

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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SAN DIEGO, CA 92108-4421
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RECEIVED
3-2-11

February 25, 2011

Maxx Stalheim
Senior Planner
City of San Diego
City Planning & Community Investment
202 C Street, MS4A
San Diego, CA 92101

Re: Certification of City of San Diego LCP Amendment No. 2-10 (Pt. Loma Townhomes Resubmittal)

Dear Mr. Stalheim,

On February 10, 2011, the California Coastal Commission approved the above referenced amendment to the City of San Diego's Local Coastal Program (LCP). The amendment involves a land use redesignation of a 1.65 acre property bounded by Carleton, Scott and Dickens Streets and Port District tidelands in the Peninsula Community Planning area. As proposed by the City, the land use plan amendment would have changed the designation of the property from "Industrial (Commercial Fishing/Marine Related)" to "Commercial".

The Commission denied the request as submitted by the City but then approved the LCP amendment with three suggested modifications. The suggested modifications endorsed a land use redesignation of the affected property from "Industrial (Commercial Fishing/Marine Related)" to "Commercial/Recreational" and provided for the incorporation of additional policy language in two community plan provisions. The additional policy guidance clarifies and expands the listing of priority uses for this subarea, as well as reinforces the development standards that de-emphasize the residential component for this mixed use community. The attached modifications contain the specific changes adopted by the Commission.

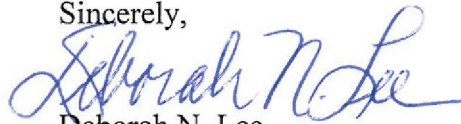
Before the amendment request can become effectively certified, the Executive Director must determine that implementation of the approved amendment will be consistent with the Commission's certification order. This is necessary because the amendment was certified with suggested modifications.

In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications, and take any formal action which is required to satisfy them. For example, this certification must also include production of a new LCP land use

plan figure demonstrating that the amendment, as approved by the Commission and accepted by the City, will be incorporated into the City's certified Local Coastal Program immediately upon concurrence by the Commission of the Executive Director's determination.

As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. If you have any questions about the Commission's action or this final certification procedure, please contact our office. Thank you and the other staff members who worked on this planning effort. We remain available to assist you and your staff in any way possible to continue the successful implementation of the local coastal program.

Sincerely,

A handwritten signature in blue ink that reads "Deborah N. Lee". The signature is fluid and cursive, with the first name being the most prominent.

Deborah N. Lee
District Manager

Cc: Dan Joyce
Sherilyn Sarb

**CITY OF SAN DIEGO LCP AMENDMENT NO. 2-10 (PT. LOMA TOWNHOMES
RESUBMITTAL)
ADOPTED SUGGESTED MODIFICATIONS PURSUANT TO COASTAL
COMMISSION ACTION ON FEBRUARY 10, 2011**

The following suggested modifications to the proposed Land Use Plan amendment were made; proposed language to be added is shown in underline.

1. Figure 5, the Land Use Plan map of the Peninsula Community Plan, shall be revised as follows:

The 1.65 acre property bounded by Carleton, Dickens and Scott Streets and the port tidelands shall be designated Commercial/Recreational.

2. On Page 34 of the Community Plan, under the Commercial Plan Element, the first Objective shall be modified to read:

Encourage continued development and sensitive redevelopment of a wide variety of community, visitor and marine related community commercial uses in the Roseville commercial district, including, but not limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, specialty/handcraft shops, beachwear, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street-level.

3. On Page 36, under Recommendations for Specific Commercial Areas, Roseville, the following recommendation and listing of permitted uses shall be added:

For properties adjacent to the tidelands, permitted uses shall include, but not be limited to, marine sales and services supporting the commercial fishing and recreational boating industries, hotels, restaurants, marine navigation and fish finding equipment, yacht brokers, diving schools, sail makers, marine salvage operations, specialty/handcraft shops, beachwear, books, chart/map sales and other similar activities that support uses on the waterfront. Residential uses may be permitted but for properties situated along or southeast of Rosecrans Street and extending to the tidelands between Hugo Street and Byron/Shelter Island Drive, residential uses should be restricted to the upper floors; only commercial units, commercial units that provide integrated live/work space (i.e. live/work quarters) and required off-street parking may be located on the ground/street-level.