

CALIFORNIA COASTAL COMMISSION

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



June 30, 2011

Th10a

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. 2-10 (Pt. Loma Townhomes), is adequate to effectively certify its local coastal program (for Commission review at its meeting of July 13-14, 2011)

BACKGROUND

At its February 10, 2011 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego Local Coastal Program Amendment #2-10, regarding the land use redesignation of a 1.65 acre property in the Peninsula Community Planning Area. The City's initial redesignation changed the land use designation from "Industrial (Commercial Fishing/Marine Related)" to "Commercial"; however, the Commission found that the broader visitor commercial and marine-oriented uses should be prioritized and endorsed a land use redesignation to "Commercial/Recreational". By its action adopting Resolution No. R-306814 on May 31, 2011, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed the land use redesignation, coupled with two policy revisions to emphasize visitor and marine-oriented uses, as well as restricting residential uses to the upper floors of new development. 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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July 18, 2011

Mayor Jerry Sanders
City of San Diego
City Administration Building
202 "C" Street, 11th Floor
San Diego, CA 92101

RE: Certification of the City of San Diego Local Coastal Program Amendment
No. 2-10 (Pt. Loma Townhomes Resubmittal)

Dear Mayor Sanders,

The California Coastal Commission has reviewed the City's Resolution No. R-306814 together with the Commission's action of February 10, 2011 certifying City of San Diego's Local Coastal Program Amendment #2-10 pertaining to the land use redesignation of a property in the Peninsula community from Industrial (Commercial Fishing/Marine-related) to Commercial/Recreational. 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 July 13-14, 2011.

By its action on May 31, 2011, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including all suggested modifications. The modifications addressed protection of priority uses, such as visitor commercial and marine-oriented uses, in this nearshore area, along with restricting residential uses to the upper floors of new development. 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 as you continue to develop and implement the City's local coastal program.

Sincerely,

Peter Douglas
Executive Director

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5/17

RESOLUTION NUMBER R- 306814

DATE OF FINAL PASSAGE MAY 31 2011

A RESOLUTION APPROVING A LAND USE PLAN AMENDMENT TO THE PENINSULA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM, ACCEPTING CALIFORNIA COASTAL COMMISSION SUGGESTED MODIFICATIONS FOR CERTIFICATION OF LOCAL COASTAL PROGRAM AMENDMENT NO. 2-10 REGARDING POINT LOMA TOWNHOMES AND AUTHORIZING THE MAYOR TO SUBMIT LOCAL COASTAL PROGRAM AMENDMENT NO. 2-10 TO THE CALIFORNIA COASTAL COMMISSION FOR FINAL CERTIFICATION.

WHEREAS, on October 7, 2008, the Council of the City of San Diego adopted the amendment to the General Plan and the Peninsula Community Plan and Local Coastal Program to redesignate a 1.65-acre parcel legally described as Parcel A: lot 1, Block 29 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the office of the County Recorder of San Diego County, from "Industrial (Commercial Fishing/Marine Related)" to "Commercial;" and

WHEREAS, the California Coastal Act (Public Resources Code section 30000 et seq.) requires California Coastal Commission certification of implementing actions to implement the approved Local Coastal Program Coastal plan; and

WHEREAS, on February 10, 2011, the California Coastal Commission denied the request as submitted by the City but approved an amendment to the City's Local Coastal Program (Amendment No. 2-10) and suggested modifications to endorse a land use re-designation of the affected property from "Industrial (Commercial Fishing/Marine Related) to "Commercial/Recreation; and

WHEREAS, the California Coastal Commission's suggested modification to endorse a land use re-designation from Industrial (Commercial Fishing/Marine Related) to Commercial/Recreation specifically directs revision of Figure 5, the Land Use map of the Peninsula Community Plan; and

WHEREAS, revising Figure 5, the Land Use map of the Peninsula Community Plan will also require revising Figure 9, Commercial Areas of the Peninsula Community Plan in order to maintain internal consistency; and

WHEREAS, the suggested modifications provide additional policy guidance clarifying and expanding the list of priority uses for this subarea, as well as reinforcing the development standards that further emphasize the commercial component for this mixed-use community; and

WHEREAS, by letter dated February 25, 2011, the Coastal Commission advised the City that to obtain certification, the City must acknowledge receipt of the Commission's resolution of certification, and any suggested modifications, and take any action necessary to satisfy the Commission's terms; 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, the modifications suggested by the California Coastal Commission are before the City Council for consideration; NOW, THEREFORE,

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

1. That it acknowledges receipt of the California Coastal Commission's certification resolution, including its suggested modifications to Figure 5.
2. That adoption of the suggested modifications will require revising Figure 5, and, for consistency, Figure 9 of the Peninsula Community Plan.
3. That adoption of the suggested modification will require amending specific language of the Peninsula Community Plan.
4. That it adopts the modifications to the Peninsula Community Plan and Local Coastal Program, on file in the office of the City Clerk as Document No. RR- 306814, in satisfaction of the terms of the Coastal Commission's certification resolution.
5. That after adoption, the Mayor or his designee is authorized to submit this resolution to the California Coastal Commission for final certification and incorporation into the City's certified Local Coastal Program.

APPROVED: JAN I. GOLDSMITH, City Attorney

By  *Signature on file*
Shannon M. Thomas
Deputy City Attorney

SMT:als
4/19/2011
Or.Dept:CPCI
PL#2011-06063



I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 17 2011.

ELIZABETH S. MALAND
City

Signature on file

By: _____
Deputy City Clerk

Approved: 5-31-11
(date)

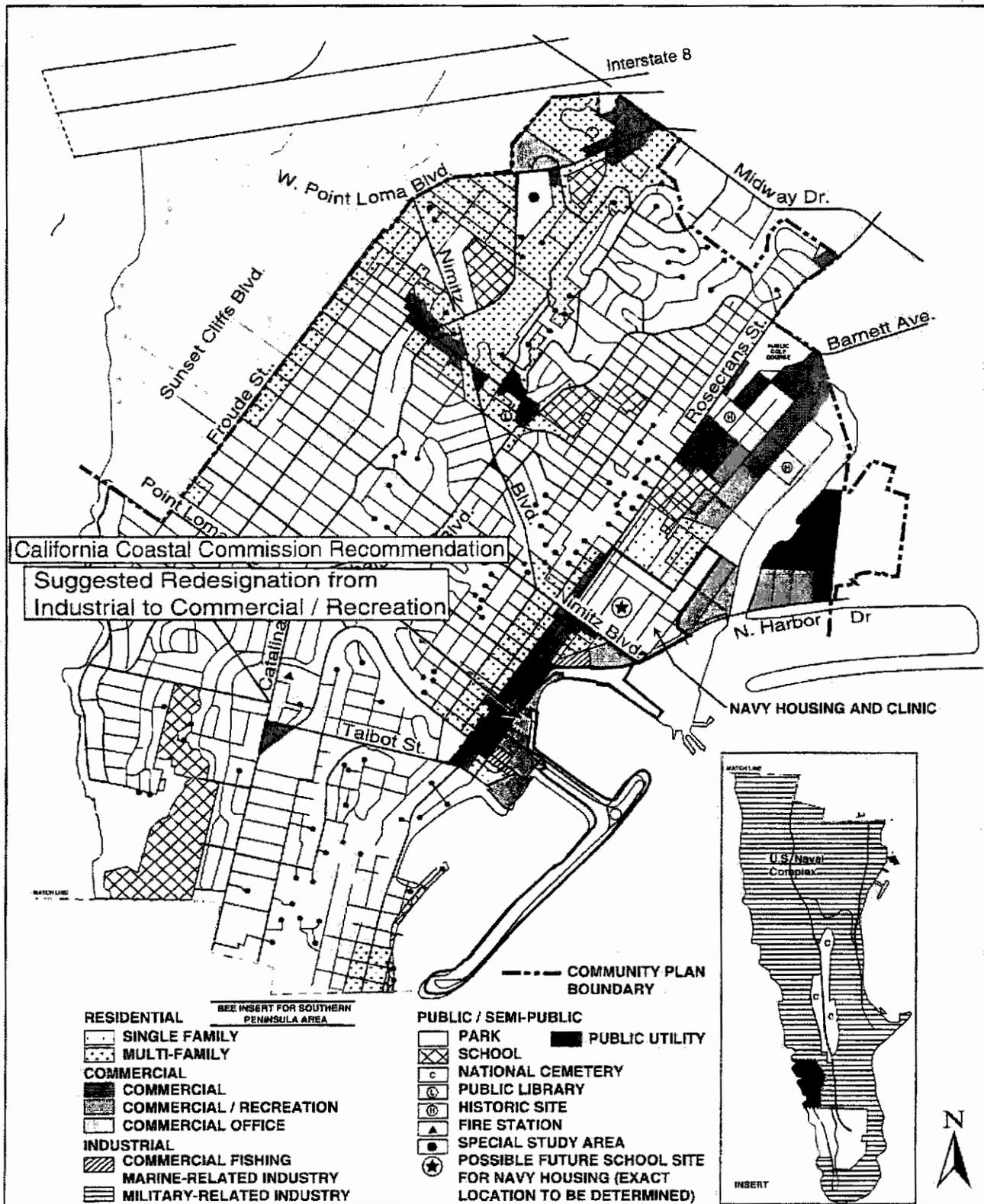
Signature on file

JERRY SANDERS, Mayor

Vetoed: _____
(date)

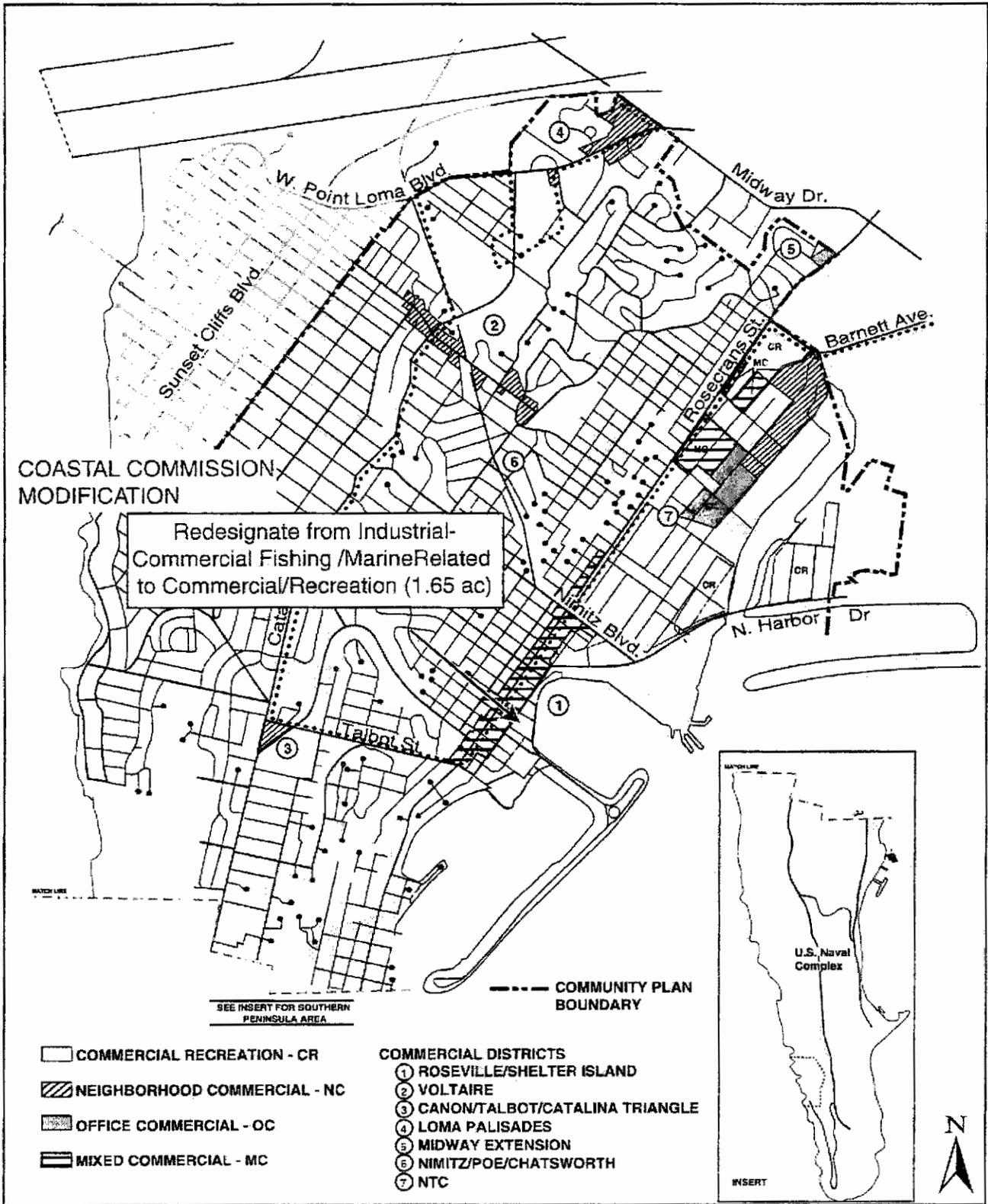
JERRY SANDERS, Mayor





Land Use
Peninsula Community Plan
CITY OF SAN DIEGO • PLANNING DEPARTMENT

figure
5



Commercial Areas Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

figure
9

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06/21/10 JAA

Objectives

- Encourage a mix of educational, office, research and development, retail, hotel and cultural and civic uses in the commercially-designated portions of the former Naval Training Center.
- Encourage continued development and sensitive redevelopment of a wide variety of community-, visitor- and marine-related community commercial uses in the Roseville commercial district, including but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street level.
- Promote the provision of adequate parking to ensure continued viability of the Roseville commercial district.
- Preserve small-scale buildings and pedestrian amenities in the Roseville commercial core.
- Encourage the establishment of a unique, unifying architectural, signage and landscaping theme for the Roseville commercial core consistent with the historic character of this area.
- Encourage expansion of the architectural, signage and landscaping themes on Shelter Island into adjacent areas of the Roseville commercial district.
- Encourage the evolution of the Voltaire strip into a more concentrated and compact neighborhood commercial district.
- Ensure the availability of adequate commercial facilities within existing commercial areas to meet the needs of the existing and projected resident and visitor population of Peninsula.
- Discourage establishment of commercial development or parking to serve commercial development in areas outside the existing commercial districts.
- Provide community and visitor serving commercial facilities for persons of all income levels.
- Create a strong visual character for Voltaire Street through the enhancement of the



Recommendations

- As the commercial areas redevelop, emphasis should be placed on improving the ambiance of such areas so that they encourage community-based and related recreational shopping and pedestrian interaction. Outdoor cafes, art exhibits and special events should be encouraged. Landscaping, architectural/sign controls, and a design theme consistent with the area's historical and marine orientation should be developed and implemented.
- Emphasis should be placed on providing a balance of commercial recreation and community commercial uses, with adequate support facilities for both, through rehabilitation and redevelopment of existing commercial areas. Commercial recreation uses generally provide a wide range of services and opportunities which cater to the visitor and those pursuing leisure activities.
- The portion of the block bounded by Lowell, Keats, Rosecrans, and Locust and occupied by a parking lot and a single-family dwelling could be rezoned to C-1, without need for a plan amendment, if this block is redeveloped with a Planned Commercial Development (PCD) permit. The PCD permit should specify that the site could be used only for a food market or for a mixed use project containing a food market and residential development. The PCD permit should contain guidelines to ensure that the existing residential area west of Locust be well buffered from the proposed development. If a residential component is included in the PCD, the residential portion should be oriented toward the Locust side of the site.

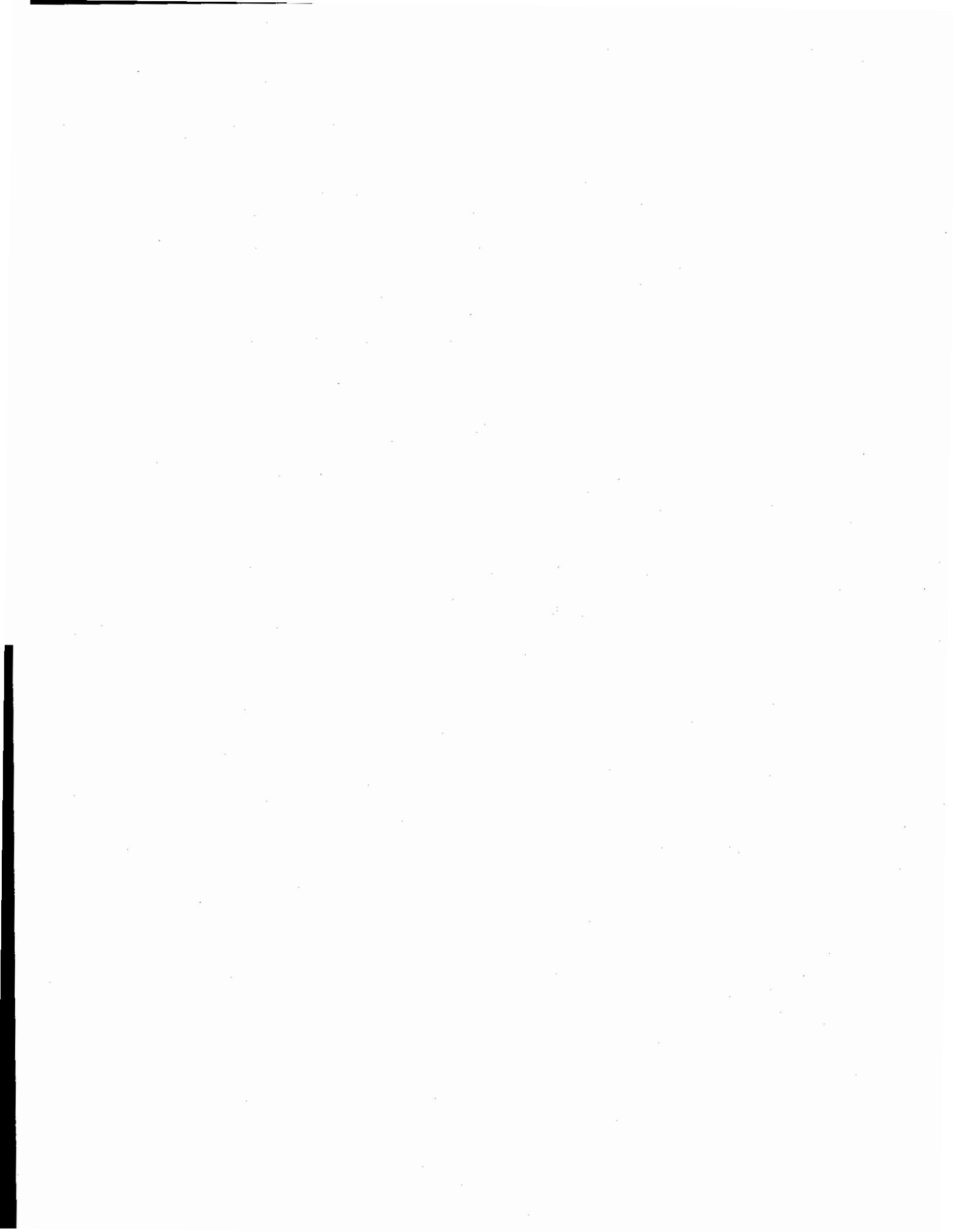
Recommendations for Specific Commercial Areas

Naval Training Center

- Reuse and redevelopment of the Naval Training Center should include a mix of uses designed to preserve and complement the historic district, include revenue-producing retail and hotel facilities, and provide office and research and development activities to complement nearby Naval operations. Development of NTC should be guided by the NTC Precise Plan. Zoning for the commercial and educational areas of NTC should be CC-5-5, while zoning for the hotel sites should be CV-1-1.

Roseville

- The Roseville commercial district should remain as the primary commercial focus within Peninsula. A majority of the area should be designated for a mix of residential, community commercial, commercial recreation and marine-related commercial and industrial uses. A portion of this area should be rezoned to residential which would permit this mix of uses with strengthened parking and landscape requirements. Residential development should be allowed at densities not exceeding 29 du/acre on upper floors of the commercial development, or with densities up to 43 du/acre permitted only in conjunction with low- and moderate-income housing.



- For properties adjacent to the tidelands, permitted uses shall include, but not be limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, diving schools, sail makers, marine salvage operations, specialty/handcraft shops, beachwear, books, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street level.
- A commercial recreation designation should be applied to two corridors under City jurisdiction which lead to Shelter Island and the harbor. These corridors are: 1) Shelter Island Drive and Addison east of Scott; and, 2) the area bounded by Scott, Fenelon and Dickens. Lodging facilities, dining establishments and other visitor serving uses for all income levels should be encouraged in these areas. Both of these gateway corridors should be rezoned to CV or C-1. Existing low- and moderate-income visitor-serving facilities should be preserved through appropriate zoning and rehabilitation incentives. Much of the area within Port District jurisdiction should also be designated for commercial recreation use in accordance with the District Master Plan.
- Existing temporary residential rentals within the Roseville commercial district should be protected and encouraged. Temporary rentals catering to visitors in conjunction with upper story development should be encouraged through zoning incentives.
- City-owned properties should be considered for lower visitor accommodations such as hotels, hostels and campgrounds.
- City Council should consider budgeting into its work program a comprehensive consultant study of the parking and circulation problem in the Roseville/Shelter Island commercial and recreation areas. The study should examine the feasibility of potential solutions to the problems such as establishment of a parking district and construction of a series of mini-lots or a parking structure. Cooperation by Roseville property owners is essential to solving the parking problem.
- The core of the Roseville commercial district should continue to be concentrated along Rosecrans and adjoining side streets from Emerson to Talbot. The pedestrian environment of this area should be strengthened by encouraging rear and side yard parking. Building frontages along Rosecrans within the core area should be devoted primarily to retail uses. Office and support services should be encouraged to locate on side streets and upper stories.
- Formation of a business improvement association should be encouraged to promote the Roseville District and to provide leadership for a coordinated effort to enhance the appearance and economic vitality of the area.

