

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370 FAX (619) 767-2384

www.coastal.ca.gov

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SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

March Meeting of the California Coastal Commission

MEMORANDUM

Date: March 7, 2013

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, San Diego Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the March 7, 2013 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the San Diego Coast District.

EXTENSION - IMMATERIAL

1. A-6-PSD-08-004-E1 LPP, Lane Field, LLC (San Diego, San Diego County)

TOTAL OF 1 ITEM

DETAIL OF ATTACHED MATERIALS

REPORT OF EXTENSION - IMMATERIAL

| <i>Applicant</i> | <i>Project Description</i> | <i>Project Location</i> |
|--|---|--|
| <p>A-6-PSD-08-004-E1 LPP, Lane Field, LLC</p> | <p>Redevelopment of the former Lane Field: Lane Field North will have a 200-foot high hotel with 400 guest rooms, pools, ballrooms, and meeting rooms; and a 3-story building surrounding the hotel with visitor-serving retail and restaurants. Lane Field South will have a 240-foot high hotel with 400 guest rooms, pools, ballrooms, and meeting rooms, and a 3-story building surrounding the hotel with visitor-serving retail and restaurants. A 1.66 acre public park will located on the site adjacent to Harbor Drive. Contribution to a public downtown shuttle system, and a hostel program.</p> | <p>North of Broadway Street between Pacific Highway and Harbor Drive, San Diego (San Diego County)</p> |

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February 7, 2013

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT****MAILED**
2/15/13

Notice is hereby given that: **LPP, Lane Field, LLC**
has applied for a one year extension of Permit No: **A-6-PSD-08-004-E1**
granted by the California Coastal Commission on: **January 8, 2009**

for **Redevelopment of the former Lane Field: Lane Field North will have a 200-foot high hotel with 400 guest rooms, pools, ballrooms, and meeting rooms; and a 3-story building surrounding the hotel with visitor-serving retail and restaurants. Lane Field South will have a 240-foot high hotel with 400 guest rooms, pools, ballrooms, and meeting rooms, and a 3-story building surrounding the hotel with visitor-serving retail and restaurants. A 1.66 acre public park will located on the site adjacent to Harbor Drive. Contribution to a public downtown shuttle system, and a hostel program.**

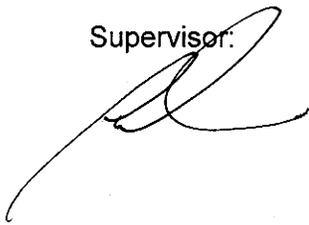
at **North of Broadway Street between Pacific Highway and Harbor Drive, San Diego (San Diego County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director


By: DIANA LILLY
Coastal Program Analyst

Supervisor:


CALIFORNIA COASTAL COMMISSION

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

**Non-Material Extension Response to Objection**

February 28, 2013

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Coastal Commission Permit Extension Request
#A-6-PSD-08-004-E1 (LPP, Lane Field, LLC), for the Commission Meeting of March 7, 2013.

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive...and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

The attached objection was received on February 21, 2013. The objection does not identify any changed circumstances affecting the proposed development's consistency with the Coastal Act. The project revisions noted in the letter were the subject of a coastal development permit amendment approved by the Commission on February 6, 2013. These revisions do not constitute changed circumstances.

Therefore, staff recommends the Commission concur with the Executive Director's determination that the extension be granted.

February 21, 2013

RECEIVED

FEB 21 2013

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: **LLP, Lane Field, LLC**
Extension of Permit No. **A-6-PSD-08-004-E1**

Dear Director Lester and Ms. Lilly,

Please find these objections to extending the Lane Field redevelopment permit based on substantial restrictions on public access and views to San Diego Bay.

Coastal Recreation

The Coastal Act (San Diego's Port Master Plan), calls for the Lane Field parcel to be part of major Broadway Landing Park, which the City/Port have eliminated. The lesser 1.66 acres of Lane Field setback park fails to mitigate this taking.

- The setback park is restricted by hotel developer design, location next to two dangerous roadways, and co-use by hotel project restaurants to passive use, not safe coastal recreational use.
- The downsize of the setback park from 2 acres to 1.66 acres is not mitigated.

Coastal Access Parking

The current Lane Field parking lots provide both downtown San Diego Bay view shed and over 900 public parking spaces.

- These features are in no way fully mitigated by the Lane Field project's parking garage. Newly switched to a multi-level above-ground structure, the garage is new view blockage with no accompanying mitigation.
- The structure reduces total proposed project parking spaces - also not mitigated.

Illegal Street Vacation

The original permit calls for underground project parking.

The new above ground parking structure accesses off of C Street. This change in circumstance designates C Street for commercial use by fully two new proposed high rise hotels and their parking structure(s).

- The project uses C Street main lobby access, instead of the option of Pacific Highway's project frontage.
- The project privatizes newly-opened public coastal view and access corridor C Street in not connecting it as new public vehicular access with Harbor Drive.

Any use of C Street to relieve Harbor Drive's gridlocked LOS F periods due to current and proposed development is therefore denied. [A recent February weekend-long Port of San Diego Harbor Drive special event and cruise terminal

traffic advisory recommended as relief the soon to-be-lost Lane Field parking.]

To main hotel, restaurant, and special event entry access, the developer would now add project parking structure access off of C Street. This represents a major changed circumstance.

Loading two high rise hotel operations, and now parking structure(s), off one roadway will act to inhibit finally its remaining pedestrian use by people trying to access San Diego Bay:

- C Street will be additionally congested in making it a dead end on a foreshortened street.
- C Street will be enshadowed by multiple project high rise structures, eliminating inviting fan-out views of the bay.

To the significant extent the new parking structure's relocation above ground compounds C Street's vacation for a commercial project, it violates *Robert Lane v. City of Redondo Beach*, California Constitution article XV (2), and Government Code 39900-39938, 39933 "requiring that cities keep public rights-of-way open for access to navigable waters."

The judges ruled:

"The basic purpose in entrusting tidelands to municipalities in trust, is to insure the right of free public access to tidelands or navigable waters."



Scott Andrews
Save Everyone's Access (SEA)
619 221-5947