

CALIFORNIA COASTAL COMMISSION

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



May 9, 2006

Tue 8a

TO: COMMISSIONERS AND INTERESTED PARTIES

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. 3-03C (Sunset Pointe), is adequate to effectively certify its local coastal program (for Commission review at its meeting of June 13-16, 2006)

BACKGROUND

At its June 8, 2005 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego Local Coastal Program Amendment #3-03C, regarding modifications to the land use designations and zoning on a 37.5-acre parcel known as Sunset Pointe to accommodate single-family residential development and open space. By its action adopting Resolution No. R-301138 and Ordinance No. O-19456 on December 6, 2005, the City Council has acknowledged and accepted all of the Commission's 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, brush management requirements and other modifications and additions to the existing Mira Mesa development criteria, including site-specific criteria for the Sunset Pointe 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).

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June 19, 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. 3-03C (Sunset Pointe)

Dear Mayor Sanders:

The California Coastal Commission has reviewed the City's Resolution No. R-301138 and Ordinance No. O-19456 together with the Commission's action of June 8, 2005 certifying City of San Diego Local Coastal Program Amendment #3-03C pertaining to modifications to the land use designations and zoning of a 37.5-acre parcel known as Sunset Pointe to accommodate single-family residential development and open space. 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 June 14-16, 2006.

By its action on December 6, 2005, 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, brush management requirements and other modifications and additions to the existing Mira Mesa development criteria, including site-specific criteria for the Sunset Pointe 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

cc: Cecelia Williams

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CLERK'S FILE COPY

~~CONFIDENTIAL~~
 (R-2006-490)
 (619)

RESOLUTION NUMBER R- 301138
 ADOPTED ON DEC 06 2005

WHEREAS, Pardee Homes, requested an amendment to the Progress Guide and General Plan, Local Coastal Program Land Use Plan and the Mira Mesa Community Plan for the purpose of reconfiguring development and open space areas on a 37.32-acre site to allow the proposed "~~Sunset Pointe~~" development; and

WHEREAS, the site is legally described as Portion of Section 34, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, according to the official plat thereof; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego modified the community plan amendment to address the visibility of structures from Lopez Canyon and the modification has been incorporated into the plan amendment; and

WHEREAS, the California Coastal Commission modified the community plan amendment to reduce development area and increase open space and the modifications have been incorporated into the plan amendment, the boundaries of such to be indicated on the attached document, filed in the office of the City Clerk as Document No. RR- 301138, and

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FEB 21 2006

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WHEREAS, on DEC 06 2005, 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, the Local Coastal Program Land Use Plan and the Mira Mesa Community Plan; and

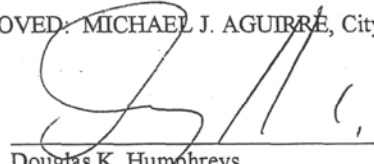
WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Mira Mesa Community Plan, the Local Coastal Program Land Use Plan and the Progress Guide and General Plan.

BE IT FURTHER RESOLVED, that this amendment is not effective until unconditionally certified by the California Coastal Commission.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:pev
11/10/05
Or.Dept:DSD
R-2006-490
MMS #2760
Community Plan Amend - Applicant Initiated Amendment 11-01-04

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PROPOSED CHANGES TO THE MIRA MESA COMMUNITY PLAN

Page 77:

Very low density: 0-4 dwelling units per gross acres. This density range is proposed for Lopez Ridge and the northeastern corner of the community near Canyon Hills Park. This range is generally characterized by clustered detached single-family or attached multifamily units (such as duplexes and townhomes) built on large hillside parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography and vegetation. The R1-10,000 Zone or the R1-5000 Zone if units are clustered to preserve views and natural open space areas, are proposed to implement this designation. The maximum four units per acre is not likely to be achieved except on lots that have large areas in slopes of less than 25 percent.

Page 80:

e. Sunset Pointe. Approximately 37.5 acres (Pardee Homes) located to the west of Camino Sante Fe, south of Calle Cristobal, at the southern termini of Sunny Mesa Road and Lopez Ridge Way, are proposed for a mix of residential housing and open space. The following development criteria shall apply:

1. All open space lands outside the area to be developed shall be preserved through open space deed restrictions or conveyances, and all such areas shall be zoned as OC (open space conservation).
2. Downstream sensitive resources, particularly the remaining populations of the endangered Monardella, shall be protected from the effects of runoff through appropriate on-site drainage facilities. No detention basins shall be located within the MHPA and all facilities must be designed/sited within disturbed areas to the maximum extent possible and minimize impacts to open space.
3. Grading over the rim of the Los Penasquitos Canyon Preserve shall be prohibited except to access flatter, less sensitive areas of the site, and only under all of the following specific circumstances:
 - a. Such grading is the only means to take access from Lopez Ridge Way and to develop an access road to the western mesa, which shall be determined through review of a comprehensive alternative analysis.
 - b. Required grading avoids impacts to steep hillsides and sensitive biological resources to the maximum extent possible and such impacts are mitigated in accordance with the Biology Guidelines contained in the Land Development Manual.
 - c. Flexibility in road design is achieved through use of retaining walls, minimum road width, or other appropriate methods to reduce impacts to steep hillsides and sensitive biological resources to the maximum extent possible.

DOCUMENT NO. PL-301138

DEC 06 2005

FILED

OFFICE OF THE CITY CLERK
 SAN DIEGO CALIFORNIA

CALIFORNIA COASTAL COMMISSION

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4. Brush management/fuel modification requirements shall be consistent with the following specific standards:

- a. Structures shall be located such that Zone One brush management (minimum width of 35 feet) shall be entirely within the area designated for development and outside open space and environmentally sensitive lands. The width of Zone One should be increased when possible to reduce the width of Zone Two and impacts to native vegetation.
- b. Zone Two brush management (selective clearing to maximum width of 65 feet) may be allowed in open space when subject to an approved site-specific brush management plan acceptable to the fire department that avoids significant disruption of habitat values to the maximum extent possible. However, Zone Two brush management within open space areas containing coastal sage scrub habitat and native grassland shall not be permitted. Measures such as replacing cleared or thinned native vegetation within fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat, and maintenance of at least 50% of the existing ground cover of native vegetation shall be implemented, when possible, to avoid significant disruption.

5. Impacts to coastal sage scrub habitat and native grassland within open space areas shall be limited to habitat restoration, enhancement and maintenance of restored areas.

6. Public access to the existing informal trails leading down to the floor of Lopez Canyon shall be maintained for public use. Public and/or on-street parking shall be provided.

Page 107:

1. Grading over the rim of Los Penasquitos Canyon Preserve shall not be permitted, except as may be allowed through application of site-specific policies commencing on Page 80 of this plan.

8. Landscaping adjacent to Los Penasquitos, Lopez, Carroll, or Rattlesnake canyons shall be predominantly native species and non-invasive ...

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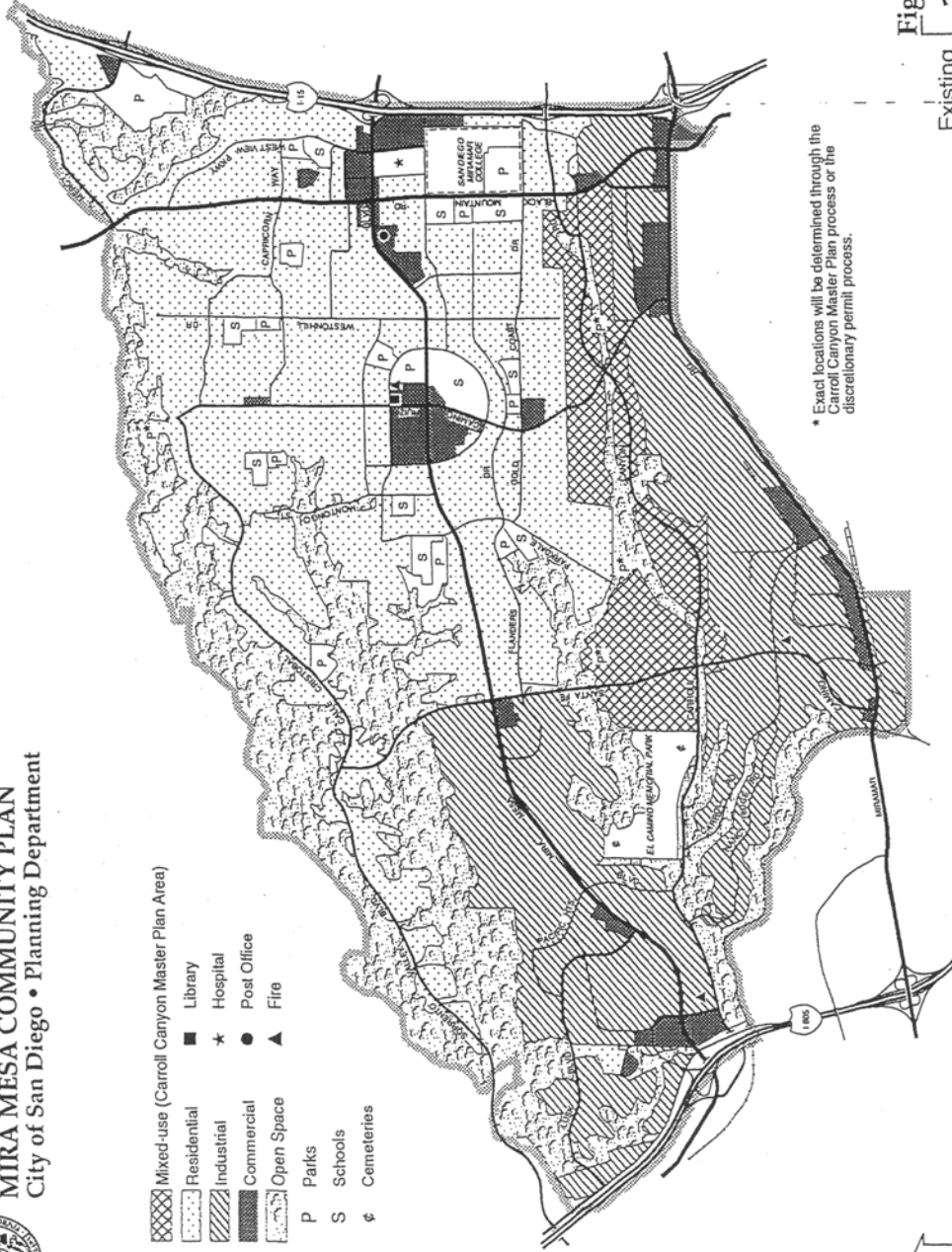


Land Use Map

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department



- Mixed-use (Carroll Canyon Master Plan Area)
- Residential
- Industrial
- Commercial
- Open Space
- P Parks
- S Schools
- Cemetery
- Library
- Hospital
- Post Office
- Fire



* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

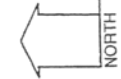


Figure 1

Existing
August 05

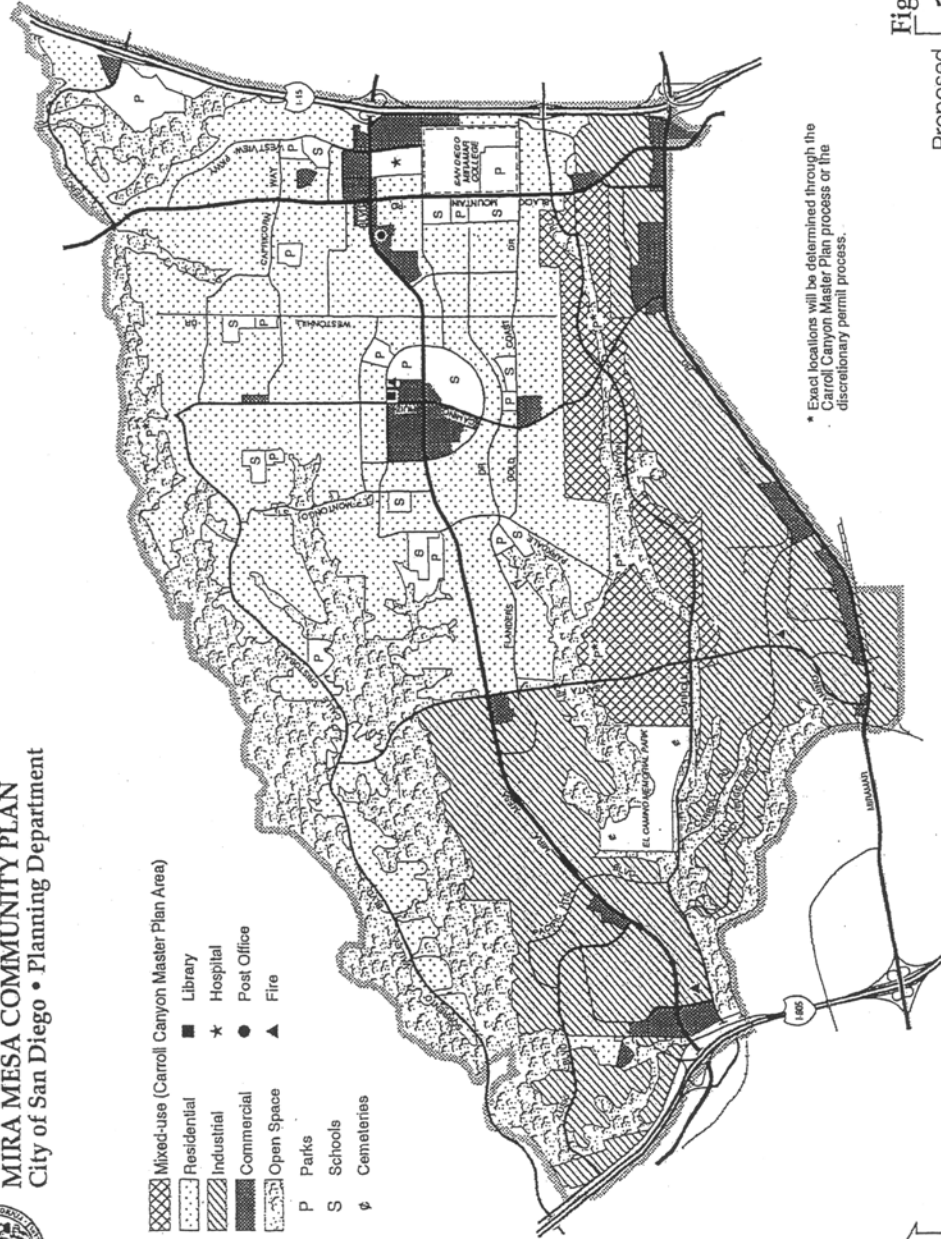
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Land Use Map

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

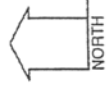


- Mixed-use (Carroll Canyon Master Plan Area)
- Residential
- Industrial
- Commercial
- Open Space
- P Parks
- S Schools
- ☩ Cemeteries
- Library
- ★ Hospital
- Post Office
- ▲ Fire

* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

Figure **1**

Proposed
June 05



CALIFORNIA COASTAL COMMISSION

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Designated Open Space System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department



- Open Space
- 1** Los Penasquitos Canyon
- 2** Lopez Canyon
- 3** Rattlesnake Canyon
- 4** Carroll Canyon
- 5** Soledad Canyon



Figure **6**

Existing
August 05

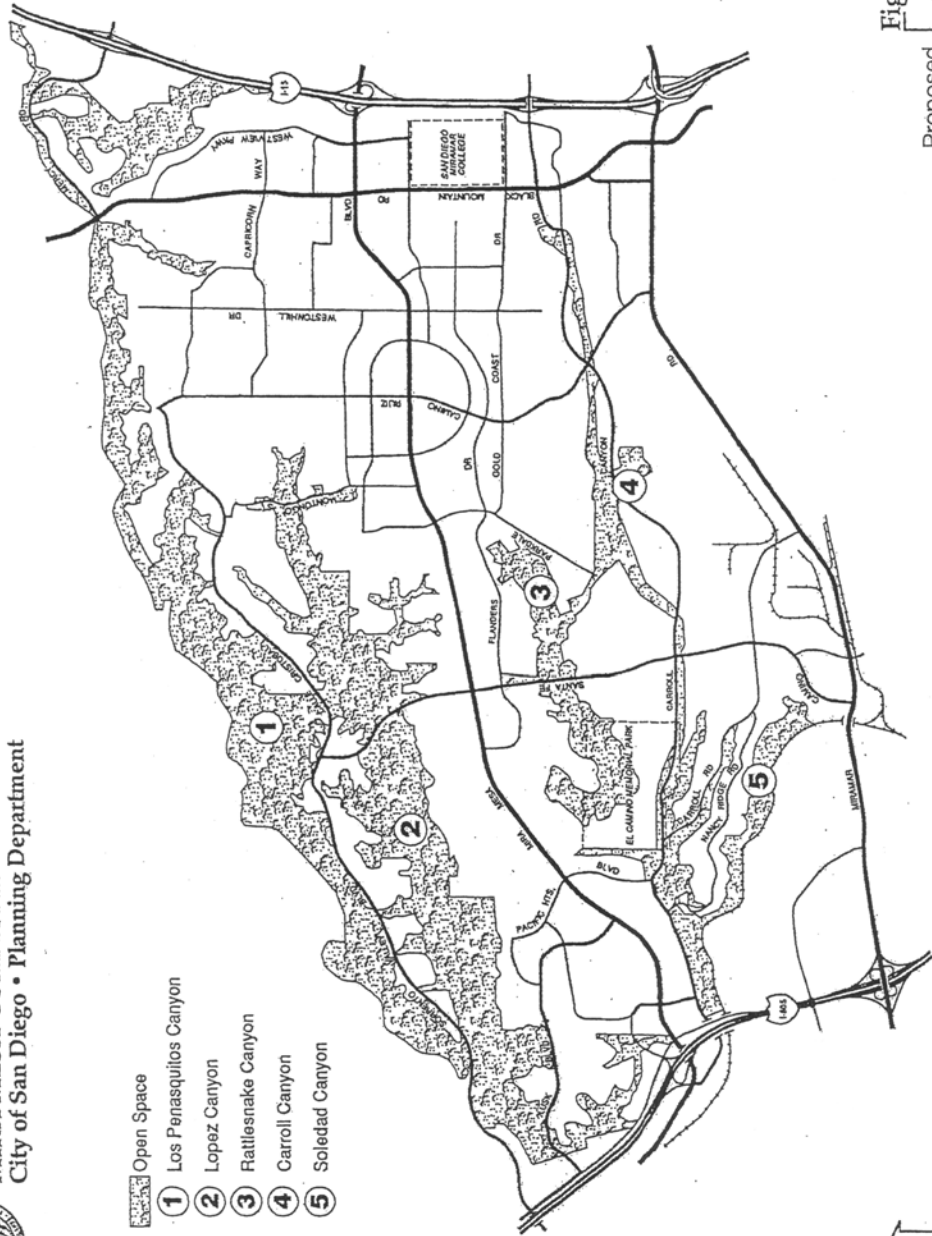
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Designated Open Space System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department



- Open Space**
- 1 Los Penasquitos Canyon
 - 2 Lopez Canyon
 - 3 Rattlesnake Canyon
 - 4 Carroll Canyon
 - 5 Soledad Canyon

Figure 6

Proposed
June 05

CALIFORNIA COASTAL COMMISSION

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Recommended Trail System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

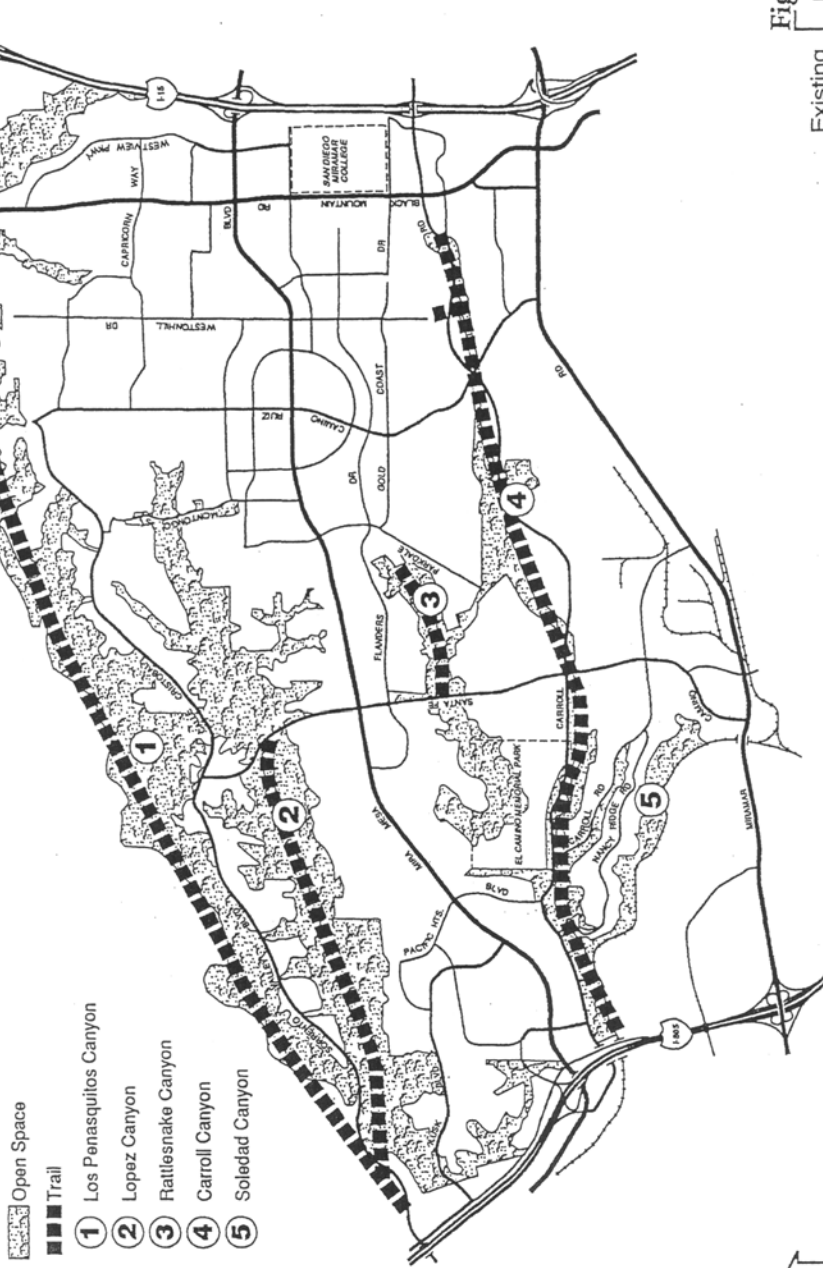


Figure 7

Existing
August 05



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Recommended Trail System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

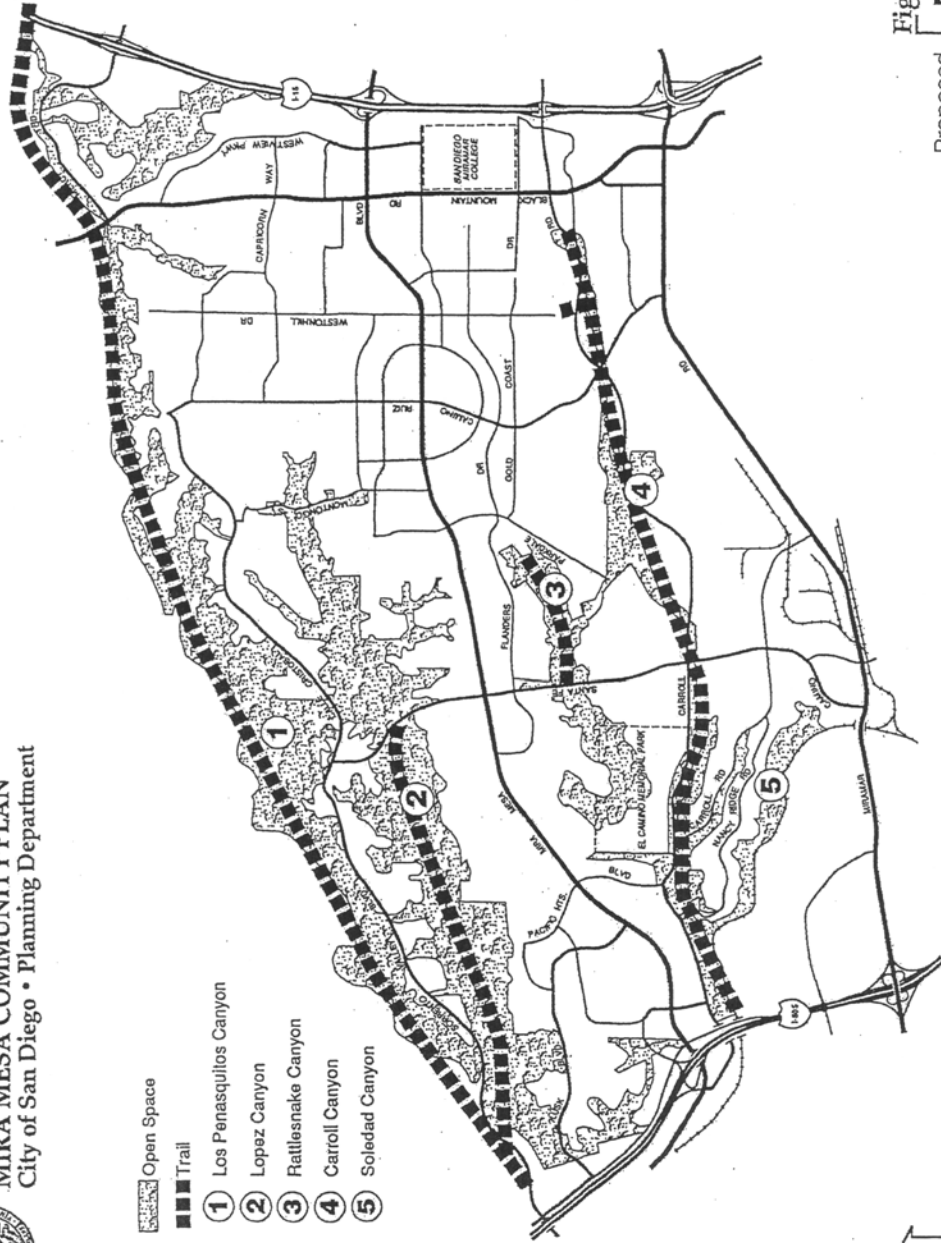


Figure 7

Proposed June 05

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Recommended Wildlife Corridors

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department



- Open Space
- Wildlife Corridors
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon

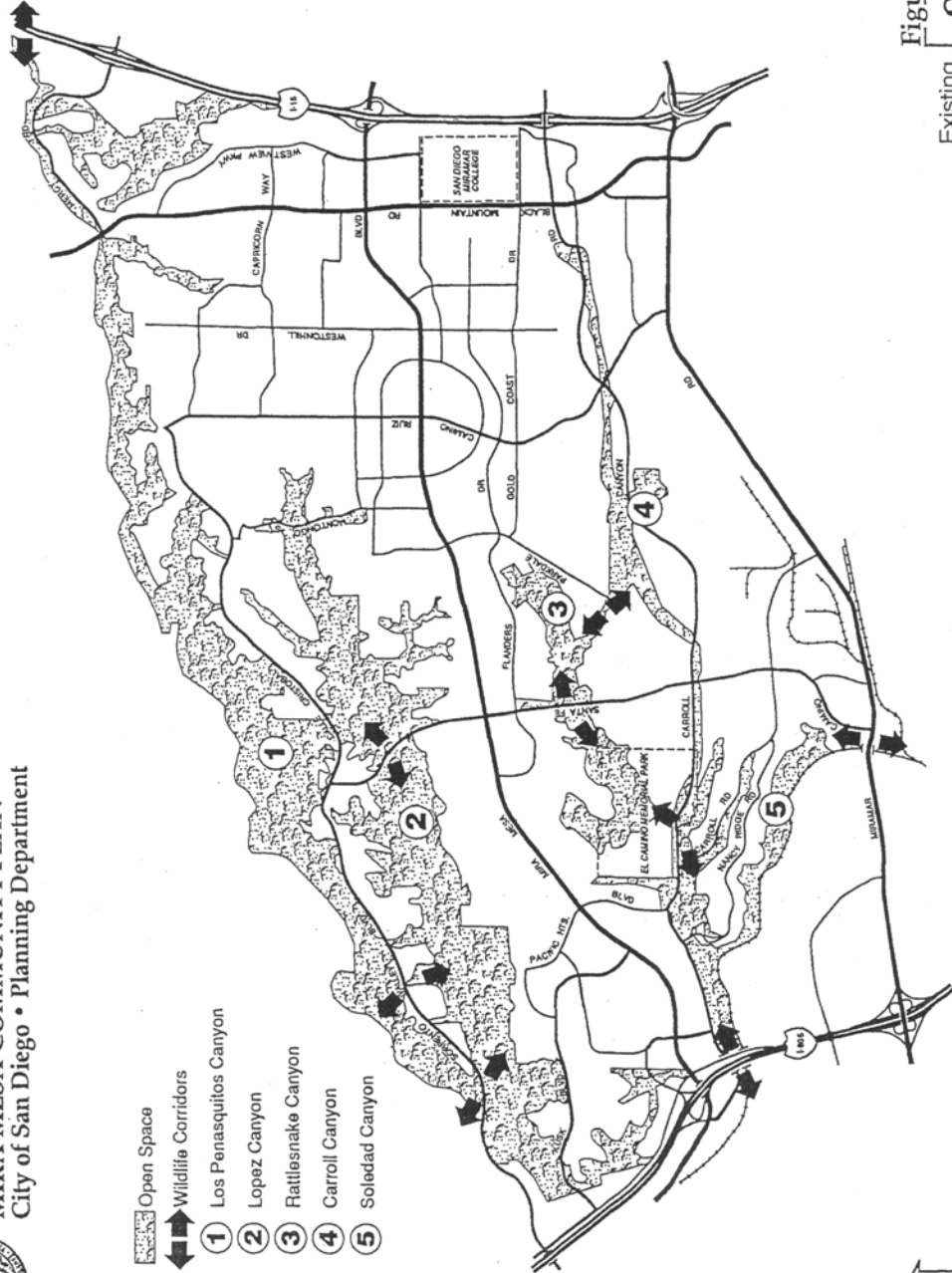


Figure 8

Existing
August 05

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Recommended Wildlife Corridors

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

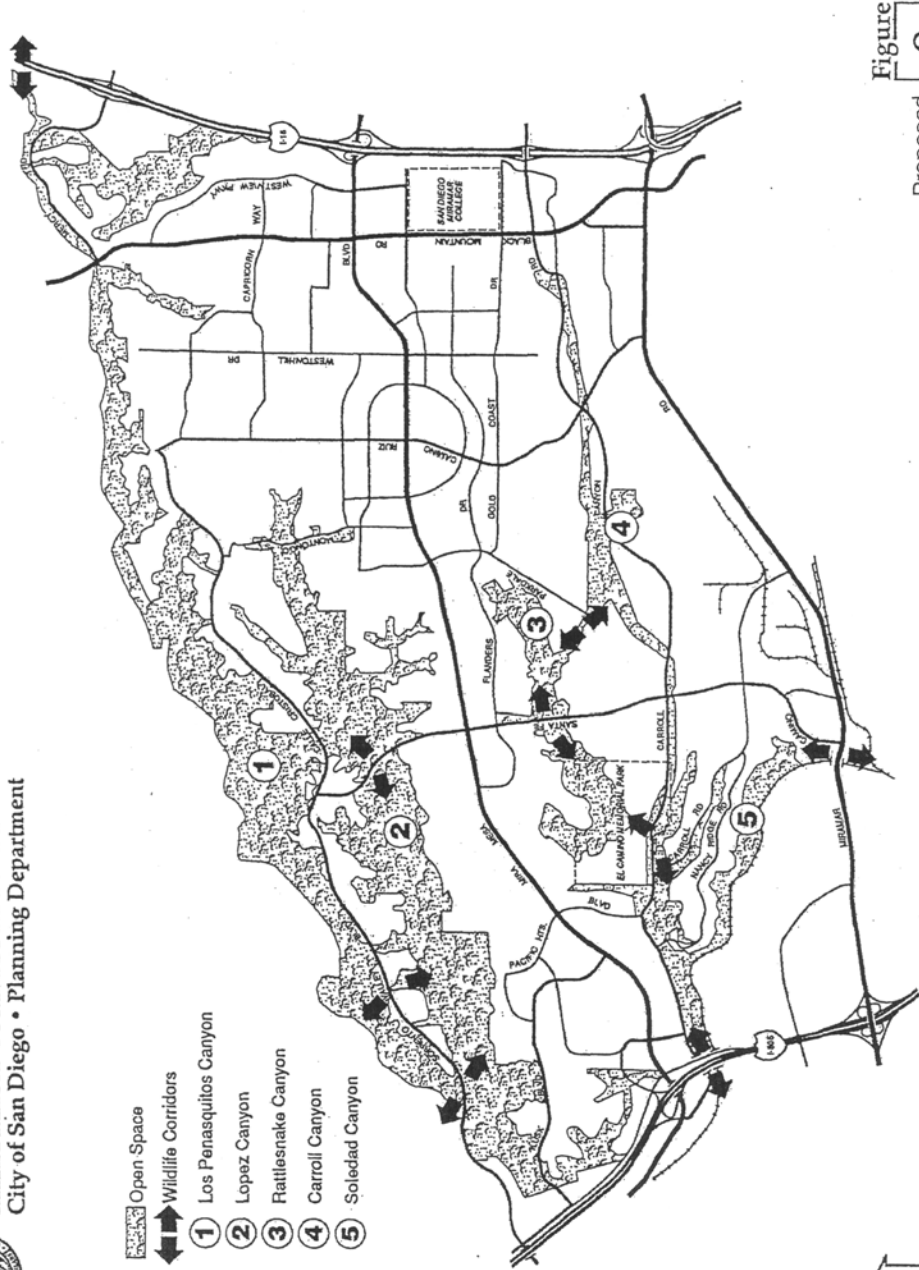


Figure 8

Proposed
June 05

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Recommended Residential Densities

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department



- Very Low Density 0-4 units/gross acre
- Low Density 4-10 units/net acre
- Low Medium Density 10-15 units/net acre
- Medium Density 15-30 units/net acre
- Medium High Density 30-45 units/net acre

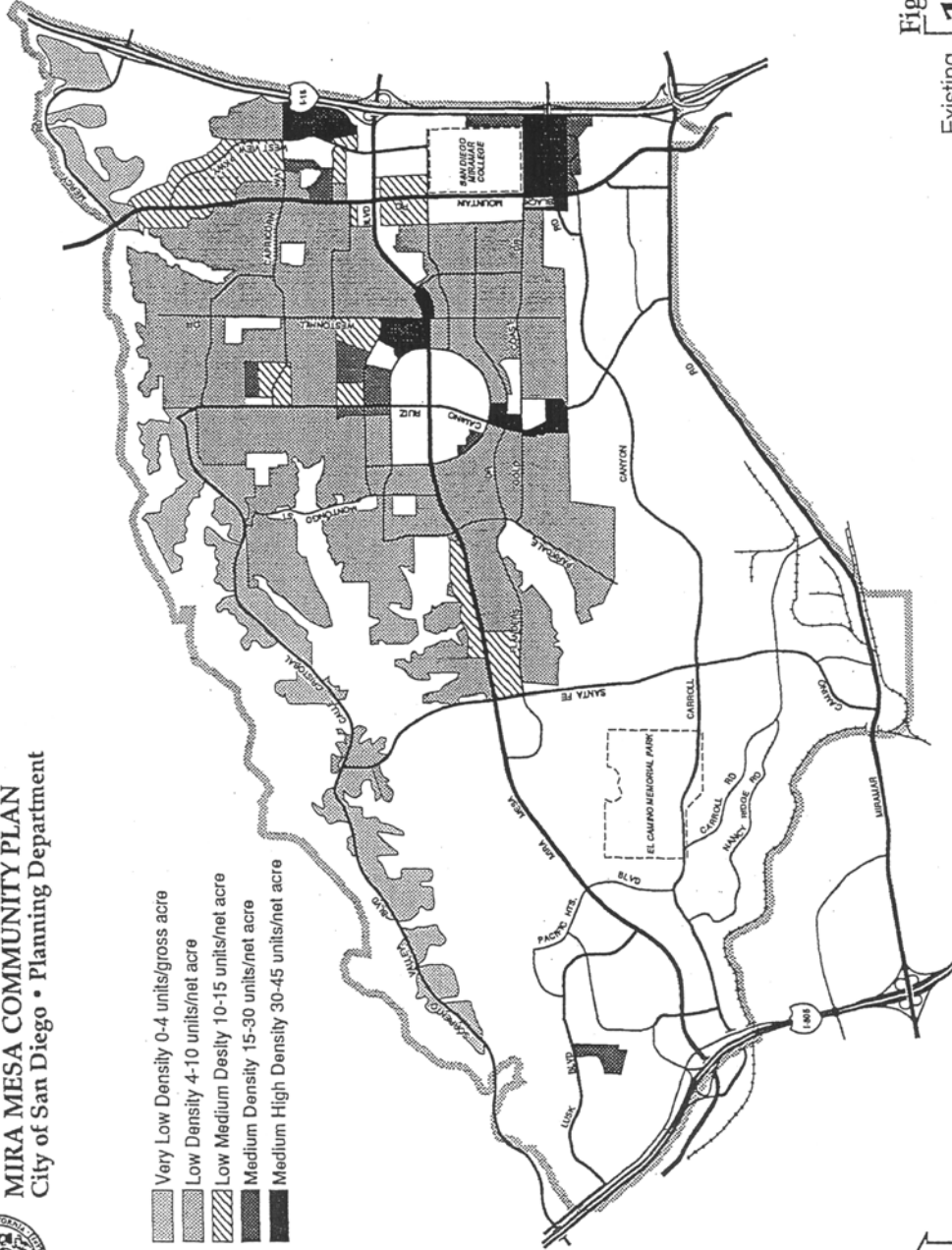


Figure 18

Existing
August 05



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Recommended Residential Densities

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department



- Very Low Density 0-4 units/gross acre
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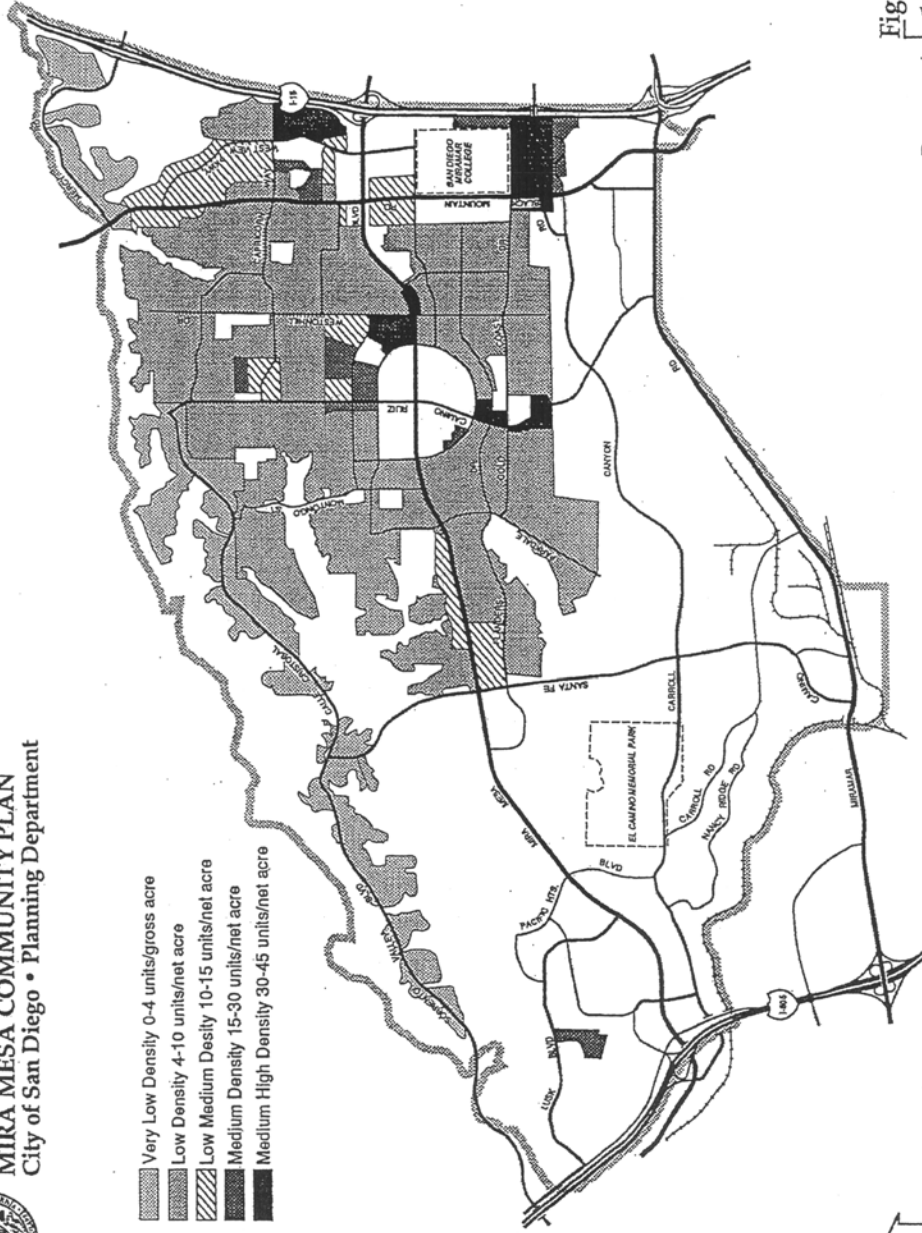


Figure 18

Proposed
November 05

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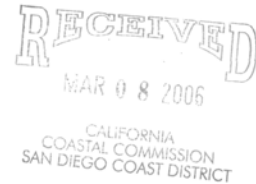


(O-2006-64)

ORDINANCE NUMBER O-19456 (NEW SERIES)

ADOPTED ON JAN 17 2006

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 37.32 ACRES, LOCATED AT THE SOUTHERN TERMINUS OF SUNNY MESA ROAD, IN THE MIRA MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 ZONE (PREVIOUSLY REFERRED TO AS A-1-10) INTO THE RS-1-14 AND OC-1-1 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0403 AND 131.0203, AND REPEALING ORDINANCE NO. O-18451 (NEW SERIES), ADOPTED DECEMBER 9, 1997, 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 37.32 acres, located south of Sunny Mesa Road, and legally described as Portion of Section 34, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, according to the official plat thereof, in the Mira Mesa Community Plan area, in the City of San Diego, California, from the AR-1-1 zone to the RS-1-14 and OC-1-1 zones, as shown on Zone Map Drawing No. B-4231, 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] sections 131.0403 and 131.0203 shall attach and become applicable to the subdivided land, and the subdivided land shall be incorporated into the RS-1-14 and OC-1-1 zones, as described and defined by SDMC

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sections 131.0403 and 131.0203, the boundary of such zone to be as indicated on Zone Map Drawing No. B-4231, filed in the office of the City Clerk as Document No. OO- 19456. The zoning shall attach only to those areas included in the map as provided in this section.

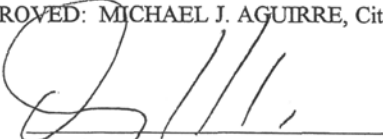
Section 2. That in the event the zoning restrictions shall attach to the said land described in Section 1 of this ordinance, Ordinance No. O-18451 (New Series), adopted December 9, 1997, is repealed insofar as it conflicts with the rezoned uses of the land.

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. The provisions of this ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission certifies this ordinance as a Local Coastal Program amendment. If this ordinance is not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this ordinance shall be null and void.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:pev
11/10/05
Or.Dept:DSD
O-2006-69
MMS #2760
ZONING Rezone With Map 11-01-04

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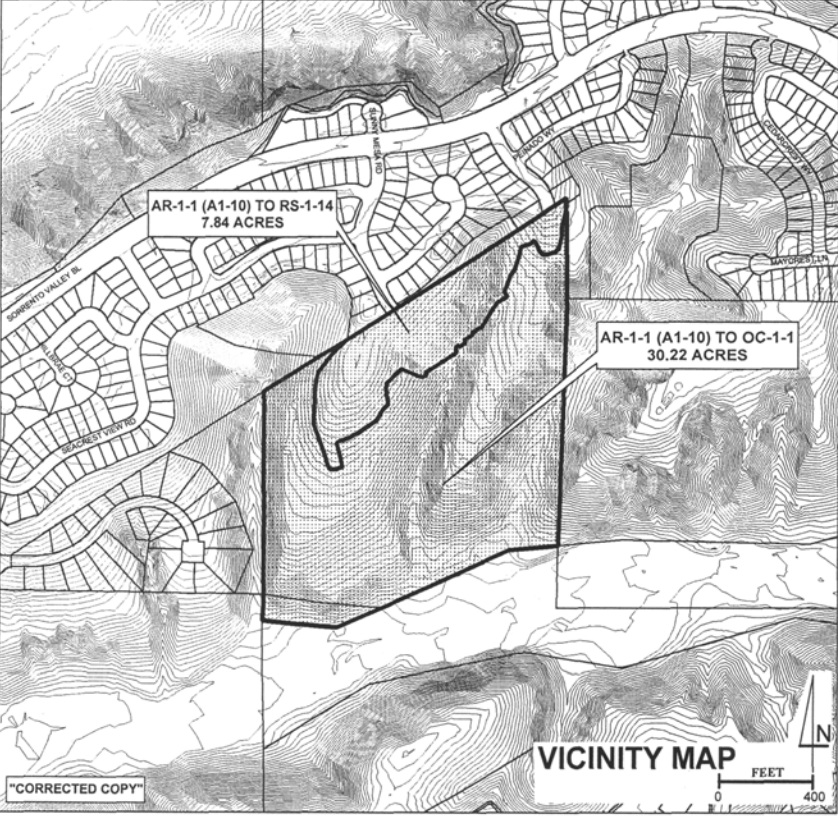
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CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



"CORRECTED COPY"

Portion of Lot 2 of N.W. Qtr. of S.W. Qtr. Section 34 T14S R3W		CASE NO. 40-0329
ORDINANCE NO. 19456 NS	REQUEST RS-1-14 / OC-1-1	 DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. * 01-17-06	PLANNING COMM. RECOMMENDATION APPROVAL	
ZONING SUBJ. TO FINAL MAPS	CITY COUNCIL ACTION ADOPTED	B- 4231
BEFORE DATE * 01-17-09		APN: 311-020-25,36
EFF. DATE ZONING _____		(272-1713) 10-25-05 idj
MAP NAME AND NO. _____		
* Coastal Commission Certification		

Map Document: (L:\GIS\PGIS8 and C Sheet\B4231_surrestpoints.mxd) 4/12/2006 - 7:14:18 AM

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