

CALIFORNIA COASTAL COMMISSION

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



Th17f

LCP-6-MBE-0029-6 (MISSION BEACH RESIDENCES)

MAY 11, 2017

CORRESPONDENCE

RECEIVED

5
MAY 04 2017

Local Application No. 366136 – Mission Beach Residences
LCP. : 6-MBE-16-0029-6296
Project Location: 818 Santa Barbara Place, San Diego, CA 92109
Apn: 06073-4236530100

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

**SECOND RESPONSE FROM MISSION BEACH PRECISE PLANNING BOARD
TO THE CALIFORNIA COASTAL COMMISSION**

In response to the Coastal Commission's *Staff Recommendation on City of San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences) for Commission Meeting of May 10-12, 2017*, dated April 27, 2017, regarding the certification of the Land Use Plan ("LUP") Amendment to the Mission Beach Precise Plan and Local Coastal Program to redesignate the site at 818 Santa Barbara Place (Mission Beach Residences) from "School" use in the Mission Beach Precise Plan to "Residential" use, the Mission Beach Precise Planning Board ("MBPPB") submits this Second Response to the California Coastal Commission for consideration.

The *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment* as presented is not sufficiently broad enough to encompass the "School" use of the entire 2.23-acre Mission Beach Elementary School site. Moreover, the LUP Amendment does not sufficiently conform to Coastal Act issues and priorities consistent with Chapter 3 policies of the Coastal Act, as submitted, concerning public access and recreation. In addition, it ignores the feasible alternatives or feasible mitigation measures available to substantially lessen any significant adverse effects the combined 2.23-acre residential development will have on the community as described in the Master Environment Impact Report ("MEIR") for the Mission Beach Residences and Santa Barbara Place Residences projects. An "Expanded Park Alternative" located on the south side of Santa Barbara Place, where the "School" auditorium, cafeteria, faculty offices, kindergarten, kindergarten playground, and other school use facilities were built in 1952, was presented in the MEIR for the project and that will be discussed herein. [See: Picture of this "School" structure along Mission Boulevard and Santa Barbara Place for reference, attached hereto and incorporated herewith as **Exhibit 1.**]

The Staff Recommendation document concludes at page 17 that "what is before the Commission is an amendment to the certified LUP so as to change the land use designation of the northern campus of the school from "School" to "Residential." In the certified LUP, only the 1.88-acre segment of the school north of Santa Barbara Place is designated as "School," not the 0.34-acre segment south of Santa Barbara Place, which has been designated as "Residential" since the LUP's original certification in the early 1980's. Thus, while there are currently structures located south of Santa Barbara Place that operated as part of Mission Beach Elementary School in the past, the underlying land use was never designated as "School." "

At first glance, that analysis seems to be true. However, a closer review leads one to realize that the LUP Amendment before the Coastal Commission presented by the City of San Diego and Applicant relies on an incorrect land use map that was inserted in the 1974 Mission Beach Precise Plan ("MBPPB") and adopted by the City Council on July 11, 1974. When the *Local Coastal Program Addendum* was adopted and incorporated in the MBPP on February 2, 1982, and then

amended again by the California Coastal Commission on April 3, 1984, no changes were made to the content or maps contained in the 1974 MBPP. As a result, the incorrect land use map that was inserted in 1974 was not corrected and is the crux of the problem driving this LUP process today. [See: **Exhibit 2** attached hereto and incorporated herewith.]

For context, the MBPPB relies on the Mission Beach Planned District Ordinance (“PDO”) as its governing development document since its adoption in January 1979, which superseded the 1974 MBPP. The PDO is contained in the City of San Diego Municipal Code and has been updated many times since 1979. Whereas, the MBPP was adopted in 1974, and has not been updated except to add the *Local Coastal Program Addendums* in 1982 and 1984. As a result, no scrutiny was given by anyone as to whether the land use maps in the MBPP were correct until now when a major land use change and development is set to occur.

The ramifications of inserting an incorrect land use map in the 1974 MBPP were not considered at the time. Now, 43 years later, the Mission Beach Elementary School project is under the microscope to be developed. The City and Applicant have created a spurious land use issue to the detriment of the community by relying on this incorrect land use map to eliminate the 0.34-acre segment south of Santa Barbara Place from appropriate consideration in this LUP Amendment process.

Today, without the keen review process of Coastal Commission Staff, the City would have inserted yet another incorrect land use map that deletes or modifies the size of various commercial districts currently identified in the MBPP that could have created another spurious land use issue later on.

In our first *Response* document dated April 11, 2017, the MBPPB demonstrated that the 2.23-acre Mission Beach Elementary School parcel was sold as a “SCHOOL,” the underlying “Residential” zoning for the entire 2.23-acre school parcel is MBPD-RS, and that the entire parcel was used as a “School” since 1952 by the San Diego Unified School District until it was sold in 2013. More important, City records show that taxes paid on the 1.88-acre segment of the school north of Santa Barbara Place **and** the 0.34-acre segment of the school south of Santa Barbara Place were based on its use as a “School” – not based on “Residential” use as depicted on an incorrect land use map in the MBPP.

We draw your attention to the LUP Amendment document prepared by the City for your consideration that includes an “Existing Landuse – Jan. 2010” Map depicting the school on the 1.88-acre segment north of Santa Barbara Place **and** the 0.34-acre segment south of Santa Barbara Place in the MBPP. [See: **Exhibit 3** attached hereto and incorporated herewith.] The City’s purpose in including this “Existing Landuse – Jan. 2010” map in the MBPP LUP Amendment process must be to show that the “School” is represented on both sides of Santa Barbara Place and should be included in the LUP Amendment process. Someone from the City must have realized that an incorrect land use map was included in the MBPP and that a land use change from “School” to “Residential” was required on the entire 2.23-acre “School” site since school buildings were erected and used on both sides of Santa Barbara Place since 1952.

With regard to *Open Space Park/Land Use Priorities*, the MBPPB agrees with the Coastal Commission's *Staff Recommendation* that the "suggested modification requires an open space park of no less than 0.32 acre in size, reconfigured in a rectangular shape." Staff pointed out that "[D]ue to the location of the site in a popular coastal destination and its proximity to the coast, the Coastal Act prioritizes land use such as park space suitable for recreational uses over private residential development, which the larger, reconfigured park satisfies."

Moreover, from the beginning of the process, the Mission Beach Elementary School development was considered as one 2.23-acre project. On December 12, 2013, the *Initiation of an Amendment to the Mission Beach Precise Plan and Local Coastal Plan* to redesignate the 2.23-acre property located at **818 and 825 Santa Barbara Place** from "School" use to "Multifamily Residential" use was presented to the Planning Commission as one development. The Applicant learned that all considerations and required studies to determine the impact on the Mission Beach community were to be considered for the entire acreage purchased. As a result, the MEIR consisted of an in-depth review and analysis of (1) the development of the Mission Beach Residences project; (2) development of the Santa Barbara Place Residences project; and (3) the proposed combined project's significant environmental impacts.

A perfectly viable park alternative location is offered in the MEIR. You will note the *Expanded Park Alternative* under the *Reduced Development Alternative* in the MEIR sites the park on the segment of the school south of Santa Barbara Place and states specifically that overall it will have the **"greatest impact reducing potential and is considered the environmentally superior alternative"** to mitigate the impact of the development on the community. [See: **Exhibit 4** attached hereto and incorporated herewith.]

Coastal Commission Staff's suggested modification of a larger 0.32-acre rectangular park would offer an even superior alternative at this location. The MEIR document goes on to state that the existing Ficus tree on the site would not be removed under this alternative, and no pocket park would be built on the Mission Beach Residences project site. [See: **Exhibit 5** attached hereto and incorporated herewith.] It is important to point out that there are very few canopy trees in Mission Beach. The preservation of this 50+year-old Ficus tree as a precious heritage tree would anchor the park as a memory to residents who attended the kindergarten and played in its playground. Also, the preservation of this canopy tree fits in with the Mayor's Climate Action Plan for shade, breezes, and natural wildlife habitat, among others. [See: Picture of the rear portion of the kindergarten structure along Santa Barbara Place with the Ficus tree in the foreground and Jamaica Court alley in the background attached hereto and incorporated herewith as **Exhibit 6**.]

The proposed rectangular neighborhood park on the segment of the school south of Santa Barbara Place would be surrounded by three (3) public thoroughfares – Mission Boulevard, Santa Barbara Place, and Jamaica Court alley – affording easy access to police and maintenance activities. A fence would enclose the rectangular park with gated entrances/exits along Santa Barbara Place and Jamaica Court alley for safety. **This would be a very user-friendly park because it does not butt up against towering residential 30-foot structures as the suggested Jersey Court location would do.** Easy pedestrian access from Bayside Walk along Santa Barbara Place to the coast makes this the ideal location for a usable and safe neighborhood park. [See: **Exhibit 7** attached hereto and incorporated herewith.]

CONCLUSION

The MBPPB prays that the Coastal Commissioners will vote in favor to certify the LUP Amendment as recommended by Coastal Commission Staff in their April 27, 2017 Report with a further modification to change the land use designation from "School" use to "Residential" use on the 1.88-acre segment of the school north of Santa Barbara Place **and** the 0.34-acre segment south of Santa Barbara Place based on the overriding evidence that the entire 2.23-acre parcel was purchased as a "School" and used as a "School" since 1952 by the San Diego Unified School District. More important, City records show that taxes paid on the 1.88-acre segment of the school north of Santa Barbara Place **and** the 0.34-acre segment of the school south of Santa Barbara Place were based on "School" use – not "Residential" use as depicted on an incorrect land use map that is being used as the key decision-driver for this LUP Amendment process. Then, this would open up the 0.34-acre segment south of Santa Barbara Place for consideration as the most desirable location for a usable open space neighborhood park. Thank you.

Dated: May 5, 2017

Respectfully submitted,

Debbie Watkins _____

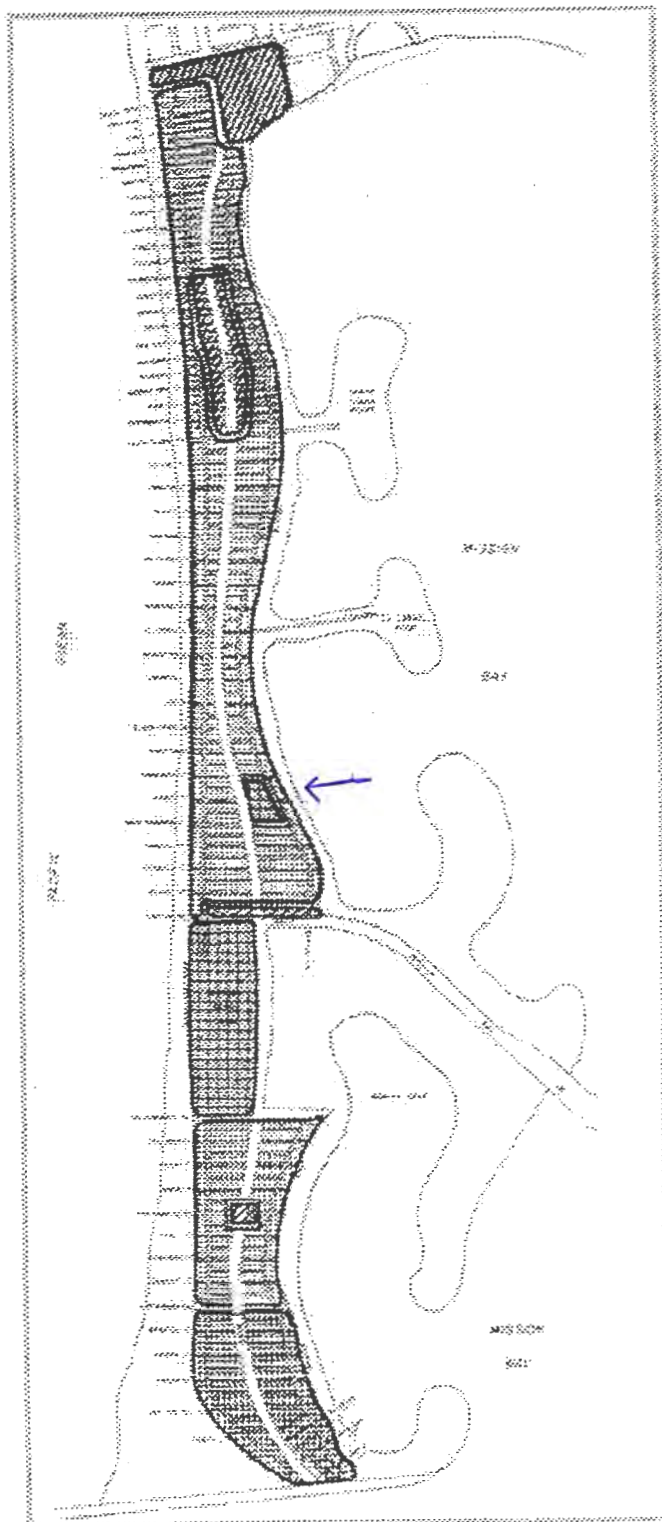
Debbie Watkins, Chair
Mission Beach Precise Planning Board
(858) 344-1684
dkwatks@aol.com

EXHIBIT 1







1

EXHIBIT 2

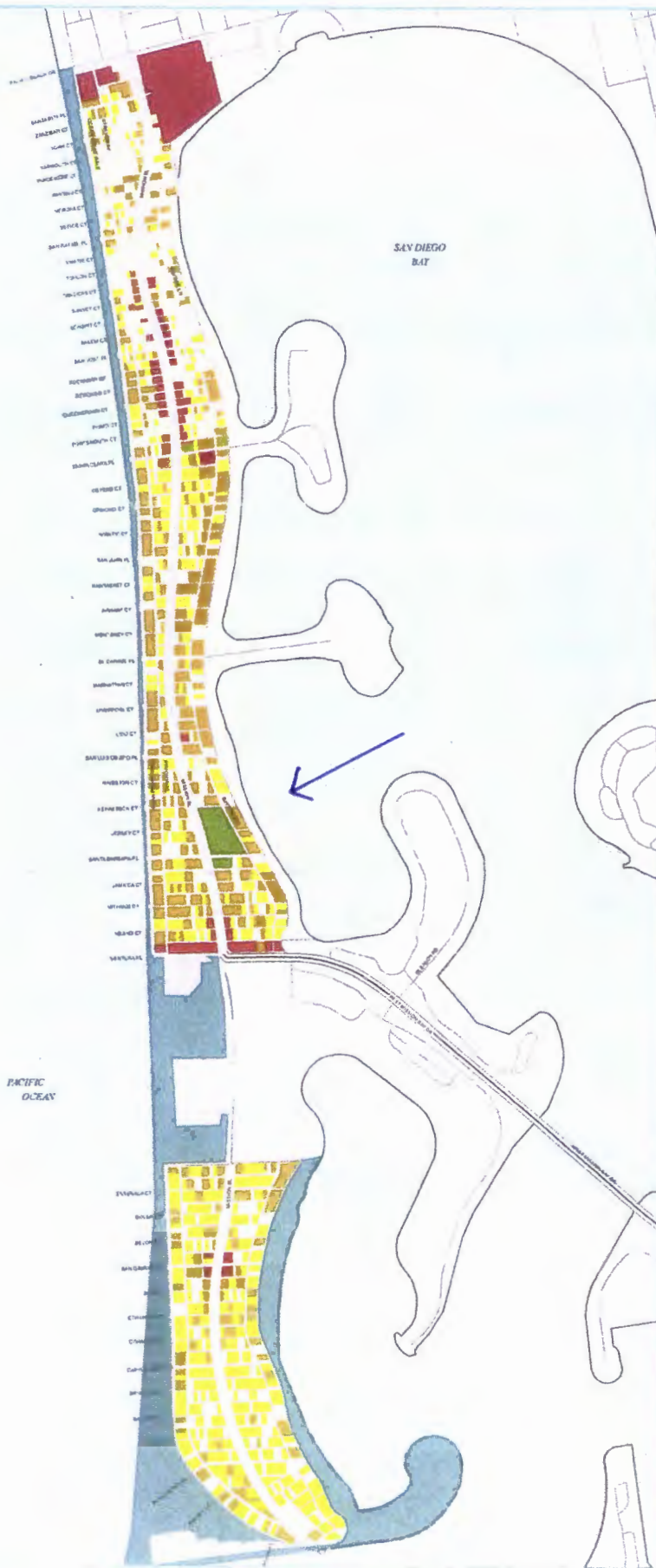


legend

-  residential (10-40 units per acre)
-  residential (15-80 units per acre)
-  mixed commercial
-  public facilities

Existing Land Use
Mission Beach Precise Plan

EXHIBIT 3



Legend

Existing Landuse - Jan 2010

RESIDENTIAL

- Single Family Detached
- Single Family Attached
- Multiple Family

COMMERCIAL

- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

PARKS AND RECREATION

- Recreation
- Open Space Parks

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Institutions
- Education

UNDEVELOPED

- Undeveloped



EXHIBIT 4



SOURCE: Robert Hideo Architects, 04/30/2015.



Expanded Park Alternative

Mission Beach Residences Project and Santa Barbara Place Residences
Project MEIR Project No. 366139

CITY OF SAN DIEGO - DEVELOPMENT SERVICES

FIGURE

9-1

The Expanded Park Alternative would reduce the proposed combined project's significant transportation/circulation and parking impacts, although the level of impacts would be similar (reduced to less than significant with mitigation). Regarding construction noise, this alternative would reduce the impacts of the proposed project, although the level of impacts would be similar (significant and unavoidable). Regarding health and safety and historical resources, impacts would be identical (reduced to less than significant with mitigation). It would meet most of the project objectives.

Overall, the Reduced Development Alternative has the greatest impact reducing potential and is considered the environmentally superior alternative.

EXHIBIT 5

Combined Alternative: Expanded Park Alternative

MISSION BEACH RESIDENCES PROJECT AND SANTA BARBARA PLACE RESIDENCES PROJECT MEIR CHAPTER 9 – ALTERNATIVES

Combined Project Alternative 4: Expanded Park Alternative

The Expanded Park Alternative would assume a reduced number of residential units, with the goal of avoiding or substantially lessening one or more of the project's identified significant impacts. Under this alternative, a total of 57 units are proposed, which is 6 fewer units than the 63 units proposed under the combined project. Fifty-five (55) units would be located on the Mission Beach Residences project site, and two units (a duplex) would be located on the eastern part of the Santa Barbara Place Residences site, as shown in Figure 9-1. The other 10 units in the proposed project would be replaced with an approximately 0.28-acre passive park on the Santa Barbara Place Residences site (Figure 9-1). The park would be open for public use. The park would provide passive recreation uses that will be programmed and designed through the General Development Plan public input process. Park amenities and elements would be determined through preparation of the General Development Plan. The two smaller triangular areas along the western site boundary along Mission Boulevard would be Homeowners' Association-maintained landscape areas and are not intended to count toward the project's park acreage.

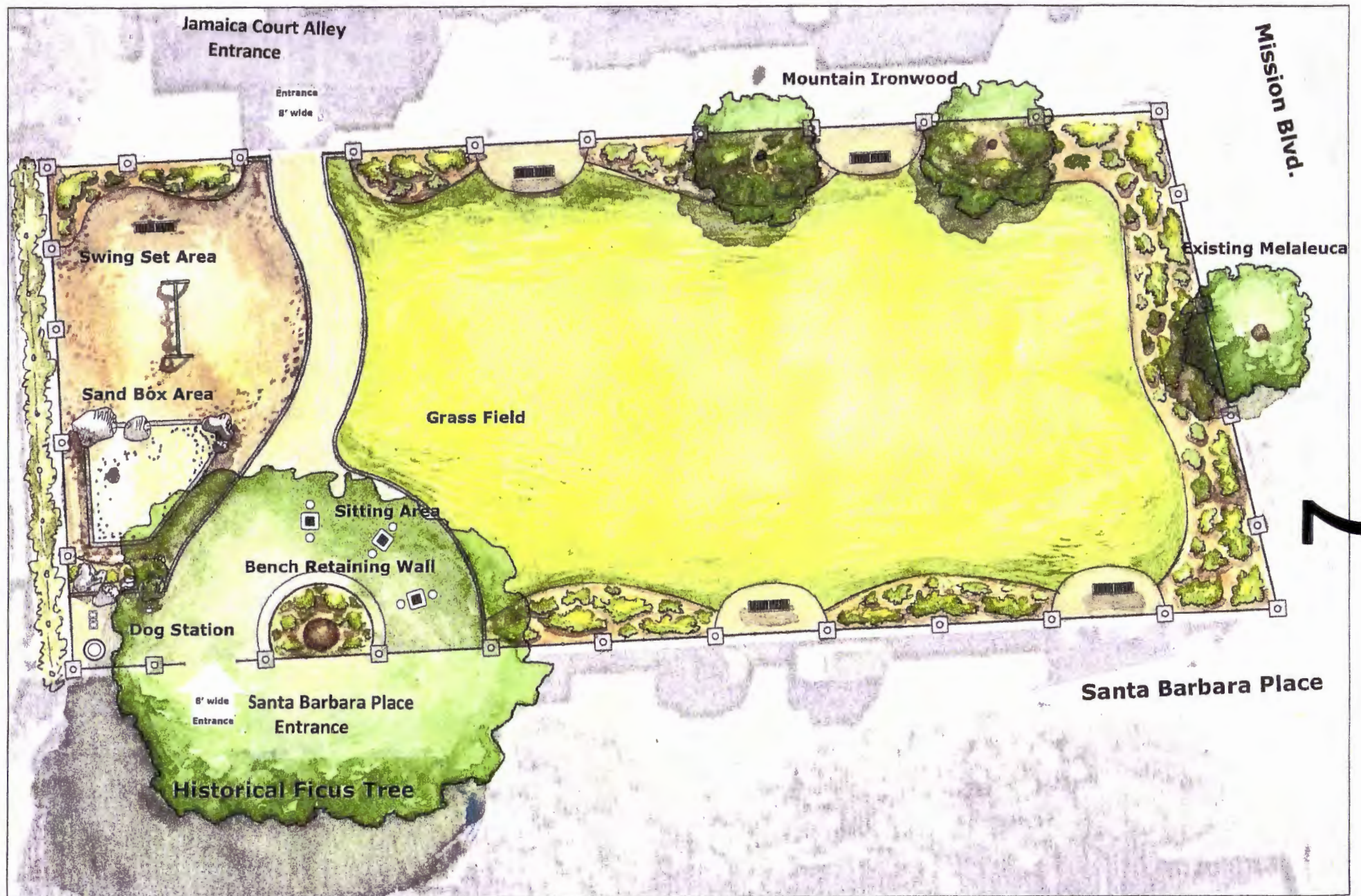
The existing ficus tree on the site would not be removed under this alternative. No pocket park would be built on the Mission Beach Residences project site, as with the proposed combined project.

The alternative would result in the same deviations as required under the proposed project in *Section 3.1.7*, with the two additional triple lots not providing street frontage requirements per Mission Beach Precise Plan Section 1513.0304. The buildings would comply with all setback requirements found in the Mission Beach Planned District Ordinance (PDO), including the solar setbacks required of buildings on the north and south sides of Courts and Places. The lot sizes, building sizes, and general pattern of development would be consistent with the Mission Beach PDO.

EXHIBIT 6



EXHIBIT 7



0' 10' 20' 40'

Santa Barbara Place Neighborhood Park Proposal

Conceptual Site Plan

design by Jacqueline McDowell



Jamaica Court Alley
Entrance

HARDSCAPE LEGEND

SYMBOL

IMAGE

DESCRIPTION



Dog Water Fountain



Steel Trash Can



Pet Sign and Dog Bag Dispensary



Concrete Chess Table and Stools



U-Frame Two Person Swing
Requires 24'x36' area



Concrete and Steel Fence



Steel Park Bench with Divided Seat

HARDSCAPE MATERIAL

CONCRETE
RETAINING
WALL



Protects
Historical Ficus Tree
roots, and provides
seating.

RUBBERIZED
MULCH



Used around
Children's play-area;
under swing and
around sand box.

1,725 sqft

DECOMPOSED
GRANITE



Stabilized
Decomposed Granite;
ADA accessible,
permanent or
temporary
1,500 sqft

SAND



Used for Children's
San Box

300 sqft

PROPOSED PLANTS



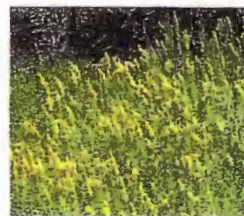
Cerocarpus betuloides
MOUNTAIN IRONWOOD

Tree: up to 20ft tall
Bloom time: Spring
Full sun or part shade
Drought Tolerant
California Native
Evergreen



Salvia ponzo blue
PONZO BLUE SAGE

Shrub: 3-5ft tall
Bloom time: Spring
Full sun
Drought Tolerant
California Native



Solidago californica
WESTERN GOLDENROD

Perennial: 2-3ft tall
Bloom time: Summer/Fall
Full sun
Drought Tolerant
California Native



Dudleya brittonii
SILVER DOLLAR PLANT

Succulent: 1.5ft wide
Bloom time: Spring
Part shade
Drought Tolerant
California Native

ITEM Th17f – BRIEFING SHEET
LCP-6-MBE-16-0029-6 (MISSION BEACH RESIDENCES)

Summary of Proposal

- City of San Diego proposes a project-driven change to the LCP land use designation on property that was formerly the Mission Beach Elementary School. See Exhibit A. The property has not been used as an elementary school since 1973.
 - The proposed land use designation change is from “School” to “Residential” to allow for redevelopment that would complete the neighborhood and grid pattern of alleys and courts. It is important to note that the underlying zoning is, and has always been, “residential.” The site and buildings are dilapidated. See Exhibit B. The last active use of the property was in the late 1980’s when the facility was used for adult education.
 - We (the developer) agree to the suggested modifications and support staff recommendation.

Opposition

- Some members of the Mission Beach Planning Board have submitted letters to the Coastal Commission expressing concerns about the proposed project that is related to the LPCA request. The concerns expressed relate to bulk and scale, lot size, traffic, bifurcation of the project, community character, park size, and ownership of alleys and the court.

Response to Opposition Concerns (Please note: the issues raised by the opposition are mostly project-specific and therefore most appropriate for the CDP appeal phase, however, we have worked diligently with Coastal Commission staff to address all issues proactively with this LPCA application).

- Bulk and scale and 30X80 lot size:
 - The project proposes a density of 25.7 dwelling units per acre where 36 dwelling units per acre are allowed.
 - The project proposes a floor area ratio factor of 0.80 where 1.10 is allowed.
 - All lots meet the size requirements of the local development ordinance.
- Traffic study adequacy and analysis of impacts:
 - At the request of Coastal Commission staff, we prepared a summertime traffic study. The summertime traffic analysis demonstrated that the project would result in a traffic impact on day one. As a result, a traffic signal must be installed prior to the issuance of the first certificate of occupancy to ensure that all project impacts are mitigated to a less than significant impact. We have agreed to install the signal on day one, and the mitigation measure already imposed by the City of San Diego allows for early installation.
- Improper bifurcation of the park leading to faulty analysis of adequacy of parkland dedication:
 - Only the property north of Santa Barbara place requires an LPCA. Santa Barbara place was always designated for residential use and is therefore processed separately. Out of an abundance of caution, we did however analyze the environmental impacts of both projects separately and together in a master EIR.
- Inconsistency with the certified LCP (Precise Plan) with regard to permitted land uses (the certified LCP identifies the site as “Public Facilities: School” use and calls for its reuse as a school or other community amenity):

- The site was offered for sale by the San Diego School District for \$11M to public agencies twice, and twice no offers from any public agencies were received.
- Impacts to community character:
 - The project does not block public views to existing visual resources; it actually expands them by opening up two alleys and a court and eliminating dilapidated buildings that block views and access. The project is consistent with the bulk and scale of the surrounding area.
- Concerns about the placement of the court and alleys under private ownership:
 - We have agreed with staff that the court (a 10-foot-wide walking path through the project) should be made public.
- The adequacy of the park size:
 - We have agreed to the coastal staff suggested modification of a bigger and reconfigured neighborhood park. As a result we will lose 4 homes. With this loss, the City's park requirement drops to .185 acre. With the modification, we are providing .32 acres, which is 73% larger than the City requirement. Please note that the area is replete with regional parks. See Exhibit C.

Additional Facts

- Environmental impacts were fully analyzed in a Master EIR.
- Complies with local development ordinance.
- Enhances coastal public access opportunities with addition of park, walking court, and alleys.
- Enhances views with addition of public court and removal of blighted buildings. See Exhibit D.
- Example of smart growth that provides needed infill housing immediately adjacent to a bus stop. See Exhibit E.
- LEED-equivalent features including solar panels and less than 900 metric tons of greenhouse gas emissions (660 tons of GHG emissions before the project was downsized by 4 homes).
- Park to be maintained in perpetuity with private funds.

Conclusion

- After months of collaboration with Coastal Commission staff we have agreed to the following suggested modifications which represent significant concessions:
 - To relocate the park and increase the size from .2 acres to .32 acres. This change results in the loss of 4 units. See Exhibit F.
 - To dedicate the Court in fee to the public.
- We respectfully request support for the staff recommendation with suggested modifications.

Exhibit A – site location (818 Santa Barbara Place, Mission Beach, San Diego)



Exhibit B – existing conditions (2 images)



Existing Site View along Mission Blvd at Jersey Court



Exhibit C – regional parks in vicinity of site



Exhibit D – project simulation featuring public court and enhanced views and access to the bay



Exhibit E – LEED-equivalent housing with a variety of architectural styles (2 images)











Exhibit F – project as revised to account for suggested modifications





SITE TABULATIONS

	<u>SINGLE FAMILY</u>	(1)
	<u>DUPLEX</u>	(1)
	<u>TRIPLEX</u>	(5)
	<u>IRREGULAR TRIPLEX</u>	(3)
	<u>IRREGULAR 4-PLEX</u>	(2)
	<u>4-PLEX</u>	(3)

TOTAL SITE : 47 UNITS
 15 BUILDINGS

5/1/2017 - PUBLIC JERSEY COURT, PRIVATE ALLEYS

UNITS:	47
BUILDINGS:	15
FLOOR AREA:	64,231 SQ.FT.
LARGEST BUILDING:	5,280 SQ.FT.
AVERAGE UNIT SIZE:	1,367 SQ.FT.
4-PLEX BUILDINGS:	5
GROSS F.A.R.	0.80



SITE TABULATIONS

GROSS SITE AREA: (DOES NOT INCLUDE JERSEY COURT)

1.83 ACRES = 79,666 SQ.FT.

DWELLING UNITS

47

SITE DENSITY:

47 D.U. / 1.83 ACRES = 25.7 DU/ACRE

PROPOSED:

LOT #	LOT AREA	GROSS FLOOR AREA	
1	2,603	2,313	
2	2,640	2,340	
3	2,640	2,340	
4	2,640	2,640	
5	2,640	2,640	
6	3,917	4,307	
7	5,275	4,307	
8	3,960	4,337	
9	3,960	4,337	
10	2,684	2,640	
11	2,861	2,640	
12	2,992	1,512	
13	4,125	4,307	
14	3,029	2,640	
15	2,640	2,640	
16	3,960	4,337	
17	3,960	4,337	
18	3,960	4,337	
19	2,654	2,640	
20	2,856	2,640	

PARK 13,940 Sq.Ft. (0.320 acre)

FLOOR AREA RATIO (F.A.R.) ACROSS ENTIRE SITE

	SITE AREA	GROSS FLOOR AREA	FAR
	79,666 Sq.ft.	64,231 Sq.ft.	0.80

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Patrick Kruer
In favor of project

May 8, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Re: Mission Beach Residences

Dear Mr. Llerandi and Honorable Commissioners:

I have followed this project for a long time, with a great deal of hope that it will become a reality. It is a beautiful and much needed project for the area.

Therefore, I am writing in support of item Th17f on the upcoming May 11th Commission agenda. The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The proposed project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Kruer", with a stylized, flowing script.

Patrick Kruer

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Bruce Pastor, Jr.
In favor of project
May 9, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences).

The LCPA allows for the fixing of the blight that is the old Mission Beach School property. I say fixing because from a neighborhood resident's point of view it is broken.

No children have been here since it closed. I have heard students stopped being here in the 1980's.

Since it was sold, the drama of getting a parcel redeveloped, even in the best interests of the community, has allowed this land and building to sit and hulk and fall apart like a terrible comic book where a hack writer kills of the benevolent defender of freedom and justice.

This in addition to instances like the 4th of July where tourists cut the lock off the gate to sell parking in the schools play field.

Redevelopment of this parcel reconnects the neighborhood , which has been split by an unused wasteland of concrete and brick since the children left. The project turns an eyesore into a place of home and park that increases the enjoyment of this beach for resident and visitor alike.

I live here. I can never hope to purchase a home here, as I live on Social Security disability. The entire time I have lived here, I have wanted this hive of blight and dilapidation fixed.

I urge your support of the LCP Amendment. Thank you very much for your consideration.

Please help,

Bruce Pastor, Jr.

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Mark Angotta
In favor of project

May 9th, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The site is the former location of Mission Beach Elementary School that has been vacant for as long as I can remember. The site is in the middle of a residential neighborhood, fenced off, falling apart and is an eyesore for the neighborhood. The site in its current state also attracts the criminal element which is a public safety issue. The project would enhance the neighborhood, increase surrounding property values, add a new community park plus make the neighborhood safer for current residents. I urge your support for this new community

Thank you very much for your consideration.

Sincerely,

Mark Allen Angotta

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Jacob Bernier
In favor of project

May , 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences).

Being a member of the community and spending much of my time in Pacific Beach I have a deep interest and personal connection to its future development. I eat, shop, surf, run and in general spend much of my time in the area at its beaches and attractions including Belmont park. The current site has been vacant for years and is both an eyesore and a missed opportunity for community enhancement. Currently San Diego is in crisis, housing is in high demand and there is NO inventory to speak of especially in our beach areas. This project is exactly what San Diego needs to create more intelligent housing. The project has thought of the area they are in and included a public park (green space!) that would be utilized on a daily basis by residents and visitors alike. I urge you as a citizen, as a neighbor, as someone who loves Pacific Beach and would like to someday own a home there please support the LCP Amendment.

Sincerely,

Jacob Bernier

Llerandi, Alexander@Coastal

From: J W Johnson <jwjcoal@gmail.com>
Sent: Monday, May 08, 2017 8:16 PM
To: Llerandi, Alexander@Coastal
Subject: Mission Beach Development

May 8 , 2017

Alex Llerandi

Chair Bochco and Members of the Commission

California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Alexander.Llerandi@coastal.ca.gov

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Thank you very much for your consideration.

Sincerely,

John Johnson

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Shay Lynn Harrison
In favor of project

May , 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School.

I live in Mission Beach with a view of the school from my front door. The school location is prime for the encouragement and interaction of the coastal resources and public enjoyment. This company is proactive in making an area for the development dwellers, Mission Beach Community, and visitors to utilize. How often do we get the opportunity to have an area that will provide encourage congregation in a safe and enjoyable way that all people can enjoy? This is exactly in support of the Coastal Act Chapter 3 for the protection of public access (not available under the School site), recreational opportunities, and murals to inform the public about our marine and land resources.

The options I have seen for this communal area are unheard of in the beach communities. I am eager to have to development that provides beyond the dwelling units. Here in Mission Beach we need a shining example of who we are – welcoming, safe, environmental minded, and recreational minded. The school site is within a residential area looking dilapidated with trees that could fall over in the next strong storm. The site is becoming a blight in my neighborhood and a attractive nuisance for people with no respect for others, including our coastal environment and animals. Instead of an eyesore, there could be a complete neighborhood, connection of the communities, and a neighborhood park.

I urge your support of the LCP Amendment. I appreciate your consideration.

Regards,

Shay Lynn Harrison

May 4, 2017

Alex Llerandi

Chair Bocho and Members of the Commission

California Coastal Commission

San Diego Area

7575 Metropolitan Drive Suite 103

San Diego, CA 92108-4421

Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing this letter in **support** of Item Th17f, noted to be heard on the Commission's May agenda. Allowing development of the old Mission Beach Elementary School property into a flourishing residential neighborhood will be a blessing for the Mission Beach community. The park area amenity of this project is a shared benefit to all that live within the vicinity of the homes creating an open space for children to play as well as for a place for dogs to exercise. Many years ago, my mother in law attended school at MBE, and I have sentimental feelings about the site but it's non-usage is creating a burden to the area. My family has owned a multifamily property within a few blocks of the proposed neighborhood for generations and look forward to the rejuvenation of space.

The site in question has been ignored by the city for decades and is decaying before our eyes. Additionally, my concerns with respect to the criminal and nuisance issues attracted to the site is a fear shared by most local residents. The developers have been kind enough to share their thoughts, vision and plan for the site with me, and I am excited to welcome this new neighborhood to Mission Beach. With that said, I stand in support of San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences).

Thank you for your time in reading my correspondence,

Regards,

Mark J. Usselman

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Charles J. Salas
In favor of project

May 2, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

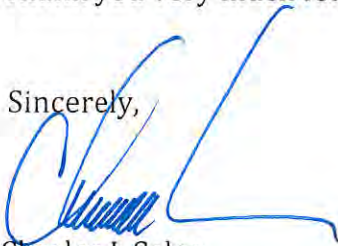
Dear Mr. Llerandi and Honorable Commissioners,

I recreation in the Mission Beach/Mission Bay area and have done so for four decades. Moreover, through the firm I represent, we have financed over a dozen (12+) Mission Beach properties and projects in the past six (6) years alone. Recently, I decided to relocate to Mission Beach and will do so on June 1.

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,



Charles J. Salas
Chuck@SFGFunds.com
C - 858-442-2137

Th17f (May 11, 2017 Meeting)
LCPA No. LCP-6-MBE-16-0029-6
Karl & Connie Rand
In favor of project

Karl A. Rand, Esq.
Connie J. Rand, Esq.
740 Jersey Court
San Diego, California 92109

May 4, 2017

Via Email to Alexander.Llerandi@coastal.ca.gov

Mr. Alexander Llerandi, Coastal Analyst
Chair Bochco and Members of the Commission
California Coastal Commission, San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4421

**Re: Statement in Support of LCPA No. LCP-6-MBE-16-0029-6, as Modified
(Mission Beach Residences)**

Dear Honorable Commissioners:

We own 740 Jersey Court, which is on Mission Boulevard directly across from the proposed Mission Beach Residences Project. Therefore, we are among the individuals who will be most significantly impacted by this development.

We have reviewed your report dated April 27, 2017. We strongly recommend that you approve and certify the LUP Amendment referenced above, with the modifications suggested by staff in Part III of the report. We greatly appreciate the work that the developers and the Commission have put into this project, and we are looking forward to the time when this wonderful project is completed.

Thank you for considering our views.



Karl A. Rand, Esq.



Connie J. Rand, Esq.

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Lori Asaro
In favor of project

May 5, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Asaro", with a stylized, cursive script.

Llerandi, Alexander@Coastal

From: Betsy Chadwick <bchadwick@sandiegoprivatebank.net>
Sent: Friday, May 05, 2017 8:03 AM
To: Llerandi, Alexander@Coastal
Cc: jeff@mckellarmcgowan.com
Subject: Th17f LCPA No. LCP-6-MBE-16-0029-6 MISSION BEACH

RE; Th17f LCPA No. LCP-6-MBE-16-0029-6

From: Elizabeth Chadwick

In favor of project

Dear Mr. Llerandi and Honorable Commissioners,

I understand issue/item Th17f is on the upcoming May Commission agenda. I am writing to you **in support** of the project completely and in its entirety.

The proposed Mission Beach Residences will further improve Mission Beach which I have been a residence since 1977. This site has been ignored by the old owner and tenant and the new development is a much needed and delayed necessity.

The proposed plans I received for the redevelopment of the Mission Beach Elementary School are in-line with our beach community neighborhood and finally remove this eyesore building with a well thought out and planned residential project, including a neighborhood park.

PLEASE support of the LCP Amendment.

Thank you,

Elizabeth Chadwick

Senior Vice President/Relationship Officer
San Diego Private Bank
550 West C Street, Suite 110
San Diego, CA 92101
619-719-4041 Fax: 619-230-2802
bchadwick@sandiegoprivatebank.net

If submitting sensitive customer information, please utilize secure fax, encrypted e-mail, password protect or US Mail

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Steve Cairncross
In favor of project

May 4, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

As a long time resident and property owner in the area of Mission Beach, I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

Steve Cairncross

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Jessica Alarcon
In favor of project

May 4, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

Jessica Alarcon

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Lindsay Jackson
In favor of project

May 4, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

Lindsay Jackson

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Andy Mendoza
In favor of project

May 3, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

Andy Mendoza

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Ryan Adam Anaya
In favor of project

May 3, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park.

Being born and raised in the Mission Beach area I urge your support of the LCP Amendment. I feel this would greatly benefit the Mission Beach community and surrounding areas.

Thank you very much for your consideration.

Sincerely,



Ryan Anaya, CCAM ®

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Sarah McClanahan
In favor of project

May 3, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park.

As a resident in the area I hope that this gets approved as it will improve the area aesthetically as well as increase property value for the surrounding homeowners.

I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

Sarah McClanahan

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Samantha Emig
In favor of project

May 3, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect two (2) formerly interrupted alleys and one (1) pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samantha Emig', with a stylized, cursive script.

Samantha Emig
San Diego Resident

Th17f
LCPA No. LCP-6-MBE-16-0029-6
JULIE MENAS
In favor of project

May 3, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. It's a huge eye sore.

The project would drastically improve the neighborhood and connect two formerly interrupted alleys and one pedestrian court. It will also include a beautiful neighborhood park.

I was born in the area and have lived here for the past 50 years. I am a business owner in the area as well. I truly hope the LCP Amendment gets approved as once this project is completed, it not only will improve the appearance of the area, but undoubtedly it will inspire and motivate other homeowners in the area to keep their properties well maintained.

I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

Julie Menas

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Yvonne Hernandez
In favor of project

May 4, 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Yvonne Hernandez". The signature is fluid and cursive, with the first name "Yvonne" being more prominent than the last name "Hernandez".

Yvonne Hernandez, CCAM
Community Manager
Menas Realty Company

Th17f
LCPA No. LCP-6-MBE-16-0029-6
Derek Edwards
In favor of project

May 3 , 2017

Alex Llerandi
Chair Bochco and Members of the Commission
California Coastal Commission
San Diego Area
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421
Alexander.Llerandi@coastal.ca.gov

Dear Mr. Llerandi and Honorable Commissioners,

I am writing in support of item Th17f on the upcoming May Commission agenda. The subject is San Diego LCP Amendment No. LCP-6-MBE-16-0029-6 (Mission Beach Residences). The LCPA is project-driven and would allow the redevelopment of the Mission Beach Elementary School, which has been closed for decades and now sits dilapidated and fenced off in the middle of a residential area. The project would complete the neighborhood and connect up two formerly interrupted alleys and one pedestrian court. It also includes a neighborhood park. I urge your support of the LCP Amendment.

Thank you very much for your consideration.

Sincerely,
Derek Edwards, CCAM

RECEIVED

APR 11 2017

Local Application No. 366136 – Mission Beach Residences
LCP : 6-MBE-16-0029-6296
Project Location: 818 Santa Barbara Place, San Diego, CA 92109
Apn: 06073-4236530100

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

**RESPONSE FROM MISSION BEACH PRECISE PLANNING BOARD TO THE
CALIFORNIA COASTAL COMMISSION**

In response to a request by MB9 Owner, LLC, a Delaware Limited Liability Company, to amend the Mission Beach Precise Plan and Local Coastal Program to redesignate the site at 818 Santa Barbara Place (Mission Beach Residences) from “School” use in the Mission Beach Precise Plan to “Residential” use at 36 dwelling units per acre (de/ac), the Mission Beach Precise Planning Board (“MBPPB”) contends the *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment* as presented is not sufficiently broad enough to encompass the “School” use of the entire 2.23-acre Mission Beach Elementary School site and thereby dilutes the public-use interest benefit amenity available to the community for the loss of public-use land.

For context, it is important to point out that the San Diego Unified School District (“SDUSD”) listed the entire 2.23-acre Mission Beach Elementary School property for sale as ONE property on two (2) separate occasions. At no time was the property unbundled and sold piecemeal. In April 2013, SDUSD solicited bids. [See: **Exhibit 1** attached hereto and incorporated herewith.] On May 14, 2013, the SDUSD School Board selected the Principals of MB9 Owner, LLC and escrow closed on December 20, 2013.

The Mission Beach Elementary School sale site consisted of three (3) Tax Assessor parcels with a total of 33 legal lots as set forth on the Parcel Map recorded in the County of San Diego Recorder’s Office by John D. Spreckels on December 14, 1914 for this site. [See: **Exhibit 2** attached hereto and incorporated herewith.] The Grant Deed from SDUSD to the Applicant filed on December 20, 2013, describes the 3-parcel Mission Beach Elementary School property as follows: **Parcel 1** APN 423-657-01-00 consisting of 6 lots (on a .34 acre-parcel at 825 Santa Barbara Place); **Parcel 2** APN 423-654-01-00 consisting of 15 lots (on a 1.04-acre parcel at 818 Santa Barbara Place); and **Parcel 3** APN 423-653-01-00 consisting of 12 lots (on a .85 acre-parcel at 818 Santa Barbara Place).

The underlying “Residential” zoning for these three (3) school parcels is MBPD-RS. These three “School” use parcels are merely a record-keeping holding pattern for the original 33-legal lot “Residential” development configuration set forth in the County Recorder’s Parcel Map, all of which have been used for “School” use purposes prior to 1952.

Issue 1:

- **The unbundling of the 2.23-acre Mission Beach Elementary School property into two (2) residential developments, despite the long history of the entire site as a unified public use within the community since 1952, and the fairly uniform nature of the proposed design and use of the property as a long-standing development of public interest (i.e., school site). An adequate usable public-use interest benefit amenity should be maintained based on the entire 2.23-acre “School” use site as one property.**

From the beginning of the process in May 2013 to March 2014, the Mission Beach Elementary School site was considered as one 2.23-acre property by the City, the Applicant, and the MBPPB. On December 12, 2013, the *Initiation of an Amendment to the Mission Beach Precise Plan and Local Coastal Plan* to redesignate the 2.23 acre property located at **818 and 825 Santa Barbara Place** from “School” use to “Multifamily Residential” use was presented to the Planning Commission as one development project. In general, the Applicant presented a “planned development” that would eliminate alleys and was instructed by the Planning Commission to redo the 2.23-acre site project plans to follow the original Spreckels 33-legal lot development configuration, follow the Mission Beach Planned District Ordinance (“PDO”) regulations, and provide a .35-acre population-based park on the site as a public benefit.

The December 2013 Report to the Planning Commission from the City details the *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment Review Issues* that were approved and agreed to by the Applicant. A few issues are listed below.

- All considerations and required studies to determine the impact on the Mission Beach community were to be considered for the entire acreage purchased
- Provide additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design – Evaluate impacts to population-based park and open space resources
- Public facilities are available to serve the proposed increase in density/intensity or their provision will be addressed as a component of the amendment process – Evaluate ability of project to provide a public benefit on site

However, in March 2014, with a new Interim Planning Director at the helm, Applicant was able to unbundle the entire 2.23-acre parcel into two (2) parcels at **818 Santa Barbara Place (Mission Beach Residences)** totaling 1.89 acres, and one (1) .34-acre parcel at **825 Santa Barbara Place (Santa Barbara Place Residences)** and create two (2) separate development projects. Applicant claims they could do this because of a land use map that was included in the 1974 Mission Beach Precise Plan (“MBPP”) outlining the “school” use on the north side of Santa Barbara Place and not on the south side of Santa Barbara Place. And, as a result, a Community Plan Amendment was not needed to change “School” use to “Residential” use on the .34-acre parcel on the south side of Santa Barbara Place, so that parcel could be developed as a separate project and removed from the equation to determine a usable public-use interest benefit amenity based on the entire 2.23-acre “School” use site as one property.

In addition, Applicant contends they can do what they want with the .34-acre south parcel because it is now owned by a different owner than the 818 parcel. In fact, both parcels have the same owners, the same executive committee, and are basically alter egos of each other.

By unbundling the .34-acre site south of Santa Barbara Place from the entire 2.23-acre “school use” purchase, the Applicant is able to exclude this site from this Community Plan Amendment process, thereby decreasing the public-use interest benefit amenity to the community.

The MBPPB contends that:

- Applicant is trying to gain advantage on a technical graphics mistake that created an erroneous **land use** legend map that excluded the portion on the south at 825 Santa Barbara Place as a public facility (“School”) when putting together the 1974 MBPP booklet. [See: **Exhibit 3** attached hereto and incorporated herewith.]
- The .34-acre parcel at 825 Santa Barbara Place was acquired by the SDUSD in 1947. In 1951, a permit was issued to expand the Mission Beach Elementary School by adding a kindergarten, auditorium, cafeteria, and faculty offices on this site. The first kindergarten class started there in 1952.
- “School use” for this parcel was established over 20 years before the City of San Diego created the Mission Beach Precise Plan (1974).
- The land use map illustration error in the MBPP in no way overrides the prior use for over 20 years or the subsequent 40 years of “school use” to the date it was purchased by Applicant.

To strengthen the MBPPB’s argument that the entire 2.23-acre school site should be considered in this Community Plan Amendment process to determine the public-use interest benefit amenity based on the fact that this one site was used as a “School” for over 60 years, one can go to the City’s zoning website to find that *Grid 18* depicts the Mission Beach Elementary School on both sides of Santa Barbara Place. [See: **Exhibit 4** attached hereto and incorporated herewith.]

Likewise, if one goes to the *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment* prepared by the Applicant and filed in this instant case for consideration and approval, one will find the City of San Diego’s “*Existing Land Use – Jan 2010 Legend from the Mission Beach Precise Plan*” document showing the Mission Beach Elementary School existing on both sides of Santa Barbara Place. [See: **Exhibit 5** attached hereto and incorporated herewith.] The MBPPB contends that this “*Existing Land Use – Jan 2010 Legend from the Mission Beach Precise Plan*” should have been inserted in the 1974 MBPP when it was prepared by the City in 2010 as an update to replace the erroneous land use map in contention today to determine “School” use of the entire 2.23-acre property.

In addition, the Tax Assessor's Property Information sheets for both 818 and 825 Santa Barbara Place show the land deeded by the SDUSD is zoned "**Residential**" and the **Land Use Type** is: "**PUBLIC BLDG: FIREHSE, SCH, LIB.**" [See: **Exhibits 6 and 7** respectively, attached hereto and incorporated herewith.]

Moreover, Applicant contends the 825 Santa Barbara Place and 818 Santa Barbara Place properties were never bundled together by SDUSD in City records so they are separate parcels. This is not true. The County Tax Assessor's Master Property Records ledger sheet for the 825 property shows that on 10/02/50, six (6) lots were combined with the 818 property under "San Diego Unified School District" ownership before construction on the 825 property took place in 1951. [See: **Exhibit 8** attached hereto and incorporated herewith.] It is important to point out that the kindergarten/auditorium building still stands on this .34-acre parcel and served as SDUSD's administrative offices until the sale of the entire 2.23-acre Mission Beach Elementary School site in 2013.

We believe the documents discussed above are pertinent to disclose the error in using the outdated land use map in the 1974 MBPP to exclude the entire 2.23-acre Mission Beach Elementary School property from this Community Plan Amendment process. Of course, the Applicant wants to use the land use map illustration error to unbundle the .34-acre parcel south of Santa Barbara Place from the original 2.23-acre "school use" purchase, and exclude this site from this Community Plan Amendment process for their benefit.

The MBPPB contends that the land use map illustration error in the MBPP in no way overrides the prior use for over 20 years or the subsequent 40 years of "school use" to the date it was purchased by the Applicant. The ramifications of sloppily inserting an outdated land use map in the 1974 MBPP were not considered at the time. Thus, we are here now – 43 years later – to deal with a seemingly negligible slip-up that has created a cogent land use issue today to the detriment of the community.

Issue 2:

- **The certified Mission Beach Precise Plan calls for the integration of usable public open space into the community and future developments if the Mission Beach Elementary School site is sold.**

The MBPPB argues that as a result of unbundling the Mission Beach Elementary School site from one property into two properties, the amount of usable public open space decreased from the public-use interest benefit amenity available to the community for the loss of public-use (school) land.

The MBPP recommends at page 49 "[T]hat the ends of Places and the school's playground, be developed into landscaped mini-parks." Further, the MBPP specifically addresses the issue of integrating usable public open space in future development at page 46 as follows:

"Because Mission Beach is adjacent to Mission Bay Park, and because it has so much beach area, it is virtually impossible to apply normal standards for park development. While there is no

lack of park and recreational facilities in quantity, there certainly is in type, especially passive landscaped areas for the resident. The compactness of Mission Beach creates a demand for usable open space almost on a lot-by-lot basis. Small mini-parks scattered throughout the community could provide areas for recreational purposes and for open space.”

With regard to additional public benefits available to the community based on the sale of the Mission Beach Elementary School site as one property, City staff recommended that the “proposed amendment include provision of a population-based park on site.” City Staff pointed out that “[W]hile the community has recreational opportunities as a result of its location next to Mission Bay and the Pacific Ocean, local community members must share these regional resources with numerous annual visitors to this ocean community. A neighborhood pocket park would provide a gathering place for the Mission Beach residents.” The Report goes on to clarify that the “General Plan establishes standards for population-based park land. Based on the current population, the Mission Beach community should ideally have approximately 13 acres of park land, which it has none. If the proposed project provided a park on site, the needs of the new residents would be accommodated.”

Prior to unbundling the Mission Beach Elementary School property from one property into two properties, City Planner Howard Greenstein used the 2.23-acre site to calculate a .35-acre population-based park benefit available to the community. The calculation to derive this recommendation is based on **SANDAG 2012 Demographic and Socio Economic Estimates for the Mission Beach Community, and the General Plan standard of 2.8 acres of population-based park land per one thousand population**, which is the current metric used by the City in determining park size for communities. This is based on the proposal of 66 dwelling units multiplied by the SANDAG person-per-household density factor of 1.88 for Mission Beach, to equal a population of 124 for the proposed project, which would require .35 acres of park land to meet the General Plan standard. Mr. Greenstein concluded back in July 2014, that the “[P]ark site location, size, dimensions should be considered when planning the entire project site – not just the resultant left-over space after the residential units are planned as current park plan depicts.” [Emphasis added.]

Currently, Mission Beach has NO neighborhood park for its residents. Residents have to fight for space at the City-owned parks and beach and bay areas that attract tourists from everywhere USA and beyond, including City-authorized gatherings on its land all year long. Available land is scarce. This project is the largest and last major land use change Mission Beach will experience. Open space will be available within the entire 2.23-acre Mission Beach Elementary School site to meet a public-use interest benefit amenity such as a population-based park on site to serve the proposed increase in density/intensity of the project.

Based on the density of this project, a .35-acre population-based park requirement was initially relayed to the community as the potential size of the population-based park amenity. That would encompass a little more than these six (6) lots along the .34-acre stretch of land on the south side of Santa Barbara Place, which suits the .35-acre population-based park requirement perfectly. The intent of the Applicant is to remove this .34-acre parcel on the south side of Santa Barbara

Place from the population-based park consideration to dilute the public-use interest benefit amenity available to the community for the loss of public-use (school) land, by claiming it is not part of the Community Plan Amendment process.

The Mission Beach community continues to support a usable neighborhood park on the .34-acre parcel at 825 Santa Barbara Place that is being excluded from this process. The park should be of sufficient dimensions (length and width) to provide usable areas for a variety of future activities and needs to be configured so that all required park acreage is contiguous and not divided by vehicular alleys. A usable and safe urban-designed neighborhood pocket park is essential to Mission Beach residents for open space in a highly-dense and compact community.

Residents of Mission Beach have devoted substantial time and resources to planning, with architectural assistance, the creation of a .34-acre urban-designed neighborhood pocket park with amenities suitable for our community on the .34-acre 825 Santa Barbara Place parcel. The proposed neighborhood pocket park would be surrounded by three (3) public thoroughfares – Mission Boulevard, Santa Barbara Place, and Jamaica Court alley, and a fence would enclose the park with gated-entrances/exits along Santa Barbara Place and Jamaica Court alley. [See: **Exhibit 9** attached hereto and incorporated herewith.] This .34-acre parcel is easily visible and accessible to the community and can be seen by law enforcement from the surrounding three (3) public roads. Moreover, it provides convenient and easy perimeter access for maintenance.

Issue 3:

- **The inclusion of the proposed courts and alleys under private ownership, with public access easement granted for pass through. The courts and alleys of Mission Beach serve as main access ways and view corridors for the public in Mission Beach. Nowhere else in the community are the courts and places privately-owned. The placement of the courts and alleys under private ownership, even with a related public easement, increases the likelihood of improper control or cessation of public pass-through between the community and nearby coastal resources.**

There is not another private alley or court in Mission Beach. To make these private alleys is a further deviation from the character of the community. The abandonment of this public asset is without precedent in the Mission Beach community. This proposed development creates two (2) private driveways and a private walkway for Jersey Court that are being used to increase the size of the lots to build larger square footage structures than are allowed in our PDO, which is contained in the Land Development Code. Larger units invite additional occupancy, which in turn brings increased impacts on traffic, parking and beach access.

Further, any easement for public access over the private property is deficient and is always subject to legal challenge at any time by property owners becoming impatient with the “public use” of their “private alleys.” What stops a future San Diego City Council from gating the alleys and courts in future years? Denial of continued public access to Mission Bay will always be at risk. The alleys and walkways of Mission Beach should be totally unencumbered by any current and potential future restrictions.

Issue 4:

- **Mission Beach Precise Plan and Local Coastal Program Addendum Amendment**

The MBPP was created in 1974 and is the predecessor document to the creation of the Mission Beach Planned District Ordinance (PDO), which became part of the San Diego Municipal Code on January 2, 1979. We have attached as **Exhibit 10** our modifications to the *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment* document filed herein.

Our 1974 MBPP contains a very complete history of Mission Beach. Our Board values that aspect of this historical document and takes exception to the Applicant's proposed Addendum Amendment to the MBPP, which deletes all discussion of the "*Schools*" history at pages 43-44, in the *Table of Contents*, and under "*Community Facilities Elements*" at page 43. Our Board would like to retain the background discussion under "*Schools*" at pages 43-44, and retain the references to "*Schools*" in the *Table of Contents* and under "*Community Facilities Elements*" at page 43 for historical purpose in the MBPP document. We have made these proposed changes and reinserted the historical picture back into the MBPP document. [See: **Exhibit 10.**]

In addition, under the "*History*" section at page 5, we deleted the Applicant's last paragraph regarding the sale of the Mission Beach Elementary School property and added it to the reinserted "*Schools*" discussion at the beginning of that section at page 43. Also, we inserted a new proposed paragraph at page 43 after the above-referenced paragraph for clarification as follows:

"The Mission Beach Precise Plan is both an historical narrative of Mission Beach and the predecessor planning document for the creation of the Mission Beach Planned District Ordinance, which has governed development in Mission Beach since January 2, 1979. To maintain the historical significance of this Precise Plan, the following history of the Mission Beach Elementary School has been retained in its entirety herein without change."

Further, we added proposed wording under the "*Parks and Recreation*" section at page 46 to reflect that the former "School Use" of the Mission Beach Elementary School site will provide a neighborhood park as follows:

"The development of the former Mission Beach Elementary School site will include a neighborhood population-based park. Its exact size and location have yet to be determined."

We have made other minor changes to the *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment*. Some of our suggestions are exactly in agreement with the Applicant's proposal and some of our suggestions may deviate to a small extent. All changes, except the wording for the school discussion, have been made in red.

In conclusion, the MBPPB respectfully requests that the California Coastal Commission consider:

- Expanding the scope of the *Mission Beach Precise Plan and Local Coastal Program Addendum Amendment* to include the entire 2.23-acre Mission Beach Elementary School property in the Addendum Amendment to change “School” use to “Residential” use in order to maintain an adequate usable public-use interest benefit amenity available to the community for loss of public-use land based on the entire 2.23-acre “School” use site as one property;
- Using the .34-acre “School” use parcel on the south side of 825 Santa Barbara Place as the location for the public-use interest benefit amenity to create a .34-acre urban-designed neighborhood pocket park; [See: **Exhibit 9.**]
- Alleys and walkways NOT be changed to “Private Ownership and remain totally unencumbered by any current and potential future restrictions as all of the “public” alleys and courts in Mission Beach;
- The *Mission Beach Precise Plan and Local Coastal Program Addendum* be amended to retain the discussion of the “School” history and other minor changes discussed herein.

Dated: April 11, 2017

Respectfully submitted,

Debbie Watkins

Debbie Watkins, Chair
Mission Beach Precise Planning Board
(858) 344-1684
dkwatks@aol.com

EXHIBIT 1

For Sale

818 & 825 Santa Barbara Place | San Diego, CA



818 & 825 Santa Barbara Place, also known as "Mission Beach Center," provides an investor a rare opportunity to acquire a high profile bay site. Located in the residential Mission Beach neighborhood, the property is in a highly desirable area in close proximity and easy access to the beach and bay. This highly visible site, right off the main arterial of Mission Boulevard would be suited for residential or hospitality development.

The San Diego Unified School District (SDUSD) Board of Education approved a Resolution of Intent to Sell this property. In accordance with the requirements of Education Code §17464 (b), required public agencies have been notified and have until close of business day on April 12, 2013, to notify SDUSD of their interest in acquiring the properties at fair market value.

After April 12, 2013, if no public agency notifies SDUSD of their interest, the property is open to all interested parties to submit bids. SDUSD will follow a specific process for Public Bid and Oral Auction. The Bid Date and Time is scheduled for Wednesday, May 1 at 10:30 am. The minimum bid price will be \$11,000,000.00 with a required deposit of \$75,000.00. SDUSD will follow a specific process according to the requirements posted on the [SDUSD Real Estate website](#).

The District makes no warranty, expressed or implied, regarding the accuracy, adequacy, completeness, legality, reliability, or usefulness of any information contained herein.

APN

423-653-01-00, 423-654-01-00 &
423-657-01-00

Total Land Area

2.23 acres

Zoning

Mission Beach Planned
Development-R-S

Site plan

[Click here to retrieve site plan](#)



For more information contact:

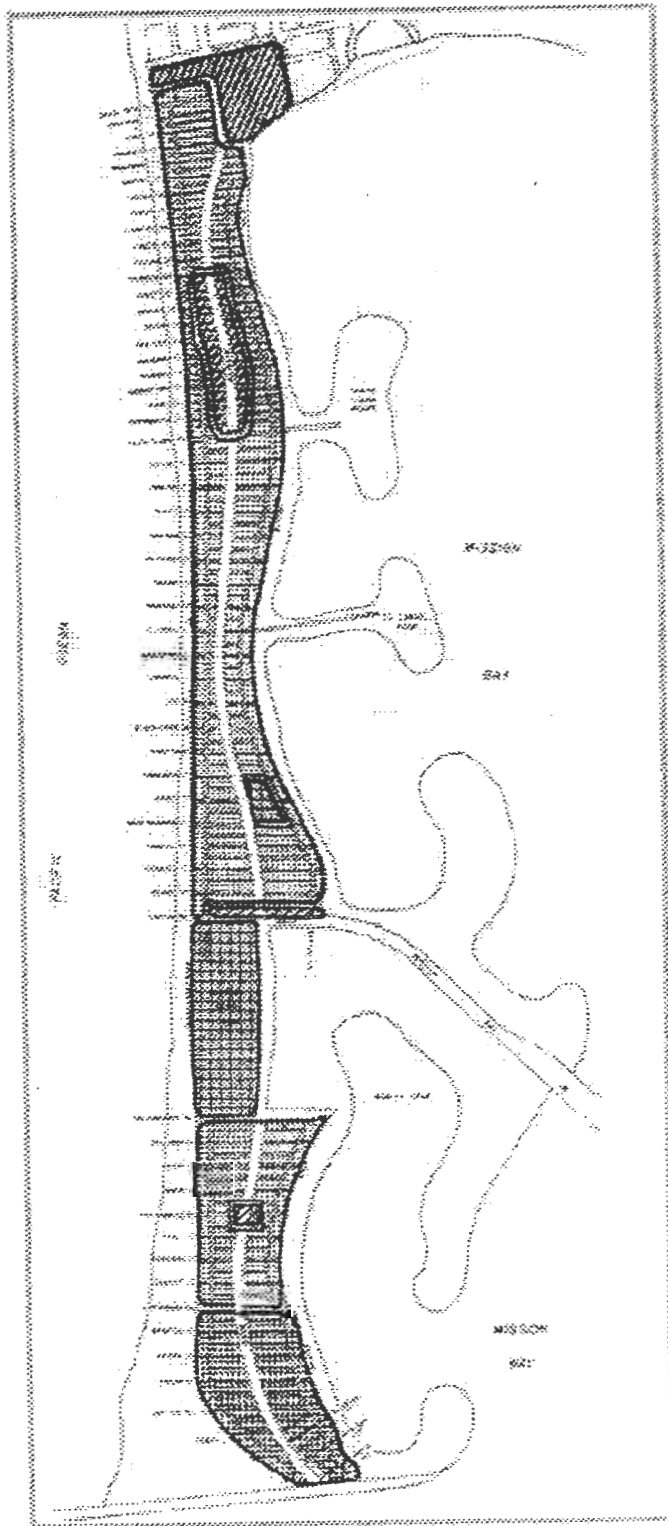
Georgiana Becker
San Diego Unified School District
619.725.7529
gbecker@sandi.net

Tina Viecelli
San Diego Unified School District
619.725.7529
tviecelli@sandi.net



EXHIBIT 2

EXHIBIT 3



legend

- residential (10-40 units per acre)
- residential (15-80 units per acre)
- mixed commercial
- public facilities

Existing Land Use Mission Beach Precise Plan

EXHIBIT 4

Grid 18 - San Diego City's Zoning Website

MBPD-R

4-10

EL CARMEL PL

School

GLEASON RD

4

PAC/F10

ACKNOWLEDGMENTS:

MISSION EACH

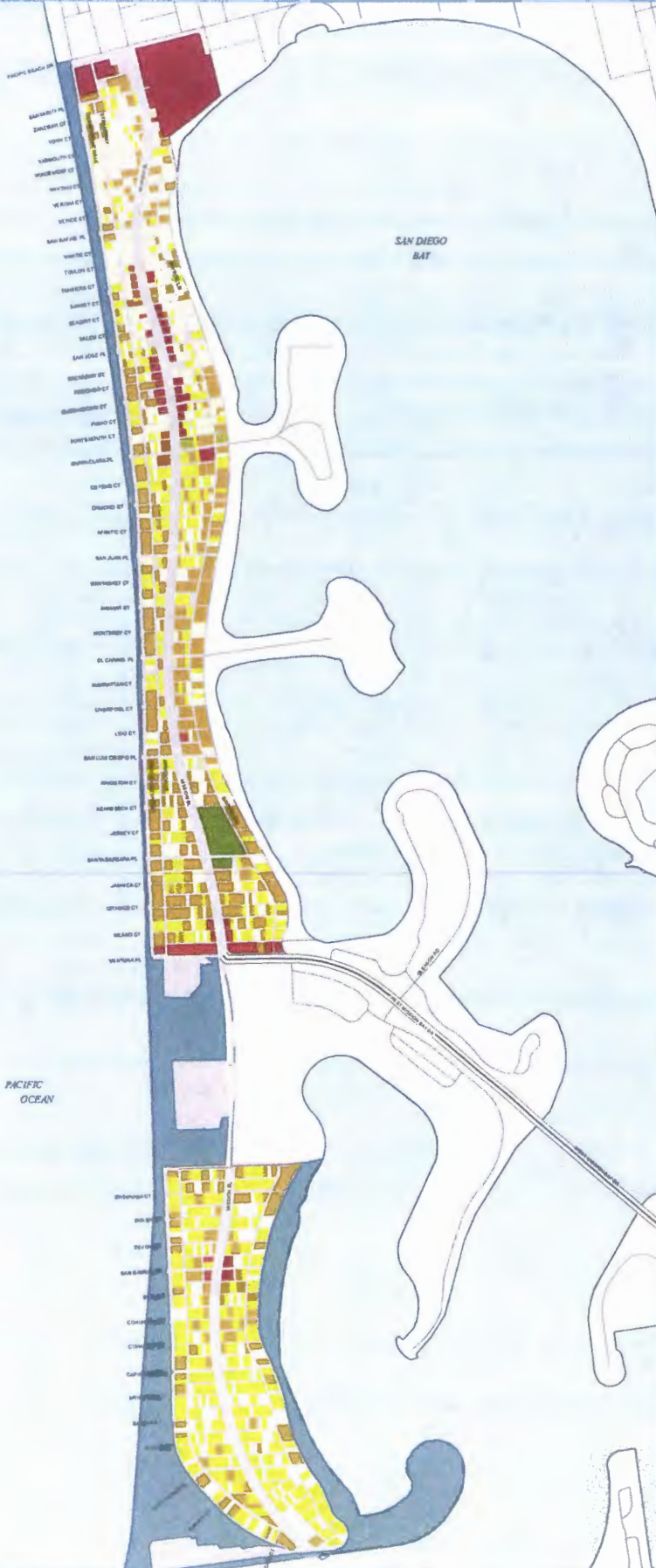
OP-1-1

CC-4-5

GVN-1

WEST MISSION

EXHIBIT 5



Existing Landuse - Jan 2010
RESIDENTIAL

COMMERCIAL

- ## PARKS AND RECREATION

- ## PUBLIC FACILITIES AND UTILITIES

- UNDEVELOPED

- Undeveloped

EXHIBIT 6

DATE: 07/24/2014
ASRP

ASSESSORS PROPERTY INFORMATION
2014 - 2015

TIME: 13:53:10
TERM: INZF

PARCEL NUMBER: 425-554-01-00 TAX RATE AREA: 08003 STATUS: TAXABLE
PROPERTY LOCATION: 00818 SANTA BARBARA
PROPERTY DESCRIPTION: BLK 112 ST&ALLEY CLSD ADJ&ALL OF
MAP#: 001809 ACREAGE: 1.04 PRIOR PARCEL#:
ZONING: RESIDENTIAL-4 LAND USE TYPE: PUBLIC BLDG: FIREHSE, SCH, LIB
OWNER NAME: CONG#N 8 9 OWNER LLC\

MAIL ADDRESS: 5580 LA JOLLA BLVD #407
LA JOLLA CA 92037

DOCUMENT DATE/NUMBER: 12/20/13 0731267 DOCUMENT TYPE: 1

LAND VALUES: +8,500,000
IMPV VALUES: +100,000
PERS PROPTY:
EXEMPT 1:
EXEMPT 2:
NET: +8,600,000

START OVER
PRESS<GREEN>

FOR NEXT PARCEL RECORD
PRESS<RED>

NEW PARCEL SEARCH TAX INFO
PRESS<WHITE> PRESS<PURPLE>

01/01

EXHIBIT 7

DATE: 07/24/2014
ASRP

ASSESSORS PROPERTY INFORMATION
2014 - 2015

TIME: 13:54:30
TERM: IN2F

PARCEL NUMBER: 423-657-01-00 TAX RATE AREA: 08001 STATUS: TAXABLE
PROPERTY LOCATION: 00825 SANTA BARBARA
PROPERTY DESCRIPTION: BLK 107 LOTS D THRU I
MAP#: 001809 ACREAGE: .00 PRIOR PARCEL#:
ZONING: RESIDENTIAL-4 LAND USE TYPE: PUBLIC BLDG: FIREHSE, SCH, LIB
OWNER NAME: CONS#SANTA BARBARA PLACE-OWNER M B 9 LLC\

MAIL ADDRESS: 5580 LA JOLLA BLVD #407
LA JOLLA CA 92037

DOCUMENT DATE/NUMBER: 02/10/14 0054551 DOCUMENT TYPE: 1

LAND VALUES: +2,800,000
IMPV VALUES: +100,000
PERS PROPTY:
EXEMPT 1:
EXEMPT 2:
NET: +2,900,000

START OVER
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FOR NEXT PARCEL RECORD
PRESS<RED>

NEW PARCEL SEARCH
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TAX INFO
PRESS<PURPLE>

:00.1

01/01

EXHIBIT 8

MASTER PROPERTY RECORD

ASSESSOR'S DEPARTMENT, COUNTY OF SAN DIEGO, CALIFORNIA

TAX MAP AREA

MAP REFERENCE 4-5-7-1

8001 8001

REPERIOD DATE LAND IMPROVEMENTS W. PROP. ETC. FURNISHES IMPROVEMENTS OCCUPATION NET TOTAL SOLVING CREDIT TAX SALE FULL AMOUNT GROSS REPERIOD

1906 1961 (5000) 1956 (6000) 1963 (12,000) 1967 1,140,000 1969 No Assessable Value

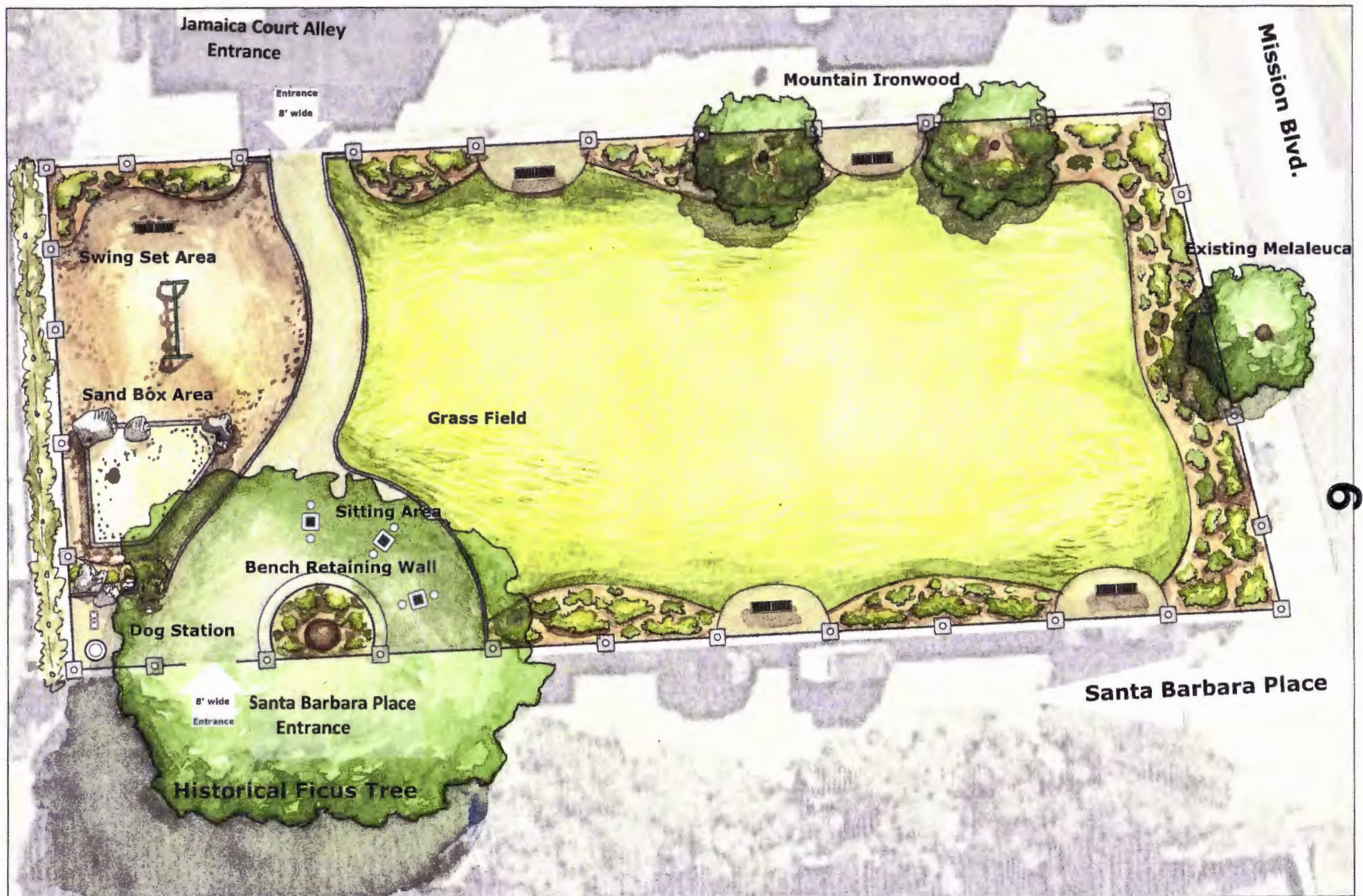
10/2/60 Combined 4-7-86 San Diego Unified School Dist.
1966 1966 4-7-48

DATE 10/2/60

OWNER

ADDRESS

EXHIBIT 9



6



0' 10' 20' 40'

Santa Barbara Place Neighborhood Park Proposal

Conceptual Site Plan

design by Jacqueline McDowell



Jamaica Court Alley
Entrance

January 11, 2014

HARDSCAPE LEGEND

SYMBOL

IMAGE

DESCRIPTION



Dog Water Fountain



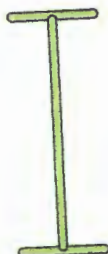
Steel Trash Can



Pet Sign and Dog Bag Dispensary



Concrete Chess Table and Stools



U-Frame Two Person Swing
Requires 24'x36' area



Concrete and Steel Fence



Steel Park Bench with Divided Seat

HARDSCAPE MATERIAL

CONCRETE
RETAINING
WALL



Protects
Historical Ficus Tree
roots, and provides
seating.

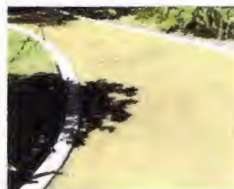
RUBBERIZED
MULCH



Used around
Children's play-area;
under swing and
around sand box.

1,725 sqft

DECOMPOSED
GRANITE



Stabilized
Decomposed Granite;
ADA accessible,
permanent or
temporary
1,500 sqft

SAND



Used for Children's
San Box

300 sqft

PROPOSED PLANTS



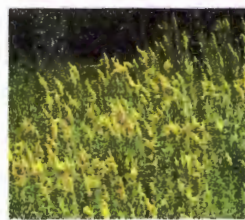
Cerocarpus betuloides
MOUNTAIN IRONWOOD

Tree: up to 20ft tall
Bloom time: Spring
Full sun or part shade
Drought Tolerant
California Native
Evergreen



Salvia ponzo blue
PONZO BLUE SAGE

Shrub: 3-5ft tall
Bloom time: Spring
Full sun
Drought Tolerant
California Native



Solidago californica
WESTERN GOLDENROD

Perennial: 2-3ft tall
Bloom time: Summer/Fall
Full sun
Drought Tolerant
California Native



Dudleya brittonii
SILVER DOLLAR PLANT

Succulent: 1.5ft wide
Bloom time: Spring
Part shade
Drought Tolerant
California Native

EXHIBIT 10

Mission Beach

Precise Plan and Local Coastal Program Addendum



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HISTORY

Mission Beach is built entirely upon a sand bar created by joint action of the San Diego River and the Pacific Ocean. Because of the difficulties in developing on sand, Mission Beach developed later than its neighbors, Pacific Beach and Ocean Beach. A subdivision syndicate composed of the Rife Brothers, George L. Barney and John F. Forwards, Jr., made some of the first improvements to Mission Beach, including the bridge connecting Mission Beach with Ocean Beach.

In 1914, encouraged by the success of land sales in nearby Ocean Beach and Pacific Beach, John D. Spreckles offered lots for sale with George L. Barney acting as a general agent. Starting in 1916, J.M. Asher built a tent city, a large swimming pool, a bay front pier and a bathhouse. Activity in the beach community soon encouraged the transit company to extend the streetcar line from Ocean Beach to Mission Beach. The tent city continued to prosper and was an attraction until about 1922. At that time the City of San Diego's new health code resulted in the removal of non-permanent dwellings. Before they disappeared, however, permanent houses began to spring up in Mission Beach.

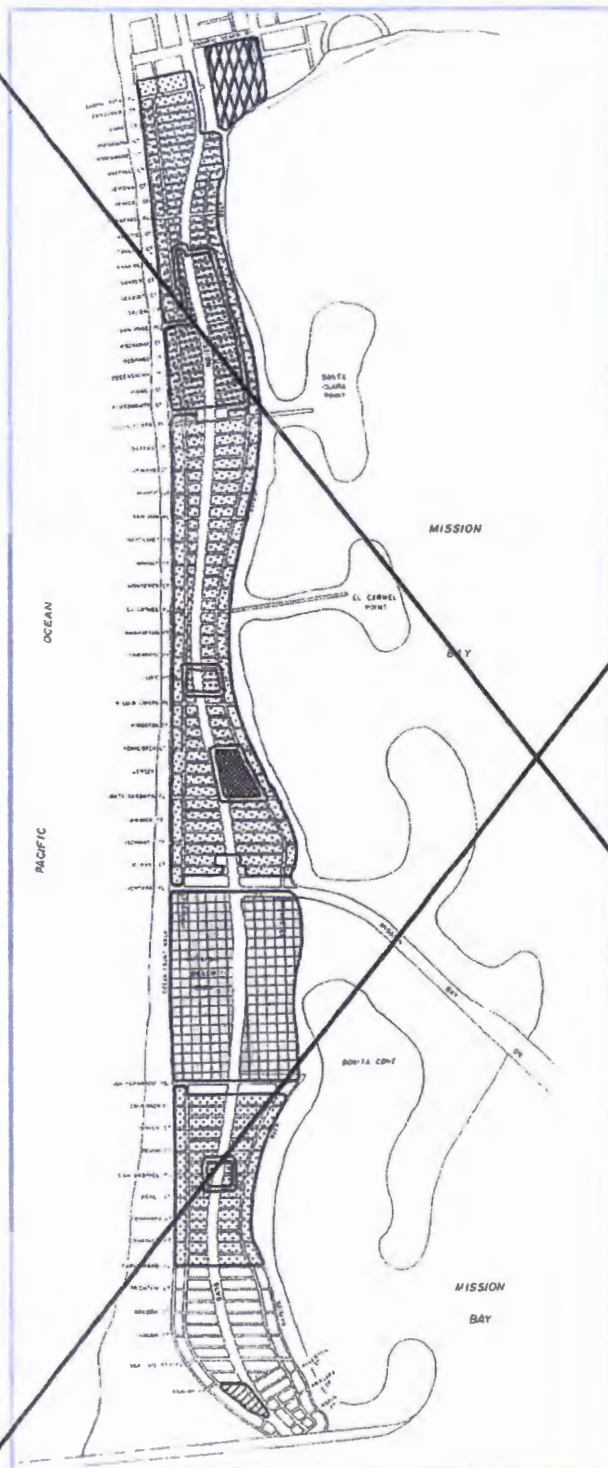
In 1925, in order to stimulate real estate sales and to increase the income of the electric railway which he owned, John D. Spreckles built the present Mission Beach amusement center, now called Belmont Park, at a cost of about \$4,000,000. San Diegans flocked to the beach and the center maintained its popularity. At the death of John Spreckles, his organization granted the entire amusement center to the City of San Diego for the enjoyment of its people. Eventually, at the urging of the Mission Beach Civic Organization and other civic groups, California made Mission Bay a state park. Later, San Diego took over the area from the state, recognizing the recreational potential of the bay. This was the beginning of Mission Bay Park which was opened in September, 1949.

The removal of the rail line and the bridge to Ocean Beach and the development of West Mission Bay Drive through the park resulted in the circulation system that Mission Beach has today. The last decade has seen the beginning of a change in the character of the residential buildings in the community from small cottages to apartments.

The situation of Mission Beach makes it one of the most unique recreational areas in San Diego. In spite of its location between the bay and the ocean, Mission Beach has not transformed from a residential to a recreational community.

DELETE THIS WORDING AND ADD TO REVISED WORDING TO SCHOOL SECTION AT PAGE 43

In 2013 the School Board for the San Diego Unified School District declared the site of the former Mission Beach Elementary School site as surplus property and put it up for sale and redevelopment. As a result, the property will be redeveloped for residential use consistent with the City of San Diego's General Plan and the prior underlying residential zoning. A portion of the site will continue to provide for recreation activities through the provision of a population-based pocket park.



Note: This map illustrates those situations where Plan proposals are inconsistent with present zoning. Shown are the necessary rezonings if the zoning is to conform to the Plan. The use of a planned district would replace all zones with regulations tailored to Mission Beach. The content of district regulations would be similar but different from the zone proposals shown on the map.

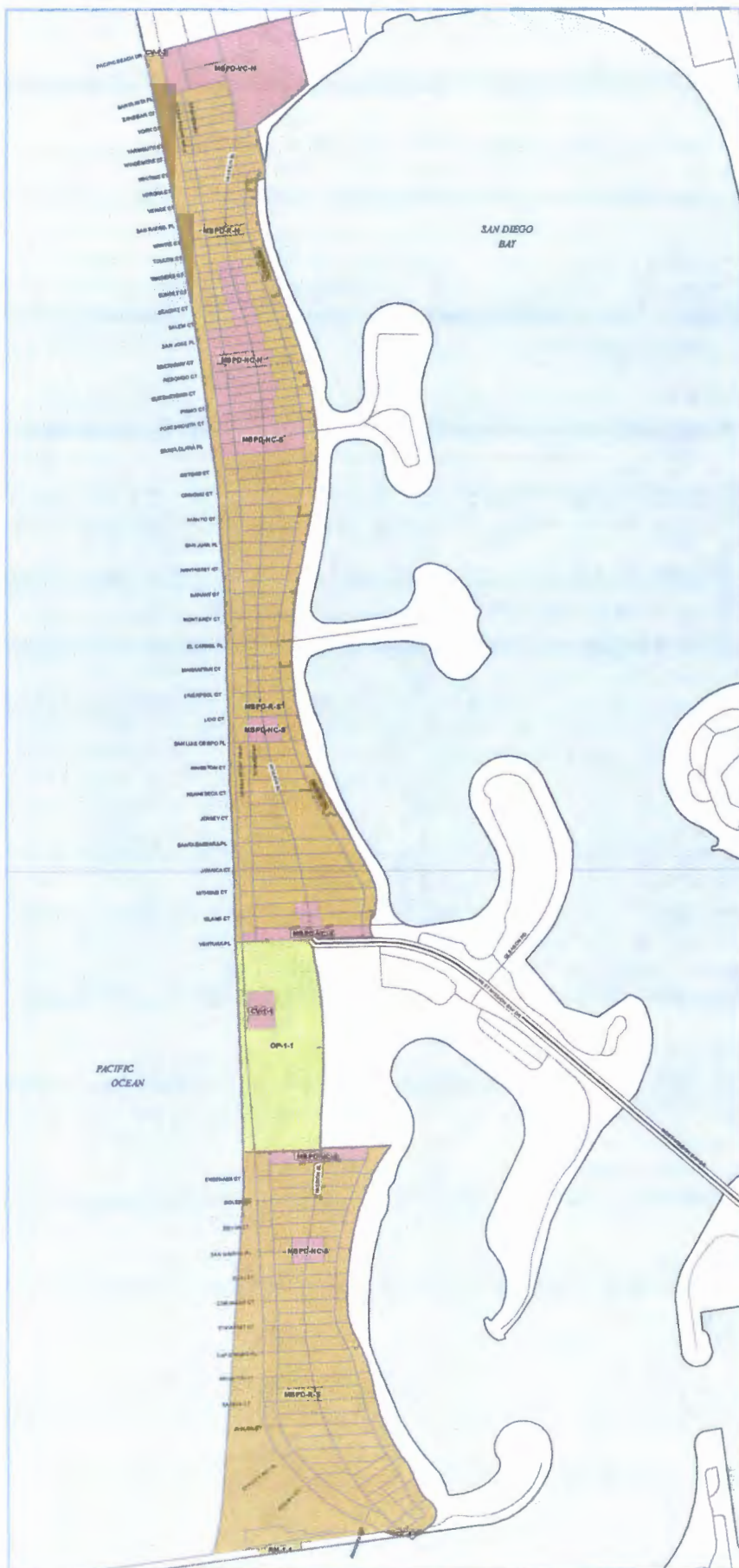
legend

- r4 to r2-b
- r4 to r1-40
- cs to cn
- cs to r2-b
- cs to r1-40
- r4 to cs

Zoning - Plan Conflict

Mission Beach Precise Plan





Legend

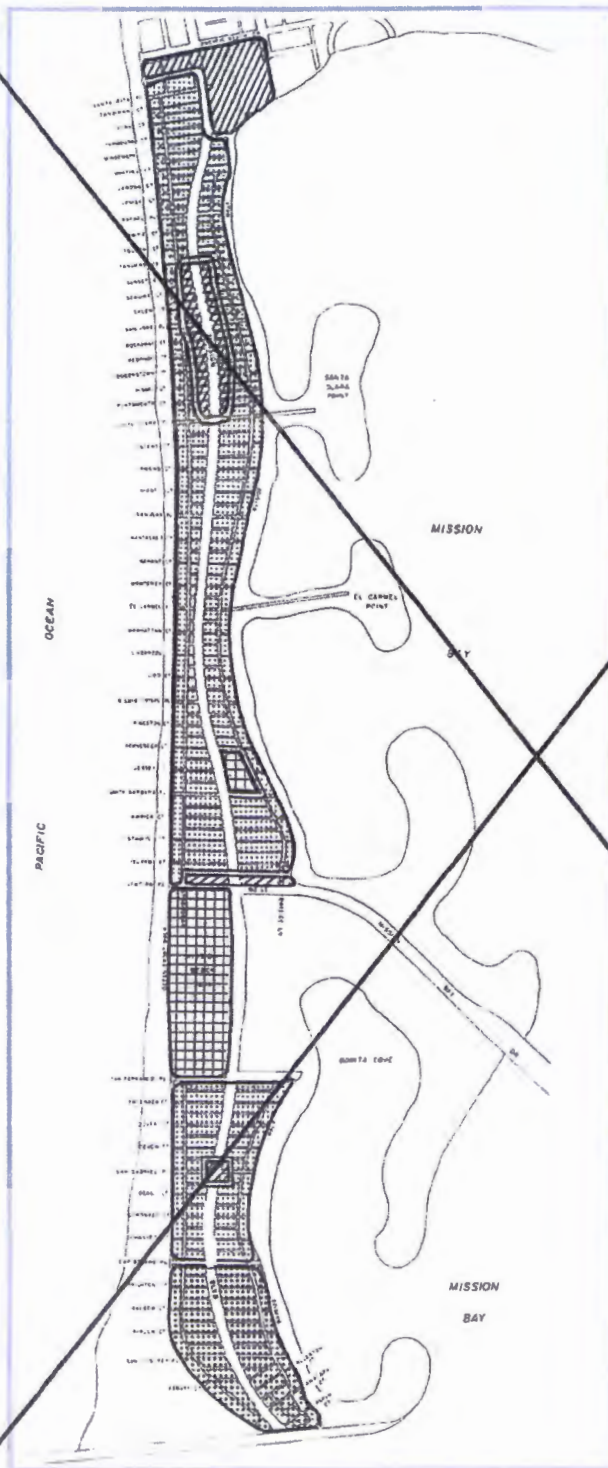
Existing Zoning

	CC-4-5
	CV-1-1
	CV-1-2
	MBPD-NC-N
	MBPD-NC-S
	MBPD-R-N
	MBPD-R-S
	MBPD-VC-N
	MBPD-VC-S
	OP-1-1
	RM-1-1







Zoning

Mission Beach Precise Plan

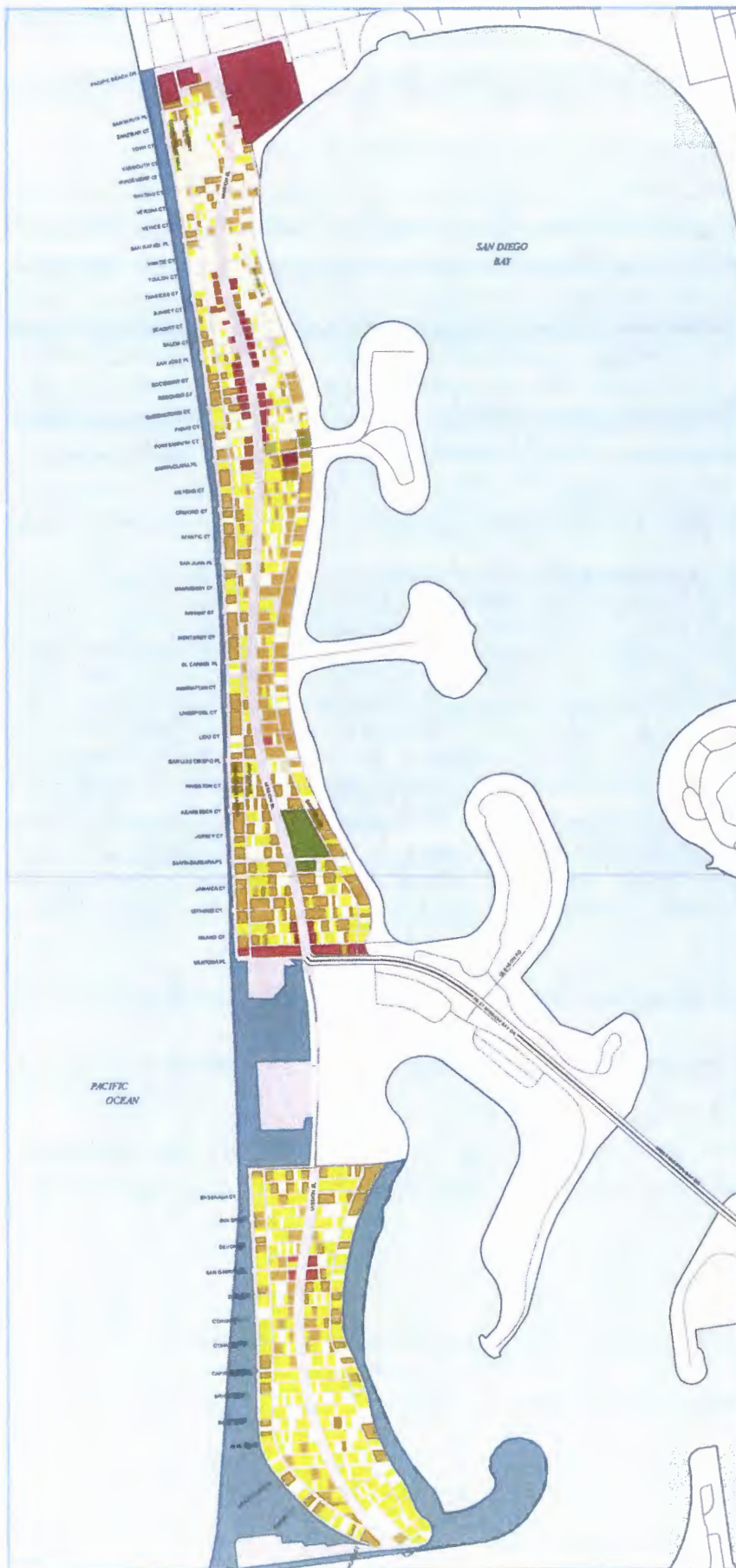


legend

-  residential (10-40 units per acre)
-  residential (15-80 units per acre)
-  mixed commercial
-  public facilities

Existing Land Use Mission Beach Precise Plan





Legend

Existing Landuse - Jan 2010

RESIDENTIAL

- Single Family Detached
- Single Family Attached
- Multiple Family

COMMERCIAL

- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

PARKS AND RECREATION

- Recreation
- Open Space Parks

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Institutions
- Education

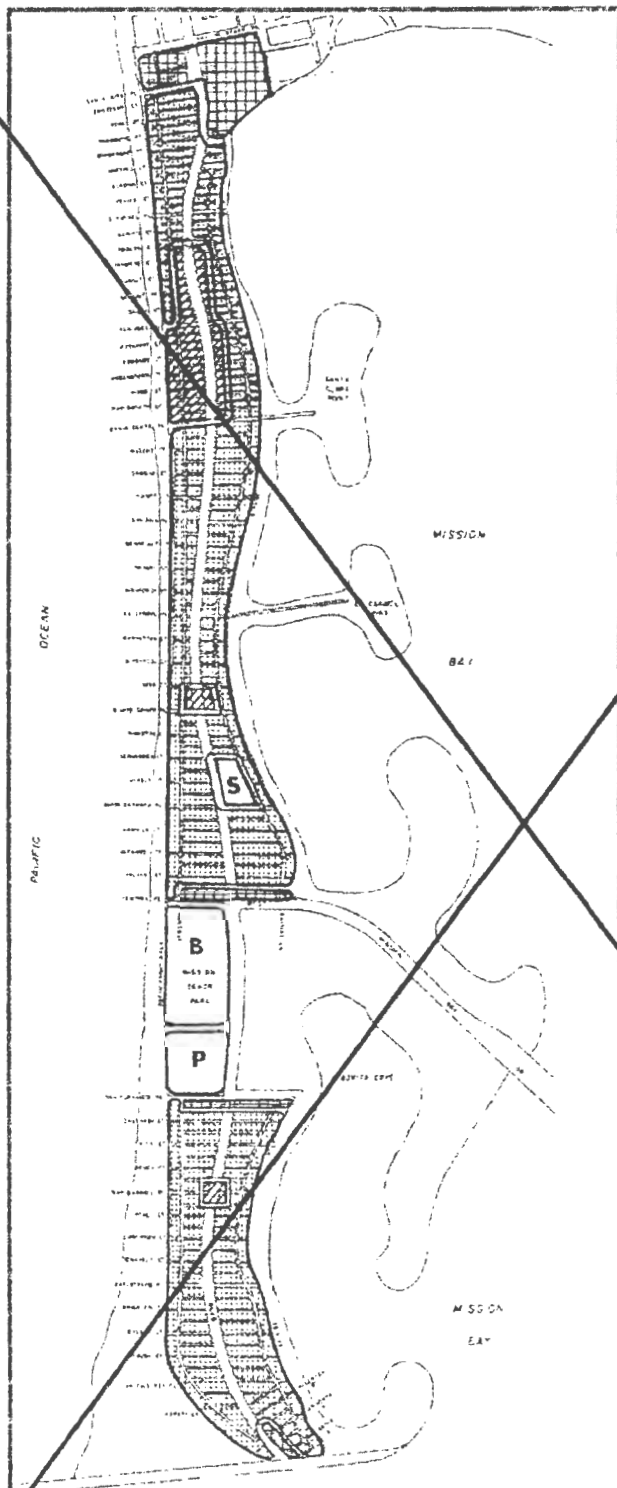
UNDEVELOPED

- Undeveloped








Existing Land Use

Mission Beach Precise Plan





Legend

-  Residential (36 units per acre)
-  neighborhood commercial
-  commercial recreation
-  public facilities
-  parking
-  belmont amusement park
-  school

Mission Beach Land Use Plan

Mission Beach Precise Plan



 RESIDENTIAL (36 DU/AC)

 NEIGHBORHOOD COMMERCIAL

 COMMERCIAL RECREATION

 MISSION BEACH PARK

 PARKING

P PARKING

B BELMONT AMUSEMENT PARK

 Proposed School to Residential & Parks/
Open Space *Park location may vary, a park of
0.21 acres or larger shall be located on site.

P PARKING

B BELMONT AMUSEMENT PARK

* Proposed School to Residential & Parks/
Open Space *Park location may vary, a park
of 0.21 acres or larger shall be located on site.

Mission Beach Precise Plan



COMMUNITY FACILITIES ELEMENT

The quality of community facilities relates directly to the quality of life. Such facilities as schools, libraries, parks, police, fire protection, health care and utilities play an integral part in the day-to-day activity patterns of people.

Ideally, General Plan standards can be applied to determine community facility needs. Mission Beach, however, is a unique community with unique problems. Therefore, typical general Plan standards are difficult to apply. The results of applying normal standards to Mission Beach would be an unrealistic assessment of actual community needs. These facilities, then, must be carefully evaluated in terms of identifying specific needs and providing reasonable solutions. The following community facilities element of the Plan contains a brief assessment, goals and proposals for each type of community facility serving Mission Beach.

SCHOOLS

In 2013, the School Board for the San Diego Unified School District declared the site of the former Mission Beach Elementary School site as surplus property and put it up for sale and redevelopment. As a result, the property will be redeveloped for residential use consistent with the prior underlying residential zoning. A neighborhood population-based park will be included in the redevelopment. Its exact size and location has yet to be determined.

The Mission Beach Precise Plan is both an historical narrative of Mission Beach and the predecessor planning document for the creation of the Mission Beach Planned District Ordinance, which has governed development in Mission Beach since January 2, 1979. To maintain the historical significance of this Precise Plan, the following history of Mission Beach Elementary School has been retained in its entirety herein without change.

The Mission Beach Elementary School, centrally located at the corner of Santa Barbara Place and Mission Boulevard, is the only public school located within the Mission Beach community. The elementary education function ceased in the summer of 1973, however, when the facility was converted to a special education school, the elementary students transferred to Farnum Elementary in Pacific Beach.

GOALS

- The provision of adequate elementary and secondary education to all school age persons in Mission Beach.
- The encouragement of intensive use of the public school facility for other uses in addition to elementary education such as special education, adult education, recreation and civic and cultural activities.

Situated on only two acres of land, four of the thirteen classrooms in the school facility are pre Field Act and, consequently, must be vacated by July 1975, in order to meet State of California earthquake standards. During the 1972-73 school year the school had an enrollment of approximately 130 students in grades kindergarten through six. The 1970 U.S. Census of Population indicated that, at that time, about 340 children between the age of five and 11 lived in Mission Beach. The discrepancy between this figure and school enrollment exists for two reasons. First, students in the northern part of Mission Beach had the option of attending

Farnum Elementary instead of Mission Beach Elementary if they desired . Second, some students in Mission Beach attend private schools. The exact breakdown by category is unknown. During the past few years, decreasing enrollment at Mission Beach Elementary School raised concern over the future of the facility. This, compounded by financial problems, has led the School Board to terminate the elementary education function. Two goals of the Plan relate directly to this issue. One calls for a variety of family types to live in



The young will find an education but not in Mission Beach without a school.

Mission Beach while the other calls for the promotion of an economically balanced community. The community at present contains a proportionally low percentage of families with children and an even smaller percentage of lower income families with children. The elementary school is of extreme importance if these types of families are to be attracted to Mission Beach. The primary consideration made by these types of families in choosing a place to live is the existence of a convenient neighborhood elementary school.

While it is a goal of the Plan to attract families with children to Mission Beach, it is impossible to predict the actual numerical increase that might occur, or when it might happen. The Plan does project an eventual population in Mission Beach of about 8,000. This increase of one third over the present 6,000 residents could result in an eventual yield of as many as 450 elementary age students if the current resident student ratio exists in the future. Any increase in this ratio would result in a proportional increase in the number of students. An elementary age student population of a size sufficient to warrant a small elementary school facility in Mission Beach exists at present. The number of students could increase in the future, although the rate of the increase will depend on the ability of the community to attract families with small children.

SUMMARY RECOMMENDATIONS

- That the Mission Beach Elementary School be reopened as an elementary educational facility at its present location.
- That the attendance district for Mission Beach Elementary School be coterminous with the northern boundary of the Mission Beach community (Pacific Beach Drive).

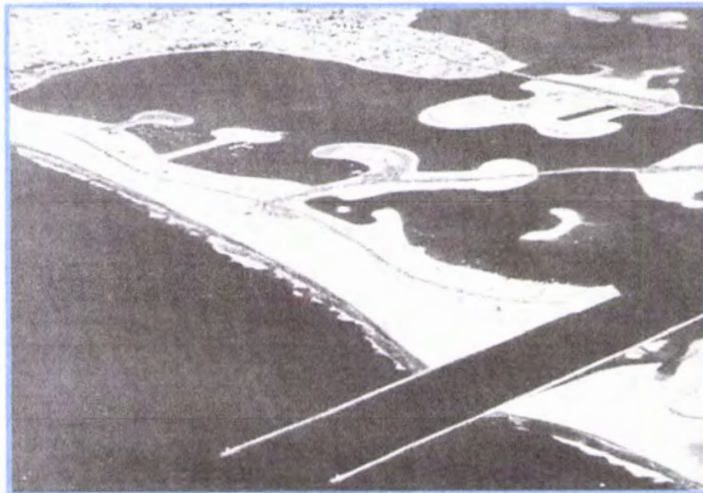
PARKS AND RECREATION

Park and recreation facilities immediately adjacent to Mission Beach are among the finest in California, with Mission Bay Park on the east and the Pacific Ocean on the west. The area is a haven for all forms of water-related and outdoor activity. In addition the City of San Diego operates a community recreation center located on the bay side on Santa Clara Point. The City also owns the land which is leased to Belmont Amusement Park. The expiration date of that lease is January 31, 1974. Almost all existing recreational facilities adjacent to Mission Beach are in the form of beaches and marinas. There is only a minimum amount of landscaped park land in the community, most of which is related to Mission Bay Park. Almost all recreational facilities in Mission Beach are intended for use primarily by the weekend and summer visitor, and secondarily by the resident.

The development of the former Mission Beach Elementary site will include a neighborhood population-based park. Its exact size and location has yet to be determined.

GOALS

- The preservation of all existing open space in Mission Beach, including the beaches and recreational facilities adjacent to the beaches.
- The integration of usable public open space into the developed portion of the community.
- The accommodation of visitors to the beach without creating an adverse impact upon the residents of Mission Beach.



The recreational potential is rather obvious.

Because Mission Beach is adjacent to Mission Bay Park, and because it has so much beach area, it is virtually impossible to apply normal standards for park development. While there is no lack of park and recreational facilities in quantity, there certainly is in type, especially passive landscaped areas for the resident. The compactness of Mission Beach creates a demand for usable open space almost on a lot-by-lot basis. Small mini-parks scattered throughout the community could provide areas for recreational purposes and for open space.

Linkages between the bay and the ocean could further provide for needed open space and activity areas not related to the beach.

Because of the extremely high value of property, public acquisition of land for parks and open space is highly unlikely. The possibility of consolidation of lots combined with alley

closing some of the Places and converting them to pedestrian malls provides a further opportunity for the penetration of usable open space into the community. Special consideration should be given to closing Places, where possible, between the north-south alley and the waterfront walk in order to create mini-parks. Consideration should be given to landscaping a portion of the elementary school site so that it could function as a small neighborhood park. Every opportunity of this nature should be explored in an attempt to integrate usable open space into the developed portion of Mission Beach. It is recognized that other park and recreation activities citywide are much higher on the priority list for spending. The Santa Clara Point facilities and the proposed Bonita Cove and Mission Point facilities do provide landscaped playground activities. Should such concepts as those discussed herein become feasible, however, every attempt should be made to carry them out. Means of gaining such improvements from the private sector through assessment districts or trade-offs of some kind (such as floor area ratio bonuses) should be explored.

THE BEACH

There are approximately four million square feet of excellent sandy beach adjacent to the Mission Beach community, ranging in width from 50 to 200 feet. These beaches are among the most popular and heavily used in the City. It is anticipated that the demand for use of those beaches will continue to increase. Consequently, provisions must be made to accommodate this demand without a resultant adverse impact upon the community.

The most critical problem created by this high demand for beach use relates to parking. At present, there is an extreme lack of parking even for residents of the community. Beach users generally concentrate adjacent to parking lots and the intensity of use of the beach decreases as the distance from available parking increases. Another beach related problem is that of maintenance. During periods of heavy use, especially, trash piles up on both the beach and on private property adjacent to the beach. Until people stop littering, increased receptacles and maintenance will be necessary. Beach erosion is another problem. Action of the water on the beach causes a natural depletion of sand. The beaches are currently replenished with sand on a periodic basis. Consideration should be given to a permanent solution through the study of underwater groins and breakwater as outlined in the City of San Diego's Ocean Edge report.

Mission Beach Park (Belmont Park)

The City of San Diego owns a parcel of land approximately 17 acres in size between Mission Boulevard and the ocean, south of Ventura Place, known as Mission Beach Park. At present, approximately 6.5 acres in the northern half of the site are to be leased to a private interest for construction of a commercial center and recreation park. Although the original Plunge building has not been preserved, the reconstructed pool room and the pool, which has been preserved, will be retained for use by the public. In addition, the park development and design conform to the original Spanish Colonial Revival architectural style of the Plunge and roller rink buildings. The Big Dipper Roller Coaster has been leased for restoration and operation. The southern portion of the park, developed by the City in 1982, has been retained as a public parking lot and passive-use park. Public restroom facilities are also available in this area.

style of the original Plunge building has been duplicated in the existing development to maintain the historic flavor of the park. The Spanish Colonial Revival architectural style of the original Plunge building should be used for any future development within Mission Beach Park. This architectural style should remain an important element of Mission Beach Park. Any future plan for the site should ensure that the facility will not have a negative impact upon Mission Beach in terms of noise, traffic, parking or intensity of development and use. The parking area on the Mission Beach Park site currently contains 804 parking spaces. An additional 1,106 spaces are located across Mission Boulevard adjacent to Bonita Cove.

SUMMARY RECOMMENDATIONS

- That all beaches and open space in the community remain accessible to the public, and be suitably maintained.
- That consideration be given to the development of small public mini-parks throughout Mission Beach in conjunction with lot consolidation efforts.
- That the ends of Places and a portion the school site be developed into landscaped mini-parks if and when possible.
- That the establishment of pedestrian linkages between the ocean and the bay at the Places be initiated when and where feasible.
- That a means be devised to distribute beach users throughout the entire length of beaches.
- That the Mission Beach Park Landscape Development plan provide an overall development plan for the park to ensure adequate public access through the entire park area.
- That the Plunge and main pool room within the reconstructed Plunge building be retained, remain in service, and be available for public use.
- That the Spanish Colonial Revival architectural style of the original plunge building be maintained as an important architectural element of Mission Beach Park.
- That upon completion of the term of the city lease, future development of Mission Beach Park be restricted to public and recreation uses and shall not include commercial uses except within the Plunge building. Until the term of the lease, and any expiration rights conferred by the lease, is completed, the Council-approved and vested development plan shall guide the development of the site.
- That a portion of Mission Beach Park, adjacent to Mission Boulevard and away from Ocean Front Walk, continue in use as a suitable landscaped parking reservoir with consideration given to eventual development of a low-rise parking structure on the site.

COMMUNITY FACILITIES PROGRAMS

Proposal	Priority	Necessary Action	Financing
<u>DELETE NO. 1</u>			
<u>1. Establish the elementary school</u>	<u>Immediate</u>	<u>Analyze in detail the cost of operating the school facility. Community lobbying effort with the local school board. Establish fixed attendance area encompassing all of Mission Beach.</u>	<u>Capital outlay by the School District.</u>
1. Develop landscaped mini-parks.	Ongoing	Prepare site plan and cost estimates for converting Places into mini-parks.	Capital outlay. City staff time.
2. Convert selected Places into pedestrian-oriented malls, serving as linkages between the ocean and bay.	Ongoing	Generate interest among property owners adjacent to the Places. Prepare site plans for the project areas.	Assessment to adjacent property owners. Possible City capital outlay. City staff time.
3. Prepare a detailed Master Plan for the Amusement Park.	Immediate	Develop criteria applicable to any proposed upgrading of the Amusement Park. Evaluate any proposals for the Amusement Park against such criteria.	No capital outlay. City Staff time.
4. Develop a program to evaluate and reduce criminal activity in Mission Beach.	Short-range	Analyze the nature of criminal acts. Seek input from citizens of Mission Beach relative to crime. Develop recommendations for distribution and use by Mission Beach residents. Develop recommendations for action by the City in solving the problems.	No capital outlay. City Staff time.

PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project	Description	Priority
1. Develop mini-parks	Convert the stubs of selected Places adjacent to Bayside Walk and Ocean Front Walk into mini-parks	Ongoing
2. Reduce through	Change directional signing in the vicinity of Mission Beach to discourage through traffic.	Short-range
3. Increase parking on Mission Boulevard.	Coordinate curb cuts, loading zones, fire hydrants, and bus stops in order to more efficiently use on-street parking.	Short-range
4. Reduce existing curb cuts on Mission Boulevard.	Block off selected alley openings where acceptable to adjacent residents in order to reduce opening into Mission Boulevard.	Ongoing
5. Reduce parking along Mission Boulevard.	Remove on-street parking at such a time when off-street parking is sufficient to accommodate the needs of the residents.	Long-range
6. Develop beach user parking.	Provide parking reservoirs, possibly structures, for the automobiles of persons wishing to use the beach.	Mid-range
7. Widen Ocean Front Walk.	Widen the boardwalk on existing right-of-way of the present side walk in order to accommodate pedestrians and bicycles.	Short-range
8. Build bikeways.	Stripe bikeways throughout Mission Beach, connecting paths in Pacific Beach with Mission Bay Park via West Mission Bay Drive.	Short-range

MISSION BEACH
PRECISE PLAN
LOCAL COASTAL
PROGRAM ADDENDUM

IV. LOCATING AND PLANNING NEW DEVELOPMENT

Plan Reference and Further Specificity on Local Coastal Program

In the Park and Recreation portion of the Public Facilities Element, it is recognized that small mini-parks, scattered throughout the community could provide areas for recreational purposes and for open space. The Plan recognizes that "special consideration should be given to closing Places where possible, between the north-south alley and the waterfront in order to create mini-parks."

In the Transportation Element, the Plan stresses that "one of the most monumental problems in Mission Beach at present is the lack of adequate parking. This situation exists for residential, commercial and recreational uses."

PLAN GOALS

- "The preservation of all existing open space in Mission Beach, including the beaches and recreational facilities adjacent to the beaches." (Page 46)
- "The integration of usable public open space into the developed portion of the community." (Page 46)
- "The accommodation of visitors to the beach without creating an adverse impact upon the residents of Mission Beach." (Page 46)
- "The provision of increased residential, commercial and recreational parking in order to reduce the serious deficit that presently exists." (Page 65)
- "The provision of increased parking in order to reduce the serious deficit, that presently exists." (Page 12)

PLAN RECOMMENDATIONS

- "That all beaches and open space in the community remain accessible to the public and be suitably maintained." (Page 49)
- "That consideration be given to the development of small public mini-parks throughout Mission Beach in conjunction with lot consolidation efforts." (Page 49)
- "That the ends of Places, and a portion of the school site be developed into landscaped mini-parks if and when possible." (Page 49)
- "That the establishment of pedestrian linkages between the ocean and the bay at the Places be initiated when and where feasible." (Page 49)
- "That existing residential structures be encouraged to increase off-street parking where feasible, including the use of existing spaces presently in some other use." (Page 69)

- "That new neighborhood commercial development provide a minimum number of off-street parking spaces where feasible." (Page 69)
- "That new hotel or motel facilities provide one off-street parking space for each unit." (Page 69)
- "That parking reservoirs adjacent to Mission Beach be provided in order to accommodate the vehicles of beach users." (Page 69)

In order to properly develop implementation techniques and ordinances designed to reinforce the goals and objectives of the Plan in relation to the specificity required by the Coastal Act Local Coastal Program, the following additional information and implementation techniques are proposed:

- That the ends of places and a portion of the school site be developed into mini-parks, provided that such developments shall not have adverse affect on the availability of public parking or access to private parking.

Locating and Planning New Development

12. The policy calling for mini-park development of Place-ends shall be modified as follows:

That the ends of Places and a portion of the school site be developed into landscaped mini-parks if and where possible provided that such development shall not have any adverse effect on the availability of public parking or access to private parking.

Visual Resources and Social Communities

13. A plan policy shall be added as follows:

Views to and along the shoreline from public areas shall be protected from blockage by development and/or vegetation.

14. The lot consolidation policies of the land use plan shall be amplified by the addition of the following:

The maximum number of dwelling units per structure shall be four.



EXTRA LOT SQUARE FOOTAGE USING CENTERLINE OF RIGHTS OF WAY
AS USABLE PROPERTY LINE- 9651 SQ. FT.

BUILDING BULK/SQUARE FOOTAGE INCREASE USING F.A.R.
WITH INCREASED LOT SIZE- 5476 SQ. FT.

NOTE: ALL LOT DATA REFLECTS STANDARD LOT SIZE (NO RIGHTS OF WAY OR EASEMENTS
ARE INCLUDED.

LOT AREA AND DENSITY

SCALE: 1"=20'

TOTAL- 51 UNITS

- STANDARD LOT SIZE AND PROPERTY
LINE LOCATION- NOT INCLUDING C.L. OF
RIGHTS OF WAY OR EASEMENTS
- PROPOSED EXTRA LOT AREA USING PROPERTY
LINES TO RIGHTS OF WAY OR EASEMENTS CENTERLINE

LOT & BUILDING DATA- SQ. FT.

LOT/#UNIT		LOT DATA			DENSITY (36.3% MAX.)		F.A.R. (MAX 1.1)			BUILDING SIZE		
		STANDARD	PROPOSED	DIFFERENCE	STANDARD LOT SIZE	PROPOSED LOT SIZE	STANDARD	PROPOSED	DIFFERENCE	STANDARD ALLOWED SIZE	PROPOSED SIZE	DIFFERENCE
1/1		2392	2602	210	18.2	16.86	2632	2862	230	2632	2313	0
2	4	2338	2639	301	37.2	33	2572	2903	331	2572	2640	68
4		4674	5276	602	37.3	33	5141	5804	662	5141	5280	139
3		2336	2637	301	37.3	33	2569	2901	331	2569	2640	71
4	4	2334	2635	301	37.3	33	2568	2900	332	2568	2640	72
4		4667	5269	602	37.3	33	5134	5798	664	5134	5280	146
5		2333	2634	301	37.3	33	2566	2898	332	2566	2640	74
6/3		3309	3915	606	39.5	33	3640	4307	667	3640	4307	667
7/3		3724	4400	676	35	30	4096	4840	744	4096	4337	241
8/3		3490	4166	676	37.4	31.3	3839	4583	744	3839	4337	498
9	4	2364	2822	458	36.8	30.8	2600	3104	504	2600	2640	40
10		5091	5964	873	34.2	29.2	5600	6560	960	5600	5280	
		2727	3142	415	32	28	3000	3456	456	3000	2640	0
11/3		3633	4309	676	36	30.3	3996	4740	744	3996	4337	341
12/2		2637	3150	513	33	27.6	2901	3464	563	2901	3113	212
13/3		3487	4168	681	37.5	31.3	3835	4584	749	3835	4337	502
14/2		2632	3148	516	33	27.6	2895	3463	568	2895	3113	218
15/3		3463	4252	789	37.7	30.7	3809	4677	868	3809	4307	498
16/3		3494	3944	450	37.4	33	3843	4339	496	3843	4337	494
17/3		3500	3950	450	37.3	33	3850	4346	496	3850	4337	487
18/3		3493	3943	450	37.4	33	3843	4338	495	3843	4337	494
19/3		3502	3952	450	37.3	33	3852	4349	497	3852	4337	485
20	4	2351	2653	302	37	33	2586	2919	333	2586	2640	54
21		5078	5509	431	34.3	31.6	5586	6062	476	5586	5280	
		2727	2856	129	32	30.5	3000	3143	143	3000	2640	0
TOTALS-				9651					10623			5476

EXAMPLE CALCULATIONS USING LOT 8

LOT SIZE
STANDARD= PROPOSED- EASEMENTS, RIGHTS OF WAY
STANDARD= 4166 - (45 X 15) = 4166- 675= 3491

DENSITY
STANDARD= (43560/ STANDARD LOT SIZE) X # OF UNITS
(43560/3491) X 3 = 12.47 X 3 = 37.4 UNITS/ACRE
PROPOSED= (43560/ PROPOSED LOT SIZE) X # OF UNITS
(43560/4166) X 3 = 10.45 X 3 = 31.3 UNITS/ACRE

FLOOR AREA RATIO MAX.
STANDARD= STANDARD LOT SIZE X 1.1
3491 X 1.1 = 3839
PROPOSED= PROPOSED X 1.1
4166 X 1.1 = 4583

BUILDING SIZE COMPARISON
PROPOSED BUILDING SIZE - STANDARD ALLOWED BUILDING SIZE
4337- 3839= 498 SQ. FT. OVERSIZED

NOTE:
STANDARD- BASED ON PRECISE PLAN AND PDO REQUIREMENT OF MAXIMUM DENSITY OF 36 UNITS PER NET RESIDENTIAL ACRE
NET RESIDENTIAL ACRE DENSITY- STREETS, ALLEYS, COURTS, PARKS, PUBLIC AND PRIVATE EASEMENTS, RIGHTS OF WAY EXCLUDED FROM CALCULATIONS.
EACH INDIVIDUAL LOT SUBJECT TO DENSITY REQUIREMENTS.
LOT SIZE DOES NOT INCLUDE EASEMENTS OR RIGHTS OF WAY
TABLE 1513.03A- MINIMUM LOT STANDARDS
SEC 1513.0304- G-1 - FAR 1.1

MISSION BEACH PRECISE PLAN / P.D.O. STANDARDS COMPLIANCE MATRIX																			
LOTS/ # OF UNITS		1-1	2 &3- 4	4&5- 4	6- 3	7- 3	8- 3	9&10- 4	11- 3	12- 2	13- 3	14- 2	15- 3	16- 3	17- 3	18- 3	19- 3	20&21- 4	
PDO STANDARDS	LOT SIZE	●				●		●	●	●		●							●
	DENSITY	●				●		●	●	●		●							●
	F.A.R.	●						●											●

NOTE:
FOR A LOT TO BE PRECISE PLAN AND PDO COMPLIANT THERE MUST BE A ● ALL 3 BOXES
ONLY LOTS 1, 9&10, AND 20&21 ARE COMPLIANT

April 13, 2017

Response to graphic and lot & building data summary submitted to Coastal Commission staff by individuals from the Mission Beach Planning Group

The calculations and conclusions in the opponents' submittal are all based on the understanding described in the following reference (from page 2 of their submittal):

"STANDARD- BASED ON PRECISE PLAN AND PDO REQUIREMENT OF MAXIMUM DENSITY OF 36 UNITS PER NET RESIDENTIAL ACRE NET RESIDENTIAL ACRE DENSITY- STREETS, ALLEYS, COURTS, PARKS, PUBLIC AND PRIVATE EASEMENTS, RIGHTS OF WAY EXCLUDED FROM CALCULATIONS. EACH INDIVIDUAL LOT SUBJECT TO DENSITY REQUIREMENTS. LOT SIZE DOES NOT INCLUDE EASEMENTS OR RIGHTS OF WAY TABLE 1513-03A- MINIMUM LOT STANDARDS SEC 1513.0304- G-1 - FAR 1.1"

However, there is a fundamental error in the description above. The City of San Diego does not calculate F.A.R. and density on a lot-by-lot basis. F.A.R. and density are calculated on a project-wide basis. Even if the court and alleys were made public and not included in the total, the F.A.R. and densities in both the originally proposed project and the revised project fall below the maximums allowed in the City (see tables below).

According to the San Diego Municipal Code:

- Floor Area Ratio (FAR) means the numerical value obtained by dividing the gross floor area of the buildings on a premises by the total area of the premises on which the buildings are located. ("Premises" means an area of land with its structures that, because of its unity of use, is regarded as the smallest conveyable unit.)
- "Density" means the relationship between the number of dwelling units existing or permitted on a premises and the area of the premises. (Again "[p]remises" means an area of land with its structures that, because of its unity of use, is regarded as the smallest conveyable unit.)

Furthermore, the above quotation from the opponents' submittal is not accurately portrayed from the PDO:

Section 1513.0304(a)(1), states that "...one dwelling unit shall be allowed, including lodging and boarding units, per 1,200 square feet of lot area; **except as follows:** (1) a

single R-S lot of 2,000 to 2,400 square feet shall be entitled to a maximum of 2 dwelling units."

Based on this exemption, the minimum lot size doesn't have to be 2,400 square feet in order to have 2 units; the lot can be as small as 2,000 sf.

Also, the PDO includes the following:

Section 1513.0304(b): "...the minimum lot standards as shown in Table 1513-03A [the table cited above by the opposition] apply except that any lot as defined in Land Development Code Section 113.0103 that meets the criteria for being a legal lot under Section 113.0237 and which does not comply in all respects with the minimum lot dimension specified in Table 1513-03A, may be used in accordance with the regulations of the applicable zone."

In Section 113.0103, it defines a lot as being a parcel or area of land established by plat, subdivision, or other legal mean and instructs the reader to refer to Section 113.0237 for additional info on determining a lot. Then in Section 113.0237, it states that a lot is a parcel on a final map recorded after December 5, 1954.




















































In summary, this means that approval of our tentative and final map creates a legal lot, and per Section 1513.0304(b), the lots don't have to comply with the minimum lot dimensions in the Table. In other words, the 80' dimension is not absolute.

Therefore, the chart submitted by the opponents should be revised as follows to show full compliance with all standards: lot size, density and F.A.R..

Mission Beach Precise Plan/P.D.O. Standards Compliance Matrix – Originally Proposed Project

Lots/# of units	1-1	2&3-4	4&5-4	6-3	7-3	8-3	9&10-4	11-3	12-2	13-3	14-2	15-3	16-3	17-3	18-3	19-3	20&21-4
Lot size																	
Density																	
F.A.R.																	

Mission Beach Precise Plan/P.D.O. Standards Compliance Matrix –Revised Project as per the staff recommendation

Lots/# of units	1-1	2&3-4	4&5-4	6-3	7-3	8-3	9&10-4	11-3	12-2	13-3	14-2	15-3	16-3	17-3	18-3	19-3	20&21-4
Lot size																	
Density																	
F.A.R.																	

Another important fact to note when considering the lot and building data is that the original Spreckles subdivision was designed and plotted with lots that were 80' deep. These lots were separated with public alleys and courts that were 16' and 10' wide respectively. The City of San Diego required this project to increase the width of the two alleys that traverse the project from 16' to 20'. Only if the full width of these oversized alleys were dedicated as public rights-of-way would the depths of the lots be reduced from the standard 80' to 78'. If the alleys were simply dedicated with the standard 16' width dimensions, the lots would maintain their standard 80' depth dimensions. The City of San Diego did not require this added dedication.