

CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY**

October 28, 2004

Wed 10c**TO: COMMISSIONERS AND INTERESTED PERSONS****FROM: DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR
SHERILYN SARB, DISTRICT MANAGER, SAN DIEGO DISTRICT
LAURINDA OWENS, COASTAL PLANNER, SAN DIEGO DISTRICT****SUBJECT: STAFF RECOMMENDATION ON CITY OF SAN DIEGO MAJOR
AMENDMENT NO. 1-04A for Commission Meeting of November 17-19, 2004****SYNOPSIS**

The proposed LCP amendment (component A) was submitted on July 23, 2004. The submittal includes one other component (SD LCPA #1-04B/Tandem Parking/Transit Overlays). The amendment package was deemed complete and filed on October 12, 2004. The staff report is for component A only. Component B will be scheduled at a later date.

SUMMARY OF AMENDMENT REQUEST

The proposed submittal consists of an amendment to the Peninsula Land Use Plan to redesignate a .39 acre property from Marine Related Industrial to Medium Density Multi-Family Residential and rezone the site from CO-1-2 to RM-2-5 to accommodate a proposed seven-unit condominium project.

SUMMARY OF STAFF RECOMMENDATION

The appropriate resolutions and motions begin on page 4. The findings for approval of the Land Use Plan Amendment as submitted begin on page 5. The findings for approval of the Implementation Plan Amendment as submitted begin on page 10.

BACKGROUND

The Peninsula Community Plan/Land Use Plan is part of the City of San Diego's certified LCP which contains 12 segments. The Commission approved, with suggested modifications, the Peninsula Community segment of the City of San Diego's Local Coastal Program in on May 22, 1981, with suggested modifications. The Commission found that the decision raised substantial issue with regard to the preservation and protection of Famosa Slough. On August 21, 1981, and again on May 23, 1984, the Commission certified this segment with suggested modifications. A second resubmitted LUP was certified by the Commission on August 27, 1985, and addressed the adequacy

of parking requirements in the nearshore areas. A third resubmittal was certified as submitted on July 13, 1988. There has only been one prior LCP amendment (No. 2-98B) to the Peninsula Land Use Plan which was for the North Bay Redevelopment Plan which encompassed several City of San Diego planning communities and included a small portion of the Peninsula Community Plan area. That LCPA was approved by the Commission in September, 1988 and was effectively certified on July 16, 2004.

ADDITIONAL INFORMATION

Further information on the City of San Diego LCP amendment #1-04A may be obtained from Laurinda Owens, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW**A. LCP HISTORY**

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

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

B. STANDARD OF REVIEW

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

Section 30512

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

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

In those cases when a local government approves implementing ordinances in association with a land use plan amendment and both are submitted to the Commission for certification as part of one LCP amendment, Section 13542 of the Commission's Code of Regulations is applicable. Section 13542 (c) states, in part:

(c) The standard of review of the implementing actions shall be the land use plan as certified by the Commission. If the land use plan is conditionally certified subject to local government acceptance of the suggested modifications, the standard of review shall be the conditionally certified land use plan. However, if the local government elects to revise and resubmit the land use plan in a manner different from that set forth in the suggested modifications of the conditional certification, the Commission's approval of the implementing actions shall be void. Absent either a certified or conditionally certified land use plan, the Commission may take no action on the implementing actions....

C. PUBLIC PARTICIPATION

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

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

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

- I. MOTION:** *I move that the Commission certify the Land Use Plan Amendment # 1-04A for the Peninsula segment of the San Diego certified LCP, as submitted.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment for the Peninsula segment of the San Diego certified LCP as submitted and adopts the findings set forth below on grounds that the land use plan will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use

plan complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan.

II. MOTION: *I move that the Commission reject the Implementation Program Amendment #1-04A for the Peninsula segment of the San Diego certified LCP, as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the Peninsula segment of the San Diego certified LCP as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act, and certification of the Implementation Program will meet the requirements of 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 Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

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

A. AMENDMENT DESCRIPTION

The proposed submittal consists of an amendment to the Peninsula Land Use Plan segment of the City of San Diego LCP to redesignate a .39 acre property located at on Anchorage Lane from Marine Related Industrial use to Medium Density Multi-Family Residential. The subject site is surrounded by a variety of uses which include commercial uses to the south, residential uses to the west and marine-related uses to the east and north. The proposed land use re-designation is proposed to accommodate a

proposed seven-unit luxury townhome/condominium project in an area that will be immediately adjacent to other multi-family residential development. In addition, the property is proposed to be rezoned in conjunction with the proposed land use plan amendment.

The subject site is located approximately two blocks from the San Diego Bay and is located in an area commonly referred to as the Shelter Island/La Playa area of the Peninsula Community Plan area. Port tidelands are located immediately east, northeast and southwest of the site.

B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that the Land Use Plan as set forth in the preceding resolutions, is in conformance with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

- a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan conforms with Chapter 3 of the Coastal Act or the goals of the state for the coastal zone with regards to protection of industrial-commercial-fishing/marine-related uses.

C. CONFORMITY OF THE PENINSULA LAND USE PLAN WITH CHAPTER 3

1. Marine-Related Uses.

The proposed amendment would result in a decrease in the amount of land area designated for Marine-Related Industrial uses in the Peninsula Community plan area from 5.3 acres to 4.92 acres. Section 30255 of the Coastal Act states:

Section 30255

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

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

As stated in the Peninsula Community Plan, "the Commercial Fishing and Marine-Related Industry are located in the Roseville/Shelter Island area and provide the following facilities: boat berthing (private and commercial), boat repair and sales, fuel docks, fishing supply shops, public parking, restaurants and lodging accommodations". Such uses as commercial fishing are coastal-dependent vs. marine-related industrial uses which can be either coastal-dependent *or* coastal-related depending on proximity to the waterfront. The importance of preserving area for coastal-related uses is not as critical as it is for coastal dependent fishing and industrial port uses. In this particular case, the subject site is not located on a waterfront site and the uses that are being converted from marine-related industrial use to multi-family residential use are not coastal-dependent.

Although coastal-related uses are clearly high priority uses under the Coastal Act, the loss of marine-related use at this site will not be inconsistent with Coastal Act policies as discussed in the following findings. The loss of .39 acres of marine-related industrial use would not be detrimental to the overall supply of marine-related uses in the nearby community, including the nearshore area. This is primarily due to the fact that there will remain adequate area designated for industrial/marine-related land uses within the Peninsula Community Plan area itself. The City has conducted a field survey which documented that there are presently 5.3 acres of designated industrial/marine-related land

use in the community, which will be reduced to 4.92 acres as a result of the proposed LCP amendment.

The City's survey included marine related uses in the vicinity on land designated for commercial fishing and marine-industrial use. The results of that survey found that immediately north of the subject site there is a marine surveyor and a yacht and ship brokerage and an architect's office. The block west of the subject site is designated for marine industrial use and is comprised of primarily marine-related uses including sail makers, sail repair, sail rigging, marine upholstery, marine carpentry, yacht maintenance, etc.

In addition, there are numerous industrial marine-related uses in the vicinity and throughout the Shelter Island area on land not designated for commercial fishing and marine-industrial use, which support the marine industry, such as diving services, marine equipment service/repair, marine insurance, marine surveying, yacht sales/management, marine instruction/licensing, etc. which totals to two additional acres. As such, the re-designation of the subject site for multi-family residential use would not result in a significant net loss of total industrial marine-related uses in the area.

In addition, the existing commercial marine-related uses on the subject site are proposed to relocate within the community. With regard to the subject site, Driscoll Yacht & Ship Brokerage has been a long-term tenant at the site for about 25 years, using two existing commercial office buildings on the property. The business does not require having access to the waterfront. In recent years they have downsized their business consolidating it into one small office on site. The larger building on the southern part of the site is presently leased to a computer start-up business which is unrelated to any commercial fishing or marine uses. In addition, there are three other marine related businesses (yacht charters, etc.) on the site which intend to relocate to other nearby areas in the Peninsula community. The existing businesses do not manufacture products related to coastal uses. They provide marine-related business services which are not industrial related.

However, of most significance is that the subject site is adjacent to Port tidelands, specifically the Shelter Island/La Playa Planning District in the certified Port Master Plan. There is sufficient land in both the Port District, as well as the Peninsula Community Plan, designated for marine-related industrial use. This Port Planning District is east of the site (ref. Exhibit No. 5) and encompasses 145.3 acres of land (and 206 acres of water use) near the Shelter Island/La Playa area. Of this land acreage, 64.9 acres consist of commercial land, 30.5 acres consist of public recreation and 24 acres consist of public facilities and 25.9 acres consist of military uses. Of the commercial uses, 9.1 acres consist of marine sales and services, 2.9 acres consist of commercial fishing, 48.6 acres consist of commercial recreation and 4.3 acres consist of sportfishing uses. Given that the Port District is located immediately adjacent to the waterfront where marine-related uses are a high priority under the Coastal Act, it is anticipated that these marine-related land uses will be maintained.

In summary, the proposed reductions in marine-related industrial use will not have an adverse impact on the availability of marine-related land uses around San Diego Bay. The proposed conversion of Marine-Related Industrial Use to Multi-Family Residential Use will be consistent with surrounding land uses. The subject site is surrounded by three different types of land uses and would be compatible with any of those uses. In addition, the subject site is located on the inland side of the first public roadway (Anchorage Lane) and thus, is not on a waterfront site where clearly the reservation of Marine-Related Industrial Use is a higher priority. As stated previously, given that the site is adjacent to Port tidelands where it is likely that these lands will be reserved in perpetuity for marine-related purposes, the loss of .39 acres of marine-industrial related use as a result of the subject land use redesignation/rezone should not have an adverse impact upon or affect the availability of this type of use in the immediate area, consistent with Coastal Act policies.

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

Section 30211.

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

Section 30252.

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

The proposed land use changes will allow for a redesignation of a .39 acre site from Marine-Related Industrial to Medium Density Multi-Family Residential which will accommodate a seven-unit luxury townhome/condominium project. That project has required a coastal development permit from the City. In any case, the proposed land use conversion will not result in any impacts to parking and/or traffic circulation in the area to any greater degree than that which already exists for the existing uses on the subject site. In addition, the proposed change in land use will not have any adverse impacts on public access to and along the shoreline in the area. As such, the proposed project is consistent with the public access policies of Chapter 3 of the Coastal Act.

3. Visual Resources. Section 30251 of the Act provides in part, that the visual qualities of coastal areas shall be protected, and that permitted development should be

sited to protect views in scenic coastal areas, that alteration of natural land forms shall be minimized and that the visual quality shall be improved in visually degraded areas. In this particular case, the proposed project is a re-designation of a property on the inland side of the first public road from Marine-Related Industrial to multi-family residential use. The project site does not contain any public views to or along the ocean/bay. However, there is a vantage point at the end of Anchorage Lane, south of the site that provides a view to the San Diego Bay. In addition, there are LUP designated public view corridors along Canon Street and Talbot Street to the bay. However, the development enabled by this LUP amendment will not obstruct public views to the Bay or significantly impact views from any public vantage points. The subsequent development of the site with a multi-family development would not result in any adverse impacts on any designated public view corridors in the area.

Therefore, in summary, inasmuch as the proposed land use designation change will not result in any impacts to public views toward the bay, the Commission finds the proposed community plan land use designation changes consistent with Chapter 3 policies of the Coastal Act, as submitted.

PART IV. FINDINGS FOR APPROVAL OF THE PENINSULA IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

A single coastal property is proposed to be rezoned in the certified Implementation Plan to allow multi-family residential development to occur on the subject site consistent with surrounding land uses. The proposed project will result in rezoning the subject property from Commercial-Office to Medium Density Multi-Family Residential (CO-1-2 to RM-2-5).

As noted previously, the subject site is surrounded by a variety of uses which include commercial uses to the south, residential uses to the west and marine-related uses to the east and north. The project site is a .39 acre parcel of land bounded by Anchorage Lane to the south and Shafter Street to the north. The site is also located between Talbot Street to the west and Canon Street to the north and is approximately two blocks from the San Diego Bay (Shelter Island area).

B. FINDINGS FOR APPROVAL

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

1. RM-2-5 Zone.

a) **Purpose and Intent of the Ordinance.** The RM-2-5 Zone is one of several residential zones (all listed under Residential-Multiple Unit zones in the Land Development Code) applied throughout the City of San Diego. The purpose of these

zones is to allow multiple dwelling unit development at varying densities. As stated in the City's Land Development Code, the RM-2-5 Zone permits a medium density of 1 dwelling unit for each 1,500 sq.ft. of lot area. The Residential-Multiple Unit Zones individually accommodate development with similar densities and characteristics.

b) Major Provisions of the Ordinance. The Residential-Multiple Unit Zone carry a number of provisions, including: a listing of permitted uses, minimum lot areas and dimensions; and, development standards, including setbacks, FAR, landscaping, parking requirements and permitted density.

c) Adequacy of the Ordinance to Implement the Certified LUP Segments. In order to be consistent with several multi-family residential properties to the west, a single property is proposed to be rezoned from CO-1-2 (Commercial-Office) to RM-2-5. The CO-1-2 zone provides areas for employment uses with limited, complementary retail uses and medium to high density residential development. The CO-1-2 zone allows for a mix of office and residential uses that serve as an employment center.

In this particular case, a single property that presently contains both commercial uses related to the marine industry and other types of commercial uses, would be rezoned to medium density residential development which would be consistent with the existing land use pattern. Specifically, the site is surrounded by multi-family use to the west, commercial fishing use to the north and commercial/recreation industrial use to the east and south. Surrounding land uses to the west, contain a good-sized pocket of multi-family use which supports development at a density of 15-29 dwelling units per acre. In addition, it is important to note that the proposed rezone will not affect any visitor-serving commercial or commercial fishing uses which are prevalent in the immediate area as there is ample land reserved for such uses bayward of the subject site on the east side of Anchorage Lane between the first public road and San Diego Bay. This area is within the Port District where there is an abundance of commercial fishing, commercial recreation, sportfishing and marine sales and service types of uses on 95.4 acres in the Shelter Island/La Playa area, immediately adjacent to and east of the subject property.

In summary, the Commission finds the City is appropriately rezoning the aforementioned property to RM-3-5, which is consistent with, and adequate to carry out, the certified Peninsula Community Plan, as amended.

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

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) – exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be

functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required, in approving an LCP submittal, or, as in this case, an LUP and IP amendment submittal, to find that the approval of the proposed LUP and IP, does conform with CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended IP will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. §§ 13540(f). In this particular case, all of the proposed amendments are being approved as submitted. Thus, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact on the environment. Therefore, the Commission finds the subject LCP implementation plan, as amended, conforms with CEQA provisions.

RESOLUTION NUMBER R- 299139

ADOPTED ON APR 27 2004

WHEREAS, Anchorage Lane, LLC, requested an amendment to the Peninsula Community Plan and the Local Coastal Program, to allow for the construction of seven attached condominium town-home units.;

WHEREAS, the site is legally described as Parcel 1 of Parcel Map 3548, in the Peninsula Community Plan area, in the City of San Diego, California.

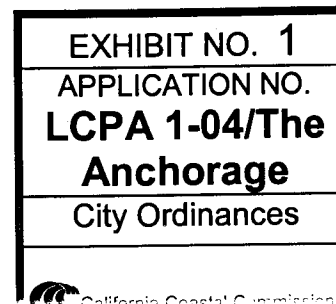
WHEREAS, City Council Policy 600-7 requires that the public hearings before the Planning Commission to consider revisions of the Progress Guide and General Plan for the city of San Diego shall be scheduled concurrently with all public hearings on proposed community plans; and

WHEREAS, on December 18, 2003, the Planning Commission of The City of San Diego held concurrent public hearings to consider the proposed community plan and local coastal plan amendment;

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

WHEREAS, on April 27, 2004, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan;

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



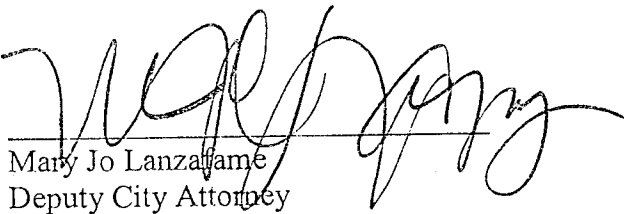
BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendment to the Peninsula Community Plan and Local Coastal Amendment Program No. 60828, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 299139.

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

BE IT FURTHER RESOLVED, that the updated Peninsula Community Plan and Local Coastal Program are not effective until unconditionally certified by the California Coastal Commission as a Local Coastal Program amendment,

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanza
Deputy City Attorney

MJL:cfq
04/16/04
Or.Dept: DSD
R-2004-1094

ORDINANCE NUMBER O- 19277 (New Series)

ADOPTED ON MAY 10 2004

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 0.38 ACRES, LOCATED 1055 SHAFTER STREET, IN THE PENINSULA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CO-1-2 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406, AND REPEALING ORDINANCE NO. O-16910 (NEW SERIES), ADOPTED JULY 27, 1987, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. In the event that within three years of the effective date of this ordinance rezoning 0.384 acres, located at 1055 Shafter Street, and legally described as Parcel 1 of Parcel Map No. 3548, in the Peninsula Community Plan area, in the City of San Diego, California, from the CO-1-2 zone to the RM-2-5 zone, as shown on Zone Map Drawing No. B-4177, the property is subdivided and a map or maps thereof duly submitted to the City, approved by the City, and thereafter recorded, and within such subdivision or subdivisions provision is made for the installation of public utility services and the dedication of streets, alleys and easements for public use, the provisions of San Diego Municipal Code [SDMC] section 131.0406 shall attach and become applicable to the subdivided land, and the subdivided land shall be incorporated into the RM-2-5 zone, as described and defined by SDMC section 131.0406, the boundary of such zone to be as indicated on Zone Map Drawing No. B-4177, filed in the office of the City Clerk as Document No. OO- 19277. The zoning shall attach only to those areas included in the map as provided in this section.

Section 2. That in the event the zoning restrictions shall attach to the said land described in Section 1 of this ordinance, Ordinance No. O-16910 (New Series), adopted July 27, 1987, is repealed insofar as it conflicts with the rezoned uses of the land.

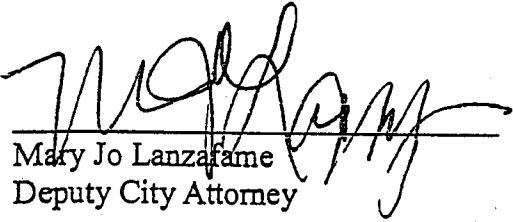
Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall be in force and effect on the date it is effectively certified by the California Coastal Commission as a City of San Diego Local Coastal Program amendment, but no sooner than thirty days from the date of adoption by the City Council.

Section 5. That the City Manager be directed to forward to the Coastal Commission the amendments required to be certified as Local Coastal Program amendments.

APPROVED: CASEY GWINN, City Attorney

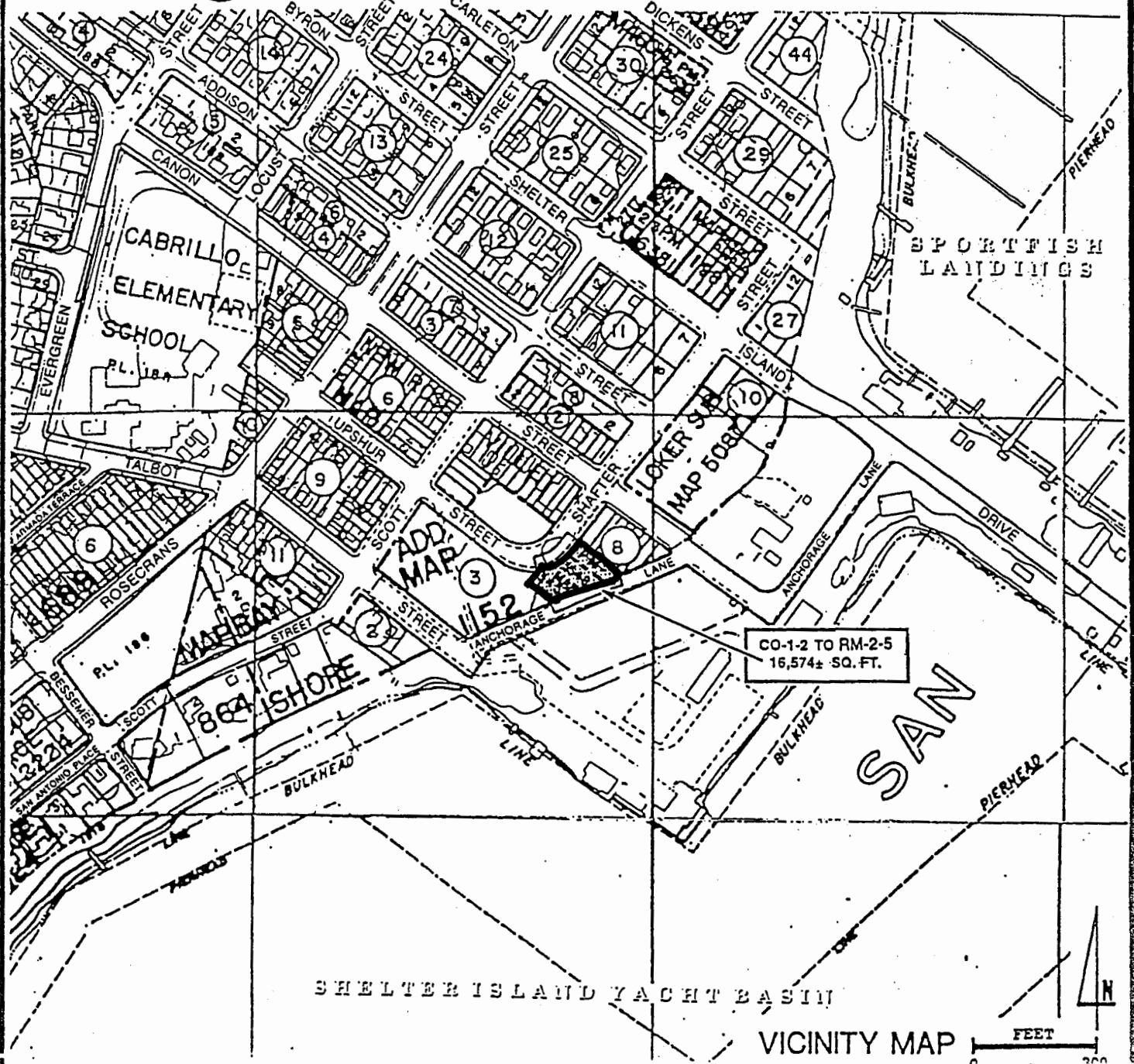
By


Mary Jo Lanzafame
Deputy City Attorney

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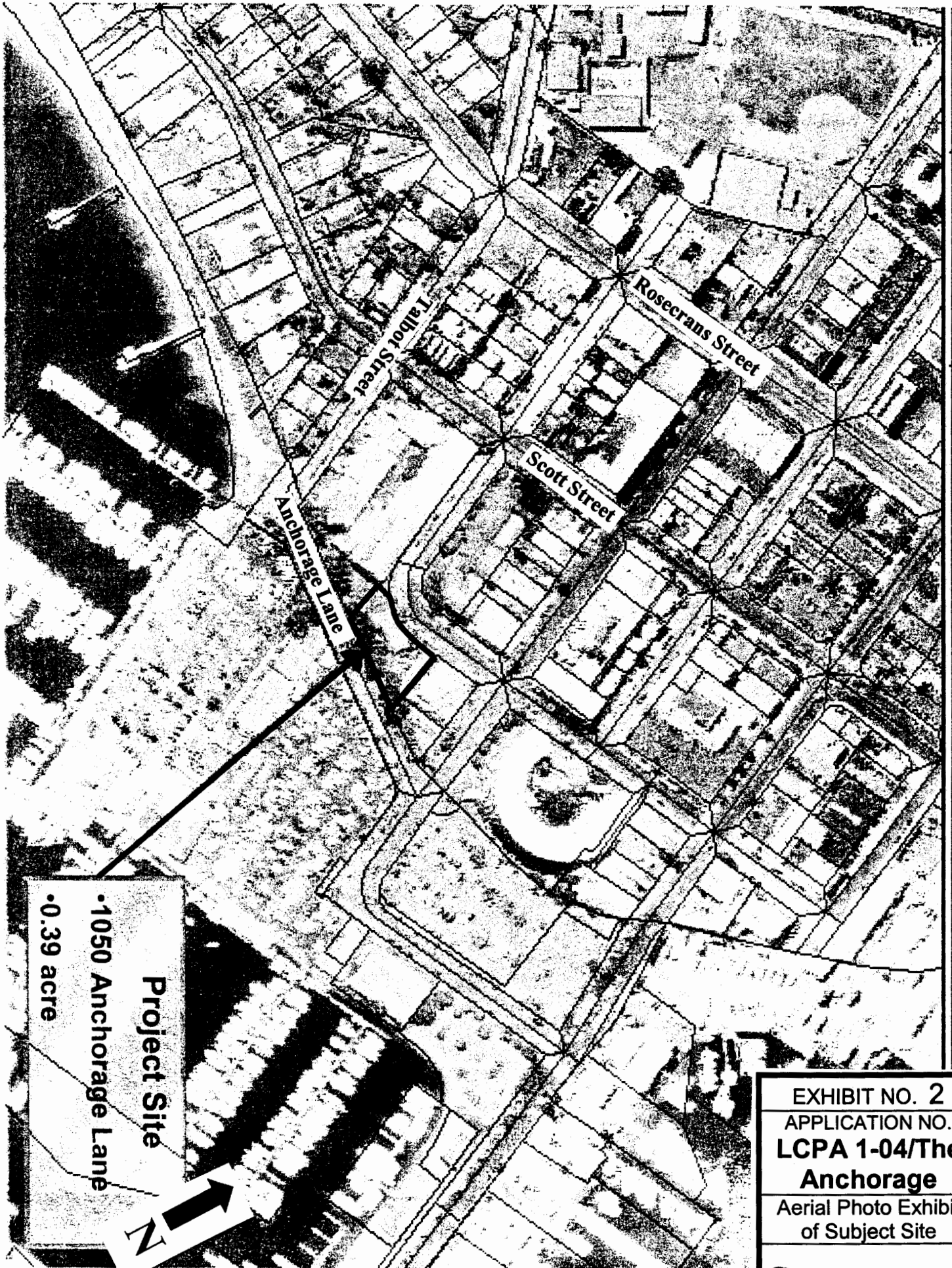


PROPOSED REZONING



(P.M. 3548) Por. of Lot 1, Blk. 3, BAYSHORE ADD., Map 1152 / Lot 1, NEELEY SUB., Map 3453

ORDINANCE NO. _____	REQUEST RM-2-5	PERMIT #1514
EFF. DATE ORD. _____	PLAN. COMM. <i>[Signature]</i>	<i>Joe Sanchez for PJ Fitzgerald</i>
ZONING SUBJ. TO _____	RECOMMENDATION RM-2-5	
BEFORE DATE _____	CITY COUNCIL ACTION	B - 4177
EFF. DATE ZONING _____		APN: 531-692-04
MAP NAME & NO. _____		(202-1698) 2-4-2002 bf.



Project Site
• 1050 Anchorage Lane
• 0.39 acre

EXHIBIT NO. 2
APPLICATION NO.
LCPA 1-04/The Anchorage
Aerial Photo Exhibit of Subject Site
 California Coastal Commission

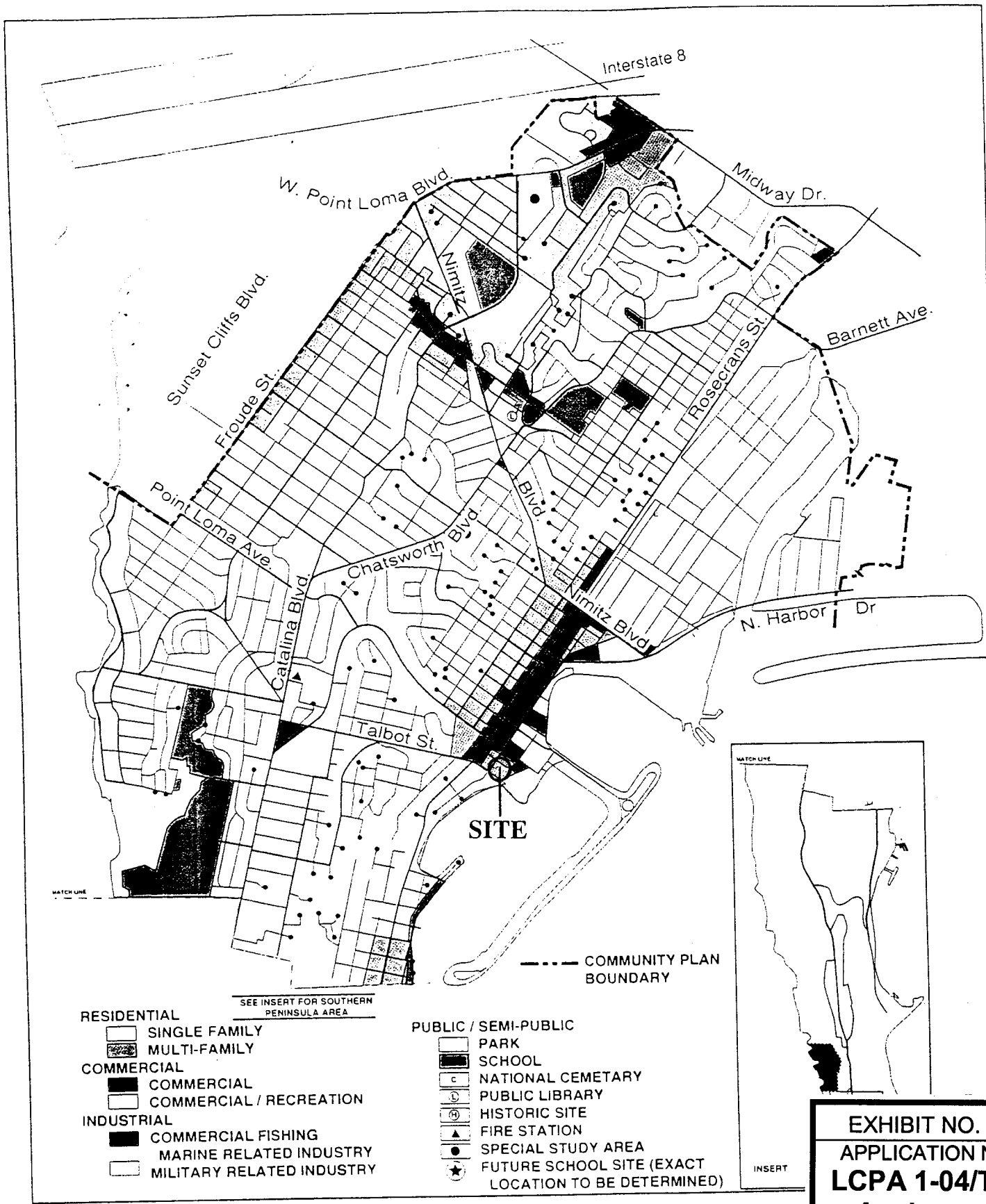


EXHIBIT NO. 3
APPLICATION NO.
LCPA 1-04/The
Anchorage
 Land Use figure from
 Peninsula
 Community Plan

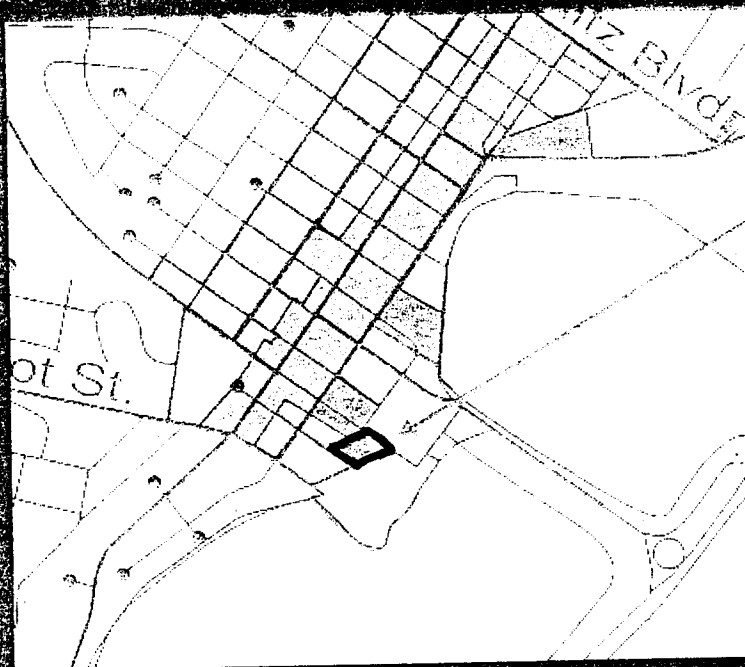
California Coastal Commission



Peninsula Community Plan

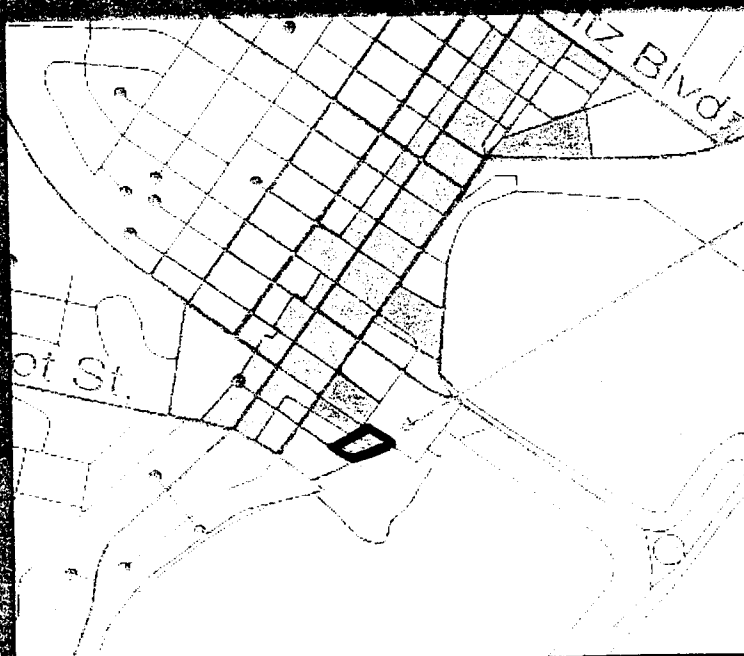
CITY OF SAN DIEGO • PLANNING DEPARTMENT

Anchorage - Existing Land Use



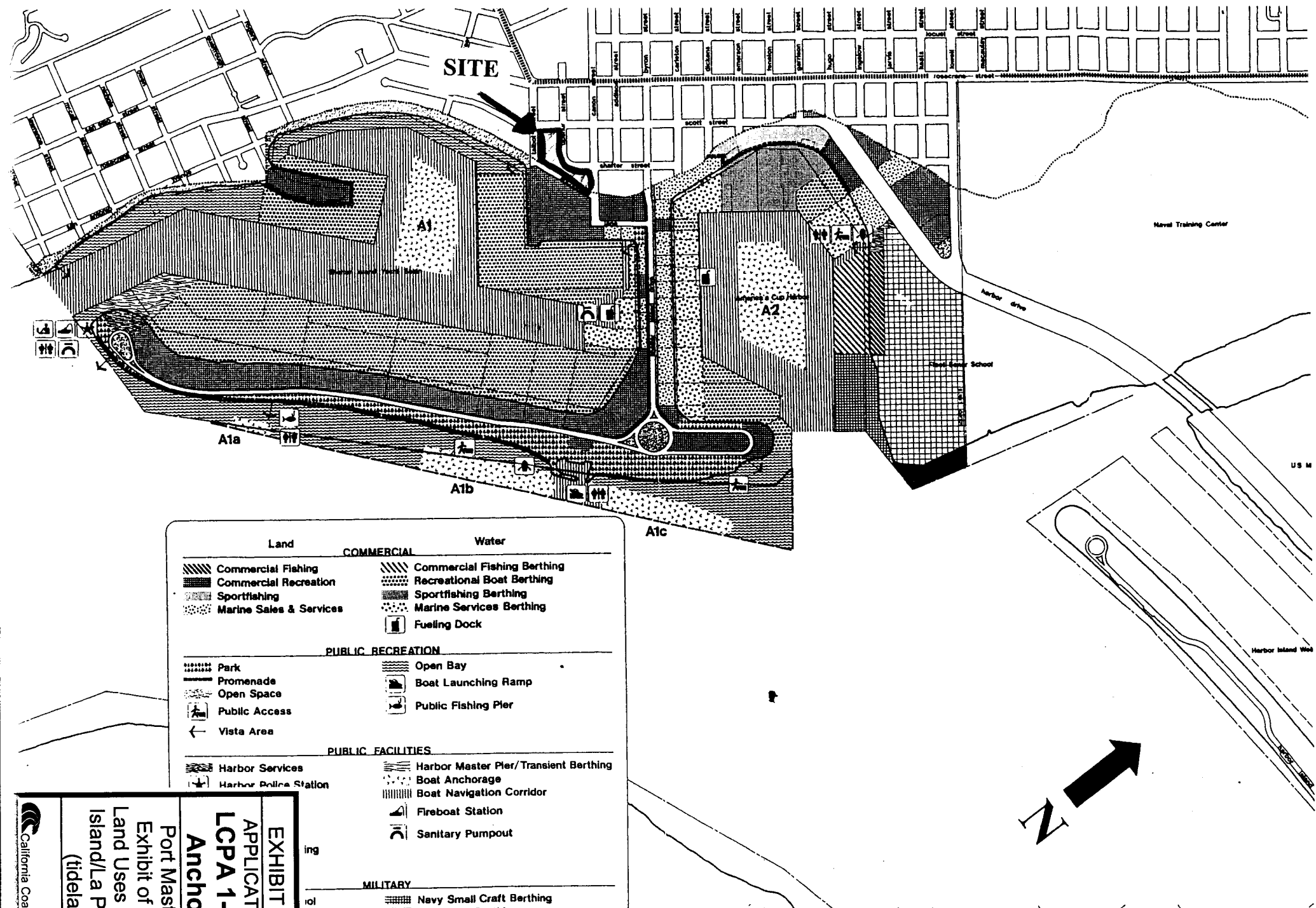
Existing Land Use:
•Industrial
(marine related)

Anchorage - Proposed Land Use



Proposed Land Use:
•Multi-Family Residential
•15 - 29 du/ac

EXHIBIT NO. 4
APPLICATION NO.
**LCPA 1-04/The
Anchorage**
Existing/Proposed
Land Use



Land	Water
COMMERCIAL	
Commercial Fishing	Commercial Fishing Berthing
Commercial Recreation	Recreational Boat Berthing
Sportfishing	Sportfishing Berthing
Marine Sales & Services	Marine Services Berthing
	Fueling Dock
PUBLIC RECREATION	
Park	Open Bay
Promenade	Boat Launching Ramp
Open Space	Public Fishing Pier
Public Access	
Vista Area	
PUBLIC FACILITIES	
Harbor Services	Harbor Master Pier/Transient Berthing
Harbor Police Station	Boat Anchorage
	Boat Navigation Corridor
	Fireboat Station
	Sanitary Pumpout
MILITARY	
	Navy Small Craft Berthing
	Navy Ship Berthing

EXHIBIT NO. 5
 APPLICATION NO.
 LCPA 1-04/The
Anchorage
 Port Master Plan
 Exhibit of Existing
 Land Uses at Shelter
 Island/La Playa area
 (tidelands)

California Coastal Commission

Planning District 1
SHELTER ISLAND/LA PLAYA

Figure 4
PRECISE PLAN

REVISED	DATE
1/12/07	1/12/07
1/15/07	1/15/07
1/18/07	1/18/07
1/22/07	1/22/07
1/25/07	1/25/07
1/29/07	1/29/07
2/1/07	2/1/07
2/5/07	2/5/07
2/8/07	2/8/07
2/12/07	2/12/07
2/15/07	2/15/07
2/19/07	2/19/07
2/22/07	2/22/07
2/26/07	2/26/07
2/29/07	2/29/07
3/5/07	3/5/07
3/12/07	3/12/07
3/19/07	3/19/07
3/26/07	3/26/07
4/2/07	4/2/07
4/9/07	4/9/07
4/16/07	4/16/07
4/23/07	4/23/07
4/30/07	4/30/07
5/7/07	5/7/07
5/14/07	5/14/07
5/21/07	5/21/07
5/28/07	5/28/07
6/4/07	6/4/07
6/11/07	6/11/07
6/18/07	6/18/07
6/25/07	6/25/07
7/2/07	7/2/07
7/9/07	7/9/07
7/16/07	7/16/07
7/23/07	7/23/07
7/30/07	7/30/07
8/6/07	8/6/07
8/13/07	8/13/07
8/20/07	8/20/07
8/27/07	8/27/07
9/3/07	9/3/07
9/10/07	9/10/07
9/17/07	9/17/07
9/24/07	9/24/07
10/1/07	10/1/07
10/8/07	10/8/07
10/15/07	10/15/07
10/22/07	10/22/07
10/29/07	10/29/07
11/5/07	11/5/07
11/12/07	11/12/07
11/19/07	11/19/07
11/26/07	11/26/07
12/3/07	12/3/07
12/10/07	12/10/07
12/17/07	12/17/07
12/24/07	12/24/07
12/31/07	12/31/07

