

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



January 19, 2006

TO: COMMISSIONERS AND INTERESTED PARTIES**Thu 13b****FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR****SUBJECT: EXECUTIVE DIRECTOR'S DETERMINATION** that the action by the City of San Diego , certifying the City's Local Coastal Program Amendment No. 3-03B (Crescent Heights), is adequate to effectively certify its local coastal program (for Commission review at its meeting of February 8-10, 2006)**BACKGROUND**

At its March 17, 2005 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego Local Coastal Program Amendment #3-03B, regarding land use plan and zoning designation modifications to accommodate subdivision of approximately 185.2 acres on nine separate lots in the Mira Mesa community for future single- and multi-family residential development. The amendment concentrates residential use on portions of three contiguous properties and designates the six remaining properties as open space. The Implementation Plan (IP) amendment rezones all the lots, which were all zoned AR-1-1, to OC-1-1, for all open space areas, RX-1-2 for single-family residential use, and RM-2-5 for multi-family development.

By its action adopting Resolution No. 300930 on October 11, 2005 and Ordinance No. 19427 on October 24, 2005, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications address relocation of the line between developable area and open space from the City-proposed location on both LUP and zoning maps, grading beyond the rim of Los Penasquitos Canyon Preserve and modification and additions to the existing Mira Mesa development criteria, including site-specific criteria for the Crescent Heights property. 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.

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



February 14, 2006

Mayor Jerry Sanders
City of San Diego
202 "C" Street
San Diego, CA 92101

RE: Certification of the City of San Diego Local Coastal Program Amendment
No. 3-03B (Crescent Heights)

Dear Mayor Sanders:

The California Coastal Commission has reviewed the City's Resolution No. 300930 and Ordinance No. 19427 together with the Commission's action of March 17, 2005 certifying City of San Diego Local Coastal Program Amendment #3-03B pertaining to land use plan and zoning designation modifications to accommodate subdivision of approximately 185.2 acres on nine separate lots in the Mira Mesa community for future single- and multi-family residential development. 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 February 8-10, 2006.

By its action on October 11, 2006, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications addressed relocation of the line between developable area and open space from the City-proposed location on both LUP and zoning maps, grading beyond the rim of Los Penasquitos Canyon Preserve and modification and additions to the existing Mira Mesa development criteria, including site-specific criteria for the Crescent Heights property. 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