

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
--	--

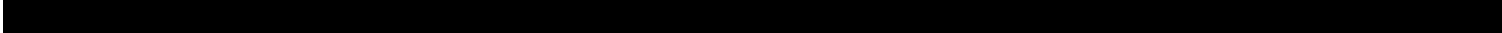
TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): CPCI-Planning	DATE: 02/25/2011
---------------------	---	---------------------

SUBJECT: Peninsula Community Plan Local Coastal Program Amendment

PRIMARY CONTACT (NAME, PHONE): Maxx Stalheim,(619) 236-6153	SECONDARY CONTACT (NAME, PHONE): Christine Rothman, (619) 533-4528
--	---

**COMPLETE FOR ACCOUNTING PURPOSES**

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00



FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Liaison Office	ORIG DEPT.	Wright, Mary	4/4/2011
Environmental Analysis	CFO		
	DEPUTY CHIEF		
	COO	Goldstone, Jay	4/19/2011
	CITY ATTORNEY	Thomas, Shannon	4/19/2011
	COUNCIL PRESIDENTS OFFICE	Jurado-Sainz, Diana	4/21/2011

PREPARATION OF:     RESOLUTIONS     ORDINANCE(S)     AGREEMENT(S)     DEED(S)

Matter of approving or denying the California Coastal Commission's suggested modifications to the amended Peninsula Community Plan, which was approved by the City Council on October 7, 2008.

STAFF RECOMMENDATIONS:  
Approve Requested Actions

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	2
COMMUNITY AREA(S):	Peninsula
ENVIRONMENTAL IMPACT:	This activity is adequately addressed in Mitigated Negative Declaration (MND) No. 115083, for the Point Loma Townhomes certified by the City Council on October 7, 2008 and is part of a series of subsequent discretionary actions, and therefore not considered to be a separate project for purposes of CEQA review as defined in State CEQA Guidelines Section §15378(c). Pursuant to Section 15162 of CEQA, there is no change in circumstance, additional information or project changes to warrant additional environmental review.
CITY CLERK INSTRUCTIONS:	

**COUNCIL ACTION**  
**EXECUTIVE SUMMARY SHEET**  
CITY OF SAN DIEGO

DATE: 02/25/2011

ORIGINATING DEPARTMENT: CPCI-Planning

SUBJECT: Peninsula Community Plan Local Coastal Program Amendment

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Maxx Stalheim/(619) 236-6153

**DESCRIPTIVE SUMMARY OF ITEM:**

The City Council is requested to approve the California Coastal Commission's suggested modifications to a previous City Council decision authorizing an Amendment to the Peninsula Community Plan Local Coastal Program. Before the Local Coastal Program amendment can become effectively certified, the City Council must take formal action to adopt the Coastal Commission's suggested modifications to the Peninsula Community Plan

**STAFF RECOMMENDATION:**

Approve Requested Actions

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:** On October 7, 2008, the City Council approved an amendment to the General Plan, the Peninsula Community Plan and the Local Coastal Program (LCP) to re-designate a 1.65-acre parcel from Industrial (Commercial Fishing/Marine-related) to Commercial Land Use, which necessitated changing Figures 5, 9 and 10 of the Community Plan. The amendments also required approval and certification by the California Coastal Commission. On February 10, 2011, the Coastal Commission approved the LCP; however, the Coastal Commission's approval included suggested modifications to the Peninsula Community Plan. Specifically, a suggested modification proposes to change the land use designation from Industrial (Commercial Fishing/Marine-related) to Commercial Recreation. This modification would require altering Figures 5 and 9 of the community plan. Permitted uses in the Commercial/Recreation areas which reflect the Coastal Act priorities for marine-related and visitor serving uses have also been defined in the suggested modifications. The suggested modifications would also continue to allow some residential development but only above the ground/street level.

Before the Local Coastal Program amendment can become certified, the City must take formal action to adopt the Coastal Commission's suggested modifications to the Peninsula Community Plan. The City Council must approve or deny the modifications as proposed, without further revisions. If the revisions are not adopted as proposed, the LCP amendment and associated project may not be implemented. As determined by City staff, the California Coastal Commission's suggested modifications are consistent with and augment existing policies in the Peninsula Community Plan.

The California Coastal Commission is required in an LCP submittal or, as in this case, an LUP amendment submittal, to find that the proposed LUP, as amended, does conform with CEQA provisions. The Coastal Commission found that approval of the proposed amendment, as submitted, would result in significant impacts under the meaning of the CEQA. However, with

the inclusion of the suggested modifications, implementation of the revised land use plan would not result in significant impacts to the environment within the meaning of the CEQA. Therefore, the Coastal Commission found that approval of the LUP amendment would not result in any significant adverse environmental impacts.

FISCAL CONSIDERATIONS:None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): Not Applicable.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:On October 7, 2008, the City Council adopted a resolution (R-304223) directing staff to amend the General Plan and the Peninsula Community Plan and Local Coastal Program; certified Mitigated Negative Declaration No. 115083; adopted the Mitigation Monitoring and Reporting Program; and approved Coastal Development Permit No. 388140, Site Development Permit No. 388141, Planned Development Permit No. 561515, and Tentative Map No. 388142.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:This request for a Local Coastal Program amendment was publicly heard by the California Coastal Commission in October 2009, and continued. The item was withdrawn at the February 2010, hearing. The amendment was re-submitted to the California Coastal Commission in July 2010, and a one-year time extension was granted in October 2010. The amendment request was heard at the November 2010 meeting; however, the Commission voted to continue the matter. In February 2011, the Commission denied the request as submitted by the City but then approved the LCP amendment with three suggested modifications. At each meeting the community and other interested parties were invited to attend and speak through the public noticing procedures of the California Coastal Commission.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:Axiom Shelter Island LLC  
Dusk LLC

Wright, Mary  
Originating Department

Goldstone, Jay  
Deputy Chief/Chief Operating Officer