

(R-95-1130)

RESOLUTION NUMBER R- 285417

ADOPTED ON FEB 28 1995

WHEREAS, the Council of The City of San Diego adopted the 1994 Pacific Beach Community Plan and Local Coastal Program Land Use Plan on March 29, 1994, by Resolution No. R-94-1364; and

WHEREAS, the Community Plan and Local Coastal Program Land Use Plan are not effective within the coastal zone until unconditionally certified by the California Coastal Commission as a Local Coastal Program amendment; and

WHEREAS, the 1994 Pacific Beach Community Plan and Local Coastal Program Land Use Plan was submitted to the California Coastal Commission for certification; and

WHEREAS, the California Coastal Commission denied the Pacific Beach Community Plan and Local Coastal Program Land Use Plan as submitted, and then approved the plan subject to modifications; and

WHEREAS, adoption of such modifications by the City Council is necessary in order to obtain certification by the California Coastal Commission; NOW, THEREFORE,

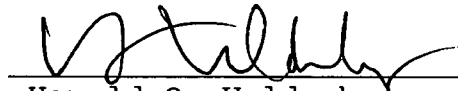
BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That this City Council hereby adopts amendments to the Pacific Beach Community Plan as shown in Attachment 1 hereto, a copy of which amendments is on file in the office of the City Clerk as Document No. RR- 285417.

2. That the Council hereby adopts an amendment to the Progress Guide and General Plan to incorporate the above community plan amendment.

3. That this resolution shall not become effective within the coastal zone until the California Coastal Commission unconditionally certifies these amendments as a Local Coastal Program amendment.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug
Chief Deputy City Attorney

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Or.Dept:Plan.
R-95-1130
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Proposed Amendments to the Pacific Beach Community Plan
and Local Coastal Program Land Use Plan

1. Add language to Page 37, Specific Proposal #12, as follows:
Mitigation measures shall be provided during construction to address the impacts of increased sediment caused by grading. Measures should include catch basins and filtering systems or other necessary and effective measures. The bridge design should provide for minimal alterations to Rose Creek and its habitat.

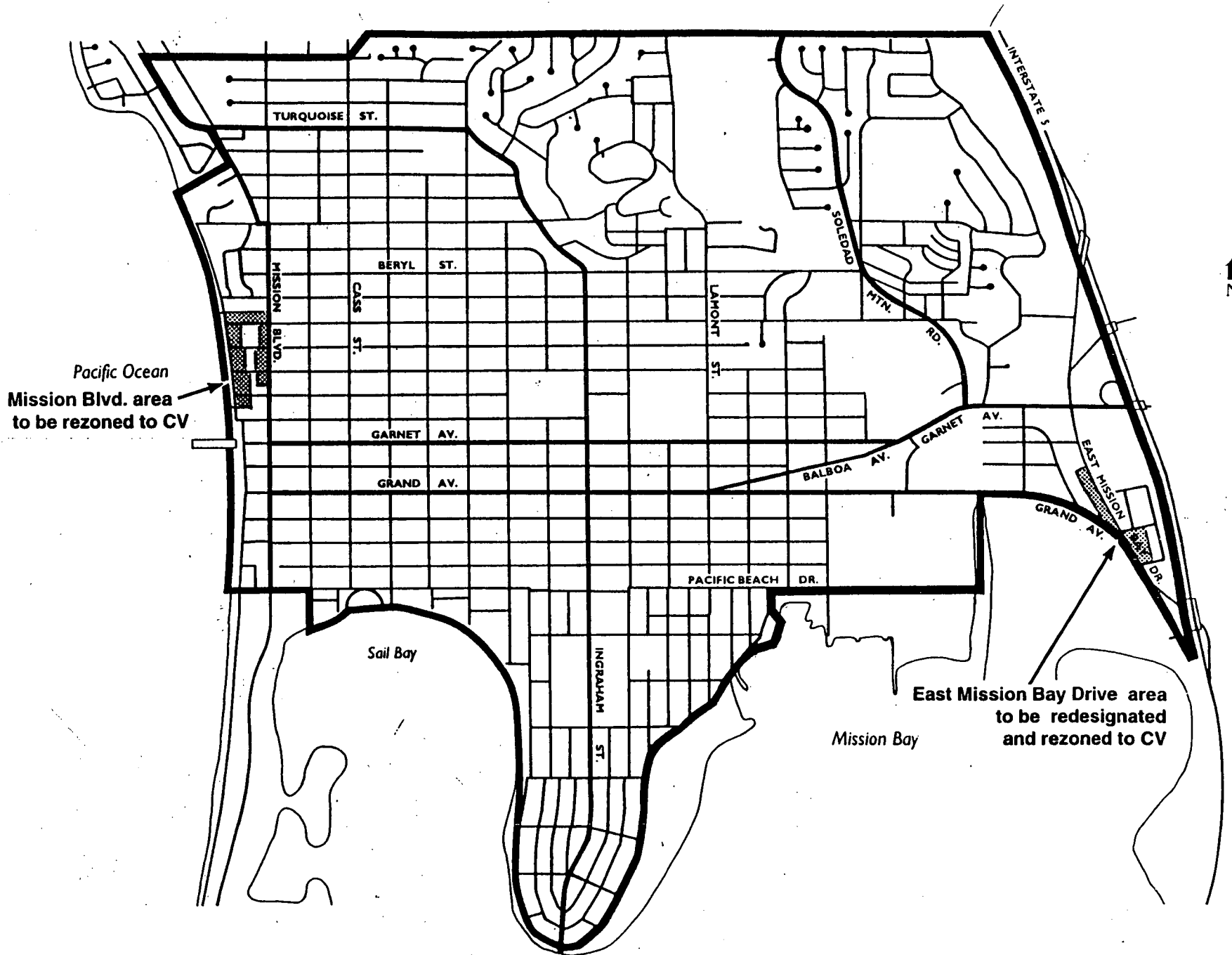
2. Amend Page 42, Specific Proposal #1, as follows:
Designate the Mission Bay Drive commercial area for regional-serving and visitor-serving commercial use and apply a commercial zone zoning that provides for a mix of larger scale retail, wholesale, commercial service, hotel, and business/professional office uses. In the area designated for regional commercial uses, both large scale retail, such as automobile dealerships, and small scale retail, such as hotels and restaurants shall be permitted. In the areas designated for visitor commercial uses, which includes the area closest to Mission Bay Park, only visitor-serving uses shall be permitted.

3. Amend Page 44, Specific Proposal #6, as follows:
Designate the Mission Boulevard commercial area for visitor-serving commercial areas uses. Apply a commercial zone to Mission Boulevard that will meet a variety of needs for existing and future resident and visitor populations. An emphasis shall be placed on meeting the unique needs of destination visitors (tourists) who often initially access the beach area with automobiles. Promote destination parking at hotels and motels, with pedestrian -friendly visitor uses and activities nearby. North of Diamond Street, limit uses to multifamily residential and hotels and motels, some with ancillary on-site commercial uses such as recreational and health facilities, beauty shops, snack bars and dry cleaners. North of Diamond Street, those properties fronting on Mission Boulevard and between the Pacific Ocean and the first alleyway, permitted uses shall be those which serve visitors, such as hotels and motels, restaurants, and commercial uses. Permitted uses on those properties not fronting Mission Boulevard and not located between the ocean and the first alleyway shall be permitted the same uses, as well as multifamily residential.

4. Revise the community plan boundary in Figures 1 and 13 to delete the former Frost property from the community.

ATTACHMENT 1
DOCUMENT NO. RR-285417
FILED FEB 28 1925
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SAN DIEGO, CALIFORNIA

5. Add language to Page 62, Policy #5 as follows:
Any new development of property directly abutting the Northern Wildlife Preserve shall maintain a one-hundred foot (100') buffer area from wetlands, and shall incorporate, where feasible, a controlled pedestrian trail and viewing areas around the marsh, in the upper half of said buffer, in accordance with the Sensitive Coastal Resource Zone and the specific proposals of this plan.
6. Revise Figure 15, Ocean and Bay Access Points, to show two access points between Law and Loring Streets.
7. Add language to Page 68, Specific Proposal #13, as follows:
Figures 4, 16, and 18 of this plan shall be used together to determine where said design standards are to be applied.
8. Add language to Page 105, Appendix F, as follows:
Provide adequate parking facilities for the uses to be located on the pier; however, vehicle parking shall not be located on the surface of the pier structure or sandy beach area, cantilevered from the pier or cantilevered through the bluffs and extending over the sandy beach area.
9. Add language on Page 111, Appendix H, as follows:
However, subsequent regulation changes and any revision to these land use plan standards will require further public review and local coastal program amendments to become effective.
10. Add language to Page 113, Appendix I, as follows:
Within the Coastal Zone, restaurants are required to provide one (1) parking space for each two hundred (200) square feet of gross floor area, including all outdoor dining areas. It is expected that this standard shall continue in the community's Beach Impact Area. These standards are based on the Citywide and Coastal Zone parking regulations as they were written at the time of adoption of this plan and do not reflect subsequent changes that may be adopted. However, subsequent regulation changes and any revision to these land use plan standards will require further public review and local coastal program amendments to become effective.
11. Add language to Page 113, Appendix I, as follows:
Restaurants - one (1) parking space for each two hundred (200) square feet of gross floor area, including all outdoor dining areas.



Pacific Ocean
Mission Blvd. area
to be rezoned to CV

East Mission Bay Drive area
to be redesignated
and rezoned to CV

R-285417



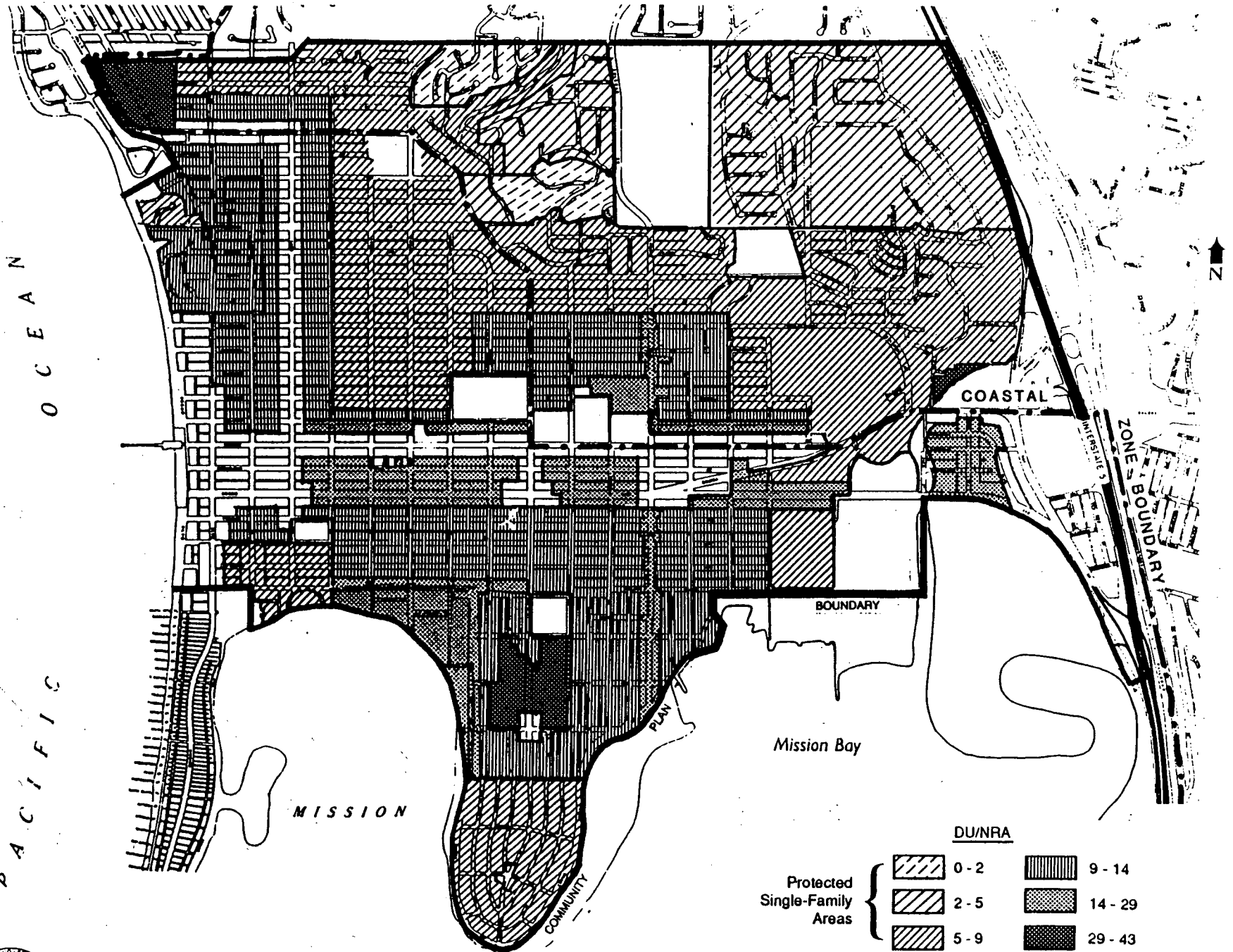
Location Map for Proposed Rezones

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P-285417

PACIFIC OCEAN



Protected Single-Family Areas		DU/NRA		
}	[Diagonal lines /]	0 - 2	[Vertical lines]	9 - 14
	[Diagonal lines \]	2 - 5	[Cross-hatch]	14 - 29
	[Diagonal lines /]	5 - 9	[Dense cross-hatch]	29 - 43

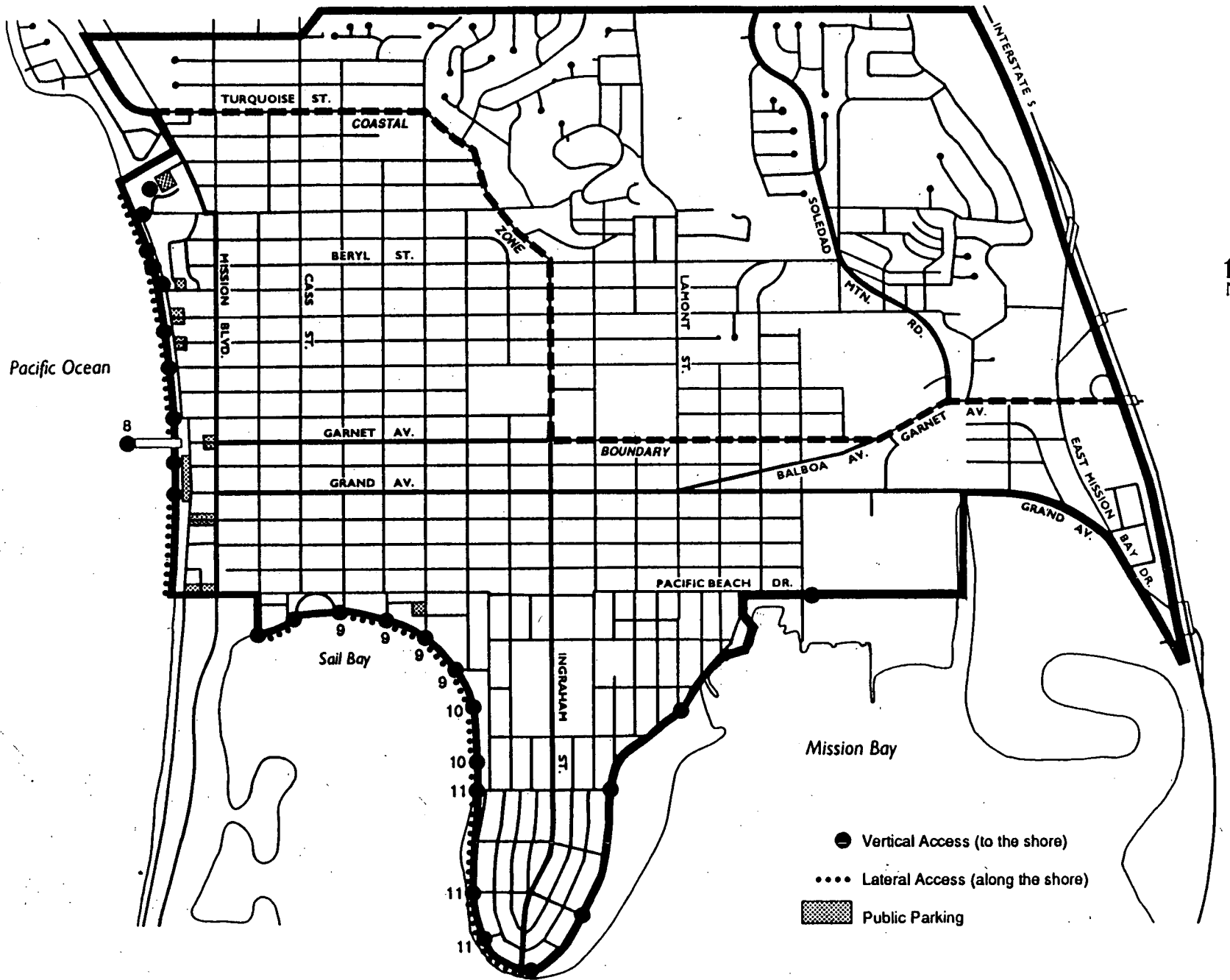


Residential Designations

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FIGURE
13



R-285417



Ocean and Bay Access Points

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FIGURE
 15