

**CALIFORNIA COASTAL COMMISSION**

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# F16b

## ADDENDUM

**April 15, 2021**

**To:** Commissioners and Interested Persons

**From:** California Coastal Commission  
San Diego Staff

**Subject:** Addendum to **Item F16b**, Local Coastal Program Amendment No. **LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan)**, for the Commission Meeting of April 16, 2021.

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The purpose of this addendum is to correct the deadline for Commission action, revise the suggested modification regarding visitor commercial uses, and add additional findings regarding the relation between the specific plan and the certified 30-ft. coastal height limit. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~strikethrough~~ and additions shall be underlined:

1. On Page 1 of the staff report, the Synopsis shall be changed accordingly:

The subject Local Coastal Program (LCP) Land Use Plan (LUP) and Implementation Plan (IP) amendment was submitted and filed as complete on December 24, 2019. A one-year time extension was granted by the Commission on March 12, 2020. The date by which the Commission must act is May 26 ~~June 23~~, 2021.

2. On Page 16 of the staff report, Suggest Modification No. 40 shall be changed accordingly:

**40.** In appendix A.1: Supplemental Development Regulations, a new supplemental regulation shall be added as follows:

- ~~SDR-1a The following non-visitor serving commercial uses and other uses found to be similar in operation shall be prohibited on the parcels denoted "Non-visitor serving uses prohibited" in Figure 2-1: Pets & Pet Supplies, Plant Nurseries, Retail Farms, Business Support, Financial Institutions, Funerary & Mortuary Services, Maintenance Repair, Radio & Television Studios,~~

~~Veterinary Clinics & Animal Hospitals, Business & Professional, Government, Regional & Corporate Headquarters, Artisan Food and Beverage Producer, and Newspaper Publishing Plants.~~

### Visitor Commercial Uses

The intent of Supplemental Development Regulation SDR-1a is to encourage and retain visitor-oriented commercial uses on properties identified as Visitor Commercial on Figure 2-1.

SDR-1a Uses prohibited within the CC-3-8 and CC-3-9 zones are identified in Municipal Code Section §131.0522 Table 131-05B. In addition to the prohibited uses outlined in Table 131-05B, the following uses, and other uses found to be similar in operation, shall be prohibited within the visitor commercial use areas as identified in Figure 2-1:

### Retail Sales

- Pets & Pet Supplies

### Separately Regulated Retail Sales Uses

- Plant Nurseries
- Retail Farms

### Commercial Services

- Business Support
- Financial Institutions
- Funerary & Mortuary Services
- Maintenance Repair
- Radio & Television Studios

### Separately Regulated Commercial Services Uses

- Veterinary Clinics & Animal Hospitals

### Offices

- Business & Professional
- Government
- Regional & Corporate Headquarters

### Separately Regulated Industrial Uses

- Artisan Food and Beverage Producer
- Newspaper Publishing Plants

3. On Page 18 of the staff report, the first paragraph shall be changed accordingly:

In addition to the increased density of mixed-use and residential development in the specific plan area, the specific plan includes policies incorporating pedestrian, bicycle, and alternate transit amenities as part of future private development, with public improvements to gradually redevelop the specific plan area into a pedestrian village area with amenities such as bicycle lanes and storage facilities, and pedestrian connections to Balboa Avenue trolley station and Rose Creek. While the specific plan will substantially increase commercial and residential density in proximity to the forthcoming trolley station, all development within the specific plan area west of Interstate-5 will still be subject to the City's certified 30-ft. coastal height limit overlay zone.