

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
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## RECORD PACKET COPY

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Staff: DL-SD  
Staff Report: December 15, 2000  
Hearing Date: January 9-12, 2001

# Tue 18f

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-00-167

Applicant: City of San Diego Agent: Kathi Riser, et.al.

Description: Demolition of approximately 2,083,260 sq.ft. of existing buildings not located within the Historic District and removal of underground utilities within a 361-acre portion of the former Naval Training Center. Approximately 1,566,421 sq.ft. of structures on the site will remain.

Site: Former Naval Training Center, southeast of the intersection of Lytton Street and Rosecrans Street, Peninsula, San Diego, San Diego County. APN 450-790-04

Substantive File Documents: Certified Peninsula Community Plan and City of San Diego LCP Implementing Ordinances.

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STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed demolition. The project is intended to prepare the formal naval training facility site for future redevelopment with a variety of residential, office, hotel, and open space uses. The redevelopment of the site will be reviewed under a future Local Coastal Program Amendment from the City of San Diego. The proposed demolition is consistent with the Historic District that has been established on the site, and no historic buildings, structures or landscape elements designated for preservation will be impacted by the proposed project. The City has prepared a detailed Storm Water Pollution Prevention Plan to ensure the demolition and deconstruction activities will not adversely impact water quality in San Diego Bay. No impacts to coastal resources are anticipated.

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**I. PRELIMINARY STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 6-00-167 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. Standard Conditions.**

See attached page.

**III. Special Conditions.**

The permit is subject to the following conditions:

1. Water Quality. The applicant shall comply with the final Storm Water Pollution Prevention Plan (SWPPP) and the State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction Activity for the proposed demolition activities at the former Naval Training Center.

The permittee shall undertake the development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed project involves removal of underground utilities and demolition of approximately 2,083,260 sq.ft. of existing buildings at the 361 acre portion of the former San Diego Naval Training Center (NTC) that has been, or soon will be, transferred from the U.S. Navy to the City of San Diego for redevelopment. Approximately 1,566,421 sq.ft. of structures will remain on the site at this time.

The subject site is located on the southeast side of Rosecrans Street, north of Harbor Drive, and northwest of Nimitz Boulevard in the Point Loma community of the City of San Diego. The former NTC was operated as a military facility by the federal government from 1922 to 1997. Land uses at NTC during its operation as a military facility consisted of housing, training, recreation, administration, and support uses. In July 1993, the U.S. Navy declared its intention to close the base under the terms of the Base Closure and Realignment Act of 1990, and the City of San Diego began planning for the reuse of the site in 1993.

The City of San Diego has prepared a NTC Precise Plan and Local Coastal Program (LCP) covering the 361 acres of NTC that will be conveyed to the City. The LCP proposes land uses including residential, educational, mixed-use, office/research and development, hotel, and park/open space. The City has indicated its intent to bring the LCP to the Commission in early 2001. However, until an LCP is approved for the area and the City takes over coastal permitting authority, the site is within the Commission's original jurisdiction.

A portion of the NTC site is on historic tidelands and will remain within the Commission's jurisdiction after certification of an LCP for the area. In addition, the City of San Diego and the State Lands Commission have worked out a preliminary settlement to designate a portion of the NTC site as public trust lands. The settlement is expected to be finalized in early 2001. Staff at the State Lands Commission have indicated that because the area to be designated as public trust lands will be converted to open park and recreation area, they have no objection to the City's proposed demolition of existing structures on the site.

The project is described by the City as not only demolition but "deconstruction", because a large component of the project is the salvage of useable building materials, which will allow many building components to be saved and reused, and reduce the amount of debris going into landfills. A Demolition and Deconstruction plan prepared by the City outlines how a significant amount of material of the site will be salvaged and recycled. Debris that has no recycling or salvage value will be hauled from the site in dump trucks. Construction traffic will travel from Harbor Drive west to Nimitz Boulevard to Highway 8 east, to North on Highway 163 to either Miramar landfill or Sycamore landfill. Given the brief amount of time truck traffic would be on Harbor Drive, a major coastal access

route, truck traffic associated with the project is not expected to result in any impacts to public access.

The proposed project involves only demolition of existing buildings and removal of utilities on the site in preparation for future development. No new construction is proposed at this time. Chapter 3 is the standard of review for the proposed demolition.

2. Community Character. Section 30251 of the Coastal Act states:

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 in visually degraded areas....

Section 30253 states:

New development shall:

[...]

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

Beginning with the NTC Reuse Environmental Impact Statement/Environmental Impact Report and continuing with the NTC Redevelopment EIR, the historic resources on the NTC site have been reviewed and an inventory of buildings, structures, and cultural landscape elements at NTC developed. Through this process, a Historic District was designated on the site composed of the original core buildings constructed during the 1920s to early 1930s. The NTC Historic District has been nominated for the National Register of Historic Places. In addition, the San Diego Historical Resources Board has listed the NTC Historic District as a Historical Landmark. A Memorandum of Agreement (MOA) has been prepared to address the preservation of the historic resources located on NTC. Signatories to the MOA include the Navy, the California State Historic Preservation Officer, the Advisory Council on Historic Preservation, the City of San Diego, and the Save Our Heritage Organization. The MOA contains specific requirements regarding the preservation of structures and landscaping within the Historic District.

Prior to the issuance of any building permit or grading which would affect historic buildings or landscape elements within the designated Historic District, the site developer is required to provide evidence that the development is consistent with the adopted version of the *Naval Training Center San Diego Guidelines for the Treatment of Historic Properties*, *The Secretary of the Interior's Standards for the Treatment of Historic*

*Properties (June 2000)*, and *The Secretary of the Interior's Standards for Rehabilitation*, as applicable.

The proposed demolition is consistent with the terms of the Historic District. None of the structures proposed for demolition with the subject application are within the Historic District or listed as contributing to the significance of the district. The project does include the removal of the asphalt paving in John Paul Jones Court, Luce Court, Lawrence Court and Preble Field within the Historic District in preparation for the implementation of the landscape plan proposed in the NTC redevelopment plan. This is consistent with the terms of the Historic District.

The proposed development involves only the removal of existing structures; no new structures or signage is proposed at this time. Therefore, the Commission finds that the proposed demolition will not adversely impact the visual quality of the area or impact a special community, consistent with Sections 30252 and 30253 of the Coastal Act.

3. Water Quality. Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequately.

Section 30231 states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project involves demolition on a site that is located adjacent to the San Diego boat channel, which empties into San Diego Bay. The Bay itself is located less than 1/5 of a mile south of the project area. Demolition activities could result in silt and debris entering the storm drain system, which could have harmful effects on marine life, and pose a risk to human health, limiting public access and recreational opportunities. The City has prepared a Storm Water Pollution Prevention Plan (SWPPP) for the demolition activities. The SWPPP contains a detailed list of required Best Management Practices (BMPs) for storm drain protection, spill prevention control, vehicle and equipment cleaning, fueling and maintenance, erosion and sedimentation control and on-site and off-site runoff control.

In addition, as noted above, many of the existing components on site will be salvaged and reused, and will not be demolished and potentially allowed to enter the storm drain system. Special Condition #1 requires the City to comply with the SWPPP prepared for the project, which will ensure that the volume, velocity and pollutant load of stormwater leaving the developed site is controlled. Therefore, as conditioned, the project can be found consistent with the water quality policies of the Coastal Act.

4. Public Access and Recreation. Section 30604(c) of the Coastal Act requires that a specific access finding be made in conjunction with any development located between the first public roadway and the sea, indicating that the development is in conformity with the public access and public recreation policies of Chapter 3. In this case, such a finding can be made.

The subject site was previously a Naval Training Center operated by the federal government. No general public access to the site was available at that time. Since closure of the site, the public has been allowed onto the site for various recreational and community activities. The City of San Diego has subleased the land to various institutions, and some of the major interim uses on the site currently include the City of San Diego Peninsula Community Service Center, Metropolitan Wastewater Department laboratory, Head Start Program, National Civilian Corps, San Diego Food Bank, etc.

Most of these interim uses would be closed or relocated as a result of the demolition, and public access to the site would be restricted during demolition activities for safety reasons. However, the draft redevelopment plan for the site includes substantial public recreational and access facilities. The proposed demolition is not expected to have long-term, permanent adverse impacts on public access or recreation. Therefore, the Commission finds the project consistent with the applicable sections of the Coastal Act.

5. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The proposed project is located on a site that was previously a U.S. Naval Training Center under the jurisdiction of the federal government. The majority of the site has now been transferred to the City of San Diego or soon will be. However, the site will remain within the Commission coastal permit jurisdiction until such time as the Commission approves an LCP for the area and the City assumes permitting authority. In addition, a portion of the site will remain within the Commission's original jurisdiction as public trust lands.

As discussed above, the proposed project can be found consistent with the special community and water quality protection policies of the Coastal Act. As conditioned, no impacts to coastal resources will result from the proposed demolition. Therefore, the Commission finds that approval of the proposed development will not prejudice the

ability of the City of San Diego to prepare a certifiable Local Coastal Program for the area.

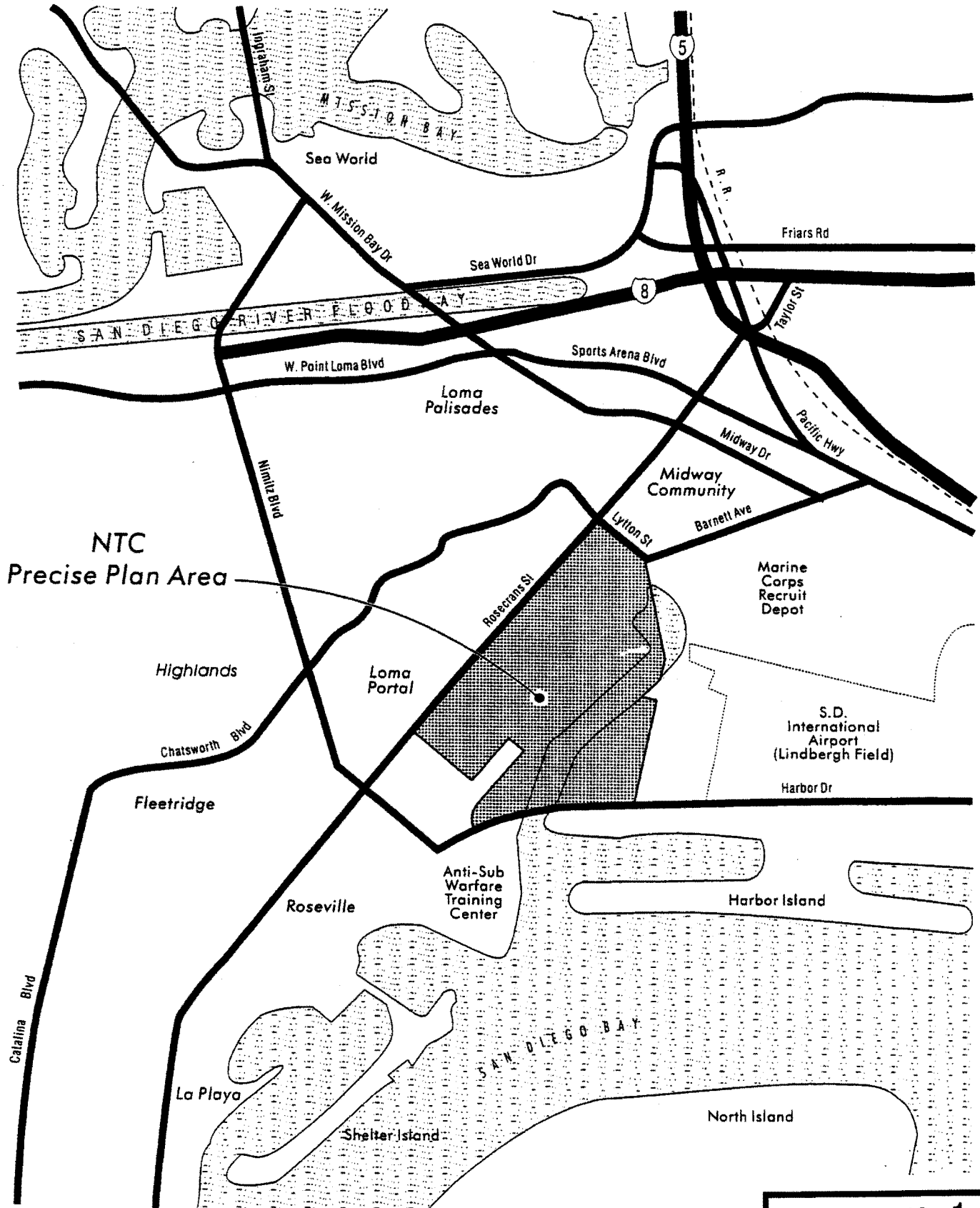
6. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the special community and water quality protection policies of the Coastal Act. Mitigation measures, including implementation of a Best Management Program will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



Approximate Scale: 1"=2500'  
Rick Planning Group 7-19-00

EXHIBIT NO. 1
APPLICATION NO.
<b>6-00-167</b>
Location Map
California Coastal Commission



# NTC SITE PLAN

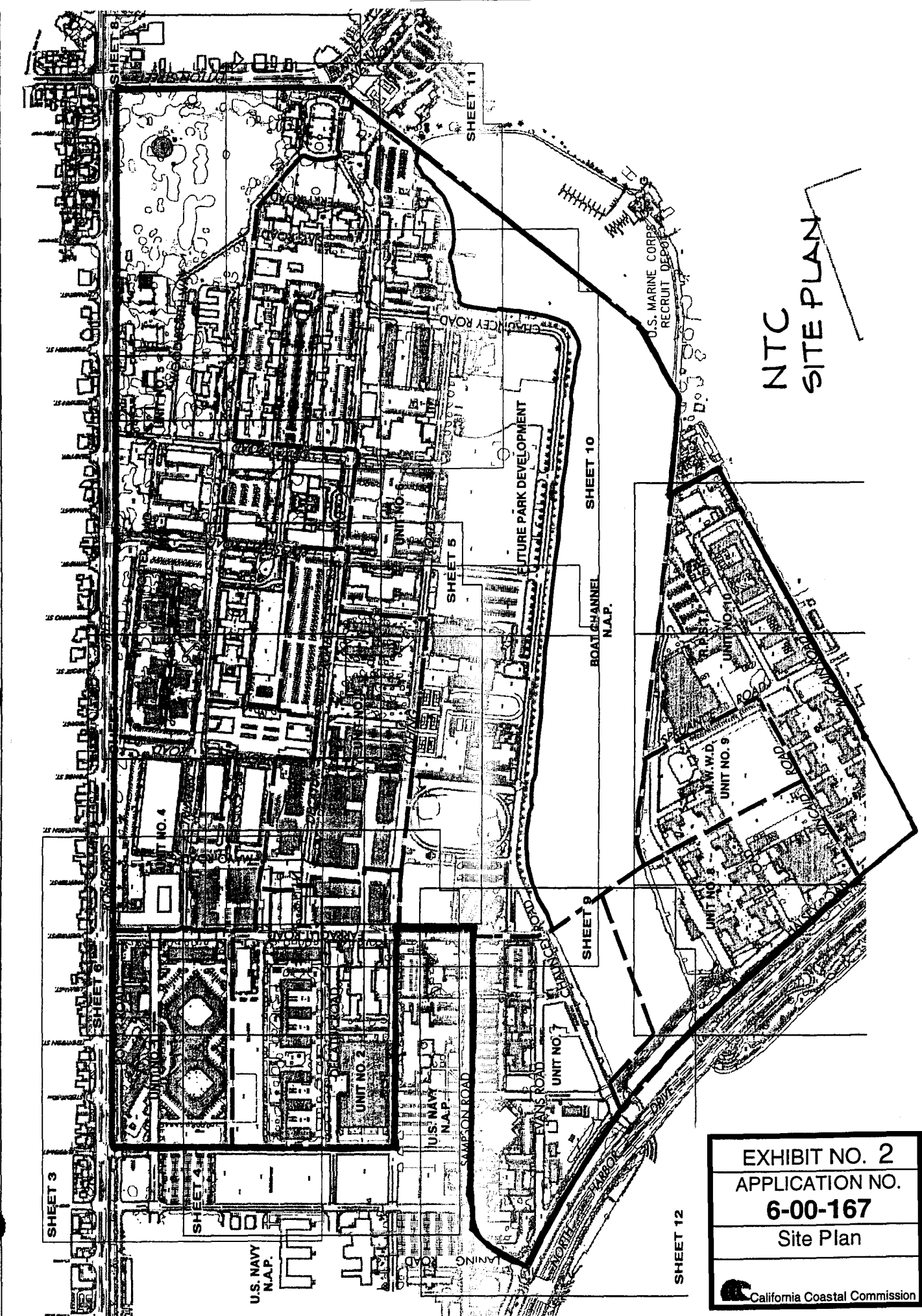



EXHIBIT NO. 2
APPLICATION NO.
<b>6-00-167</b>
Site Plan
 California Coastal Commission

