

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



RECORD PACKET COPY

Filed: February 18, 1998
49th Day: April 11, 1998
180th Day: August 22, 1998
Staff: LRO-SD
Staff Report: March 11, 1998
Hearing Date: April 7-10, 1998

*Wed 18a*STAFF REPORT AND RECOMMENDATION ON APPEAL

LOCAL GOVERNMENT: City of San Diego

DECISION: Approved With Conditions

APPEAL NO.: A-6-PEN-98-22

APPLICANT: Stephen and Cynthia Rhoads

PROJECT DESCRIPTION: Demolition of an existing one-story, 2,574 sq.ft. single family residence with attached two-car garage and construction of a two-story, approx. 25 1/2-foot high, 4,598 sq.ft. single family residence with swimming pool on a 9,906 sq.ft. bayfront lot.

PROJECT LOCATION: 877 San Antonio Place, Peninsula, San Diego, San Diego County. APN 531-670-02

APPELLANT: Dr. Dwight E. Twist

STAFF NOTES:

The public hearing for the subject appeal was opened at the March 10-13, 1998 Commission meeting and continued to the April 7-10, 1998 Commission meeting.

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission, after public hearing, determine that no substantial issue exists with respect to the grounds on which the appeal has been filed.

SUBSTANTIVE FILE DOCUMENTS: Certified City of San Diego LCP/Peninsula segment; City of San Diego Coastal Development Permit No. 96-7613; City of San Diego Report to Hearing Officer dated 9/17/97; Report to the Planning Commission dated 11/28/97; and, City Manager's Report dated 1/27/98.

I. Appellants Contend That:

The proposed development is inconsistent with the policies of the certified LCP which pertain to visual compatibility of new development to the surrounding area and enhancement and protection of visual access to the bay.

II. Local Government Action.

The Coastal Development Permit was initially approved by the Hearing Officer on 9/24/97, and subsequently appealed to the Planning Commission. On December 4, 1997, the Planning commission denied the appeal and approved the project. The project was then appealed to the City Council on February 3, 1998. The City Council heard the appeal and approved the project subject to several special conditions, one of which required that the site be graded to lower the elevation of the proposed residence.

III. Appeal Procedures.

After certification of a Local Coastal Program (LCP), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits. Projects within cities and counties may be appealed if they are located within mapped appealable areas. The grounds for appeal are limited to the assertion that "development does not conform to the certified local coastal program." Where the project is located between the first public road and the sea or within 300 ft. of the mean high tide line, the grounds of appeal are limited to those contained in Section 30603(b) of the Coastal Act. Those grounds are that the development does not conform to the standards set forth in the certified local coastal program or the access policies set forth in the Coastal Act.

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless it determines that no substantial issue is raised by the appeal. If the staff recommends "substantial issue" and no Commissioner objects, the Commission will proceed directly to a de novo hearing on the merits of the project.

If the staff recommends "no substantial issue" or the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have

3 minutes per side to address whether the appeal raises a substantial issue. It takes a majority of Commissioners present to find that no substantial issue is raised. If substantial issue is found, the Commission will proceed to a full public hearing on the merits of the project. If the Commission conducts a de novo hearing on the permit application, the applicable test for the Commission to consider is whether the proposed development is in conformity with the certified Local Coastal Program.

In addition, for projects located between the sea and the first public road paralleling the sea, Sec. 30604(c) of the Act requires that a finding must be made by the approving agency, whether the local government or the Coastal Commission on appeal, that the development is in conformity with the public access and public recreation policies of Chapter 3. In other words, in regard to public access questions, the Commission is required to consider not only the certified LCP, but also Chapter 3 policies when reviewing a project on appeal.

The only persons qualified to testify before the Commission at the "substantial issue" stage of the appeal process are the applicant, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing. At the time of the de novo hearing, any person may testify.

Staff Recommendation On Substantial Issue.

The staff recommends the Commission adopt the following resolution:

Staff recommends that the Commission determine that NO SUBSTANTIAL ISSUE exists with respect to the grounds on which the appeal was filed, pursuant to PRC Section 30603.

MOTION

Staff recommends a YES vote on the following motion:

I move the Commission determine that Appeal No. A-6-PEN-98-22 raises no substantial issue with respect to the grounds on which the appeal has been filed.

A majority of the Commissioners present is required to pass the motion.

Findings and Declarations.

1. Project Description. Proposed is the demolition of an existing one-story single family residence and construction of a two-story, approx. 25 1/2 foot high, 4,598 sq.ft. single family residence with swimming pool on a 9,906 sq.ft. bayfront lot in the Peninsula community of the City of San Diego. The project site is located east of Rosecrans Street, west of San Diego Bay in an area of the Peninsula (Point Loma) community known as La Playa, just west of Shelter Island. There is an existing unimproved pedestrian trail on Port District property that runs alongside the bay just to the east of all the residential lots in this area; it runs from approximately the eastern terminus of Qualtrough Street to the eastern terminus of Talbot Street.

The subject of the appeal is focused on the proposed project's inconsistency with the surrounding development in terms of bulk and scale, and therefore, its incompatibility with the established community character. A second issue is with regard to the proposed project's impact on coastal views of the bay located to the east of the site.

2. Visual Impacts/Coastal Scenic Area

a. Community Character. The appellants contend that the proposed development will be incompatible with the community character of the surrounding area. Specifically, the appellant contends that the proposed development will be inconsistent with the following policies of the certified Peninsula Community Plan:

"Conserve character of existing single-family neighborhoods."

"Maintain and compliment the existing scale and architectural features."

New development should be consistent with the scale and character of the existing development. Abrupt differences in scale building height between new development and neighboring development should be avoided."

"The rooflines of new structures should compliment the dominant rooflines of the neighboring buildings. Three-story structures, "boxlike" in design (flat roofs) should be avoided."

The City did an extensive review of this issue at the local level and determined that the proposed residence would not obstruct views of the bay and that the height, bulk and scale of the new home will be visually compatible with the character of the surrounding neighborhood which contains a variety of one, two and three-story homes. Furthermore, the second story element is only 800 sq.ft. in size covering about 1/3 of the structure and

has been oriented to minimize view blockage. At the City Council hearing, the City required as a new condition of approval that the finished floor elevation of the home not exceed the grade of the existing home which is two feet below street level. As such, the City required that the proposed height of the home be reduced from 27.6 feet to 25.6 feet (approx. elevation of +36.5 ft.) in an effort to minimize the bulk/scale/height of the home. This reduction in height may limit some blockage of private views to the bay; however, public views to the bay, i.e., from major coastal access routes or public recreational areas, do not exist across the site.

The appellant is concerned that the proposed development will set an adverse precedent for future development in the subject block/area. Of particular concern is the block to the immediate north which contains a larger scale of homes on the bayfront. In order to assess these contentions, Commission staff reviewed the TRW records (1996) to obtain the square footages and sizes of the residences in the subject block (both the bay side and inland side of the road) and the bay side of the block to the immediate north. Within the subject block, the sizes of the existing residences range from 1,812 sq. ft. to 4,886 sq. ft. in size. In the block to the north, the residences range in size from 304 sq. ft. to 5,248 sq. ft. The residence that is 304 sq. ft. was recently proposed to be demolished and proposed to be replaced with a larger residence according to the Commission's post-certification records. Commission staff also surveyed the surrounding area to determine the number of stories of the existing homes in the subject block and the block to the north.

For seven of the lots on the bay side of the subject block, five of the homes (excluding the existing residence on the subject site) appear as a one-story residence from the street (west) elevation. On the lot immediately south of the site, the residence is one-story, but contains a tower that is two-stories in height. One residence appears as a two-story residence from its west elevation. From the bay side (east elevation) of the block, five homes appear as one-story and two homes appear as two-story. One or two of the residences appear to be built on a raised foundation thus appearing as a high one-story structure. Considering the eight lots on the west side of the block, from the street elevation, three homes appear as three-stories, two homes appear as two-stories and three homes appear as one-story in height. In the block to the north--several homes are two-story intermixed with one-story residences.

The proposed residence itself, will appear as a two-story residence from both its east and west elevations; however, the second story element only represents approx. 900 sq. ft. of the total gross floor area of the proposed structure which is 4,598 sq. ft. (reference Exhibit No. 6). Thus, Commission finds that the proposed two-story residence at 4,598 sq. ft., can be found compatible with the scale and character of the community which contains a mix in sizes, as well as architectural styles, of single-family residences.

b. Public View Blockage/Bayfront Development. With respect to the appellant's assertion that the proposed development will adversely impact coastal views of the bay to the east, Commission staff inspected the subject property and surrounding area to assess the site conditions and potential impacts to public views to the and from the bay. Presently, there are no public views that exist across the subject site while driving along Rosecrans Street, a major coastal access route, looking east towards the bay. Along this section of roadway, there is no sidewalk on the east side of the road and the bay is at a lower elevation below the roofline of the existing one-story home. This situation will remain unchanged after the existing home is demolished and the new residence is constructed. In addition, there is an open view looking east down Bessemer Street towards the bay; however, there are no public views looking across the subject site towards the bay and thus, the proposed development will not impede any views to the bay as viewed from Bessemer Street.

The new residence will be two-stories; however, as earlier noted, the two-story element of the proposed residence only comprises approx. 900 sq.ft. of the total square footage of the home. The proposed residence is also within the required floor area ratio (F.A.R.) for the existing zone and attains an F.A.R. of .46 where .60 maximum is permitted.

While walking along the pedestrian trail, there is a variety of one- and two-story structures with different designs and architectural styles. The certified LUP also notes that this area is characterized by "...large single family homes of various ages and architectural styles....A number of large estates exist along the bay...."

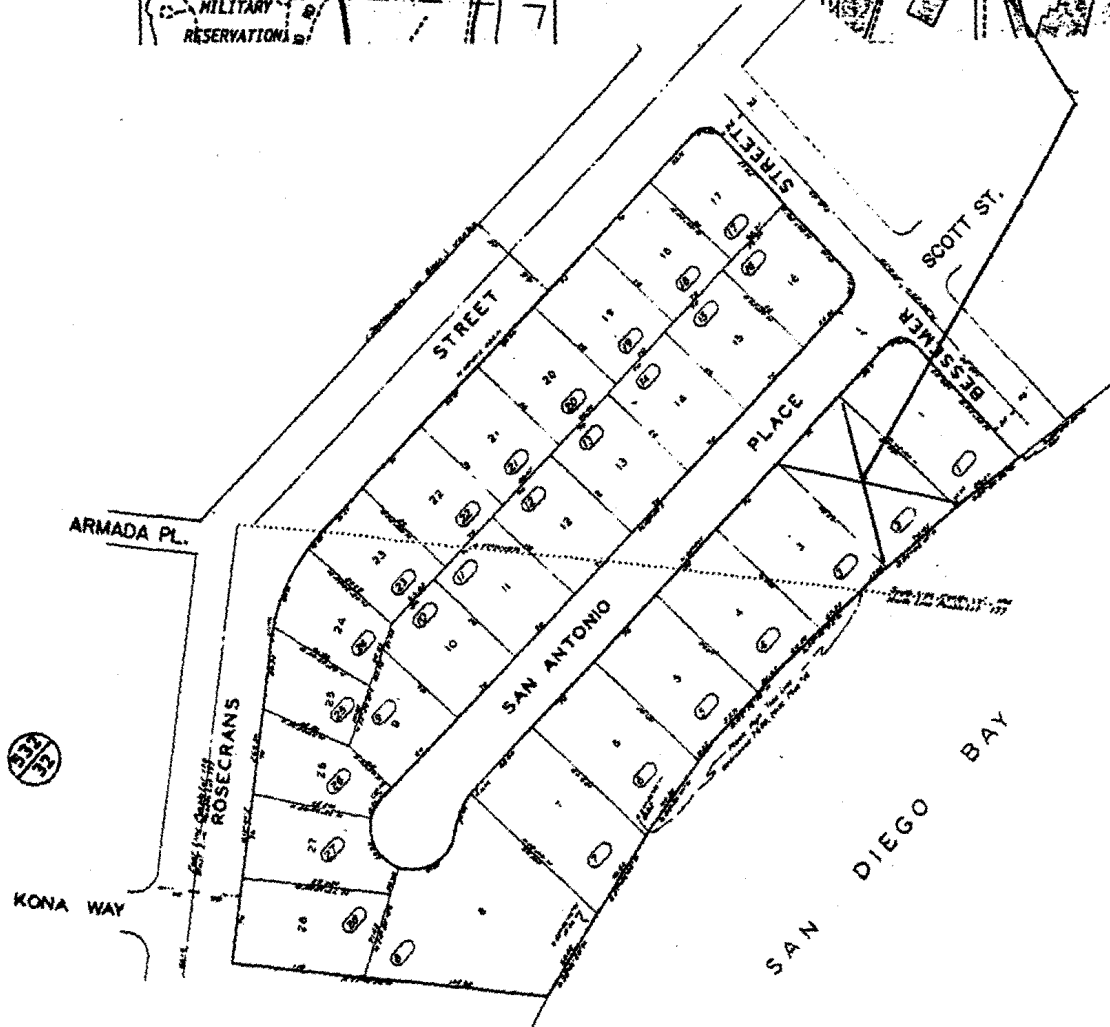
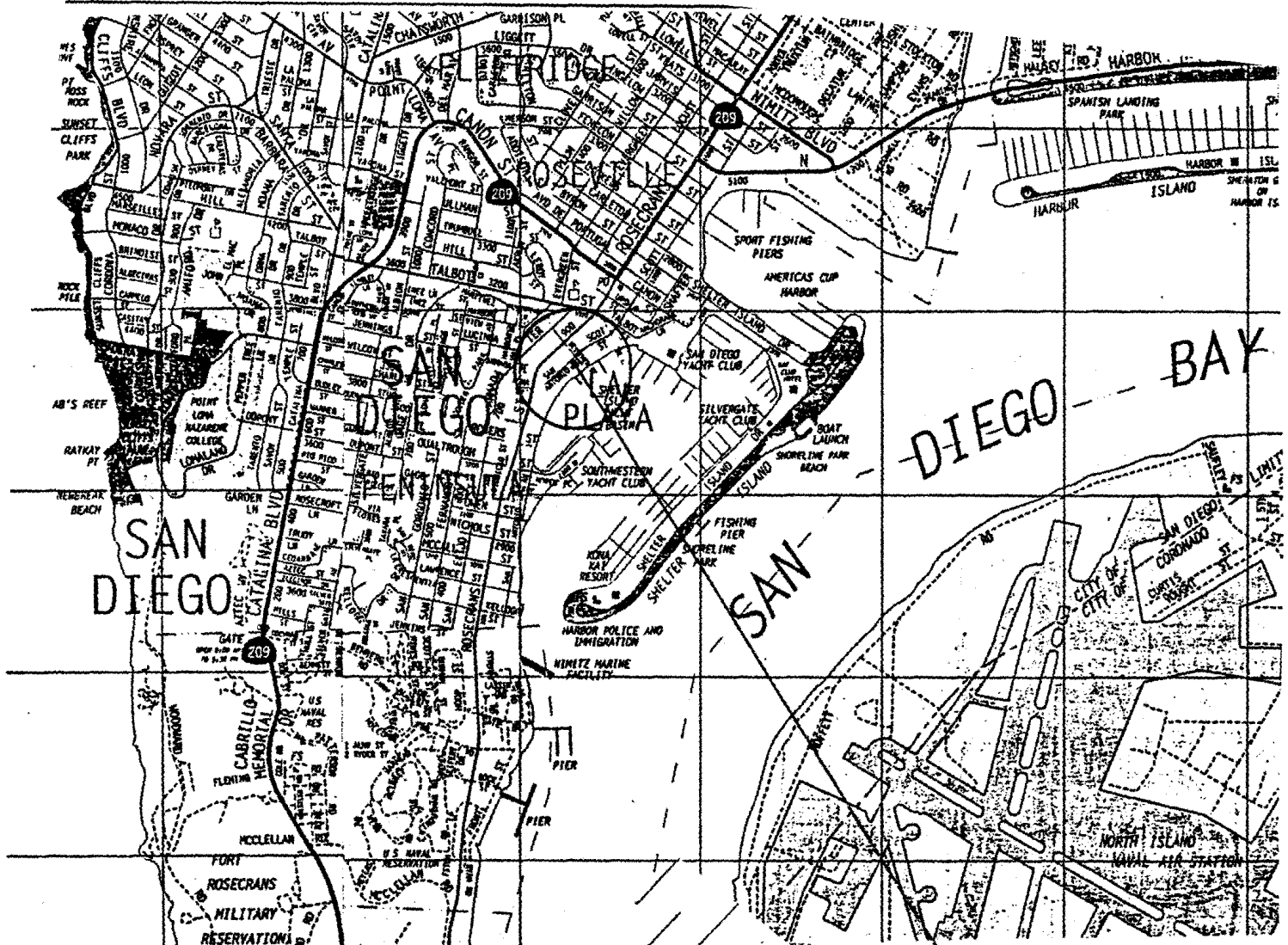
The newly proposed residence will be sited within the stringline of development on the lots to the immediate north and south and will be in the same general alignment as the existing residence on the site. The newly proposed residence will be larger than the existing residence and will be sited approx. 36 feet from the eastern property line, well removed from the its bay frontage. While walking along the pedestrian path looking west, it can be seen that the pattern of development greatly varies. While some homes are sited closer to the bay frontage, others are set back closer to the street. In this particular case, the proposed residence will maintain its stringline with regard to its proximity to the bay frontage. Furthermore, the proposed home will not affect the public views of the bay for those who use the bayside trail

The Commission finds that the proposed development can be found to be compatible in design and scale with the existing level of development in this area and consistent with the policies of the certified Peninsula Community Plan. The proposed residence will not adversely affect public views in the La Playa beach area--either towards the bay, or from the bay. As such, the proposed development is consistent with the LCP policies concerning protection of public views in this area.

In conclusion, the Commission finds that given that the proposed residence will not adversely affect public views either to the bay or from it, that there are already similar sized structures in terms of square footage and number of stories in the surrounding area, the proposed residence can be found compatible with the scale and character of the community. Furthermore, the residence will not result in any increased visual imposition or interference with the public bayside pedestrian trail. The issue of community character is one that is more appropriately addressed at the local government level, unless it raises other concerns such as public view blockage or adverse impacts to public access, etc. as a result of siting of a structure on a particular site. However, it should be noted that the Commission will continue to review projects on a case-by-case basis. There may be other instances where changes in the overall community character of the development lying between a major coastal access route and the bay, will have an adverse impact on public views. However, with regard to the proposed development, such is not the case and therefore, the proposed development does not raise a substantial issue regarding conformity with the certified Peninsula segment of the city of San Diego's certified LCP.

3. Public Access. The subject site is located between the San Diego Bay and the first coastal road, which in this case, is Rosecrans Street. The certified LUP contains numerous policies that call for the protection and enhancement of public access in the Peninsula area. The pattern of gaining access in this area to the bay is through the existing east-west streetends and an existing footpath that is situated to the east of the residential development in this area. However, as identified in the LUP, while the path is used heavily by joggers and the like, the beach is not used as much due to a lack of sandy area and parking. In addition the area is not highly visible to the public from the public roadways. The LUP further calls out that in the future, the path may be improved as a pedestrian/bicycle promenade.

As part of the subject proposal, the applicant will be removing an existing concrete block wall just inland of the eastern property line and constructing a new concrete block wall on the eastern property line, a distance of approximately six to seven feet further to the east. The new wall will remain in the same alignment as the wall to the south of the site, but will be further bayward than the wall on the lot to the north of the site. However, even as proposed to be relocated to the eastern property line, the wall will still be approximately 11 to 13 feet west of the existing footpath. As such, the proposed development will not adversely affect the public's ability to continue to use the existing footpath or to gain access to the bay. Therefore, the proposed development does not raise a substantial issue regarding conformity with the public access policies of Chapter 3 of the Coastal Act.



SITE

N
↑

EXHIBIT NO. 1
APPLICATION NO.
A-6-PEN-98-22
Location Maps



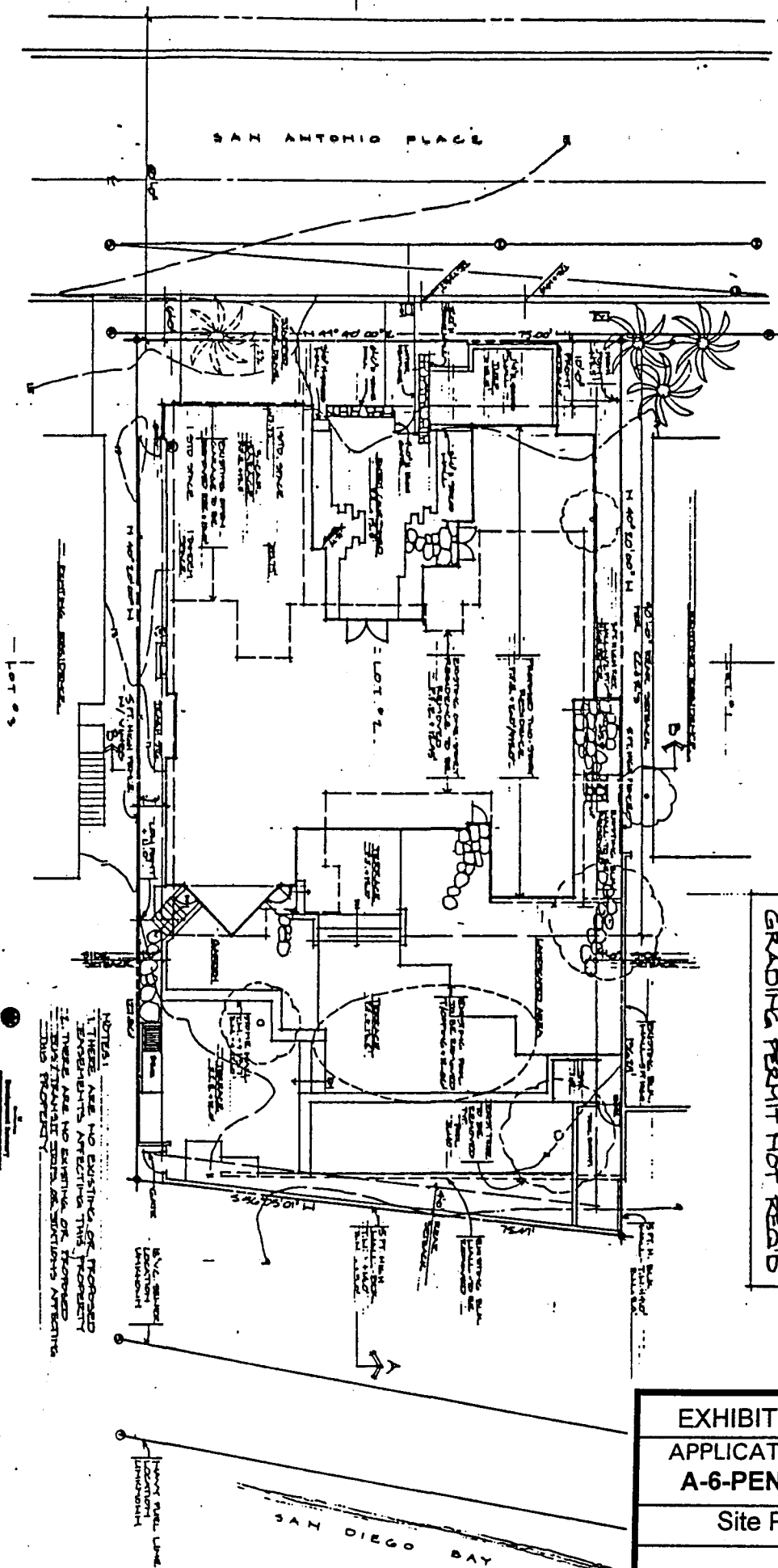


— Mr. —

LEGAL DESCRIPTION

LOT 3 OF YACHT CLUB TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, NO. 224 FILED FEBRUARY 2, 1930, SHOWING THAT SECTION TWENTY-ONE LIES BELOW THE MIDIAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

A.P.H. 531-670-02



EARTHWORK QUANTITIES

CAT - 25.8 cu. yd.
PILL - 189.2 cu. yd.
LESS TRUCK 500 cu. yd. OF CAT OR PILL REQUIRED
GRADING PERMIT NOT REQUIRED

NOTES

1. THERE ARE NO EXISTING OR PROPOSED EASEMENTS AFFECTING THIS PROPERTY

2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS AFFECTING THIS PROPERTY

3. THERE ARE NO EXISTING OR PROPOSED EASEMENTS AFFECTING THIS PROPERTY

Name: James A. Wilson, Assistant
 Address: 1110 Tenth Drive, Board Bldg. C
La Jolla, Ca. 92037
 Phone: 444-554118
 Project Address: 177 Juv. Assnment Drive
San Diego, Ca. 92108
 Project Name: Black's Foundation

Approved By: _____
 Date: _____

Approved 1: _____
 Approved 2: _____
 Approved 3: _____
 Approved 4: _____
 Approved 5: _____
 Approved 6: _____
 Approved 7: _____
 Approved 8: _____
 Approved 9: _____
 Approved 10: _____
 Approved 11: _____
 Approved 12: _____
 Approved 13: _____
 Approved 14: _____
 Approved 15: _____
 Approved 16: _____
 Approved 17: _____
 Approved 18: _____
 Approved 19: _____
 Approved 20: _____

Original Date: 7/17/77
 Page: 1 of 6

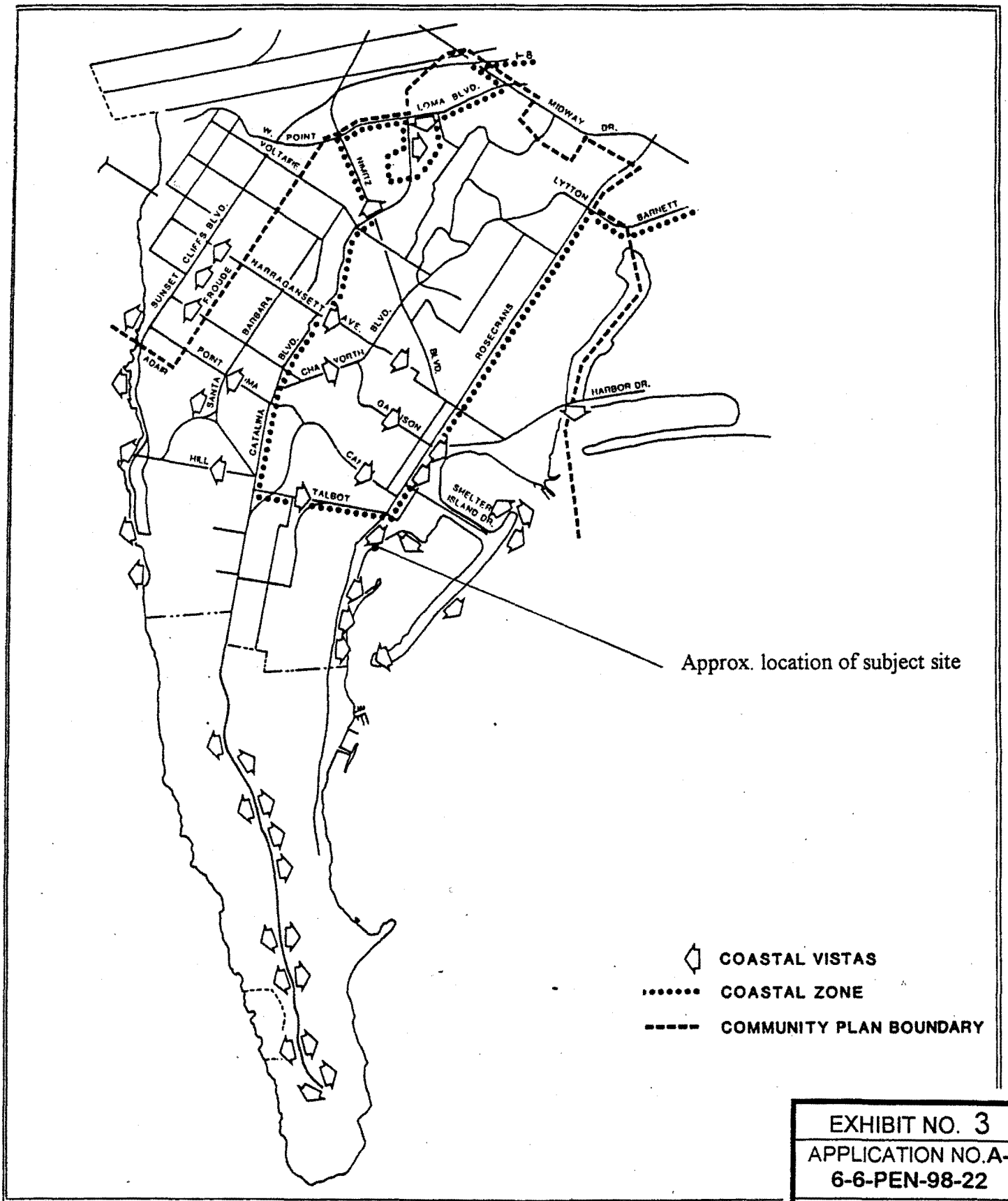
SITTE PLAN

EXHIBIT NO. 2
APPLICATION NO.
A-6-PEN-98-22

Site Plan



California Coastal Commission



COASTAL VIEWS

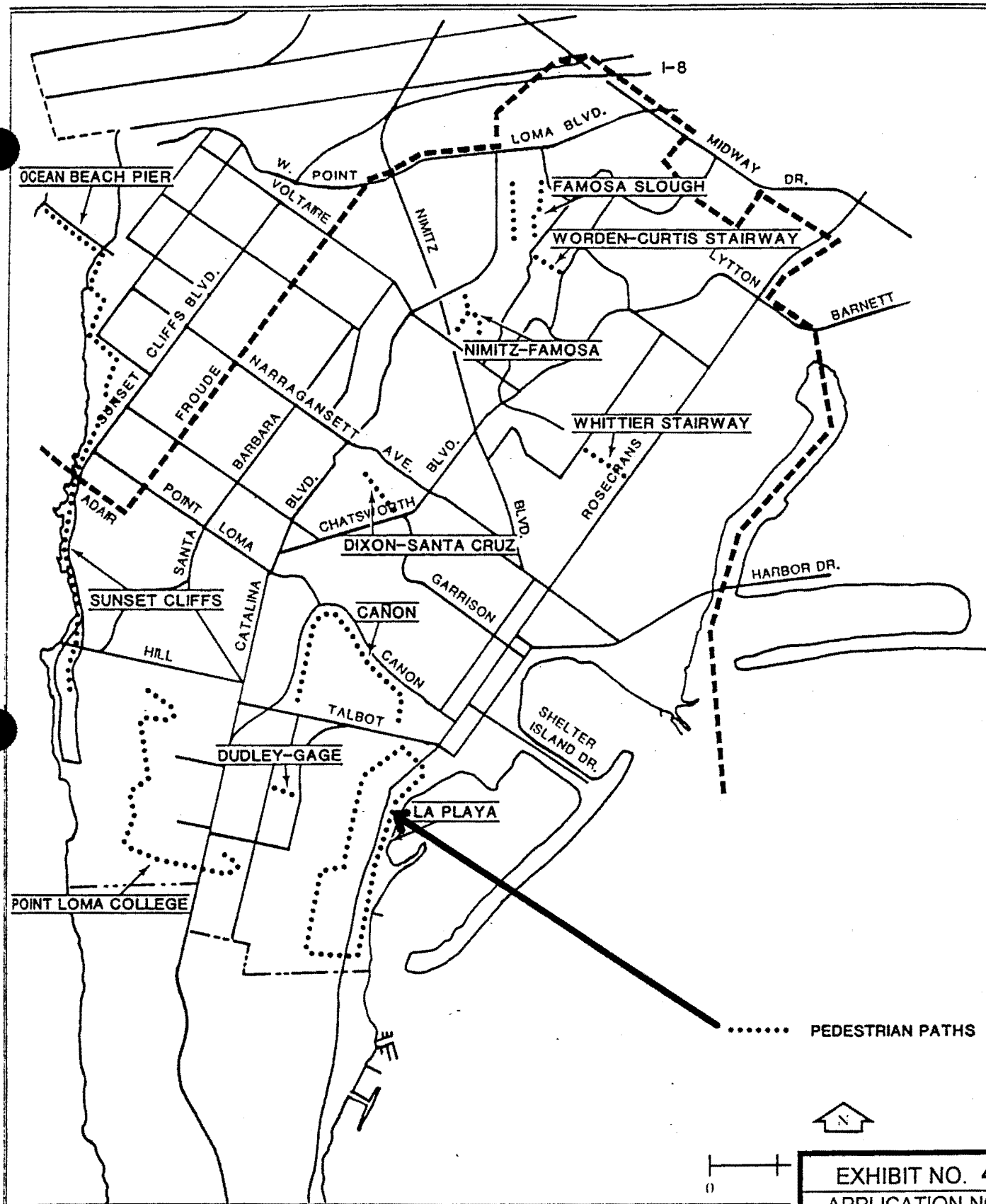
Peninsula Community
City of San Diego Planning Department

EXHIBIT NO. 3

APPLICATION NO. A-
6-6-PEN-98-22

Map of coastal view
from certified
Peninsula LUP

California Coastal Commission



PEDESTRIAN PATHWAY SYSTEM

Peninsula Community
City of San Diego Planning Department

EXHIBIT NO. 4
APPLICATION NO.
A-6-PEN-98-22

Location of
pedestrian path
near subject site
at La Playa

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing
This Form.

SECTION I. Appellant

Name, mailing address and telephone number of appellant:

Dr. Dwight E. Twist
879 Rosecrans Street
San Diego, CA 92106 (619) 224-3829
Zip Area Code Phone No.

SECTION II. Decision Being Appealed

1. Name of local/port government: San Diego City Council

2. Brief description of development being
appealed: Application for a Coastal Development Permit to demolish
~~an existing one-story single family residence and construct~~
~~a new two-story single family residence located at~~
~~877 San Antonio Place, San Diego.~~

3. Development's location (street address, assessor's parcel
no., cross street, etc.): Lot 2, Yacht Club Terrace subdivision
~~Bay front, one lot south of Bessemer Street~~

4. Description of decision being appealed:

- a. Approval; no special conditions: _____
b. Approval with special conditions: Amendment allows no fill.
c. Denial: _____

Note: For jurisdictions with a total LCP, denial
decisions by a local government cannot be appealed unless
the development is a major energy or public works project.
Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-6-PEN-98-22

DATE FILED: _____

DISTRICT: _____

RECEIVED

FEB 18 1993

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

EXHIBIT NO. 5
APPLICATION NO.
A-6-PEN-98-22

Appeal and
attachments from
appellant

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- a. ☐ Planning Director/Zoning Administrator c. ☐ Planning Commission
b. ☒ City Council/Board of Supervisors d. ☐ Other _____

6. Date of local government's decision: February 3, 1998

7. Local government's file number (if any): CDP-96-7613

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Mr. and Mrs. Stephen Rhoads

877 San Antonio Place

San Diego, CA 92106

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) _____
Dr. Robert Bregman

3318 Lucinda Street at Golden Park

San Diego, CA 92106

(2) _____
Mr. Nicholas Fintzeiberg

P. O. Box 60466

San Diego, CA 92166

(3) _____

(4) _____

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

~~A, list of standards specified in the approved Peninsula Community Plan with which this project does does not fully comply is attached.~~

~~Special concern centers around scale (height), visual access (view) and compatibility with surroundings~~

~~It is respectfully requested that this project not be considered by itself but rather as a continuation of the complete redevelopment of the shore of San Diego Bay extending from Talbot Street on the north to Qualtrough Street on the south.~~

~~The area north of Bessemer Street has largely been redeveloped with very unsatisfactory results. Certain violations are evident. (Pictorial evidence is attached.) At this time it is necessary to review and evaluate that which has already been done, to strengthen guidelines and to correct practices. Only that will satisfy the statutes.~~

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my knowledge.

Signed August E. Jurek
Appellant or Agent

Date February 16, 1998

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed _____
Appellant

Date _____

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829

Planning and Construction Standards Included in the
Peninsula Community Plan Approved by the Coastal Commission

(These should be used when determining whether recent coastal
construction conforms to the California legal requirements.)

1. Conserve character of existing single-family neighborhoods. pg 12
2. Maintain and compliment the existing scale and architectural features. pg 15 & pg 108
3. Enhance and protect physical and visual access to the bay. pg 13
4. Preserve and enhance significant views of the bay. pg 108
5. Structures should be designed to protect views of Peninsula's natural scenic amenities, especially the ocean shoreline and San Diego Bay. pg 108
6. New development should be consistent with the scale and character of the existing development. pg 110
7. Abrupt differences in scale (building height) between new development and neighboring development should be avoided. pg 110
8. The rooflines of new structures should compliment the dominant rooflines of the neighboring buildings. Three-story structures, "boxlike" in design (flat roofs) should be avoided. pg 112

NOTE: When using the above as criteria in determining how well the Peninsula Plan is being implimented and to what extent the California Coastal Act is being observed, one must conclude that the development of the shore of San Diego Bay to the south of Talbot Street does not meet the requirements.

ACTION NEEDED: Delay issuance of new Development Permits until guidelines are reviewed and practices corrected.

LT

A-6-PEN-98-22

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829

February 17, 1998

To: California Coastal Commission

Subject: Resolution of the San Diego City Council
re: Coastal Development Permit # 96-7613
Rhoads Residence

Just this morning I received a copy of the above resolution. I would like to call to your attention the following fact:

Paragraph "A" declares that the proposed project will not " . . . obstruct views to and along the ocean and other scenic coastal areas from PUBLIC VANTAGE POINTS." (Caps added for emphasis).

The California Coastal Act does not limit its control to public vantage points. The many many homes on the hillside of Point Loma have views which must be protected. This fact, apparently, will be one of the major issues to be resolved.

The form of this resolution appears to be the standard one used by the City of San Diego. If an individual had, at the time, raised questions about the "box-like" house constructed a few years ago just three houses north of the house now being proposed, the same resolution could have been passed. One needs to look only at that situation to understand the seriousness of the problem which is now before us.

We must remember that the decision made regarding this project is also the decision that will determine how the remaining shoreline of the Bay will be developed. If other "box-like" houses are proposed, how can you say "NO"? Others, I'm sure, are just waiting for the "GO AHEAD" signal.

It is both the legal and the moral responsibility of the Coastal Commission to provide the guidance which is needed. Dozens of home-owners living in the La Playa section of the Point are hoping that you'll be courageous and take the lead.

Dwight E. Twist

A-6-PEN-98-22

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829
February 16, 1998

The California Coastal Commission

San Diego District Office
3111 Camino del Rio North
San Diego, California

re: Appeal of Decision of
San Diego City Council
re: Rhoads Residence

Ladies and gentlemen:

The February 3rd decision of the San Diego City Council to approve the issuance of a Coastal Development Permit on Project #96-6713, the Rhoads residence, is being appealed herewith. The application form and accompanying information materials are attached.

Let me preface my comments by saying that we very much appreciate the effort of Councilman Byron Wear to achieve a satisfactory compromise by eliminating the filling of the lot. This is good as far as it goes. However, the statutes are so clear and unambiguous that the final action of the City Council must be reviewed and made more specific. This responsibility now falls on the shoulders of the Coastal Commission. The Commission needs to consider ways of protecting the views "to and along . . . this scenic coastal area . . . " and to ascertain that the development is "visually compatible with the character of surrounding areas. . . . " Unfortunately, these two matters, although in the appeal, were not addressed by the Council at the time.

An examination of the requirements outlined in both the Peninsula Plan and the Municipal Code leads to the conclusion that there are items which are not covered and, in some instances, which do not conform to the requirements of the Coastal Act. The matter of altering the natural land fill is an example. A cooperative look at this is essential.

In my opinion, the Coastal Commission should review new development plans on bayshore properties pending assurance that all California requirements are included in the plan documents and that there is complete compliance with the law.

Attachments:

Very truly yours,

Dwight E. Twist

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829

January 20, 1998

Re: Arguments Relating to Appeal to City Council
CDP-96-7612 - RHOADS RESIDENCE

This appeal of the decision of the San Diego Planning Commission relative to the issuance of a Coastal Development Permit for reference project is necessitated by the following facts:

1. The project, as it now stands, does not comply with the requirements of the California Coastal Act.
2. Approval of the project will set a precedent which will adversely affect the future of the La Playa section of Point Loma.

The Coastal Act was enacted twenty-five years ago by the voters of California by means of the initiative process. It is now included in the general laws of the State and may be found in the Public Resources Code. Local governmental units, such as cities and counties, must adhere to the provisions of the Coastal Act. If they so desire, they may adopt more stringent requirements but they cannot lawfully ignore or adopt requirements which are less stringent. To do so knowingly would be seen as abuse of discretion.

All sections of the Coastal Act apply to the geographic area known as the "coastal zone". The project herein under consideration is within that zone. It is located directly on the shore of San Diego Bay. Section #30251 of the act is especially applicable. This section of the act governs coastal areas which are scenic in nature as, in fact, this area is. One of the most popular scenic post cards was made from a photo taken from the La Playa hillside located above the Yacht Club Terrace subdivision. It is a view looking over the San Diego Yacht Harbor to the downtown area.

Section #30251 does, by itself, necessitate denial of the permit. Among other requirements specified, the Act

requires that: "Permitted development shall be sited and designed . . . to minimize the alteration of natural land forms" Webster's unabridged dictionary defines the word minimize as "to change the least amount possible".

Plans for the project provide for filling the lot following demolition. The members of the Council should note that the written docket description of the action to be taken does not include this fact. The Council should not issue the permit as requested. Record of the action should also specifically note that the proposed fill is not approved. For the Council to approve the fill would be to violate Section 30251. Fill is not necessary as proven by the fact that neighboring houses have been built on the natural land form.

Another major requirement of the Act is as follows: "Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas". Because the height of buildings and the space between them have the greatest impact upon views, this requirement makes it necessary for the Council to consider reviewing existing codes to determine if they are sufficiently prescriptive to assure compliance with the Coastal Act.

It seems advisable to place separate height limits on bayshore homes and, possibly, somewhat restrictive limits on homes which are in the second and third rows from the water. The height limits could increase gradually in order that views would be protected. For those who might object and complain, the City would have to explain that such servitudes are equitable and that they have been necessitated by the initiative action on the part of the people. Several years ago, by court action, a permanent injunction was placed on a second row home limiting it to one story. (Lot 16) The judge ruled that the servitude was equitable.

Other restrictions mandated by this section of the Coastal Act include the necessity of compatibility with the character of surrounding areas and the need, where feasible, to restore and enhance visual quality.

When approaching this problem, one must understand that the voters of California have, for good cause, taken the

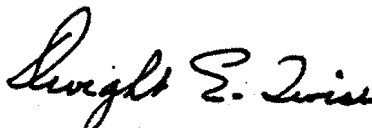
government into their own hands and, by employing the power of eminent domain, have placed strict limits upon the use of land in the coastal areas. In the process, they have placed limitations on the use of air space which, in the minds of some people, have taken away certain rights of property owners. This is the law, however, and we need to comply with it or run the risk of being accused of abuse of discretion.

The idea of protecting views is not new. When Justinian was Emperor of Rome, in order to assure what we now call JUSTICE, he organized and codified the multitude of laws which had been accumulating. Even in ancient Rome, light, air and view were items which belonged to all and had to be shared. A ready reference might be the Encyclopedia Britanica. The common law in England, for centuries, has protected property owners from encroachment on their light and air. In more recent years there has been more emphasis upon the protection of views. The United States is no exception. Case law on this subject has been increasing.

In California, cities, counties and other governmental agencies have had the job of bringing their codes and regulations into line with the Coastal Act. Others, as well as San Diego, for example, face similar problems. Recent news articles note that the problem exists in San Luis Obispo County. Claims are being made that the County has not kept pace with the times. Its requirements, they say, are not consistent with the Coastal Act.

In my opinion, it would be wise for the San Diego City Council to defer action on this project. A review of the matter should be undertaken. The alternative is to concur in the appeal and to deny the application for a Coastal Development Permit.

Thank you kindly,

A handwritten signature in cursive script, reading "Dwight E. Twist".

Dwight E. Twist

Dr. Dwight E. Twist
879. ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829

January 2, 1998

The Honorable Susan Golding
Mayor, City of San Diego
City Administration Building
202 "C" Street
San Diego, California 92101

re: Appeal of decision
of Planning Commission
re: Rhoads residence

Dear Mayor Golding:

The City Clerk informs me that the above referenced appeal has been placed on the docket for the meeting of the City Council to be held on January 13, 1998. At that time I sincerely hope that the Council will agree to hear my appeal.

The Planning Commission, at its meeting held on December fourth, allowed only fifteen minutes to hear two separate appeals on the matter. Although my appeal was received by the Commission a week before the second appeal was received, the appeal received last was heard first. Three speakers who preceded me consumed nearly all, if not all, of the time allowed. I had no time to present my previously prepared material. (Please refer to attached material including my letter addressed to Councilman Wear.)

In order to provide you with information in advance, I am enclosing copies of the following:

1. Application for hearing by the Council
2. Copy of Section 30251 of the Public Resources Code
3. Letter addressed to the Planning Commission
4. Five pages of pictures which support my appeal
5. Summary analysis worksheets
6. Copy of letter to Wear (No response received,)

Your careful and objective consideration will be very much appreciation by me and by many other homeowners who live in the La Playa section of Point Loma.

Thank you kindly,





Appeal Application

Appeal Application No.									
For Department Use Only									

1. TYPE OF APPEAL

- ☐ Process Two Decision - Technical Appeal to Hearing Officer ☐ Process Three Decision - Appeal to Board of Zoning Appeals
- ☐ Process Three Decision - Appeal to Planning Commission ☐ Process Three Decision - Extraordinary Appeal to City Council
- ☒ Process Four Decision - Appeal to City Council ☐ Appeal of a Hearing Officer Decision to revoke a permit.

2. PROJECT INFORMATION

Permit/Entitlement Being Appealed RHOADS Residence Permit/Entitlement No. 96-6713 Date December 4, 1997

Decision (Designation) RHOADS RESIDENCE proposal to demolish and rebuild

Appeal denied by the Planning Commission

3. APPELLANT TYPE

- ☒ Applicant ☐ Officially-recognized Planning Committee
- ☐ "Interested Person" - means a person who may appeal a Process Three or Four decision because that person (s.) was present at the public hearing from which the appeal arose and who had filed a speaker slip with that decision-maker; or (s.) has expressed an interest in the decision in writing to that decision-maker prior to the close of the public hearing.
- ☐ "Concerned Person" (Process two appeals only) - means a person who expressed an interest in a Process Two Decision to the decision-maker in writing prior to the Decision Date.

4. PERSON APPEALING DECISION

Name Dr. Dwight E. Twist Phone No. (619) 224-3829

Address 879 Rosecrans Street San Diego, California 92106-3014

I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct. Signature Dwight E. Twist Date of Appeal Dec. 9, 1997

5. APPLICANT INFORMATION (if different than appellant.)

Name _____ Phone No. _____

Address _____

Signature _____ Date of Appeal _____

6. REASON FOR APPEAL - Process Two Decisions Only

- ☐ Incorrect Decision - decision made in error or inconsistent with applicable provisions of *Municipal Code*.
- ☐ Incorrect Facts - facts relied upon in decision were incorrect.
- ☐ New Information - available at time of appeal not available to applicant or concerned person.

7. REASON FOR APPEAL - Process Three or Four Decisions Only

- ☐ Factual Error ☐ New Information ☐ Findings Not Supported
- ☒ Conflict with other matters ☒ City-wide Significance (Process four decisions only.)

8. REASON FOR APPEAL (For extraordinary appeals to City Council of decisions made by Planning Commission or Board of Zoning Appeals on process three decisions.)

- ☒ Denial of opportunity to make full/complete presentation at original appeal hearing ☐ New Information
- ☐ Appeal decision not supported by applicable findings. ☐ City-wide Significance
- ☒ Appeal decision in conflict with *Land Use Plan, Council Policy or Municipal Code*. Coastal Act of California

9. DESCRIPTION OF REASONS FOR APPEAL (For all appeal types attach additional sheets as necessary. Please relate your description to the allowable reasons for appeal noted above.)

Pictorial evidence is attached which supports the premise that
that the objectives of the California Coastal Act are not now being
achieved. (See attached.)
The City government should review existing procedures and practices
before this and additional permits in the Coastal Zone are issued.

SECTION 30251 OF THE CALIFORNIA
PUBLIC RESOURCES CODE READS AS FOLLOWS.

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality"

The above statute is mandatory. All governmental agencies in California, including both State and local, must abide by it. Municipal Codes and decisions or directives given by the California Coastal Commission must conform.

This law must be observed when making a decision relative to the attached appeal.

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829
September 19, 1997

To: The Planning Commission
City of San Diego

Re: Project 96-7613 Appeal
Rhoads Residence

I respectfully ask that the Planning Commission defer action on the issuance of a building permit on referenced project until it completes a review of existing requirements and practices which might be affected by the Coastal Act.

It is my sincere belief that the staff follows city-prescribed standards and procedures but that some of these have become outdated with the passage of the California Coastal Act. Hearing officers have ministerial authority only. Discretionary authority rests with the Planning Commission and with the Council. As matters now stand, there are conflicts and inconsistencies between the local requirements and those of the State. These need to be reviewed and made compatible.

Your decision in this instance will be precedent-setting for all properties located within the Yacht Club Terrace subdivision. With your approval, I would like to present evidence which exemplifies the need for review. As an example, one must look at what has happened in the adjacent 900 block of Scott Street which is a Bay front area like that of San Antonio Place which is presently being considered.


Prior to the enactment of the Coastal Act, a portion of the Scott Street block was divided into five building sites only. Between each of the houses, there was an opportunity for individuals passing on Scott Street to enjoy expansive views of the Yacht Harbor. In spite of the limitations spelled out in the Coastal Act, the space initially divided into five sites is now divided into seven. On these sites only three of the original homes still stand. Three of the new houses are large block-type buildings with fences which allow no view of the Bay whatsoever. A fourth new house, recently approved, is now under construction.

These facts are mentioned here because the Rhoads House, now under consideration, is also on the Bay Front just south of the Scott Street homes. It is in an adjacent subdivision where all of the homes have existed for years.

If or when the Rhoads House is demolished and replaced, it will be the first step in the redevelopment of the entire subdivision. If it is developed in the same way that the block to the north is developed, it will be disastrous in the opinion of the majority of the homeowners now residing there. It would be neither as attractive and livable as now nor would it conform to the standards prescribed by the California Coastal Act.

Regardless of the above, good citizens must look at the heritage we will be leaving our children and their children. I urge each of you to walk northward along the shoreline starting at the intersection of San Antonio and Qualtrough (at the entrance to Southwest Yacht Club) until you reach Talbot Street. This short strip of shoreline is unique; it is original and primitive; it is beautiful. It is a place where many of us like to walk; it is a place where teachers and parents can take children so that they may learn how things used to be before San Diego became a large city.

You are community leaders with certain discretionary authority. However, I feel certain that you'll see the need to adhere to the requirements of the Coastal Act. Of equal importance, in my opinion, is the consideration of what is best and fairest for the largest number and what will prove to be of greatest benefit for those yet to come.



SECTION 30251 OF THE CALIFORNIA

PUBLIC RESOURCES CODE READS AS FOLLOWS.

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality"

The above statute is mandatory. All governmental agencies in California, including both State and local, must abide by it. Municipal Codes and decisions or directives given by the California Coastal Commission must conform.

This law must be observed when making a decision relative to the attached appeal.

THE CALIFORNIA COASTAL ACT PROVIDES that;
" . . . Coastal Zone is a distinct and valuable material
resource of vital and enduring interest of all the people."



SOUTH END OF SHORELINE ADJACENT TO THE YACHT HARBOR

This is a natural and rustic recreational area used by joggers and walkers and frequently visited by schools and classes learning how the shore line was originally.



YACHT CLUB TERRACE SUBDIVISION SEEN FROM THE BAY

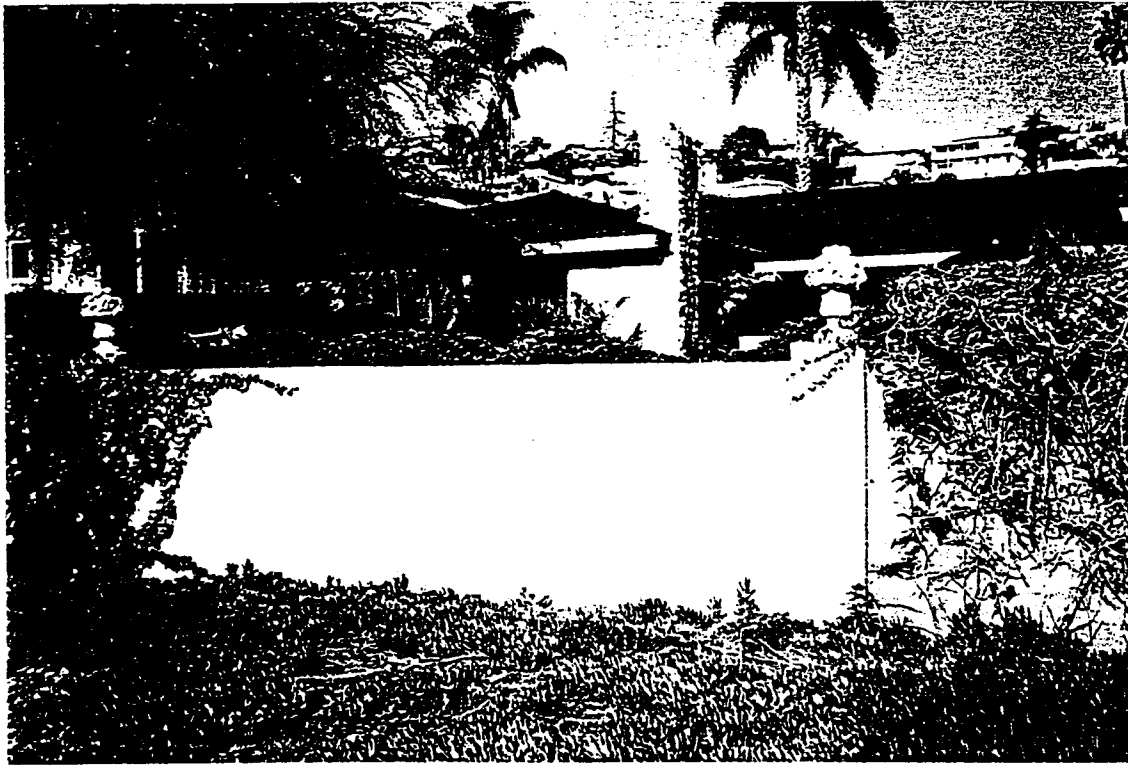


This decades-old subdivision was thoughtfully planned and developed under the leadership of a member of the Planning Commission. It emphasizes compatibility of architectural types with views of the Bay assured each of the properties. Even the lot-lines are staggered.

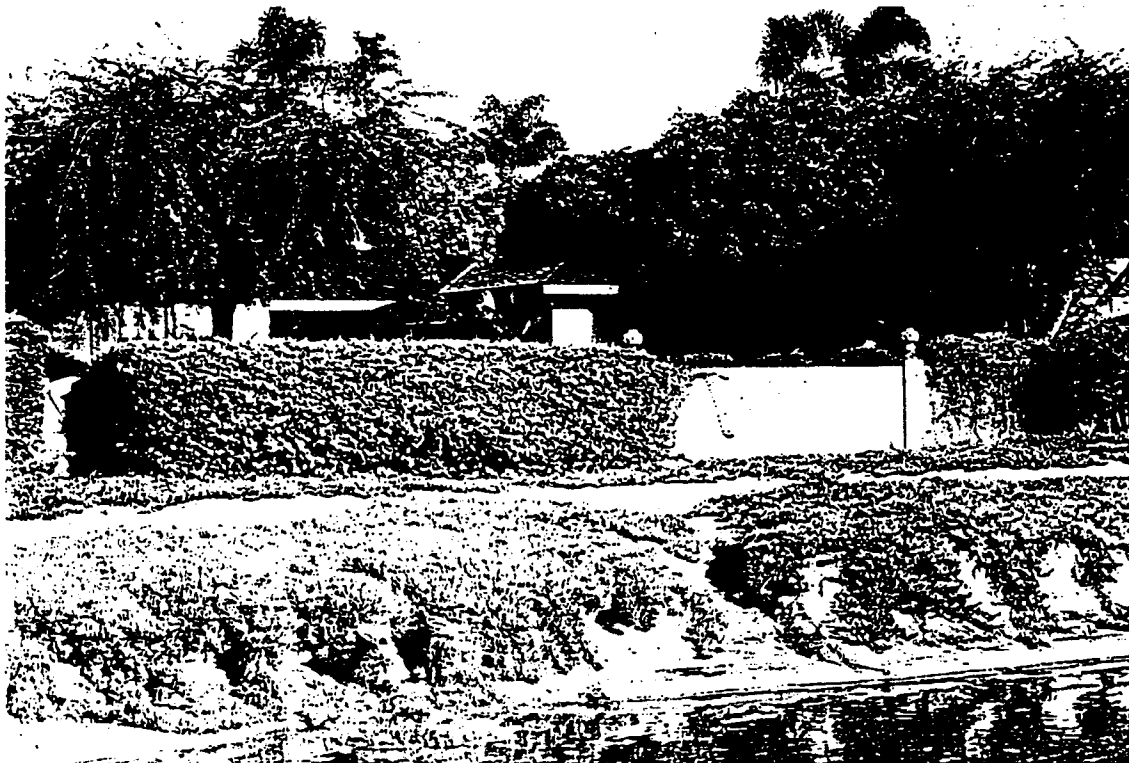


RHOADS RESIDENCE PROPOSED TO BE DEMOLISHED

This home, built on the natural landform, has direct access to the Bay without any view obstruction whatsoever. An improved view may be obtained by lowering the wall.



Water drains directly into the Bay. The sanitary sewer is to the rear of the home along the shoreline. Alteration of the site by means of fill is not only unnecessary but is not allowed under Section 30238 of the CALIFORNIA Code.



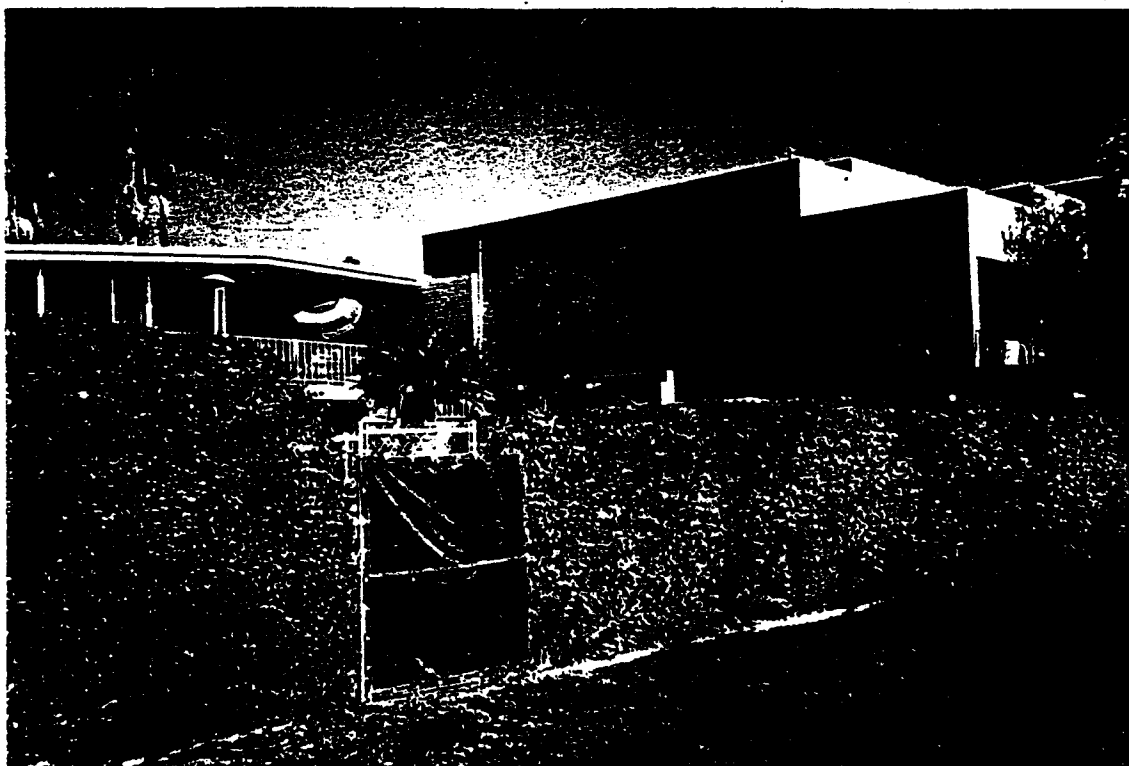
ARE OBJECTIVES OF THE COASTAL ACT NOW BEING ACHIEVED ?

Y O U D E C I D E !

To the north of Bessemer Street the original homes were all low single-level homes similar to the one pictured below at the right. At the rear of each home was an open expanse of land sloping to the sea.



The large structure in this photo has recently been inserted between two low-profile homes. They are incompatible with neighboring homes and have severely obstructed views of others





MORE AND LARGER BAYFRONT HOMES WILL MONOPOLIZE VIEWS

These two houses occupy all space legally possible. Flat roofs with a minimum of setbacks consume twice as much space as do hiproofs with ridges at the same maximum height. One need not mention that two houses replacing a single house can consume twice as much space and twice as much view as does a single house. In one section of Scott Street seven homes now occupy the sites previously occupied by only five. The view of the Bay from Scott Street has practically been eliminated.

To the west of Scott Street, extending only as far as Rosecrans Street, no fewer than seven homes have been remodeled to gain views and two additional ones have been built.

For years the laws, both common and statutory, have recognized the fact that, light, air and views must be shared and that no property-owner had the right to encroach.



PROPOSED RHOADS RESIDENCE IS PICTURED BELOW

The proposal now under consideration is that the house pictured below be demolished, that the building site be filled and that a new two-story house with ceilings eleven feet high be constructed. As a result of this proposal, answers to certain questions must be arrived at:



What are the best answers to the following questions?

1. What impact will approval of this project have upon other residents of the subdivision?

Congestion
Views
Property values



2. What impact will approval of the project have upon the entire La Playa section of Point Loma?
Demand for similar changes
Maintaining views at higher locations on the Point
Long term planning for the Point with this as a precedent

3. What changes need to be made in the guidelines to achieve local goals and also to comply with the requirements and restrictions of the California Coastal Act?

Height limits on Bay-front properties.

Policies governing dividing of existing sites

Procedures for determining which restrictions and servitudes are equitable and which are not.

4. One other significant question should also be considered because one of the stated objectives of the California Coastal Act is to protect and restore the shoreline.

If a house, built on property immediately adjacent to the water, is not needed and is demolished, should the natural shoreline be restored and no replacement allowed?

VERY IMPORTANT FACTS TO REMEMBER

This beautiful San Diego Bay shoreline, just three blocks in length, is the only remaining pristine and rustic shore within the City of San Diego.

The decision which is made today may very well determine the legacy which we leave to our children and to their children.

What will they think of the decision?

The only logical approach to the problem is to delay action on further permits until such time as a study can be completed and amendments be made to the Municipal Code which assure full compliance with the California Coastal Act.

SUMMARY ANALYSIS
COMPLIANCE WITH CALIFORNIA LAW

Project Application Relating to the Rhoads Residence

Standard 1:

The law requires that "Permitted development shall be sited and designed to protect (1) views to and along . . . scenic coastal areas..."

Fact: The height of the proposed construction will be several feet higher than the existing house.

Question: Does the proposal conform? Yes ____ No ____

Standard 2:

The law requires that "Permitted development shall be sited and designed . . . to minimize (2) the alteration of natural land forms . . ."

Fact: The proposal requires the filling of the site in order to bring it to a higher level. Other neighboring houses are built on the original natural land form.

Question: Does the proposal conform? Yes ____ No ____

Standard 3:

The law requires that "Permitted development shall be sited and designed . . . to be visually compatible (3) with the character of surrounding areas. . . ."

Fact: The pictures submitted with this appeal application may be used when making this decision.

Question: Does the proposal conform? Yes ____ No ____

SUMMARY ANALYSIS - - page 2

Standard 4:

The law requires that "New development in highly scenic areas . . . shall be subordinate to the character of the setting.

Fact: To determine, study pictures attached.

Question: Does the proposal conform? Yes ____ No ____

SUMMARY QUESTION:

SHOULD THE PERMIT BE APPROVED? Yes ____ No ____

DEFINITIONS:

(1) Protect:

This word comes from the Latin - -

"Pro" meaning before and "tegere" meaning to cover or shield.

That is, the word "protect" can be defined as to shield from harm or damage and to keep as it was before.

(2) Minimize:

This word is defined as " to change the least amount possible".

(3) Compatible:

This word is defined as "consistent with" or "similar to"

A-6-PEN-98-022

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829

December 12, 1997

Dear Councilman Wear:

It is unusual, I realize, to send letters to city officials to their homes but, because of the nature of my comments, I think that you will understand and forgive.

You probably don't remember me but I am one of your supporters. We first met at the home of my neighbor, Charles Cheyney when we were getting your first campaign off the ground. I occasionally see you in church and hear about campaign progress from such backers as Norm Smith. Fortunately. I've never felt the need to contact you personally regarding city business. Now, however, I'm writing asking your help in resolving a problem which concerns many residents of the La Playa section of Point Loma:

Point Loma is a beautiful and splendid place in which to live. As the city grows and prospers, more and more people seek the opportunity to live here. Living on the Bay-front is especially appealing. Undeveloped lots are either unavailable or unusable. More and more lots are being divided. Sometimes, existing homes are purchased and demolished to make room for larger and higher houses.

These changes are so disruptive that more and more residents are seeking relief. They recognize the right of others to relocate here but resent the fact that the character and livability of the Point are being threatened. They believe that the City Council should take immediate steps to look at the problem and give guidance to employees who have been delegated the authority to issue permits. The preservation of existing shared views seems to be the most critical of the issues now being faced.

Fortunately, one of the three most controversial matters was resolved when the local planning group reversed itself and denied the application for a permit to divide a lot and

permit construction on the newly created site even though it was sub-standard. Dr. William Jack Stone who headed the drive to seek reversal of the original decision informs me that all of the neighbors sought relief but that the local planning group did not listen until the maximum pressure was applied.

Another pot is beginning to boil near the top of the Point. Dozens of residents have signed a petition to prevent the construction of a new three-story view-blocking home in that area. They believe that the local planning group includes members interested in growth and new construction and does not adequately represent the home-owners who cherish their views and their way of life, I can provide you with names if you wish.

The most immediate problem results from the granting of a permit to demolish a Bay-front home located two doors south of Bessemer Street, fill the lot and replace the house with a two-story one with eleven feet high ceilings. This project is strenuously opposed by the vast majority of the homeowners located in the Yacht Club Terrace subdivision. The owners are filing an appeal with the City Council under the leadership of Admiral St. George who has been elected by the owners group.

I, too, am filing an appeal. My decision to do so results primarily because the Planning Commission did not allow time for me to present my arguments at the time of the Commission's hearing held on December 4th. My application had been received by the Commission on September 24, 1997. Another appeal was received by the Commission on October 1. The Commission allowed only fifteen minutes to hear both appeals. The appeal filed on October 1st was permitted to speak first. Three speakers spoke for a total of nearly fifteen minutes. I was allowed enough time to state two reasons for my appeal but did not have time to present the arguments and illustrations which I had prepared in advance. The Commission voted to deny the appeal without my presentation.

I wish to assure you, Councilman Wear, that I neither want to put you on the spot nor to cause conflict.

Councilman Wear - - Page 3


However, I feel confident that you would want to know that feelings are running high in the La Playa section of Point Loma. I also feel that you would like to have the problems solved within our own neighborhoods if at all possible. I have heard suggestions that we go to the Coastal Commission and, if necessary, to the courts to obtain a remedy. This is possible but could be accomplished only by creating even more friction and discontent.

As our representative on the Council, you are certainly ~~in the best position to take the leadership in this matter.~~ Rather than have the entire Council vote the appeals either up or down, in my opinion it would be wise to assign to a committee for review or to defer action until such time that you have the opportunity to meet with affected parties to arrive at a satisfactory compromise which could then go to the entire Council.

Enclosed for your further information, you will find a copy of my appeal application with accompanying pictorial evidence. Five copies of this were given previously to the members of the Planning Commission and should be available for other members of the Council. I also have 30 to 40 slides which would comprise a more complete presentation should you wish.

Solely for the purpose of a more complete introduction, I'm enclosing my own biographical summary. I don't want you to think that I'm a rabble-rouser or a malcontent.

Respectfully yours,


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A-6-PEN-98-022

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Respectfully yours,



Dwight E. Twist

A-6-PEN-98-22

DR. DWIGHT E. TWIST
879 ROSECRANS STREET
SAN DIEGO, CA 92106
(619) 224-3829

January 6, 1998

The California Coastal Commission
and the individual members thereof

By means of this letter, I wish to file a complaint concerning both the existing and the planned development along the shore of San Diego Bay lying between Talbot Street on the north and Qualtrough Street on the south.

The San Diego City Planning Commission has just approved the issuance of a permit which, if allowed to proceed, will further damage this scenic coastal area and be in direct violation of Section 30251 of the Public Resources Code of California. Informational material is enclosed.

During the last few years the portion of this area lying north of Bessemer Street has been largely redeveloped. It is possible that the City will declare this area to be one which is not scenic and therefore not subject to the limitations specified. However, the area south of Bessemer Street is, without doubt, an area subject to the standards spelled out in Section 30251.

An appeal has been made to the San Diego City Council and a hearing has been requested. The matter is presently on the docket for consideration by the Council at its meeting to be held on January 13th. I respectfully suggest that you support my request for a hearing by the council. If, by chance, no satisfactory solution can be achieved at the City level, I want to go on record now as requesting a review by the Coastal Commission. It is of utmost importance that there be no lapse of time which would allow demolition to proceed before all sources of relief can be sought.

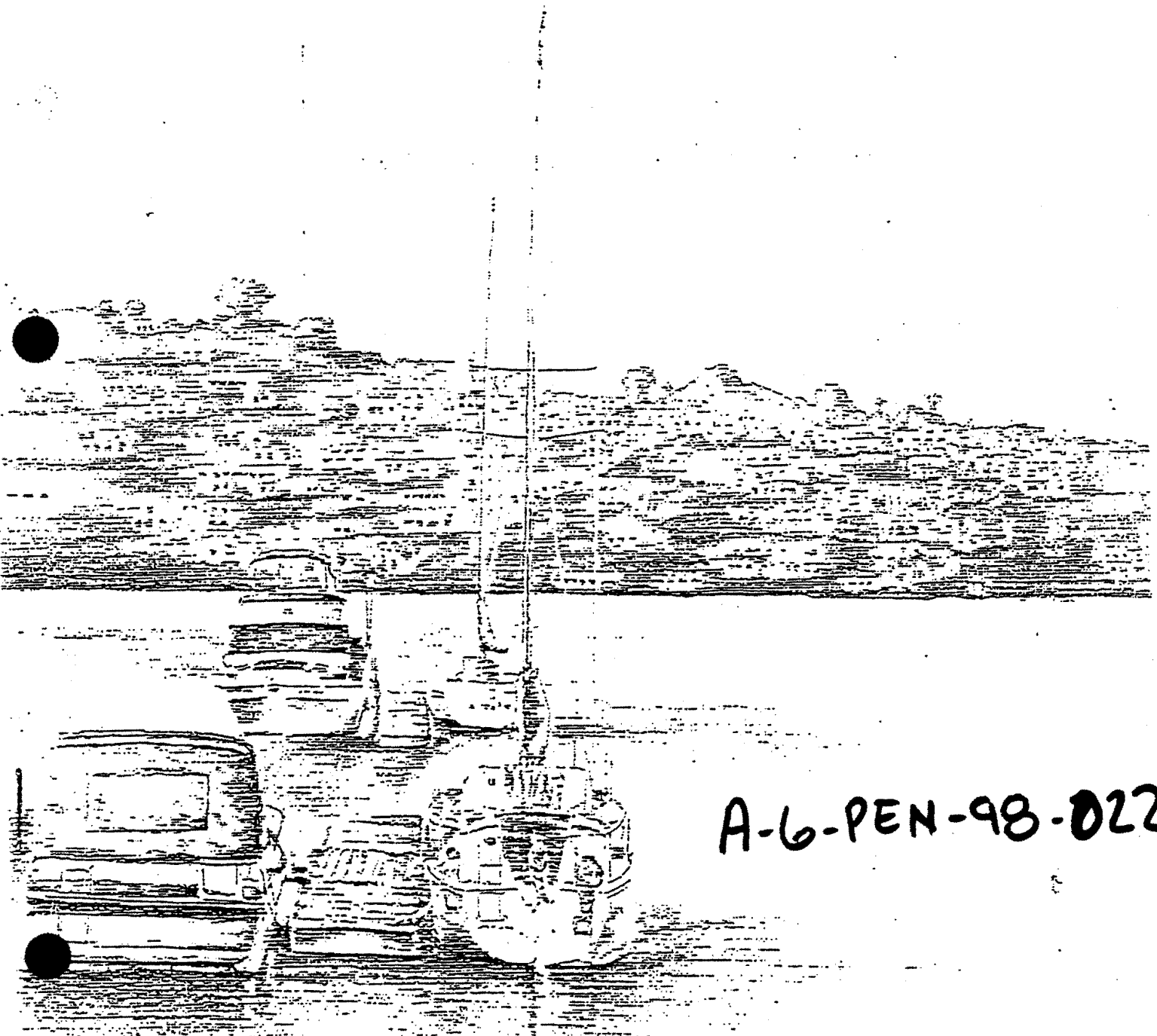
Very truly yours,

cc: San Diego City Council

DT

Peninsula Community Plan

and Local Coastal Program Land Use Plan



A-6-PEN-98-022

10. Point Loma Nazarene College - continued development anticipated.
11. Naval Training Center and Point Loma Naval Complex - continued gradual development and redevelopment anticipated.

Although housing conditions and upkeep are generally at a high level throughout Peninsula, some blocks in Roseville and the Nimitz/Voltaire vicinity exhibit a lack of maintenance.

LAND USE PLAN SUMMARY

The Peninsula Community Plan Map as illustrated in Figures 5A and 5B is a visual representation of the major land use proposals as set forth in the following Plan Elements. The map by itself, however, does not constitute the Peninsula Community Plan. The text of this document is equally necessary to interpret the intent of the community and The City of San Diego with respect to this area.

The Plan map and text describe a future community comprised of residential, community commercial, commercial recreation, naval related and park uses. The southern portion of Peninsula will continue to be devoted to naval related industry and park uses (Cabrillo National Monument). Commercial recreational uses will dominate Shelter Island, N. Harbor Drive and adjacent portions of Roseville. Community commercial uses will dominate the core of Roseville along Rosecrans Street and neighborhood commercial uses will form the focus of development along Voltaire Street.

Single family residential land uses will continue to occupy a majority of the land area in Peninsula. Very low density housing will be retained in parts of Loma Portal, La Playa and Fleetridge. Multi-family housing will continue to develop adjacent to major thoroughfares in several areas of the community, most notably Loma Palisades, Loma Alta, Voltaire corridor and Roseville.

Provision of pedestrian and visual access to the ocean and bay is an issue which is addressed in detail by the plan recommendations. Other recommendations include suggestions for transportation network improvements, increased transit service and design guidelines.

OVERALL COMMUNITY GOALS

- Conserve character of existing single-family neighborhoods including the very low density character of certain neighborhoods.
- Promote multi-family infill in areas proximate to transit lines.

- Reduce traffic congestion and airport noise pollution.
- Provide housing opportunities for residents of all income levels and age groups.
- Promote continued development and sensitive redevelopment of a mix of community, visitor and marine related commercial land uses in the Roseville Commercial District and neighborhood commercial uses in the Voltaire commercial district.
- Increase coordination between Federal Government, Port District, City government and community groups.
- Conserve existing open space including canyons, hillsides, wetlands and shorelines.
- (-) Enhance and protect physical and visual access to the bay and ocean shoreline.
- Develop a balanced transportation system including alternatives to the automobile (i.e., mass transit, bicycleways and pedestrian paths).
- (-) Maintain and complement the existing scale, architectural features and vegetation in Peninsula.
- Provide additional Park and Recreation facilities.

More than 70% of the residential land in Peninsula is zoned R1-5000 (single family development with permitted density of 8.71 dwelling units per acre). A substantial portion of the La Playa neighborhood in the southern portion of the community is zoned R1-10,000 permitting a maximum of four dwelling units per acre. A small section of the Sunset Cliffs area is zoned R1-8,000 (5.45 dwelling units per acre) and a very small area in La Playa is zoned R1-20,000 (2.18 dwelling units per acre).

The existing zoning in portions of La Playa, Loma Portal and Fleetridge permits two to three times the density currently prevailing in these neighborhoods which are dominated by quarter to full acre lots.

Approximately 15% of Peninsula's residential land is zoned for multi-family housing at densities ranging from 15 units per acre (R-3000) to 109 units per acre (R-400). The existing pattern of multi-family zoning is complicated and inconsistent particularly in the Roseville and Loma Alta/Loma Palisades areas. Adjacent parcels in Loma Palisades have zoning ranging from 25 units per acre (R-1750) to 73 units per acre (R-600). Portions of Roseville east of Rosecrans (adjacent to Shelter Island and Harbor Drive) which have R-400 and R-600 zoning are areas on which commercial visitor and community commercial uses would be more appropriate than high density housing projects.

The entire Peninsula Community is subject to a 30-foot height limit for all new construction. This limit was placed on coastal portions of San Diego as a result of Proposition D which was passed in 1972. The height limit makes it very difficult to design multi-family housing projects which contain adequate open space, light and air at densities of greater than 72 units per acre. There are only a few scattered parcels of privately owned land available for residential development in Peninsula. Many of these are marginal sites on steep lots.

Multi-family areas in Peninsula are generally developed at densities below those permitted by existing zoning. It is important to consider that increases in density through infill development can have both positive and negative impacts. For example, increased density may lead to lower housing costs for both rental and ownership units. However, higher densities can exacerbate traffic problems and may reduce neighborhood desirability.

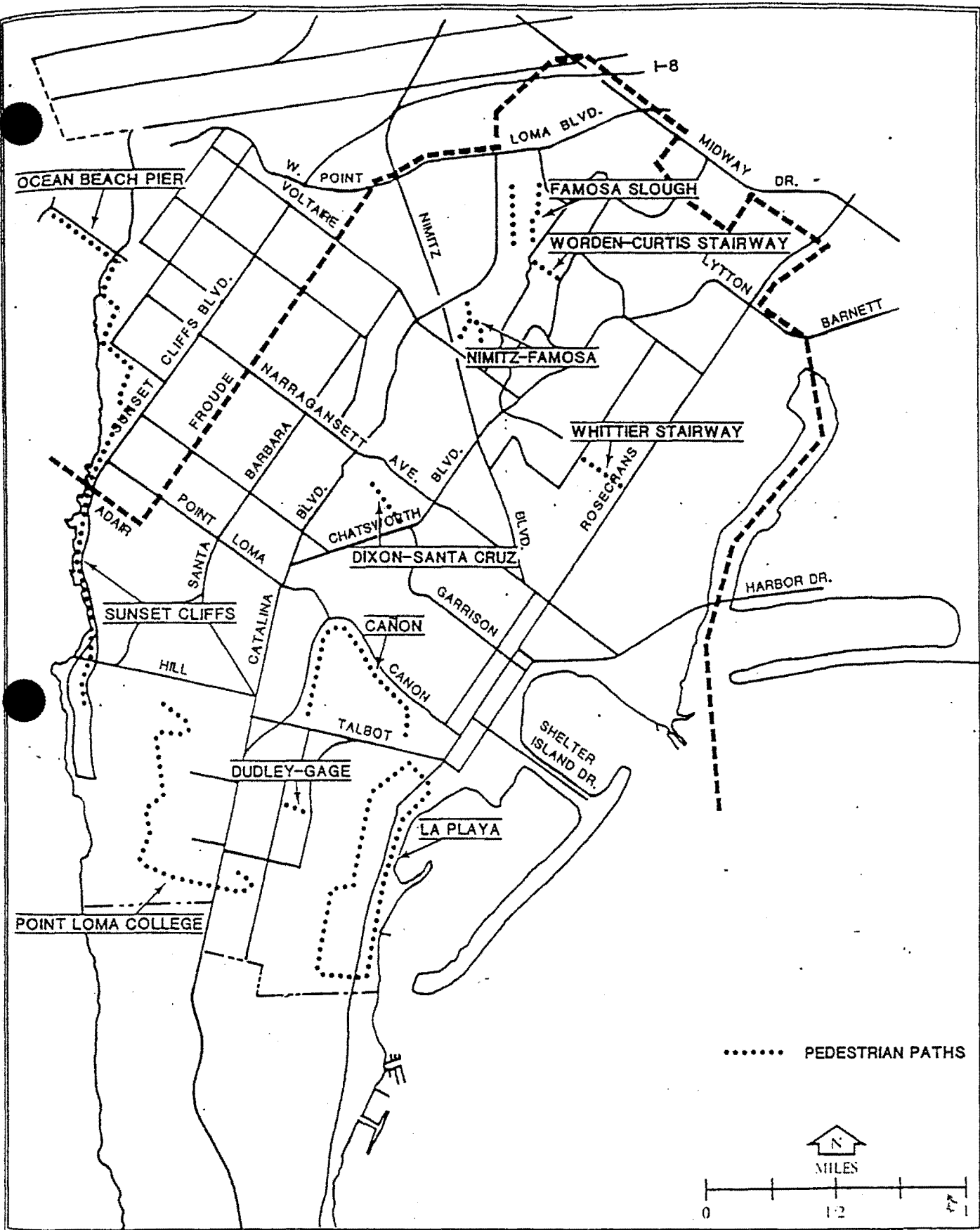
Objectives

- Conserve character of existing stable single-family neighborhoods throughout Peninsula including the very low density character of certain neighborhoods.

- Preserve existing landscaping and vegetation within established residential neighborhoods.
- Encourage design compatible with existing residential development in all new infill housing.
- Encourage mixed use development that incorporates housing with commercial and office uses within the Roseville and Voltaire commercial districts.
- Increase equitability in development by simplifying the multi-family zoning pattern in areas where adjacent parcels with similar conditions have a variety of zoning designations.
- Encourage sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration.
- Provide housing opportunities for persons of all income levels, including both rental and ownership units, through new construction and rehabilitation of deteriorating structures.
- Provide low and moderate income housing through incentives for construction of affordable units within market rate projects and through rent subsidies for existing housing at scattered sites throughout the community.
- Provide housing opportunities within Peninsula for the elderly and empty nesters who desire to remain in the Peninsula Community but no longer desire to maintain a single-family dwelling.
- Increase the opportunities for young families to purchase single-family housing within Peninsula by providing incentives for construction of housing for the elderly and empty nesters who currently occupy single-family units.
- Provide housing for the elderly and disabled in areas proximate to transit lines and conveniently accessible to neighborhood shopping facilities.
- Provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole.
- Encourage multi-family housing development and redevelopment in areas proximate to transit lines.

Recommendations

- Rehabilitation of existing housing should be a major priority. This should be accomplished through economic and development incentives. City, State and Federal subsidy programs should be utilized when they are available.
- Multi-family infill projects which provide low and moderate income housing should be encouraged in areas characterized by good accessibility to major public transportation routes and adequate public/private facilities and services. Special consideration should be given to accommodating topography and geology.
- Residential areas in Peninsula with slopes in excess of 25% which meet the guidelines for application of the Hillside Review Overlay Zone should be added to the Hillside Review Overlay Zone (see Figure 26).
- Multi-family infill projects which provide housing for the elderly and disabled should be encouraged in areas with good access to public transportation, neighborhood shopping facilities and support services required by the elderly and disabled.
- City, State and Federal programs for elderly and disabled housing construction should be utilized when they are available. Programs which are currently available include a City bonus program for elderly housing (Ordinance 10198), elderly care or retirement CUP (Ordinance 10494), and a federal loan program (HUD Section 202) which provides long term direct financing for elderly and disabled housing construction.
- The HUD Section 8 rent subsidy program and other local, state or federal subsidies for renters should be encouraged as a means of opening the housing market in Peninsula to moderate income families and individuals.
- City-owned properties throughout the Peninsula should be considered for their ability to accommodate low and moderate housing development. Factors considered in reviewing potential sites should include: Proximity to public transit routes, commercial centers, public facilities and recreational areas; compatibility with surrounding development; and external factors (e.g. noise impacts).
- In cases where low and moderate income housing is removed by privately initiated new development, priority should be given to the relocation of displaced persons in low and moderate income housing within the Peninsula community. The overall number of low and moderate income housing units in the community should not be reduced.



PEDESTRIAN PATHWAY SYSTEM

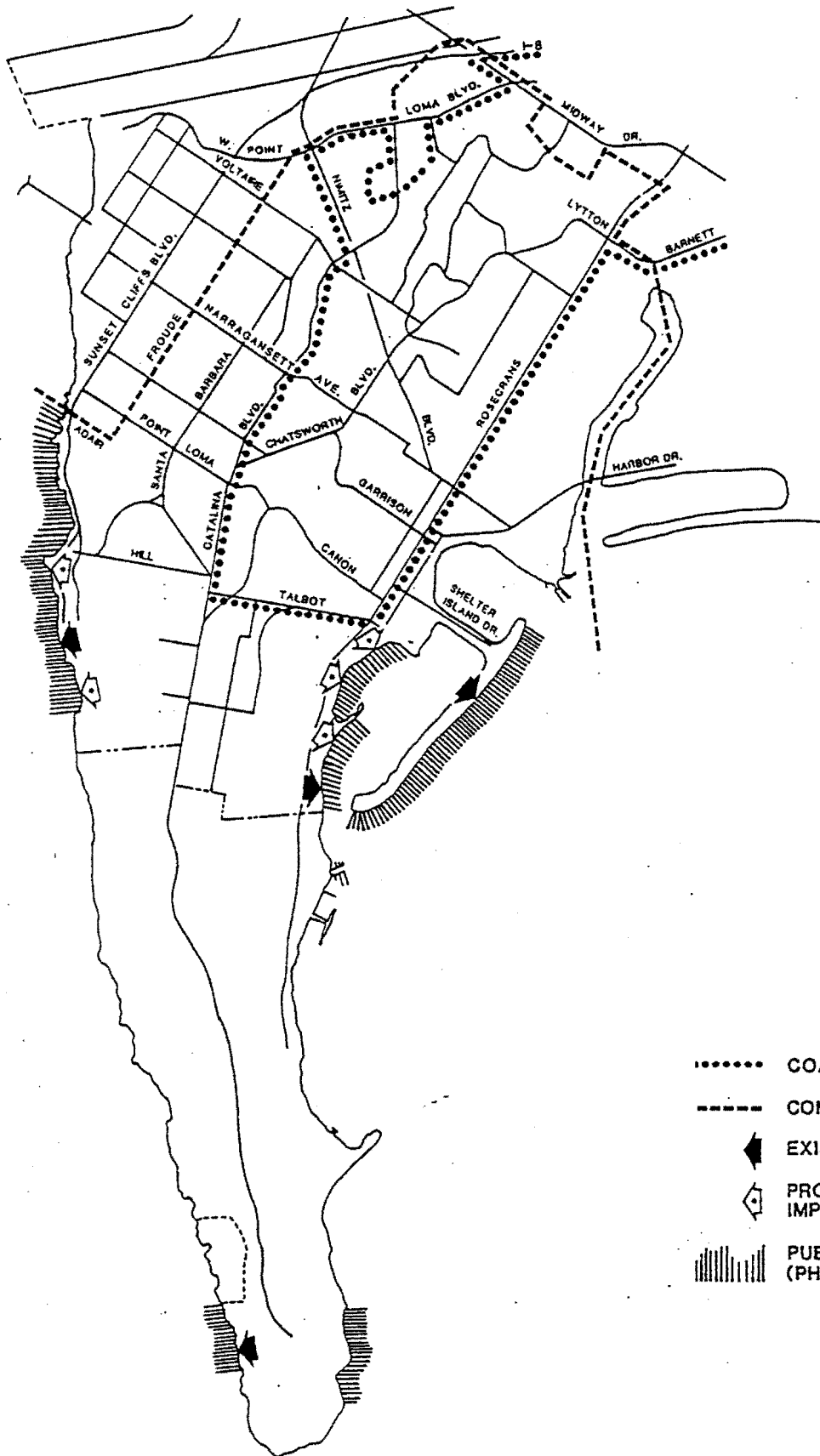
Peninsula Community
City of San Diego Planning Department

FIGURE
18

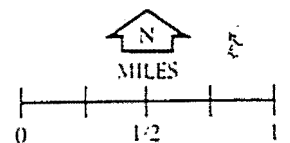
Anchorage Lane and Bessemer Street in the Shelter Island/La Playa areas provide access to the beach along the bayfront, through to the Southwestern Yacht Club at Qualtrough Street. The pathway adjacent to the beach is heavily utilized by joggers, but the beach is not extensively used due to a lack of sandy area and parking. Also this beach is not highly visible to the general public. This area is under control of the Port District and could be improved with a pedestrian/bicycle promenade at some time in the future. Street endings in the Kellogg Beach area, south of Southwestern Yacht Club, provide access to the beach but are generally only partially improved. Street endings providing access to the beach include: San Antonio (both north and south ends), Kellogg, Lawrence, McCall, San Antonio, Nichols, and Perry streets. The limited visibility of these beaches and lack of convenient parking discourages extensive public use of this area. Selected street ends could be enhanced by providing landscaped viewing areas and bicycle/pedestrian rest stops when compatible with traffic circulation and safety requirements. At higher tides, San Antonio Avenue, between the Southwestern Yacht Club and Owen Street, provides the only public access link between the bayside beaches. The City is reviewing improvements to facilitate access at some of these street endings.

A public walkway follows the perimeter of the commercial fishing basin between Dickens Street and North Harbor Drive. Although there is no direct access to the water, the walkway does provide public enjoyment of the fishing facilities. A public parking lot, comfort station and picnic area serves this area which is under the control of the Port District.

In addition to physical access to the ocean and bay environments, visual access is an important consideration in terms of maximizing enjoyment of the Peninsula's unique resources. A number of view corridors exist throughout the Peninsula planning area, providing views of the Bay, Ocean, Downtown, Coronado, Mission Bay and Pacific Beach. These vistas occur primarily from existing roadways which include: Catalina Boulevard (within the Point Loma Naval Complex), Shelter Island Drive, Rosecrans, Talbot, Canon, Garrison, Chatsworth, West Point Loma Boulevard, Famosa, Santa Barbara, Point Loma Avenue, and Sunset Cliffs Boulevard. Some views are partially blocked by existing development and vegetation. In addition, Sunset Cliffs Shoreline Park, in the area generally south of Ladera Street and along the bluff north and south of Hill Street, provides an unobstructed view of the ocean.



- COASTAL ZONE
- COMMUNITY PLAN BOUNDARY
- ◀ EXISTING PHYSICAL ACCESS
- 🏠 PROPOSED NEW AND/OR IMPROVED PHYSICAL ACCESS
- ▨ PUBLIC SHORELINE ACCESS (PHYSICAL & VISUAL)



SHORELINE ACCESS

Peninsula Community
City of San Diego Planning Department

URBAN DESIGN

Existing Conditions

The Peninsula community is a highly urbanized residential area surrounded by water and recreational resources. The Peninsula Community is unique due to a number of physical factors. Elements which contribute to the Peninsula's appearance include:

- A coastline consisting of bluffs, rocky and sandy beaches, and the bay.
- Numerous hillsides and canyons which act as natural boundaries forming distinctive neighborhoods.
- Extensive areas of large trees and natural vegetation.
- Well defined neighborhoods with a variety of well preserved architectural styles and housing types.
- A number of historically significant buildings and resources.

Certain areas within the Peninsula are characterized by visual clutter due to a proliferation of signs, overhead utilities, billboards and poorly maintained buildings. Specifically, the Roseville, Central Peninsula, Loma Palisades and Southcentral commercial districts lack aesthetic quality due to the absence of design standards and minimal landscaping. Major streets which include Rosecrans, Nimitz, Scott, Shelter Island Drive, West Point Loma and Voltaire also lack landscaping and sign control.

Generally none of the main entrances to the community (Nimitz Boulevard, North Harbor Drive or Rosecrans) are visually distinctive; although, recently the Harbor Drive entrance has been improved with a large attractive entry sign.

The Shelter Island area, which is under the jurisdiction of the San Diego Unified Port District, has a distinct design character due to strict design, sign and landscaping controls. the character of this area has been described as "south seas nautical". The landscaping is primarily tropical and the architecture borrows heavily from traditional Polynesian architecture. The size, materials and colors of signs on Shelter Island are strictly controlled. The unified architectural themes and sign controls on Shelter Island contrast sharply with the visual clutter and wide variety of architectural styles and materials in the adjacent Roseville commercial district.

The topography of the Peninsula, including unimproved street sections and endings, provides views of the San Diego Bay and along the north coast to Pacific Beach.

A number of view corridors throughout the Peninsula area provide vistas of the San Diego Bay, the downtown, Coronado, Mission Bay and Pacific Beach. These vistas occur primarily from existing roadways which include: Catalina Boulevard (within the Point Loma Naval Complex), Shelter Island Drive, Rosecrans, Talbot, Canon, Garrison, Chatsworth, West Point Loma Boulevard, Famosa Boulevard, Santa Barbara, Point Loma Avenue and Sunset Cliffs Boulevard. Some views are partially blocked by existing development. In addition, the Sunset Cliffs Shoreline Park, from the Point Loma Naval Complex to Adair Street, provides an unobstructed view of the ocean.

Objectives

- Maintain and compliment the existing scale and character of the residential areas of Peninsula.
- Upgrade the physical appearance of the commercial areas in Peninsula.
- Protect and enhance those natural and man made features of the Peninsula Community which make this area unique to the San Diego region.
- Enhance the community's image through special treatment of the major entry points into the community.
- Preserve and enhance significant views of the bay and ocean.

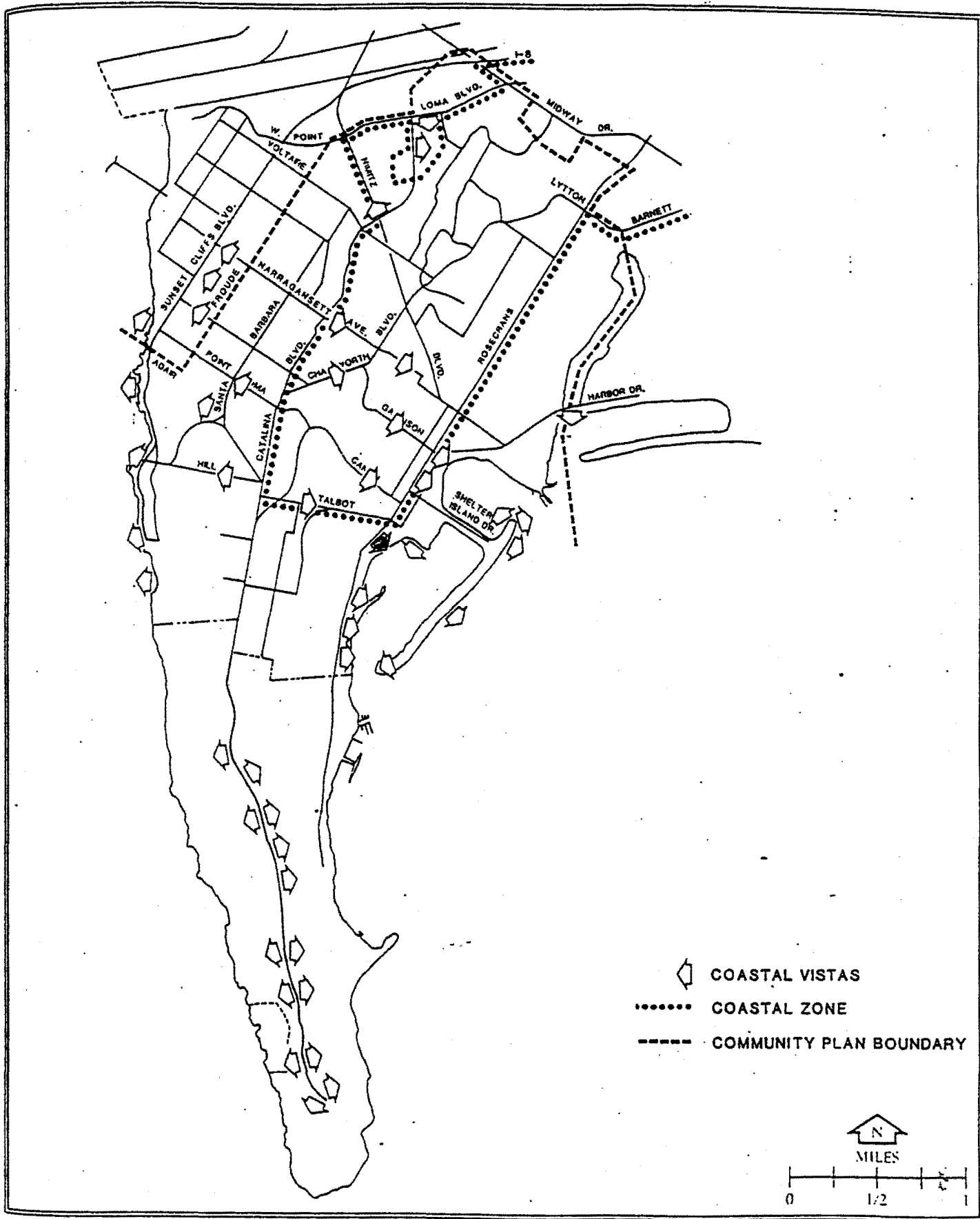
Recommendations - Urban Design Guidelines

The following Urban Design guidelines have been developed for general application in residential and commercial development within the community.

Residential Guidelines

1. Natural Environment (views)

- Structures should be designed to protect views of Peninsula's natural scenic amenities, especially the ocean shoreline, and San Diego Bay.
- View corridors, by utilizing side yard setbacks, should be encouraged along the ocean and bay shoreline and bluff-top areas in order to avoid a continuous walled



COASTAL VIEWS

Peninsula Community
City of San Diego Planning Department

FIGURE
27

effect along the shoreline. Narrow corridors create visual interest and allow for sea breezes.

- Setbacks and view corridors should be kept clear of obstacles which may interfere with visual access.
- Where existing streets serve as public access and view corridors of the ocean and bay, development on corner lots requires special design considerations. In order to maximize public views, new development should be set back from the corner or terraced away from the street.

2. Building Scale

Building scale is a quality which describes the relationship of buildings to each other and to human dimensions.

• New development should be consistent with the scale and character of the existing development of the surrounding areas. The fitting in of new development is, in a broad sense a matter of scale. It requires a careful assessment of each building site in terms of the size and texture of its surroundings, and a very conscious attempt to achieve balance and compatibility in design between old and new buildings.

• Harmony should be promoted in the visual relationships and transitions between new and older buildings. New buildings should be sympathetic to the scale, form and texture of surrounding development. Where new buildings are larger than existing structures, large surfaces should be articulated and textured to reduce their apparent size and to reflect the pattern of the surrounding development. In order to achieve this, multi-family buildings should be designed and evaluated in the context of surrounding development. Plans and elevations should consider adjacent development.

- Abrupt differences in scale (building height) between new development and neighboring development should be avoided. Gradual transitions in scale are preferred.

- Building bulk should be controlled through the use of vertical and horizontal offsets and other architectural features (balconies, porches, bay



RHYTHM OF SPACING OF BUILDINGS ON THE STREET:
MOVING PAST A SEQUENCE OF BUILDINGS, ONE EXPERIENCES A RHYTHM OF RECURRENT BUILDING MASSES TO SPACES BETWEEN THEM. THIS RHYTHM IS NECESSARY TO CREATE AN ADDED ELEMENT OF HARMONY IN A NEIGHBORHOOD'S ARCHITECTURE.



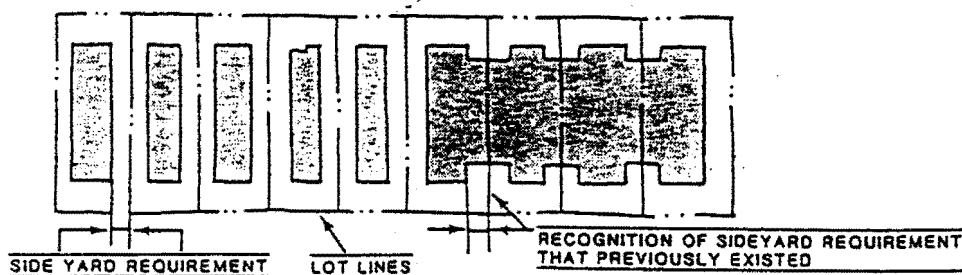
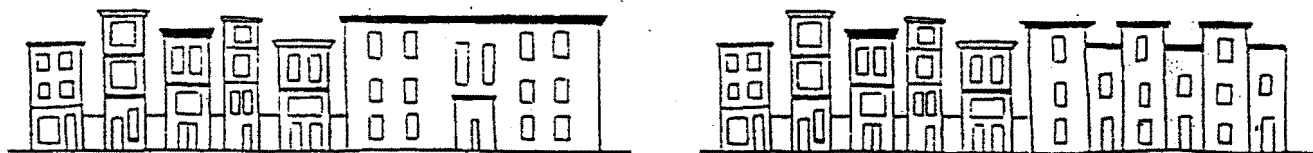
UNITY IS PROVIDED BY ORIENTATION OF HOUSES TO EACH OTHER AND THE USE OF RELATED SHAPES.



A CLASH OF SHAPE AND SCALE INVOKE CHAOS AND RESTLESSNESS.

MOST CONCERN ABOUT HEIGHT HAS TO DO WITH ITS APPARENT VISUAL IMPACT ON ITS SURROUNDINGS. DUE TO A VARIETY OF REASONS BUILDINGS OF RECENT YEARS HAVE TENDED TO BE LARGER AND BULKIER WITH PARTICULAR ARCHITECTURAL EMPHASIS BEING PLACED ON ACCENTUATING HEIGHT. THE RESULT HAS BEEN LARGER, MORE IMPRESSIVE STRUCTURES THAT HAVE TENDED TO RELATE POORLY TO THEIR ADJACENT NEIGHBORS.

EXISTING AND NEW STRUCTURES BUILT WITHIN EXISTING LOT LINES APPEAR TO BE HARMONIOUS. WHEN MANY SMALLER LOTS ARE JOINED TO MAKE ONE LARGE LOT, THE RESULT IS OFTEN A STRUCTURE THAT IN NO WAY RESEMBLES THE OTHER BUILDINGS IN THE NEIGHBORHOOD.



HEIGHT, SCALE, BULK AND RHYTHM

Peninsula Community
City of San Diego Planning Department

FIGURE
28

windows) which serve to break up building facades. A reduction in the front yard setback for a portion of the structure would serve as an incentive for vertical offsets.

- The roofline of new structures should compliment the dominant rooflines of the neighboring buildings. Three-story structures, "boxlike" in design (flat roofs), should be avoided. An incentive should be offered in the form of a reduced interior yard for three-story structures which observe an additional setback above 20 feet. This would encourage rooflines that would reduce building scale and bulk.
- Taller portions (third stories) of buildings should be set back from the required front setbacks. This would control building scale by emphasizing one- and two-story facades along street frontages.
- Larger structures resulting from the consolidation of two or more lots, should be designed to reduce actual or apparent building bulk. This can be achieved by pitched-roof design, separating large surface matter through architectural techniques such as vertical and horizontal offsets, setbacks and changes in exterior treatment.
- Flat roof surfaces should be considered for use as terraces, with limited landscaping if it is structurally and economically feasible.

3. Architectural Detailing

- A building with a roof form or profile similar to surrounding buildings strengthens the visual identity of the structures and contributes to a street's visual harmony. A building that does not share roof form or profile with adjoining structures is particularly disruptive to a neighborhood street.
- Building facades range from the very flat with no expression of interior volumes to the highly articulated. Any new facade should support and enhance a block and design unity and sense of character.
- Features such as side notches, partial facade setbacks, entry porches, bay windows and other small scale geometric forms set up strong visual rhythms. Where these elements are a part of a block character, new development should incorporate them to preserve block unity and to fit in harmoniously.

Scott
STREET

- Facade decoration affects the impression of massiveness as well as the overall pattern of light and shade. New development should compliment the existing facades of the neighboring buildings.
- Entryways, window proportions, facade texture (surface materials) and finish are significant factors in how well a building contributes and relates to surrounding buildings. All of these elements should be taken into consideration to provide consistency between new and existing structures.
- Structures should conform to the pattern and rhythm of spacing of buildings already existing within the block.

4. Landscaping

- Landscaping should be considered a major element of the character of established neighborhoods. A consistent and attractive neighborhood landscaping theme should be retained in new development.
- Landscaping should be used to add texture to blank walls, soften edges and provide a sense of pedestrian scale.
- Existing trees should be preserved where possible. New development should be sited and designed to mitigate any harmful impacts to major trees or any significant mature vegetation which is a major asset to Peninsula's residential neighborhoods. Where removal is unavoidable, replacement landscaping should be provided on-site.
- In areas of little or no activity, ground covers or lawns should be planted as alternative to paving.
- At key locations, specimen trees can become community focal points. Such trees should be designated as community resources and protected.

5. Parking

- The automobile or parking facilities should not be a dominant element of a neighborhood character. On-site parking should be screened or located in areas not highly visible from the street.
- On-site parking should be underground or located in the rear of buildings and accessed from the rear alley whenever feasible.

Introduction purposes
only.

B I O G R A P H I C A L S U M M A R Y
of
D W I G H T E . T W I S T

1 9 9 5

1. Personal:

Date of Birth: February 1, 1914
Place of Birth: Abilene, Kansas
Marital Status: Married (1) Marjorie Braude 1938
b. Dec. 27, 1919
d. Sept. 19, 1961
(2) Mary Val Marsh
m. August 4, 1962
Music educator, writer

2. Family:

Children: Barbara Elizabeth
Married to Roger A. Williams, M.D.
Chief of Pathology
Children's Hospital, Oakland, Calif.

Charles Russell Twist
Attorney-at-Law, Washington, D.C.
Married to Nancy Flasch
Account Executive
Dean Witter Reynolds

Grandchildren:

Andrew Bennett Williams
A.B., Bates College, 1986
J.D. University of Santa Clara,
School of Law, 1992
Presently a Lieutenant in the U.S. Navy

Jason Charles Williams
A.B., Middlebury College, 1990
Presently a Graduate Student in the
San Francisco Bay Area

Matthew Morse Twist
Graduated from the Phillips Academy,
Andover, Massachusetts, 1992
Presently a student at Amherst College
in Amherst, Massachusetts

Catherine Thayer Twist
Enrolled at Cathedral Girls School
Washington, D.C.

3. Education:

Elementary School: (1919-1926)

First Grade - - McDaniel School, Bonner
Springs and Garfield School, Abilene, Ks
Second Grade - - Cordley School, Lawrence, Ks
and Garfield in Abilene
Third Grade - - Cordley in Lawrence and Wash-
ington in Clinton, Mo.
Fourth Grade - - Garfield School in Abilene
Fifth Grade - - Garfield in Abilene
Sixth Grade- - - Garfield in Abilene

Junior High and Senior High: (1926-1932)

Seventh Grade - - Abilene Jr. High, Abilene, Ks
Eighth Grade - - Irving Jr. High, Lincoln, Neb
Ninth Grade - - Redlands, Jr. High
in Redlands, California
Senior High - - Redlands Senior High, Redlands

College and University: (1932-1937 with one year leave)

San Bernardino Valley Junior College (1934-35)
Associate of Arts - Major in Economics - 1935
University of Redlands (1932-33 and 1935-37)
Bachelor of Arts with Honors in History - 1937
University of California, Berkeley
Master of Arts with Majors in History
and Political Science - 1938
Completion of course requirements for
Ph.D. degree in history - 1938-39
Doctor of Education with Majors in
Administration and School Finance - 1952
Additional graduate study at University of
Southern California

4. Teaching Experience:

Teaching Assistant in Modern European History
and in Historiography
University of California 1937-1939
Teacher of Social Sciences, English and Public Speaking
Yuba City Union High School - 1939-1942
Adjunct Professor in School Administration
and in School Finance (Part Time)
University of California - 1955-1957
Adjunct Professor in School Administration
San Francisco State, Summers 1954 & 1955

Claremont Graduate School
Summers of 1959, 1960 and 1961
San Diego State College(Pt Time) 1963

5. Experience in Educational Administration:

Director of School and College Activities	
American Red Cross, Los Angeles Area,	1942-1945
Principal, Gilroy Union High, Gilroy, CA	1945-1948
Ass't. Supt., San Joaquin County Schools	1948-1952
City Supt. of Schools, Petaluma, California	1952-1958
Superintendent, Palm Springs Unified Schools	1958-1962
Ass't. Supt. in Charge of Secondary Schools	
San Diego, California	1962-1972
Ass't. Bus. Manager, San Diego City Schools	1972-1973
Chief Financial Officer, Music Education	
Resources, Inc. (a family corporation)	1980-1987

6. Significant Professional Activities:

California Association of Secondary School	
Administrators, Secretary-Treasurer,	
District Council 6	1946-1948
Phi Delta Kappa, Prof. Education Fraternity,	
Charter President, Alpha Omega Field	
Chapter, San Jose, California	1948-1949
San Francisco Bay Area Curriculum Council	
President	1952-1953
California School Supervisors Association	
State Chairman of Legislation	1953-1959
President, San Francisco Bay Section	1954-1955
Vice-President, Southern Section	1963-1964
California Association of School Administrators	
Chairman, Section 5 (North Coast)	1954-1956
State Board of Governors	1956-1960
Chairman, Statewide Conference	1959
Chairman, Legislation Committee	1959-1960
California Teachers Association	
State Council of Education	1956-1962
Committee on Legislation	1956-1962
California School Boards Association in	
cooperation with the CTA	
Chairman of the Joint Committee	
on Personnel Procedures	1956-1958

Council of Great City Schools	1963-1972
Chairman, Vocational Education	1966-1972
College Entrance Examination Board - Member	1969-1972
Consultant to U.S. Office of Education	1968
California Interscholastic Federation, San Diego Section, Member, Bd. of Managers	1962-1972
California Department of Education Various Committees including Science, Vocational Education and Data Processing	

7. Volunteer Community Organizations and Activities:

American Red Cross

First Aid Instructor, Yuba County Chapter	1942
Fund Campaign Chairman, Gilroy Chapter	1948
Junior Red Cross Chr, San Joaquin County	1951-52
Board of Directors, Palm Springs Branch	1960-62

California Congress of Parents and Teachers

San Joaquin County Council Educ. Chrm.	1948-52
Member, State Board of Managers with a Courtesy Seat on the Executive Committee	1955-57
Men's Membership Chairman (State)	1955-57
Member, State Legislation Committee	1955-57
Ninth District (San Diego County)	
Men's Participation Chairman	1971-73
Secondary Education Chairman	1973-75
Vice-President, Organization and Extension	1975-77
Denver Fox PTA Unit, President	1972-73

Kiwanis International

Gilroy Kiwanis Club, Member	1946-48
Vice-President, Program Chairman	1947-48
Stockton Kiwanis Club, Member	1948-52

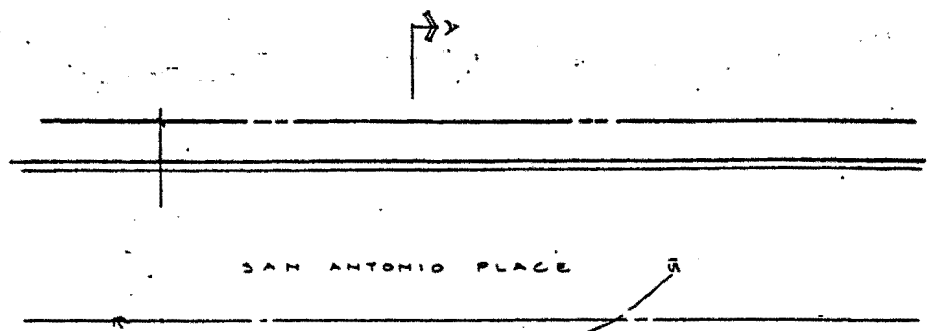
Rotary International:

Petaluma Rotary Club, Member	1852-58
Palm Springs Rotary Club, Member	1958-63
Palm Springs Rotary Club, President	1961-62
Rotary Club of San Diego (RI 33) - Member	1963-

San Diego Opera

Member	1963-
Board of Directors	1970-1974
President	1972-1974

City of San Diego, International Affairs Board Member and Chairman	1970-1976
Junior League of San Diego Member of Community Advisory Board	1974-1976
Freedoms Foundation at Valley Forge, San Diego Member, Advisory Board	1976-1982
Laurels for Leaders, Board of Directors	1977-
Point Loma Community Presbyterian Church Member from 1962, Usher 1972-1975, Trustee 1972-1975	
Family Service Association of San Diego County Member, Board of Directors	1973-1987
Palm Springs Desert Museum Board of Directors	1958-1962
" " " President	1961-1962
Society of Mayflower Descendants, Member	1969-
Governor, San Diego Colony	1970-1972
Deputy Governor, California Society	1973-1977
Governor, California Society	1977-1980
Deputy Governor General (National)	1977-1981
Editor of the CALIFORNIA MAYFLOWER	1975-1982
Governor General	1981-1984
Goodwill Industries of San Diego County Member of the Board of Directors	1993-
Free and Accepted Masons, Keith Lodge #187	1947 -
Listed in WHO'S WHO IN THE WEST	1956-1977



SITE PLAT

UPPER FLOOR FOOTPRINT

LEGAL DESCRIPTION

LOT 2 OF YACHT CLUB TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA. ACCORDING TO MAP THEREOF. 40.1224 FILLED FEBRUARY 2, 1950. EVIDENCING THAT PORTION THEREOF LITTLE EXCEEDS THE MEAN HIGH TIDE LINE OF THE BAY OF SAN DIEGO.

A.P.H. 531-670-02

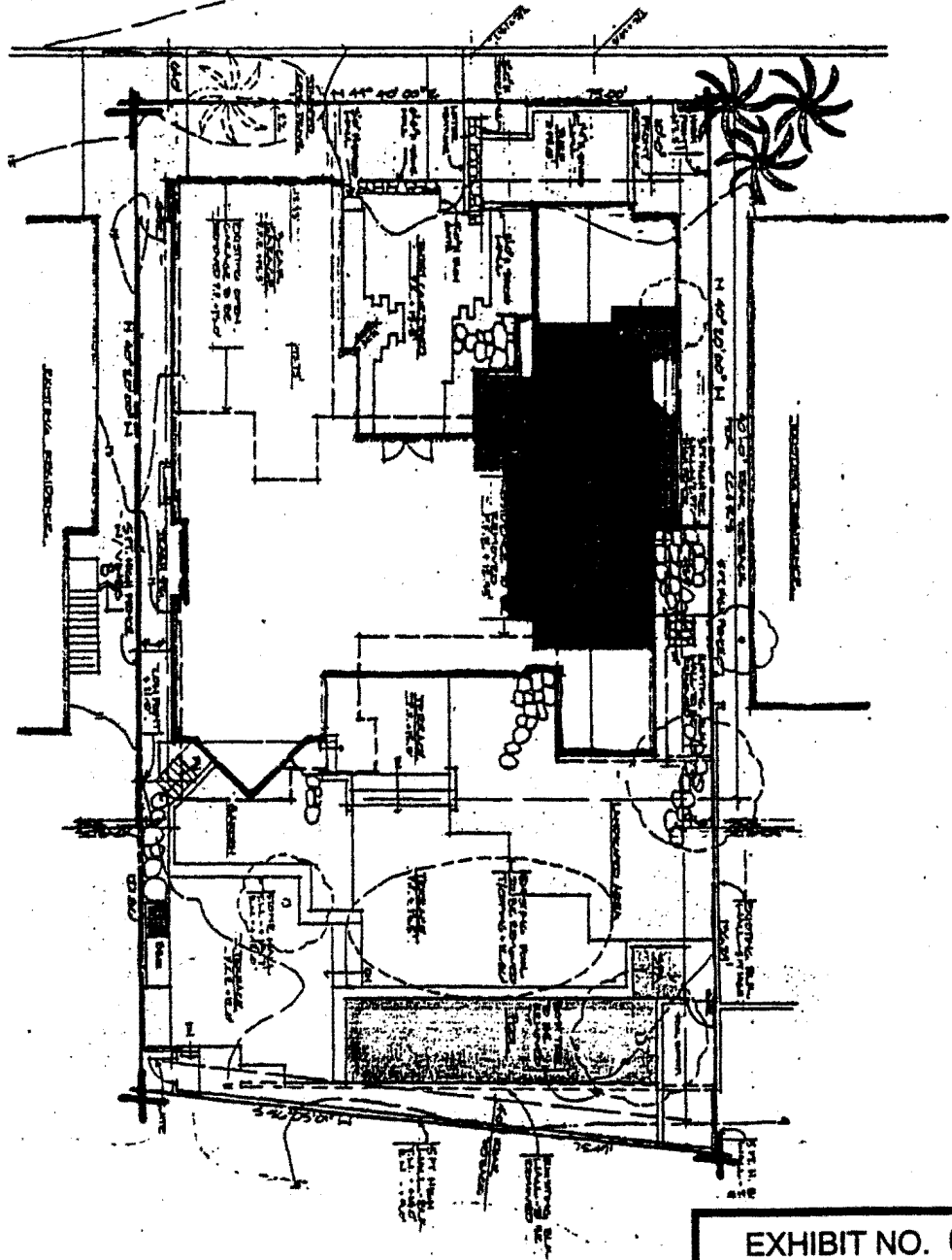
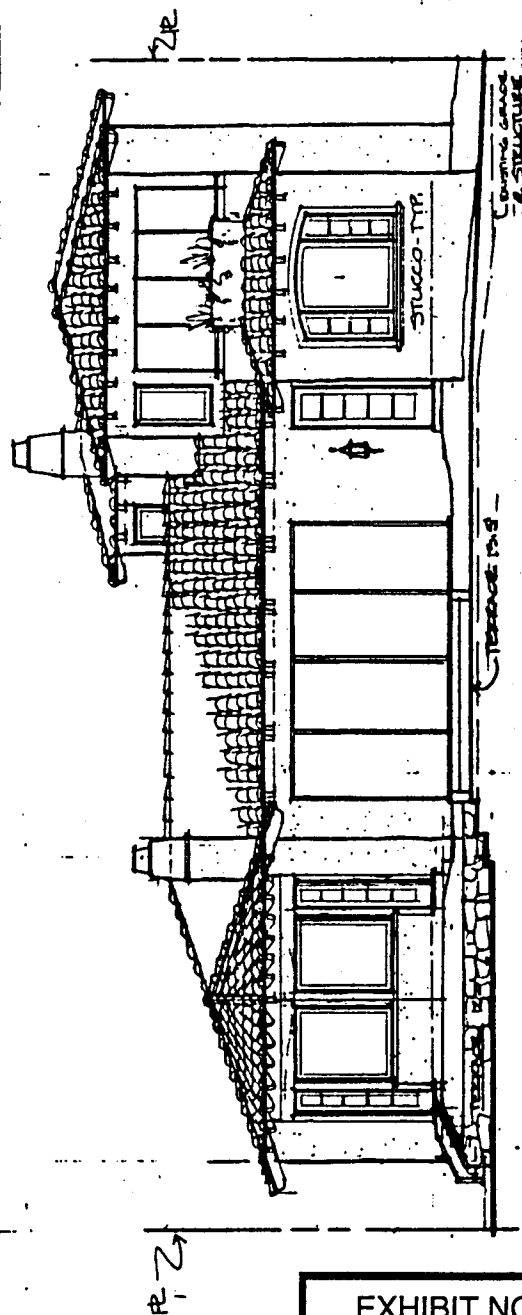


EXHIBIT NO. 6
APPLICATION NO.
A-6-PEN-98-22

Second-story
element (shaded)
above first story

 California Coastal Commission



REAR SOUTHEAST ELEVATION 6:10^{PM}
(BAY SIDE)

EXHIBIT NO. 7
APPLICATION NO.
A-6-PEN-98-22
East and West
elevations

