

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

RECORD PACKET COPY



December 15, 1999

Wed 4a

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION that the City of San Diego's action, certifying the City's Local Coastal Program Amendment 2-98A (Lodge at Torrey Pines), are adequate to effectively certify its local coastal program (for Commission review at its meeting of January 11-14, 2000)

BACKGROUND

At its August 12, 1998 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego's Local Coastal Program Amendment 2-98A, for modifications to the University Community Plan to accommodate proposed improvements at the Lodge at Torrey Pines. By their action adopting Resolution No. R-290894 on October 20, 1998, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed reservation of portions of the Lodge's parking facilities to accommodate public parking needs at the adjacent municipal golf course. The City already has coastal development permit authority over this geographic area and will continue issuing permits consistent with the local coastal program as amended on August 12, 1998.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of San Diego is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission CONCUR with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

CALIFORNIA COASTAL COMMISSION

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



January 18, 2000

Honorable Susan Golding, Mayor
City of San Diego
202 "C" Street
San Diego, CA 92101

RE: Certification of the City of San Diego's Local Coastal Program Amendment 2-98A
(Lodge at Torrey Pines)

Dear Mayor Golding:

The California Coastal Commission has reviewed the City's Resolution No. R-290894, together with the Commission's action of August 12, 1998, certifying City of San Diego Local Coastal Program Amendment #2-98A pertaining to modifications to the University Community Plan to accommodate improvements at the Lodge at Torrey Pines. In accordance with Section 13544 of the Commission's Code of Regulations, I have made the determination that the City's actions are legally adequate, and the Commission has concurred at its meeting of January 11-14, 2000.

By its action on October 20, 1998, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director

331
Dypl

(R-99-284)

RECEIVED

DEC 09 1999

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RESOLUTION NUMBER R- 290894

ADOPTED ON OCT 20 1998

WHEREAS, on May 12, 1997, the Council of The City of San Diego adopted an amendment to the Progress Guide and General Plan, University Community Plan, and North City Local Coastal Program associated with the Lodge at Torrey Pines project; and

WHEREAS, final approval of the Lodge at Torrey Pines project requires amending the City's Local Coastal Program, and, as a result, the project does not become effective until the Coastal Commission unconditionally certifies the Local Coastal Program amendment; and

WHEREAS, on August 12, 1998, the California Coastal Commission certified the amendment to the North City Local Coastal Program for the Lodge at Torrey Pines, with suggested modifications; and

WHEREAS, the suggested modifications include incorporating into the University Community Plan's Development Intensity Element parking requirements specific to the Torrey Pines Golf Course and the Lodge at Torrey Pines; and

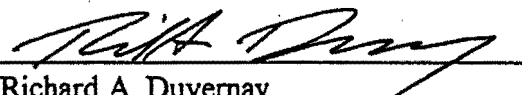
WHEREAS, the Council of The City of San Diego held a public hearing to accept and approve the suggested modifications, and, by a majority vote, approved such actions; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council accepts and approves the California Coastal Commission Suggested Modifications for the Lodge at

Torrey Pines project, a copy of which is on file in the office of the City Clerk as Document No.

RR- 290894

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:cdk
09/14/98
Or.Dept:Dev.Svcs.
R-99-284

Passed and adopted by the Council of The City of San Diego on OCT 20 1998
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Harry Mathis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Byron Wear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christine Kehoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barbara Warden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

SUSAN GOLDING

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Theresa Schell*, Deputy.

Office of the City Clerk, San Diego, California

This information is available in alternative
formats upon request.

CC-1276 (Rev. 11-95)

Resolution
Number

R-230894

Adopted OCT 20 1998

CALIFORNIA COASTAL COMMISSION SUGGESTED MODIFICATIONS

THE LODGE AT TORREY PINES PROJECT

On August 12, 1998, the California Coastal Commission approved suggested revisions to the proposed amendment to the University Community Plan. The suggested modifications included adding a footnote to the Development Intensity Element of the University Community Plan affecting parking at both the Torrey Pines Golf Course and the Lodge at Torrey Pines.

The footnote provided below will be added to the language adopted by the City Council on May 12, 1998.

Excerpt from Table 3 - LAND USE AND DEVELOPMENT INTENSITY - Page 166 of the University Community Plan:

<u>Subarea/ Name</u>	<u>Gross Acres</u>	<u>Land Use and Development Intensity</u>
6 Torrey Pines Golf Course/ City Park/State Reserve	728.05 ¹	
7 Sheraton Hotel The Lodge at Torrey Pines	11.38 6.00 ¹	400 Rooms - Hotel 175 Rooms - Hotel

¹ A minimum of 187 public parking spaces is to be retained on public land for golf course uses; in addition, at the adjacent Lodge at Torrey Pines, there are 40 parking spaces reserved daily for golfers and 94 parking spaces reserved during tournaments.