

**CALIFORNIA COASTAL COMMISSION**

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



December 17, 2015

**Th16g****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. LCP-6-OCB-15-0006-1 (Ocean Beach Community Plan Update), is adequate to effectively certify its local coastal program amendment (for Commission review at its meeting of January 13-15, 2016)

**BACKGROUND**

At its August 13, 2015 meeting, the Coastal Commission certified, with suggested modifications, the City of San Diego Local Coastal Program Amendment #LCP-6-OCB-15-0006-1, regarding the comprehensive update of the Ocean Beach Land Use Plan (LUP), land use changes to re-designate the Voltaire Street and Pt. Loma Avenue commercial districts from Neighborhood Commercial to Community Commercial, and rezoning of 20.53 acres of residential land from RS-1-7 to RM-1-1. The amendment therefore affects both the certified land use and implementation plans. By its action adopting Resolution No. R-310057 on November 9, 2015, the City Council has acknowledged and accepted all of the Commission's suggested modifications. The modifications addressed a broad range of policy topics including lower cost visitor serving accommodations, environmentally sensitive habitat areas (ESHA), water quality, public access and recreation, sea level rise, and shoreline development, and ranged from minor clarifications to adding new policies to the LUP update. 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).

**CALIFORNIA COASTAL COMMISSION**

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



January 18, 2016

Mayor Kevin Faulconer  
City Administration Building  
202 C Street, 11<sup>th</sup> Floor  
San Diego, CA 92101

RE: Certification of the City of San Diego Local Coastal Program Amendment  
No. LCP-6-OCB-15-0006-1 (Ocean Beach Community Plan Update)

Dear Mayor Faulconer:

The California Coastal Commission has reviewed the City's Resolution No. R-310057 together with the Commission's action of August 13, 2015 approving with modifications City of San Diego Local Coastal Program Amendment #LCP-6-OCB-15-0006-1 pertaining to the comprehensive update of the Ocean Beach Land Use Plan (LUP), land use changes to re-designate the Voltaire Street and Pt. Loma Avenue commercial districts from Neighborhood Commercial to Community Commercial, and rezoning of 20.53 acres of residential land from RS-1-7 to RM-1-1. 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 January 13-15, 2016.

By its action on November 9, 2015, the City has formally acknowledged and accepted the Commission's certification of the local coastal program amendment including all suggested modifications. The modifications addressed a broad range of policy topics including lower cost visitor serving accommodations, environmentally sensitive habitat areas (ESHA), water quality, public access and recreation, sea level rise, and shoreline development, and ranged from minor clarifications to adding new policies to the LUP update. The City is already issuing coastal development permits in conformance with the certified local coastal program for this area.

In conclusion, I would like to congratulate you and all other elected or appointed officials, staff and concerned citizens for continuing to work towards full implementation of the Coastal Act. We remain available to assist you and your staff in any way possible as you continue to develop and implement the City's local coastal program.

Sincerely,

Charles Lester  
Executive Director