

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 WWW.COASTAL.CA.GOV



Th13

San Diego Coast District Deputy Director's Report for December 2023

Prepared December 07, 2023 (for the December 14, 2023 Hearing)

To: Commissioners and Interested Parties

From: Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs and local government acceptance of modifications for LCP certification for the San Diego Coast District Office are being reported to the Commission on December 14, 2023. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego.

Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on December 14th.

With respect to the December 14th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on December 14, 2023 (see attached)

Waivers

- 6-23-0694-W, City of Encinitas South Coast Highway Pedestrian Improvements (Encinitas)
- 6-23-0749-W, Bertolino Residence and ADU (Solana Beach)
- 6-23-0750-W, City of San Diego Ocean Beach Pier Geotechnical Borings (San Diego)

Immaterial Extensions

- 6-21-0181-E1, City of San Diego North Cove Comfort Station Improvements (San Diego)

LCP Certification Review

- LCP-6-BRL-22-0022-1, Barrio Logan Community Plan Update (San Diego)

Emergency Permit Waiver

- G-6-23-0015-W, City of Oceanside Loma Alta Creek Breach (Oceanside)

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November 29, 2023

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-23-0694-W

Applicant: City of Encinitas, Engineering Department

Location: South Coast Highway 101 from South Cardiff State Beach Parking Lot to Solana Beach City Limit (Public Right-of-Way), Encinitas (San Diego County) (APN: N/A)

Proposed Development: Construction of a new, approximately 780-linear foot sidewalk that includes a new curb, gutter, retaining wall, cable handrail system, and hydroseeding of native vegetation adjacent to an existing bike lane within an undeveloped area on the public right-of-way connecting the Cardiff Living Shoreline project to the City of Solana Beach.

Rationale: The project site is located approximately 50 feet from the beach, between the sea and immediately adjacent to the first public road. The proposed project is necessary to increase public access to the coast via a pedestrian path as the area between South Cardiff State Beach and City of Solana Beach limits currently does not have pedestrian access. Construction will begin in early February and will take approximately 75 days to complete. No work will occur between Memorial Day and Labor Day.

The proposed retaining wall will utilize split-face block that will match the earth tones of the native soil conditions and is necessary to prevent the loss of public parking spots in the Cardiff State Beach parking lot while allowing for the construction of sidewalk improvements without an impact on vehicular and bicycle travel lanes. The proposed fencing will be post and cable to minimize visual impacts and is only proposed over the

Coastal Development Permit De Minimis Waiver
6-23-0694-W

northernmost portion of the project. The proposed fencing is also necessary to meet Americans with Disabilities Act (ADA) standards for sidewalks adjacent to retaining walls. The project will remove invasive vegetation that is currently present within the project site and plant a native hydroseed mix to re-vegetate the area. A pre-construction survey will be performed prior to the removal of vegetation to determine the presence of nesting birds.

Thus, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 2023 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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December 1, 2023

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-23-0749-W

Applicant: Tom and Marti Bertolino

Location: 437 Marview Dr, Solana Beach (San Diego County) (APN: 2631604400)

Proposed Development: Demolition of an existing, approximately 2,220 sq. ft., single-family residence with an attached garage and construction of a new, approximately 4,800 sq. ft., two-story, single-family residence with an attached garage, landscaping and hardscaping that includes a new covered patio, new retaining walls, and a new attached approximately 800 sq. ft. ADU on a 14,178 sq. ft. lot.

Rationale: The project site is not between the sea and the first public road and is located approximately 0.7 miles from the shoreline. The proposed project is located in an established residential neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Low Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided for the single-family residence and ADU. The site is mapped in the City of Solana Beach's Land Use Plan as potential Environmentally Sensitive Habitat Area; however, the applicant provided a biological survey that stated there will be no direct impacts on habitat. The new construction will not extend the footprint of the building any closer to the habitat compared to the existing residence and fuel modification is not required because the site is not within a Very High Fire Hazard Severity Zone per the Solana Beach Fire Marshal. The project is consistent with all other zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act; no adverse impacts to coastal resources are anticipated.

Coastal Development Permit De Minimis Waiver
6-23-0749-W

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 2023 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Lindsey Cain
Coastal Program Analyst

cc: Commissioners/File

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December 04, 2023

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-23-0750-W

Applicant: City of San Diego; Delfa Genova

Location: 1850 Ocean Front St, Ocean Beach, San Diego, San Diego Co, APN: N/A

Proposed Development: Conduct geotechnical borings and place underwater hydrophones along the Ocean Beach Pier for pre-construction surveys.

Rationale: The development is necessary to gather geotechnical information for future replacement of Ocean Beach Pier and will not construct any new structures or improvements. The pier will be closed to the public for the duration of the work, but it will last approximately a week outside of the summer season. Appropriate BMP measures will be in place to limit the risk of pollutants entering the water and to clean up any debris that may spill out. No impacts to sensitive biological resources will occur as the drilling be conducted from the pier. Thus, there are no substantive impacts to coastal resources and public access, and the project is consistent with past Commission action and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its December 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

DocuSigned by:

Alexander Llerandi

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December 1, 2023

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that the City of San Diego has applied for a one-year extension of 6-21-0181 granted by the California Coastal Commission on November 19, 2021.

For: Demolition of an existing 1,200 sq. ft. comfort station and install a new 1,000 sq. ft. prefabricated comfort station within the same footprint. Install new ADA- compliant sidewalks and pedestrian crosswalk. Repair, resurface, and install conduit for future electric vehicle charging within a portion of the existing parking lot.

at: North Cove Park, Mission Bay Park, San Diego (San Diego County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number or at SanDiegoCoast@coastal.ca.gov.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Lindsey Cain
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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FAX (619) 767-2384



Th13

Prepared November 29, 2023 (for December 14, 2023 Hearing)

To: Commissioners and Interested Persons

From: Kate Huckelbridge, Executive Director
Diana Lilly, San Diego Coast District Manager
Melody Lasiter, Coastal Planner

Subject: Certification Review for City of San Diego LCP Amendment No. LCP-6-BRL-22-0022-1 (Barrio Logan Community Plan Update)

On June 8, 2023, the California Coastal Commission considered a proposed City of San Diego LCP amendment (LCP-6-BRL-22-0022-1) to update the Barrio Logan Community Plan. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The City of San Diego considered the Commission's conditional certification on November 14, 2023, and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications.

The Executive Director has reviewed the City's November 14, 2023 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's monthly meeting on December 14, 2023 as part of the San Diego Coast District Director's Report. The Commission meeting starts at 9am on December 14th, and the District Director's Report is item number 13 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the City adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the San Diego Coast District Director's Report, the amended LCP will be certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the San Diego Coast office at (619) 767-2370 or SanDiegoCoast@coastal.ca.gov.

723 11-14-23

(R-2024-159)

RESOLUTION NUMBER R- 315228

DATE OF FINAL PASSAGE NOV 16 2023

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN AND AMENDMENT TO THE BARRIO LOGAN COMMUNITY PLAN APPROVING COASTAL COMMISSION MODIFICATIONS TO THE BARRIO LOGAN COMMUNITY PLAN UPDATE.

WHEREAS, on December 7, 2021, the City Council of San Diego (City Council) held a public hearing for the purpose of considering amendments to the Barrio Logan Community Plan (Barrio Logan Community Plan Update) and its associated Local Coastal Program; and

WHEREAS, on December 7, 2021, the City Council adopted and recommended the certification of the Barrio Logan Community Plan Update and amendment to the Local Coastal Program to the California Coastal Commission; and

WHEREAS, on January 11, 2022, the City Council adopted and recommended the certification of the Municipal Code amendments, and rezone action, and amendments to the Local Coastal Program to the California Coastal Commission; and

WHEREAS, the California Coastal Act (Public Resources Code section 30000, et seq.) requires California Coastal Commission certification of a land use plan of a proposed local coastal program; and

WHEREAS, on June 8, 2023, the California Coastal Commission approved the Barrio Logan Community Plan Update and amendment to the Local Coastal Program with modifications to policies to promote social equity and environmental justice, encourage the development of on-site affordable homes, protect the Chollas Creek Watershed, increase

collaboration for mobility improvements, preserve and prioritize low-cost visitor accommodations, update demographic information with more recent data, and revise figures to include truck routes and additional view corridors; and

WHEREAS, on June 8, 2023, the California Coastal Commission approved the Barrio Logan Community Plan Update and amendment to the Local Coastal Program with modifications to the Community Plan Implementation Overlay Zone (CPIOZ) to revise a figure to depict the boundaries of the “Buffer Zone” within the CPIOZ, and amend the supplemental development regulations policies to specify the prohibited uses in the Buffer Zone and the uses permitted on the ground level of commercial zones; and

WHEREAS, on June 28, 2023, the California Coastal Commission transmitted, in writing, to the City of San Diego, the suggested modifications for adoption by the City Council; and

WHEREAS, on November 14, 2023, the City Council held a public hearing for the purpose of considering the amendments to the Barrio Logan Community Plan Update and Local Coastal Program, and General Plan; and

WHEREAS, the City Council has considered the record as well as the maps, exhibits, and written documents contained in the file for the Barrio Logan Community Plan Update on record in the City of San Diego, and has considered the oral presentations at the public hearing; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it approves the California Coastal Commission suggested modifications to the Council-adopted Barrio Logan Community Plan Update and Local Coastal Program.

BE IT FUTHER RESOLVED, that the City Council of San Diego adopts amendments to the Barrio Logan Community Plan, which is also an amendment to the community's certified Local Coastal Program, a copy of which is on file in the Office of the City Clerk as Document No. RR- 315228-1.

BE IT FUTHER RESOLVED, that the City Council of the City of San Diego adopts the corresponding amendment to the General Plan, a copy of which is on file in the Office of the City Clerk as Document No. RR- 315228-2.

BE IT FURTHER RESOLVED, that after adoption, the Mayor or his designee, is authorized to submit this Resolution to the California Coastal Commission for final certification and incorporation into the City's certified Local Coastal Program.

BE IT FURTHER RESOLVED, that prior to becoming effective, this Resolution shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) acting as the Airport Land Use Commission (ALUC) for a consistency determination.

BE IT FURTHER RESOLVED, that if the ALUC finds this Resolution consistent with the Airport Land Use Compatibility Plans (ALUCP) for the San Diego International Airport (SDIA) and Naval Air Station North Island (NASNI), this Resolution shall take effect and be in force after its final passage except that the provisions of this Resolution are inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

BE IT FURTHER RESOLVED, that if the ALUC determines that this Resolution is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for SDIA or NASNI, the Resolution shall be submitted to the City Council for reconsideration.

BE IT FURTHER RESOLVED, that if the ALUC determines that this Resolution is conditionally consistent with the ALUCP for SDIA or NASNI, but that consistency is subject to proposed modifications, the City Council may amend this Resolution to accept the proposed modifications, and this Resolution shall take effect and be in force after its final passage.

BE IT FURTHER RESOLVED, that a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the ALUC, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airport(s). The City Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were

provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

BE IT FURTHER RESOLVED, that if the City Council makes a final decision to overrule a determination of inconsistency, this Resolution shall take effect and be in force on the thirtieth day from and after that final decision, except that all provisions of this Resolution are inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, and shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

APPROVED: MARA W. ELLIOTT, City Attorney

By


Shannon C. Eckmeyer
Deputy City Attorney

SCE:sc
10/24/2023
Or.Dept: Planning
Doc. No. 3455065

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of NOV 14 2023.

DIANA J.S. FUENTES
City Clerk

By Kristell Medina
Deputy City Clerk

Approved: 11/16/23
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on NOV 14 2023, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage NOV 16 2023.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Krystell Medina, Deputy

Office of the City Clerk, San Diego, California
315228
Resolution Number R-_____

Barrio Logan Community Plan Update – California Coastal Commission Proposed Modifications

The California Coastal Commission conditionally certified the Barrio Logan Community Plan on June 8, 2023 with the following 53 modifications.

The proposed revisions are chronologically organized by chapter and section. The ~~strikeout~~ language of the changes can be found below. New text is shown underlined, and stricken text is shown with ~~strikeout~~.

CHAPTER 1: INTRODUCTION

1.4 Planning Process

1. On page viii, Section 1.4, Planning Process, a third paragraph shall be added as follows:

Starting in September 2020, staff met monthly with the Barrio Logan Community Planning Group to obtain their input. The 2021 Community Plan Update is also based on input solicited through online surveys, outreach events in the community, interviews, and workshops. The Plan Update team conducted in person and over the phone engagement with residents and community members of Barrio Logan. This effort helped to solicit feedback from residents on the proposed land use changes and to hear what other components would be important to include in the Plan Update.

CHAPTER 2: LAND USE ELEMENT

2.1 Land Use Distribution

2. On page LU-6, Environmental Justice, the third bullet shall be modified as follows:

The larger households in Barrio Logan generally live on less income than those in the City as a whole, with the existing median household income in Barrio Logan being approximately 45 percent lower and forecasted to increase to 54 percent as shown in Table 2-3.

3. On page LU-6, Environmental Justice, a new bullet shall be added as follows:

The population in Barrio Logan is primarily of Latin or Hispanic descent and this will continue in the future compared to the City as a whole as shown in Table 2- 4.

4. On page LU-7, Environmental Justice, modify Table 2-3 and add two new tables with text as follows:

The larger households in Barrio Logan generally live on less income than those in the City as a whole, with the existing median household income in Barrio Logan being approximately 45 percent lower and forecasted to increase to 54 percent as shown in Table 2-3.

<u>Table 2-3</u> <u>Median Household Size and Income, and Age Comparisons</u> <u>Barrio Logan and City of San Diego for the Year 2050</u>			
	<u>Household Size</u>	<u>Median Household Income</u>	<u>Median Age</u>
<u>Barrio Logan</u>	<u>2.73</u>	<u>\$34,600</u>	<u>39.8</u>
<u>City of San Diego</u>	<u>2.46</u>	<u>\$75,200</u>	<u>41.5</u>
<u>Source: SANDAG, Series 14 Regional Growth Forecast.</u>			

<u>Table 2-4</u> <u>Population by Race and Hispanic Origin</u> <u>Barrio Logan and City of San Diego for the Year 2050</u>		
	<u>Barrio Logan</u>	<u>City of San Diego</u>
<u>Hispanic or Latino (of any race)</u>	<u>71.5</u>	<u>33.9</u>
<u>Not Hispanic or Latino</u>		
<u>White</u>	<u>13.3</u>	<u>30.4</u>
<u>Black</u>	<u>4</u>	<u>5</u>
<u>American Indian or Alaska Native</u>	<u>0.6</u>	<u>0.6</u>
<u>Asian</u>	<u>6.6</u>	<u>24.9</u>
<u>Hawaiian or Pacific Islander</u>	<u>0.4</u>	<u>0.3</u>
<u>Other</u>	<u>0.2</u>	<u>0.3</u>
<u>Two or More Races</u>	<u>3.5</u>	<u>4.6</u>

PLANNING HORIZON

The community plan policies provide a land use direction that covers a 30-year planning horizon. Table 2-5 presents the potential development capacity resulting from the application of the Community Plan land uses. For the purposes of calculating the future household population, it has

been assumed that approximately 3.03 persons reside in each household which is greater than the SANDAG Series 14 Forecast household size.

<u>Table 2-5</u>			
<u>Barrio Logan Potential Development</u>			
	<u>Existing (2021)</u>	<u>Future Change</u>	<u>Horizon Total</u>
<u>Household Population</u>	<u>3,900</u>	<u>8,230</u>	<u>12,130</u>
<u>Housing Units</u>	<u>1,280</u>	<u>2,720</u>	<u>4,000</u>

5. On page LU-7, Environmental Justice, the first paragraph shall be modified as follows:

Environmental justice is defined by the State of California as “the fair treatment and meaningful involvement of people of all races, cultures, and incomes levels and national origins, with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” “Environmental justice” includes, but is not limited to, all of the following:

- a. The availability of a healthy environment for all people.
- b. The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- c. Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.
- d. At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions. [...]

6. On page LU-8, the second paragraph shall be modified (with footnotes given dynamic nature of these maps) as follows:

In 2023, the California Office of Environmental Health Hazard Assessment identified Barrio Logan as a disadvantaged community having some of the highest pollution burdens in the state as shown on the state’s CalEnviroScreen¹ mapping tool. The California Air Resources Board has identified Barrio Logan as a low-income community, which is generally defined as census tracts with median household incomes at or below 80 percent of the statewide median income, as shown on California’s Climate Investments Priority Populations map.² The City of San Diego also identified Barrio Logan as a neighborhood with “very low access to opportunity” based on environmental, health, housing, mobility, and socioeconomic indicators as shown on the City’s Climate Equity Index.³

Barrio Logan has contaminated sites, ~~auto-uses,~~ and automobile-oriented and industrial uses that pose health risks to residents due to poorer air quality, ~~loud noises~~ excessive noise from machinery, unappealing facades and open industrial and storage yards, and past and potential hazardous materials and emissions.

The Community Plan provides a thoughtful approach to current and future land uses by providing a policy direction ~~is required~~ to address operations of light industrial and commercial activities and their proximity to adjacent residential land uses. [...]

Footnotes:

1. The latest CalEnviroScreen map can be obtained from the California Office of Environmental Health Hazard Assessment.

2 The latest California Climate Investments Priority Population map can be obtained from the California Air Resources Board.

3. The latest Climate Equity Index can be obtained from the City of San Diego Sustainability and Mobility Department.

Also, CalEnviro 4.0 can be mapped as well as the CalEnviro indicators which include Clean Up Sites, Solid Waster, Chrome Platers, and others. Review the list to identify what to include on the map.

7. On page LU-9, Policy 2.1.1 shall be modified as follows:

Incorporate measures to ~~improve~~ decrease air quality effects from industrial and commercial sources, which could include increased setbacks, landscaping, ventilation systems, and other measures where appropriate for new residential development.

8. On page LU-9, Policy 2.1.2 shall be modified as follows:

Policy 2.1.2 ~~Promote~~ Work with development applicants to provide affordable space for arts, nonprofit organizations, and other community based organizations as part of new mixed-use commercial and institutional development, where feasible.

9. On page LU-9, Policy 2.1.3 shall be modified as follows:

Policy 2.1.3 ~~Ensure that traditionally~~ Work with underrepresented and disenfranchised community members ~~people~~, to ensure they are meaningfully involved in the decision-making process.

- a. Provide engagement opportunities at times the community can attend, providing materials in straightforward and accessible language without extensive use of technical terms and jargon.
- b. Conduct focused outreach when actions may have an impact on a given block, street, or portion of Barrio Logan.
- c. Provide incentives to encourage participation such as stipends, childcare, and food, where feasible.

10. On page LU-9, Policy 2.1.5 shall be modified as follows:

Provide translation and interpretation services at public meetings and on meeting and project notices on issues affecting populations whose primary language is not English.

11. On page LU-9, Policy 2.1.6 shall be modified as follows:

Policy 2.1.5: Facilitate partnerships between public agencies and community organizations to address community challenges by having City staff attend community planning group meetings or organize public engagement activities where feasible.

12. On page LU-9, Policy 2.1.7 shall be modified as follows:

Prioritize the delivery of new facilities, services, and community investments in areas with the greatest needs with ongoing input from the community consistent with City Council Policy 800-14.

13. On page LU-9, a new policy (2.1.4) shall be added, as follows, and the following policies within the section shall be renumbered accordingly:

Promote social equity and environmental justice, including the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the implementation of the community plan.

- a. Consider environmental justice and, where applicable, the equitable distribution of environmental benefits.
- b. Encourage inclusive public engagement in decision-making processes.
- c. Prioritize efforts to engage low-income households and individuals with Limited English Proficiency.

2.2 Residential Land Use

14. On page LU-12, Section 2.2: Residential Land Use, Policy 2.2.17 shall be modified as follows:

Policy 2.2.17 In cases of planned demolition of existing residential units, work with development applicants to ensure that residents are provided extended notice and options to return to new affordable units to the maximum extent feasible.

15. On page LU-12, Section 2.2: Residential Land Use, Policy 2.2.18 shall be modified as follows:

Policy 2.2.18 ~~Strongly encourage~~ Work with development applicants to provide inclusion of affordable units on-site and incorporating options to retain and relocate existing tenants by directly engaging with existing tenants and residents to the maximum extent feasible.

16. On page LU-11, Section 2.2: Residential Land Use, Policy 2.2.9 shall be modified as follows:

Policy 2.2.9 Conduct site remediation work in order to reduce issues associated with potential ground contamination on parcels that have operated with industrial or heavy commercial uses on site and that have been re-designated for residential and mixed-use development.

- a. Require soil remediation to occur as part of development when proposing a change in use from Industrial or heavy commercial to residential and or mixed residential development.
- b. Design any future residential use of the site to prevent future residents from coming into contact with and experiencing any adverse impacts caused by potential subsurface contamination.

17. On page LU-11, Section 2.2: Residential Land Use, Policy 2.2.10 shall be modified as follows:

Policy 2.2.10: ~~Promote~~ Work with development applicants to provide the production of very-low and low income affordable housing in all residential and multi-use neighborhood designations rather than paying an in-lieu fee, to the maximum extent feasible.

2.3 Commercial Land Use

18. Modification removed during CCC hearing.

19. On page LU-13, Section 2.3 Commercial Land Use, a new policy shall be added as follows:

Policy 2.3.11 Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.

- a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
- b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, location, and cost to the public, with the exception of the existing non-conforming hotel located in the neighborhood designated as Prime Industrial Area in the BLCPU which shall not be required to be replaced.
- c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.

20. On page LU-13, Section 2.3 Commercial Land Use, a new policy shall be added as

follows:

Policy 2.3.13 New hotel and motel development within the City shall provide a range of rooms and room prices in order to serve all income ranges.

- a. Priority shall be given to developments that include public recreational opportunities.
- b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site.
- c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.
- d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the San Diego County Coastal Zone.
- e. If it is determined that the project cannot provide lower-cost units on or offsite, in-lieu fees shall be required.
- f. An in-lieu mitigation fee of \$137,000 per room adjusted for inflation using the Turner Building Cost Index plus land cost square footage shall be required. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years.
- g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations within the coastal zone in the City.
- h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission, which shall only be used for the provision of new lower-cost overnight accommodations.
- i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.

- j. If any portion of the in-lieu fee remains five years after it is deposited into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, in the County of San Diego coastal zone.

21. On page LU-14, Section 2.3 Commercial Land Use, a new policy shall be added as follows:

Policy 2.3.14. Prioritize visitor-serving commercial uses, including visitor-serving recreational facilities; retail, eating and drinking establishments; and other visitor-oriented uses that foster pedestrian activity.

2.4 Institutional Land Use

22. On page LU-14, Section 2.4 Institutional Land Use, a new policy shall be added as follows:

Policy 2.4.3: Conduct site remediation work in order to reduce issues associated with potential ground contamination on land designated for institutional development that has had past industrial or heavy commercial uses.

- a. Require soil remediation to occur as part of development when proposing a change in use from industrial or heavy commercial to institutional development.
- b. Design any future institutional use of the site to prevent occupants from encountering and experiencing any adverse impacts caused by potential subsurface contamination.

2.5 Industrial Land Use

23. On page LU-15, Section 2.5: Industrial Land Use, Policy 2.5.3 shall be modified as follows:

~~Encourage~~ Coordinate with the San Diego Unified Port District, U.S. Navy, SANDAG, and MTS to implement parking management and transportation demand management programs for employees of port-related industries to increase use of alternative modes of transportation and to reduce impacts to the parking supply for visitor-serving commercial, parks and recreational uses. and additional parking spaces to reduce parking impacts associated with port-related industries.

2.7 Specific Neighborhood Guidelines

24. On page LU-18, Section 2.7: Neighborhood Guidelines, Policy 2.7.3 shall be modified as follows:

Policy 2.7.3 ~~Ensure~~ Preserve and enhance public view corridors are enhanced along Logan Avenue, National Avenue, Newton Avenue, Cesar Chavez Parkway, Beardsley Street, Sigby Street, Evans Street, and Main Street.

25. On page LU-20, Section 2.7: Neighborhood Guidelines, the following new policies shall be added, and the following policies within the section shall be renumbered accordingly:

Policy 2.7.14 Preserve and enhance public view corridors along 26th Street, 28th Street, Newton Avenue, Sampson Street, Evans Street, and Main Street.

26. On page LU-22, Section 2.7: Neighborhood Guidelines, Policy 2.7.17 shall be modified as follows:

Ensure that Work with development applicants to provide truck and auto ingress and egress are taken from the west side of from side streets for properties facing the railway and trolley tracks in order to minimize impacts to the community east located on the west side of Main Street within the Transition Area, to the extent feasible.

27. On page LU-23, replace Figure 2-6 with Exhibit 7.



28. On page LU-24, Section 2.7: Neighborhood Guidelines, the following new policy shall be added:

Policy 2.7.21 Preserve and enhance public view corridors along 28th Street, 32nd Street, and Main Street.

See next page

29. On page LU-25, replace Figure 2-8 with Exhibit 8.



CHAPTER 3: MOBILITY ELEMENT

3.1 Walkability

30. On Page ME-5, Section 3.1 Walkability, Policy 3.1.9 shall be modified as follows:

Policy 3.1.9 Improve the pedestrian environment adjacent and along routes to transit stops and stations through the installation and maintenance of signs, shielded downward lighting, crosswalks, and other appropriate measures.

3.2 Transit Services and Facilities

31. On Page ME-8, Section 3.2 Transit Services and Facilities, the following new policy shall be added:

Policy 3.2.11 Collaborate with San Diego Unified Port District, MTS and SANDAG on opportunities to implement micro-transit, such as neighborhood electric shuttles, that would provide access between transit stations, residential neighborhoods, parks, beaches, businesses, and the bayfront.

32. On page ME-13, Section 3.3 Streets and Freeways, the following new policy shall be added:

Policy 3.3.14 Provide wayfinding signage in English and Spanish.

33. On page ME-19, Section 3.6 Parking, the following new policy shall be added:

Policy 3.6.7 Collaborate with San Diego Unified Port District to plan for a parking structure on or adjacent to Port tidelines to serve employees at port related businesses and the public accessing the bayfront and Cesar Chavez Park.

34. On page ME-19, Section 3.6 Parking, the following new policy shall be added:

Policy 3.6.8 Consider parking rates that do not disproportionately affect low-income individuals when considering potential demand base pricing programs or community parking structures.

35. On page ME-19, Section 3.6 Parking, the following new policy shall be added:

Policy 3.6.9 Support the installation of electric vehicle and zero emissions vehicle infrastructure, including charging stations and parking at on-street and off-street locations, throughout the community where feasible.

36. On page ME-20, Section 3.7 Goods Movement and Freight Circulation, Policy 3.7.5 shall be modified as follows:

Policy 3.7.5 ~~Discourage~~ Prohibit trucks from using local streets as a means of cutting through the community to access the freeways and marine terminals. Measures to minimize conflicts between trucks, residential needs, commuter access, and other users of the community's neighborhood roadways, could include but not limited to [...]

37. On Page ME-20, Section 3.7 Goods Movement and Freight Circulation, Policy 3.7.6 shall be modified as follows:

Policy 3.7.6 Provide ~~Support efforts to p~~ street improvements along Cesar E. Chavez Parkway to dissuade trucks accessing the Tenth Avenue Marine Terminal from using the street.

CHAPTER 4: URBAN DESIGN

4.3 Urban Forest/Street Tree

38. On page UD-16, Section 4.3: Urban Forest/Street Trees, Policy 4.3.11 shall be modified as follows:

Policy 4.3.11(3): Provide an appropriate mix of both native and/or drought-tolerant tree types to ~~in order to~~ provide a diverse ecosystem more able to adapt to changing environmental pressures.

CHAPTER 7: RECREATION ELEMENT

7.2 Preservation, Protection, and Enhancement

39. On page RE-11, Policy 7.2.2 shall be modified as follows:

Policy 7.2.2: Upgrade Chicano Regional Park and Cesar Chavez Park by providing amenities in underused areas for recreational purposes as well as dark-sky friendly security and sport lighting that are environmentally sensitive to adjacent uses.

7.3 Accessibility

40. On page RE-11, the following new policy shall be added:

Policy 7.2.5 Provide all updated or new signage, wayfinding, and informational materials for parks and recreational facilities in English and Spanish.

CHAPTER 8: CONSERVATION

8.1 Climate Change and Sustainability

41. On page CE-2, the following new policy shall be added as follows:

Policy 8.1.8 Design and site development in proximity to Chollas Creek to avoid, mitigate, or withstand periodic flood events within areas susceptible to flooding.

8.2 Resource Management and Preservation

42. On page CE-3, Policy 8.2.2 shall be modified as follows:

Policy 8.2.2 ~~Maintain~~ Require best management practices in all development to limit erosion and siltation to the maximum extent feasible.

43. On page CE-5, add the following text and Policy under Air Quality, and renumber the following policies within the section accordingly:

Within Barrio Logan, the majority of diesel fuel emissions come from transporting goods on trucks throughout the community. The State has placed strict limits on the time trucks are allowed to idle on streets.

Policy 8.2.20 Collaborate with the San Diego Unified Port District to promote programs that provide technical assistance to port related industries for complying with state air quality regulations for medium and large diesel trucks, as well as funding for near zero and zero emission trucks and infrastructure.

44. On Page CE-6, Policy 8.2.29 shall be modified as follows:

Policy 8.2.29 ~~Promote~~ Require recycling facilities ~~that are~~ to be well maintained, screened, ~~attractive in appearance~~, landscaped, kept free of litter, and to help promote waste reduction in the community.

See next page

45. On page CE-7, replace Figure 8-1 with Exhibit 9.



46. On page CE-8, a new policy shall be added as follows:

Policy 8.2.36 Preserve and enhance public view corridors along 26th Street and 28th Street.

47. On Page CE-9, a new policy shall be added as follows:

Policy 8.2.37 Support the development of community gardens and urban agriculture for crop cultivation that meets best practices for composting and water conservation. For community gardens proposed on sites with former commercial and industrial uses, refer to Policy 2.4.3.

48. On Page CE-10, a subsection “Chollas Creek Watershed” and policies shall be added as follows:

CHOLLAS CREEK WATERSHED

The Chollas Creek Watershed has unparalleled historical, biological, and cultural resources, traversing from La Mesa and Lemon Grove into the neighborhoods of City Heights, Eastern Area, Encanto, Southeastern San Diego and Barrio Logan. In 2021, the City Council recognized the multi-faceted significance of the watershed and its importance to the community and the broader region by designating the Chollas Creek watershed as a Regional Park. This designation elevates

Chollas Creek Watershed Regional Park within the City's overall parks system and creates new opportunities for funding to enhance the park from a cultural, ecological and recreational standpoint.

The Citywide Parks Master Plan identifies the preparation of the Chollas Creek Watershed Regional Park Master Plan as an implementation action. The Chollas Creek Watershed Regional Park Master Plan will provide an opportunity to bring diverse neighborhoods together through a watershed-wide system of trails and parks where people can gather, play, interact and enjoy nature. The Chollas Creek Watershed Regional Park Master Plan will deliver on the broader vision of more opportunities for outdoor recreation as well as preservation and enhancement of natural qualities and habitat within this area, consistent with all applicable Federal and State environmental laws, as well as the City's Multiple Species Conservation Program and Environmentally Sensitive Lands Regulations. The specific park vision will be shaped by public input received through robust and inclusive engagement efforts.

The policies contained here, throughout the Conservation Element, and in the Recreation Element are intended to work together in furtherance of the protection, restoration, enhancement, and recreational use of Chollas Creek Watershed Regional Park.

Policy 8.2.37 Prepare the Chollas Creek Watershed Regional Park Master Plan to guide the future restoration and enhancement of the Chollas Creek watershed as a significant ecological, cultural, and recreational resource for the community and the broader San Diego region in compliance with all applicable Federal, State, and local environmental laws and in collaboration with relevant partner agencies and shall reflect input from a wide diversity of voices and interests through robust and inclusive public engagement.

Policy 8.2.38 Work with partner agencies such as Caltrans, the San Diego Unified Port District, and the U.S. Navy to maintain and restore Chollas Creek through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of the creek where feasible.

Policy 8.2.39 Maintain the biological productivity and the quality of Chollas Creek to maintain optimum populations of marine organisms and for the protection of human health.

Policy 8.2.40. Limit all proposed diking, filling, or dredging of Chollas Creek in accordance with applicable provisions of state and federal regulations.

Policy 8.2.41 Avoid significant disruption to marine and wildlife habitats and water circulation when dredging and disposing of spoils.

Policy 8.2.42 Protect environmentally sensitive habitat areas against any significant disruption of habitat.

Policy 8.2.43 Design and site development in areas adjacent to environmentally sensitive habitat areas to prevent compatibility impacts which would significantly degrade the habitat.

CHAPTER 10: HISTORICAL PRESERVATION

49. On page HP-7, the following policies shall be modified as follows:

Policy 10.1.7 Development shall be sited and designed to avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible.

- a. If there is no feasible alternative that eliminates all impacts to these resources, then the alternative that would result in the fewest or least significant impacts to archeological and/or paleontological resources shall be selected.
- b. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development shall be provided; including measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.

50. On page HP-7, the following policies shall be added as follows:

Policy 10.1.9 When feasible and appropriate on public land, consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context.

APPENDIX

Neighborhood Commercial

51. On page AP-2, SDR-2 shall be modified as follows:

SDR-2 Community Commercial Prohibited Uses within the Buffer Zone.

Uses prohibited within the CC-2-4 zone 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 are prohibited within the Community Commercial land use designation within the Buffer Zone as shown on Figure 2-8.

52. On page AP-4, SDR-3 shall be modified as follows:

SDR-3 Neighborhood Commercial Prohibited Uses within the Buffer Zone.

Uses prohibited within the CN-1-3 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Neighborhood Commercial land use designation within the Buffer Zone as shown on Figure 2-8.

53. On page AP-4, SDR-5 shall be modified as follows:

~~Allow ground floor commercial requirements in 131.0540 to be met through development of residential and shopkeeper units.~~ Ground Floor use shall be permitted as follows:

- a. For property designated community commercial or neighborhood commercial, shopkeeper units or live work quarters shall be permitted to occupy the entire ground floor.

- b. For property designated community village or neighborhood village, a mix of shopkeeper units and residential uses are allowed on the ground floor as follows:
 - i. Shopkeeper units or live-work quarters may occupy the entire ground floor and can front a street; and
 - ii. Other residential uses cannot occupy more than 50 percent of the ground floor and shall not front a street.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
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December 4, 2023

Nathan Mertz
City of Oceanside, Public Works Department
300 North Coast Highway
Oceanside, CA 92054
nmertz@oceansideca.org

Re: Request for Emergency Action at Loma Alta Creek No. G-6-23-0015-W

Dear Nathan Mertz:

On November 16, 2023, the Executive Director received your request for an emergency permit to breach the cobble rock berm blocking the mouth of Loma Alta Creek in anticipation of a storm event. Due to recent high tides and large swells, the mouth of Loma Alta Creek had filled in with cobble rock to a height of approximately street level, preventing stormwater from flowing from Loma Alta Creek into the Pacific Ocean. The City of Oceanside Public Works Department determined immediate action was necessary to facilitate natural outflow and prevent flooding. Emergency work was completed on November 15, 2023 and took approximately two hours. The work consisted of using an excavator to excavate approximately 37 cubic yards of cobble and place it on the upper beach to limit it from falling back and blocking stormwater flows. No import or export of materials occurred.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, City of Oceanside, is necessary to protect life and public property and maintain public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.
3. The project is the minimum amount of work necessary to breach the cobble rock berm at the mouth of Loma Alta Creek and no impacts to public access will occur.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on December 13-15, 2023.

Sincerely,

December 6, 2023
Page 2

A handwritten signature in black ink, appearing to read 'Nora Ives', with a horizontal line above the name.

Nora Ives
Coastal Program Analyst