CALIFORNIA COASTAL COMMISSION

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



May 23, 2013

W14b

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: CHARLES LESTER, 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. CCP-MAJ-4-11B (2006, 2007, 2010, 2011, and 2012 Centre City Amendments), is adequate to effectively certify its local coastal program (for Commission review

at its meeting of June 12-14, 2013)

BACKGROUND

At its November 15, 2012 meeting, the Coastal Commission certified, with several suggested modifications, the City of San Diego Local Coastal Program Amendment #4-11B, regarding replacement of the Centre City Community Plan, in its entirety, with a new Downtown Community Plan, as well as revisions to the Centre City Planned District Ordinance (PDO), Centre City Redevelopment Plan and Marina PDO to maintain consistency with the new Downtown Community Plan. By its action adopting Resolution Number R-2013-606 and introducing Ordinance Numbers O-2013-80 and O-2013-81, amending the San Diego Municipal Code, the City Council has acknowledged and accepted the Commission's suggested modifications. The modifications included retention of existing view corridors, view corridor stepback table, and certain policies and goals in the Waterfront, Street Grids and Views, Transit System, Parking, and Transportation Demand Management sections of the Downtown Community Plan. In addition, language was added to clarify that for purposes of the Downtown Community Plan and Local Coastal Program, the Downtown Community Plan may provide guidance, but the development standards and land use plan policies only pertain to properties within the City of San Diego, and exclude those within the San Diego Unified Port District or federal lands.

As provided for in Section 13544 of the Commission's Code of Regulations, the Executive Director must determine if the action of the City of San Diego is legally sufficient to finalize Commission review of the LCP amendment. The City's actions have been reviewed and determined to be adequate by the Executive Director. Section 13554 of the Commission's Code of Regulations then requires this determination be reported to the Commission for its concurrence.

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

CALIFORNIA COASTAL COMMISSION

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



June 17, 2013

Mayor Bob Filner City of San Diego 202 "C" Street, 11th Floor San Diego, CA 92101

RE: Certification of the City of San Diego Local Coastal Program Amendment No. CCP-MAJ-4-11B (2006, 2007, 2010, 2011, and 2012 Centre City Amendments)

Dear Mayor Filner,

The California Coastal Commission has reviewed the City's Resolution Number R-2013-606 and Ordinance Numbers O-2013-80 and O-2013-81 together with the Commission's action of November 15, 2012 certifying City of San Diego Local Coastal Program Amendment No. CCP-MAJ-4-11B regarding replacement of the Centre City Community Plan, in its entirety, with a new Downtown Community Plan, as well as revisions to the Centre City Planned District Ordinance (PDO), Centre City Redevelopment Plan and Marina PDO to maintain consistency with the new Downtown Community Plan. 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 12-14, 2013.

By its action on April 30, 2013, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including several suggested modifications. The modifications included retention of existing view corridors, the view corridor stepback table, and certain policies and goals in the Waterfront, Street Grids and Views, Transit System, Parking, and Transportation Demand Management sections of the Downtown Community Plan. In addition, language was added to clarify that for purposes of the Downtown Community Plan and Local Coastal Program, the Downtown Community Plan may provide guidance, but the development standards and land use plan policies only pertain to properties within the City of San Diego, and exclude those within the San Diego Unified Port District or federal lands.

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,

Charles Lester Executive Director

Cc: Lucy Contreras City Clerk

ALIFORNIA COASTAL COMMISSION

N DIEGO AREA 75 METROPOLITAN DRIVE, SUITE 103 N DIEGO, CA 92108-4402 9) 767-2370



June 17, 2013

Mayor Bob Filner City of San Diego 202 "C" Street, 11th Floor San Diego, CA 92101

RE: Certification of the City of San Diego Local Coastal Program Amendment No. CCP-MAJ-4-11B (2006, 2007, 2010, 2011, and 2012 Centre City Amendments)

Dear Mayor Filner,

The California Coastal Commission has reviewed the City's Resolution Number R-2013-606 and Ordinance Numbers O-2013-80 and O-2013-81 together with the Commission's action of November 15, 2012 certifying City of San Diego Local Coastal Program Amendment No. CCP-MAJ-4-11B regarding replacement of the Centre City Community Plan, in its entirety, with a new Downtown Community Plan, as well as revisions to the Centre City Planned District Ordinance (PDO), Centre City Redevelopment Plan and Marina PDO to maintain consistency with the new Downtown Community Plan. 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 12-14, 2013.

By its action on April 30, 2013, the City has formally acknowledged and accepted the Commission's certification of the Local Coastal Program Amendment including several suggested modifications. The modifications included retention of existing view corridors, the view corridor stepback table, and certain policies and goals in the Waterfront, Street Grids and Views, Transit System, Parking, and Transportation Demand Management sections of the Downtown Community Plan. In addition, language was added to clarify that for purposes of the Downtown Community Plan and Local Coastal Program, the Downtown Community Plan may provide guidance, but the development standards and land use plan policies only pertain to properties within the City of San Diego, and exclude those within the San Diego Unified Port District or federal lands.

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,

Charles Lester Executive Director

Cc: Lucy Contreras City Clerk

(R-2013-606)

RESOLUTION NUMBER R- 308138

DATE OF FINAL PASSAGE MAY 1 6 2013

SUR-A 4/30/13

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AMENDMENTS TO THE 2006 DOWNTOWN COMMUNITY PLAN.

WHEREAS, in 2006, the Council adopted the Downtown Community Plan (DCP), amendments to the Redevelopment Plan for the Centre City Redevelopment Project, Centre City Planned District Ordinance (CCPDO), and Marina Planned District Ordinance (MPDO), the framework for downtown land development (including areas within the Coastal Zone); and

WHEREAS, the adopted documents and subsequent amendments make up the Local Coastal Program (LCP) for downtown; and

WHEREAS, on November 15, 2012, the Coastal Commission reviewed and approved the LCP amendment with a series of suggested modifications; and

WHEREAS, in order for the amendments to be effective in the Coastal Zone, the Coastal Commission requires that the City Council accept the proposed modifications within six months of the Coastal Commission initial action; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that the proposed modifications to the 2006 Downtown Community Plan, on file in the office of the City Clerk as Document No. RR- 308138, are hereby adopted.

APPROVED: JAN I. GOLDSMITH, City Attorney

By .- Thankin M. IWMas Shannon M. Thomas

Deputy City Attorney

SMT:als 04/19/13 Or.Dept:Civic San Diego Doc. No.: 537429

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 3 0 2013.

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5	14	13

ORDINANCE NUMBER 0-120257 (NEW SERIES)

DATE OF FINAL PASSAGE MAY 1 6 2013

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 156.0310 AND 156.0313; BY AMENDING TABLE 156-0313-D AND FIGURE G ALL RELATING TO VIEW CORRIDORS AND TRANSPORTATION DEMAND MANAGEMENT IN THE CENTRE CITY PLANNED DISTRICT.

WHEREAS, on April 3, 2006, pursuant to Ordinance O-19471, the Council of the City of San Diego adopted amendments to the Centre City Planned District Ordinance (CCPDO) and Local Coastal Program (LCP) to implement the 2006 Downtown Community Plan; and

WHEREAS, on September 7, 2007, pursuant to Ordinance O-19664, the Council adopted amendments to the CCPDO and LCP including changes to (1) Land Use District designations for certain areas within the Planned District, including but not limited to the following areas: (a) the six blocks bounded by C and E streets, 9th Avenue and Park Boulevard; (b) the three blocks bounded by Ash and Beech streets, 7th and 10th avenues; (c) the block bounded by A Street, Russ Boulevard, 11th Avenue and Park Boulevard; (d) the block bounded by Park Boulevard and J,K, 13th streets; and (e) the blocks bounded by Interstate 5 and Market, G, and 16th streets; (2) changes to regulations affecting Social Service Uses and Homeless Facilities; (3) changes to the Floor Area Ratio (FAR) Bonus Programs involving Affordable Housing, Eco-Roofs, Three-bedroom units, and Public Right-of-Way Improvements; (4) changes to the Transfer of Development Rights program; (5) refinements to the Urban Design Guidelines for new projects; and (6) miscellaneous refinements to procedures, policies and regulations; and

WHEREAS, on May 6, 2010, pursuant to Ordinance O-19949 and O-19947, the Council adopted amendments to the CCPDO and LCP to allows educational facilities, cultural

institutions and places of religious assembly in the Residential Emphasis (RE) District with approval of a Conditional Use Permit (CUP). These uses were previously excluded from the RE District due to concerns over potential land use impacts; and

WHEREAS, on December 7, 2011, pursuant to Ordinance O-20117, the Council adopted amendments to the CCPDO and LCP to include language resulting from policies and goals of the Design Guidelines and Centre City Green, downtown's sustainability plan, and also include refinements and clean-up items to the wording and the on-going implementation of the CCPDO. The amendments included changes to the following areas: (1) Land use; (2) Permit Process, (3) Floor Area Ratio (FAR) Bonus Programs and Transfer of Development Regulations (TDR); (4) Development Regulations including: (a) elimination of setback requirements for ground level units and projects within the Residential Emphasis District; (b) the addition of personal storage requirements; (c) small lot provisions; (d) below-grade parking requirements and; (e) living unit size requirements, (5) Transportation Demand Management (TDM) measures; and (6) Average Daily Trip (ADT) threshold for development within the Ballpark Mixed-Use District; and

WHEREAS, on June 26, 2012, pursuant to Ordinance O-20176, the Council adopted amendments to the CCPDO and LCP to expand the areas in which the Floor Area Ratio (FAR) bonus can be purchased and increase the amount of FAR that can be purchased through the program; included a Public Facilities Land Use District and designated certain properties currently utilized as parks and open space; 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 November 15, 2012, the California Coastal Commission approved amendments to the City of San Diego Local Coastal Program as Amendment No. CCP-MAJ 4-11-B (2006, 2007, 2010, 2011, and 2012 Centre City Amendments) contingent on modifications that address view corridors and Transportation Demand Management; and

WHEREAS, the modifications suggested by the California Coastal Commission are before the City Council for consideration; NOW, THEREFORE,

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

Section 1. That the City Council acknowledges receipt of the California Coastal Commission's certification resolution.

Section 2. That the City Council adopts modifications to the Centre City Planned District Ordinance Coastal Program in satisfaction of the terms of the Coastal Commission's certification resolution.

Section 3. That Chapter 15, Article 6, Division 1 of the San Diego Municipal Code is amended by amending section 156.0310, to read as follows:

§156.0310 Development Regulations

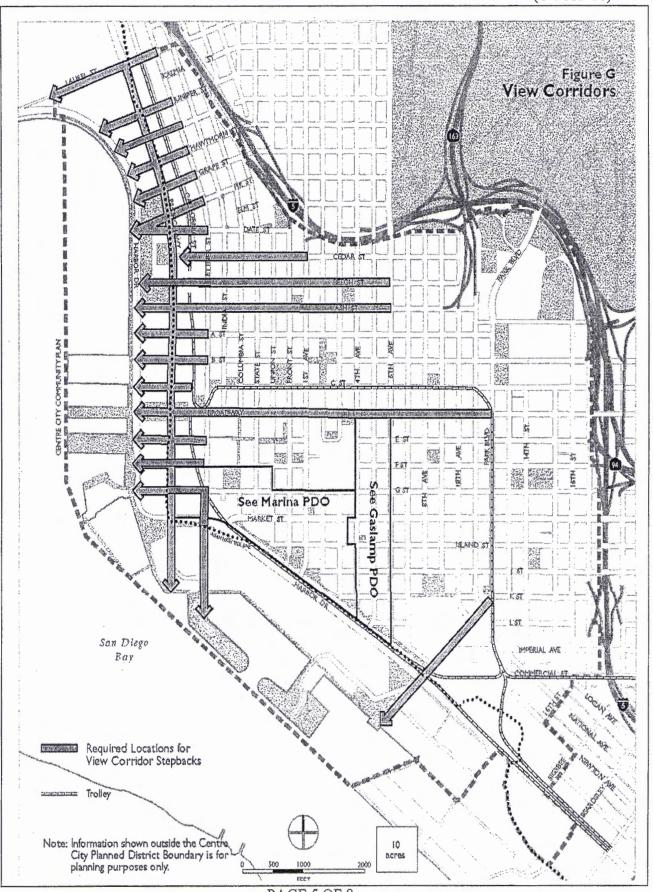
- (a) through (c) [No change in text.]
- (d) Building Bulk. Building bulk is divided into three main areas of the building: the building base, the mid-zone, and the tower. The mid-zone shall be applicable only in the areas within the Large Floorplate and Employment Overlay Districts, as illustrated in Figure C. The development standards for building bulk are summarized in Table 156-0310-A;

TABLE 156-0310-A: Development Standards

[No change in text.]

- (1) Building Base
 - (A) through (F) [No change in text.]
 - (G) Sky-walks. Elevated pedestrian walkways or "skywalks," or gross floor area may not be constructed above, over, or within existing or designated view corridors unless compelling reasons exist to ensure safe pedestrian improvements and where no feasible alternatives for pedestrian access are available.
- (e) through (g) [No change in text.]

Section 4. That Chapter 15, Article 6, Division 3 of the San Diego Municipal Code is amended by amending Figure G, to read as follows:



-PAGE 5 OF 8-

Section 5. That Chapter 15, Article 6, Division 1 of the San Diego Municipal Code is amended by amending section 156.0313, to read as follows:

§156.0313 Parking, Loading, Traffic and Transportation Demand Management Standards

- (a) through (n) [No change in text.]
- (o) Transportation Demand Management (TDM)

 To reduce single-occupant vehicle trips into the Centre City Planned

 District, applicants for proposed commercial and hotel development

 containing over 50,000 square feet of gross floor area shall achieve a

 minimum of 25 points by implementing TDM measures contained in Table

 156-0313-D.

Points	Measure
20	Five-year, 50% subsidy for transit passes for employee occupants
5	Designated shuttle stop, including signage, seating, lighting and on-going maintenance, for the publicly accessible shuttle serving the downtown area, with routing to include key destination points such as airport, hotels, and visitor-serving facilities.
15	"Shared Use Vehicles" - a minimum of 1 vehicle shall be provided for every 50,000 square feet of leasable gross floor area.
15	Electric, natural gas, fuel cells, fueling stations - a minimum of 1 space per 30,000 square feet of office space, a minimum of 1 space per 100 <i>hotel</i> rooms -a minimum of 50% of the stations shall be electric vehicle charging stations
10	On-site day-care
5	Bicycle storage - a minimum of 1 space for every 10 parking spaces
5	Upgraded transit stop adjacent to new <i>development</i> , including shelter, seating, lighting and ongoing routine maintenance through an agreement with the appropriate transit agency for the life of the improvement.
5	On-site shower facilities available to all tenants/employees of a building -a minimum of 1 space per 100,000 square feet of office space -a minimum of 1 space per 100 hotel rooms
5	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs.
5	Discounted parking rates for carpools containing three or more adults - minimum 25% discount
5	Preferential parking for car-sharing, carpool and vanpool (minimum 5% of permitted parking)
5	Discounted parking rates for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 20% discount

Section 6. That a full reading of this ordinance is dispensed prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 7. That this ordinance shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a Local Coastal Program amendment, or until the thirtieth day from and after its final passage, whichever occurs later.

Section 8. That after adoption, the Mayor or his designee is authorized to submit this ordinance 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 Sharron M. Thomas

Shannon M. Thomas Deputy City Attorney

SMT:als 04/19/13 Or.Dept:Civic San Diego Doc. No. 536844

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of <u>MAY 1 4 2013</u>.

ELIZABETH S. MALAND

Denuty City Clerk

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BOB FILNER, Mayor

Vetoed:

(date)

BOB FILNER, Mayor

Passed by the Council of The City	of San Diego on _	MAY	1 4 2013 , by	the following vote	:
Councilmembers	Yeas	Nays	Not Present	Recused	
Sherri Lightner	\square				
Kevin Faulconer	♂				
Todd Gloria					
District 4 (Vacant)					
Mark Kersey					
Lorie Zapf	\square				
Scott Sherman					
David Alvarez	≰,				
Marti Emerald				-	
MAN.					
Date of final passageMAY	1.6 2013				
AUTHENTICATED BY:	*** · · · · · · · · · · · · · · · · · ·	Mayor	BOB FILNE of The City of San		
		,	,	,	
			ELIZABETH S.	MALAND	
(Seal)		City Cle	rk of The City of S	an Diego, Californ	ia.
	Ву	Jus.	sette 10	to	_, Deputy
I HEREBY CERTIFY that had elapsed between the day of its	the foregoing ord introduction and th	inance was no he day of its fi	ot finally passed unt inal passage, to wit,	il twelve calendar on	days
APR 3 0 201	3, and	d on	MAY 1.6 201	3	·
I FURTHER CERTIFY th	at said ordinance	vas read in ful	l prior to its final pa	assage.	
I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.					
		G''	ELIZABETH S.		•
		City Cle	rk of The City of Sa	In Diego, Californ	18.
(Seal)	ВУ	and l	- Joan	(m)	_, Deputy
		Office of	the City Clerk, Sa	n Diego, Californ	ia
		Ordinance N		20257	

ORDINANCE NUMBER O20	0258 (NEW SERIES)	SIB
DATE OF FINAL PASSAG	GE MAY 1.6 2013	SIHIL

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 11, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 1511.0402; BY AMENDING TABLE 1151-04D, RELATING TO TRANSPORTATION DEMAND MANAGEMENT IN MARINA PLANNED DISTRICT.

WHEREAS, on March 27, 2007, pursuant to Ordinance O-19600, the Council of the City of San Diego adopted amendments to the Marina Planned District Ordinance (MPDO) and Local Coastal Program (LCP) repealing Chapter 10, Article 3, Division 1 and amending Chapter 15 of the San Diego Municipal Code to add Article 11, Divisions 1 through 4; and

WHEREAS, on May 6, 2010, pursuant to Ordinance O-19948, the Council adopted amendments to the MDPO and LCP to increase parking standards within the Marina Planned District, consistent with the parking standards adopted in 2006 within the Centre City Planned District Ordinance (CCPDO); 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 November 15, 2012, the California Coastal Commission approved amendments to the City of San Diego Local Coastal Program as Amendment No. CCP-MAJ 4-11-B (2006, 2007, 2010, 2011, and 2012 Centre City Amendments) contingent on modifications to the MPDO that address Transportation Demand Management; and

WHEREAS, the modifications suggested by the California Coastal Commission are before the City Council for consideration; NOW, THEREFORE,

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

Section 1. That the City Council acknowledges receipt of the California Coastal Commission's certification resolution.

Section 2. That the City Council adopts modifications to the Centre City Planned District Ordinance Coastal Program in satisfaction of the terms of the Coastal Commission's certification resolution.

Section 3. That Chapter 15, Article 11, Division 4 of the San Diego Municipal Code is amended by amending section 1511.0402, as follows:

§1511.0402 Transportation Demand Management (TDM)

To reduce single-occupant vehicle trips into the Marina Planned District, applicants for proposed commercial and hotel projects with over 50,000 square feet of gross floor area shall achieve a minimum of twenty-four points by implementing TDM measures in Table 1511-04D.

Points	Measure
20	Five-year, 50% subsidy for transit passes for employee occupants
5	Designated shuttle stop, including signage, seating, lighting and on-going maintenance, for the publicly accessible shuttle serving the downtown area with routing to include key destination points such as airport, hotels, and visitor-serving facilities.
15	"Shared Use Vehicles" - a minimum of 1 vehicle shall be provided for every 50,000 square feet of leasable <i>gross floor area</i> .
15	Electric, natural gas, fuel cells, fueling stations - a minimum of 1 space per 30,000 square feet of office space, a minimum of 1 space per 100 hotel rooms -a minimum of 50% of the stations shall be electric vehicle charging stations
10	On-site day-care
5	Bicycle storage - a minimum of 1 space for every 10 parking spaces
5	Upgraded transit stop adjacent to new <i>development</i> , including shelter, seating, lighting and ongoing routine maintenance through an agreement with the appropriate transit agency for the life of the improvement.
5	On-site shower facilities available to all tenants/employees of a building -a minimum of 1 space per 100,000 square feet of office space -a minimum of 1 space per 100 hotel rooms
5	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs.
5	Discounted parking rates for carpools containing three or more adults - minimum 25% discount
5	Preferential parking for car-sharing, carpool and vanpool (minimum 5% of permitted parking)
5	Discounted parking rates for vehicles with CARB classifications ULEV, SULEV, PZEV, and ZEV - minimum 20% discount

Section 4. That a full reading of this ordinance is dispensed prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 5. That this ordinance shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a Local Coastal Program amendment, or until the thirtieth day from and after its final passage, whichever occurs later.

Section 6. That after adoption, the Mayor or his designee is authorized to submit this ordinance 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	Marwon M.	lhoma
مراب	Champan M. Thomas	

Shannon M. Thomas Deputy City Attorney

SMT:als 04/19/13

Or.Dept:Civic San Diego

Doc. No. 536966

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of MAY 1 4 2013.

ELIZABETH S. MALAND
City Clerk

By Attall
Deputy City Clerk

Approved: 5/10/13

BOB FILNER, Mayor

Vetoed: _____(date)

BOB FILNER, Mayor

Passed by the Council of The (City of San Diego on _	MAY 1	4 2013 , by	the following vote:
Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	F	П	П	П
Kevin Faulconer	7		П	
Todd Gloria		n		П
District 4 (Vacant)				<u> </u>
Mark Kersey				
Lorie Zapf	$\overline{\mathbf{d}}$.			
Scott Sherman				
David Alvarez	4			
Marti Emerald				
Date of final passage	MAY 1 6 2013			
1 0				
AUTHENTICATED BY:		Mayor	BOB FILNE of The City of San	
	·		ELIZABETH S.	MALAND
(Seal)		City Cle	rk of The City of S	an Diego, California.
+	By	mil	te Opin	, Deputy
I HEREBY CERTIFY had elapsed between the day of				il twelve calendar days
APR 30	2013 , ar	nd on	MAY 1.6 2	013
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than a majority of the member member of the Council and the	s elected to the Counc	il, and that the	re was available for	
			ELIZABETH S.	
		City Cle	rk of The City of S	an Diego, California.
(Seal)	Ву	Jesi	alle de	, Deputy
		Office of t	the City Clerk, Sa	n Diego, California
				20258
		Ordinance N		40400