan amendment and retain the bayward/southeastern portion of the 1.65 acre property (approximately ¼ of the site) as Industrial (Commercial Fishing/Marine-Related) land use. No residential uses shall be permitted in this area of the site on the ground/street-level.

The appropriate resolutions and motions begin on Page 4. The suggested modification may be found on Page 5. The findings for denial of the Land Use Plan Amendment as submitted begin on Page 5. The findings for approval of the Land Use Plan Amendment if modified begin on Page 11.

BACKGROUND

The Peninsula Community Plan/Land Use Plan is part of the City of San Diego's certified LCP which contains 12 segments. The Commission approved, with suggested modifications, the Peninsula Community segment of the City of San Diego's Local Coastal Program on May 22, 1981, with suggested modifications. The Commission found that the decision raised substantial issue with regard to the preservation and protection of Famosa Slough. On August 21, 1981, and again on May 23, 1984, the Commission certified this segment with suggested modifications. A second resubmitted LUP was certified by the Commission on August 27, 1985, and addressed the adequacy of parking requirements in the nearshore areas. A third resubmittal was certified as submitted on July 13, 1988. There have only been two prior LCP amendments to the Peninsula Land Use Plan. The first (No. 2-98B) was for the North Bay Redevelopment Plan which encompassed several City of San Diego planning communities and included a small portion of the Peninsula Community Plan area. The LCPA was approved by the Commission in September, 1988 and was effectively certified on July 16, 2004. The second amendment (No. 1-04A) was to redesignate a .39 acre property from Marine Related Industrial to Medium Density Multi-Family Residential and rezone the site from CO-1-2 to RM-2-5 to accommodate a proposed seven-unit condominium project. The LCPA was approved, as submitted, by the Commission on November 17, 2004 and became effective that same date.

ADDITIONAL INFORMATION

Further information on the City of San Diego LCP Amendment 3-08B may be obtained from Deborah Lee, District Manager, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

The City of San Diego has a long history of involvement with the community planning process; as a result, in 1977, the City requested that the Coastal Commission permit segmentation of its Land Use Plan (LUP) into twelve parts in order to have the LCP process conform, to the maximum extent feasible, with the City's various community plan boundaries. In the intervening years, the City has intermittently submitted all of its LUP segments, which are all presently certified, in whole or in part. The earliest LUP approval occurred in May 1979, with others occurring in 1988, in concert with the implementation plan. The final segment, Mission Bay Park, was certified in November 1996.

When the Commission approved segmentation of the LUP, it found that the implementation phase of the City's LCP would represent a single unifying element. The City's first LCP Implementation Plan (IP) was certified in 1988, and the City assumed permitting authority shortly thereafter. The IP consisted of portions of the City's Municipal Code, along with a number of Planned District Ordinances (PDOs) and Council Policies. Late in 1999, the Commission effectively certified the City's Land Development Code and a few PDOs; this replaced the first IP in its entirety and went into effect in the coastal zone on January 1, 2000. The City's IP includes Chapters 11 through 14 of the LDC. Some areas of deferred certification remain today and are completing planning at a local level; they will be acted on by the Coastal Commission in the future.

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

C. PUBLIC PARTICIPATION

The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

- I. MOTION I:** *I move that the Commission certify the Land Use Plan Amendment for the Peninsula segment of the City of San Diego certified LCP, as submitted.*

STAFF RECOMMENDATION OF DENIAL OF CERTIFICATION:

Staff recommends a **NO** vote on the motion. Failure of this motion will result in denial of the land use plan amendment and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO DENY CERTIFICATION OF LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the Peninsula Land Use Plan amendment as submitted and finds for the reasons discussed below that the submitted Land Use Plan Amendment fails to meet the requirements of and does not conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures that would substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

- II. MOTION:** *I move that the Commission certify the Land Use Plan Amendment for the Peninsula segment of the City of San Diego certified LCP if modified in accordance with the suggested changes set forth in the staff report.*

STAFF RECOMMENDATION: CERTIFICATION IF MODIFIED AS SUGGESTED:

Staff recommends a **YES** vote on the motion. Passage of the motion will result in certification with suggested modifications of the submitted land use plan amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT IF MODIFIED AS SUGGESTED:

Subject to the following modifications, the Commission hereby certifies the City of San Diego LCP amendment and finds for the reasons discussed herein that, if modified as suggested below, the submitted Land Use Plan Amendment will meet the requirements of and conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan if modified as suggested below 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 plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

PART III. SUGGESTED MODIFICATIONS

Staff recommends the following suggested revisions to the proposed Land Use Plan be adopted.

1. The City of San Diego shall modify the proposed land use plan amendment and retain the bayward/southeastern portion of the 1.65 acre property (approximately ¼ of the site) as Industrial (Commercial Fishing/Marine-Related) land use. No residential uses shall be permitted in this area of the site on the ground/street-level. (Ref. Exhibit No. 3).

PART III. FINDINGS FOR DENIAL OF THE PENINSULA LAND USE PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

The proposed submittal consists of an amendment to the Peninsula Land Use Plan segment of the City of San Diego LCP to redesignate a 1.65 acre property bounded by Carleton, Scott and Dickens Streets and the America's Cup Harbor from Industrial (Commercial Fishing/Marine Related) to Commercial use. The subject site is surrounded by a variety of uses which include commercial uses to the north and west, and marine-related commercial and industrial uses to the south and east. The proposed land use re-designation is to accommodate a proposed 47-unit townhome development with three commercial leaseholds in an area that is immediately adjacent to other commercial development which has been approved by the City of San Diego through a companion coastal development permit, the decision on which is appealable to the Commission.

The subject site is located one parcel from the San Diego Bay (America's Cup Harbor) and is located in an area commonly referred to as the Roseville District of the Peninsula Community Plan area. Port tidelands are located immediately southeast of the site which

are currently undergoing redevelopment as the “Kettenburg Landing” which includes, in part, construction of a walk-up food plaza and a public access walkway. Specifically, the tidelands development includes three commercial/retail buildings, two parking lots, a small boatyard with corporate offices and a public plaza with public promenade connecting America’s Cup Harbor to Shelter Island Drive.

B. NONCONFORMITY OF THE PENINSULA LAND USE PLAN REVISIONS WITH CHAPTER 3

1. Marine-Related Uses/Priority Use. The proposed amendment would result in a decrease in the amount of land area designated for Marine-Related Industrial uses in the Peninsula Community plan area from 4.92 acres to 3.25 acres. The following Coastal Act section is applicable and states:

Section 30255

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support. [emphasis added]

The Coastal Act defines “[c]oastal-dependent development or use as “..any development or use which requires a site on, or adjacent to, the sea to be able to function at all. A “coastal-related development” is defined as “...any use that is dependent on a coastal-dependent development or use.” In this particular case, the subject site is currently designated for marine-related industrial use and use of the site consistent with that designation would be coastal-related. Marine-related industrial uses are often located immediately adjacent to the shoreline; however, they can be, and frequently are, located at inland sites. Some marine-related uses would be coastal-dependent if they require waterfront land to function.

The subject property is not a waterfront site and currently contains three commercial fishing/marine-related businesses (Aquarius Yacht Services, Randall Berg Yacht Brokerage, Dinghy Doctor and one or two other non-marine related commercial uses including three residential apartments), parking and a large marine boat storage area. The subject site was formerly a portion of the Kettenburg Boat Works site. The boat works site gained notoriety with its design of a Pacific Class (“PC”) sailboat to rival the East Coast “S” class boats. Originally, the Kettenburg boat yard facility included the subject site (upland parcel) as well as the bayfront/waterfront parcel which is located in port district tidelands and now separately owned. In 1968, the Whittaker Corporation purchased Kettenburg Marine. The Company continued to produce sailboats and yachts, provide boat repair services, and produce vessels under Navy contracts. In 1974, a new dry dock facility was built at the foot of Dickens Street. In 1979, due to management changes, no new boats were designed or built on the premises, which was used primarily

for storage, repair and retail sales until the business closed in 1994. At some point after this time, the property was sold to Dean Wilson who operated it as Driscoll boat yard which operated a boat yard and other marine-related uses on the premises up until recently.

The project site is zoned CC-4-2 zone (Commercial-Community). The CC zone permits community-serving commercial services, retail and residential uses with a range of developments including pedestrian-oriented uses. The subject site is surrounded by commercial development to the north, west and east and marine-related commercial and industrial uses to the southeast. The Peninsula Community Plan identifies this area as a “transitional area”, where gradual commercial development and redevelopment is currently underway. As stated in the Peninsula Community Plan, “the Commercial Fishing and Marine-Related Industry are located in the Roseville/Shelter Island area and provide the following facilities: boat berthing (private and commercial), boat repair and sales, fuel docks, fishing supply shops, public parking, restaurants and lodging accommodations”. Such uses as commercial fishing are coastal-dependent whereas marine-related industrial uses can be either coastal-dependent *or* coastal-related depending on the specific use. In addition, the Plan states on Page 44, “[i]n addition to the Port controlled commercial fishing industry uses, marine related sales and service operations are located within the Roseville area, west of Scott Street (along Canon and between Carlton and Dickens). These uses provide a transition into the Roseville commercial district. The Plan further states as one of its Objectives to “maintain and encourage continued development of the commercial fishing and marine related commercial land uses within Peninsula.”

Coastal-related uses are clearly high priority uses under the Coastal Act. As such, the City conducted a study entitled, “Analyses of the Business Activity in the Point Loma Study Area by the North American Industrial Classification System” (dated July 2009) to determine the adequacy of marine-related uses in the community plan area. One of the study’s specific questions was whether or not marine-related industrial businesses were relocating outside of the study area to other city and county locations. In addition, the study references a separate report entitled “Demand for Marine Related Industrial Land in the Peninsula Community”. Two sections of that report are referenced in the City’s 2009 analysis and they read as follows:

“There are over 40 marine-related industries identified under the North American Industrial Classification System (NAICS), plus marine-related trades within the broader industry classifications, and marine-related commercial, recreation, financial and services. On a practical level, only a few of these are potential marine-related industries that would fulfill the Peninsula community Plan’s marine-industrial designation on the subject property.

[and]

Some marine-related commercial activities, such as seafood restaurants, fish markets, sports fishing supplies, boat brokers and professional services are not listed...since they would be allowed anywhere under commercial zoning...in the

Port's jurisdiction, the Peninsula Community Plan and elsewhere in the North Harbor/Sports Arena market area."

The City's study found "[t]he presentation of the NAICS code data does not illustrate a large percentage of businesses engaged in marine-related industrial operations." In general, the study also found that study area businesses have remained fairly constant over time. In its conclusion, the study states that recent data collection "does not illustrate that there was great demand for marine-related operations within the study area..." For example, as stated in the study, of the 450 businesses in operation during the year 2008, 94% of these were engaged in providing commercial or retail services. The study did not find those businesses qualified as water dependent or water based activities and further found that the identified commercial services and retail businesses could locate anywhere in the city, with appropriate commercial or retail zoning. There were eight (8) study area businesses that were specifically identified as engaged in manufacturing or industrial land uses that would be associated with marine-related business operations. However, the City's study again found these businesses are not water dependent and are land based manufacturing operations that do not have to be located next to the water.

The City's analysis and action to approve the land use redesignation is thus based on two points. First, there is a small percentage of actual marine-related *industrial* uses in the community. Second, the City asserts that the bulk of the marine-related businesses are not water dependent and could be located anywhere in the community with appropriate commercial or industrial zoning. The proposed land use change would redesignate the site from Industrial (commercial fishing/marine-related) to Commercial. However, while the proposed land use would be Commercial and thus appear to still reserve the site for marine-related land uses, which would be a priority under the Coastal Act, the commercial land use designation would also allow residential uses. As described elsewhere, the specific development accommodated by the land use change is primarily a residential condominium project.

Although the City determined that the loss of 1.65 acres of marine-related industrial use would not be detrimental to the overall supply of marine-related uses in the nearby community, including the nearshore area, the Commission does not concur. Marine-related land uses remain a priority use under the Coastal Act; and, given that the proposed Commercial land use designation would also allow residential use, this acreage would no longer be protected for either marine-related industrial, marine-related commercial or even visitor commercial land uses. Commission staff conducted additional research, particularly into the site adjacent to the subject site, which is identified as the Kettenburg Landing Site (boat yard) in the certified Port Master Plan. Upon further research of Port Master Plan Amendment #33 (approved by the Commission in June, 2003) for the property immediately southeast of the subject site, several studies were conducted about retention of boat yards in the area. Specifically, the findings of one study (America's Cup Harbor Usage Study presented to Port of San Diego by M.J. Barney Associates, dated 11/30/99) revealed that the former Kettenburg Boat Yard is one of the two largest boat yards in San Diego. With regard to other businesses researched, the findings of the

report stated that marinas are doing well in Shelter Island and Harbor Island and those businesses acknowledge a relatively strong and growing boat market. In addition, the report also found that the Kettenburg Boat Yard was at approximately 90% capacity.

Given that the number of boat yards had declined at the time, the report recommended that Kettenburg Marine be allowed to continue its operation and be encouraged to upgrade the facility to meet future market demand. The report also stated that if the Kettenburg facility were to cease operation, although some of the work could be routed to alternate boat yards in other locations throughout greater San Diego, it is believed that the overall, cumulative demand throughout San Diego would not be met within 12 to 18 months of Kettenburg's closure. Also, some of that immediate future demand would then be fulfilled by locations outside of San Diego, causing lost revenues to local marine businesses including boat yards, marinas, marine parts and supplies, marine subcontractors and general marine services. The study stated that America's Cup Harbor became a vital asset to the community as a commercial, or working harbor. As such, it has been the lifeline for many boat yards, marine services, sport fishing, commercial fishing and commercial recreation. The conclusions of the study recommended that Kettenburg's main functions and attributes should not be drastically altered.

Clearly, there have been significant changes in the economy since that analysis and both the broader tourism and recreational use markets have been adversely impacted. Nonetheless, the studies underscored the value of the tidelands parcel as a boatyard with a historic commitment of the subject upland parcel as a marine-related land use property.

Subsequently, during a staff site visit to the area, it appeared that a boat yard was no longer in operation at the adjacent port property. In addition, the applicant's representative for the proposed land use plan amendment confirmed that the boat yard was gone and the permits for the "Kettenburg Landing" project had been pulled and site work had been underway for sometime. The applicant indicated that a small boatyard (for bottom scraping and painting services) on the Shelter Island Drive side of the tidelands site between the Fiddler's Green building and the San Diego Marine Exchange was part of the plan. This raised several questions given that the above-referenced study indicated that the boat yard would remain and was crucial to the Shelter Island area.

Upon review of the Commission staff report for the Port Master Plan Amendment #33, the project description included, in part: renovation of the existing Kettenburg Boatyard including construction of a walk-up food plaza and a public access walkway; a partial street vacation and roadway realignment at North Harbor Drive; construction of a new 50-slip marine expansion in front of the Bay City Marine site; demolition and renovation of existing structures on the west side of Shelter Island Drive in order to cluster buildings and create new view corridors from Shelter Island Drive, and expansion of the existing public waterfront promenade and the creation of new public view corridors.

In addition, research was completed on the Port action. Specifically, the coastal development permit (cdp) describes the development, in part, on the port (adjacent) site as follows:

The proposed redevelopment of the existing boatyard consists of the demolition of the existing margin wharf, floating docks, shoreline embankment, pavement areas and building structures, all in a deteriorated state, unsightly and inefficient. The proposed construction includes a two-story boatyard administration building, roughly 4500 sq.ft. in size; a high bay metal boat shed of approx. 6,500 sq.ft., two 65 ft. long x 3 ft. wide cast-in-place concrete finger piers supported by sixteen pre-cast concrete friction piles for use by a new 35-ton travel lift, roughly 41,000 sq.ft. of concrete paving, and up to 52 boat slips. The redevelopment plans also include waterside improvements including the reconstruction of approximately 368 linear feet of shoreline with new granite stone revetment; dredging to create the new shoreline condition and minimum depths required for boatyard use; [...]; construction of approximately 6,100 sq.ft. of marine sales and service buildings, a food service building of approximately 1,263 sq.ft., a 680 linear foot long shoreline pedestrian walkway with a ten-foot minimum width, an approximately 28,973 sq.ft. public plaza including landscape planting and circular hardscape gathering area, a new dinghy dock for water taxis and transient moorings and a minimum of 51 parking spaces.

Therefore, it became clear that through the proposed redevelopment of the Kettenburg boat yard site, as described above, several new improvements are proposed on the port tidelands parcel which also include a new boat yard, although a much smaller one than previously existed. Given the findings of the studies cited above regarding how important the retention of the boat yard was to the area and that the port master plan amendment/cdp included several marine-dependent uses on its property, the subject proposal to develop a project site with mostly residential development is inconsistent with Coastal Act policies to foster coastal-related development. In other words, given that the port site will be developed with marine-dependent uses, the subject site should be reserved, in some part, for coastal-related uses which support the aforementioned coastal-dependent uses. Absent reservation of more land devoted to coastal-related uses on the subject site, the proposed amendment is therefore inconsistent with Coastal Act policies.

Since the original staff report was mailed out to the Commission (and subsequently postponed in October, 2009), the project applicants have submitted more information to address Commission staff's concerns. Specifically, a report by Economics Research Associates dated 2/15/06 has been submitted. This study includes a survey of the Peninsula planning area which includes both Port of San Diego and City of San Diego areas to determine the future demand for land based marine related industrial uses within the Peninsula Community Plan area. The study concludes that there is more than adequate land in the Peninsula Community Plan area to accommodate future marine-related uses and that marine-related use opportunities will not be constrained by the redesignation of the subject site.

Specifically, the study analyzes the estimated growth in marine-related industries and employment density per acre factors through 2030. It is estimated that growth in these industries from 2005 to 2030 would generate demand for approx. 0.70 to 1.20 acres of

land area. This information was based on employment projections (number of employees, what amount of land is typically related to those number of employees in a business, etc.). In addition, according to SANDAG, the Peninsula City Planning Area has about 5.5 to 6.6 acres of land zoned for industrial uses today and 75-100 acres of land zoned for commercial uses -- some of which might accommodate some of the candidate land-based, marine-related industries. The study concludes that supply exceeds estimated demand by a significant margin. In addition, the applicant has advised staff that over four acres of additional land has been reserved for industrial uses at the former Naval Training Center.

Another key argument made by the applicant is that unless this site is redeveloped, it will remain the deteriorated site that it is today and that it is impossible to attract lucrative commercial development to this area for a number of reasons. The property representatives assert that the types of uses that would be more likely to locate here would be marine sales, seafood wholesalers, etc. Many of these types of merchants prefer better visibility and traffic conditions and lower rents and, for this reason, are relocating to areas like Sports Arena Boulevard, Morena Boulevard, etc. where they get better access, increased visibility and lower rents.

Most recently and after distribution of the previous report, the property representatives have also asserted that there are no viable uses allowed under the present land use designation of Industrial (commercial fishing/marine related) and the Community Commercial zoning that the Commission did originally endorse. In response, as noted above, the plan's specific language describing the Industrial land use category is not exclusively an industrial emphasis; in fact, it specifically discusses other marine related sales and services which would appear to be consistent with commercial zoning. The representatives have further argued that a Conditional Use Permit (CUP) would be required for most uses. This may be true for certain operations but the need to obtain a CUP does not render the site undevelopable. The Commission is not convinced there are no viable uses of the site under the present land use designation and zoning.

The applicant's representatives have also indicated that the subject LCP amendment is very similar to LCPA #1-04 (The Anchorage) which the Commission approved in November, 2004. The LCPA was for the redesignation of a .39 acre property from Marine Related Industrial to Medium Density Multi-Family Residential and a rezone from CO-1-2 to RM-2-5 to accommodate a proposed seven-unit condominium project on a parcel that was separated from the bay by other parcels on port district land. However, that Land Use Plan amendment was for a much smaller property (.39 acres) compared to the subject site which is for 1.65 acres of land. In addition, the Anchorage property was not as close to the bay as is the subject site.

In addition, Section 30222 of the Coastal Act states the following:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall

have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. [emphasis added]

A second concern with the proposed development that would be enabled through approval of the proposed LUP amendment is with regard to the small amount of commercial development accommodated in the project. While the development anticipates 47 townhomes, also proposed is 3,220 sq.ft. of commercial/retail space (815, 930 and 1,475 sq.ft., respectively). Each of the three leaseholds are proposed to be located at the northeast, northwest and southwest and corners of the property. The applicant has indicated that while the community planning groups and City also desired more commercial uses on the site, given that Scott Street is completely red-curbed, it would be difficult for patrons of businesses to park immediately next to the commercial leaseholds. The project was designed such that all parking for all uses would occur on site with a subterranean parking garage. It was noted that people prefer to park next to the commercial leaseholds they are patronizing; this would not be feasible along Scott Street. Commercial space was not proposed at the southeast corner of the site (Carleton Street) due to the presence of an existing sewer pump station.

Another concern of the community was with regard to increased traffic congestion and parking impacts. Some members of the community have complained about the usurption of on-street parking by longshore commercial fishing users. The applicant thus designed the project such that there would be no net increase in average daily trips or traffic above or beyond what currently exists with the existing commercial leaseholds on the project site. That is, the current site's existing uses generate 414 Average Daily Trips while the proposed townhome/commercial uses will generate 411 Average Daily Trips. Thus, limiting the commercial floor area reduced the required parking thereby increasing the number of extra parking spaces that could be provided. One key feature of the project design is that it allowed for an additional row of 20 parking spaces along the 200 ft. Scott Street frontage in the underground garage. The proposed commercial uses were designed at street level to maximize a village storefront street presence. In addition, as noted above, the site is surrounded by commercial development to the north, west and east and marine-related commercial and industrial uses to the southeast. The Peninsula Community Plan identifies this area as a "transitional area" where gradual commercial development and redevelopment is ongoing. In addition, the City wanted to have a mixed-use element along the transit corridor so that there would be a transit linkage and to also maximize pedestrian use. The transit corridor is located along Rosecrans Street, one block west of the project site.

Another concern is that technically, the proposal for residential development on the subject site appears to be inconsistent with the zoning requirements in the Land Development Code. Specifically, Section 131.0507 of the Land Development Code addressing the CC (Community Commercial) Zones (the site is zoned CC-4-2) contains a footnote for permitted residential uses in the zone which states the following: Residential use and residential parking are permitted only as part of a mixed-use (commercial/

residential) project. Non-owner occupants must reside on the premises for a minimum of 7 consecutive calendar days. Within the Coastal Overlay Zone, residential uses and instructional studios are not permitted on the ground floor. (emphasis added) Although it does not appear that the residential development is consistent with the zone, the City apparently permitted the residential use because the project incorporated a semi-subterranean parking garage which they accepted as being the “ground floor” and the residential use is then technically on the “upper floor”. Commission staff believes that if residential use is permitted—it should be a secondary use and only on the upper floors to meet the requirements of the LCP as certified by the Commission. The project approved by the City is, instead, almost 100% residential on the ground or primary floor.

Again, as mandated by the above cited Coastal Act section, the use of private lands suitable for visitor-serving commercial recreational facilities shall have priority over private residential, general industrial, or general commercial uses. Therefore, more commercial uses should be provided on-site which will encourage coastal recreation and support adjoining marine dependent uses in this nearshore area. In summary, a proposal to redesignate a property designated for Industrial (commercial fishing/marine related) uses to allow residential use with a minimal commercial component that is adjacent to a waterfront parcel which will be redeveloped with a boatyard and other marine-related uses – which are a high priority use mandated under the Coastal Act –cannot be found consistent with the above-cited Coastal Act policies.

PART IV. FINDINGS FOR APPROVAL OF THE PENINSULA LAND USE PLAN, IF MODIFIED

A. SUMMARY FINDING/CONFORMANCE WITH CHAPTER 3 OF THE COASTAL ACT.

The Commission finds the proposed LUP amendment for the City of San Diego Peninsula Community Plan segment is approvable, if modified, to include language that revises the project description to reduce the acreage of land proposed to be re-designated from Industrial (Commercial Fishing Marine-Related) to Commercial. Specifically, the bayward/eastern portion of the project site (approximately ¼ of the project site) shall be retained as Industrial (Commercial Fishing/Marine Related) use. The proposed suggested modification adequately addresses the proposal’s inconsistencies with the Coastal Act, as described in the preceding section. With this revision, the Commission can find the amended plan consistent with Chapter 3 policies.

B. SPECIFIC FINDINGS FOR APPROVAL

1. Marine-Related Use/Priority Uses. As noted in the findings for denial, the key issue with the Peninsula Land Use Plan amendment is that it proposes to redesignate the entire 1.65 acre property from Industrial (Commercial Fishing/Marine Related) to Commercial to accommodate a proposed mixed use project consisting of 47 residential townhomes (condominium units) and three street-level commercial condominium units totaling 3,219 sq.ft. However, given that the Port Master Plan Amendment No. 33 for the

America's Cup Harbor and supporting analyses on the marine use demand strongly supported retention of a tidelands boatyard (which has since been removed and replaced with what appears to be a much smaller boatyard operation), a significant loss of acreage on the subject property for coastal-related or marine support uses is problematic.

Under the Coastal Act, in addition, there are clear mandates to prioritize the use of private lands that are suitable for visitor-serving commercial recreational facilities that will enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development (Section 30222). This is especially true for a site that is next to America's Cup Harbor and has historically been committed to marine uses. The Coastal Act also provides that, when appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support (Section 30255). Although the applicant has provided fairly good information regarding projected demand for marine-related/industrial uses, these economic conditions can change. Marine-related/industrial uses are a priority use for this area. The Commission finds that a reasonable compromise is to require that the the bayside quarter of the site remain designated for industrial marine uses, as certified, given its proximity to the waterfront. Therefore, the Commission finds that marine-related industrial or commercial land use should be retained on the bayward (southeast) quarter of the site. Specifically, Suggested Modification #1 requires that the City of San Diego modify the proposed land use plan amendment and retain the bayward/southeastern portion of the 1.65 acre property (approximately ¼ of the site) as Industrial (Commercial Fishing/Marine-Related) land use. No residential uses shall be permitted in this area of the site on the ground/street-level. (Ref. Exhibit No. 3).

With regard to traffic, although the applicant has indicated that there would be less traffic with residential uses on the site than there would be with commercial uses, any potential demand for parking and traffic generation could be reduced due to potential trip-sharing by boat owners or marine entities that are already coming to the area. For example, if someone were already coming to their boat or waterfront, they would most likely stop at any one of the marine-related or commercial leaseholds in the area while they are already in the area rather than make a separate trip or single-purpose trip to visit those leaseholds/uses.

Furthermore, retention of the current land use and promotion of a commercial corridor along the bayward frontage will serve as a buffer between the more active boatyard/marine uses and any residential development, thus minimizing potential land use conflicts. That is, there is the potential for residents living in the newly proposed townhomes to object to the boatyard or marine-related uses occurring on the adjacent port property (i.e., noise, traffic, visual concerns, etc.). Siting commercial development on the site between residential units and the adjacent marine-dependent uses proposed on the port site (pursuant to Port Master Plan Amendment #33) will function as a buffer between these two different uses. Furthermore, based upon a review of all the studies submitted, the business activity analysis conducted by the City reveals that there is a fairly stable commercial climate even in the current economic situation thus making it feasible to provide more commercial and/or marine-related uses on the subject property (on the

southeastern ¼ of the site pursuant to Suggested Modification #1). The majority of the site will still be re-designated to Commercial use, as is proposed, while reserving the area on site that is most critical for coastal marine-related uses and visitor commercial development, consistent with Coastal Act policies. Therefore, only with the above-described suggested modification, can the Commission find the proposed LUP amendment consistent with the applicable policies addressing priority uses under the Coastal Act.

2. Public Access/Recreation. A number of policies in the Coastal Act address the protection and improvement of public access and recreation opportunities within the coastal zone, including:

Section 30211.

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30252.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation

The proposed land use change for a redesignation of a 1.65 acre site from Industrial (Commercial Fishing/Marine-Related Industry) to Commercial proposed to accommodate a 47 townhome project with three commercial leaseholds required a coastal development permit from the City. Although the amendment, even as suggested to be revised pursuant to the suggested modification, could result in a much more intensely developed site than presently exists. Pursuant to the certified LCP, adequate on-site parking must be provided for all uses. In addition, the proposed change in land use will not have any adverse impacts on public access to and along the shoreline in the area. As such, the proposed project is consistent with the public access policies of Chapter 3 of the Coastal Act.

3. Visual Resources. Section 30251 of the Act provides in part, that the visual qualities of coastal areas shall be protected, and that permitted development should be sited to protect views in scenic coastal areas, that alteration of natural land forms shall be minimized and that the visual quality shall be improved in visually degraded areas.

Public views to the bay are visible from the eastern side of the project site and also along the two frontages (Dickens and Carleton Streets), although views across the site itself

from Scott Street (west side of site) are not visible due to the presence of existing buildings on the property. There are no LUP designated public view corridors along any portion of the site or its surrounding street frontage to the bay. However, the LUP does state, "In addition to physical access to the ocean and bay environments, visual access is an important consideration in terms of maximizing enjoyment of the Peninsula's unique resources. A number of view corridors exist throughout the Peninsula planning area, providing views of the Bay, ocean, Downtown, Coronado, Mission Bay and Pacific Beach...." However, the development enabled by this LUP amendment will not obstruct public views to the Bay or significantly impact views from any public vantage points. Furthermore, any approved development will not exceed the 30 ft. height limit for this area pursuant to the certified LCP.

Access to the bay would be provided through an adjacent promenade/pedestrian path along the waterfront which is proposed by the Port District on the adjacent parcel of bayfront land between the subject site and bay (Port Master Plan Amendment #33/America's Cup Harbor). The subsequent redevelopment of the site would not result in any adverse impacts on any designated public view corridors or physical accessways in the area and the Commission finds the proposed community plan land use designation changes consistent with Chapter 3 policies of the Coastal Act, as submitted.

4. Historical Resources. Section 30251 of the Coastal Act also provides, in part, that permitted development shall be visually compatible with the character of the surrounding areas. This Coastal Act policy is intended to preserve the community character of the area, which generally includes retention and preservation of its historical resources. Retention of historical structures preserves the community character and its heritage as valuable resources for the community to enjoy, which are often mirrored in goals and policies of local community plans.

As noted earlier, the subject site was part of the property formerly known as Kettenburg Boat Works. The City's Historical Resources Board has designated the subject site as a historical resource. The basis of the designation is under Criterion A as a special element of San Diego's maritime history and under Criterion B, for its association with the Kettenburg family who played a significant role in San Diego's maritime industry. The designation encompasses all of Lots 1-11 of Block 29, which represent the subject site.

Specifically, the Kettenburg Boat Works played a significant role in San Diego's maritime history. From 1926-79, they designed and manufactured world-class racing sailboats which continue to be well regarded and highly sought-after to this day. They played a significant role in the success of San Diego's tuna fishing fleet during World War II, designing and building the fishing boats needed to keep fishermen working and San Diegans fed during wartime rationing. They also provided the Navy, a cornerstone of San Diego's economic vitality, with new vessels and maintenance of existing ones.

As was identified in the City's staff report, in 1990, the galvanized metal structure built in 1926 on Lots 9-11, which housed the original design and manufacturing operations for Kettenburg Boat Works, was demolished. Had this structure not been demolished, it

would have had the strongest and longest lasting association with the Kettenburg operation. The City voted to designate the site as a local historical landmark (#855). Only the site was designated and that designation excluded all structures on the property. The historical significance of the site will remain with the proposed project. As approved by the City, the proposed project will include a plaque on the site and an interpretive story board commemorating the Kettenburg family's contribution to the nautical history of Shelter Island. In summary, the partial re-designation of the subject property from Industrial to Commercial use, which is proposed to accommodate the future redevelopment of the property (including demolition of non-historic structures on site) can be found consistent with Section 30251 of the Coastal Act.

PART V. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LUP amendment submittal, to find that the proposed LUP, as amended, does conform with CEQA provisions. The Commission finds that approval of the proposed land use plan amendment, as submitted, would result in significant impacts under the meaning of the California Environmental Quality Act. However, with the inclusion of the suggested modification, implementation of the revised land use plan would not result in significant impacts to the environment within the meaning of the California Environmental Quality Act. Therefore, the Commission finds that approval of the LCP amendment will not result in any significant adverse environmental impacts.

RESOLUTION NUMBER R- 304223

(R-2009/196)

10/0

DATE OF FINAL PASSAGE OCT 07 2008

WHEREAS, on OCT 07 2008, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Peninsula Community Plan and Local Coastal Program; and

WHEREAS, Dean Wilson, Trustee of the Dean Wilson Living Trust and Axiom Shelter Island LLC, requested an amendment to the General Plan and the Peninsula Community Plan and Local Coastal Program to demolish an existing three (3) two-story structures and associated accessory structures, and construct a new four (4) two-story and one (1) three-story buildings consisting of 47 residential condominium units, three commercial condominium units and one level of subsurface parking located 1275 Scott Street in the CC-4-2 Zone of the Peninsula Community Plan and Local Coastal Program Land Use Plan Area. The site is legally described as Parcel A: Lot 1, Block 29 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the office of the County Recorder of San Diego County. Excepting therefrom that portion, if any, heretofore or now lying below the mean high tide line of the Bay of San Diego; and Parcel B: That portion of Lot 1 in Block 28 and Lots 2 to 11 inclusive in Block 29 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the office of the County Recorder of San Diego County lying above the mean high tide line of the Bay of San Diego, as said mean high tide line was established by that certain Superior Court action numbered 35473, and on file in the office of the County Recorder of San Diego County as Miscellaneous Map No. 42; and Together with that portion of Shafter Street as closed to public use lying between said Blocks 28

EXHIBIT NO. 1
APPLICATION NO.
LCPA 3-08B
City Resolution
 California Coastal Commission

and 29 and lying above said mean high tide line; and Parcel C: Lot 12, Block 29 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the office of the County Recorder of Said San Diego County; Excepting therefrom any portion thereof now or heretofore lying below the mean high tide line of the Bay of San Diego, City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Peninsula Community Plan and Local Coastal Program, a copy of which is on file in the office of the City Clerk as Document No. RR- 304223 - \

BE IT FURTHER RESOLVED, that the Council adopts and amendment General Plan for the City of San Diego to incorporate the above amended plan.

BE IT FURTHER RESOLVED, that this project is located in the Coastal Zone, therefore the City Council's decision requires amending the City's Local Coastal Program. As a result,

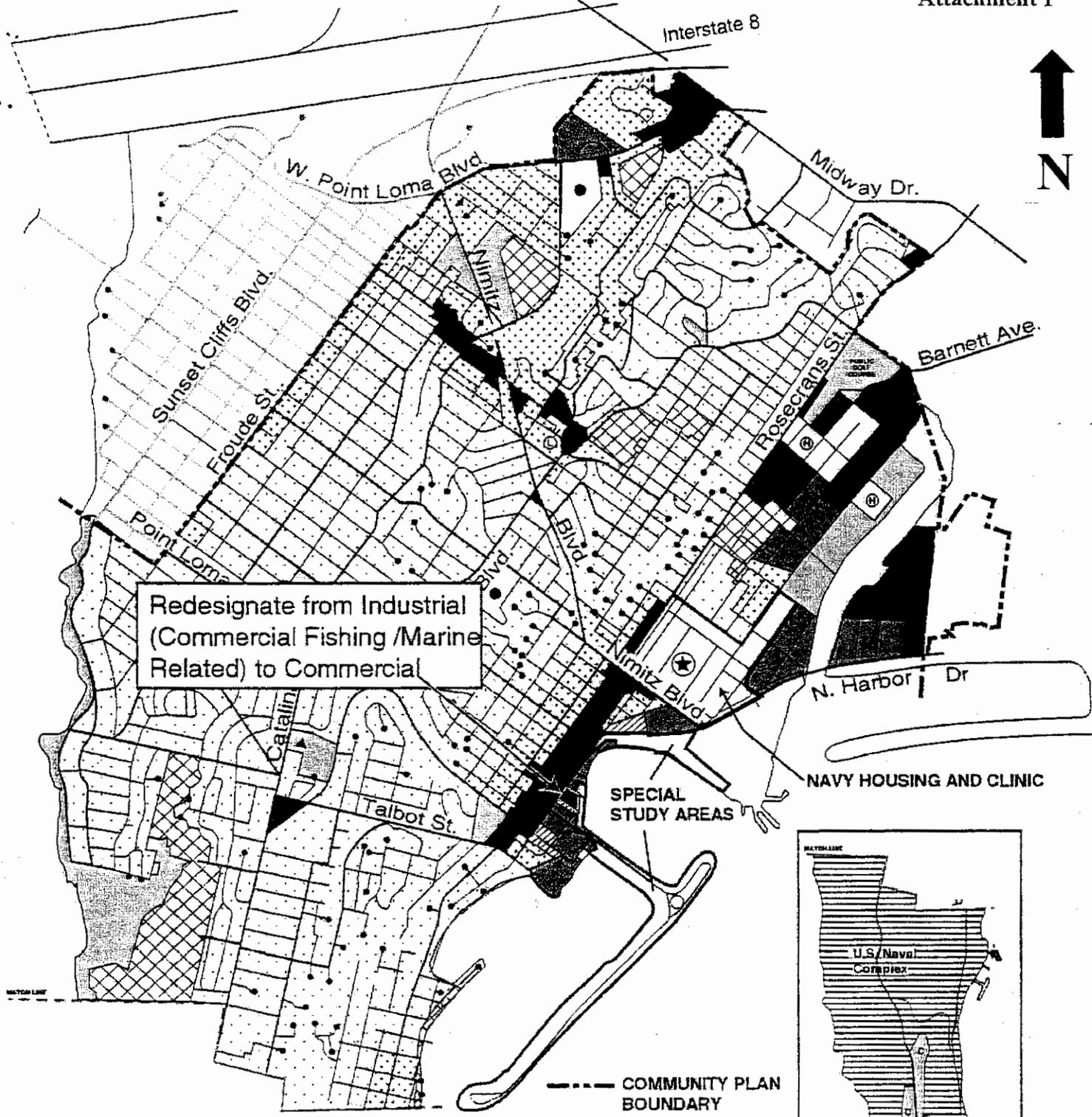
these amendments will not become effective in the Coastal Zone until the Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By *Signature on file*

Marianne Greene
Deputy City Attorney

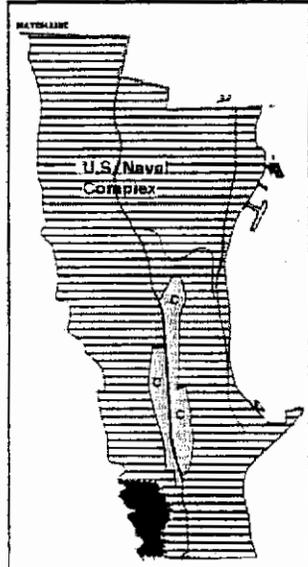
MR:als
08/25/08
Or.Dept:DSD
R-2009-196
MMS#6683



Redesignate from Industrial
(Commercial Fishing /Marine
Related) to Commercial

NAVY HOUSING AND CLINIC

--- COMMUNITY PLAN BOUNDARY

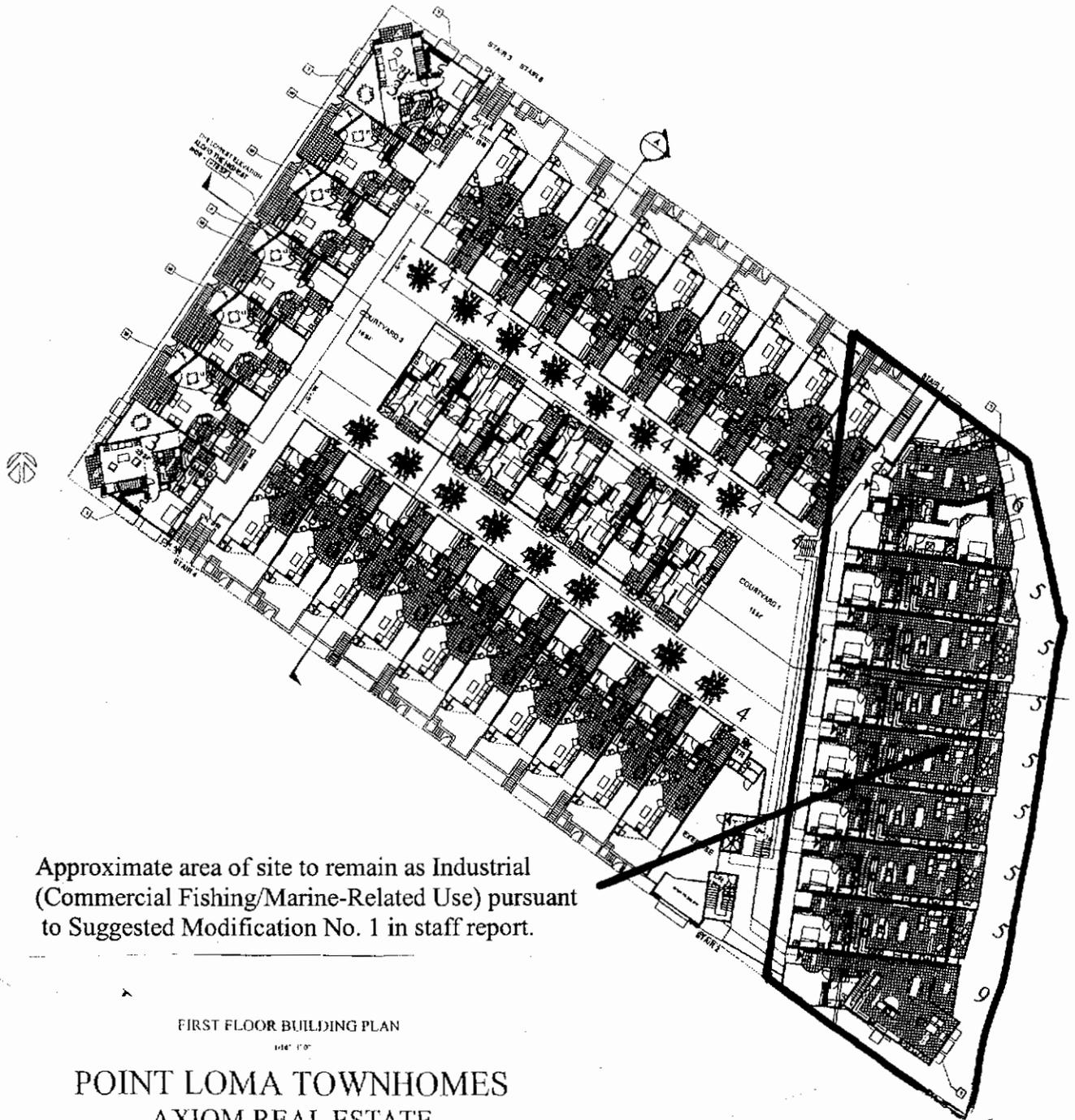


- | | | | |
|-------------|---------------------------|--|-----------------------------|
| RESIDENTIAL | | PUBLIC / SEMI-PUBLIC | |
| | SINGLE FAMILY | | PARK |
| | MULTI-FAMILY | | SCHOOL |
| COMMERCIAL | | | NATIONAL CEMETERY |
| | COMMERCIAL | | PUBLIC LIBRARY |
| | COMMERCIAL / RECREATION | | HISTORIC SITE |
| | COMMERCIAL OFFICE | | FIRE STATION |
| INDUSTRIAL | | | SPECIAL STUDY AREA |
| | COMMERCIAL FISHING | | POSSIBLE FUTURE SCHOOL SITE |
| | MARINE-RELATED INDUSTRY | FOR NAVY HOUSING (EXACT LOCATION TO BE DETERMINED) | |
| | MILITARY-RELATED INDUSTRY | | PUBLIC UTILITY |

SEE INSERT FOR SOUTHERN PENINSULA AREA

EXHIBIT NO. 2
APPLICATION NO.
LCPA 3-08B
Figure from
Peninsula
Community Plan





Approximate area of site to remain as Industrial
(Commercial Fishing/Marine-Related Use) pursuant
to Suggested Modification No. 1 in staff report.

FIRST FLOOR BUILDING PLAN

1/14/10

POINT LOMA TOWNHOMES
AXIOM REAL ESTATE

10/20/09/01



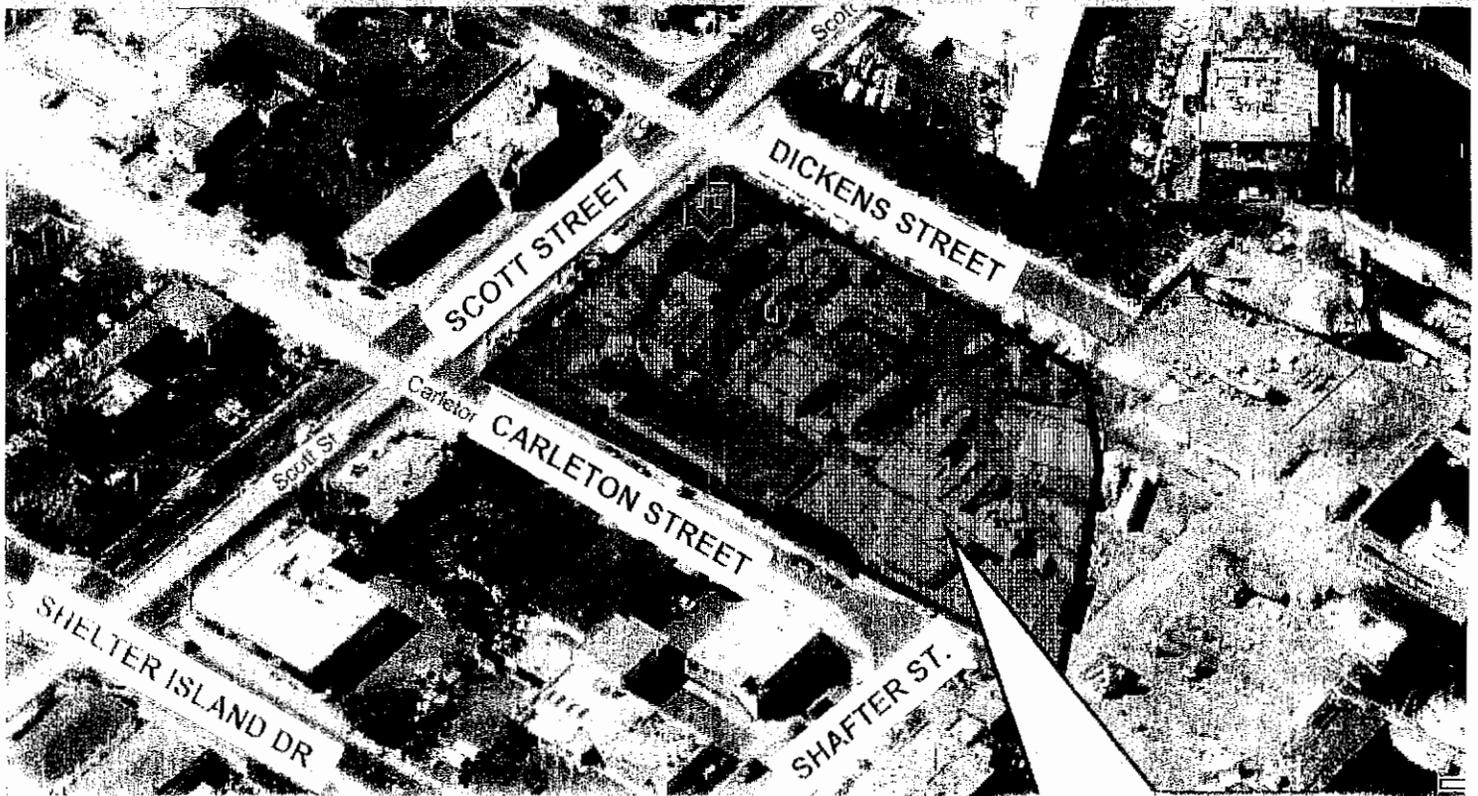
01/17/01



EXHIBIT NO. 3
APPLICATION NO.
LCPA 3-08B
Exhibit referenced in
Suggested
Modification #1
 California Coastal Commission

Development Services Department
Project Management

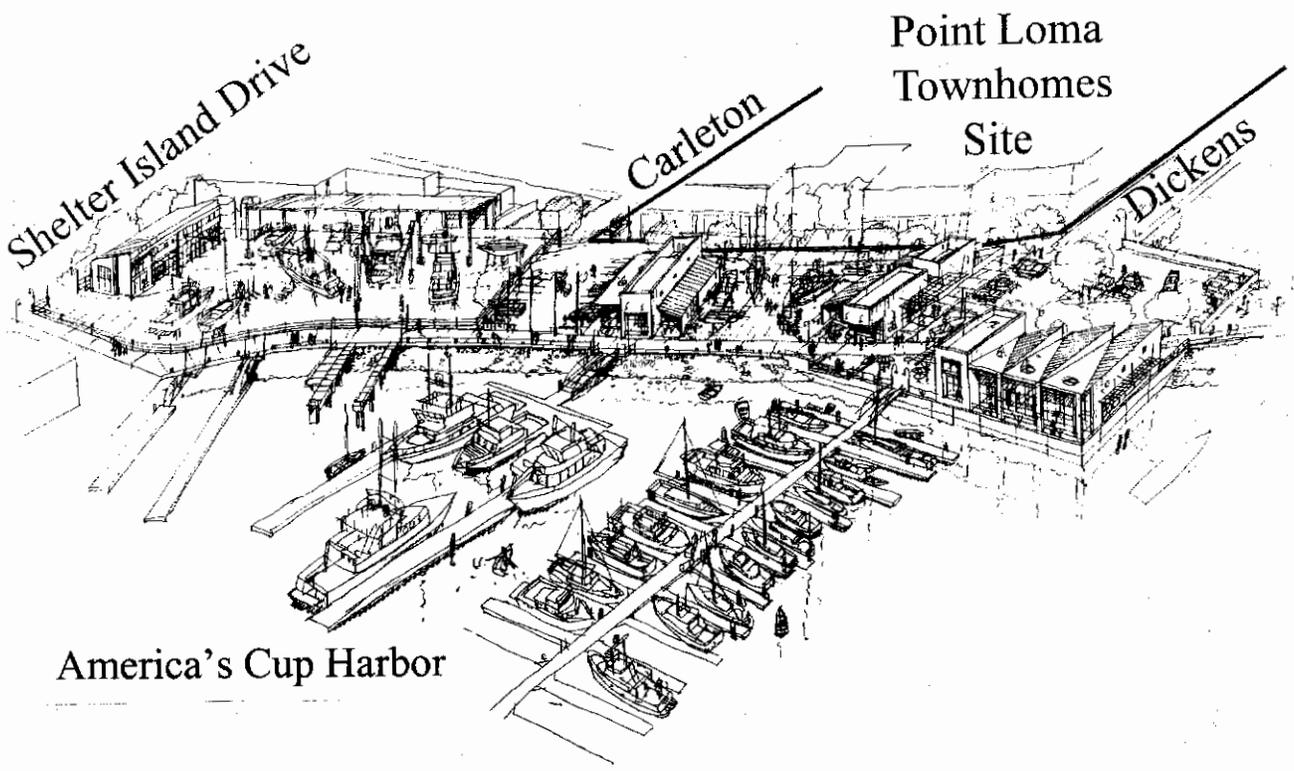
Location



1275 Scott Street



EXHIBIT NO. 4
APPLICATION NO.
LCPA 3-08B
Aerial Photo of Site
 California Coastal Commission



America's Cup Harbor

Kettenburg Landing

PLTH LCPA Attachment 18

EXHIBIT NO. 5
APPLICATION NO.
LCPA 3-08B
Isometric Plan View
(looking west)
 California Coastal Commission

May 28, 2009

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

BY FAX: 619.767.2384

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commissioners to **REJECT** the City of San Diego's request for this change.

A 47-unit, 40-foot high condominium project will not maintain and enhance public access to the coast, nor will it protect recreational boating nor will the community benefit from this project. (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable, and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30 foot height limit for the coast, that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

I work in the Shelter Island vicinity and travel Scott Street daily, and the impact on traffic, density, not to mention the fact that the city is restricting water usage, is further reason to reject the City's request.

Very truly yours,

for Signature on file 

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JUN 0 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EXHIBIT NO. 7
APPLICATION NO.
LCPA 3-08B
Letters of Opposition (1 of 43 identical form letters)
 California Coastal Commission

WPO
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JUN 01 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

BY FAX: 619.767.2384

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commissioners to **REJECT** the City of San Diego's request on for this project.

A 47-unit, 40-foot high condominium project will not **maintain and enhance public access to the coast, nor will it protect recreational boating or will the community benefit** from this project. (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30foot height limit for the coast that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

I live nearby and travel Scott Street daily and the impact on traffic, density, not to mention the fact that the city is restricting water usage (and thus does not need 47 more units), is further reason to reject the City's request.

Very truly yours,

Signature on file

Cleo Pearson
3549 Silvergate Place
San Diego, CA. 92106

EXHIBIT NO. 8
APPLICATION NO.
LCPA 3-08B
Letters of Opposition (1 of 5 identical form letters)
 California Coastal Commission

May 27, 2009

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

BY FAX: 619.767.2384

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commissioners to **REJECT** the City of San Diego's request for this change.

A 47-unit, 40-foot high condominium project will not **maintain and enhance public access to the coast, nor will it protect recreational boating or will the community benefit** from this project. (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable, and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30 foot height limit for the coast, that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

~~I work~~ ^{live} in the Shelter Island vicinity and travel Scott Street daily, and the impact on traffic, density, not to mention the fact that the city is restricting water usage, is further reason to reject the City's request.

~~Very truly yours,~~

The 30' height limit was a hard fought ^{for} concession for all who live, work or visit these potentially affected areas which should be respected and adhered to.

This "residentialization" is one more short sighted ^{move} attempt on the part of the City to deal with an issue which cries out for far sighted vision.

Please DO NOT allow what to many can only be viewed as SELF SERVING INEPT behavior to be shuffled through VERY RESPONSIBLE hands.

Residence: 1370 Scott St #9/SD CA 92106

Regards
Jed Jemanovich
(619) 224-2452

EXHIBIT NO. 9
APPLICATION NO.
LCPA 3-08B
Other letters of opposition
 California Coastal Commission

Ms. Laurinda Owens
California Coastal Commission
C/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC) and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project. I URGE the California Coastal Commissioners to please REJECT the City of San Diego's request on for this project!

A 47-unit, 40-foot high condominium project will not maintain and enhance public access to the coast, nor will it protect recreational boating nor will the community benefit from this project (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable, and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30 foot height limit for the coast that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

This project was created, and is now supported by the FEW who would benefit from this development; the developers and realtors. These same individuals believe, that their monetary profits from this disproportionate condo-plex are more important than the existing height regulation, that was enacted to protect the integrity and ambiance of local communities. These very expensive condominiums will benefit a very, very small number of individuals; the developers themselves, and the wealthy few who will be able to afford these condos. Why destroy our unique local community, local marine businesses, local So Cal boating/fishing ambiance, etc, etc, etc which SO many people benefit from in order for 47 individuals to buy a new condo?

Rather than suggest that all of the above residents and businesses be "moved elsewhere" why not suggest that the condos be built elsewhere! A condo does not need to be built on our very limited coastal shores!! PLEASE keep our community one that is enjoyed by everyone including residents, businesses, visitors, fishermen, boaters and the many, many local workers who make their livings here in our community. PLEASE say NO to the developers!

Very truly yours, 
Debbie Pedersen
2807 Carleton Street
San Diego, CA 92106

RECEIVED

JUN 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

C.P.O.

370 San Elijo Street
San Diego, CA 92106
Telephone: 6/758-1774
E-Mail: e.barrington@cox.net

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JUN 01 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 27, 2009

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

BY FAX: 619.767.2384

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I chose to move to La Playa, from La Jolla for specific reasons. First, the quiet, historic, walking friendly neighborhood had great appeal. Second, the village atmosphere with small, long time owned family ventures on Shelter Island. Third, the apparent ease to enter and leave the area.

Sadly, due to poor decision making on the part of the City Council, this is all changing. Liberty Station, with Rock Church, makes it impossible to enter or leave my area on Sunday mornings. The promise of community green areas in Liberty Station has not materialized in a way that I can use!

Allowing various developers to buy single-family homes (sometimes historic) and then structure them into multi-housing units with no apparent regard for parking or aesthetic appeal has greatly increased density. These units use on street parking and since many areas are restricted to two-hour limits, it creates a large amount of car shuffling. This in turn increases risk for children and other pedestrian safety. Due to the ever-increasing traffic volume, emergency services will take longer to reach our ever-aging population in this small, historic community.

Now the California Coastal Commissioners are considering changing land use from industrial to commercial. This will wipe out small, family owned businesses. This project will again increase traffic and population density. This project will change the

demeanor of our little community making it less attractive. This project will violate the established thirty feet height rule. There is not a single positive aspect to this proposal, except to potentially 'pay-back' developers who have invested monies into political campaigns.

I urge the California Coastal Commissioners to REJECT the City of San Diego's request on for this project.

A 47-unit, 40-foot high condominium project will not **maintain and enhance public access to the coast, nor will it protect recreational boating or will the community benefit** from this project. (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30foot height limit for the coast that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

I live nearby and travel Scott Street daily and the impact on traffic, density, not to mention the fact that the city is restricting water usage (and thus does not need 47 more units), is further reason to reject the City's request.

I request a written response to my position from the California Coastal Commission.

Yours truly,

Signature on file _____

Elizabeth H. Barrington, M.P.H.

Dear Ms. Owens

Please include my letter as part of the Addendum to your staff report for No. 3-08A(6th update to LDC) and B (Point Loma Townhomes)

I urge the California Coastal Commissioners to REJECT the City of San Diego's request for this project.

I own a sportfishing vessel at H&M landing and we already have a terrible parking problem. This project will not improve Coastal access and cause more traffic problems on Rosecrans street and will hurt the local marine industry

Sincerely Captain Chris Randel

United Sportfishers of San Diego, Inc.

OPERATORS OF

H&M Landing

2803 EMERSON STREET • SAN DIEGO, CALIFORNIA 92106

Telephone: (619) 222-1144 • Fax: (619) 222-0784 • Website: www.hmlanding.com

OPEN PARTY AND CHARTER BOATS

LONG-RANGE TRIPS • FULL-DAY BOATS • HALF-DAY BOATS • SIX PAC YACHTS • WHALE WATCHING • NATURAL SEA-FARIS®

Ms. Laurinda Owens
California Coastal Commission
San Diego District Office

5/28/09

Dear Ms. Owens,

Regarding the City of San Diego LCP Amendment No. 3-08A and B,
Request to change land use designation from industrial to commercial.

H&M Landing is one of three San Diego Bay sportfishing landings that sit next to the old Kertenburg site. This is the largest fleet of Coast Guard certified vessels in the country. There are approximately 75 commercial sportfishing vessels ranging in size from 50ft. to 120ft. with a passenger capacity of several thousand people a day during the summer season. Because of the type of sportfishing fishing done in this area most of these vessels depart and return during the hours of 7pm to 11pm each evening. Obviously this causes both traffic congestion and noise. Loud speakers on boats, loud speakers from the Landings, boat engine noise, traffic noise, bright lights; all of this going on at night, 5 months out of the year. Since we open at 5am, some of this noise begins early in the morning. This industry has been here for over 40 years.

In my opinion, putting 47 townhomes several hundred feet away is a recipe for disaster. The people that live in these townhomes are going to complain to the city every day. I would like to put both the city and the Coastal Commission on notice, before this decision is made, that this will become a major problem and have no reasonable solution. There are many problems with this townhome project, some are curable, and some are not. The nightly noise factor will become a major problem in the future if this project goes through.

Thank you for your help,

Signature on file

Phil Lobred
H&M Landing

Barbara J. Ritz
3145 Kellogg Street
San Diego, CA 92106

May 26, 2009

Via Facsimile: 619-767-2384

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

RECEIVED
MAY 27 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

*I urge the California Coastal Commissioners to **REJECT** the City of San Diego's request for this project.*

A 47-unit, 40-foot high condominium project will not **maintain and enhance public access to the coast, nor will it protect recreational boating or benefit the community.** (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30-foot height limit for the coast. This action, if allowed to go forward, will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

My husband and I live in Point Loma and we both travel Scott Street frequently to the airport and downtown San Diego. There will be a huge impact on traffic, density, and water usage (especially during these current times of water shortage). In addition, we had fully expected that area to be part of the San Diego bay promenade which is well on its way to fruition. Please take whatever action is necessary to reject this project, as it is not in the best interest of the Point Loma community at large. It only serves to line the pockets of the developers.

Sincerely,

Signature on file

BARBARA J. RITZ

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

RECEIVED

MAY 27 2003

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

BY FAX: 619.767.2384

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commissioners to **REJECT** the City of San Diego's request on for this project.

A 47-unit, 40-foot high condominium project will not **maintain and enhance public access to the coast, nor will it protect recreational boating or will the community benefit** from this project. (California Coastal Act, Chapter 3, Sections 30252, 30220, 30224, et al). The loss to the thriving marine industry on Shelter Island would be considerable and the huge, bulky project does not fit the area's village use. There is no reason to allow this project to go forward and to throw away the precious 30foot height limit for the coast that will set an ominous precedent for further loss of views, access to the bay and the maritime industry.

I live nearby and travel Scott Street daily and the impact on traffic, density, not to mention the fact that the city is restricting water usage (and thus does not need 47 more units), is further reason to reject the City's request.

I was on the Point Loma Community Planning Board and voted against this project at the time it came before us. We can never replace commercial or industrial property once it is gone and developed for housing. This property is within feet of the San Diego bay, where many many marine industries are located. There is no other place for them except on the water. The industry had a large number of representatives at our planning board meeting asking to keep the marine industry property intact. This property also looks like it is on tide lands. Please again reject this project. I was an elected member of the planning

board for six years, and my family has lived on Point Loma since 1867.

Most Sincerely,

Patti Rank, former six year Planning board member. (619) 222-1806



WESCO

Jim Gilhooly
3451 TRUMBULL STREET
SAN DIEGO CA USA 92106
TEL 1 619 223-5762
FAX 1619 223-8939

RECEIVED

MAY 21 2009

Facsimile Cover Sheet

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Date: 5-21-2009 Time: _____

To: MS LAURINDA OWENS

Company: CALIFORNIA COASTAL COMMISSION

Fax Number: 619-767-2384

From: JIM GILHOOLY

at **WESCO**

SUBJECT : CITY OF SAN DIEGO'S LCP AMENDMENT N^o 3-08A

Number of copies being transmitted:
(including this sheet) 3

REF

PROJECT # 115083 - Pt. LOMA TOWNHOMES

Our Fax number is 1 619 223-8939

Comments or special instructions:

DEAR
MS OWENS

NOT WITHSTANDING THE FLAGRANT
HEIGHT VIOLATIONS ON THIS PROJECT,
THE CITY ARG TRYING TO PRESENT THIS
AS A "STAND-ALONE" PROJECT AND HAVE
IGNORED ON GOING CONSTRUCTION
PROJECTS THAT WOULD FURTHER IMPACT
PARKING AND TRAFFIC CONGESTION ON
SHOLTER ISLAND AND ADJACENT TRAFFIC

2/2

CORRIDORS IN PT. LOMA.

By PRESENTING EACH DEVELOPMENT AS A SINGLE PROJECT, THE CITY ARE ATTEMPTING TO IGNORE THE CUMULATIVE OVERALL IMPACT THESE DEVELOPMENTS WILL HAVE ON PARKING & TRAFFIC IN THE SHELTER ISLAND, PT. LOMA AREAS.

REMEMBER THE OBVIOUS
MORE PEOPLE
MORE TRAFFIC
TRAFFIC GRIDLOCK

REJECT THIS PROJECT,
KEEP THE KOTTENBURG PROPERTY AS A MARINE INDUSTRIAL AREA EMPLOYING AMERICANS.
THANK YOU FOR YOUR TIME & CONSIDERATION.

Signature on file

Y.



Mr. James Gilhooly
3451 Trumbull St
San Diego, CA 92106

TEL. 223-9268

CONSTRUCTION DEVELOPMENT PROJECTS IN POINT LOMA

The potential for gridlock due to cumulative impacts to traffic circulation and parking relates to the timing and overlap of construction activities on some ~~nine~~ ¹⁴ (9) individual projects in the Point Loma area.

The cumulative construction, traffic generated during the 2008 - 2010 time period would double, even triple the amount of traffic into the local circulation system, which is already grid locked in certain areas.

(Nimitz-Rosecrans) (Nimitz-Chatsworth) (Nimitz-I 8) (Catalina-Cannon)
(Cannon-Del Mar) (Rosecrans-I 5) (Del Mar-Chatsworth) (Harbor Dr. -Scott St.)
(Harbor Dr.-Rosecrans) etal.

The majority of construction related trips would occur during peak hours, (7am to 5pm)
The cumulative construction parking requirements during the 2008-2010 time period would far exceed what is now available in the area.

The heavy construction truck traffic associated with the ~~proposed~~ ¹⁴ proposed development projects would pose a safety concern for the general public. (Elementary, High School Students, pedestrians, cyclists, fire trucks, paramedics, ambulances) etc.

Vintage EIR's, (Environmental Impact Reports) and outdated traffic analysis fail to address the already 47% increase in traffic since 2000, due to the N.T.C. /Liberty Station project, Point Loma Nazarene increased enrollment and the Navy importation of Personnel from the Texas facility closure.

Additionally, the quantification of Air Pollution / Emissions will surely have an impact on the quality of life in our Community.

Related Projects:

1. Wastewater Treatment Plant - Methane Gas Tankers
2. Nickelodeon Hotel & Water Park - Harbor Drive
3. Navy Replacing Storage Oil Tanks - Harbor Dr. / Rosecrans
4. 47 Town homes - Carlton/Scott, Shelter Island
5. Wharf Waterfront Development, Harbor/Scott
6. Lindberg Field Expansion, Harbor Drive
7. Replacing Sewers / Water Mains on Rosecrans from Talbot to Kellogg ✓
8. North Harbor Alignment Project, Harbor / Scott
9. Underground Conversion of Power Lines, Chatsworth. (ON GOING) ✓
10. TALBOT RETAINING WALL PROJECT
11. CANNON STREET REZONE / ROSECRANS INTERSECTION
12. PECKHAM PLAZA DEVELOPMENT PROJECT (5055 N. HARBOR DR.)
13. POINT LOMA MARKETPLACE (955 CATALINA BLVD)

U.P.

RECEIVED

MAY 24 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT



2835 Cañon Street, San Diego, CA 92106 (619) 224-5220 Fax (619) 224-5285

5/20/09

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA. 92108-4402

Re: Change of land use designation of the Kettenburg Property from
"Marine Industrial" to "Commercial"

Dear Ms. Owens

I am in opposition to the City of San Diego's request to change the current land use designation of the 1.65 acre parcel commonly known as the Kettenburg Property from Marine Industrial to Commercial.

It would displace Eight Marine Related Businesses which would not thrive if moved away from the Shelter Island area.

The Kettenburg Property has been supporting Marine Related Business since well before World War Two.

There currently is not enough space, around the Shelter Island Area, for existing Marine Related Businesses. I have owned Thomas Marine on Canon St since 1971. We do Metal Fabrication and Repair for Boats. I have looked for years for a larger facility in or around Shelter Island, there aren't any. The Shelter Island Area needs more Shop Space not Office Space, especially not Residential. The proposed project includes only 3 commercial office spaces none of them suit any of the businesses it displaces.

The Kettenburg Property is currently under utilized because Marine Related Businesses have been afraid for years to invest in facilities and improvements which would be lost if the property were turned into Residential, Commercial or Condos.

Most of the Kettenburg Property lies below the Scott St and Carleton St side walks.
How can the Coastal Commission approve a project that according to the plans is 39ft high? The Plans show that 4 ft will be excavated and piled around the perimeter of the Parking Garage to make a 9 ft high Berm. Then a 3 story Residential Building will be built on top. **The Resulting Structures will Tower 39ft above Existing Grade.** As I see it that is 9 ft higher than the current Coastal Limit.

I strongly believe that the Kettenburg Property should be kept as Marine Industrial.

Thank you,


Signature on file 

Brian Thomas, Owner

Thomas Marine
2835 Canon St, San Diego, CA 92106
Licensed General Contractor # 512477.
Resident of Point Loma 61 years
Member of San Diego Yacht Club

CRD
May 20, 2009

RECEIVED

MAY 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Laurinda Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
And B (Point Loma Townhomes)

Dear Ms. Owens:

Enclosed are copies of correspondence I've sent to several people, involved with the approval process of the town home project. Perhaps the additional points of argument will be helpful in furthering my point, that this property should not become commercial.

In addition, I have yet to copy the other Commissioners on the initial letter I sent you. They are ready to mail, however I wanted to wait to see if you have any concerns. I will not be forwarding these additional pieces of correspondence to the other Commission offices. Please feel free to call me if you have any questions, or need further information.

Thank you!

Sincerely,

Signature on file 

Christy Schisler
2803 Carleton Street
San Diego 92106
619.694.6139
christy.schisler@gmail.com

Enclosures: Letter to Cory Wilkinson
Fax to City Councilman Ben Hueso
Letter to Allison Sherwood, Development Services Center
Shelter Island marine business owners & employees signatures
against the town home development (part of a petition drive in May
2007)
Pulled-back aerial view of proposed development

June 20, 2007

Mr. Cory H. Wilkinson AICP
Development Services
1222 First Avenue
San Diego CA 92101-4154

Re: Point Loma Townhomes
Project 115083, Job 42-7038

Dear Cory,

I wanted to get back to you about this project and our concerns, before it gets too far along in design. Our concerns are several, primarily with the density, lack of parking, and traffic flow.

The "Initial Assessment Letter" stated that parking allotment is "adequate" - however that is the problem. It is just "adequate", instead of being designed with maximum capacity in mind. Twenty-two guest spaces are not enough for forty-seven units. Especially during holidays, college summer breaks, concert season, and consideration for daily domestic help and visiting vendors. The impact will carry over to the connecting streets within at least five blocks. Because public transportation is lacking in the Shelter Island area, this neighborhood is where the work force of the community parks. It is also where people on sport fishing trips out of H&M Landing, park. Travelers using the airport, leave their cars here for days at a time. Local businesses are dependent upon their customers being able to park nearby. There just is not enough parking designed into the townhome project.

Perhaps more than the parking issue, is the traffic congestion that will be generated. The city estimates over 500 daily trips will be generated down Carleton and Shafter streets. Add to that the required left-hand turn lane from Scott, and traffic will be funneled down Carleton creating traffic backup and gridlock to Shelter Island Drive. Traffic on Shafter, attempting to turn onto or cross Shelter Island Drive, experiences little time to proceed, due to the heavy traffic going to/from the island. Presently, Shafter and Carleton streets are used as a shortcut, to avoid the tight turn at the traffic light at Scott and Shelter Island Drive. Tour buses, freight trucks, garbage trucks and impatient drivers speed around the 90-degree turn where Shafter and Carleton intersect. Two pedestrians have been hit in the recent past. When two large vehicles meet on Carleton, they are not able to pass simultaneously. One has to let the other go by.

Most importantly, the locations of the lobby and garage entrances need to be located away from the intersection of Carleton and Shafter. Where these two streets terminate, is a ninety-degree blind turn, which will slow commercial traffic to a crawl. Combine that with the townhome traffic waiting to park at the lobby, or for the garage gates to open, and there will be continual congestion. The new public parking lot at the end of Carleton, will compound the log jam. These streets are not designed for this amount of traffic. Require that the developer move the entrances to Dickens Street, a limited access driveway.

To: Ben Hueso

From: Christy Schisler
2803 Carleton Street 
92106

Date: September 22, 2008

Re: Pt. Loma Townhomes Vote
September 23

Dear Council Member:

I am asking you to vote against allowing this development to go forward for many reasons, some of which are listed herein:

1. The Coastal Commission has designated this plot as "marine industrial", therefore reserving it for water-dependent marine businesses.
2. Shelter Island is a nationally renowned marine center. Loss of waterfront land for marine industrial use, will cost jobs and revenue to the marine trades.
3. This will be a private, gated community, benefiting 47 homeowners and the developer, NOT the public. It will not increase public access to the waterfront as claimed by the developer.
4. The design does not fit the community theme. It will be a walled fortress, nearly 40 ft. high and enveloping the entire block. Nowhere in Pt. Loma does any structure or development footprint cover an entire block. The community is made up of small individual, maximum two-story buildings.
5. Traffic & parking on Scott and Shelter Island is already at maximum capacity. The local infrastructure is not being improved to accommodate the increased density.
6. Driscolls rescinded Axiom's (developer's) sublease of port property adjacent to the townhomes, due to the developer failing to comply with the sublease agreement. The developer wanted to build "stucco & sticks" buildings instead of quality design. This is an indicator that the developer may not follow the currently proposed townhome design.

The Peninsula Community Planning Board's vote to approve was a narrow 6 to 4 with 1 abstention. The board heard a dozen community members speak against the project, while only one person spoke in favor, and that was the developer's brother. I have 2.5 pages of signatures from residents and marine business owners, and employees, in opposition to changing the land use designation.

Please – preserve Shelter Island as a center for the marine trades, not for condominiums. Boatyards bring revenue, jobs and tourists!

Thank you!

(120)

May 18, 2009

RECEIVED

MAY 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402

Re: City of San Diego LCP Amendment No. 3-08A (6th Update to LDC)
and B (Point Loma Townhomes)
Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

This letter is written in opposition to the City of San Diego's request, to change the current land use designation, of the 1.65 acre parcel commonly referred to as the Kettenburg property, from "industrial" to "commercial". The California Coastal Act has reserved this property for marine industrial use. Without such designations, coastal-dependent businesses will be replaced with residential, mixed-use developments.

If it is a goal of the Commission to "**maintain and enhance public access to the coast**"¹, while **protecting recreational boating**², the proposed change in land use designation will have the opposite effect. Should the city's request be granted, this 1.65 acre plot will become a private, gated, residential community, solely benefiting 47 homeowners and the developer.³ **No community benefit** will come from building residences on this land. City Council has given its approval to this development, although there were two dissenting votes. One nay vote, was due to a concern for the potential loss of jobs, from the erosion of marine businesses. The other vote was in objection to the development's overall height being nearly 40 ft., and the potential problems associated with having residential mixed in with an industrial neighborhood.

The townhome project bulk and scale are out of proportion with the surrounding environment. Consider the existing buildings, on all three sides across from the proposed development. None of the existing structures are over 25 ft. tall, and none of them takes up more than 40 percent of a block. The townhome project will look like a walled fortress, reaching well over 30 ft. (closer to 40 ft.) from the Carleton/Shafter street level.* Neighboring businesses and residents will lose existing bay views, and any **view corridor** will be further reduced by the massive scale of the buildings. If the Commission approves this request, the developer's bulldozers will waste no time.

¹ through ³ : California Coastal Act Chapter 3, Sections 30252, 30220, 30224, 30251 et al

rigger across the street, who refers the owner to a business on Shelter Island Drive that sells radar units. For decades, this community has been working together, building successful small businesses, and providing hundreds of long-term jobs.

If the Kettenburg property is lost to residential development, the dominoes will fall, and the Shelter Island boating waterfront will erode away to become another Seaport Village. Please protect the maritime industry and its access to the waterfront.

Sincerely,

Signature on file 

Christy Schisler
2803 Carleton Street
San Diego CA 92106
christy.schisler@gmail.com
619.694.6139

Enclosure:

* map of Point Loma Townhomes development

cc: Commissioners: Steve Blank
Sara Wan
Dr. William A. Burke
Steven Kram
Mary K. Shallenberger
Patrick Kruer
Bonnie Neely
Ross Mirkarimi
Dave Potter
Khatchik Achadjian
Larry Clark

Resources Agency
State Lands Commission
Business, Transportation and Housing Agency

April 24, 2008

Ms. Allison Sherwood, Environmental Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego CA 92101

Re: Draft Mitigated Negative Declaration
JO: 42-7038
Project No. 115083

Dear Ms. Sherwood,

I am submitting my arguments against the permitting and construction, of the Point Loma Townhomes. I believe that the Development Services Department has not realized the negative impact this development will have on the community. Those negative impacts are multi-faceted.

1. Aesthetics/Neighborhood Character: The design lacks both.
The architecture does not conform to the quaint, mixed-use style of the Shelter Island neighborhood. What is the name of the style that is being proposed? Shelter Island has a Polynesian/ocean coastal style. What is the development? Pseudo row house? It lacks a cohesive theme that fits the nautical environment.

Project bulk and scale are out of proportion with nearby buildings, and will negate the aesthetics of the neighborhood. Shelter Island consists of small, individual buildings, none of which fill an entire block, as does this project. Attached are photos (pages A and B) of existing buildings that surround the Kettenburg property, and are indicative of the "village" style architecture. The townhome development has very shallow setbacks, and no breaks in its perimeter, other than the one garage entrance. It will look like a walled fortress and will not conform to the neighborhood character.

The "view corridor" will be further restricted by the addition of trees planted along Carleton Street.

It is a fallacy that the buildings will not exceed 30 feet. Standing on Carleton Street, the brick wall will reach closer to 40 feet.

The term "blight" is often used in order to condemn a property, and to move forward new development. This property's appearance is purposely degraded by the owner, Dean Wilson, because it serves his purpose. He is intentionally negligent, and should be required to clean up the property.

2. Geology, Soils and Hydrology: There is high concern regarding the underground parking, with regard to possible liquefaction should an earthquake occur. This property is unstable due to its makeup, and is not suitable for heavy loading.

Geology, Soils continued:

The intersection of Shafter and Carleton floods with moderate rainfall. The developer has not been required to rectify this issue. Due to the shallow ground water and poor drainage, the development will exacerbate this problem. It should not be a tax payer/city problem.

Contaminated soils exist on this property from years of toxic paint use on boats, and other sources, as well as underground storage tanks. Disturbing these soils will pose a health hazard. This developer has previously been stopped from removing soils without a permit, when he excavated a section of the parking lot. Demolition and digging need to be closely monitored. How can this be accomplished when DSD is short of staff?

3. Land Use: This property is protected by the California Coastal Act, sections: 30220, 30222, 30224, 30252 et al. This designation provides coastal dependent businesses, locations in which to market their trades. There is only so much waterfront property for such uses. Mariners will not transport their ships and yachts inland to have work done. Removal of this designated use, will result in lost jobs and industries vital to Shelter Island.

Conflicts with the "objectives" of the community: Those objectives are overwhelmingly commercial marine., and marine related. Although there are several multi-family residential properties, with one exception, those buildings are less than 20 units each.

4. Population: The Townhomes have the potential to increase the number of residents to 170 or more. Add to that their guests, extended family, and other visitors, and the impact on the infrastructure will further tax the aging infrastructure.

Increasing the population, makes it more difficult to conserve water, which is a primary focus of this city's mayor and city council.

Police and fire protection services are on shortened capacity – this development adds to that crisis.

5. Recreational Resources: The development does not have provisions for adequate open space.
6. Traffic: The city's estimate, that this added population will not increase traffic, is based upon data taken over four years ago. Commercial vehicles use Shafter and Carleton streets as a shortcut from Shelter Island Drive to Scott. Two vehicles cannot pass each other side by side. This development will create a bottleneck at both Scott and Shelter Island. The single garage entrance located at the

intersection of Shafter and Carleton will cause further gridlock. The garage entrance needs to be moved to Dickens Street to alleviate this.

Because Scott Street will remain the same width, traffic will backlog to N. Harbor Drive, waiting for vehicles to turn on to Carleton Street. The proposed left turn lane will not alleviate this problem.

Parking: Although the city claims the development has allotted "adequate" parking, the reality is that there will be more demand than availability. Not enough parking has been planned for domestic help, children home from school for vacation, and multiple residents having social functions, such as holiday parties. This will cause overflow onto the streets, which are at maximum capacity now. Elimination of street parking will restrict tourist influx and encumber the community workforce and businesses.

The DSD has an opportunity, to design and implement an integrated project that fits into the neighborhood, without eliminating the village atmosphere that residents value. The DSD's (and its planners') legacy rests upon projects such as this. Roseville and Shelter Island can transition into another Marina Del Rey, or instead, be a model of insightful planning for the future. As with the NTC mistake, if the town home project is allowed to be built as drawn, Point Loma's residential value will continue to diminish.

Please come down to the neighborhood, enjoy one of our restaurants, the beautiful view, stroll around the boatyards. I think you will realize that this development is not what our village needs.

Sincerely,

Signature on file

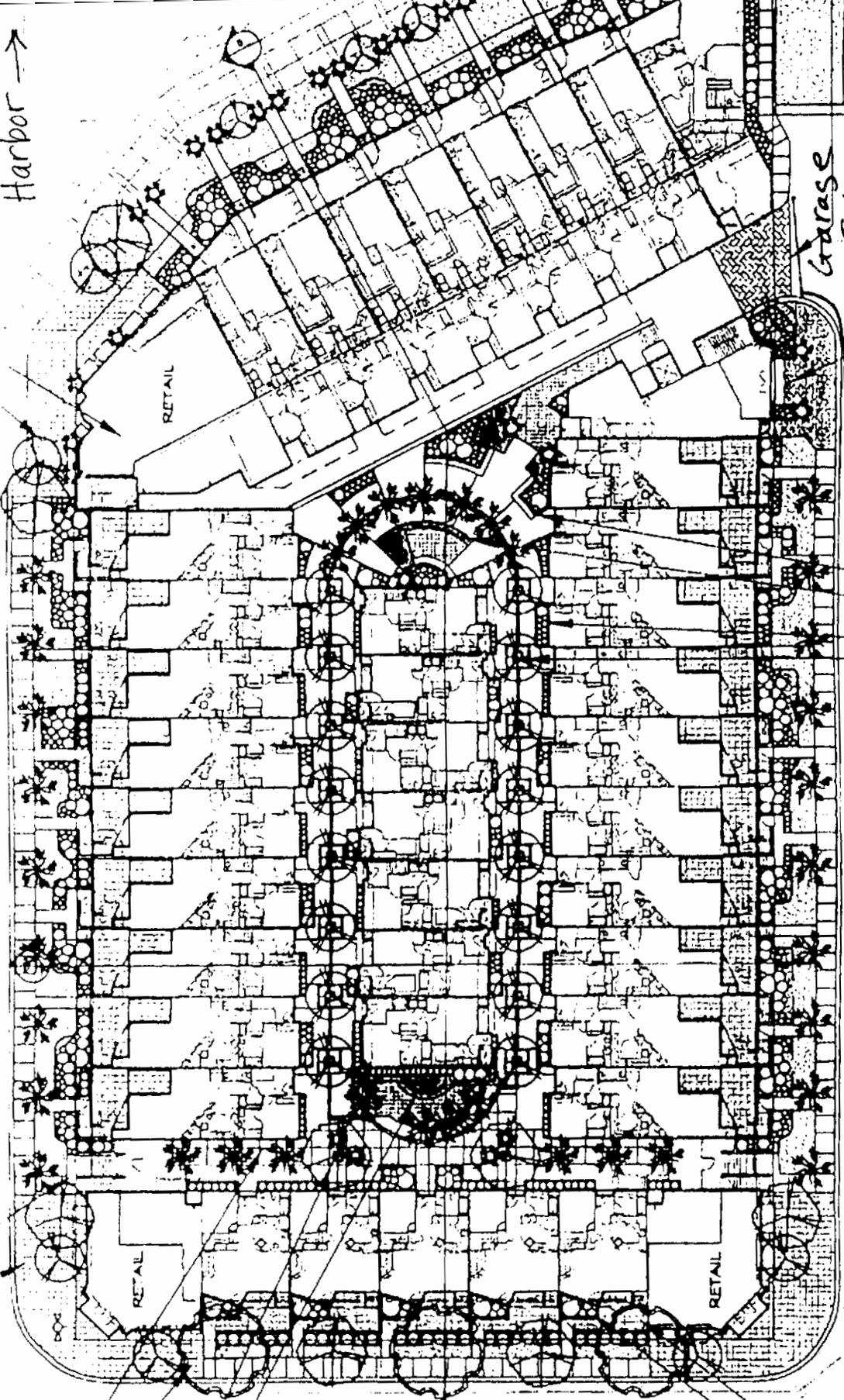
Christy Schisler
2803 Carleton Street
San Diego CA 92106
619.694.6139

Enclosure: photos of Carleton and Scott Streets.

Cc: Kevin Faulconer, San Diego City Council

DICKENS STREET

Americas Cup Harbor →



SHAFTON STREET

MAIN ENTRANCE / LOBBY

CARLETON STREET

TO TREE PLANTER
IN DECORATIVE
SCORING OR TILE

TO SCORING LINES

TO STREET TREE

TO PLANTER
AREA MARKING
WITH FEATURE

SCOTT STREET

TO PLANTER
TO SPACE

12

Signers opposed to Ft. Loma townhome development:

In support of the 3/9/07 letter to the PCPB:

Name:	Address:	Phone:	Interest:
<i>Signature on file</i> BRIGGS	5005 DIXIE AVE. #10 < Signature & Date 4/18/07	92117	Daily work on Shelter Island
<i>Signature on file</i> [Signature]	2525 Shelter Is. Dr. SO. CA 92106 < Signature & Date 4-18-07		DAILY WORK ON Shelter Island (OWNER CME ON Shelter Island) Shelter Island BUSINESS OWNER (Rigworks)
<i>Signature on file</i> [Signature]	2540 Shelter Isl. Dr. S.E. < Signature & Date		WORK AND LIVE ON Shelter Island BOATING / PARKING BUSINESS OWNER & RESIDENT
<i>Signature on file</i> [Signature]	2907 Shelter Island drive S.W. 220 92nd < Signature & Date		
<i>Signature on file</i> [Signature]	4512 Ft LOMA AVE 92107 < Signature & Date 4/18/07		
<i>Signature on file</i> [Signature]	2051 Shelter Island DR. San Diego, CA < Signature & Date 4/18/07	92106	RESIDENT ON SIZ.; YACHT BROKER ON SIZ.
<i>Signature on file</i> [Signature]	2726 Shelter Island Ct 92106 < Signature & Date		Resident / worked on Shelter Island
<i>Signature on file</i> [Signature]	3467 Tolbot St. < Signature & Date		Traffic in local streets
<i>Signature on file</i> [Signature]	2726 Shelter Island Ct 92106 < Signature & Date		Resident / Traffic
<i>Signature on file</i> [Signature]	2810 CAMDEN ST. 92106 < Signature & Date		Shelter Isl. Bus. owner
<i>Signature on file</i> [Signature]	2822 Canon St 92106 < Signature & Date 4/19/07		Business Manager - Shelter Island
<i>Signature on file</i> [Signature]	2909 Carleton St 92106 < Signature & Date 5/14/07		QMS Business Mgr
<i>Signature on file</i> [Signature]	2606 Shelter Island Dr #8 < Signature & Date 5/14/07		Resident / work
<i>Signature on file</i> [Signature]	2608 Shelter Island DR < Signature & Date		Business Owner / PI Resident Shelter Island
<i>Signature on file</i> [Signature]	2805 CARLETON ST. 92106 < Signature & Date		Shelter Island RESIDENT & Business Owner
<i>Signature on file</i> [Signature]	2801 Carleton St., CA 92106 < Signature & Date 5/16/2007		Business Owner - Phontam MARINE
<i>Signature on file</i> [Signature]			
<i>Signature on file</i> [Signature]			

In support of the 3/9/07 letter to the PCPB

Name:

Address:

Interest: Resident, Business, Employee, Recreation

Phone:

STEVE P Signature on file	4430 MONTALVO ST SD 57092	619-457-384	Business, Recreation
ANTHONY Signature on file	2726 SHEPHERD ST. #152 SAN DIEGO 92106	619-223-9808	EMPLOYEE / RESIDENT
Signature on file	2831 CARLETON ST. SD 92106	619-222-0150	Resident
Signature on file	2831 Carleton St. SD 92106	619-222-0150	Employee / Resident
Signature on file	PO Box 60053 SD 92106		Resident
Signature on file	3065 REDWOOD ST, 92104		employee
Signature on file	1237 LYONS LN # B 92021		Employee & future resident
Signature on file	5605 MEADE SD CA 92105	619-265-7130	Employee - Former Owner
Signature on file	4578 Point Loma Ave. SD, CA 92107		Employee, Recreation
Signature on file	1254 Scott Street SD 92106	619-223-8989	Business - Owner across street from subject property
Signature on file	2726 Shelter Island Drive San Diego 92106	619-224-1545	Employee
Signature on file	7515 Point Loma Ave SD 92107	619-222-3441	RESIDENT, RECREATIONAL USE
Signature on file	4515 Point Loma Ave SD 92107	619-222-5441	RESIDENT, RECREATIONAL USE
Signature on file	3949 Alicia Dr S.D. 92107	619-222-3400	Resident, Business Owner
Signature on file	3949 Alicia Drive, S.D. 92107	619-222-3400	Resident, Business Owner
Signature on file	1150 Archery Ln 92106	619-222-8007	Resident, Employee
Signature on file	2804 Carlon St. SD CA 92106	619-224-2153	Business Owner
Signature on file			

September 23, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619) 767-2384

RE: Point Loma Townhomes – City of San Diego LCP Amendment No. 3-08B

Dear Ms. Owens

Please include this letter as part of the Addendum to your Staff Report for the above referenced project.

I urge the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.**

The project has received a Coastal Development Permit from the City of San Diego and it meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners and approve the coastal plan amendment.

Sincerely,

Signature on file

James P. Starck, Jr.
1780 Kettner Blvd, #112
San Diego, CA 92101

Received

SEP 23

California Coastal
San Diego Coast

EXHIBIT NO. 10

APPLICATION NO.

LCPA 3-08B

Letters of Support
(1 of 20 identical
form letters)

 California Coastal Commission

Leo Sullivan
SULLIVAN LAWYERS
 REAL ESTATE AND BUSINESS LAW

2468 HISTORIC DECATUR RD, STE 140
 SAN DIEGO, CALIFORNIA 92108

TELEPHONE 619.546.8200
 FACSIMILE 619.546.0370
 LSULLIVAN@SULLIVANLAWYERS.COM

September 23, 2009

Ms. Laurinda Owens
 California Coastal Commission
 7575 Metropolitan Drive, Suite 103
 San Diego, CA 92108-4402

RECEIVED

SEP 23 2009

CALIFORNIA
 COASTAL COMMISSION
 SAN DIEGO COAST DISTRICT

Re: I Support the Point Loma Townhomes Project
 San Diego LCP Amendment No. 3-08B

Dear Ms. Owens:

I support the Point Loma Townhomes Project, now on the October 9 agenda.

I have lived in Point Loma for twenty five years. My mother was born in Point Loma in 1913, in a home her father built. My law firm is in Point Loma. I have been a member of the San Diego Yacht Club near the project for thirty years.

I am familiar with this site, which is an eyesore, big-time. The historical use of the site has always blocked access to the water. There has never been a way to walk from the sport fishing landing to Shelter Island; this project will solve that problem. This project makes an inaccessible stretch of the bay accessible, the intent of the Coastal Act.

At the same time the project will improve the view corridor to the bay and help solve some traffic and parking issues in the area. It is very well designed and the density is more than appropriate for the neighborhood.

The City has been working on redevelopment of the area around America's Cup Harbor for years. New projects have recently been completed along the bay easterly of the sport fishing landing. This project will kick-start those efforts southerly of the sport fishing landing.

I hope the California Coastal Commission will certify the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted. Please include this letter as part of your staff report for Point Loma Townhomes.

Signature on file

Leo Sullivan

EXHIBIT NO. 11
APPLICATION NO. LCPA 3-08B
Other Letters of support

James C. Seifert
16344 MARTINCOIT ROAD
POWAY, CA 92064

September 22, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619)767-2384

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Owens

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

As an avid sport fisherman, and frequent visitor to the Shelter Island area, I urge the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted** to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan to redesignate the project site bounded by Carleton, Scott and Dickens Streets from Industrial (fishing/marine-related) to Commercial use and bring it into conformance with the certified Local Coastal Program Implementation Plan's specified Commercial zoning in harmony with neighboring properties.

The Project has received a Coastal Development Permit from the City of San Diego and it meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act just like the Coastal Commission approved Anchorage Lane LCP Amendment #1-04A of 2004.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners and approve the coastal plan amendment.

Sincerely, *J*

Signature on file _____

J
James C. Seifert

RECEIVED

SEP 22 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 22, 2009

Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619)767-2384

Re: Support for Point Loma Townhomes - San Diego LCP Amendment No. 3-08B Approval

Dear Ms. Owens:

Please include this letter as part of your staff report for Point Loma Townhomes.

As an avid recreational boating and sport fishing enthusiast, I urge the California Coastal Commission to **CERTIFY** the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) **as submitted**.

Point Loma Townhomes improves coastal access, reduces traffic congestion and parking competition, and broadens a coastal view corridor.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners eager to see this long awaited urban-infill mixed-used redevelopment bring life back to an underutilized and blighted site.

Sincerely,

Signature on file _____

Kevin Hodge
7811 Mission Gorge Road Suite H
San Diego, CA 92120

RECEIVED

SEP 22 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

To Whom It May Concern:

Re: Support for Point Loma Townhomes

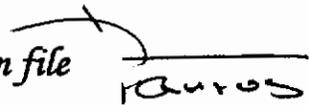
As owners of the property located at 1227 Scott Street at the southeast corner of Scott and Carleton across Carleton Street from the Point Loma Townhomes site, we wish to register full support for the approval of the Point Loma Townhomes redevelopment project.

As long time owners of neighboring property and a Point Loma business, we are eager to see the conversion of this underutilized and blighted site into a vibrant, mixed use development that benefits the entire village.

The proposed project immediately improves the neighborhood and will encourage neighboring property owners to refresh obsolete buildings. We are pleased that Point Loma Townhomes provides more than the required number of parking spaces, and we look forward to the future home owners and shop keepers that will make the village a better place to live, work, play and shop.

Please join me in support of this much needed, long awaited redevelopment.

Sincerely,

Signature on file 

Christos Stavros

THORYK ARCHITECTURE

L I N E C O R P O R A T E D

1235 SHAFTER STREET SAN DIEGO, CA 92106
TEL (619) 523-9050 FAX (619) 523-9035

To Whom It May Concern:

Re: Support for Point Loma Townhomes

My name is Paul Thoryk. I own the office building at 1235 Shafter Street, across the foot of Carleton Street from the Point Loma Townhomes site. I wish to register my full support of the Point Loma Townhomes redevelopment project.

As a neighboring property owner and businessman, I am eager to see the proposed conversion of this underutilized and blighted site into a wonderful new mixed use development.

The project will improve our community and will encourage other owners to update tired properties.

Point Loma Townhomes provides more than the required number of parking spaces, and the new left turn lane from Scott Street to Carleton will be a welcome safety improvement for the neighborhood.

Please join me in support of this much needed, long awaited redevelopment.

Sincerely,

Thoryk Architecture, Incorporated

Signature on file

Paul Thoryk
Chairman



Village Marine Tec.

2820 Shelter Island Drive • San Diego, CA 92106
619-226-4195 • 800-774-9292 • Fax 619-226-4199

23 July, 2008

To Whom It May Concern:

Re: Support for Point Loma Townhomes

Village Marine Tec, property owner and business operator at 2820 Shelter Island Drive on the block across Carleton Street from the Point Loma Townhomes site, wishes to register its full support, and endorse the approval of the Point Loma Townhomes redevelopment project.

As owners of neighboring property and successful operators of a Shelter Island marine-related business we are eager to see the conversion of this underutilized and blighted site into a new mixed use development. The Point Loma Townhomes project will benefit the entire village area.

The project will dramatically improve the neighborhood and will encourage neighboring property owners to refresh obsolete buildings much as we are currently in the process of doing. We are pleased that Point Loma Townhomes provides more than the required number of parking spaces and will improve walking and family strolling opportunities in a family and shopper friendly environment. We look forward to the future homeowners and shopkeepers that will make our village a better place to live, work, shop and play.

Please join me in support of this much needed, long awaited redevelopment and call me at (619) 226-4195 should you have any questions.

Sincerely,

Signature on file

Greg Foster
Village Marine Tec

February 21, 2008

To Whom It May Concern:

Re: Support for Point Loma Townhomes

My name is John Alioto. I apologize for not appearing in person but my wife and I are both recovering for some recent surgeries. My family has owned the ten unit apartment complex at 2817-2831 Carleton Street across from the Point Loma Townhomes site since 1957. I wish to register my full support of the Point Loma Townhomes redevelopment project.

Please approve the Point Loma Townhomes redevelopment project. As a long time neighboring property owner and businessman, I am eager to see the conversion of this blighted site into a wonderful new mixed use development. As a commercial site our residents have been face with noise, truck traffic, as well as a run down property that negatively affects the neighborhood in many ways.

The project will improve our community and will encourage other owners to update tired properties. Public access to the bay will be provided at the foot of Carleton, and the long awaited promenade linking Shelter Island Drive to the rest of America's Cup Harbor will be terrific for all who live and work in the area.

I am satisfied that Point Loma Townhomes will provide more than the required number of parking spaces, and the new left turn lane will be a welcome safety improvement for the neighborhood.

Please join me in support of this much needed, long awaited redevelopment.

Sincerely,

Signature on file

John Alioto
Property Owner
619-922-6518

To Whom It May Concern:

Re: Support for Point Loma Townhomes

My name is Joseph Witzman owner of the Prudential California Realty building and parking lot located at 2830 Shelter Island Drive across Carleton Street from the Point Loma Townhomes site. I wish to register full support for the approval of the Point Loma Townhomes redevelopment project.

As a long time investor in San Diego real estate, owner of neighboring property and author and professor of hotel development and operations, I am eager to see the overdue and long awaited conversion of this grossly underutilized site into a wonderful residential mixed use development that will benefit Roseville in many ways.

Point Loma Townhomes will immediately improve the neighborhood, encourage other property owners to refresh or redevelop worn out buildings and enliven the village with home owners that will make it a better place to live, work and play.

Please join me in support of this much needed, long awaited redevelopment. You may contact me at (619) 224-1955 should you have any questions.

Sincerely,

Signature on file

Professor Joseph E. Witzman



THE BRIGANTINE

FAMILY OF RESTAURANTS
Brigantine • Miguel's • Azul La Jolla • Zócalo • Miguelito's

June 4, 2008

To Whom It May Concern:

Re: Support for Point Loma Townhomes

On behalf of The Brigantine Restaurant Corporation, owner and operator of Miguel's Cocina at 2912 Shelter Island Drive and the Brigantine Restaurant at 2725 Shelter Island Drive, as well as our family's ownership of the 20,000 square feet of real property at 1224-30 Scott Street and 2901-07 Carleton situated diagonally across Scott and Carleton Streets from the Point Loma Townhomes site, we wish to register full support for the approval of the Point Loma Townhomes redevelopment project.

As long time owners of neighboring property and successful village business enterprises, we are eager to see the conversion of this underutilized and blighted site into a wonderful, all-new mixed use development that will benefit the entire village.

The proposed project will immediately improve the neighborhood and will encourage neighboring property owners to refresh obsolete buildings. We are pleased that Point Loma Townhomes provides more than the required number of parking spaces, and we look forward to the future home owners that will make the village a better place to live, work and play.

Please join me in support of this much needed, long awaited redevelopment and call me at (858) 268-1030, x101 should you have any questions.

Sincerely,

Signature on file

Michael A. Morton
President



THE DINGHY DOCTOR

QUALITY REPAIR, RESTORATION, AND SALES OF INFLATABLE BOATS

Thursday, May 1, 2008

To Whom It May Concern

Re: In Support of the Point Loma Townhomes Redevelopment Project

My name is Jo Simoes, owner, along with Brian Wagon, of The Dinghy Doctor located at 1271 Scott Street, San Diego, 92106 at the corner of Scott and Carleton on the Point Loma Townhomes redevelopment site.

We are in favor of the Point Loma Townhomes mixed use redevelopment project as proposed by Axiom Real Estate and wish to register our full support.

We have been tenants of Dean Wilson's for over four years and have enjoyed a terrific relationship with him. We have always been aware of the site's pending redevelopment and have enjoyed rents reflective of the short term nature of our rental agreement. We are confident that, when the time comes to relocate, we will find another place from which to conduct our business hopefully with equal or greater visibility.

Should you have any questions, please call me at (619) 804-6921.

~~Sincerely,~~

Signature on file _____

~~Jo Simoes~~

The Dinghy Doctor
1271 Scott St
San Diego, CA 92106
<http://thedinghydoctor.com/>

**Fiddler's Green Restaurant
2760 Shelter Island Drive
San Diego, California 92106
619-222-2216 Fax 619-222-5175**

To Whom It May Concern:

Re: Support for Point Loma Townhomes

My name is Steve Rock, proprietor of Fiddler's Green Restaurant, 2760 Shelter Island Drive. This letter is to memorialize my full support of the proposed Point Loma Townhomes redevelopment project.

Please approve the Point Loma Townhomes redevelopment project without further delay. As a long time neighboring business owner, I am eager to see the conversion of this underutilized, blighted neighborhood eyesore into a beautiful centerpiece of our harborside community.

The project will dramatically improve our community's look and feel and will encourage other owners to give their tired properties a face lift. Public access to the bay will be greatly improved with the opening Carleton, Dickens and the construction of the long awaited waterfront promenade linking Point Loma Seafoods to Shelter Island Drive as part of the developer's Kettenburg Landing element.

Parking is an issue for any business such as mine and Point Loma Townhomes provides more than its fair share of parking spaces.

Thank you for your consideration in joining me in support of this much needed, long awaited redevelopment project. Please call me at 619-222-2216 with any questions you may have.

Sincerely,

Signature on file



Steve Rock
Fiddler's Green Restaurant
32° 43' 17" North
117° 13' 43" West

To whom it may Concern:

Re: Support of the Point Loma
Townhouse Project

I am a partner of Lettunburg
boat works. We no longer own the
property. With Part of Em Deep
controlling the leased tide land, the
deferred maintenance of many years
after we sold the business to Whittaker Corp.,
we came to the conclusion that the
property could not be used for marine
purposes.

A number of companies looked
into developing this land. Suggestions
were a small hotel, upscale market,
boat rack storage etc. None of these
penciled out. The last two potential
buyers came to the conclusion that a
combination of condos & retail stores
were the only solution. I agree. This
property is no longer the center of
boating.

Sincerely,

Signature on file



Driscoll's Wharf
4904 North Harbor Drive #205
San Diego, California 92106

619-222-8482
Fax: 222-8483

T. A. Shumaker, Jr. AIA
Architect

Dear Community,

There is a modern movement all across America to save raw land as habitat by encouraging higher density redevelopment in cities. Point Loma Townhomes would be prototypical of this effort.

To judge appropriate development two thoughts come to mind:

1. That density is better than sprawling into the hinterlands. and;
2. That a specific vision for selected areas must be kept in mind.

I might suggest that living units and shops are ideal in this location of our village.

Our Project Review committee has reviewed the Townhomes project over the months and gave it an approval earlier this month. Many positive comments were made: That a number of odd old buildings will be removed; that only a portion of the property involved actually is just a storage yard for old boats; that car trips will be reduced by residential use over retail uses; and that eventually shopping and restaurants will be available within walking distance of this part of the village, once a critical mass of residential exists. Already golf carts are showing up to serve short trips in our village.

San Diego's "City of Villages" concept is to attempt to link nodes of population with a system of transit someday.

While no project is perfect, our future relies upon smart planning.
Point Loma Townhomes represents modern planning and should go ahead.
The developer will be offering pleasant units in a beautiful and popular city. And, we maintain hopes of leaving some of our county in open space.

Respectfully Submitted,

Jay Shumaker
Chair, Project Review Committee
Point Loma Community Planning Board

February 21, 2008



To Whom It May Concern:

Re: Support for Point Loma Townhomes

My name is Bill Roberts, owner of Shelter Island Boatyard, 2330 Shelter Island Drive, San Diego, 92106 for the past 26 years.

I was honored in 2006 by the Working Waterfront Group for my contributions to San Diego's maritime economy. I have worked with the Port District to insure the future of recreational boating and related commercial operations.

I fully support the Point Loma Townhomes redevelopment project.

When the block between Carleton and Dickens was cut off from the Port property and waterfront in 1996 with the consolidation of Driscoll Inc.'s Kettenburg Marine operation, the property was rendered no longer viable as a boat yard.

In 2001 the Port's America's Cup Harbor Master Plan was approved and determined the future commercial redevelopment of the tidelands portion of the old Kettenburg Boat Works site. I worked to help preserve a portion of the site as a working boat yard which is now incorporated in the fully approved redevelopment plan.

Please vote to approve the Point Loma Townhomes redevelopment project without delay. As a long-time marine business owner I am eager to see the development of this long-underutilized and blighted site.

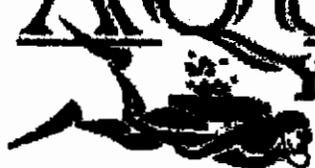
Please call me at (619) 222-0481 should you have any questions.

Sincerely,

Signature on file _____

Bill Roberts
Managing General Partner
Shelter Island Boatyard

AQUARIUS



Yacht Services, Inc.

"San Diego's Best Yacht Maintenance Service"

To Whom It May Concern

Re: Support for Point Loma Townhomes

My name is Bill Rocco, owner of Aquarius Yacht Services and master tenant of the property located at 1273 Scott Street, San Diego, 92106 at the corner of Scott Street and Dickens Street, the north-west corner of the Point Loma Townhomes redevelopment site.

The purpose of this letter is to register my support for Dean Wilson/Axiom Real Estate's Point Loma Townhomes mixed use project.

I have been a tenant of Dean Wilson's for over four years and we enjoy a good working relationship. I have always known of the site's inevitable redevelopment and have enjoyed below market rent due to the necessarily short-term lease. I am confident of finding another place to conduct my business when the time comes to relocate.

Please do not delay in approving the Point Loma Townhomes redevelopment project. As a long time marine services business owner, I believe the project upgrades the community and works well with the America's Cup Harbor redevelopment projects now underway.

Please call me at (619) 922-4147 should you have any questions.

Sincerely,

Signature on file

Bill Rocco

1273 Scott St
San Diego, CA 92106
<http://www.aquariusyacht.com>

2726 Shelter Island Drive #98 San Diego, Ca. 92106
Phone (619) 222-4147 ~ Fax (619) 222-4130
www.aquariusyacht.com

To Whom It May Concern:

Re: Support for Point Loma Townhomes

As long time community members and owners of the two-story, multi-tenant office building located at 1270 Scott Street directly across Scott Street from the Point Loma Townhomes site, we wish to register our support for the approval of the Point Loma Townhomes redevelopment project.

With over 50 years experience as Shelter Island business operators, real estate investors, boating enthusiasts and local residents, we welcome the proposed redevelopment of this underutilized property into a wonderful residential mixed use development that will greatly enhance the local community.

Point Loma Townhomes will immediately improve the neighborhood, encourage other property owners to improve older buildings and enliven the village with home owners and storefront businesses that will make it a better place to live, work and play.

Please join me in support of this much needed, long awaited redevelopment.

Sincerely,

Signature on file

Val P. Farrell

Signature on file

Margaret A. Farrell



Good Value. Friendly People.

5933 W Century Blvd., Suite 200
Los Angeles, CA 90045

tel: 310.410.5700
fax: 310.410.5777

www.vagabondinn.com

To Whom It May Concern:

Re: Support for Point Loma Townhomes

On behalf of Vista Point Loma, LLC, the owner and operator of the Vagabond Inn Point Loma located at 1325 Scott Street, across Dickens from the Point Loma Townhomes site, we wish to register full support for the approval of the Point Loma Townhomes redevelopment project as designed.

As a long time neighboring property owner and business enterprise, we are eager to see the conversion of this outdated and blighted site into a wonderful new mixed use development that is sure to benefit the entire community.

The project greatly improves the neighborhood and encourages other owners to update tired properties. We are pleased that Point Loma Townhomes provides more than the required number of parking spaces, and we look forward to the future home owners that will make the village a better place to work and live around the clock.

Please join me in support of this much needed, long awaited redevelopment and call me at (310) 410-5725 should you have any questions.

Sincerely,

Vista Point Loma, LLC

Signature on file

Les Biggins
Chief Financial Officer

September 21, 2009

Ms. Laurinda Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RECEIVED

SEP 28 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: Support of City of San Diego LCP Amendment No. 3-08B: Point Loma Townhomes

Dear Ms. Owens:

I am in support of the California Coastal Commission to Certify the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan. This will re-designate the project site bounded by Carleton, Dickens and Scott Streets from industrial to commercial use.

The Project has all ready received a Coastal Development Permit from the City of San Diego. In addition the project will:

- Enhance pedestrian access.
- Widen view corridors.
- Improve parking.
- Bring needed jobs to the construction industry at a time our economy truly needs them.

There have been many public hearings and agency reviews for the past four years, along with the blessings of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners. It is time for this process to be concluded as all of these entities look forward to this much anticipated urban-infill, mixed-used development.

For all of the above reasons I encourage you and the Commission to CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B: Point Loma Townhomes.

Respectfully,

Signature on file

JEFF PLATT

2303 San Juan Road
San Diego, CA 92103

5

September 25, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619)767-2384

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Owens

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

As an avid sport fisherman and frequent visitor to the area, I urge the California Coastal Commission to CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan to redesignate the project site bounded by Carleton, Scott and Dickens Streets from Industrial (fishing/marine-related) to Commercial use and bring it into conformance with the certified Local Coastal Program Implementation Plan's specified Commercial zoning in harmony with neighboring properties.

The Project will enhance pedestrian access, open view corridors while removing unsightly uses. The Project would also beautify our coastal village while reducing traffic and improving parking conditions. The redevelopment would improve water quality by controlling storm water discharges, widen a public view corridor identified in the community plan for the benefit of all and reduces street parking demand while eliminating multiple curb cuts

Sincerely,

Signature on file

Mark Read
Cazadora Fishing Team
San Diego, CA

RECEIVED
SEP 28 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

6

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SEP 29 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 23, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619) 767-2384

**Re: Support for Point Loma Townhomes –
San Diego LCP Amendment No. 3-08B**

Dear Ms. Owens,

Please include this letter as part of your staff report for Point Loma Townhomes.

As a frequent visitor to the Shelter Island area, I urge the California Coastal Commission to CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.

Point Loma Townhomes improves coastal access, enhances pedestrian access, and opens view corridors while removing unsightly uses as well as beautifies our coast village while reducing traffic and improve parking conditions in a highly congested area.

The proposed redevelopment is what is supposed to happen on such sites

Sincerely,

Signature on file

Ms. Bobbi Powell

1411 N. Broadway #B
Escondido, CA 92026

SD LCPA 3-08B
1 of 2
Form Letters of Support

7

RECEIVED

SEP 29 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 25, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Dr., Suite 103
San Diego, CA 92108-4402

Fax: 619-767-2384

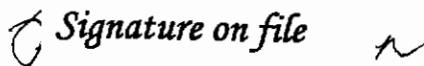
Re: Point Loma Townhomes – City of San Diego LCP Amendment No. 3-088

Dear Ms. Owens;

Please include this letter as part of the addendum to your Staff report supporting the change of land use from Industrial to Commercial for the above referenced project.

As someone who enjoys walking and visiting the Shelter Island area I believe that the Land Use Plan should be redesignated from Industrial to Commercial use. The proposed town homes would be a huge improvement to the community over the existing unsightly boat storage area. It would also bring more jobs during construction and additional property tax revenue to the city.

Sincerely,

 *Signature on file*

Richard Graves
12342 Rue Fountainsbleau
San Diego, CA 92131

SD LCPA 3-08B
1 of 6
Form Letters of Support

8



R A C I N G

2016 Ocean Front • Del Mar, CA 92014 • Ph: 888-988-9191 • Fax: 858-755-3030 • Cell: 619-987-9191 • racing@syko.c...

September 29, 2009

Ms. Laurinda Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619)767-2384

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Owens

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commission to **CERTIFY** the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.

Sincerely,

Signature on file

W David Sykes

RECEIVED

SEP 30 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

SD LCPA 3-08B
1 of 7
Form Letters of Support

9

10
RECEIVED

OCT 05 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 30, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Dr., Suite 103
San Diego, CA 92108-4402

Fax: 619-767-2384

**Re: Point Loma Townhomes – City of San Diego LCP Amendment
No. 3-088**

Dear Ms. Owens;

Please include this letter as part of the addendum to your Staff report for the above referenced project.

As someone who enjoys walking and visiting the Shelter Island area I believe that the Land Use Plan should be redesignated from Industrial to Commercial use. The proposed town homes would be a huge improvement to the community over the existing unsightly boat storage area. The proposed use enables more people to enjoy the water front property by opening up walkways and views to the water.

Sincerely,

Signature on file

Richard & Lori Berlin
10421 Rue Finsterre
San Diego, CA 92131

10

David White

INVESTMENT COUNSEL

1901 First Avenue • Second Floor • San Diego • California • 92101

September 22, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RECEIVED

SEP 24 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: **Support for Point Loma Townhomes
San Diego LCP Amendment No. 3-08B**

Dear Ms. Owens,

Please include this letter as part of your staff report for Point Loma Townhomes.

I urge the California Coastal Commission to **CERTIFY** the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.

As a thirty-year resident of San Diego, I am often frustrated by the visual blight and traffic congestion in the harbor areas of Point Loma. Point Loma Townhomes improves coastal access, enhances traffic flow, reduces parking competition, and broadens a coastal view corridor.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners and approve the coastal program amendment.

Sincerely,

 *Signature on file*

David P. White



RECEIVED

OCT 05 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 30, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Owens

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

As a frequent visitor to the Shelter Island area, I urge the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted** to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan to redesignate the project site bounded by Carleton, Scott and Dickens Streets from Industrial (fishing/marine-related) to Commercial use and bring it into conformance with the certified Local Coastal Program Implementation Plan's specified Commercial zoning in harmony with neighboring properties.

The Project has received a Coastal Development Permit from the City of San Diego and it meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act just like the Coastal Commission approved Anchorage Lane LCP Amendment #1-04A of 2004.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners and approve the coastal plan amendment.

Sincerely,

Signature on file

Brian Karp

12

September 24, 2009

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SEP 28 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Laurina Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Re: Point Loma Townhomes – City of San Diego LCP Amendment No. 3008B

Dear Ms. Owens,

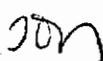
I would like this letter to be added as part of the Addendum to your staff report for the above-referenced project.

I urge the California Coastal Commission to Certify the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan to redesignate the project site bounded by Carleton, Scott and Dickens Streets from Industrial use to Commercial use and bring it into conformance with the certified Local Coastal Program Implementation Plan's specified Commercial zoning in harmony with neighboring properties.

To date, the project has received a Coastal Development Permit from the City of San Diego and it meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act just like the Anchorage Lane LCP Amendment #1-04A of 2004.

Please concur with four years of agency reviews, multiple public hearings and the expressed desire of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners eager to see this long awaited urban mixed-used redevelopment bring life back to an underutilized site. This would beautify our coastal village while reducing traffic and improving parking conditions in a highly congested area.

Sincerely

Signature on file 

Alisha Wilson
5290 Beachcomber Ct
San Diego, CA 92130

SD LCPA 3-08B
Letters of Support

13

September 24, 2009

Ms. Laurina Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RECEIVED

SEP 28 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3008B

Dear Ms. Laurina Owens,

Please add this letter to part of the Addendum to your staff report for the Point Loma Townhomes project, City of San Diego LCP Amendment No. 3008B.

I strongly urge the California Coastal Commission to Certify the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan to redesignate the project site bounded by Carleton, Scott and Dickens Streets from Industrial use to Commercial use. This action would bring the land into conformance with the certified Local Coastal Program Implementation Plan's specified Commercial zoning in harmony with neighboring properties.

The project has received a Coastal Development Permit from the City of San Diego and it meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act just like the Anchorage Lane LCP Amendment #1-04A of 2004.

Point Loma Townhomes would beautify the existing site and opens up the view corridor for the benefit of the local community as well as visiting patrons. The project will also help with the parking challenges currently faced.

Please concur with the many years of agency reviews, public hearings and the interests and desires of the Peninsula Community Planning Board, along with the San Diego City Council and the San Diego Planning Commission.

Thank you.

Sincerely,

Signature on file

Signature on file

Adele Chambers
22530 Jameson Dr.
Calabasas, CA 91302

September 24, 2009

Ms. Laurina Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

RECEIVED

SEP 23 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3008B

Dear Ms. Owens,

I would like this letter to be added as part of the Addendum to your staff report for the above-referenced project.

As a boating enthusiast, I urge the California Coastal Commission to Certify the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted to amend the Peninsula Community Plan and Local Coastal Program Land Use Plan to redesignate the project site bounded by Carleton, Scott and Dickens Streets from Industrial use to Commercial use and bring it into conformance with the certified Local Coastal Program Implementation Plan's specified Commercial zoning in harmony with neighboring properties.

To date, the project has received a Coastal Development Permit from the City of San Diego and it meets the requirements of, and is in conformity with, the policies of Chapter 3 of the Coastal Act just like the Anchorage Lane LCP Amendment #1-04A of 2004.

Please concur with four years of agency reviews, multiple public hearings and the expressed desire of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners eager to see this long awaited urban mixed-used redevelopment bring life back to an underutilized site. The redevelopment would enhance pedestrian access, and open view corridors while removing the current unsightly use.

Sincerely,

Lou Ryave
154 Racquet Club Dr
Rancho Mirage, CA 92270

Signature on file

Lou Ryave

15

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SEP 24 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 21, 2009

Ms. Laurinda Owens
California Coastal Commission
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619)767-2384

Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 3-08B

Dear Ms. Owens

Please include this letter as part of the Addendum to your Staff Report for the above-referenced project.

I urge the California Coastal Commission to **CERTIFY** the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.

The completion of this project will reduce street parking demand while eliminating multiple curb cuts. In addition, the project will add 20 parking spaces over the beach impact parking overlay requirements in a parking constrained area, hence increasing public yield to the beach. As a sport-fishing enthusiast, I understand this project will increase public access to our port and to our boats.

Respectfully,

Signature on file

Gordon Hunt, MD

16

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SEP 23 2009

CITY OF SAN DIEGO
COMMUNITY DEVELOPMENT DIVISION
CITY ENGINEER'S OFFICE

September 22, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Fax: (619) 767-2384

Re: Support for Point Loma Townhomes - San Diego LCP Amendment No. 3-08B

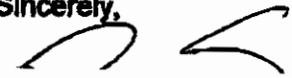
Dear Ms. Owens,

Thank you for the opportunity to openly express my opinion with respect to the Point Loma Townhomes. Being a Point Loma resident, I believe that Point Loma Townhomes will improve coastal access, reduces traffic congestion and parking competition, and broaden a coastal view corridor. Not to mention, Point Loma Village is mostly comprised of older, more worn-out commercial and multifamily properties; revitalization in the form of Townhomes will help bring economic stimulus among other benefits mentioned.

Therefore, I urge the California Coastal Commission to **CERTIFY** the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners and approve the coastal program amendment.

Sincerely,


Signature on file _____

Ryan Schramm
1021 Scott Street Unit 333
San Diego, CA 92106

17



DUHS COMMERCIAL, INC.
3026 University Ave, STE B
San Diego, CA 92104
office. 619.491.0335 x17
mobile. 619.504.6503
facsimile. 619.491.0696
email. brian@duhscommercial.com

DUHS COMMERCIAL
BRIAN C. PYKE
SAN DIEGO, CALIFORNIA

September 22, 2009

Ms. Laurinda Owens
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402
Fax: (619)787-2384

Re: Support for Point Loma Townhomes - San Diego LCP Amendment No. 3-08B

Dear Ms. Owens,

Please include this letter as part of your staff report for Point Loma Townhomes.

I urge the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #3-08B (Point Loma Townhomes) as submitted.**

Point Loma Townhomes improves coastal access and broadens a coastal view corridor. The project would add exponential curb appeal and modernity to an underutilized, coastal plot of land. As a man heavily involved in the Point Loma community (graduate of PLNU, current resident, real estate broker in the area, etc.), I talk to residents, business owners, and property owners on a daily basis and the general consensus is that the area needs to be revitalized and ushered into the newest generation. Point Loma Townhomes would not only accomplish that, but also beautify the coastal corridor and reduce daily nuisances like traffic congestion and parking competition.

Please concur with four years of agency reviews, public hearings and the expressed desires of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency, and neighboring property owners and approve the coastal program amendment.

Sincerely,

Signature on file

Name

Brian C Pyke

Address

4327 Mentone Street, San Diego CA 92107

18

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OCT 06 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

ROBIN V. RODGER
730 ROSECRANS ST
SAN DIEGO, CA 92106

October 6, 2009

Laurinda Owens
San Diego Office
California Coastal Commission

I am a long time Point Loma resident. I am not in favor of the Kettenburg property being re-designated from "Marine Industrial" to "Commercial " for their 47 unit condo project.

We do not have the road space to accommodate all the autos at present. The idea of having a monstrous 40 foot building, which would be the most massive and tallest building in the entire Point Loma area is abhorrent to the residential community. I live here and do not want this development. The Coastal Commission should be protecting the interests of the residents of the community not catering to the special interest of real estate developers.

Sincerely

Signature on file

ROBIN V. RODGER

SD LCPA 3-08B
Letters of Opposition

19

RONALD J. CELESTE
730 ROSECRANS ST
SAN DIEGO, CA 92106

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~~SEP 24 2009~~
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

October 6, 2009

Laurinda Owens
San Diego Office
California Coastal Commission

I am a long time Point Loma resident. I am not in favor of the Kettenburg property being re-designated from "Marine Industrial" to "Commercial" for their 47 unit condo project.

We do not have the road space to accommodate all the autos at present. The idea of having a monstrous 40 foot building, which would be the most massive and tallest building in the entire Point Loma area is abhorrent to the residential community. I live here and do not want this development. The Coastal Commission should be protecting the interests of the residents of the community not catering to the special interest of real estate developers.

Sincerely,

Signature on file

Ronald J. Celeste

Laurinda Owens

From: Keith [kpalmateer@hotmail.com]
Sent: Monday, October 05, 2009 6:51 PM
To: Laurinda Owens
Subject: PEN-MAJ-3-08B Point Loma Townhomes

RECEIVED

OCT 6 2009

CALIFORNIA
COUNTY OF SAN DIEGO
SUPERIOR COURT DISTRICT

Dear Ms. Owens,

This letter is to register my strong opposition to any type of residential building on the parcel in question. This parcel and the surrounding area has historically been used for marine oriented business and vessel construction and repair. The small amount allocated in the current proposal is not large enough and will only become a source of future conflict due to the proximity of the proposed homes. Please keep the entire parcel in maritime use. Condos can be built anywhere, the marine business community must have waterfront.

Thank you for your time.

Best, Keith Palmateer

Fairwind Inc.

NNN

Hotmail: Trusted email with Microsoft's powerful SPAM protection. [Sign up now.](#)

21

Laurinda Owens

From: Eric Kaufman [ekaufman@alliantinsurance.com]
Sent: Sunday, October 04, 2009 12:45 PM
To: Laurinda Owens
Subject: regarding PEN-MAJ-3-08B Point Loma Townhomes

RECEIVED

OCT 05 2009

Mrs. Owens;

CALIFORNIA
 COASTAL COMMISSION
 SAN DIEGO COAST DISTRICT

Thank you in advance for taking your time to read this. I am writing this to express my strong disapproval of the re-designation of Point Loma waterfront area and the subsequent condominium development.

My family has a small boat barely three hundred yards from the proposed development site, and I've worked in and around the marine industry my entire life. San Diego Harbor has long been regarded as a mariner's heaven, due in no small part to the quantity of small businesses that cater to boats and their owner-operators.

It is my sincere fear that such a non-maritime feature directly in between Shelter Island and Harbor Island will cause a permanent disruption in the already fragile waterfront economy, squeeze out maritime small business via higher rental rates, and do nothing to help the housing in the Point Loma area.

There are plenty of high-cost condominiums in the Point Loma area; these do nothing for the small business owners and employees that actually work in the area. Whatever token "low income" units the developer is claiming to make available (if such a claim is even made) would be another false promise, as evident by the same development promises made in the downtown San Diego area.

Thank you again for your time, and I will try to attend the meeting as well on Friday to express these and other concerns in person.

Eric

Eric Kaufman
 AVP Software Development Manager
 Alliant Insurance Services, Inc.
 701 B Street
 San Diego, California 92101-8156
 Office: 619-849-3742
 License # 0C36861
<http://www.alliantinsurance.com>

This e-mail and all attachments to it are for the sole use of the intended recipients and may contain proprietary information and trade secrets of Alliant Insurance Services, Inc. and its subsidiaries. This e-mail may also contain information which is confidential or which is protected from disclosure by privilege. Any unauthorized use, disclosure or distribution of this e-mail and its attachments is prohibited. If you are not the intended recipient, let us know by reply e-mail and then erase and destroy all electronic or other copies of this message.

22

10/5/2009

Laurinda Owens

From: Judy Meyer [odefin@yahoo.com]
Sent: Saturday, October 03, 2009 10:51 AM
To: Laurinda Owens
Subject: [Possible Spam] kettenberg
Importance: Low

RECEIVED

OCT 03 2009
CALIFORNIA
COUNTY COMMISSION
SANTA MONICA DISTRICT

we are opposed to the change of the kettenberg property to commercial. we have too much traffic and parking issues at it is. please keep shelter island a marine industrial area. thanks

JUDY and BILL MEYER. 837 GAGE DR., 92106

Laurinda Owens

From: JimGAIISD [jimgailsd@gmail.com]
Sent: Friday, October 02, 2009 12:29 PM
To: Laurinda Owens
Subject: Pt Loma townhomes

RECEIVED

OCT 03 2009

CLEVELAND
COMMUNITY DIVISION
SAN JUAN COUNTY DISTRICT

Ms Lowens

As a long term Pt. Loma resident, I am totally opposed to the 46 unit townhome project (PEN-MAJ-3-08 B Point Loma) We have already too much traffic with Liberty Station so close, too many people, and with a major boating community, both private and commercial, need to keep the marine industry and support for our boating community very much alive. What we don't need is a high rise to block our view and visually pollute the area.

A definite NO on this one.

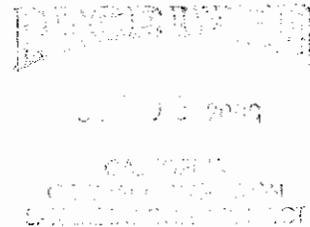
Sincerely,

Gail Thompson

24

September 28, 2009

Ms. Laurinda Owens
California Coastal Commission
c/o San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4402



Re: LCP Agenda Item PEN-MAJ-3-08B Point Loma Townhomes
Request to Change Land Use Designation from Industrial to
Commercial- Please forward this to all commissioners

Dear Ms. Owens:

This is in opposition to the City of San Diego's request to change the current land use designation, of the 1.65 acre parcel commonly referred to as the Kettenburg property, from "industrial" to "commercial." As past Chair of the Peninsula Community Planning Board (PCPB), this project was presented to us, "as requiring no zoning change." Obviously, with this State Coastal designation required, *it does exactly that.* As the Coastal Act has reserved this property for marine industrial use, without such designations, coastal-dependent businesses will soon be replaced with residential, mixed-use developments. Retail/commercial spaces still remain vacant-some, for years. The Commission's mandate to "maintain and enhance public access to the coast", while protecting recreational boating² is hypocritical if "land use designation" is changed. No community or 'public' benefit will come from building residences on this land. The 1.65 acre plot becoming a private, gated, residential community, solely benefits only 47 homeowners and the developer.³ City Council's approval noted two dissenting votes. The first was rightly concerned about the potential loss of jobs from the erosion of marine businesses. The other objected to its overall height at nearly 40 ft., and potential problems associated with having residential mixed in with an 'industrial/commercial.'

Changing slightly the project's density (by 3 units) did little to it's massive appearance, its bulk and scale is still grossly out of proportion with the existing community. No existing structures are over 25 ft. tall along the waterfront, indeed, none taking up over 40 percent of a block. Public view corridors are missing as are 'staggered rooflines' (Peninsula's Plan), leaving this project's to appear a 'fortress,' blocking views at the Carleton/Shafter street level. If the Commission approves this request, the developer's bulldozers will waste no time.

Areas including Shelter Island, America's Cup Harbor and connecting blocks up to Rosecrans Street historically have been a center for commercial and recreational boating. All are under assault by the Port, the City, and by developers looking for short term revenue only, underestimating the consistent value in thriving marine businesses driven by the still healthy local economy. The Port's plans also include dangerous road changes and theft of public land for their profits, putting at risk the entire Peninsula's resident, military, business and tourist populations.

Driscoll's marina-leasing slips to huge yachts, is still given 'freebees' from what should be 'public income,' still post-poning responsibilities to build a public parking garage and

¹ through ³ : California Coastal Act Chapter 3, Sections 30252, 30220, 30224, 30251 et al

A large, bold, handwritten number "25" in black ink, located in the bottom right corner of the page.

public promenade along the waterfront. A part-time tourist-based economy will not support the area as Retail jobs selling T-shirts, will Not replace skilled labor incomes.

Shelter Island's unique pedestrian accessibility in the marine trades are intertwined physically. The comments made in Report No. PC-08-078 issued July 3, 2008, and presented to the city Development Services Department, stated that the current marine businesses on this property are not coastal dependent. Those statements were made either without knowledge of maritime trades or just outright untrue. Those conclusions were made without consulting the businesses directly. Dive services, marine canvas, marine metal fabrication, yacht brokerages, and an inflatable boat dealer cannot sustain, nor grow their businesses if located inland, away from the boating community that is their marketplace. Currently there are more than eight marine-dependent businesses located on this property, including:

Dinghy Doctor
California Marine Services
North Shore Canvas
Marine Carpenter
Dive California
Discount Boat Services
Aquarius Yacht Services
Shelter Island Storage
Black Pearl Sign Company

The above businesses are near-coastal dependent, not viable if forced to work from South Bay, East County, or even one mile away from the working waterfront of Shelter Island. This property is integral to the marine economy of this area. Those of us who own and recreate with marine trades conveniently close are concerned about the domino effect of what is happening in the Shelter Island area. When a yacht is hauled out in one of the boat yards, a welder, an electrician, a mechanic, a painter or a rigger, all within walking distance of that yard, make a living working on that boat. Using sailmakers, riggers, painters and even GPS radar nearby on Shelter Island recently, this is already, a complete 'village.' For a century our community has served as a needed marine site, working together, building successful small businesses providing hundreds of long-term jobs.

If the Kettenburg property is lost to residential development, the dominoes will fall, and the Shelter Island boating waterfront will erode away to become another Seaport Village. Please protect the maritime industry and its marine and public access to the waterfront.

Sincerely,

Cynthia Conger, 23+yr. local REALTOR
Prior 5 of 6 yrs. PCPB Chair
seacastlecynthia@aol.com
619.665.3210

cc: Commissioners: Steve Blank, Sara Wan, William A. Burke, Steven Kram,
Mary K. Shallenberger, Patrick Kruer, Bonnie Neely, Ross Mirkarimi,
Dave Potter, Khatchik Achadjian, Larry Clark, Resources Agency,
State Lands Commission, Business, Transportation and Housing Agency



Laurinda Owens

From: mkbaer1@aol.com
Sent: Thursday, October 01, 2009 3:10 PM
To: Laurinda Owens
Subject: Kettenburg/Condo Development

RECEIVED

OCT 01 2009

CITY OF SAN DIEGO
 OFFICE OF THE CITY CLERK
 1201 K STREET, SUITE 1000
 SAN DIEGO, CA 92101

Good Afternoon Ms Owens,

Yesterday, I saw the flyer regarding your meeting in Oceanside. I wanted to give you my input.

First, I do not understand why the meeting has to be so far away. The parties interested in this issue live in Point Loma mostly. Why can't it be in the City Council Chambers downtown San Diego?

We do not need a private, gated condo community on the Kettenburg property.

This is a down economy, and where are these 47 people supposed to come from? Obviously, very wealthy people.

The traffic flow onto Point Loma now is impossible. One more complex is not needed to add the the confusion.

The parking in the vicinity is horrible now. While you might tell me there will be on-site parking, what about their guests and the parties they will most certainly be having? A parking structure would be better than condos.

The flyer mentions "dissent by the local marine industry". What's that tell you? It should be giving you a reading on the pulse of the community. Shelter Island area COULD be a destination. Adding condos won't make that happen.

Boaters that come into this area, can walk around and accomplish many tasks. What good would a private condo do for anyone?

Traffic crawls at certain times of the day. Trying to cross Rosecrans during the times the military base is opening or closing is next to impossible. We do not need even more traffic.

Traffic signals are being considered. We don't need those either.

The bayfront should be for boaters and boating related businesses. What we DO NEED is a grocery store instead of condos. That would be far more appreciated by all.

San Diego wants to encourage the Super Yacht business, yet we do not do anything to entice them into our harbor. What good do condos do for them? IF they want a condo, there are plenty of empty ones, with bay views, still available downtown.

Between the Port and Coastal Commission, I wonder what any of them do. Our Fine City could be a lot nicer if there was some actual planning involved. Dropping a bunch of condos on a coastal site is not for the greater good. It only adds to some developers pocket.

21

- Please take a reading from the "locals" and listen to what they have to say. Let's have restaurants, a grocery store, and things boaters need.

Thank you for your time,

Marie K. Baer

3734 Milan Street
San Diego, CA 92107

28



October 2, 2009

Ms. Laurinda Owens
 California Coastal Commission
 San Diego Coast District Office
 7575 Metropolitan Dr. #103
 San Diego, CA 92108

RE: LCP Agenda Item PEN-MAJ-3-08B Point Loma Town homes
 Request to change land use designation from industrial to commercial

Dear Ms. Owens:

This letter is written in opposition to the City of San Diego's request to change the current land use designation of the parcel commonly referred to as the Kettenburg property, from industrial to commercial.

The areas including Shelter Island, America's Cup Harbor and connecting blocks are a center for commercial and recreational boating. Business owners in these areas over many years have built this boating community and it's outreach to other local communities. Through such events a **Yachtfest**, **Day at the Docks**, and the **Shelter Island Boat show**, people are able to experience life on the waterfront.

By changing land use designation in this area there will be a disruption of the working waterfront, displacement of local businesses, and most likely economic repercussions. This area of Point Loma is it's own unique destination spot for boating enthusiasts. Surely something other than housing would be best for this property, and enhance the current landscape while maintaining the marine industries integrity.

Please include my opposition in your staff report.

Sincerely,

M Signature on file *Michelle*

Michelle M. Bucklew
 Corp. Sec.
 San Diego Marine Exchange, Inc

Enclosures: event fliers

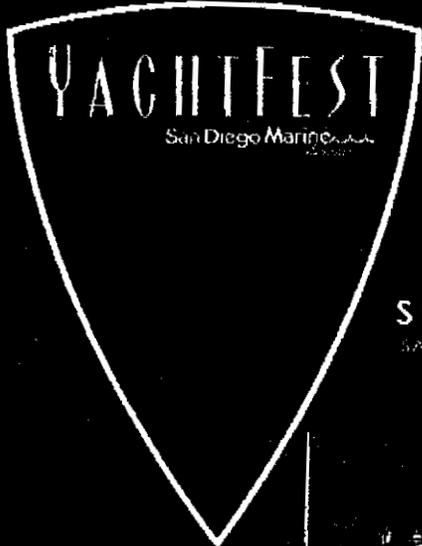
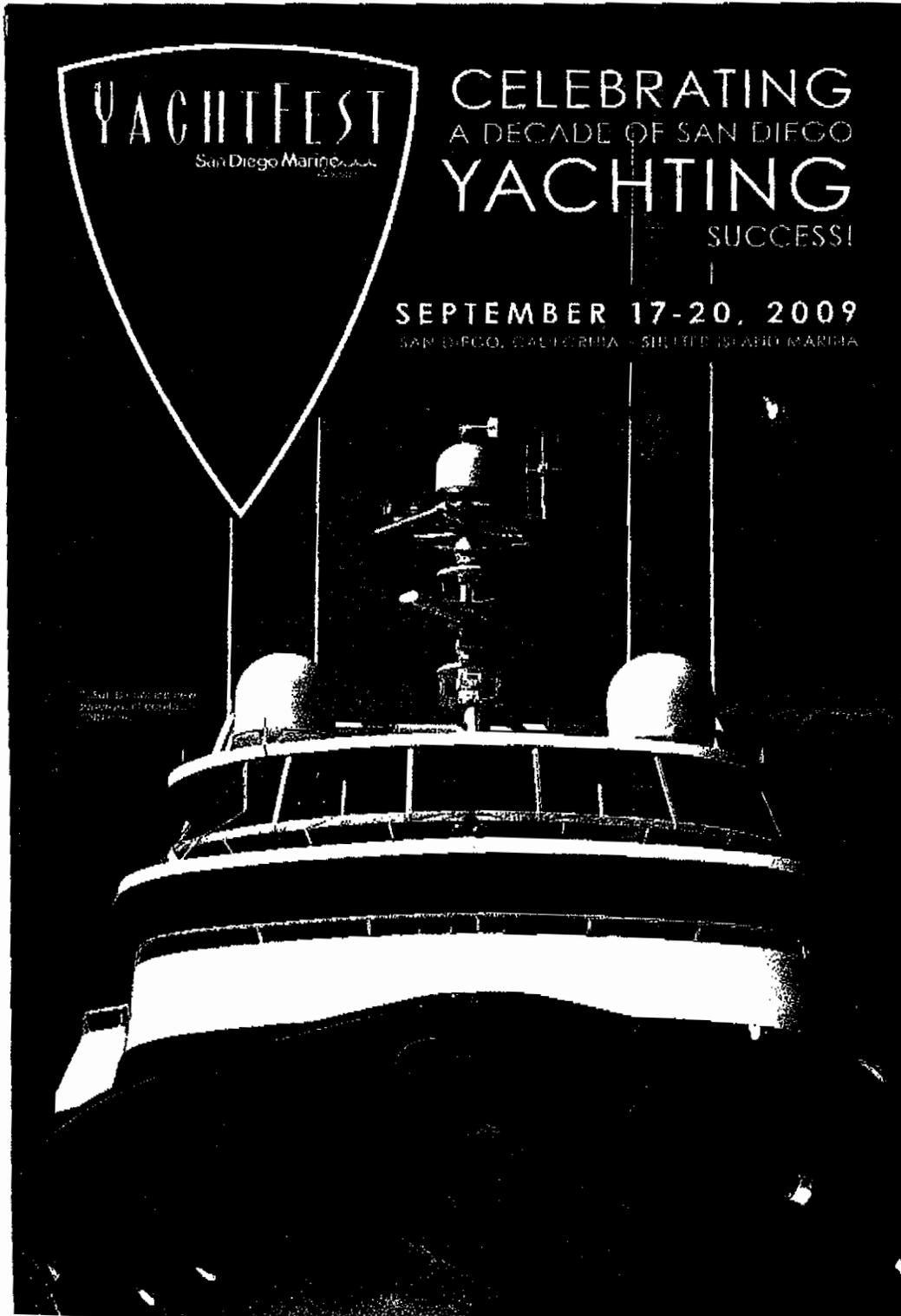
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 OCT 05 2009
 CALIFORNIA
 COASTAL COMMISSION
 SAN DIEGO COAST DISTRICT

29

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OCT 05 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT



CELEBRATING
A DECADE OF SAN DIEGO
YACHTING
SUCCESS!

SEPTEMBER 17-20, 2009
SAN DIEGO, CALIFORNIA - SHELTER ISLAND MARINA

30

Presented by: **BOAT BASH**

SHELTER ISLAND BOAT SHOW

SAT. OCTOBER 3, 2009

10:00 AM - 6:00 PM

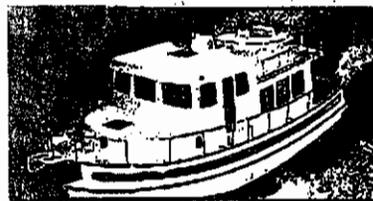
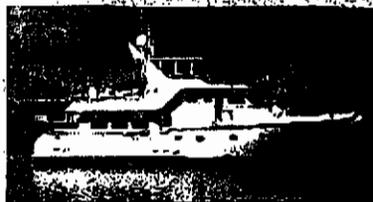
DRISCOLL BOAT WORKS

**2500 SHELTER ISLAND DR.
SAN DIEGO, CA 92106**

SUN. OCTOBER 4, 2009

10:00 AM - 6:00 PM

**FREE
ADMISSION**



**BBQ • SPIRITS • LIVE MUSIC • RAFFLES
DOOR PRIZES • GAMES • AND MUCH MORE...**

Yachts & Trawlers on Display

- 65' 2005 Compass Motor Yacht
- 58' Bertram International Sport Fisher
- 57' 2001 Nordhavn
- 57' 2003 570 Carver Voyager
- 53' 2004 Selene Trawler
- 48' Grand Banks
- 42' 1999 Nordic Tugs
- 43' Wellcraft Portofino
- 37' 2003 Nordic Tugs
- 32' Cooper Prowler Sport Fisher

All Listings Above are Subject to Change.



Yacht Listing questions contact:
dianne@bajacalyachts.com
or call 619-954-8257

SHELTER ISLAND BOAT SHOW PARTY

**DRISCOLL BOAT WORKS
SAT. OCTOBER 3, 2009
5:00 PM - 7:00 PM**

**BBQ • SPIRITS • LIVE MUSIC
BOAT BASH MEET AND GREET
LOVELY LADIES
BIKINI CONTESTS
WATER BALLOON TOSS
AND MUCH MORE...**

REG
OCT 3
CALIFORNIA
COASTAL COMMAND
SAN DIEGO COAST

SPONSORED BY: Boat Show Exhibitors



GLOBAL BOATING



THE CREW NETWORK



Laurinda Owens

From: Valerie Gilhooly [valgil@ix.netcom.com]
Sent: Thursday, September 24, 2009 11:34 AM
To: Laurinda Owens
Subject: Point Loma Town Homes

Ms. Laurinda Owens
 California Coastal Commission
 c/o San Diego Coast District Office
 7575 Metropolitan Drive, Suite 103
 San Diego CA 92108-4402

Re: LCP Agenda Item PEN-MAJ-3-08B Point Loma Townhomes
 Request to Change Land Use Designation from Industrial to Commercial

Dear Ms. Owens:

This letter is written in opposition to the City of San Diego's request, to change the current land use designation, of the 1.65 acre parcel commonly referred to as the Kettenburg property, from "industrial" to "commercial". The California Coastal Act has reserved this property for marine industrial use. Without such designations, coastal-dependent businesses will be replaced with residential, mixed-use developments.

If it is a goal of the Commission to "maintain and enhance public access to the coast"¹, while protecting recreational boating², the proposed change in land use designation will have the opposite effect. Should the city's request be granted, this 1.65 acre plot will become a private, gated, residential community, solely benefiting 47 homeowners and the developer.³ No community benefit will come from building residences on this land. City Council has given its approval to this development, although there were two dissenting votes. One nay vote, was due to a concern for the potential loss of jobs, from the erosion of marine businesses. The other vote was in objection to the development's overall height being nearly 40 ft., and the potential problems associated with having residential mixed in with an industrial neighborhood. The townhome project bulk and scale are out of proportion with the surrounding environment. Consider the existing buildings, on all three sides across from the proposed development. None of the existing structures are over 25 ft. tall, and none of them takes up more than 40 percent of a block. The townhome project will look like a walled fortress, reaching well over 30 ft. (closer to 40 ft.) from the Carleton/Shafter street level.* Neighboring businesses and residents will lose existing bay views, and any view corridor will be further reduced by the massive scale of the buildings. If the Commission approves this request, the developer's bulldozers will waste no time.

Point Loma has become severely impacted with traffic to the point of endangering the residents. There are no Hospitals on the Peninsula and ambulances are doubling their time to get in and out of this area. This project will add at least another 100 automobiles and with these condos only providing 1 & 3/4 parking spaces per dwelling, this is madness.

Please protect the Quality of Life in Point Loma and the Maritime industry which is part of its history.

Sincerely,
 Val & Jim Gilhooly
 3451 Trumbull Street
 San Diego, CA 92106
 619-223-9768

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Esther Sanchez - In a message dated 9/2/2009 10:31:58 A.M. Pacific Daylight Time,
mike@aquamarineseafood.com writes:

Good morning,

I am a long term tenant (since 1986) @ the Seafood Harbor Mart that is scheduled for partial demolition to make room for a new bayside park. While I love the outdoors and feel there need to be plenty of bay access for all, I do not feel this park is appropriate or even follow the original Master plan that seems to get constant revisions.

The Seafood Harbor mart was built in 1973 for Seafood distributors. In the early 1990s the Port mandated improvements to the building prolonged the estimate of completion by about a year and drove many of the smaller distributors out of business. In fact all but the largest had closed by 1995 due to the tremendous downturn of foot traffic caused by the construction mess.

As the businesses closed the Port did not offer long term leases causing the building to remain vacant for the past 15 years. The Port now says that the building should be demolished because it has not been leased but they created the self fulfilling prophecy.

As we all try to be more green and the Port constantly sends out press releases on their efforts, the demolition of a perfectly sound building makes no sense for the following:

The building is sound and located across from The Fish Market Restaurant, the #1 gross sales in California The building could easily accommodate other distributors or restaurants The building was built for the Seafood industry, a Port mandated supporter There is plenty of open greenbelt space right in this area along with several other areas in Seaport Village We have a homeless problem in the greenbelt that is not being addressed The new park does not incorporate any public restrooms which are in very short supply in the area The original Port master plan has this park in different location The Port has other projects they are behind funding

I am hoping that your commission sees the flaws of this project and will raise the concerns I have mentioned.

I appreciate the work your commission does for our whole coast

Best fishes!

Mike Lindquist
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Receiver
SEP 28 2009
California Coastal Commission
San Diego Coast District

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Laurinda Owens
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108

9-24-09

To Whom It May Concern:

I have written before with my remarks regarding the Townhomes projected to be built in Point Loma on the front of the old Kettenburg boatyard site.

These Townhomes would seem to be of no benefit to anyone except the builder and will severely block the view corridor. But that is not why I am writing. I operate H&M Landing, a sportfishing landing, which is next door to this site. Next door to me is Point Loma Sportfishing and Fishermans Landing. That puts about 75 commercial sportfishing vessels within a few hundred yards of these proposed Townhomes. Most of these vessels depart and return between 7pm and 11pm nightly and 5am to 6am in the morning. During this time there is traffic noise and congestion, announcements on loud speakers from the Landings and the vessels, engine noise from the vessels starting up and leaving the dock and general noise from the numbers of people. The sportfishing fleet has been located here for over 50 years and has just negotiated a new 20 year lease with the Port of San Diego. If these Townhomes are built I can **guarantee that there will be immediate and continuing complaints about noise.**

The name of the area we are located in was changed from Commercial Basin to America's Cup Harbor several years ago in an effort to enhance the area but it is still a commercial boat area and really does not need Townhomes built in the middle of it. Please take the noise factor into consideration when making your decision regarding their building.

Thank you,

Signature on file 

Phil Lobred
H&M Landing

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