

Th 14a

FORM FOR DISCLOSURE  
OF EX PARTE  
COMMUNICATIONS

Click here to go  
to the staff report.

Date and time of communication: February 02, 2011, 8:08 a.m.

Location of communication: Received a forwarded e-mail from Fortuna City Hall  
(If communication was sent by mail or  
facsimile, indicated the means of transmission.)

Identity of person(s) initiating communication: Arne Blemker

Identity of person(s) receiving communication: Kenneth E. Zanzi

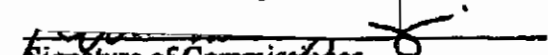
Name or description of project: Representing multiple applicants

Description of content of communication:  
(If communication included written material, attach a copy of the complete text of the written  
material.)

*Requesting an hour ex parte discussion per attached e-mail.*

  
Signature on file

January 8, 2011  
Date

  
Signature of Commissioner

If communication occurred seven (7) or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven (7) days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven (7) seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

APPENDIX 2

EX PARTE COMMUNICATION

**From:** Anne Blemker [mailto:ablemker@mccabeandcompany.net]  
**Sent:** Tuesday, February 01, 2011 5:33 PM  
**To:** k zanzl  
**Subject:** RE: February Briefing Request

Commissioner Zanzl,

Just following up to see if you'd be available for a briefing on any of the items listed below. Thanks for your time.

Anne

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**From:** Anne Blemker  
**Sent:** Thursday, January 27, 2011 9:35 AM  
**To:** Ken Zanzl (kzanzl@ci.fortuna.ca.us)  
**Cc:** Susan McCabe  
**Subject:** February Briefing Request

Good Morning, Commissioner Zanzl;

We're representing multiple applicants at the upcoming February hearing and would appreciate an opportunity to brief you on the following items:

- **W8a:** Poseldon Resources, Condition Compliance for Marine Life Mitigation Plan
- **W14e:** Shea Homes-Parkside, CDP for geologic testing w/archaeological and Native American monitoring
- **Th14a:** City of San Diego LCPA Resubmittal, Pt. Loma Townhomes
- **Th15a:** Westbridge, Appeal of residential subdivision approved by City of Encinitas
- **F19a:** Seaworld, Construction of new manta ray ride/attraction

Due to the number of items we've got up, we'll probably need about an hour to discuss them all. We could either do that all in one briefing or break it into two separate calls. Please let me know your preference and availability.

Additionally, Susan suggested I arrange a separate time to get together aside from the ex parte

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Page 2 of 2

briefings. If you're getting into San Diego on Tuesday evening before the hearing, perhaps we could all meet for coffee or drinks. Let me know if that might work for you.

Thank you,  
Anne

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Anne Blemker  
McCabe & Company  
Phone: 310-463-9888  
10520 Oakbend Drive  
San Diego, CA 92131

2

Th 14a

February 2, 2011

Ms. Deborah Lee  
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. 2-10

Dear Ms. Lee,

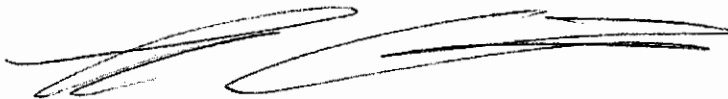
Please include this letter as part of your staff report for Point Loma Townhomes.

I urge the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #2-10 (Point Loma Townhomes)**.

As a San Diego native and frequent patron of Point Loma Seafood and other local Point Loma businesses, I am very tired of the horrible looking site know as the Point Loma Townhomes project . It has been blighted for over a decade. The land use plan needs to be amended. The proposed new project will improve coastal access, reduce traffic congestion, and improve parking in the area. How can you even hesitate to approve such a beautiful and sorely needed improvement to our community?

Please take action to affirm the approvals and community-wide support offered by the Peninsula Community Planning Board, San Diego Planning Commission, San Diego City Council, North Bay Redevelopment Agency, and neighboring property owners and approve the coastal program amendment.

Sincerely,



*Signature on file*

ft

San Diego LCPA # 2-10  
(Pt. Loma Townhomes)  
letter of support  
(three identical ones) **3**  
also received)

Th 14a

February 1, 2011

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

Attn: Ms. Deborah Lee

**Re: City of San Diego LCP Amendment No. 2-10 (Point Loma Townhomes)**

Dear Ladies and Gentlemen,

Rich in nature, people, and history, Point Loma is one of the oldest communities of San Diego. Blessed with spectacular views of the Pacific Ocean to the west and both Downtown and America's Cup Harbor to the east, Point Loma is one of the area's most desirable communities.

I invite each of you to join me in cleaning up and beautifying the coastal zone by curing the long time inconsistency between land use and zoning on the subject site. A land use plan amendment is needed for redevelopment to occur.

The land use plan amendment before you complements and is consistent with the adjacent Port Master 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 land use amendment enjoys the support of the Peninsula Community Planning Board, the San Diego Planning Commission, the San Diego City Council, the North Bay Redevelopment Agency and its 30-member Project Area Committee, The Point Loma Association, neighboring property owners and existing on-site tenants.

The project improves coastal access, reduces traffic congestion and parking competition that limit public enjoyment, and broadens a coastal view corridor. My community is eager to see this long awaited urban-infill mixed-used redevelopment bring life back to a long underutilized and blighted site.

The California Coastal Commission should confirm the City of San Diego's land use determination and CERTIFY Land Use Plan Amendment #2-10.

*Signature on file*

\_\_\_\_\_  
Laura Alioto  
Point Loma Resident  
3614 Carleton St.  
San Diego, Ca. 92106

San Diego LCPA # 2-10  
(Pt. Loma Townhomes)  
letter of support 4

Th 14a

February 2, 2001

Ms. Deborah Lee  
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. 2-10

Dear Ms. Lee,

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 #2-10 (Point Loma Townhomes)**.

As part of an active Point Loma family, local businessman and San Diego Yacht Club member, I know the Point Loma Townhomes project site well. It has been blighted for over a decade. The land use plan needs to be amended. The project will improve coastal access, reduce traffic congestion and parking competition, and broaden an important coastal view corridor along Dickens.

Please take action to affirm the approvals and community-wide support offered by the Peninsula Community Planning Board, San Diego Planning Commission, San Diego City Council, North Bay Redevelopment Agency, and neighboring property owners and approve the coastal program amendment.

Sincerely,

*Signature on file*

 John Alloto  
Point Loma Resident  
3614 Carleton St.  
San Diego, Ca. 92106

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Th 14a

February 2, 2001

Ms. Deborah Lee  
**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. 2-10**

Dear Ms. Lee,

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 #2-10 (Point Loma Townhomes)**.

As a frequent patron to the businesses in the Point Loma area and a nearby property owner, I know the Point Loma Townhomes project site well. It has been blighted for over a decade. The land use plan needs to be amended. The project will improve coastal access, reduce traffic congestion and parking competition, and broaden an important coastal view corridor along Dickens.

Please take action to affirm the approvals and community-wide support offered by the Peninsula Community Planning Board, San Diego Planning Commission, San Diego City Council, North Bay Redevelopment Agency, and neighboring property owners and approve the coastal program amendment.

Sincerely,



Reg Kobzi

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Th 14a

**Deborah Lee**

**From:** John Dillard [john@dillarddevelopment.com]  
**Sent:** Thursday, February 03, 2011 10:45 AM  
**To:** Deborah Lee  
**Subject:** Pt Loma town home project

We are in complete support of Rand Wassem's project to build townhomes on a currently dilapidated storage site in Pt Loma. The current use is an eyesore and needs to be improved. The proposed project would blend into the surrounding uses in a seamless fashion and would be a benefit to Pt Loma residents. Wassem has a history of being a responsible developer and is a resident in the immediate neighborhood. You can rest assured he will do a good job and will respect the community in which he works. Please approve this project as submitted.

John Dillard  
John Dillard Enterprises  
462 Stevens Avenue Suite 301  
Solana Beach, CA 92075  
(858) 724 0222 (direct)  
(858) 724 0219 (FAX)  
(858) 922 4732 (cell)

7



HARTLEY CYLKE PACIFIC  
INSURANCE SERVICES INC

SAN DIEGO CORPORATE  
SAN DIEGO NORTH COUNTY  
IMPERIAL VALLEY

*Th 14a*

RECEIVED

FEB 07 2011

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

February 3, 2011

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. 2-10**

Dear Ms. Lee,


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 #2-10 (Point Loma Townhomes Resubmittal).**

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, the Point Loma Association and neighboring property and business owners and approve the coastal plan amendment.

Sincerely,

*Signature on file* 

John M. Cylke  
Vice President

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RECEIVED

FEB 07 2011

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

Th 14a

February 4, 2011

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. 2-10**

Dear Ms. Lee,

As a frequent visitor to the area of redevelopment, I wanted to throw my support to the developer of this new project. This will beautify the area and provide for new retailers and housing while being done in a tasteful and area improving manner.

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 #2-10 (Point Loma Townhomes Resubmittal)**.

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, the Point Loma Association, neighboring property and business owners, as well as me and approve the coastal plan amendment.

*Signature on file* 

David Sykes  
Citizen of San Diego County  
2016 Ocean Front  
Del Mar CA 92014  
6199879191

Th 14a

February 4, 2011

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

Fax: (619)767-2384  
Email: [dlee@coastal.ca.gov](mailto:dlee@coastal.ca.gov)

**Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 2-10**

Dear Ms. Lee,

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

I believe this project will be a great addition to the redevelopment of our bay front and urge the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #2-10 (Point Loma Townhomes Resubmittal)**.

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, the Point Loma Association and neighboring property and business owners and approve the coastal plan amendment.

Sincerely,

*Signature on file* —

David Santistevan

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Th 14a

February 4, 2011

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

Fax: (619)767-2384  
Email: [dlee@coastal.ca.gov](mailto:dlee@coastal.ca.gov)

**Re: Point Loma Townhomes - City of San Diego LCP Amendment No. 2-10**

Dear Ms. Lee,

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

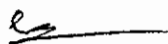
This project will be a great addition to the redevelopment of our bay and I strongly encourage the California Coastal Commission to **CERTIFY the City of San Diego's Land Use Plan Amendment #2-10 (Point Loma Townhomes Resubmittal)**.

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 consider the significance of lengthy four year process 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, the Point Loma Association and neighboring property and business owners and approve the coastal plan amendment.

Sincerely,

*Signature on file*



Gunder Creager

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**Deborah Lee**

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Th Ma

**From:** fleet444@gmail.com

**Sent:** Saturday, February 05, 2011 11:20 AM

**To:** Deborah Lee

**Subject:** PLTH coastal support ltr shortform 2 4 11.docx (dlee@coastal.ca.gov)



I've shared [PLTH coastal support ltr shortform 2 4 11.docx](#)

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Deborah Lee

THMa

**From:** campocoyote@aol.com  
**Sent:** Tuesday, February 08, 2011 11:16 AM  
**To:** Deborah Lee  
**Subject:** Point Loma Townhomes

Michael D. Dose  
2818 Luna Ave.  
San Diego, CA 92117

February 8, 2011

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. 2-10**

Dear Ms. Lee,

As a frequent visitor to the area of redevelopment, I wanted to throw my support to the developer of this new project. This will beautify the area and provide for new retailers and housing while being done in a tasteful and area improving manner. Not only will it improve an old neighborhood it will supply jobs both short term and long term.

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 #2-10 (Point Loma Townhomes Resubmittal).**

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, the Point Loma Association, neighboring property and business owners, as well as me and approve the coastal plan amendment.

Sincerely,

Michael D. Dose  
Citizen of San Diego County

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Th 14a

**Deborah Lee**

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**From:** Sherilyn Sarb  
**Sent:** Monday, February 07, 2011 2:52 PM  
**To:** Deborah Lee  
**Subject:** FW: Kettenberg Property, San Diego

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**From:** Steven Richter [mailto:steve.richter@gmail.com]  
**Sent:** Monday, February 07, 2011 1:11 PM  
**To:** Sherilyn Sarb  
**Subject:** Kettenberg Property, San Diego

Dear Ms. Sarb: Please be advised that I am a long time resident of Point Loma, and an avid member of the sailing community, and am alarmed that the CCC is considering eliminating the industrial designation of the Kettenberg property, and re designate it to commercial so you can accommodate a use that is not compatible with the long term needs of the sailing community. It is essential that industrial space in the Shelter Island area remain as is so there is no further retraction in the ability of Shelter Island to service a vital industry to the San Diego community.

Thank you for your consideration of my concerns. Thank you.

Cordially,

Steven S. Richter, Esq.

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San Diego LCPA #2-10  
(Pt. Loma Townhomes)  
Letter of Opposition  
15

**CALIFORNIA COASTAL COMMISSION**

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



January 26, 2011

**Th14a**

**TO: COMMISSIONERS AND INTERESTED PERSONS**

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT  
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF SAN DIEGO MAJOR LCP  
AMENDMENT NO. 2-10 (Pt. Loma Townhomes Resubmittal) for Commission  
Meeting of February 9-11, 2011**

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**SYNOPSIS**

The subject LCP land use plan amendment was submitted on July 19, 2010. The amendment was deemed complete and filed the same date. A one-year time extension was granted on October 14, 2010. As such, the last date for Commission action on this item will be the October 2011 hearing. This amendment request was agendaized at the November 2010 meeting and a public hearing was conducted. However, at the end of the hearing, the Commission voted to continue the matter.

This request is a resubmittal for the same land use redesignation which was previously reviewed by the Commission as City of San Diego LCP Amendment #3-08B. The previous item was originally heard in October 2009 and continued, then the item was ultimately withdrawn at the February 2010 hearing.

**SUMMARY OF AMENDMENT REQUEST**

The proposed resubmittal 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. The subject property is bounded by Carleton, Scott and Dickens Streets and Port District tidelands directly east. Since the previous hearings, the proponents for this project driven LCP amendment have applied for revisions to the companion project and they have now proposed further changes to expand the commercial component of the mixed use proposal. As currently proposed, the mixed use project would consist of 36 residential townhomes/condominium units (a reduction of four units), four (4) new integrated live/work commercial spaces ("live/work quarters") to be located along the ground level on the bayside/tidelands frontage of the development and six commercial condominium units (totaling approx. 7,100 sf.) to be situated all along the Scott Street frontage and one separate commercial leasehold at the northeast corner of the site along Dickens/adjacent tidelands. (see revised site plan/Exhibit 5.)



## **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 primary Coastal Act issue is the prospective loss of the entire 1.65 acres from the Industrial (Commercial Fishing/Marine Related) land use category. As proposed, the land use redesignation to Commercial would represent a significant loss of acreage on the subject property for coastal-related or marine support uses on a site that historically had direct water access, in conjunction with the adjoining tidelands parcel, and supported a boatyard. In addition to Coastal Act policies which promote coastal-related development to support nearby coastal-dependent uses, there are other provisions in the Act which mandate the protection of facilities serving the commercial fishing and recreational boating industries, as well as prioritize the use of private lands for visitor-serving commercial over all other uses with the exception of agriculture or coastal-dependent industry. Because the site is located directly adjacent to the tidelands and America's Cup Harbor, as well as one block from the Shelter Island entrance corridor, it is a property where the need to reserve land to serve both marine and visitor interests is clear. In addition, although now separated by ownership from its historic tidelands leasehold, the subject parcel remains situated 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.

At the previous hearings, there was a lot of discussion about the blighted conditions of the parcel and the City and project proponents argued that there was little development potential for the property given the current Industrial land use designation. The Commission disagrees and believes there is an array of marine-related commercial uses and light industry uses that could be currently allowed under the present land use and zoning classifications; such uses would support commercial fishing interests, marine uses and recreational boaters in this nearshore location. However, the current owner wants to develop the site as a mixed use development and wants to include a residential component; it is clear that the proposed change in the land use designation is primarily needed to enable the residential component of the proposed mixed use project. Although this is a project driven LCP amendment, the only question before the Commission at this time is the land use redesignation; the companion project has been conditionally approved by the City and will be the subject of an appealable coastal development permit at a later date.

Although the ownership of subject parcel and the adjoining tidelands parcel has now been separated, thus removing direct water access from the subject property, it remains critical that the proposed LUP amendment continues to promote priority uses. Given the historic use of the property, its proximity to both America's Cup Harbor and Shelter Island and the Coastal Act mandates for protection of commercial fishing and recreational boating industries and the reservation of land for priority land uses, such as coastal-related, marine and visitor uses, suggested modifications are being proposed to modify the proposed land use plan amendment. Specifically, a suggested modification is recommended that would change the land use designation from "Industrial (Commercial

Fishing/Marine Related)” to “Commercial/Recreational”. This land use category already exists within the certified land use plan and the recommended land use would be consistent with the surrounding properties. Figure 9 of the certified land use plan illustrates Commercial Recreation uses on the adjacent properties and Mixed Commercial uses on the adjacent inland properties towards Rosecrans. (see Exhibit No. 4) The Commercial/Recreational land use category would still emphasize the Coastal Act priorities for marine-related and visitor uses. Permitted uses have been defined in the suggested modification which reflect those priority uses and by adding the specification of permitted uses to the land use plan, guidance would be provided for future redevelopment. The permitted uses would still allow light industrial uses such as dry boat storage or marine services. The suggested modifications would continue to allow some residential development on the site but only above the ground/street level. This provision is also consistent with development standards in both the currently certified land use plan and zoning code. In this manner, priority uses will be required along the street and tidelands frontages, as well as any required offstreet parking, but non-priority uses, such as the residential component, would need to be located above the street level. With these modifications, the site may be redeveloped in conformance with Coastal Act land use priorities.

The appropriate resolutions and motions begin on Page 6. The suggested modifications begin on Page 7. The findings for denial of the Land Use Plan Amendment as submitted begin on Page 8. The findings for approval of the Land Use Plan Amendment if modified begin on Page 16.

## **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 focusing on the protection of the 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 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.

City of San Diego LCPA #2-10

January 26, 2011

Page 4

**ADDITIONAL INFORMATION**

Further information on the City of San Diego LCP Amendment No 2-10 may be obtained from Deborah Lee, District Manager, at (619) 767-2370.

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## **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. Proposed language to be added is shown in underline.

1. Figure 5, the Land Use Plan map of the Peninsula Community Plan, shall be revised as follows:

The 1.65 acre property bounded by Carleton, Dickens and Scott Streets and the port tidelands shall be designated Commercial/Recreational.

2. On Page 34 of the Community Plan, under the Commercial Plan Element, the first Objective shall be modified to read:

Encourage continued development and sensitive redevelopment of a wide variety of community, visitor and marine related community commercial uses in the Roseville commercial district, including, but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street-level.

3. On Page 36, under Recommendations for Specific Commercial Areas, Roseville, the following recommendation and listing of permitted uses shall be added:

For properties adjacent to the tidelands, permitted uses shall include, but not be limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, diving schools, sail makers, marine salvage operations, specialty/handcraft shops, beachwear, books, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street-level.

### **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 revised proposal for a 36-unit townhome development (a reduction of four residential units), six (6) commercial leaseholds (totaling around 7,100 sf) and four integrated live/work spaces (i.e. live/work quarters) which has been approved and/or is being reviewed by the City of San Diego through a companion coastal development permit and substantial conformance review process, 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, a reconfigured and smaller boatyard located closer to Shelter Island Drive; two commercial/retail buildings with two parking lots, the construction of a walk-up food plaza and the establishment of a public access promenade connecting public accessways from beyond Point Loma Seafoods and the sportfishing operations along America's Cup Harbor north of the site through the tidelands parcel and connecting to Shelter Island Drive south of the site.

## **B. PREVIOUS COMMISSION ACTION/BACKGROUND**

As cited above, the subject land use plan amendment is a resubmittal of an identical amendment previously reviewed by the Commission as City of San Diego LCP Amendment No. 3-08B. The item was heard by the Commission at both its 10/09 and 2/10 hearings and the request was ultimately withdrawn by the City.

At the February 2010 hearing, the City and proponents repeatedly stated that the proposed land use plan amendment would make the land use designation consistent with current zoning. Under Coastal Act planning efforts, the first step is to identify the most appropriate land use and designate properties accordingly; the zoning classification should then be established to carry out and implement the defined land use. The proponents further asserted that there was an inconsistency between the current Industrial land use designation and commercial zoning (currently CC-4-2) that precluded any viable redevelopment of the property. The Commission disagrees. At the time the land use plan was originally certified and in subsequent zoning updates, the subject site was still commonly owned with the tidelands parcel directly east and the combined property supported an active booyard. The certified land use plan recognized the use and appropriately reserved the site as "Industrial (Commercial Fishing/Marine Related)". The current zoning of CC-4-2 was specifically revised to allow "Marine Related Uses Within the Coastal Overlay Zone" under the Industrial land use category through a conditional use permit. The Commission thus believes there are a broad array of appropriate marine-related uses that could be developed on the site. However, it became clear at the hearing that the property owners' material issue is that the residential component they desire would not be allowed under the Industrial land use category.

At the hearing, staff cited provisions of the certified land use plan which indicated a broad array of uses suitable for the site, including boat berthing/dry boat storage, boat repair and sales, fishing supply shops, public parking, restaurants and lodging. In addition, the certified plan contains two specific provisions about the site. First, it notes that there are marine sales and services located on the parcel; and second, a specific policy objective "to maintain and encourage continued development of the commercial fishing and marine-related commercial uses within Peninsula" also applies to the site.

Relative to the current CC-4-2 zoning certified for the site, as stated in the municipal code, the purpose of the Commercial-Community zone is "to accommodate community-serving commercial services, retail uses and limited industrial uses of moderate intensity and small to medium scale." Uses permitted by right in the zone are multi-residential units but not on the ground floor; all retail sales uses; all commercial services; visitor accommodations; bed & breakfast establishments; parking facilities; vehicle sales & services; warehouses; and research/development uses. Under the Industrial land use classification, "marine-related uses within the coastal zone" are clearly allowed under the zoning code with a conditional use permit as are numerous other uses allowed through either conditional use or neighborhood use permits. In response, the proponents then suggested that the need to obtain a conditional use permit would be overly burdensome. Commission staff disagreed and presented the provisions for allowing industrial uses and



the required findings to support a conditional use permit. Staff concluded that there are viable light industrial/marine-related uses or visitor uses that could be developed and supported on the site and the discretionary review process would not render the site undevelopable. However, the current land use designation of “Industrial” would preclude any residential development on the site and it became clear that the requested land use change was predicated on the desire to have a residential component in the future redevelopment of the property. At the hearing, there were concerns expressed about the loss of any commercial fishing/marine-related industrial lands, the possible amount and location of alternative commercial space on the property (i.e. bayside versus Scott Street frontage) and land use priorities for the property in general. Ultimately, the matter was withdrawn.

### **C. NONCONFORMITY OF THE PENINSULA LAND USE PLAN REVISIONS WITH CHAPTER 3**

**1. Marine-Related Uses/Priority Uses.** 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 3.27 acres. The following Coastal Act sections are applicable and state:

#### **Section 30255** Priority of coastal-dependent developments

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]

#### **Section 30234** Commercial fishing and recreational boating facilities

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. [...]

#### **Section 30234.5** Economic, commercial, and recreational importance of fishing

The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

The Coastal Act defines coastal-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.” Pub. Res. Code § 30101. A “coastal-related development” is defined as “any use that is dependent on a coastal-dependent development or use.” Pub. Res. Code § 30101.3. 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); 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. It 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 tidelands and uplands parcels were sold into separate ownership with Dean Wilson holding title to the upland parcel; he operated it as a boat yard with mostly marine-related uses on the premises up until recently.

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. Furthermore, 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, east 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 well as facilities serving the commercial fishing and recreational boating industries. Therefore, the City and project proponents attempted to address the land supply and demand for marine-related uses in the area in support for the requested land use change. There were three studies presented on this issue. First, there was a usage study of the America's Cup Harbor completed in conjunction with prior Port/Commission action on Port Master Plan Amendment #33 (approved by the Commission in June, 2003). Specifically, the findings of the study (America's Cup Harbor Usage Study presented to the Port of San Diego by M.J. Barney Associates, dated 11/30/99) revealed that the former Kettenburg Boat Yard was one of the two largest boat yards in San Diego at the time. With regard to other businesses researched, the findings of the report stated that marinas were doing well in Shelter Island and Harbor Island and those businesses acknowledged a relatively strong

and growing boat market. In addition, the report also found that the Kettenburg Boat Yard was at approximately 90% capacity when it was still operating.

Given that the number of boat yards had declined at the time, the report recommended that the successor to 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 was believed that the overall, cumulative demand throughout San Diego would not be met within 12 to 18 months of Kettenburg's closure. The conclusions of the study recommended that Kettenburg's main functions and attributes should not be drastically altered. The usage study essentially touted the marine industry of the area but it preceded the current economic downturn and both the broader tourism and recreational use markets have been adversely impacted. Nonetheless, the study 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; and, in fact, the upland parcel still continued to provide upland support for the boatyard operations.

As a second assessment, 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 amount 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.

A third study was subsequently also submitted for Commission consideration. Specifically, a report by Economics Research Associates, dated 2/15/06, was reviewed and it included 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 those boundaries. The study concluded 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 that number of employees in a business, etc.). In addition, according to SANDAG, the Peninsula Community 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 therefore concludes that supply exceeds estimated demand by a significant margin. In addition, the proponents have noted that over four acres of additional land has been reserved for industrial uses at the former Naval Training Center.

Although the City and project proponents have provided good information regarding the demand for marine-related uses, economic conditions can change and the Coastal Act clearly mandates marine-related uses for priority protection and support for the commercial fishing and recreational boating industries. The proposed land use change would redesignate the site from “Industrial (Commercial fishing/Marine-related)” to “Commercial”. While the proposed land use would be “Commercial” and it would 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.

In addition, research was completed on the Port action for the adjoining tideland parcel to be redeveloped as the “Kettenburg Landing”. Specifically, the coastal development permit (cdp) describes the development, in part, 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 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 protected, in larger part, for coastal-related uses which support the aforementioned coastal-dependent uses.

As part of the previous hearings on this matter, the proponents presented information about several Port of San Diego actions before the Commission; these precedents and the Commission’s action should be clarified. First, relative to Port Master Plan (PMP) Amendment #32 (2001) for the South Bay Boat Yard, the current lease for the boatyard does not expire earlier than 2020 and the Port specifically added language to the PMP that prior to any possible redevelopment of the site, additional boat repair capacity will be identified. Relative to two changes in the adjacent America’s Cup Harbor, PMPA #33 (2003), the proponents identified changes to the Bay City Marine/Tarantino’s/Sun Harbor Marina and the Kettenburg Marine sites as precedents. The Bay City Marine/

Tarantino's/Sun Harbor Marina will be redeveloped as The Wharf and the land use designation there changed from "Marine Sales and Services" to "Commercial Recreation". For the Kettenburg Marine site, the proponents suggest that the PMPA redefined "Marine Sales and Services" but there was no redefinition or change in land use. The only change was to allow food courts (limited to no more than 10% of the site for walk-up food and beverages) and the Port incorporated language to require that "such uses do not materially interfere with the function and operation of the primary Marine Sales and Services use." Although the PMP amendments did authorize one reduction in land reserved for "Marine Sales and Services" and allowed food courts as an accessory use, the one land use conversion was still to a priority use under the Coastal Act. In addition, the arguments at the time of those actions were specifically that marine sales/service uses could be accommodated on upland sites, just like the subject property. Therefore, the Commission finds that these actions are consistent with the identified issues herein.

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 some restricted residential use, this acreage would no longer be protected for either marine-related industrial, marine-related commercial or even visitor commercial land uses. Section 30222 of the Coastal Act also states that "[t]he 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) Therefore, more commercial uses should be provided on-site which will encourage coastal recreation, support the commercial fishing and recreational boating industries, along with the adjacent coastal dependent uses in this nearshore area. In summary, a proposal to redesignate a property reserved for "Industrial (Commercial fishing/Marine related)" uses to a broad and poorly defined "Commercial" land use category which would allow residential use with a minimal commercial component is not supportable. The subject site lies adjacent to a waterfront parcel which will be redeveloped with a boatyard and other coastal dependent and marine-related uses, which are a high priority uses mandated under the Coastal Act. The Commission thus finds that the subject site needs to be protected for priority uses under the Coastal Act and the land use plan amendment must be denied as submitted.

**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 proposed amendment and redesignates the property from “Industrial (Commercial Fishing Marine-Related)” to “Commercial Recreation” with the added specification of permitted uses and development standards that de-emphasize the residential element. Specifically, a suggested modification would add specification of the permitted uses for redevelopment; it would provide the delineation of uses to include, but not be limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, diving schools, sail makers, marine salvage operations, specialty/handcraft shops, beachwear, books, chart/map sales and other similar activities that support uses on the waterfront. A key development standard would also specify and reinforce that residential uses may be permitted but only on the upper floors; only commercial units, integrated live/work commercial spaces (similar to live/work quarters) and required off-street parking could be located on the ground/street-level. As described in Suggested Modification Nos. 2 and 3, the Roseville District area covered by the provisions is shown in Exhibit No. 9. The proposed suggested modifications adequately address the proposal’s inconsistencies with the Coastal Act, as described in the preceding section. With these revisions, 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 (as now revised) consisting of 36 residential townhomes (condominium units), four new integrated live/work spaces situated along the tidelands frontage and six street-level commercial condominium units totaling about 7,100 sq.ft. (ref. Exhibit No. 5) However, given the Coastal Act priorities for marine-related development, facilities supporting the commercial fishing and recreational boating industries and visitor commercial uses and the proximity of both the tidelands and Shelter Island, a significant loss of acreage on the subject property for coastal-related or marine support uses, as well as potential tourist development, is problematic.

Under the Coastal Act, 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 remove the Industrial land use designation and allow a land use redesignation to broader commercial development but one which still emphasizes marine-related, commercial fishing support and/or visitor uses. Specifically, Suggested Modification #1 requires that the City of San Diego amend Figure 5 of the land use plan to reflect a redesignation of the site from "Industrial" to "Commercial/Recreational". Suggested Modification #2 would add a listing of permitted uses and clarify the development standards for redevelopment of this site and other properties along the waterfront as a plan Objective; it would read as follows:

Encourage continued development and sensitive redevelopment of a wide variety of community, visitor and marine related community commercial uses in the Roseville commercial district, including, but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street-level.

Finally, a third suggested modification would revise the plan recommendations for the Roseville area by again incorporating the specification of permitted uses and the development standards for allowable residential development. In this manner, the emphasis for marine-related and visitor uses will be maintained and the allowance for secondary residential components will be clarified.

Since the previous hearings, staff has met with the City and project proponents to clarify the permitted uses and standards to redevelop the site. The City concurs that the land use redesignation is necessary to accommodate any residential development but the City also maintains that the options for redevelopment of the site are more limited under the Industrial land use category. Under the Industrial Use Category for the CC-4-2 zoning, "Research and Development" uses are permitted by right and, as described previously, "Marine Related Uses Within the Coastal Overlay Zone" are allowed through a conditional use permit. The Land Development Code (LDC) defines the Industrial Use Category as "uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced." In addition, it defines Marine Industry as uses that "produce, distribute, and store commercial marine vessels



and equipment.” The site was historically connected to the water and supported an active boatyard. Even though it is now bisected from the bay, it has continued to serve marine-related uses such as dry boat storage. The Commission continues to find that the site could continue or be redeveloped with viable marine industry uses. However, since the site no longer has direct access to water, there is documentation of available acreage reserved for industrial and commercial uses in the Peninsula area and the residential development restrictions have been reinforced, the Commission can endorse the land use redesignation from “Industrial” to “Commercial/Recreational”.

The City has submitted a letter, dated November 10, 2010, which is attached as Exhibit No. 6. The City’s letter states it is the City’s practice to “cure inconsistencies between land use plans and zoning during discretionary permit project processing or through periodic updates.” Again, the Commission does not find there is an inconsistency present with the subject property but rather finds the City has taken a very narrow interpretation of the certified LCP. In this case, the pairing of the land use determination along with the entitlement permit process was questionable given that the land use change was subject to debate and involved concerns about priority uses under the Coastal Act. The City proceeds to state that it is more practical to have the property owner pay for the LCP amendment through the discretionary permit process than to use general fund monies in a periodic update. The City ends again stating that the property would remain undevelopable in the interim. As noted above, the Commission does not concur with the City’s findings and the site continues to be developed with a dry boat storage, marine-related and other miscellaneous uses.

Another concern is that technically, the proposal for residential development on the subject site appears to be inconsistent with both the certified land use plan and zoning requirements in the Land Development Code. Specifically, on Page 36, under the Recommendations for Specific Commercial Areas, the plan states for the Roseville area the following:

The Roseville commercial district should remain as the primary commercial focus within Peninsula. A majority of the area should be designated for a mix of community commercial, commercial recreation and marine related commercial and industrial uses. [...] Residential development should be allowed at densities not exceeding 29 du/acre on upper floors of the commercial development with densities up to 36 du/acre permitted only in conjunction with low and moderate income housing. (emphasis added)

Relative to zoning, Section 131.0507 of the Land Development Code (LDC) addressing the CC (Community Commercial) Zones (the site is zoned CC-4-2) contains a footnote for permitted residential uses in the zone which refers the user to Section 131.0540 of the LCD which applies to all residential development within commercial zones. Section 131.0540, subsections (c) and (f) state the following:

[...] (c) Ground Floor Restriction. Residential use and residential parking are prohibited on the ground floor in the front half of the lot....

[...] (f) Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.

Although some residential development is consistent with the zone, the City, in its conditional approval of the companion project, permitted the residential use on the street level because the project incorporated a semi-subterranean parking garage which they accepted as being the “ground floor” and the residential use was then technically deemed to be on the “upper floor”. The Commission 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. The project approved by the City is, instead, predominately residential on the street or primary floor. However, as now modified by the project proponent and subject to further review by the City, the mixed use project now has only commercial condominiums, live/work commercial units and parking on the ground level. The commercial leaseholds and four live/work quarters occupy all of both the Scott Street and tidelands frontages on the site. The modified proposed will remain subject to Coastal Commission review through an appealable coastal development permit decision given the property’s location between the bay and the first public road.

In support of the request, 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. Therefore, the Commission continues to believe that a larger component of the subject site’s possible redevelopment must be dedicated to priority uses, rather than residential development.

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, establishment of a commercial corridor along the bayside frontage and locating the residential development exclusively on upper floors 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 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 and/or required parking along the ground/street level will function as a buffer between the subject site and adjacent tidelands activities. Therefore, only with the above-described suggested modifications, 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 is for redesignation of a 1.65 acre site from "Industrial (Commercial Fishing/Marine-Related Industry)" to "Commercial". As now revised, this change would accommodate a proposed 36 unit townhome project, four live/work commercial units with six commercial leaseholds which would require a coastal development permit from the City. Although the amendment could result in a much more intensely developed site than presently exists, when the City processes the coastal development permit, along with any revisions, for any proposed project on this site, it will have to ensure that adequate on-site parking will be provided for all uses. Thus, 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 amendment 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, “[i]n 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). In addition, the Port action on the “Kettenburg Landing” project formalized and preserves the public view corridors extending down the Carleton and Dickens streetends through the tidelands parcel to the bay. The subsequent redevelopment of the subject upland 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 change consistent with the 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, as recommended by the Commission, the partial re-designation of the subject property from "Industrial" to "Commercial/Recreational" 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 modifications, 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.
<b>LCPA 2-10</b>
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 - 1

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,

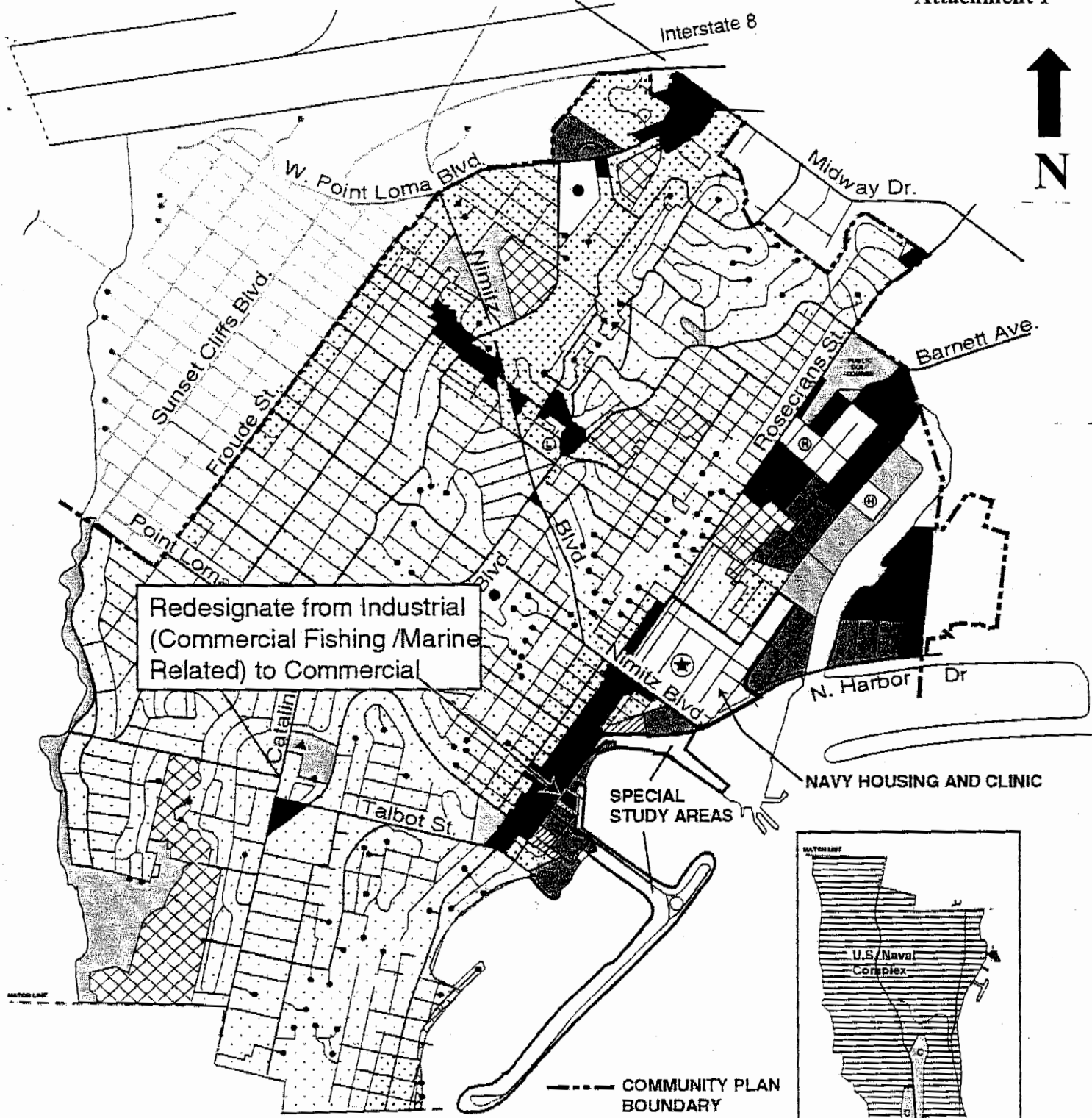
these amendments will not become effective in the Coastal Zone until the Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By *MG* *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

SPECIAL  
STUDY AREAS

--- COMMUNITY PLAN  
BOUNDARY

SEE INSERT FOR SOUTHERN  
PENINSULA AREA

**RESIDENTIAL**

- SINGLE FAMILY
- MULTI-FAMILY

**COMMERCIAL**

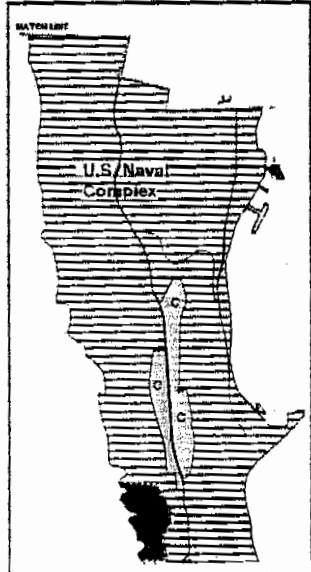
- COMMERCIAL
- COMMERCIAL / RECREATION
- COMMERCIAL OFFICE

**INDUSTRIAL**

- COMMERCIAL FISHING
- MARINE-RELATED INDUSTRY
- MILITARY-RELATED INDUSTRY

**PUBLIC / SEMI-PUBLIC**

- PARK
- SCHOOL
- NATIONAL CEMETERY
- PUBLIC LIBRARY
- HISTORIC SITE
- FIRE STATION
- SPECIAL STUDY AREA
- POSSIBLE FUTURE SCHOOL SITE FOR NAVY HOUSING (EXACT LOCATION TO BE DETERMINED)
- PUBLIC UTILITY



ING1



**Land Use**  
**Peninsula Community Plan**

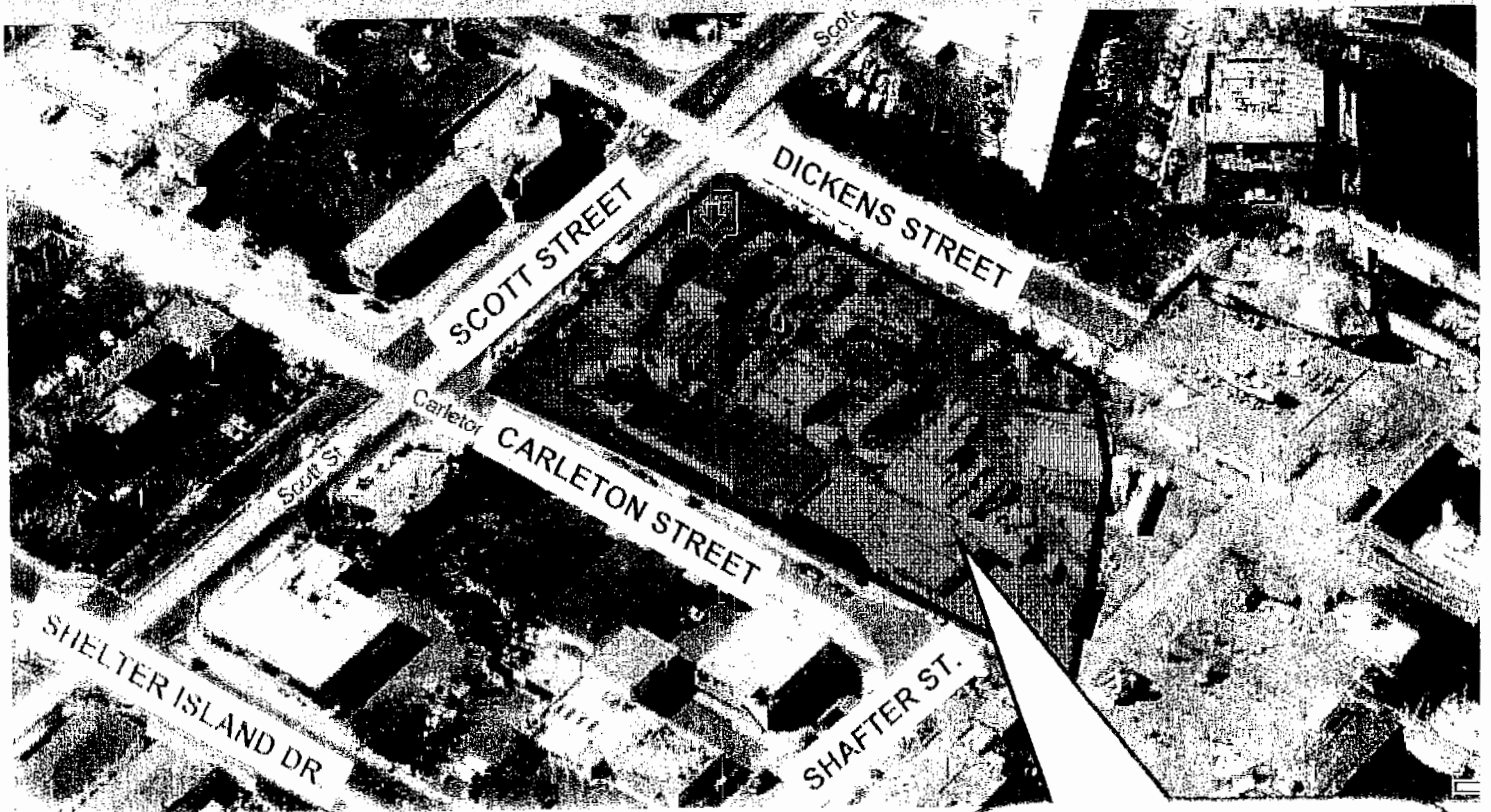
CITY OF SAN DIEGO • PLANNING DEPARTMENT

**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**LCPA 2-10**

Figure from  
Peninsula  
Community Plan  
**California Coastal Commission**

Development Services Department  
Project Management

## Location



1275 Scott Street

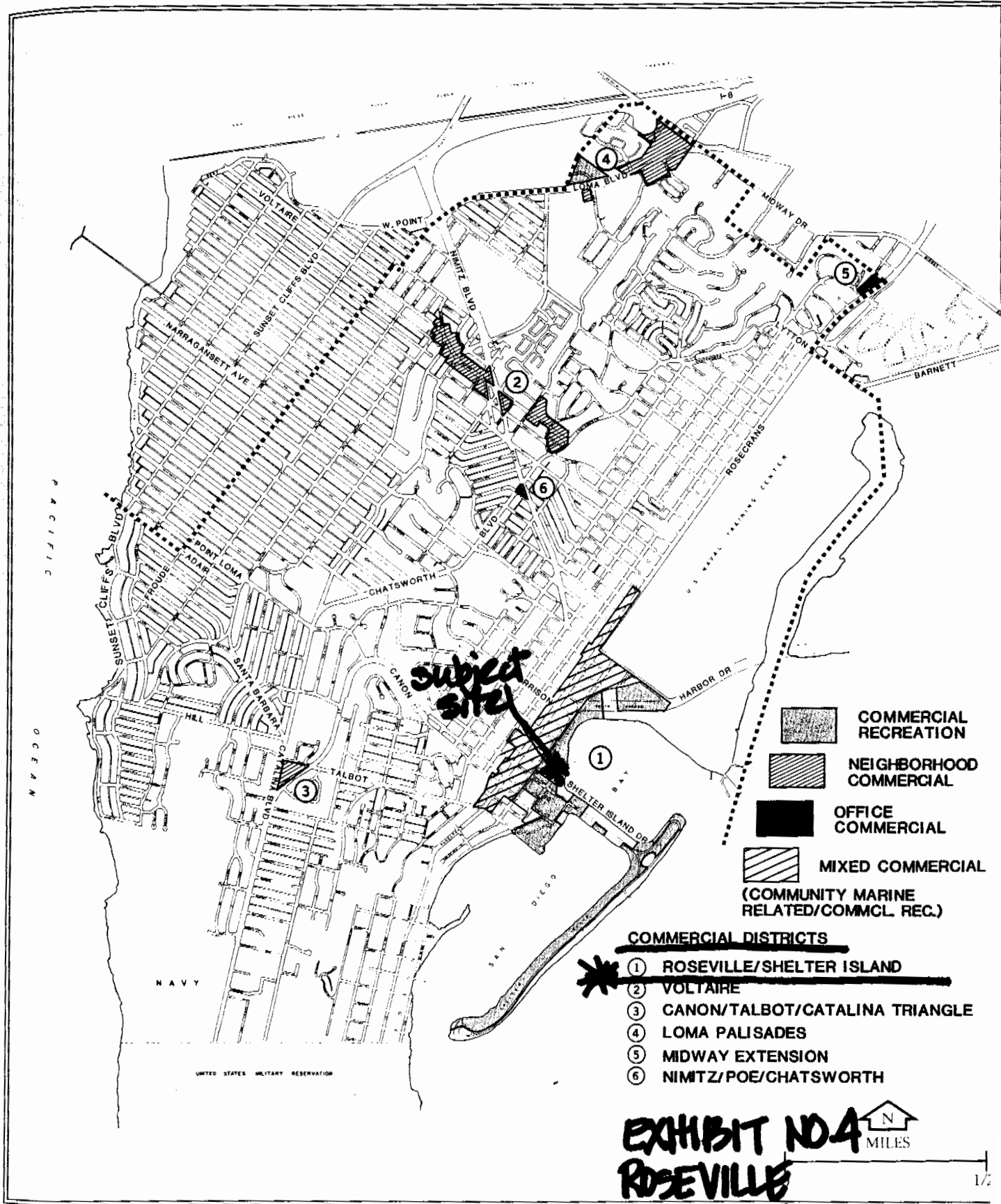


EXHIBIT NO. 3

APPLICATION NO.

LCPA 2-10

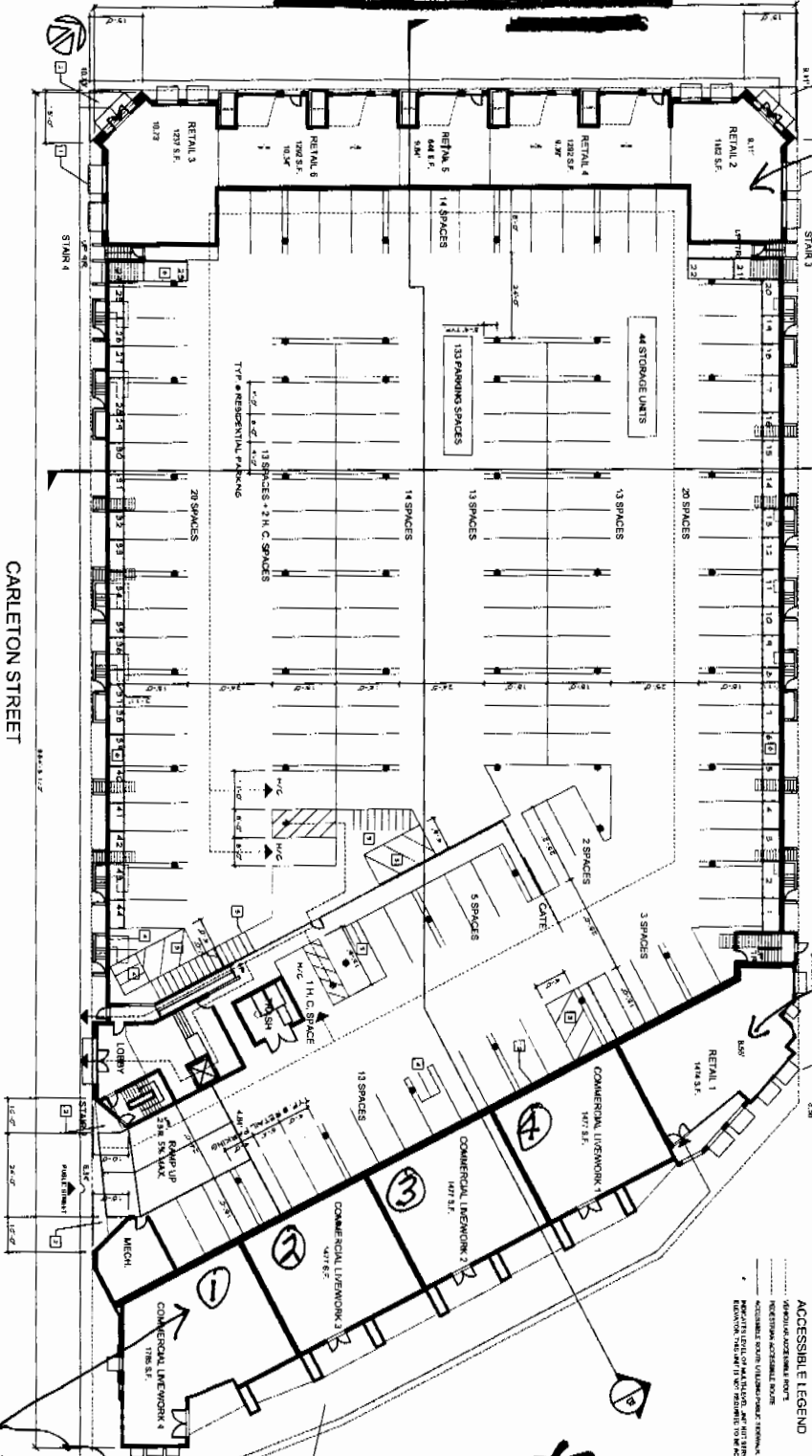
Aerial Photo of Site



**COMMERCIAL AREAS**  
 Peninsula Community  
 City of San Diego · Planning Department



**SCOTT STREET**



all commercial units along Scott Street

commercial unit

four live/work commercial units along tidelands

**TIDELANDS**

**AMERICA'S CUP HARBOR**

ACCESSIBLE LEGEND  
- - - - - WALKWAY ACCESSIBLE PORT  
- - - - - WALKWAY ACCESSIBLE DOOR  
- - - - - WALKWAY ACCESSIBLE RAMP  
- - - - - WALKWAY ACCESSIBLE STAIR  
- - - - - WALKWAY ACCESSIBLE ELEVATOR  
- - - - - WALKWAY ACCESSIBLE PLATFORM

City of San Diego  
LCPA #2-10  
Exhibit No. 5  
(Revised Site Plan)





THE CITY OF SAN DIEGO

November 10, 2010

2010  
NOV 29 2010  
D

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

Dear Ms. Lee:

Subject: City of San Diego Land Use Plan and Zoning Consistency  
LCPA No. 2-10

It is the City of San Diego's practice to cure inconsistencies between land use plans and zoning during discretionary permit project processing or through periodic updates to our Local coastal Program.

Findings for development permit approvals cannot be made where conflict between land use designation and the zoning meant to implement that land use exists.

As indicated by the City's approval of the land use plan change that is the subject of the above amendment, the City believes the original zoning, approved by both the City and the Coastal Commission is the appropriate land use for the subject site given the surrounding land uses and zoning. The land use plan change approved by the City reconciles this conflict that we believe was created in error as part of the originally approved land use plan. The City's action reconciles this long standing conflict in a responsible manner consistent with the City's normal process.

If this was not done as part of a development project, the City would be left to request the land use plan change at a later date using general fund money to process it as part of a community plan update. It would also render a property undevelopable for any use in the interim.

Sincerely,

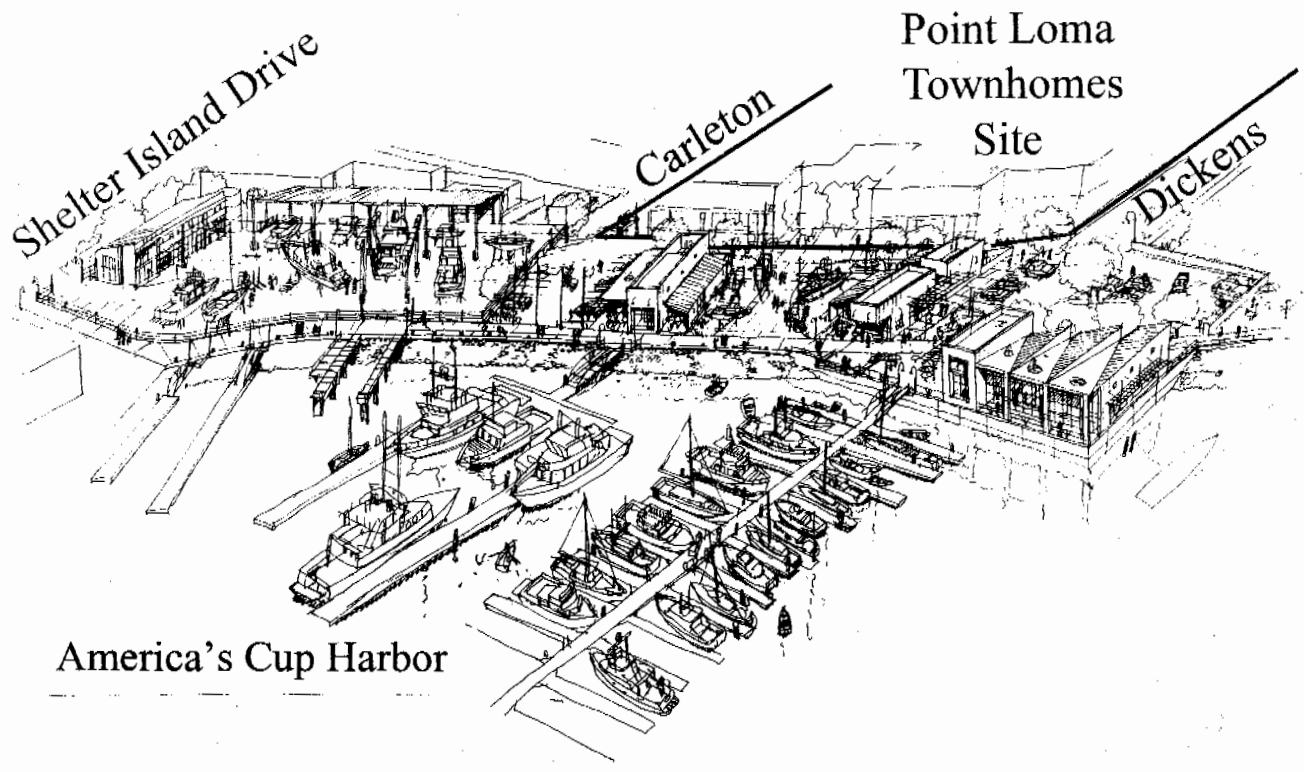
*Signature on file*

Kelly Broughton  
Development Services Director

KGB/mtf


City of San Diego  
LCPA # 2-10  
Exhibit No 36  
(Letter from City)

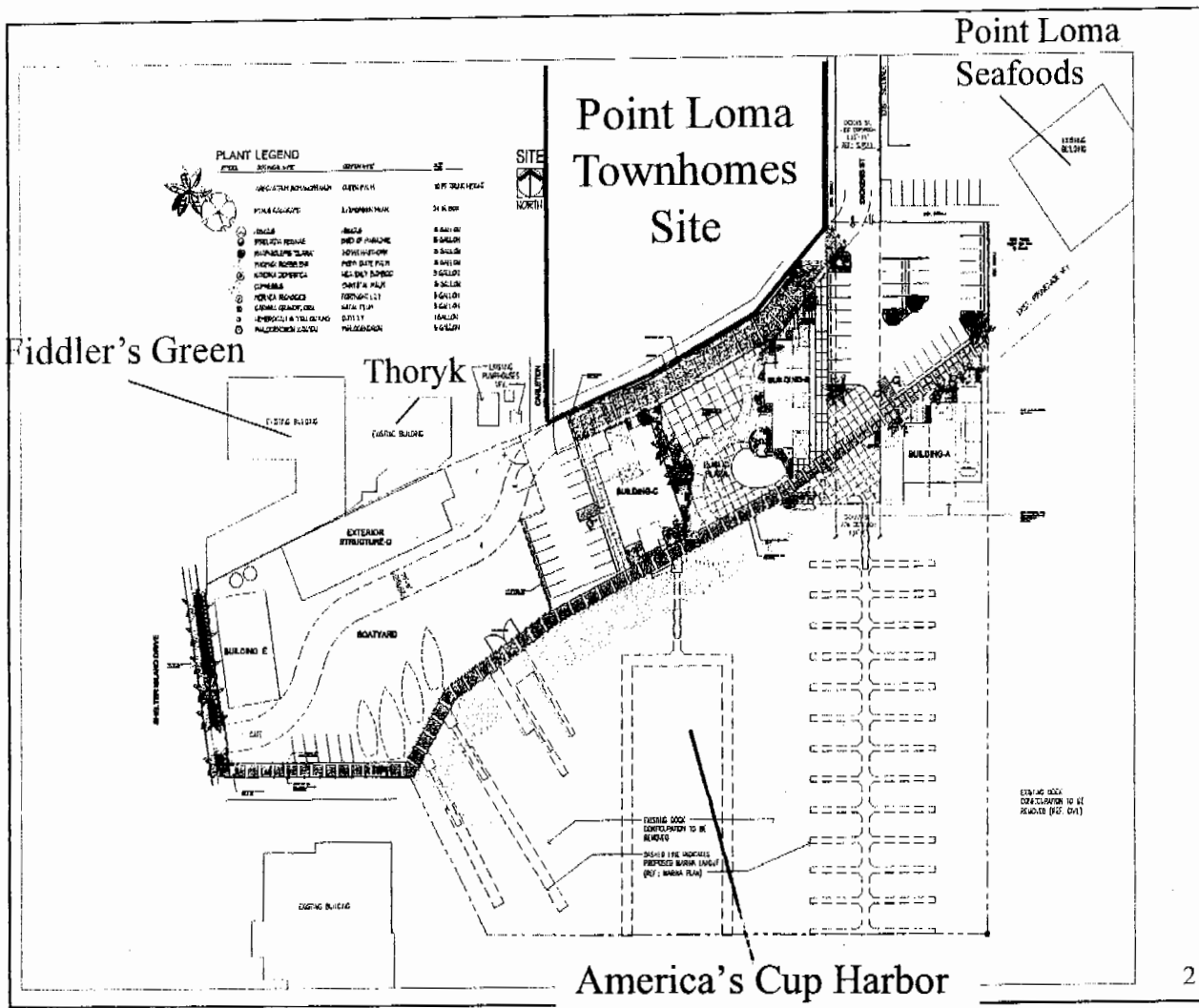




Kettenburg Landing

PLTH LCPA Attachment 18

EXHIBIT NO. <b>7</b>
APPLICATION NO. <b>LCPA 2-10</b>
Isometric Plan View
(looking west)
 California Coastal Commission



**HULL**  
 The World's Most Experienced  
 Professional Land Planning  
 Firm

**ARLES LANDSCAPE ARCHITECTURE, INC.**  
 PO Box 1903  
 San Diego, California 92168  
 619-581-8963 CAP 238

**Kettenburg Marine**  
 AMERICA'S CUP HARBOR  
 SAN DIEGO, CA  
 PORT OF SAN DIEGO  
 WORKING DRAWING SUBMITTAL

Scale: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. No. \_\_\_\_\_ Date: \_\_\_\_\_

**S-1**

PLTH LCPA Attachment 17

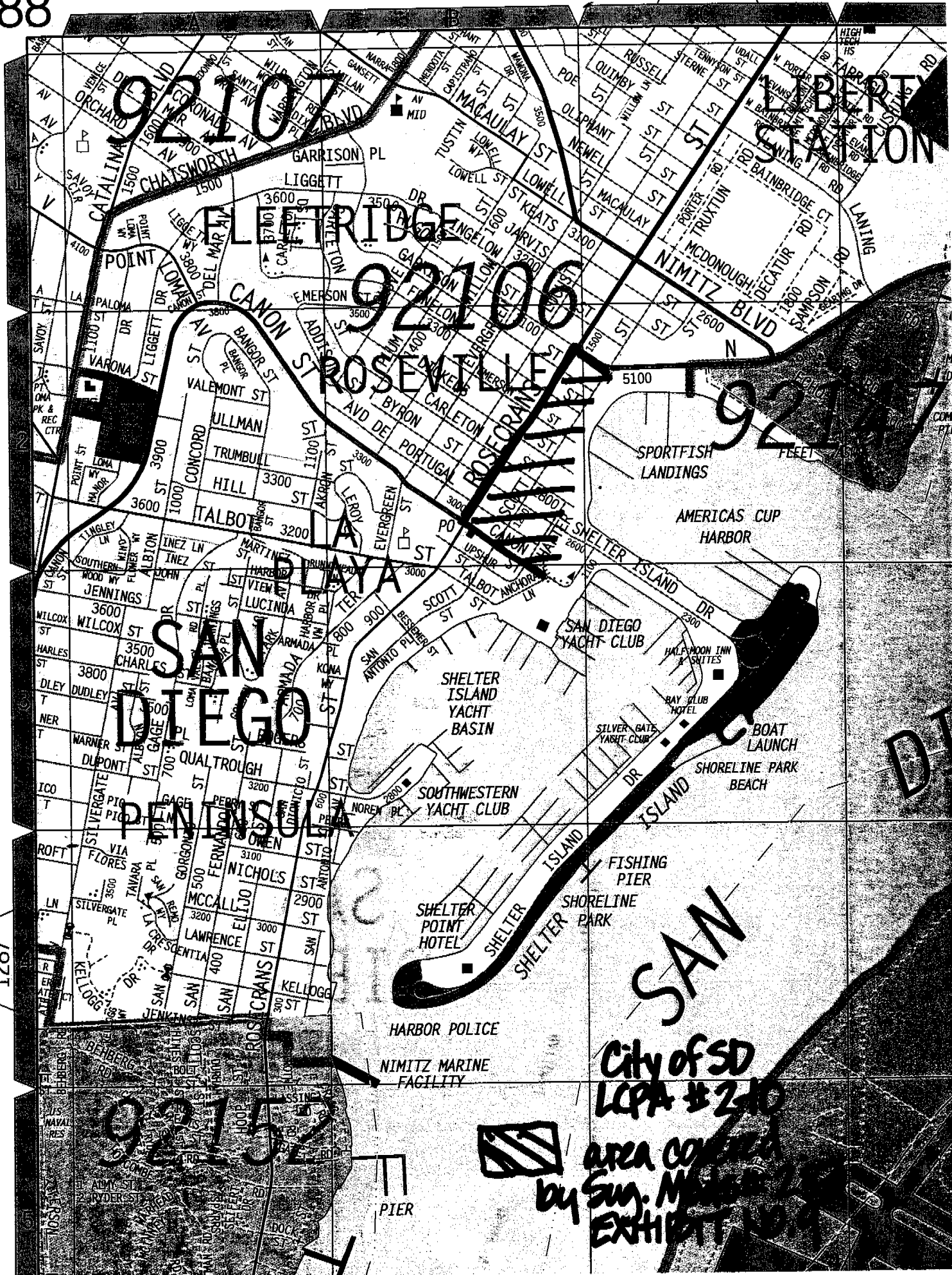
**EXHIBIT NO.**

**APPLICATION NO.**

**LCPA 2-10**

Proximity of site to  
 Kettenburg Landing,  
 American's Cup  
 Harbor & other  
 commercial  
 leaseholds in area

California Coastal Commission



SEE 1287 MAP

City of SD  
LCPA # 240



area covered  
by Sug. M...  
EXHIBIT...





November 12, 2010

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Suite 103  
San Diego CA 92108-4402

Re: Amendment No. 2-10  
Point Loma Townhomes

Dear Ms. Sarb and Ms. Lee:

Is there any possibility that this hearing, scheduled to be held in Santa Monica next Wednesday November 17, can be postponed until the Commission meets in Oceanside?

This is an important and controversial issue for the marine industry in the Shelter Island/Roseville area, and could lead to the destruction of marine-related jobs and businesses. Many people are against the removal of the marine industrial designation. It symbolizes the City's encroachment in favor of developer and real estate interests.

Many of the marine businesses are sole proprietorships, and therefore cannot take one or two days away from their businesses, to travel to Santa Monica. This potential change in land use, needs to be thoroughly vetted by those potentially affected by the long range ramifications of a change to commercial use.

Thank you for your understanding. Please forward this request to the other Commissioners.

With respect,

*Signature on file* 

Christy Schisler  
2803 Carleton Street  
San Diego 92106  
619.694.6139 cell  
619.226.2422 fax  
christy.schisler@gmail.com

NOV 15 2010

City of San Diego  
HCPA # 2-10  
Letters of Concern/  
Opposition



*Marcie Rothman*  
November 14, 2010

BY FAX: 619-767-2384

Sherilyn Sarb, Deputy Director  
Ms. Deborah Lee, District Manager  
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. 2-10 (Pt. Loma Townhomes Resubmittal)**. Public hearing and action on request by City of San Diego to amend its LCP and the certified Peninsula Community Plan LUP to re-designate 1.65 ac. site bounded by Carleton, Scott and Dickens Streets from Industrial (fishing/marine-related) to Commercial use. (DNL-SD)

Dear Ms. Sarb and Ms. Lee:

Please include this letter as part of the Addendum to your Staff Report for the above referenced project that the Commission will hear on Wednesday.

The Staff Report is quite right in rejecting the resubmittal as it stands. The Staff clearly understands the importance of the marine industry to the immediate area and thus the recommendations made at the end of the report should be clearly understood and I urge the Commission to vote as the Staff recommends.

To allow anything beyond a two-story building with residences on top and marine commercial on the bottom along with the other recommendations vis-à-vis parking, etc. would set an ominous precedent for further loss of views, access to the bay and maritime industry. I live in the area and the impact on traffic, density, infrastructure (such as water usage) is further reason to reject the City and owner's request.

If necessary, postpone the vote until the next meeting as was originally asked for in the extension, so that the public input can be obtained and the meeting site is accessible to all those concerned parties (Oceanside).

Thank you,  
*Signature on file*  
*Marcie Rothman*  
Marcie Rothman  
La Playa, San Diego

RECEIVED

NOV 15 2010

California Coastal Commission  
San Diego District Office

## ? The Death of the Kettenburg Yard ?

The developer who wants to build 47 townhomes on the old Kettenburg property is going before the Coastal Commission this Wednesday November 17, in Santa Monica, for final approval.

**Why Santa Monica?** The developer hopes that we will stay away, not travel that far, nor enforce our assertion, that this property should remain designated as "Marine Industrial". If he wins, the city will re-zone it as "Commercial", which allows residences.

Remember, this is the builder who said that "marine businesses will do better in east county". The city is in collusion with developers, to take over every bit of land that they can get away with, and the Point Loma/Shelter Island neighborhoods are in their sights. These condos will be close to 40 feet high, and cover the entire block. The scale of this project is huge! If this passes, it will have a domino effect, and push other marine businesses to South Bay.

**What can we do?** Fax and call the local Coastal office, asking that the hearing be postponed until the next meeting in Oceanside. Holding the meeting in Santa Monica, prohibits the Point Loma residents & marine businesses from voicing their objection to this change in land use.

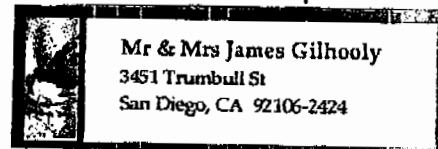
**Here is the local office info:**

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Ste 103  
San Diego 92108-4402  
619.767.2370 phone  
619.767.2384 fax

NOV 11 2010

**Please send your fax today.** They need to know that we will not let them slip this past us.

**Note:** This is not a Driscoll or Port project. This will be a private, gated community, benefitting only the developer and the 47 homeowners.



November 10, 2010



San Diego Coast District Office  
 Sherilyn Sarb, Deputy Director  
 Deborah Lee, District Manager  
 7575 Metropolitan Drive, Ste. 103  
 San Diego, CA 92108-4402

The Coastal Commissions action in setting a hearing time and location for November 17th 2010 in Santa Monica on Amendment No. 2-10 (Point Loma Town Homes Re-submittal) is regressive in time and location to interested members of the Point Loma public.

In fairness to the Point Loma Community I request that this hearing be postponed and rescheduled for February 2011 in Oceanside in order that interested members of the Point Loma Community may attend to address their concerns.

Please forward enclosed FAX to all Commissioners.

*Signature on file*

Jim & Val Gilhooly  
 Residents of Point Loma

2010/11/10  
 NOV 10 2010  
 California Coastal Commission  
 San Diego Coast District





# FONTENEAU

YACHT REPAIR, INC.

1229 Shafter Street

San Diego, CA 92106-2746

619-222-1632 Fax 619-222-0491

November 10, 2010

San Diego Coast District Office  
7575 Metropolitan Drive Ste 103  
San Diego, CA 92108-4402

RE: Kettenberg & Coastal Commission/Final Hearing


To Whom it May Concern:

I am writing in regard to the Final Hearing of the Kettenburg/ Point Loma Townhomes, scheduled for November 17, 2010 in Santa Monica.

Why is the meeting being held in Santa Monica with only a 10 day notice? This concerns me.

I ask that you postpone this specific meeting until the February 2011 meeting in Oceanside.

Kind regards,

*Signature on file*  


Wendy Fonteneau  
Fonteneau Yacht Repair, Inc.

Received  
NOV 10 2010  
California Coastal Commission  
San Diego Coast District

Received  
NOV 10 2010  
California Coastal Commission  
San Diego Coast District  




November 10, 2010


San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108-4402

The Coastal Commission's action in setting a hearing time and location for November 17th 2010 in Santa Monica on Amendment No. 2-10 (Point Loma Town Homes Re-submittal) is making it very difficult for many of us to be able to attend this meeting. The date is coming up very quickly and the distance to travel to this meeting, added to this quick timeframe, will result in a lesser number of people who will be able to actively participate in the meeting that will affect so many of us.

In fairness to the Point Loma Community and the many residents and businesses that will be affected by this project, I request this hearing be postponed and rescheduled for February 2011 in Oceanside in order that interested members of the Point Loma Community may attend to address their concerns.

Thank you for your consideration in the matter.

*Signature on file*

Debbie Pedersen 

Pt. Loma resident

NOV 11 2010

adelle  
Carr



# EXPLORER

MARINE SERVICES



November 11, 2010

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborag Lee, District Manager  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108-4402

To Whom It May Concern:

I would formerly like to request that the hearing be postponed until the next meeting in Oceanside. As a business owner and resident in Point Loma, I would like to be present at said hearing.

Thank you,

Peter Falonk  
Service Manager

NOV 11 2010





November 11, 2010

San Diego Coast District Office  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4402

Dear Deborah Lee:

The Coastal Commission's action in setting a hearing time and location for November 17, 2010 in Santa Monica on Amendment No. 2-10 (Point Loma Town Homes Re-submittal) proves most difficult in time and location to interested WORKING members of the Point Loma public.

In fairness to the Point Loma Community, please consider postponing/rescheduling this hearing to be in Oceanside in order that interested members of the Point Loma Community may attend.

I would appreciate your apprising all Commissioners of this request.

Sincerely,

Cheri Pedersen  
Interested citizen

NOV 11 2010







### Fax Message

Date: 11/11/10 No. of Pages: 1

To: San Diego Coast District Office From: Kirstin Hecht  
Company: \_\_\_\_\_

Fax Number: (619) 767-2384 fax: 619) 225-9414

Phone Number: \_\_\_\_\_ phone: 714) 926-6112

RE: Coastal Commission Meeting in Santa Monica

Message:

I am faxing to ask that the hearing regarding the old Kettenburg property in Point Loma/Shelter Island be postponed until the next meeting in Oceanside to allow the residents and businesses that would be effected to attend.

Thank you!  
Kirstin Hecht

- Employed in Point Loma
- Ocean Beach resident

NOV 11 2010





5000 No. Harbor Drive, Suite 200 • San Diego, CA 92106  
619/222-1167 fax 619/222-9387

DATE: Nov 11, 2010

TO: San Diego Coast District Office, Sherilyn Sarb and Deborah Lee

FAX#: (619)767-2384

FROM: (619) 222-9387

Reference: Re-development of the Kettenburg Property

NUMBER OF PAGES INCLUDING COVER: 1

NOV 11 2010

MESSAGE:

Sherilyn and Deborah,

It has been brought to my attention that the hearing for the redevelopment of the old Kettenburg Yard will be held Nov 17 in Santa Monica.

Please accept this notice as a formal request that the hearing be postponed and rescheduled for the next hearing in Oceanside. This will allow Point Loma residents and businesses to attend the hearing and voice our concerns about the potential re-zoning from Marine Industrial to Commercial.

Best regards,

*Signature on file*

Kathy O'Brien  
619-222-1167



November 11, 2010

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manger  
7575 Metropolitan Dr. #103  
San Diego, CA 92108

RE: Hearing for old Kettenburg yard in San Diego

We are asking for you to postpone the hearing this coming Wed. November 17 in Santa Monica, until the next meeting in Oceanside. Holding the meeting in Santa Monica prohibits the Point Loma residents and marine businesses from voicing their objection to this change in land use.

Thank you.

*Signature on file*

Ed Hanscom  
2330 Shelter Is. Dr. #101  
San Diego, CA 92106

NOV 11 2010





November 11, 2010

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manger  
7575 Metropolitan Dr. #103  
San Diego, CA 92108

RE: Hearing for old Kettensburg yard in San Diego

We are asking for you to postpone the hearing this coming Wed. November 17 in Santa Monica, until the next meeting in Oceanside. Holding the meeting in Santa Monica prohibits the Point Loma residents and marine businesses from voicing their objection to this change in land use.

Thank you.

*Signature on file*

Shawn Sullivan  
2818 Canon St.  
San Diego, CA 92106

NOV 11 2010





FAX TRANSMITTAL FROM:

**Lorraine and Lee Neher**

1150 Anchorage Lane, #112  
San Diego, Calif. 92106  
Tel: 619-246-0452

To: S.D. Coast District Office

Attn: S. Sarb, Deputy Director  
D. Lee, District Manager

Fax#: (619) 767-2384

# of Pages: 2

Re: Kettenburg Yard

Date: 11-11-10

As local residents we feel that this issue, being decided outside of San Diego County, is a burden to the community to attend during the midweek! We request a postponement and a change of the meeting location, to better serve the people effected with this purposed project.

We believe this area needs to remain as a marine business zone.

*Signature on file*

*Signature on file*

NOV 11 2010





Michael Gavin  
2826 Canon Street  
San Diego, CA 92106

Fabrication and Repair of Marine Canvas Products  
Yacht Interiors



San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4402

November 10, 2010

Please postpone the hearing concerning the old Kettenburg property scheduled for this Wednesday November 17, 2010 in Santa Monica. This hearing concerns the residents and businesses in San Diego. It should be heard in this county so that the concerns of the locals can be heard. Even the next meeting in Oceanside is preferable to having us all schlep up to Santa Monica to voice our opposition to this take over of public property for private development.

I have owned and operated a business, Canvas Services at 2826 Canon Street, San Diego, CA 92106 since 1978. I also own my home at 1016 Moana Drive, San Diego, CA 92107. I am very concerned about the adverse effect this condo development on Shelter Island will have on the community.

Holding the meeting in Santa Monica prohibits the Point Loma residents and marine businesses from voicing their objection to this change in land use.

Sincerely,

*Signature on file* 

Michael Gavin, Canvas Services  
619-225-0374

NOV 11 2010





**Seabreeze Books and Charts**  
 1254 Scott Street, San Diego CA 92106  
 619 - 223 - 8989 / 888 - 449 - 7011  
 www.seabreezebooks.com

**FAX TRANSMITTAL**  
**Our Fax: (619) 223-9099**

TO: San Diego District Office Date: 11 November 2010  
 OF California Coastal Commission Pages (including this page): 1  
 FAX TELE: 619-767-2384 Re: Kettenburg Property Development Proposal  
 Hearing Scheduled in Santa Monica 11/17/10

Att: Sherilyn Sarb, Deborah Lee

As the owner of a business located directly across Scott Street from the proposed high-density condominium project, and as a concerned member of San Diego's professional maritime community, I am disappointed to learn that this project is now going to be reviewed in Santa Monica, rather than in the local area. Those of us who will be directly affected will not be able to attend this Santa Monica hearing to express our continuing concerns.

Mr. Wilson appears to have no regard for his neighbors, and seems to be determined to destroy the existing maritime business community. High-density condominium development will have significant negative impacts on the local businesses in Point Loma. Additional retail space will create more demand for parking, more traffic, and given the current economic climate, more "For Rent" signs on existing commercial buildings.

Point Loma has always been a center for marine services of all types - please don't destroy the synergies that allow businesses like mine to continue to succeed and serve the broader maritime communities. Please allow the people most affected to have the opportunity to speak to the Coastal Commission about their concerns.

Ann Kinner  
 Vice President / General Manager

*Signature on file* *AK*

NOV 11 2010





Attention: Sherilyn Sarb and Deborah Lee

Dear Madame's,

I wish to request the meeting scheduled in Santa Monica to discuss the townhomes being built on the old Kettenburg property to moved and postponed until the next Oceanside meeting. This is a county project and local voices have a right to be heard.

*Signature on file*

~~Tom O'Neil~~

NOV 11 2010







# **SPIRIT OF ADVENTURE**

1646 Willow Street  
San Diego, CA 92106  
Ph./Fax: 619-226-1729  
e-mail:spiritofadventure@earthlink.net

San Diego Coastal District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Dr., Ste 103  
San Diego, CA 92108-4402

November 12, 2010

We just received notice that the meeting on Amendment No. 2-10, Point Loma Town Homes Re-submittal, is set next week, November 17, 2010, in Santa Monica.

Why is the hearing planned in Santa Monica? Shouldn't it take place near the site in question? It will be impossible for most people to attend the hearing that far away and on such short notice.

In fairness to the Point Loma residents and surrounding businesses, I request that the hearing is postponed and scheduled in a more convenient location so interested members of the Point Loma Community can attend and address their concerns.

Your consideration in this matter is appreciated.

Sincerely *Signature on file* \_\_\_\_\_

Michael Keating  
SPIRIT OF ADVENTURE CHARTERS

NOV 11 2010





November 12, 2010

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108-4402

Attn: Ms Sarb and Ms. Lee

It has just been brought to my attention that the Coastal Commissions is setting a hearing time and location for November 17th 2010 in Santa Monica on Amendment No. 2-10 (Point Loma Town Homes Re-submittal) is regressive in time and location to interested members of the Point Loma public.

As a former six year member of the Peninsula Community planning Board and immediate past president of a 263 unit Point Loma HOA, in fairness to the Point Loma Community I request that this hearing be continued and rescheduled. I recommend the February 2011 in Oceanside in order that interested members of the Point Loma Community may more reasonably attend to address their concerns in support of preservation of the existing coastal land use designations.

Please forward this request to all the Commissioners.

*Signature on file*

R. Jarvis Ross  
4352 Loma Riviera Court  
San Diego, CA 92110

(619) 224-9704

NOV 11 2010



**Deborah Lee**

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**From:** Steve Dexter [sfdex@juno.com]  
**Sent:** Friday, November 12, 2010 3:29 PM  
**To:** Deborah Lee  
**Subject:** Former Kettenberg yard



While I do not favor a change in zoning for this parcel, I am more than open to hearing more details regarding the possible development. Having the meeting in Santa Monica versus here in San Diego County does however create a hardship for me as well as many other people in both the Point Loma area as well as the boating community who will be directly affected by this. Therefore, I request that this item be postponed until the next meeting, which I understand will be held in Oceanside.

Steve Dexter  
1854 Capistrano Street  
San Diego, CA 92106





November 12, 2010

San Diego Coast District Office  
Sherilyn Sarb, Deputy Director  
Deborah Lee, District Manager  
7575 Metropolitan Drive, Ste. 103  
San Diego, CA 92108-4402

The Coastal Commission's action in setting a hearing time and location for November 17th 2010 in Santa Monica on Amendment No. 2-10 (Point Loma Town Homes Re-submittal) is making it very difficult for many of us to be able to attend this meeting. The date is coming up very quickly and the distance to travel to this meeting, added to this quick timeframe, will result in a lesser number of people who will be able to actively participate in the meeting that will affect so many of us.

It is disingenuous, and bordering on illegal to have a hearing so far from the affected neighborhood. It leaves the door open for possible future lawsuits.

In fairness to the Point Loma Community and the many residents and businesses that will be affected by this project, I request this hearing be postponed and rescheduled for February 2011 in Oceanside in order that interested members of the Point Loma Community may attend to address their concerns.

Thank you for your consideration in the matter.

David L. Wood *Signature on file*

Point Loma resident

LEGISLATIVE  
CALIFORNIA  
NOV 15 2010  
SANTA MONICA





# FAX TRANSMITTAL SHEET

**Date:** November 14, 2010

**To:** Sherilyn Sarb, Deputy Director; Deborah Lee, District Manager

**Company:** San Diego Coast District Office

**Fax No.:** (619) 767-2384

**From:** Geoff Page

**Subject:** Amendment No. 2-10 (Point Loma Town Homes Re-submittal)

**Pages to Follow:** 0/EA

Dear Ms Sarb and Ms. Lee:

I am sending this message to request that the Coastal Commission reschedule its November 17, 2010, hearing on the above referenced project. Scheduling a hearing in Santa Monica, with such short notice, for a project that has generated a great deal of public debate does not serve our community well. I believe a hearing of this project at the February 2011 Commission meeting in Oceanside, CA would provide interested members of the Point Loma Community a fairer opportunity to express their concerns and their support for preserving the existing coastal land use designation of the subject property.

I was the Chair of the Peninsula Community Planning Board when this project was heard by that Board and the community. The amount of community interest was higher for this project than any other I witnessed. Most of those people would find it quite difficult to make a trip to Santa Monica to express their opinions but many could attend a meeting in Oceanside.

Thank you for your consideration.

Sincerely yours,

*Signature on file*

Geoff Page  
2239 Bolinas St.  
San Diego CA 92107  
619-694-7993

California  
San Diego  
NOV 15 2010



**Deborah Lee**

---

**From:** Chuck Skewes [chuck@ullmansailssd.com]

**Sent:** Tuesday, November 16, 2010 12:37 PM

**To:** Deborah Lee

**Subject:** 47 town homes

There is a proposal going before the coastal commission tomorrow night that concerns Shelter Island businesses and residence in San Diego. I strongly appose this measure and with the meeting two counties north of us there is no way to attend for the people effected. This is a planned move by the developer to have the meeting so far away from the effected people that no one but them can attend. Please postpone this agenda item for the Oceanside meeting. Oceanside is still 40 miles from the effected community but within traveling distance for some.



**Chuck Skewes**  
**Ullman Sails San Diego**  
**(619) 226-1133**  
**(619) 871-2171 Mobile**  
**[www.UllmanSailsSanDiego.com](http://www.UllmanSailsSanDiego.com)**  
**Skype:Chuck.Skewes**

## Deborah Lee

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**From:** Kathy O'Brien [kathy@ullmansailsd.com]

**Sent:** Tuesday, November 16, 2010 12:57 PM

**To:** Deborah Lee

**Subject:** Coastal Commission Meeting 11/17-Change in Land Use for Kettenberg Yard

I am writing to request that the Coastal Commission postpone the hearing for the **City of San Diego LCP Amendment No. 2-10 (Pt. Loma Townhomes Resubmittal)** until the Coastal Commission meeting in February scheduled to take place in San Diego, California. Holding the meeting to review such a sensitive change outside of our community does not give local residents the opportunity to be involved in the hearing for the changes taking place. Changing that land to Commercial/Recreational will have a huge affect on the other local marine businesses and their ability to continue to operate and it has the potential to greatly affect land values in the area.

Please consider this request and give the local San Diego community a chance to review the proposed Amendment and attend a local hearing in San Diego.

Sincerely,



Kathy O'Brien  
Ullman Sails  
2805 Canon Street  
San Diego, CA 92106  
(619) 226-1133  
(619) 253-0407 - cell

**Deborah Lee**

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**From:** lkennylaw@aol.com  
**Sent:** Tuesday, November 16, 2010 1:01 PM  
**To:** Deborah Lee  
**Subject:** coastal commission meeting on November 17, 2010

Hello Debra Lee,

I am informed that there is a meeting scheduled up in Santa Monica to discuss the use of coastal land in my immediate neighborhood. I am not able to attend on 11/17 and am writing to give you my input in hopes that my opposition can be voiced at that meeting, or in the alternative that the meeting could be rescheduled for a location in the affected County so that local citizens can have an opportunity voice their concerns in person.

My understanding is that there is a proposal to change the Land Use designation of the old Kettenberg Yard from the current industrial designation, which supports our marine industry businesses to "commercial/recreational", which would allow for development of 30-50 condos on the 1.5 acre site, and would be likely to affect the existing and adjacent marine industrial uses (e.g. noises and smells etc. from the existing industrial uses would be likely to be incompatible with 30-50 households immediately adjacent, parking for 30-50 households would further affect our traffic and parking situations).

I am opposed to the commercial development that is proposed. Point Loma has had enough development for a while. Our area has been insanely impacted with traffic due to Liberty Station's recent and never-ending development. Rosecrans and Nimitz Blvd. are the primary ingress/egress roads for our neighborhood and they have become almost unbearable to deal with in light of all the increased vehicular traffic that is coming into and out of Point Loma due to this development. The Rock church impacts our area with each an every service.

Beyond the ingress/egress issue, the area you are dealing with at Kettenburg's is somewhat of a Sportfishing capital of our County. All the passengers on all those boats are scrambling for parking on a daily basis. If you try to go down and meet a boat, or watch them unload their humongous fish, parking will be the most disappointing and frustrating part of your morning.

I think it's irresponsible to keep churning development in Point Loma - we've had so much and we are so impacted - please give it a rest and stop continuing to increase our capacity for people and cars. It impacts us significantly - and we need a break from it. Please share my views at the meeting or postpone to a location in San Diego if possible and I will come share my views in person.

Thanks for your time.

Lisa M. Kenny  
Attorney at Law  
619-234-1910

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11/16/2010



**Deborah Lee**

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**From:** saundra m vissman [bigtruckbigtruck@hotmail.com]  
**Sent:** Tuesday, November 16, 2010 2:35 PM  
**To:** Deborah Lee  
**Subject:** Addendum to Item 19a, City of San Diego LCP Amendment No. 2-10 (Pt. Loma Town Homes Resubmittal)

From: Saundra M. Vissman, concerned resident  
475 San Gorgonio Street  
San Diego, California 92106

To: California Coastal Commission

Regarding: Addendum to **Item 19a**, City of San Diego LCP Amendment No. 2-10 (Pt. Loma Townhomes Resubmittal), for the Commission Meeting of November 17, 2010

Dear Coastal Commission,

I am writing to express opposition to the proposed re-designation of land use to support the proposed Point Loma Town Homes development. The proposed change in land use would be likely to impact the surrounding community. Changing the land use designation from "industrial" to "commercial/recreational", as proposed, would affect existing businesses (e.g. the "Dinghy Doctor"), which would likely be unable to operate under the "commercial" designation. In addition, allowing high-density residential development adjacent to the noise, epoxy fumes, dust, etc. associated with industrial boat repair and commercial fishing (i.e. the existing uses of the general area) would invite future conflict and complaints about these existing industries. The Shelter Island area is unique and currently supports a vibrant community of marine-related industries. There exists a synergy between these businesses that comes from their close proximity to the water and to each other. The unique character of this area will be compromised by changing the area to another large condo/townhome project. Although some shops, etc. may be able to conduct business under the proposed land use designation, the industrial enterprises that make this area unique will be unable to operate within the framework of this proposed development. Many marine industries have already been forced out of our area- please do not approve a change in land use that is likely to result in further displacement over the long term. I urge the Commission to reject the proposal to change the land use of this area.

The proposal to add 30-50 residences into the 1.5 acre area, as proposed, is likely to introduce a significant level of traffic into an already impacted area. The changes associated with Naval Training Center (Liberty Station) and ongoing/increasing use of Naval Base Point Loma (Sub Base) have resulted in significant increases in travel times and traffic in the past 10-15 years. More research into the projected amount of traffic and measures to ameliorate the traffic should be conducted prior to any considerations to change the land use to support a predominantly residential project.

The proposal to add 30-50 residences into this area does not appear consistent with the adjacent plans for the Shelter Island area, which were intended to retain the marine *industry* character of the area.

I am concerned that this project is being discussed and addressed at a meeting that is outside of San Diego County, preventing myself and many other concerned citizens from expressing our opposition to this project. There is a Coastal Commission hearing scheduled for February in San Diego County that would facilitate community participation in the process. I request that the Coastal Commission postpone the hearing regarding this project until the meeting in San Diego County that is scheduled for February.

Please send me meeting notes regarding the discussion concerning this issue and let me know that my comments were heard!

Saundra Vissman  
(619) 224-6847

11/16/2010

November 16, 2010

Ms. Deborah Lee  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108

**Subject: City of San Diego LCP Amendment No. 2-10 (Pt. Loma Townhomes Resubmittal)**

Dear Ms. Lee;

I disagree with the Commission's finding that under California Environmental Quality Act the Pt. Loma Townhomes LCP Amendment will not result in a significant adverse environmental impact. The proposed Pt. Loma Townhomes development will place residences in the proximity of toxic emissions from the existing marine related industry.

Per the CAPCOA Guidance Document, "Health Risk Assessments for Proposed Land Use Projects", July 2009, there are two types of land use projects that have the potential to cause long-term public health risk impacts:

- Type A - Land use projects with toxic emissions that impact receptors, and
- Type B - Land use project that will place receptors in the vicinity of existing toxics sources.

This development is a Type B project. I strongly urge the Commission to examine the long-term public health risk impacts related to the proposed Pt. Loma Townhomes project.

I request the Coastal Commission hearing to adopt the LCP for this project be moved from Santa Monica on November 17, 2010 to San Diego in February 2011. The hearing should be in a location where local interested parties can attend easily.

Regards,  
Julie Mitchell  
3027 Carleton St.  
San Diego, CA

(juliemitchell@hotmail.com)

**To:** California Coastal Commissioners

**From:** Jeannine Manna, Graduate student, Bren School of Environmental Science and Management, j9manna@gmail.com

**Re:** Point Loma Townhomes Resubmittal by the City of San Diego (Major Local Coastal Plan Amendment No. 2-10)

**Date:** November 17-18, 2010

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Dear California Coastal Commissioners,

The City of San Diego submitted a proposal to amend its Local Coastal Plan (LCP) and the certified Peninsula Community Plan Land Use Plan (LUP) to re-designate the 1.65 acre site bounded by Carleton, Scott and Dickens Streets from Industrial (commercial fishing/marine-related) to Commercial use. The re-designation is specifically requested for development of residential property on the parcel.

**The California Coastal Commission (Commission) should consider modification or denial of the proposal for the following reasons:**

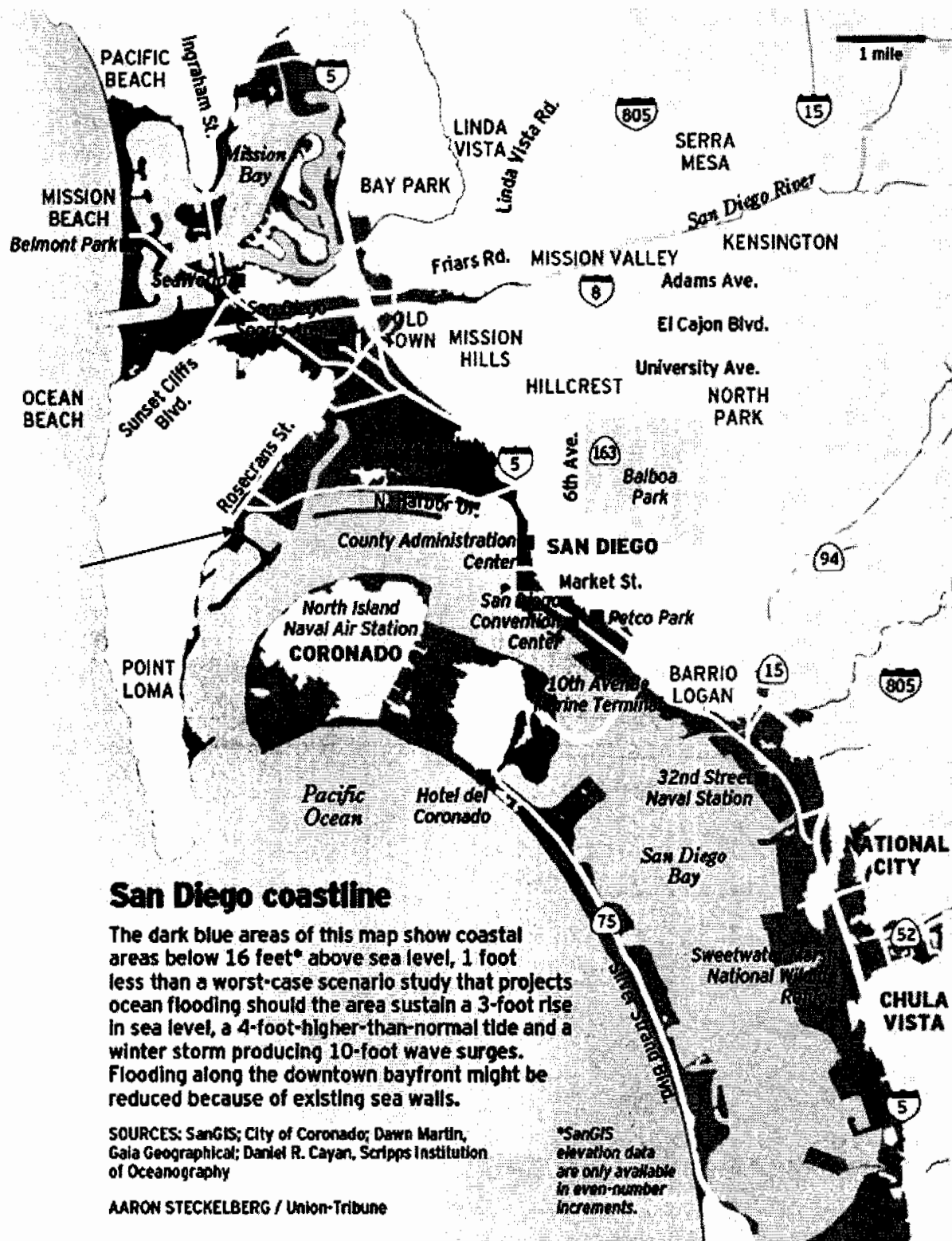
- The Coastal Act mandates that the Commission protect facilities that serve commercial fishing and recreational boating industries
- A redevelopment of Kettenberg Boat Yard would increase local demand for marine-related businesses in the community
- Coastal properties are susceptible to saltwater intrusion, increased flooding and erosion due to sea level rise
- Costs to mitigate impacts of sea level rise may outweigh the benefits of residential development

**The Commission should only approve this plan under the following conditions:**

- As suggested by the San Diego Commission staff:
  - Residential development will only be allowed on the site above the ground/street level
  - Only permitted priority uses will be allowed along the street and tideline frontages
- The Commission will assess sea level rise impacts on the parcel under consideration for commercial development before approval is granted
- The Commission will examine the costs to mitigate impacts of sea level rise before approval is granted

**Protection of commercial fishing and marine related industry:**

Approval of this proposal will result in a loss of 1.65 acres from the Industrial (commercial fishing/marine related) land use category for the main purpose of serving a mixed used development of the parcel. The Coastal Act mandates the protection of facilities that serve the commercial fishing and recreational boating industries. The location of the land parcel, being in close proximity to the waterfront, makes it ideal for marine and visitor uses. The local community has expressed concern about the development project stating that it will increase traffic, cause gentrification, and significantly alter the general feel of the community. While the development could assist in revitalizing the area, it



### San Diego coastline

The dark blue areas of this map show coastal areas below 16 feet\* above sea level, 1 foot less than a worst-case scenario study that projects ocean flooding should the area sustain a 3-foot rise in sea level, a 4-foot-higher-than-normal tide and a winter storm producing 10-foot wave surges. Flooding along the downtown bayfront might be reduced because of existing sea walls.

SOURCES: SanGIS; City of Coronado; Dawn Martin, Gaia Geographical; Daniel R. Cayan, Scripps Institution of Oceanography

AARON STECKELBERG / Union-Tribune

\*SanGIS elevation data are only available in even-number increments.

## Deborah Lee

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**From:** Jim Dorsey [jim@californiaaquatics.com]  
**Sent:** Tuesday, November 16, 2010 6:30 PM  
**To:** Deborah Lee  
**Subject:** Hearing

Please move the Coastal Commission Meeting to San Diego so the people that will be affected by this horrible development will be able to attend.

Thank you,

Jim and Susy Dorsey

3503 Lowell St

San Diego, 92106

Sent from California Aquatics

**Deborah Lee**

---

**From:** Jon Gardner [jon@sales.northsails.com]  
**Sent:** Wednesday, November 17, 2010 1:37 PM  
**To:** Deborah Lee  
**Subject:** Addendum to Item 19a, City of San Diego LCP Amendment No. 2-10 (Pt.

Hello Ms. Lee:

I am writing object to the hearing the Addendum to **Item 19a**, City of San Diego LCP Amendment No. 2-10 (Pt. Loma Townhomes Resubmittal), for the Commission Meeting of November 17, 2010. I am a local resident and employee to in the Point Loma.

There is now conceivable way that it can be deemed fair to have a commission meeting for a project in Point Loma to be heard in Santa Monica. This is clearly an advantage for the developer and the local residents and businesses will not be heard.

PLEASE request the meeting be postponed to the later date with a more geographically fair place.

Thank you.

Best Regards,

Jon Gardner  
North Sails  
T 619.224.2424  
F 619.226.7018

18 November 2010

Coastal Office,

Please postpone the Kettenburg hearing until the next meeting in Oceanside so we locals can attend.

Thanks,

John Moore, boat owner on Shelter Island, 619-553-5028 (w)

John Boehme, Point Loma homeowner, 619-553-5019 (w)

200-11-11  
NOV 18 2010  
California  
San Diego  
Congressional District