CALIFORNIA COASTAL COMMISSION

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



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LCP-6-MBE-16-0029-6 (MISSION BEACH RESIDENCES)

APRIL 27, 2017

EXHIBITS

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RESOLUTION NUMBER R- 310348

DATE OF FINAL PASSAGE APR 11 2016

TIEM # 201

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AMENDMENTS TO THE GENERAL PLAN AND MISSION BEACH PRECISE PLAN, AND LOCAL COASTAL PROGRAM NO. 1283303 FOR MISSION BEACH RESIDENCES - PROJECT NO. 366139.

WHEREAS, on April 11, 2016, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Mission Beach Precise Plan, and Local Coastal Program; and

WHEREAS, MB9 OWNER, LLC, a Delaware Limited Liability Company, requested an amendment to the General Plan and the Mission Beach Precise Plan and Local Coastal Program to redesignate the site from Institutional & Public and Semi-Public Facilities in the General Plan to 'Residential' and from 'School' in the Mission Beach Precise Plan to 'Residential' use at 36 dwelling units per acre (du/ac); and

WHEREAS, the site is located at 818 Santa Barbara Place, the 1.88-acres site is legally described as: Parcel 2: Lots A through O, inclusive in Block 112 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914; and Parcel 3: Lots A through L, inclusive in Block 115 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914; together with said portion of the alley and street hereby closed and described by an unrecorded resolution ordering work No. 75861; and

EXHIBIT NO. 1

APPLICATION NO.

6-MBE-16-0029-6

City Resolution

California Coastal Commission

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General

Plan for the City of San Diego to incorporate the above amended plan.

BE IT FURTHER RESOLVED, that this project is located in the Coastal Zone, therefore, the City Council's decision requires amending the City's Local Coastal Program. As a result,

these amendments will not become effective in the Coastal Zone until the Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: JAN I. GOLDSMITH, City Attorney

Shannon M. Thomas

Shannon M. Thomas Deputy City Attorney

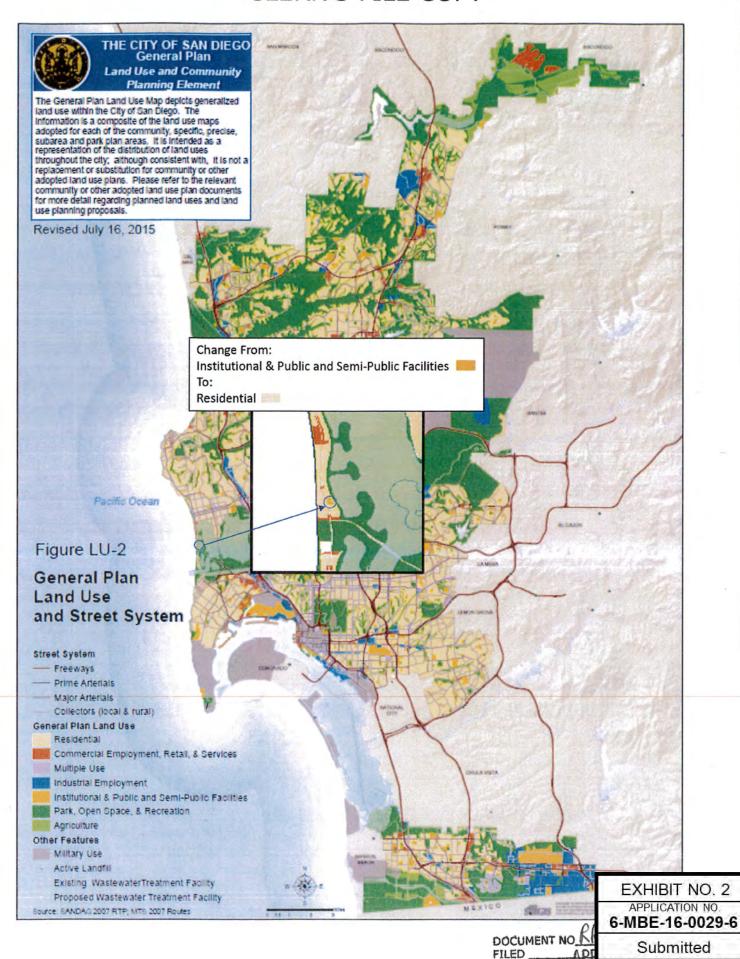
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Doc. No.: 1217688

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Lorie Zapf	Ø			
Todd Gloria		Ž		
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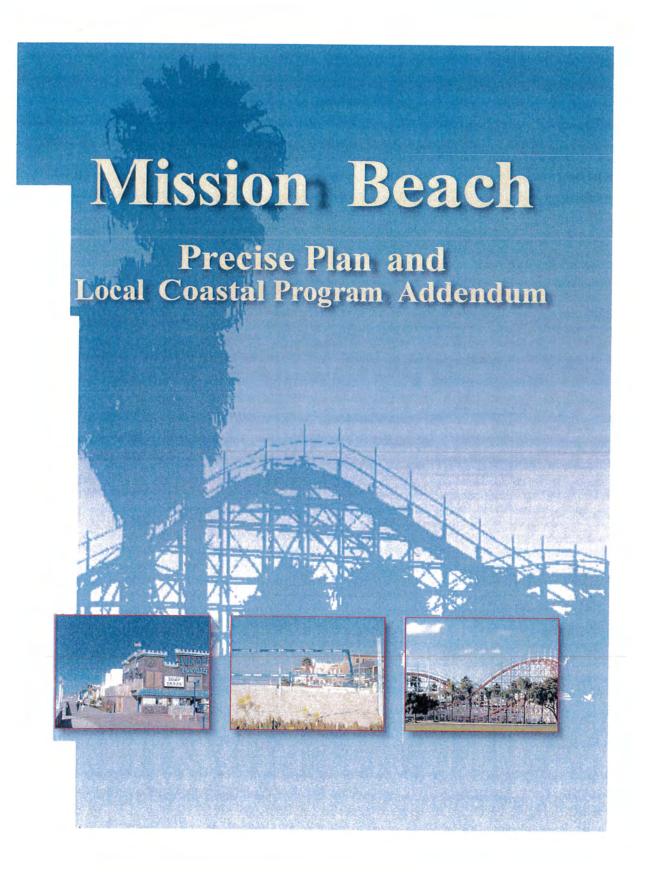


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California Coastal Commission



DOCUMENT NO RR-310348-2 FILED APR 11 2016 OFFICE OF THE CITY CLERK SAN DIEGO, CALIFORNIA

MISSION BEACH PRECISE PLAN

The following amendments have been incorporated into this <u>Month 2015 December 2005</u> posting of this Plan:

Amendment	Date Adopted by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Mission Beach Precise Plan adopted	May 15, 1974	R-238	July 11, 1974	R-748201
Adopted and incorporated the Local Coastal Program addendum into the Mission Beach Precise Plan			February 2, 1982	R-25575
Local Coastal Program amended in response to actions by the California Coastal Commission			April 3, 1984	R-260410
Defined the types of uses allowed within Mission Beach Park and deleted references to the Plunge Building			June 30, 1986	R-266132
mendment fo Precise Plan and Local Co: ogram to delete Mission Beach Element thool and redesignate land to multi-farm esidential at 36 du/acre and a park	tary		Date	Resolution no,
Implemented Proposition G			November 21, 1989	R-274772

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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.

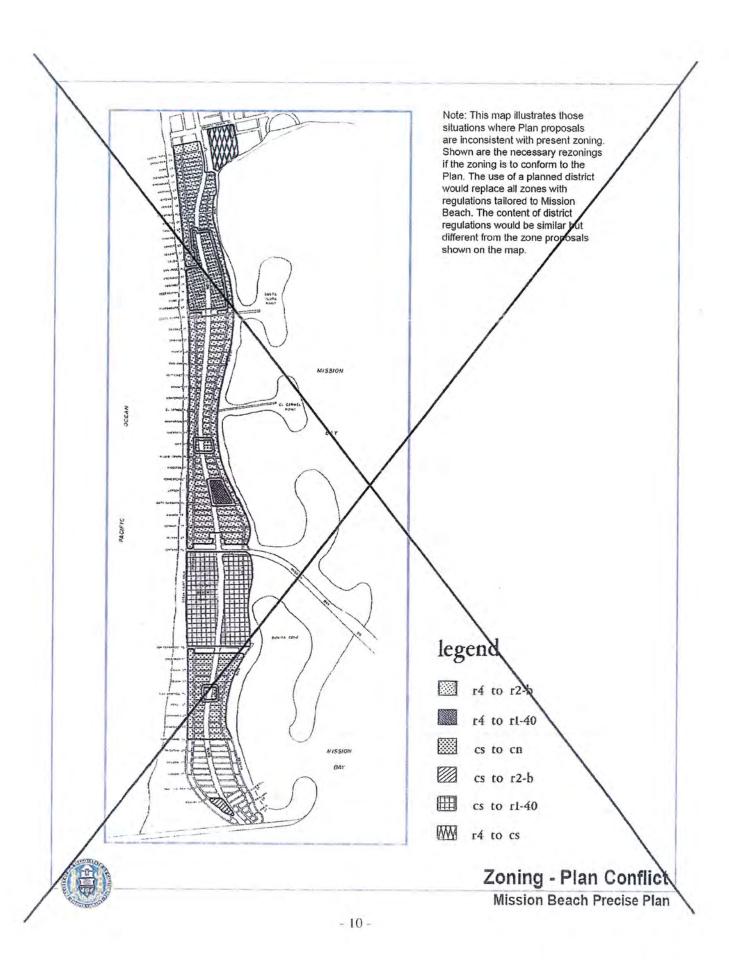
In 1914, encouraged by the success of land sales in nearby Ocean Beach and Pacific Beach, John D. Spreckles offered lots for sale with George L. Barney acting as a general agent. Starting in 1916, J.M. Asher built a tent city, a large swimming pool, a bay front pier and a bathhouse. Activity in the beach 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.

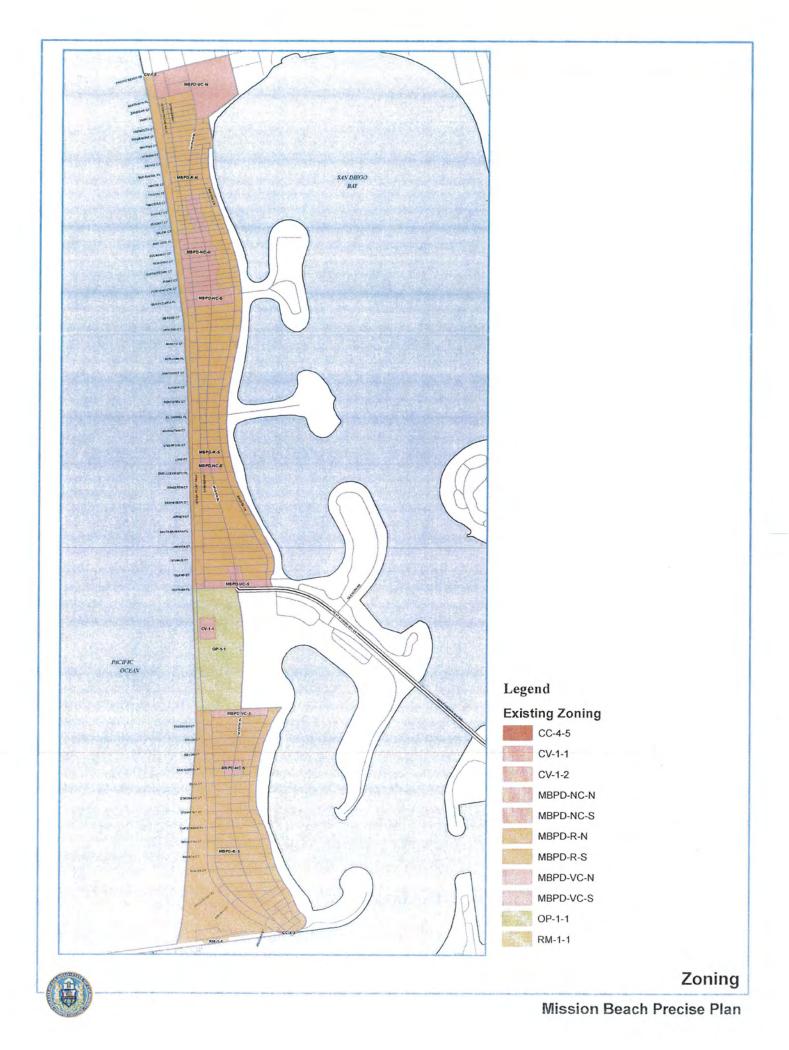
In 1925, in order to stimulate real estate sales and to increase the income of the electric railway which he owned, John D. Spreckles built the present Mission Beach amusement center, now called Belmont Park, at a cost of about \$4,000,000. San Diegans flocked to the beach and the center maintained its 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.

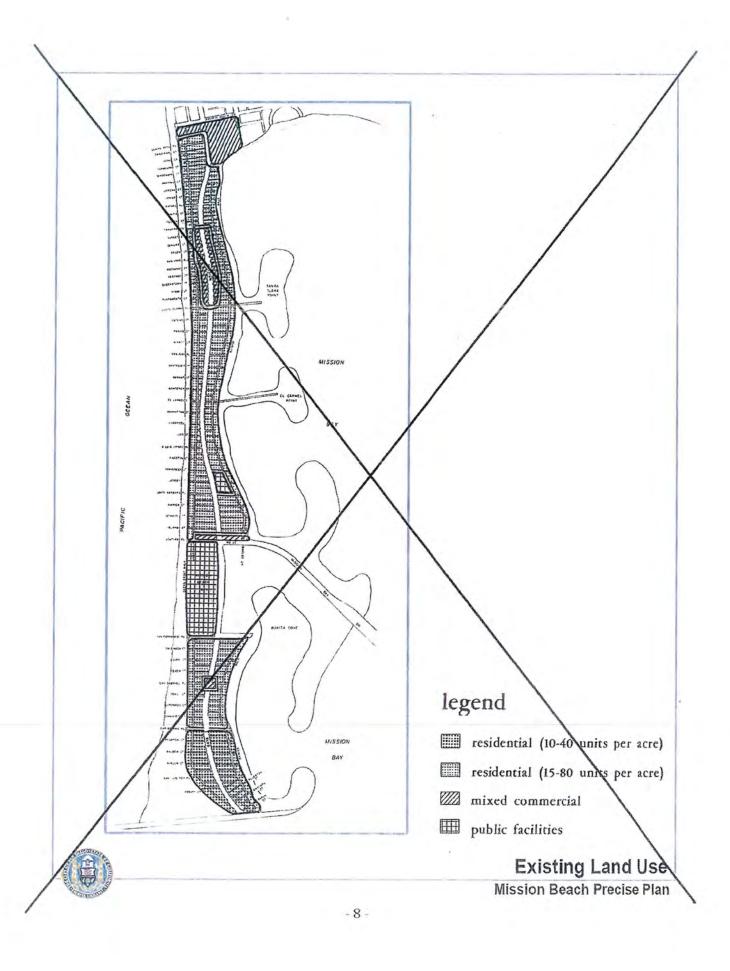
The removal of the rail line and the bridge to Ocean Beach and the development of West Mission Bay Drive through the park resulted in the circulation system that Mission Beach has today. The last decade has seen the beginning of a change in the character of the residential buildings in the community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

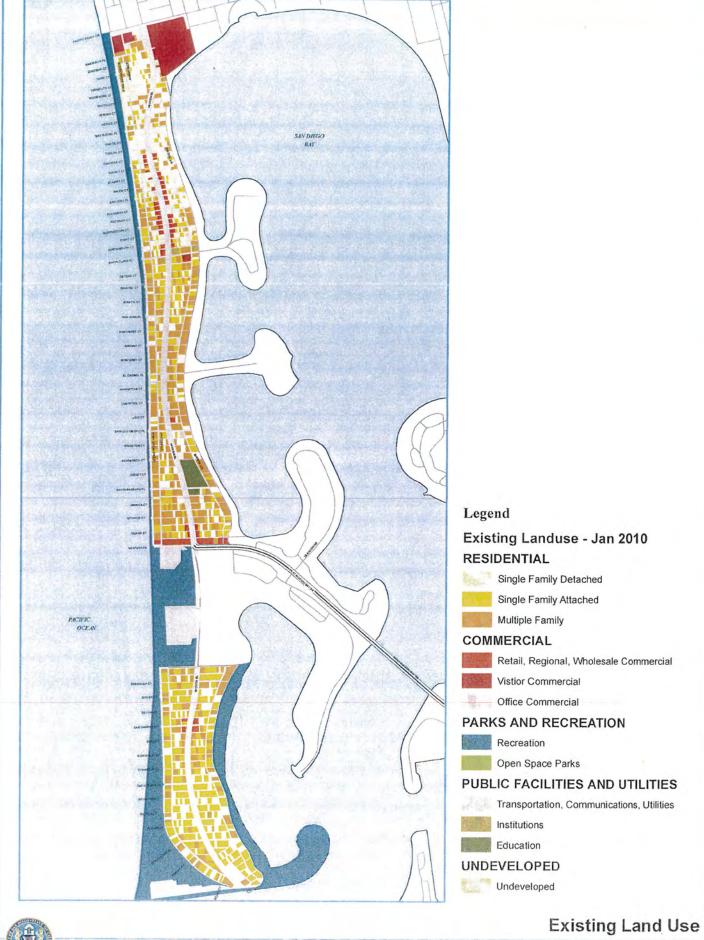
The situation of Mission Beach makes it one of the most unique recreational areas in San Diego. In spite of its location between the bay and the ocean, Mission Beach has not transformed from a residential to a recreational community.

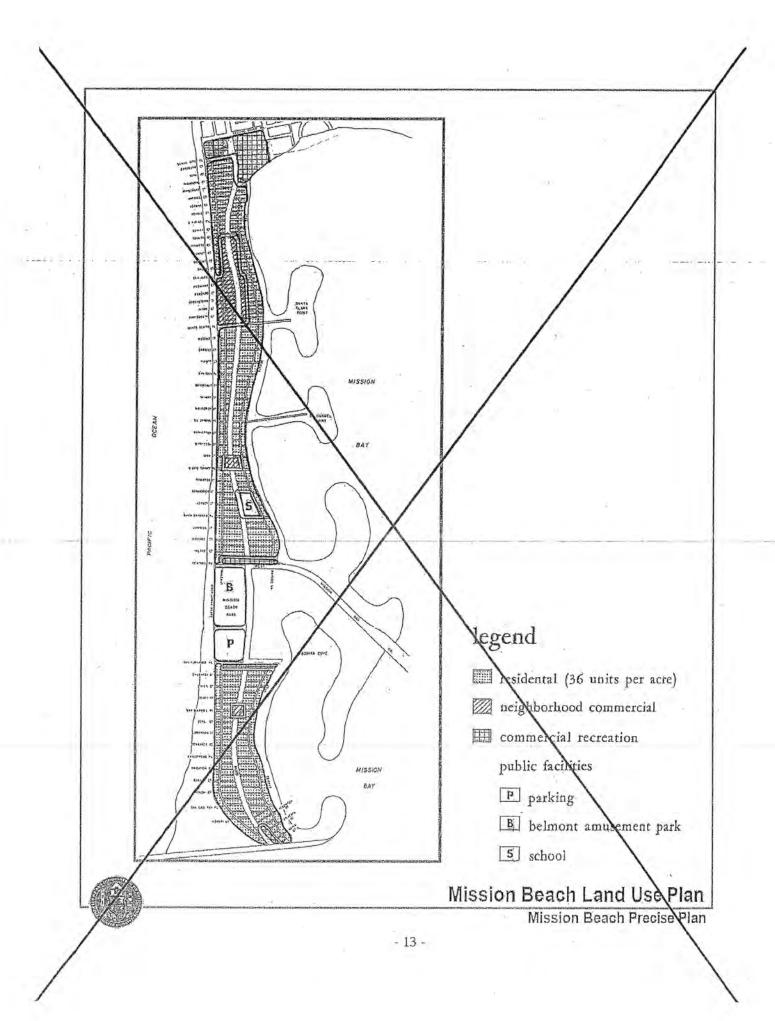
In 2013, the School Board for the San Diego Unified School District declared the site of the former Mission Beach Elementary School site as surplus property and put it up for sale and redevelopment. As a result, the property will be redeveloped for residential use consistent with the City of San Diego's 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.

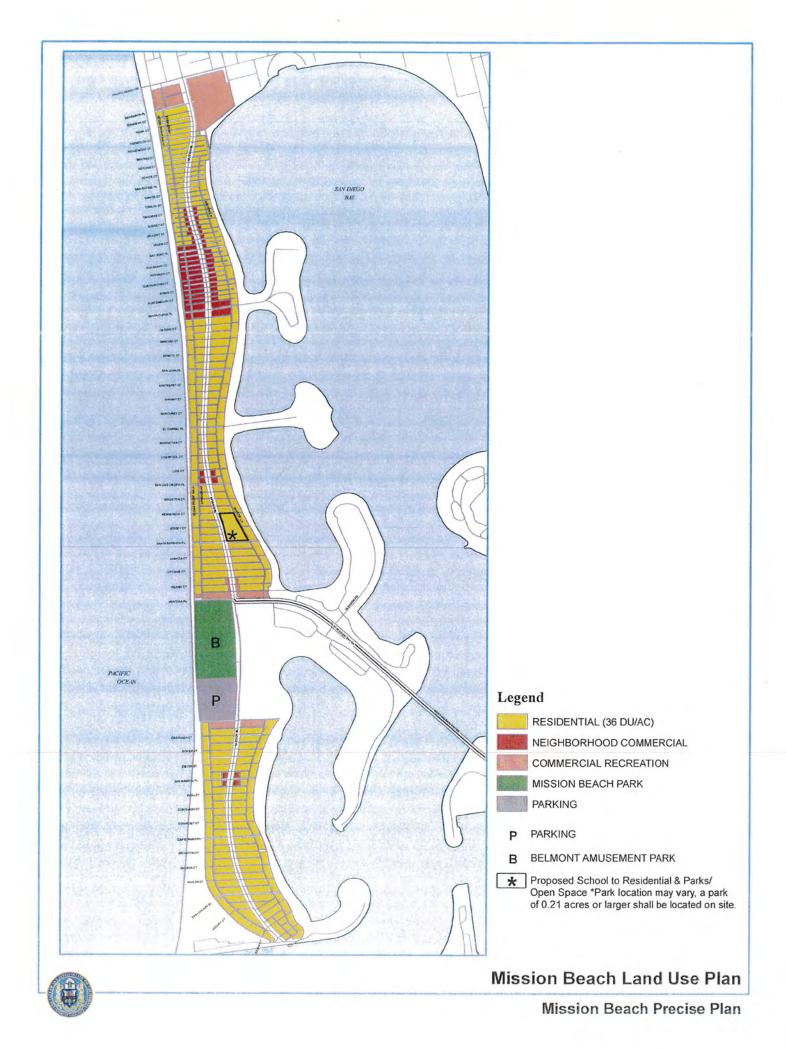












COMMUNITY FACILITIES ELEMENT

The quality of community facilities relates directly to the quality of life. Such facilities assehoels, 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

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, and the elementary students transferred to Parnum Elementary in Pacific Beach.

COALS

- 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 Farmum 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).

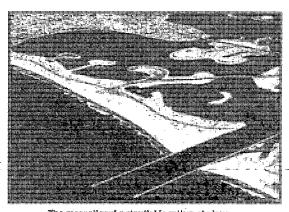
PARKS AND RECREATION

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 School site at the northeast corner of Mission Boulevard and Santa Barbara Place includes a population based pocket park, approximately 0.201 acres for passive recreational use.

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 the playground at the elementary school 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 <u>a portion of</u> the school's playground 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	
Establish the elem- facility.	entary school	Immediate	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.	Capital outlay by the School District.	
21 Develop landscape	ed mini-parks.	Mid-range	Prepare site plan and cost estimates for converting a portion of the school playground and of Places into mini-parks.	Capital outlay. City staff time.	
32 Convert selected I pedestrian-oriented serving as linkage ocean and bay.	d malls,	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.	
43 Prepare a detailed for the Amusemen		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.	
54 Develop a program and reduce crimin 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.	

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PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project		Description		
1.	Develop mini- parks.	Convert a portion of the elementary school playground into a landscaped mini park. Convert the stubs of selected Places adjacent to Bayside Walk and Ocean Front Walk into mini-parks.	Ongoing	
2.	Reduce through traffic.	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 openings onto 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 sidewalk 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's playground be developed into a 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 offstreet 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 <u>portion of</u> the school playgrounds be developed into miniparks, 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 the a portion of the school playground be developed into landscaped mini-Parks if and where possible.

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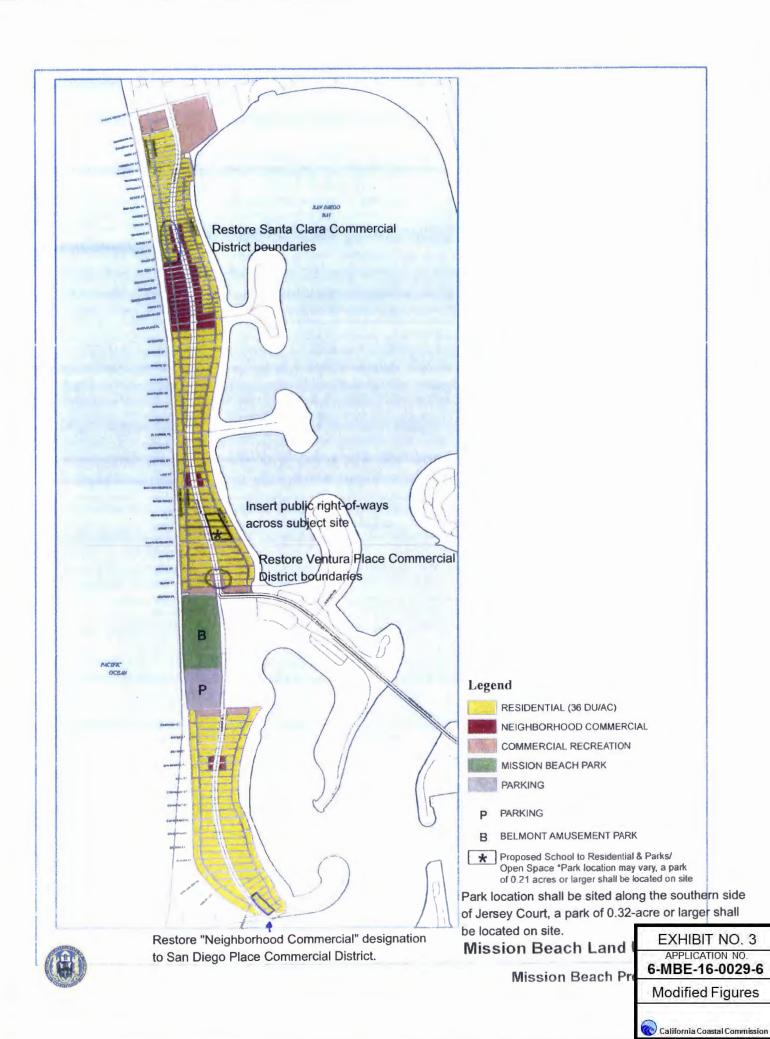
Visual Resources and Social Communities

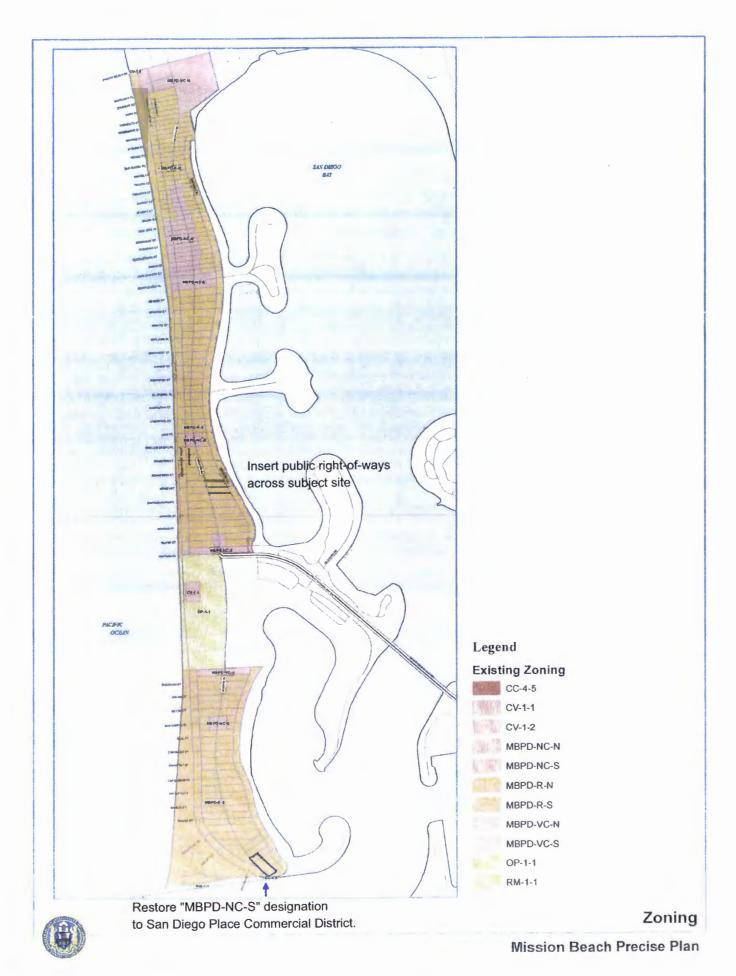
13. A plan policy shall be added as follows:

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.







APR 1 1 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.

EXHIBIT NO. 4

APPLICATION NO. 6-MBE-16-0029-6

Public Comments



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 <u>new Interim Planning Director</u> at the helm, Applicant was able to unbundle the <u>entire</u> 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 <u>entire</u> 2.23-acre "School" use site as <u>one</u> property.

In addition, Applicant contends they can do what they want with the <u>.34-acre</u> 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 <u>.34-acre</u> site south of Santa Barbara Place from the <u>entire</u> 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 <u>technical graphics mistake</u> that created an erroneous land use legend map that <u>excluded</u> 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 <u>entire</u> 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 <u>one</u> 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 <u>both</u> 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 <u>both</u> 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 <u>combined</u> 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 <u>entire</u> 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 <u>usable</u> 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 <u>usable</u> 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 <u>one</u> property into two properties, City Planner Howard Greenstein used the 2.23-acre site to calculate a <u>.35-acre</u> 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 <u>.35 acres</u> 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 <u>entire</u> 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 <u>entire</u> 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 <u>entire</u> 2.23-acre "School" use site as one property;
- Using the <u>.34-acre</u> "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 <u>.34-acre</u> 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 dkwatkns@aol.com

For Sale

818 & 825 Santa Barbara Place | San Diego, CA



818 & Benno Baibarn 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 Reach Planner Development-R-S

Site plan

Click here to retrieve site plan

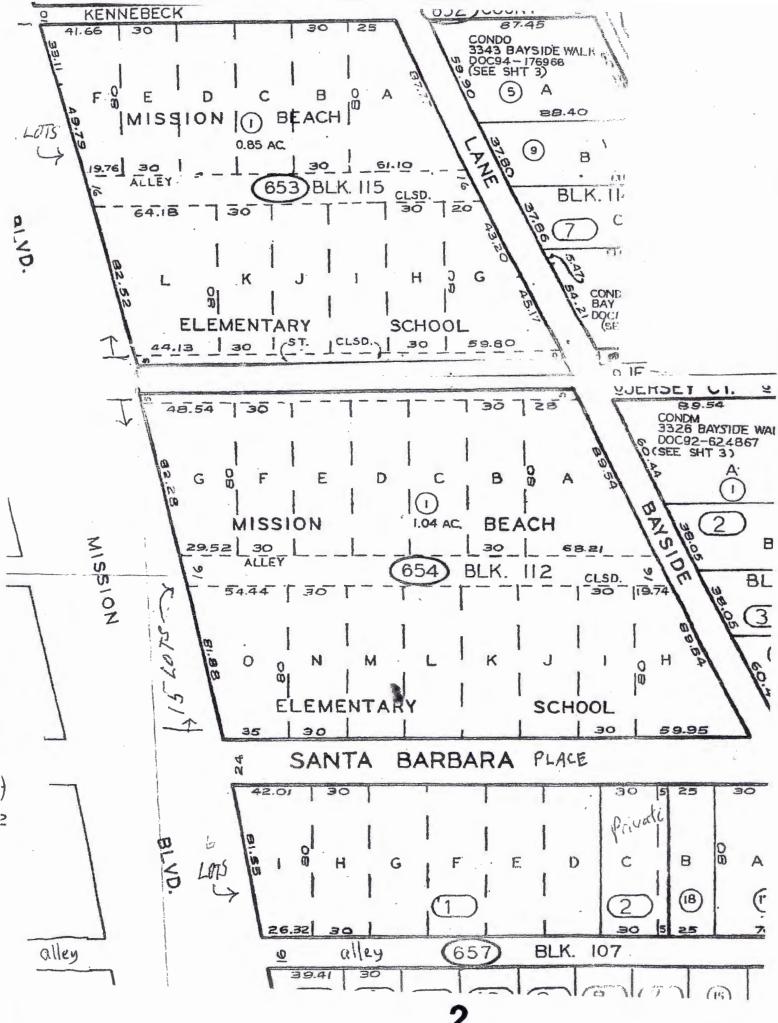


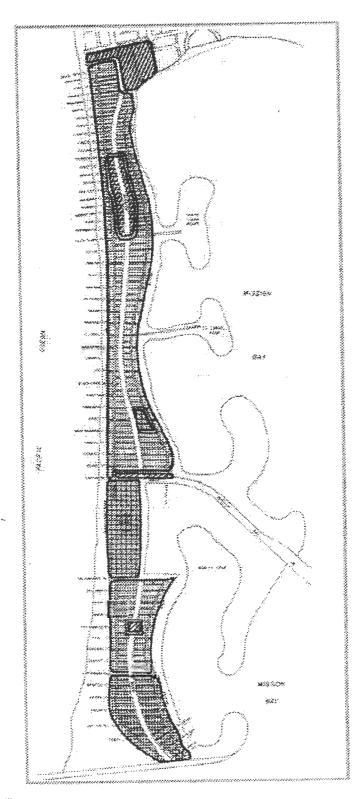
For more information contact:

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

Tina Vieceli San Diego Unified School District 619.725.7529 tvieceli@sandi.net







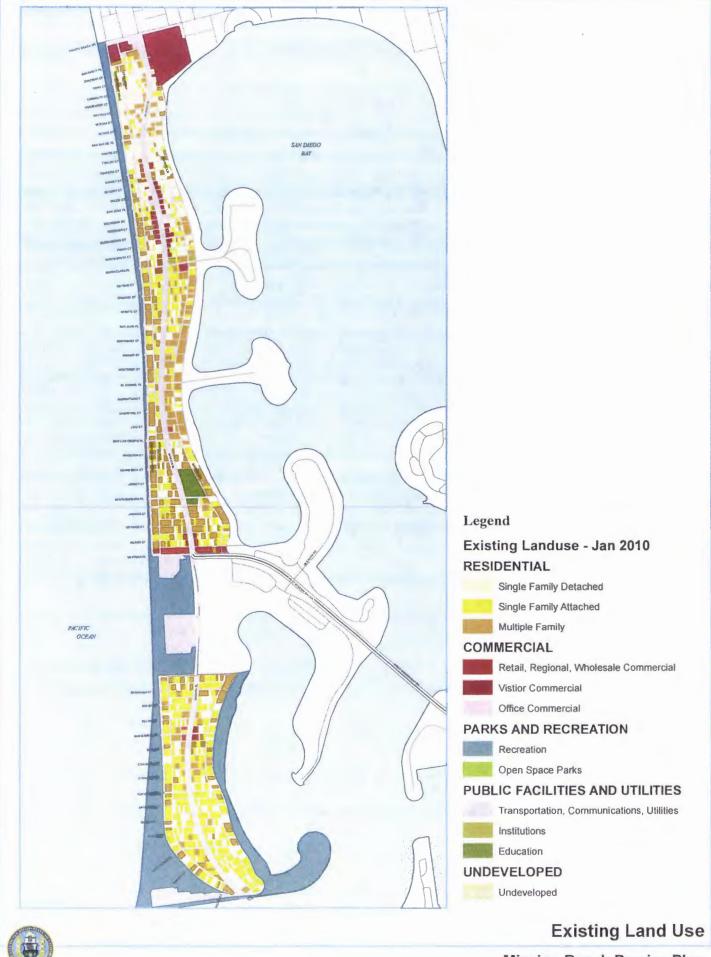
legend

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

Existing Land Use
Mission Beach Precise Plan



Grid 18 - San Diego City's Zoning Website MISSION MBPD-R EL CARMEL PL WHAT HE PPCT RIOW



Mission Beach Precise Plan

DATE: 07/24/2014 ASSESSORS PROPERTY INFORMATION 2014 - 2015 TIME: 13:53:10 TERM: INZF PARCEL NUMBER: 423-554-01-00 TAX RATE AREA: 08001 STATUS: TAXA PROPERTY LOCATION: 00818 SANTA BARBARA PROPERTY DESCRIPTION: BLK 112 STEALLEY CLSD ADJ&ALL OF MAPE: 001809 ACREAGE: 1.04 PRIOR PARCELE: ZOMING: RESIDENTIAL-4 LAND USE TYPE: PUBLIC BLDG: FIREHSE, SCH. LIB TAX RATE AREA: 08001 STATUS: TAXABLE CHOICE MANE: CONSTIT B 9 OWNER LLC MATE ADDRESS: 5580 LA JOLLA BLVD #407 LA JOLLA CA 92037 DOCUMENT DATE/NUMBER: 12/20/13 0731267 DOCUMENT TYPE: 1 LAND VALUES: IMPV VALUES: PERS PROPTY: +8,500,000 +100,000 EXEMPT 1: EXEMPT 2: +8,600,000 START OVER FOR MEXT PARCEL RECORD NEW PARCEL SEARCH TAX INFO PRESS (PLE) PRESS (PUR PRES PRESS < PURPLE>

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TIME: 13:54:30 TERM: INZF

PARCEL NAMEER: 423-657-01-00

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PROPERTY LOCATION: 00825 SANTA BARBARA
PROPERTY DESCRIPTION: BLK 107 LOTS D THRU I
MAP#: 001809 ACREAGE: .00 PRIOR PARCEL#:
ZUNING: 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: IMPV VALUES:

+2,800,000

PERS PROPTY:

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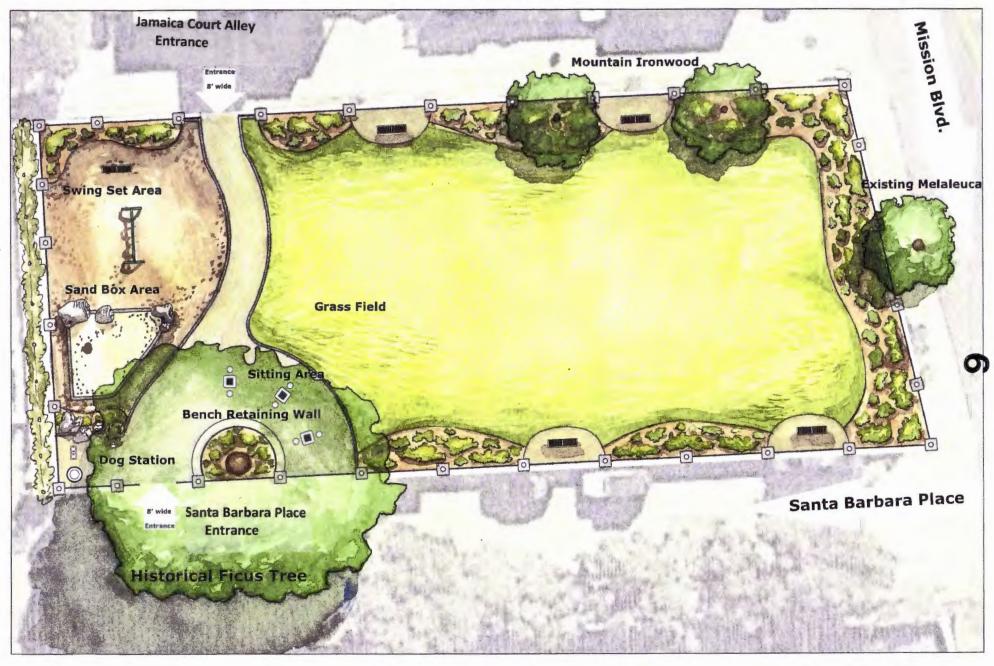
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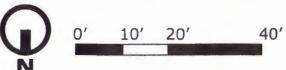
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Santa Barbara Place Neighborhood Park Proposal

Conceptual Site Plan

design by Jacqueline McDowell



HARDSCAPE LEGEND SYMBOL IMAGE DESCRIPTION



Steel Trash Can





HARDSCAPE MATERIAL

Protects Historical Ficus Tree roots, and provides seating.



RUBBERIZED MULCH



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







Pet Sign and Dog Bag Dispensary





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

SAND



PROPOSED PLANTS

Used for Children's San Box

300 sqft

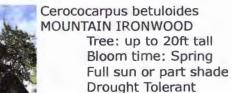


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Concrete Chess Table and Stools







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



Salvia ponzo blue PONZO BLUE SAGE

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

California Native Evergreen

California Native



Concrete and Steel Fence



Solidago californica WESTERN GOLDENROD Perennial: 2-3ft tall

Bloom time: Summer/Fall Full sun

Drought Tolerant California Native



Steel Park Bench with Divided Seat



Dudleva brittonii SILVER DOLLAR PLANT Succulent: 1.5ft wide

Bloom time: Spring Part shade **Drought Tolerant** California Native

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.

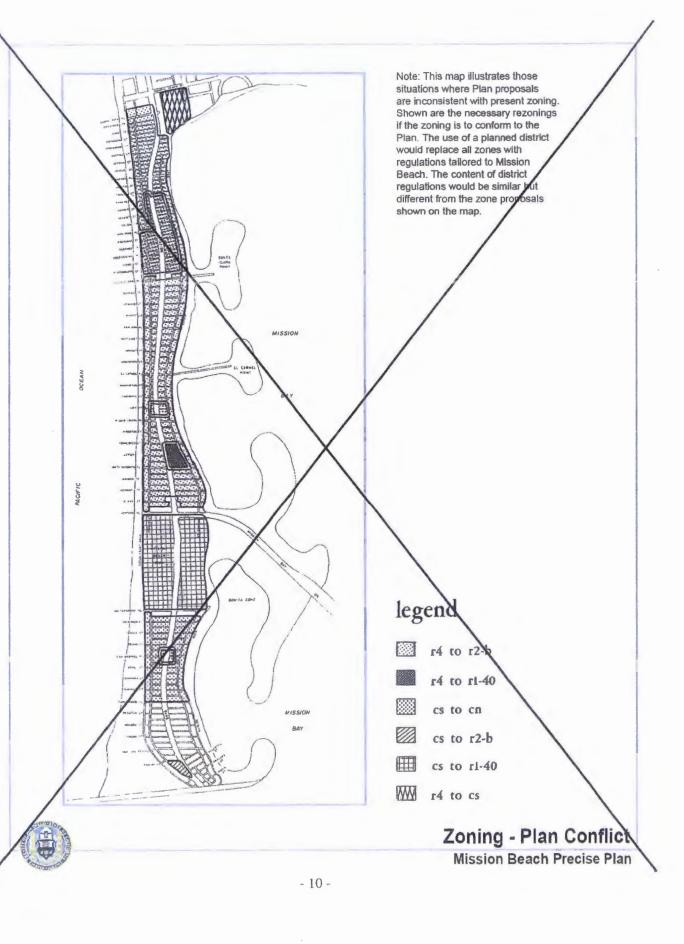
In 1925, in order to stimulate real estate sales and to increase the income of the electric railway which he owned, John D. Spreckles built the present Mission Beach amusement center, now called Belmont Park, at a cost of about \$4,000,000. San Diegans flocked to the beach and the center maintained its 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.

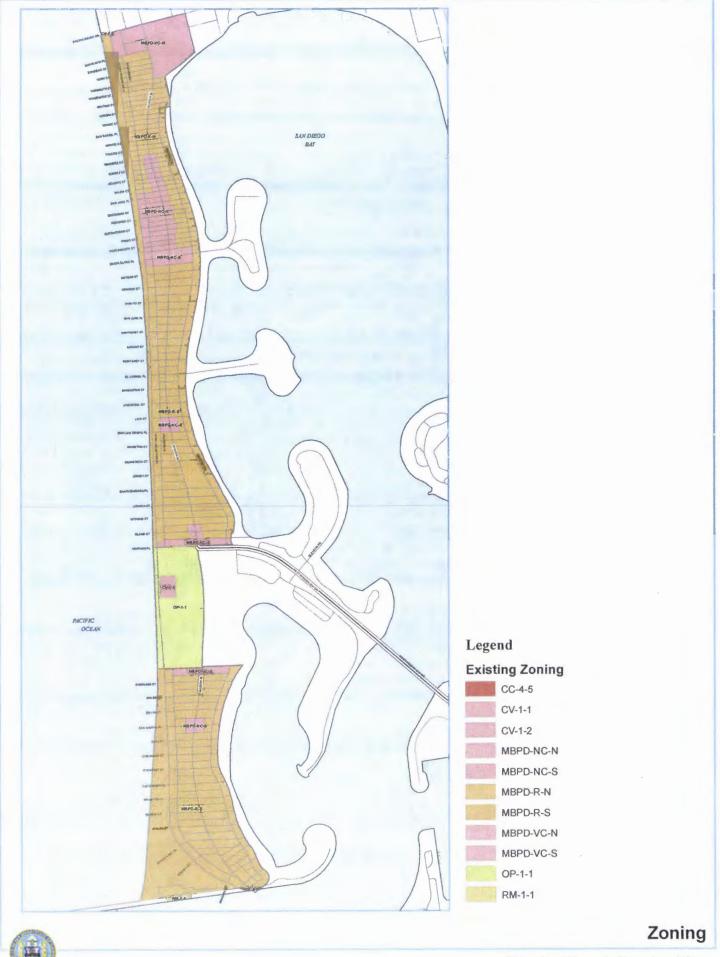
The removal of the rail line and the bridge to Ocean Beach and the development of West Mission Bay Drive through the park resulted in the circulation system that Mission Beach has today. The last decade has seen the beginning of a change in the character of the residential buildings in the community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

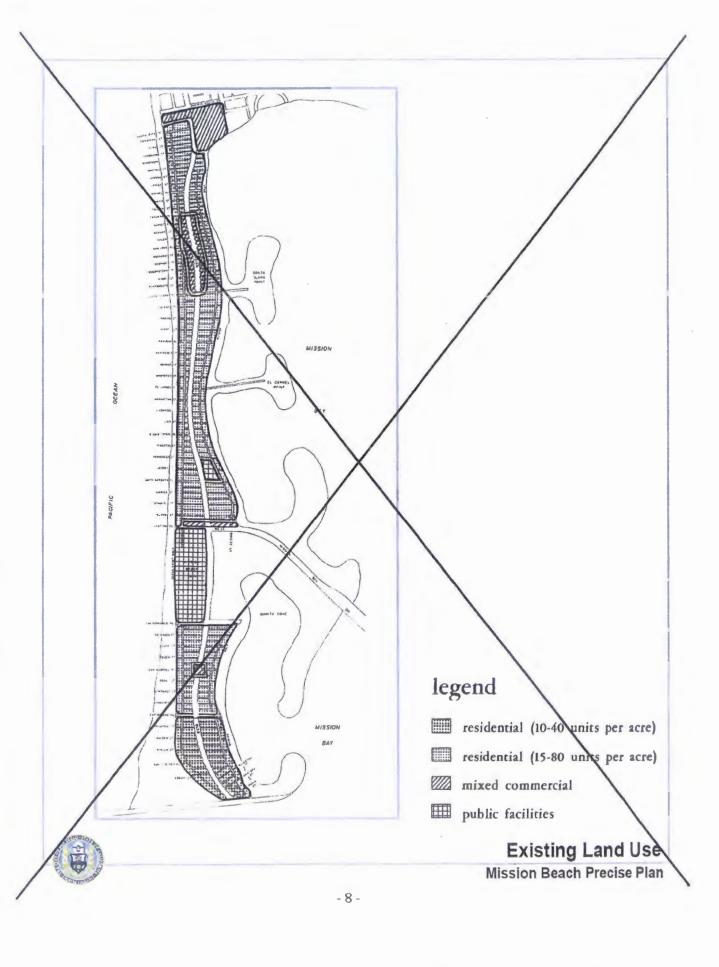
The situation of Mission Beach makes it one of the most unique recreational areas in San Diego. In spite of its location between the bay and the ocean, Mission Beach has not transformed from a residential to a recreational community.

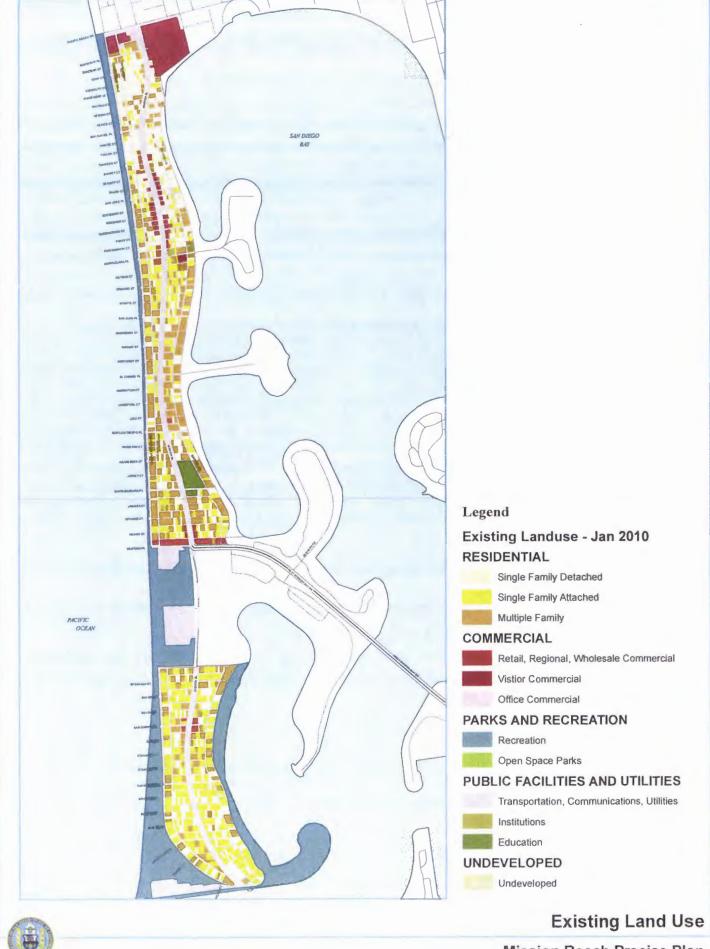
DELETE THIS WORDING AND ADD TO REVISED WORDING TO SCHOOL SECTION AT PAGE 43

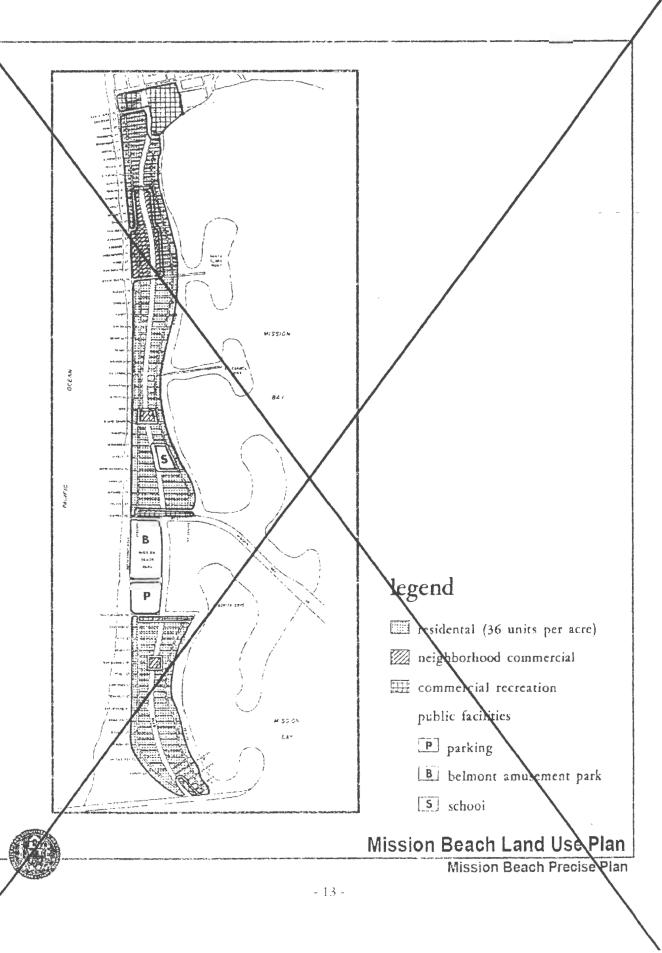
In 2013 the School Board for the San Diego Unified School District declared the site of the former Mission Beach Elementary School site as surplus property and put it up for sale and redevelopment. As a result, the property will be redeveloped for residential use consistent with the City of San Diego's 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.

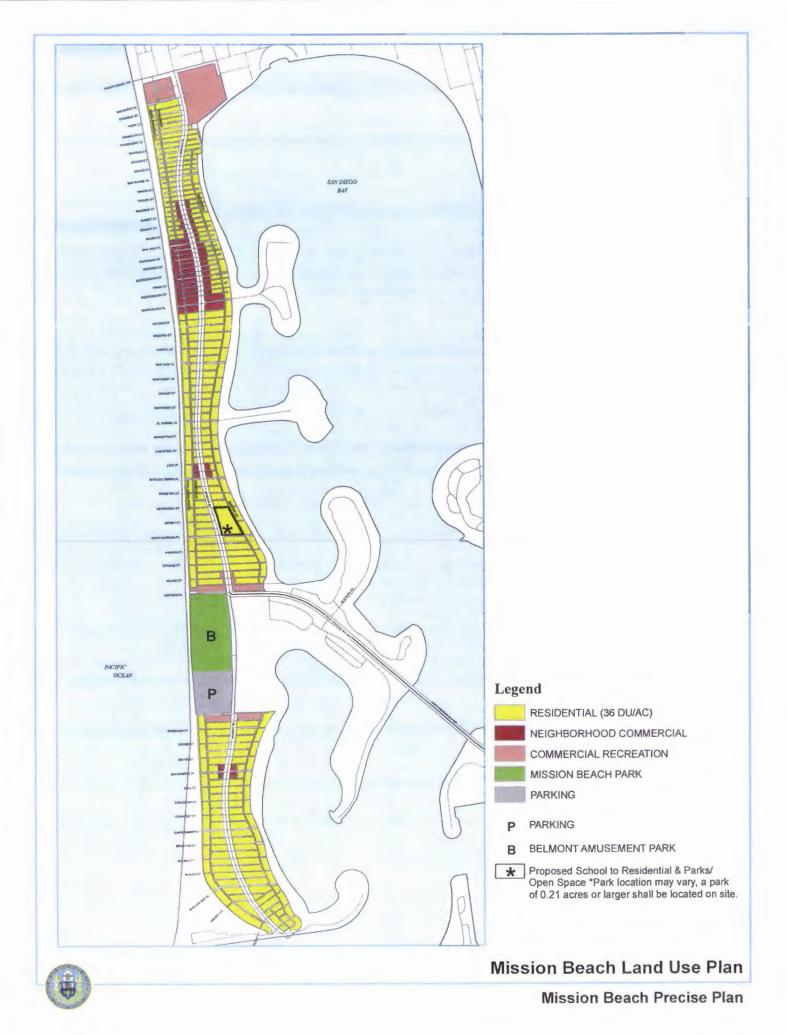












COMMUNITY FACILITIES ELEMENT

The quality of community facilities relates directly to the quality of life. Such facilities <u>as schools</u>, 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 comer 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 or 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).

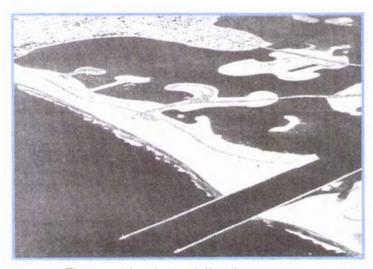
PARKS AND RECREATION

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 u pon 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 lotby-lot basis. Small mini-park s 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 miniparks 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
DELETE NO. 1			
1. Establish the elementaryschool	Immediate	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.	Capital outlay by the School District.
1. Develop landscaped mini-parks.	Ongoing	Prepare site plan and cost estimates for converting Places into mini-parks.	Capital outlay. City staff time.
 Convert selected Places into pedestrian-oriented malls, serving as linkages between the ocean and bay. 	Ongoing	Generate interestamong 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.
 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 IMPROVE MENT 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
 Increase parking on Mission Boulevard. 	Coordinate curb cuts, loading zones, fire by drants, 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.	M id-range
7. Widen Ocean Front Walk.	Widen the boardwalk on existing right-of-way of the present side valk in order to accommodate peacestrians and bier cass.	Short-range
8. Build bikeways.	Stripe bikeways throughout Mission Beach, connecting paths in Pacific Beach with Mission Bay Park via West Mission Bay Drive.	Sholt-range

MISSIONBEACH

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 inorder 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 offstreet 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 <u>a portion of the</u> school <u>site</u> be developed into miniparks, 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 <u>a portion of</u> the school <u>site</u> be developed into landscaped mini-parks if and where possible <u>provided that such development shall not have any adverse effect on the availability of public parking or access to private parking.</u>

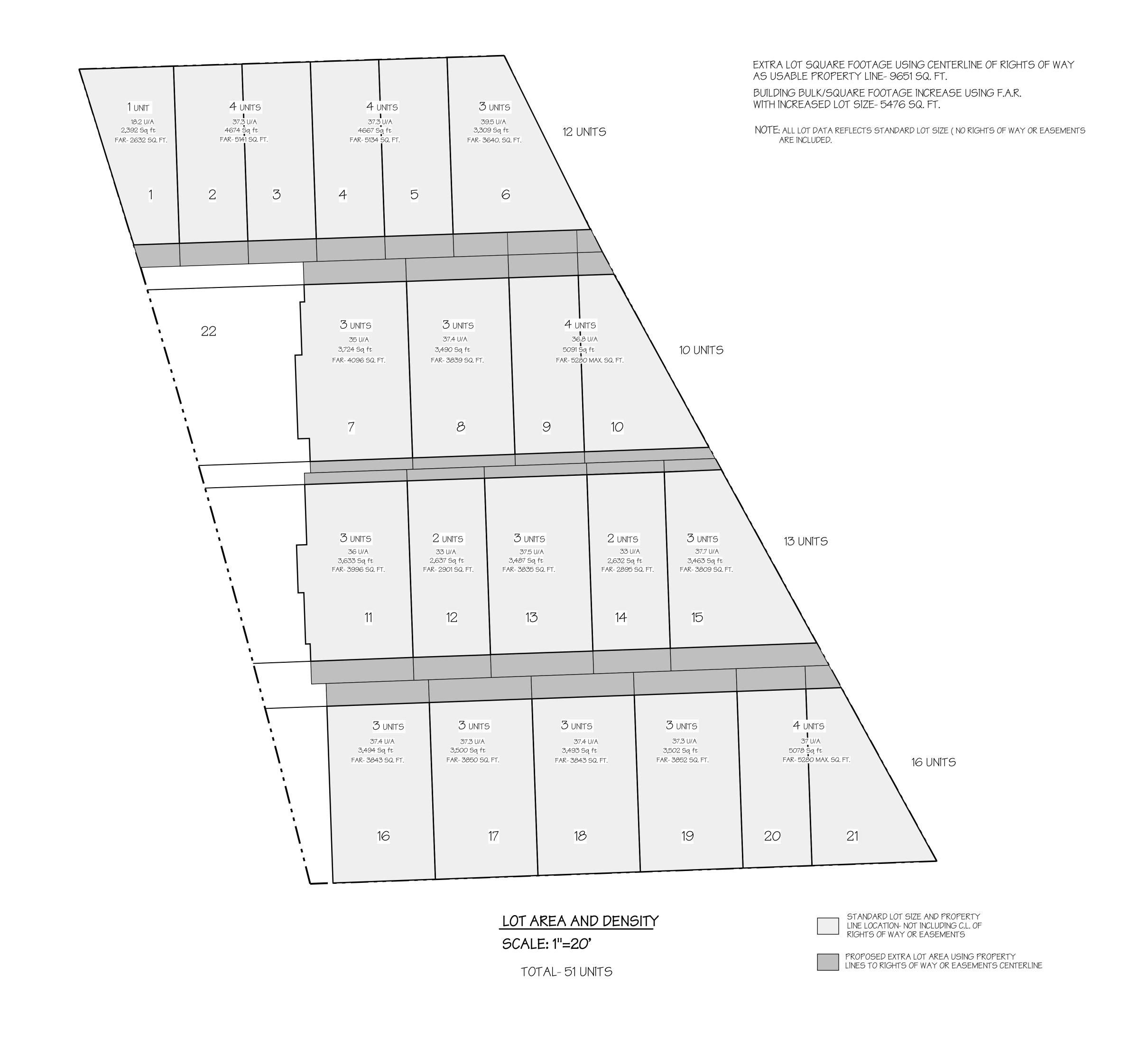
Visual Resources and Social Communities

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.



LOT & BUILDING DATA- SQ. FT.

LOT/#UNIT		LOT DATA		DENSITY (3	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 – _	233 <i>8</i>	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	2334	2635	301	37.3	33	2568	2900	332	2568	2640	72			
_ 4 L	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	<i>38</i> 39	4583	744	<i>38</i> 39	4337	498			
97_	2364	2822	458	36.8	30.8	2600	3104	504	2600	2640	40			
4 _	5091	5964	873	34.2	29.2	5600	6560	960	5600	5280				
10-1	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	<i>38</i> 52	4337	485			
20—	2351	2.653	302	37	33	2586	2919	333	2586	2640	54			
4	5078	5509	431	34.3	31.6	55 <i>8</i> 6	6062	476	55 <i>8</i> 6	5280				
21 —	2727	2856	129	32	30.5	3000	3143	143	3000	2640	0			

EXAMPLE CALCULATIONS USING LOT 8

LOT SIZE

TOTALS-

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

DENSITY

STANDARD= (43560/ STANDARD LOT SIZE) X # 0F UNITS (43560/3491) X 3 = 12.47 X 3 = 37.4 UNITS/ACRE PROPOSED= (43560/ PROPOSED LOT SIZE) X # 0F UNITS (43560/4166) X 3 = 10.45 X 3 = 31.3 UNITS/ACRE

FLOOR AREA RATIO MAX.

10623

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

5476

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															RIX		
LOT	S/#OFUNITS	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
ARDS	LOT SIZE	0				0		0	0	0		0						0
DAR	DENSITY	0				0		0	0	0								0
TAND,	F.A.R.	0																0
PD0 5																		

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 <u>not</u> calculate F.A.R. and density on a lot-by-lot basis. F.A.R. and density are calculated on a <u>project-wide</u> 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 – <u>Originally Proposed</u> Project

Lots/# of units	1-1	2&3 -4	4&5 -4	6-3	7-3	8-3	9&1 0-4	11- 3	12- 2	13- 3	14- 2	15- 3	16- 3	17- 3	18- 3	19- 3	20&2 1-4
Lot size		•	•	•													0
Densit y																	
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&1 0-4	11- 3	12- 2	13- 3	14- 2	15- 3	16- 3	17- 3	18- 3	19- 3	20&2 1-4
Lot size											•				•		
Densit y																	
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.