

## CALIFORNIA COASTAL COMMISSION

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



# Th 7b

## Addendum

June 11, 2007

To: Commissioners and Interested Persons

From: California Coastal Commission  
San Diego Staff

Subject: Addendum to **Th 7b**, City of San Diego LCP Amendment No. 2-07B  
(**Barrio Logan/Harbor 101 Community Plan-Los Vientos**), for the  
Commission Meeting of June 14, 2007

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Staff recommends the following changes be made to the above-referenced staff report:

1. On Page 9 of the staff report, the amendment description shall be revised as follows:

### A. AMENDMENT DESCRIPTION

Two properties totaling 1.04 acres are proposed to be rezoned in the certified Implementation Plan to allow an 89-unit multi-family residential development (affordable housing) to occur on the subject site consistent with surrounding land uses. The proposed project will result in rezoning the subject properties from Light Industry/Commercial to High Density Residential (RM 3-9) at a density of 45-75 dwelling units per net residential acre. Also proposed is an increase to the permitted floor area ratio (F.A.R.) for the subject properties from 1.0 F.A.R. to 2.7 F.A.R. and to increase the permitted height limit for the same properties from 35 feet to 50 and 65 feet, respectively, to accommodate the proposed 89-unit affordable housing project.

2. On Page 11 of the staff report, under the findings for adequacy of the ordinance to implement the certified LUP segments, a new paragraph shall be inserted as the first full paragraph on the page as follows:

In addition, the proposed increase in the F.A.R. from 1.0 to 2.7 resulting in a more intense ratio of building area on the site in relationship to the lot area will not result in any impacts to coastal resources or result in inconsistencies with the policies of the certified Land Use Plan. Although the buildings will be larger in bulk and scale and generally observe smaller building setbacks as compared to the adjacent structures on this street, the proposed changes will not result in any blockage of public views to the bay or appear out of character with the general pattern of redevelopment in this community. In addition, the proposed changes to building height for the subject site from 35 feet to 50 and 65 feet,

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respectively, will not impact public views to the bay and will remain compatible in character with the surrounding area. There are several other multi-family residential development projects in the surrounding community that have recently been constructed which are of a similar height to the height limits proposed for the subject site. As such, the increase in building height will be compatible with the surrounding community. The immediate area is an area that is presently undergoing transition in terms of newer development, etc. In addition, there are already areas of the community that are currently zoned for building heights up to 60 feet and 50 feet, thus, the increase in building height for the subject site from 35 feet to 50 and 65 feet will be compatible with other development in the area. As such, the proposed changes are also fully consistent with the goals of the certified community plan.

As addition, as noted earlier in this staff report, the conversion of light industrial/ [...]

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**CALIFORNIA COASTAL COMMISSION**

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



May 24, 2007

**Th 7b**

**TO: COMMISSIONERS AND INTERESTED PERSONS**

**FROM: SHERILYN SARB, SOUTH COAST DEPUTY DIRECTOR  
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO AREA OFFICE  
LAURINDA OWENS, COASTAL PLANNER, SAN DIEGO AREA OFFICE**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF SAN DIEGO MAJOR  
AMENDMENT 2-07B (Barrio Logan/Harbor 101 Community Plan - Los Vientos)  
for Commission Meeting of June 13-15, 2007**

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**SYNOPSIS**

The subject amendment request revises the Barrio Logan/Harbor 101 Community Plan to change the land use designation for two properties totaling 1.04 acres in size from Light Industry/Commercial to High Density Residential at a density of 45-75 dwelling units per net residential acre. On 4/9/07, the City of San Diego Local Coastal Program Amendment No. 2-07 was submitted in the San Diego District office. The LCP amendment includes three separate components (A, B and C). The LCP submittal is not complete and the full package is still not filed. However, staff separated out this component for action. The subject component (B) addresses an amendment to the Barrio Logan/Harbor 101 Community Plan. It involves an amendment to the land use plan and the implementation plan. Component A addresses a rezone in the Carmel Valley Community Plan (Clews Horse Ranch); and, Component C addresses a land use plan amendment and rezone to the Pacific Beach Community Plan (Grand Avenue Mixed Use). Components A and C will be reviewed at a later date.

**SUMMARY OF AMENDMENT REQUEST**

The proposed submittal consists of an amendment to the Barrio Logan/Harbor 101 Community Plan to redesignate two parcels totaling 1.04 acres from Light Industrial/Commercial to High Density Residential (45-75 du), to increase the permitted floor area ratio (F.A.R.) for the subject property and to increase the permitted height limit for the same properties from 35 feet to 50 and 65 feet, respectively, to accommodate a proposed 89-unit affordable housing project. Also proposed is an amendment to the Barrio Logan Planned District Ordinance to rezone the site from Light Industry/Commercial to High Density Residential (RM 3-9).

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending approval of the proposed Barrio Logan/Harbor 101 Community Plan and Planned District Ordinance amendment, as submitted. 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.

## **BACKGROUND**

The City's first Implementation Program (IP) was certified in 1988, and the City assumed permit 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 (LDC) 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 has been reviewing this plan on a quarterly basis, and has made a number of adjustments to facilitate implementation; most of these required Commission review and certification through the LCP amendment process. Additional adjustments will continue to be made in the future. The City's IP includes portions of Chapters 11 through 14 (identified as the Land Development Code or LDC) of the municipal code and associated guidelines.

The Barrio Logan LUP is one of the many segments of the City's certified LCP. The Barrio Logan LUP was submitted in August of 1979, and on November 9, 1979, it was certified with suggested modifications. The LUP was resubmitted in December 1982. On February 23, 1983, the Commission certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988. The zoning (implementing ordinances) portion of the LCP was partially comprised of a Planned District Ordinance (PDO), which was certified with suggested modifications by the Commission on February 23, 1983. The City accepted these modifications and a resubmitted Citywide implementation plan (including the PDO) was denied and then certified with suggested modifications by the Commission on January 13, 1988. Final certification by the Commission of the Barrio Logan PDO occurred on July 13, 1988.

A subsequent amendment to the Barrio Logan Community Plan and the PDO was approved on June 11, 1992. The amendment revised the community plan to establish a redevelopment area which included changes to the residential densities permitted and increases to the building heights permitted. In addition, a new category for land use for a "light industrial" designation was made along with corresponding changes to the Barrio Logan Planned District Ordinance to reflect these changes.

## **ADDITIONAL INFORMATION**

Further information on the Barrio Logan/Harbor 101 LCP Amendment 2-07B may be obtained from Laurinda Owens, Coastal Planner, at (619) 767-2370.

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## **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. This was achieved in January 1988, and the City of San Diego assumed permit authority on October 17, 1988 for the majority of its coastal zone. Several isolated areas of deferred certification remained at that time; some of these have been certified since through the LCP amendment process. Other 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.

Since effective certification of the City's LCP, there have been numerous major and minor amendments processed. These have included everything from land use revisions in several segments, to the rezoning of single properties, and to modifications of citywide ordinances. In November 1999, the Commission certified the City's Land Development Code (LDC), and associated documents, as the City's IP, replacing the original IP adopted in 1988. The LDC has been in effect within the City's coastal zone since January 1, 2000.

### **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.

Land use plans, or their amendments must conform to the policies and requirements of Chapter 3 to the extent necessary to carry out the basic state goals specified in Section 30001.5 of the Coastal Act. These include goals such as enhancing and restoring the overall quality of the coastal zone, assuring orderly and balanced utilization of coastal zone resources, maximizing public access and assuring priority for coastal-dependent uses. Pub. Res. Code §30001.5.

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.

### **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 for the Barrio Logan/Harbor 101 segment of the City of San Diego LCP Amendment #2-07B 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 Barrio Logan segment of the City of San Diego LCP Amendment #2-07B, 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 #2-07B for the Barrio Logan/Harbor 101 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 BARRIO LOGAN LAND USE PLAN AMENDMENT, AS SUBMITTED**

**A. AMENDMENT DESCRIPTION**

The proposed submittal consists of an amendment to the Barrio Logan Community/Harbor 101 Community Plan to redesignate two parcels, totaling 1.04 acres and located on the west and east side of National Avenue, from Light Industrial/Commercial use to High Density Residential. Also proposed is a change to the permitted height limit for the subject site from 35 feet to 60 feet. The subject site is surrounded by a variety of uses which include residential use, convenience stores, warehouses, surface parking lots, a health clinic, an elementary school, government agencies (The San Diego Housing Commission), and older industrial uses. The proposed land use re-designation is

proposed to accommodate a 89-unit affordable housing development in the area that will be in close proximity to other recently approved multi-family residential development. In addition, the parcels are proposed to be rezoned in conjunction with the proposed land use plan amendment.

The subject site is approximately four blocks from the San Diego Bay and located in the Barrio Logan community plan area. Port tidelands are located immediately west of the community plan area.

**C. CONFORMITY OF THE BARRIO LOGAN LAND USE PLAN WITH CHAPTER 3**

1. Land Use/Development Intensity/Public Access. Section 30250 addresses new development and encourages it to be located close to other existing developed areas able to accommodate the proposed use as follows:

Section 30250

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. [...]

In addition, Section 30210 of the Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Additionally, Section 30252 of the Coastal Act requires that the location and amount of new development should maintain and enhance public access to the coast. In addition, Section 30252(1) of the Coastal Act encourages alternative transit by concentrating development in appropriate areas along existing transit corridors. The proposed amendment to the Barrio Logan/Harbor 101 LUP segment of the City's certified LCP to change the land use designation for two properties totaling 1.04 acres in size from Light Industrial/Commercial to High Density Residential at a density of 45-75 dwelling units per net residential acre, will increase the intensity of development just for these two project sites. Presently, the maximum density permitted in this area is 43 dwelling units per acre, with density bonuses permitted for low/moderate income housing.

As stated in the City's staff report dated February 22, 2007, the Barrio Logan/Harbor 101 Community Plan currently designates land uses on the property which is the subject of



the land use redesignation as being within the Redevelopment Project Area. The uses are further defined as Light Industrial/Commercial and are zoned Light Industry/Commercial within the Redevelopment Subdistrict per the Barrio Logan Planned District Ordinance. The purpose of the Light Industrial/Commercial designation is to serve as transitional land use areas between residential and industrial uses. The proposed amendment to the Barrio Logan/Harbor 101 Community Plan would change the land use designation on the subject sites to a new High Density Residential designation with a density range of 45-74 dwelling units per acre. This designation would allow up to 76 dwelling units on the two sites combined. As a matter of record, the City also approved a density bonus for the project site allowing a total of 89 dwelling units.

The proposed redesignation of Light Industrial/Commercial land to high density residential use is consistent with the City's efforts to provide affordable housing units in urbanized portions of the City. The proposed residential use is compatible with the surrounding existing development; the proposed rezone will also include a 17% density bonus to allow the construction of an 89-unit affordable housing project (where 76 units would be permitted as a result of the proposed zone change absent the density bonus). Although neither the development project nor the density bonus is before the Commission, given that the Barrio Logan/Harbor 101 Community Plan and Planned District Ordinance contain policies and provisions that encourage the construction of affordable housing as well as redevelopment of the community, the project is found consistent with those goals and development standards. Upon securing of the necessary financing, the applicant will make 100% of the proposed project affordable for low income and very low income families. The proposed project is located in an area where the increase in residential density will not create traffic congestion or increased average daily trips such that it will impede public access in this area. In addition, the project is located in an area where there are no biological resources and the proposed increase in intensity of development will not result in any impacts to coastal resources. Furthermore, given that the project site and immediate area is in close proximity to public transit and the trolley lines, it is an ideal location for the concentration of development and construction of affordable housing, which is encouraged pursuant to Section 30604(f) of the Coastal Act, or higher density residential.

In addition, the proposed land use redesignation from Light Industrial/Commercial use to High-density Residential use will not adversely affect the availability of adequate land for industrial use elsewhere in the community. The area is not classified as prime industrial land by the City. The sites are within an area which will remain designated as Light Industrial/Commercial use until such time that alternative designations are considered in the redevelopment area. The small parcel sizes, nearby projects and lack of access already inhibit the ability of the area to be used for future industrial development. The area's inability to adequately accommodate new industrial users is the reason why it was not proposed as prime industrial land in the City's draft General Plan. The City has also evaluated the feasibility of limiting industrial development in this area in favor of maintaining and locating industrial uses in the western and southern portions of the community, especially in those areas closer to the harbor front.

The original 1978 Barrio Logan/Harbor 101 Community Plan designated large areas of the community, including the subject sites, for residential/commercial/industrial land uses. The intent of this multi-land use designation was to promote a diversified community with a mixture of uses. As a result of the redevelopment plan that was approved in 1992, the area is undergoing a gradual transition which has created a challenge for future development of manufacturing research and development (light industrial type uses). Land use conflicts have occurred as industrial users were unable to assemble land in sufficiently large amounts for their operations and instead were scattered piecemeal throughout the community. This is because the Barrio Logan PDO requires that lot sizes be a maximum of 14,000 sq.ft. to accommodate such uses. Several of the lots in this area are fragmented with mixed uses that do not allow for the consolidation of lots to better facilitate light industrial use.

Within the context of the Barrio Logan community, coastal access opportunities are extremely limited. The plan recommends the development of open space bay access as an extension of existing open space commitments in the community at Chicano Park. Chicano Park was successfully developed in 1970 as an important open space and community/regional park. The plan recognizes that the actual implementation of such a project is dependent on the willingness of the Port District to pursue it, and in the findings by the California Coastal Commission that is a worthwhile community objective. Conflicts of safety, security, and preemption of waterfront industry are specifically related to detailed designs for the area, and therefore to be worked out in the future stages of the development process. The shoreline of San Diego Bay in this area is under the jurisdiction of the Port of San Diego. Historically, the shoreline in this portion of the Bay has been and continues to be predominantly industrial in nature. The shoreline adjacent to the Barrio Logan community is developed with ship yards, marine terminals and similar heavy industrial uses. Nonetheless, the proposed LUP amendment will not have an adverse impact on public access to the coast, and it is therefore in conformity with Section 30210 of the Coastal Act. In addition, the proposed amendment will allow high density residential use in close proximity to already developed areas. Therefore, the proposed land use redesignation from Light Industrial use to High Density Residential use is consistent with Coastal Act Section 30250.

2. Visual Resources. Section 30251 of the Coastal Act addresses the protection of visual resources and states the following:

Section 30251

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....

Currently, building heights in the Barrio Logan Community Plan are limited to 35 feet, 50 feet and 60 feet, depending on their location in the community plan area. As proposed in the subject land use plan amendment, building heights would be increased to 60 feet for the two subject properties. The surrounding properties within this block are currently limited to a height of 35 feet and 50 feet. Views to the shoreline are typically on the east-west streets such as Sigsbee, Beardsley, Crosby and Evans Streets and from I-5 looking west. However, as noted earlier, the area is in transition and is slowly being redeveloped with multi-family housing and affordable housing projects. As such, the proposed rezoning of the project site, which will result in new development being constructed at a higher building height, can be found compatible with other existing development and the pattern of redevelopment in the area.

Currently, views down the identified east-west streets to the shore of San Diego Bay are mostly obstructed by existing shoreline development. In particular, the large industrial structures located on Port District property block potential views to the bay, with the exception of a vista that is available along Beardsley Street. From Interstate-5, views to the bay are obscured by other high-rise development as well as the rise of the curve along I-5 as it passes by the area. At this point in time, the use of the shoreline for industrial uses is anticipated to continue and, in fact, would be required by the certified Port Master Plan. No immediate change is anticipated.

Given that the proposed change to the Land Use Plan which will permit development at a higher building height (up to 60 feet) will not result in any potential impacts to coastal views or the visual quality of the coastal area, adverse impacts to visual resources are not anticipated. Therefore, in summary, inasmuch as the proposed amendment to the Barrio Logan/Harbor 101 segment will not result in any impacts to public views toward the bay, the Commission finds the proposed community plan land use changes consistent with Chapter 3 policies of the Coastal Act, as submitted.

#### **PART IV. FINDINGS FOR APPROVAL OF THE BARRIO LOGAN/HARBOR 101 PLANNED DISTRICT ORDINANCE IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED**

##### **A. AMENDMENT DESCRIPTION**

Two properties totaling 1.04 acres are proposed to be rezoned in the certified Implementation Plan to allow an 89-unit multi-family residential development (affordable housing) to occur on the subject site consistent with surrounding land uses. The proposed project will result in rezoning the subject properties from Light Industry/Commercial to High Density Residential (RM 3-9) at a density of 45-75 dwelling units per net residential acre.

As noted previously, the subject site is surrounded by a variety of uses which includes commercial, residential and industrial uses. The project site consists of two separate

parcels on the west and east side of National Avenue bounded by Sigsbee to the east and 16<sup>th</sup> Street to the west.

## **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. Barrio Logan/Harbor 101 Planned District Ordinance.**

a) Purpose and Intent of the Ordinance. The purpose of the Barrio Logan PDO is to provide the development criteria and urban design standards for the construction, establishment, enlargement, conversion, demolition, or rehabilitation of quality residential commercial, industrial, public and quasi-public developments related to the small lot configuration and the urbanization pattern of the Barrio Logan community. The intent is to implement the Barrio Logan/Harbor 101 Community Plan and the Barrio Logan Redevelopment Plan.

b) Major Provisions of the Ordinance. The major provisions of the ordinance include the definitions of permitted uses within the planned district, a description of the different plan subdistricts in the community, and the corresponding density, minimum lot requirements and minimum yards requirements for each subdistrict. In addition, the PDO also includes a table of permitted land use categories for the redevelopment subdistricts. Other provisions include requirements for parking and landscaping. The plan also includes several figures which illustrate the location of the various plan districts, and maximum building heights.

c) Adequacy of the Ordinance to Implement the Certified LUP Segments. In order to accommodate a proposed 89-unit affordable housing project, two properties totaling 1.04 acres in size are proposed to be rezoned from Light Industry/Commercial use to High Density Residential use (RM 3-9). The RM 3-9 zone permits a density at a range of 45-74 dwelling units per acre.

In this particular case, two properties that presently consist of a vacant lot (the lot located on west side of National Avenue) and a single family residence (the lot on the east side of National Avenue) and are currently zoned for light industrial uses, would be rezoned to high density residential development which would be consistent with the existing land use pattern. Specific surrounding land uses consist of commercial businesses to the east and south on the same block as the subject site. Immediately south of the site is a parking lot. Immediately north of the site is a meat market. Further south, one or two blocks from the project site are a variety of single family dwelling units and duplexes. Given that there are a number of residential uses in this community, the community can support development at a density of 45-74 dwelling units per acre. As noted previously in this staff report, the proposed rezone is to accommodate a proposed 89-unit affordable housing project which includes a 17% density bonus. The project site is located in area that is presently undergoing redevelopment pursuant to a previous LCP amendment that occurred in 1992. Due to this transition, multi-family housing projects in the surrounding

area have recently been developed which include affordable housing. The project site as well as the immediate vicinity is an ideal location for such development because the increased intensity of development is sited in an area where there are no coastal resources. Furthermore, the area is next to public transit and trolley lines which fosters the use of alternative transportation. The proposed rezone to a higher intensity of use in this area is fully consistent with the goals of the certified community plan.

In addition, as noted earlier in this staff report, the conversion of light industrial/commercial land to residential use will not adversely affect the adequacy of industrial use in the community as there are ample properties that will continue to function as industrial and/or commercial use in this community. In addition, there is adequate land reserved for such uses near the subject site.

In addition, the PDO specifies that residential development is limited to certain areas and no residential uses are permitted any closer to the shoreline than Main Street (about four blocks from the Crosby Street Park). The proposed rezoning of two properties zoned light industrial use to multi-family use are consistent with the requirements of the PDO in terms of location for this type of use. In summary, the Commission finds the City is appropriately rezoning the aforementioned property to RM 3-9, which is consistent with, and adequate to carry out, the certified Barrio Logan Community Plan, as amended.

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

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. 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 an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions, including the requirement in CEQA section 21080.5(d)(2) 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, the proposed amendments are being approved as submitted. The City of San Diego has prepared a Mitigated Negative Declaration (MND) for the Barrio Logan/Harbor 101 Community Plan and Implementation Plan amendment. The MND for the proposed project does not identify any significant, unmitigable impacts on aesthetics/neighborhood character, traffic, noise, and air quality, hydrology or water quality resulting from the implementation of this project. 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 community plan and implementation plan, as amended conforms with CEQA provisions.

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(R-2007-852)

(B)

RESOLUTION NUMBER R- 302482

DATE OF FINAL PASSAGE MAR 26 2007

RECEIVED  
APR 09 2007

APPROVING AN AMENDMENT TO THE BARRIO LOGAN/  
HARBOR 101 COMMUNITY PLAN, LOCAL COASTAL  
PROGRAM, AND PROGRESS GUIDE AND GENERAL PLAN  
FOR THE LOS VIENTOS AFFORDABLE HOUSING  
PROJECT.

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

WHEREAS, AMCAL Los Vientos Fund, L.P., requested an amendment to the Progress Guide and General Plan, the Barrio Logan/Harbor 101 Community Plan, and the Local Coastal Program in order to designate two sites totaling 1.04 acres from Industry/Commercial to High Density Residential at a density of 45-75 dwelling units per net residential acre. The plan amendment would increase affordable housing opportunities within the Barrio Logan/Harbor 101 Community Plan area; and

WHEREAS, the site is legally described as Lots 36 through 41, Block 132, and Lots 13 through 19, Block 138 of Subdivision of Pueblo Lot 1157, commonly known as Mannasse and Schiller's addition, in the City of San Diego, County of San Diego, State of California. According to Map No. 209, Filed in the Office of the County Recorder of San Diego County, July 11, 1870; 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

EXHIBIT #1
Resolution of Approval
LCPA #2-07B Barrio Logan/Harbor 101 Community Plan (Los Vientos) California Coastal Commission

(R-2007-852)

WHEREAS, on March 1, 2007, the Planning Commission 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 Barrio Logan/Harbor 101 Community Plan, and the Local Coastal Program; and

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

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on MAR 26 2007, 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 Barrio Logan/Harbor 101 Community Plan, and the Local Coastal Program; 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 Barrio Logan/Harbor 101 Community Plan, and the Local Coastal Program , incorporated hereto by reference, a copy of which is on file in the office of the City Clerk as Document No. RR- 302482 .



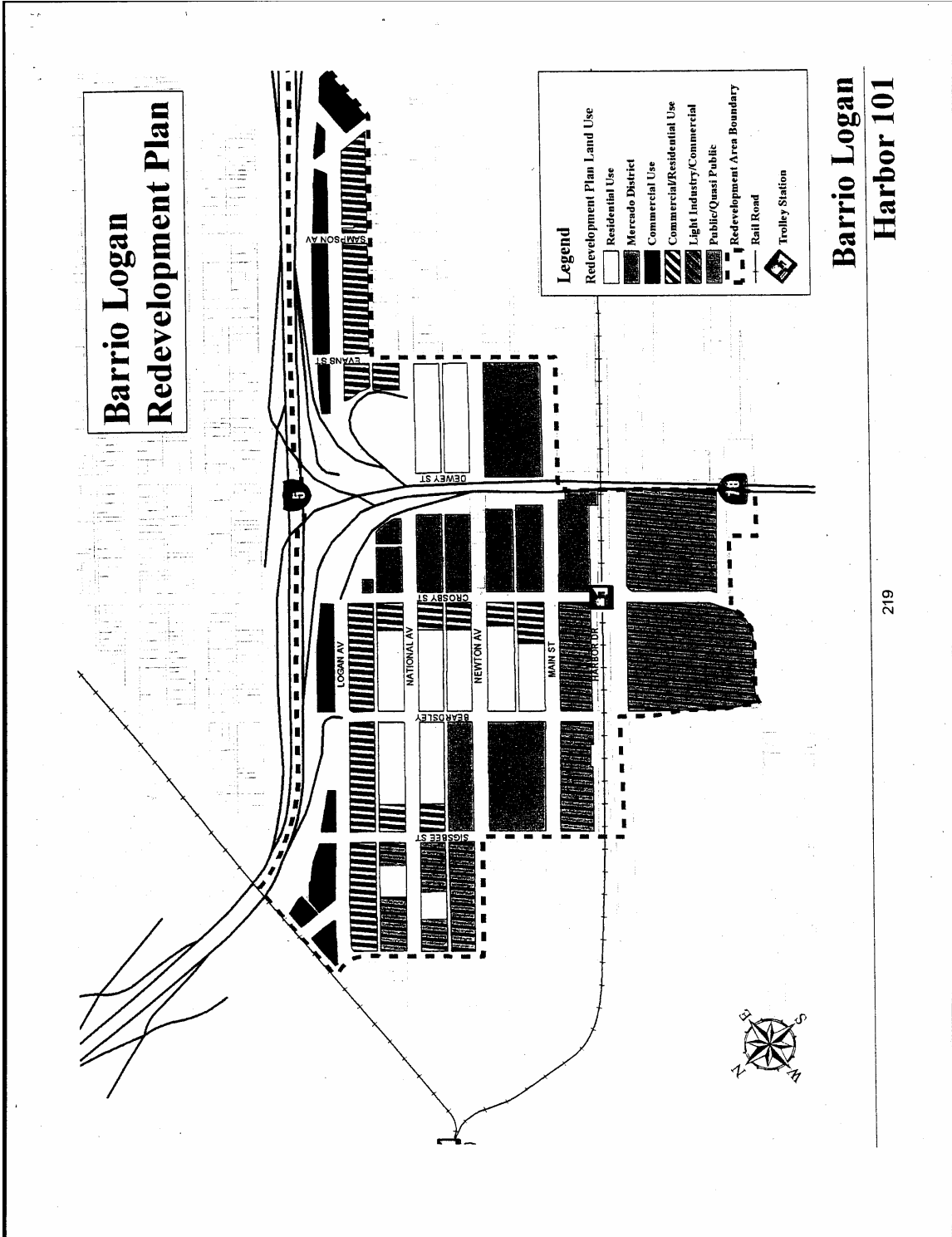
(R-2007-852)

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.

APPROVED: MICHAEL J. AGUIRRE, City Attorney.

By   
Shirley R. Edwards  
Chief Deputy City Attorney

SRE:pev  
03/05/07  
Or.Dept.:DSD  
R-2007-852  
MMS #4473  
Community Plan Amend - Applicant Initiated Amendment 11-01-04



(O-2007-106)  
COR. COPY

ORDINANCE NUMBER O- \_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

RECEIVED  
APR 09 2007

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 1.04 ACRES LOCATED WITHIN THE BARRIO LOGAN COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE BARRIO LOGAN PLANNED DISTRICT REDEVELOPMENT SUBDISTRICT LIGHT INDUSTRY/COMMERCIAL USE ZONE INTO THE RM-3-9 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0415, AND REPEALING ORDINANCE NO. O-17746 (NEW SERIES), ADOPTED MARCH 2, 1992, OF ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICTS HEREWITH.


CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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

Section 1. That the 1.04 acres located at 1629 and 1668 National Avenue, and legally described as Lots 36 through 41, Block 132, and Lots 13 Through 19, Block 138 of Subdivision of Pueblo Lot 1157, commonly known as Mannasse and Schiller's addition, in the City of San Diego, County of San Diego, State of California, According to Map No. 209, Filed in the Office of the County Recorder of San Diego County, July 11, 1870, in the Barrio Logan/Harbor 101 Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing Nos. B-4249.1, B-4249.2, B-4249.3, and B-4249.4, filed in the office of the City Clerk as Document Nos. OO- \_\_\_\_\_ -1, OO- \_\_\_\_\_ -2, OO- \_\_\_\_\_ -3, and OO- \_\_\_\_\_ -4, are rezoned from Barrio Logan Planned District - Development Subdistrict Light

-PAGE 1 OF 2-

EXHIBIT #2
City Ordinances
LCPA #2-07B Barrio Logan/Harbor 101 Community Plan (Los Vientos)
 California Coastal Commission

(O-2007-106)  
COR.COPY

Industry/Commercial Use Zone into the RM-3-9 zone, as the zone is described and defined by San Diego Municipal Code section 131.0415. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

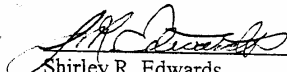
Section 2. That Ordinance No. O 17746 (New Series), adopted March 2, 1992, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

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. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage. However, this ordinance will not apply within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is certified with suggested modifications, this ordinance shall be void within the Coastal Zone.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

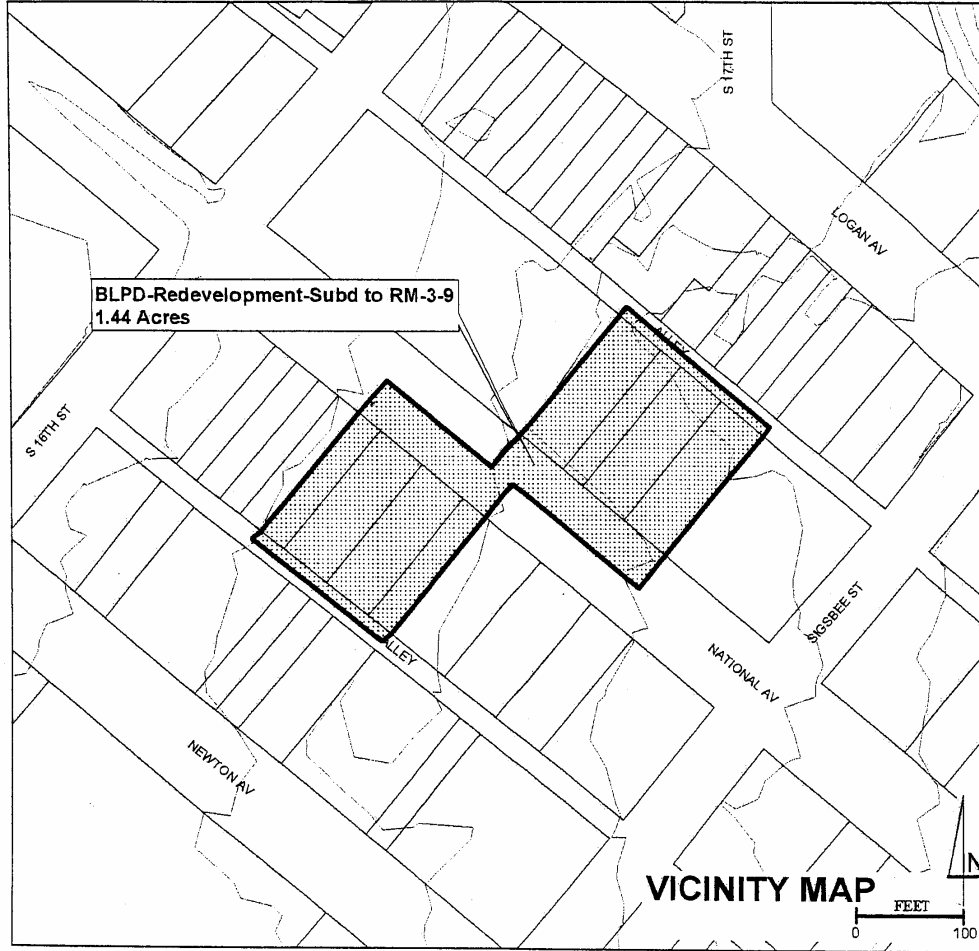
By

  
Shirley R. Edwards  
Deputy City Attorney

SRE:pev  
03/05/07  
03/22/07 COR.COPY  
Or.Dept:DSD  
O-2007-106  
MMS #4473  
ZONING Rezone No Map 11-01-04



CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**

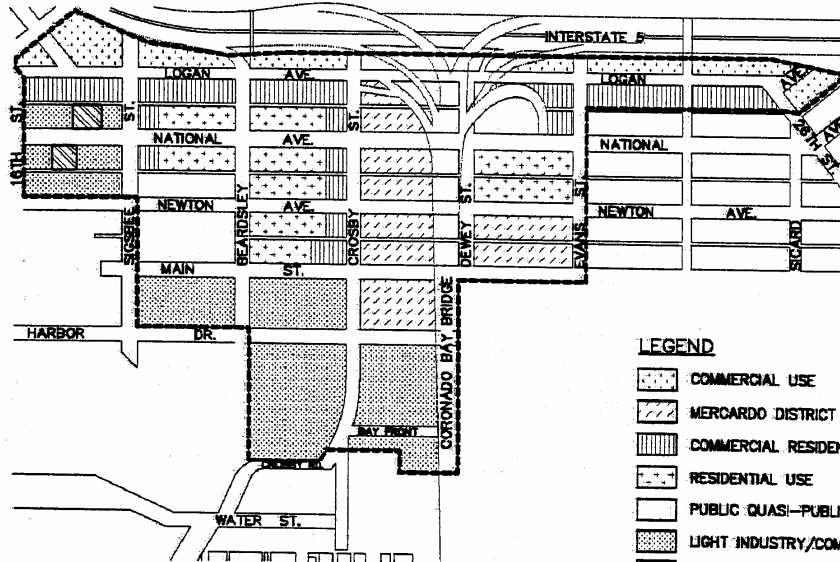


<b>BLK 132 LOTS 36-41, BLK 138 LOTS 13-19, MAP 209</b>		<b>CASE NO. 42-6474</b>
ORDINANCE NO. _____	REQUEST RM-3-9	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B-4249.1</b>
BEFORE DATE _____		APN: 538-030-21-24, 538-040-05-08
EFF. DATE ZONING _____		(196-1722) 1-18-07 ldj
MAP NAME AND NO. _____		

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CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



**LEGEND**

- COMMERCIAL USE
- MERCARDO DISTRICT
- COMMERCIAL RESIDENTIAL MIXED USE
- RESIDENTIAL USE
- PUBLIC QUASI-PUBLIC USE
- LIGHT INDUSTRY/COMMERCIAL USE
- RM-3-9

**VICINITY MAP**

FEET  
NO SCALE

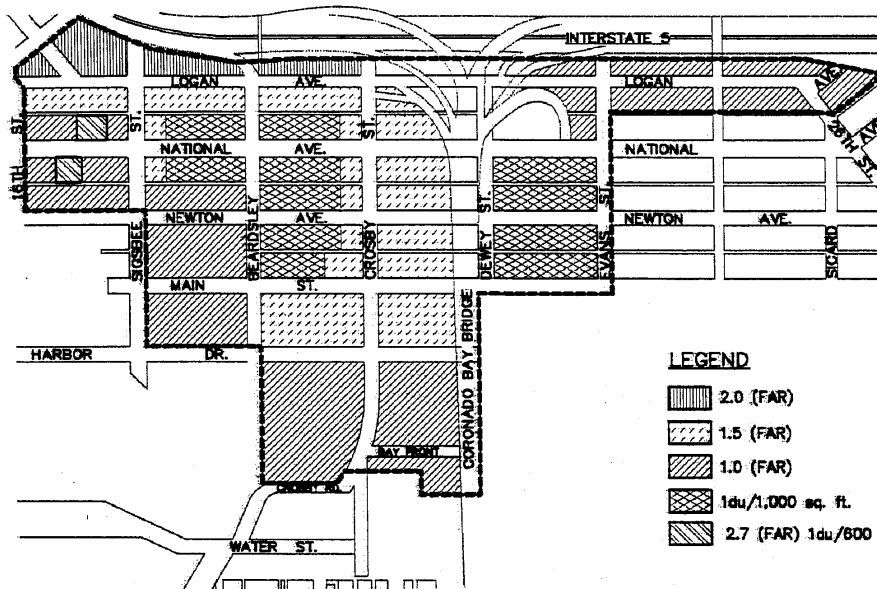


PERMITTED LAND USE CATEGORIES		
ORDINANCE NO. _____	REQUEST RM-3-9	CASE NO. 42-6474
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B-4249.2</b>
BEFORE DATE _____		APN: 538-030-21-24, 538-040-05-08
EFF. DATE ZONING _____		(196-1722) 3-20-07 ldj
MAP NAME AND NO. _____		

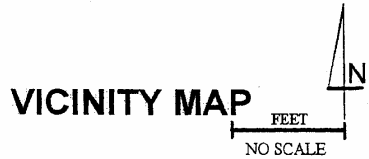
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CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



- LEGEND**
- 2.0 (FAR)
  - 1.5 (FAR)
  - 1.0 (FAR)
  - 1du/1,000 sq. ft.
  - 2.7 (FAR) 1du/800 sq. ft.

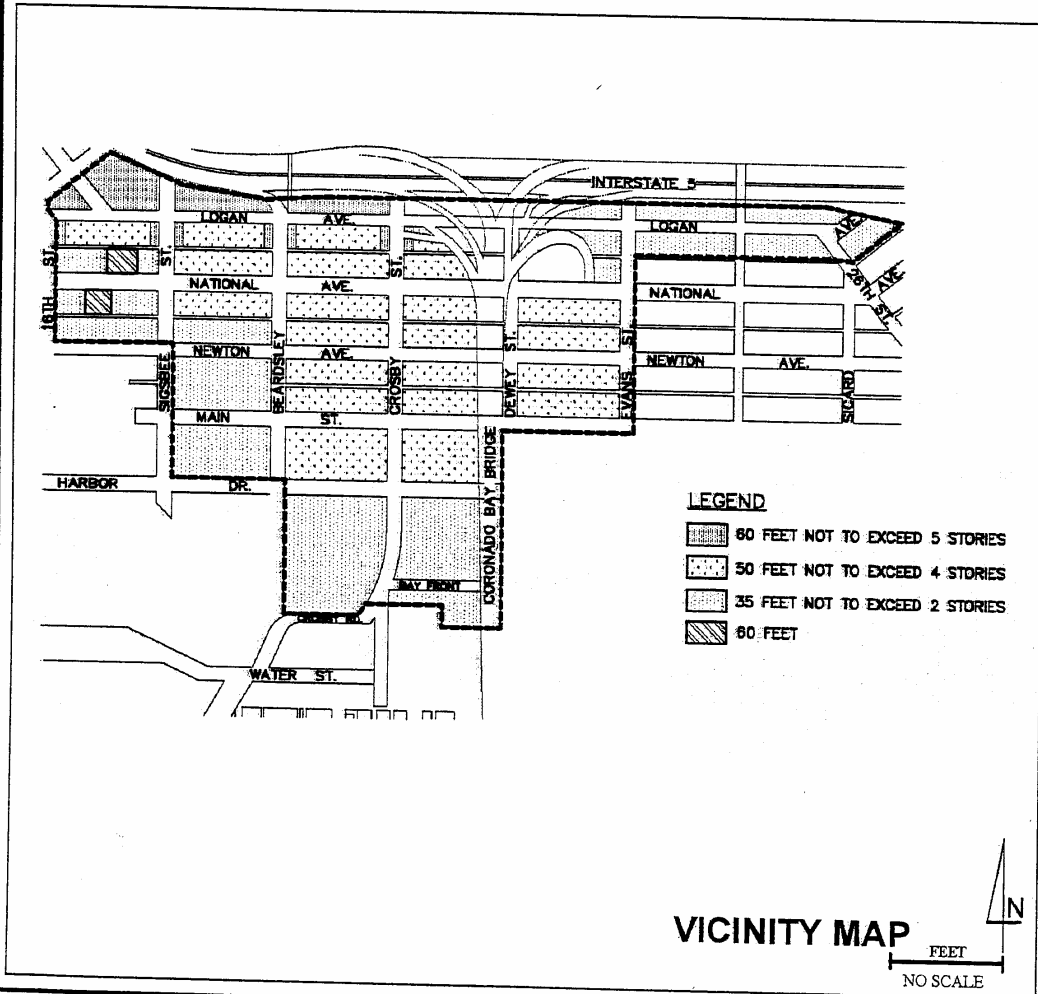


<b>MAXIMUM DENSITY AND FLOOR AREA RATIOS (FAR)</b>		<b>CASE NO. 42-6474</b>
ORDINANCE NO. _____	REQUEST RM-3-9	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B-4249.3</b>
BEFORE DATE _____		APN: 538-030-21-24, 538-040-05-08
EFF. DATE ZONING _____		(196-1722) 3-20-07 ldj
MAP NAME AND NO. _____		

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CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



<b>MAXIMUM BUILDING HEIGHT</b>		CASE NO. 42-6474
ORDINANCE NO. _____	REQUEST RM-3-9	
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____		CITY COUNCIL ACTION
BEFORE DATE _____		APN: 538-030-21-24, 538-040-05-08
EFF. DATE ZONING _____		(196-1722) 3-20-07 ldj
MAP NAME AND NO. _____		

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