

(R-98-967)

RESOLUTION NUMBER R- 289879

ADOPTED ON MAR 24 1998

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO AUTHORIZING APPLICATION TO THE
CALIFORNIA COASTAL COMMISSION FOR GRANT
FUNDING FROM THEIR LOCAL COASTAL PROGRAM
PLANNING GRANT.

WHEREAS, in July 1993, the United States Navy announced its intent to close the Naval Training Center San Diego under the terms of the Base Closure and Realignment Act of 1990; and

WHEREAS, The City of San Diego, as the Local Redevelopment Authority, has adopted a Draft Reuse Plan for the Naval Training Center San Diego; and

WHEREAS, the Navy closed the base for active military use in April 1997 and is working with the City towards conveyance of the Naval Training Center property in early 1999; and

WHEREAS, the Naval Training Center San Diego is federal property and therefore is not included in the City's certified Local Coastal Program; and

WHEREAS, The City of San Diego, recognizing the problems and issues identified in the attached application for a Local Coastal Program Grant, desires to provide for a planning study contributing to the completion and certification by the California Coastal Commission of a Local Coastal Program segment for the former Naval Training Center San Diego; and

WHEREAS, The City of San Diego has developed an application package to address these development problems and issues; and

WHEREAS, The City of San Diego desires to prepare a Local Coastal Program and assume permit issuing authority for the Naval Training Center San Diego pursuant to the provisions of the California Coastal Act; and

WHEREAS, the California Coastal Commission, under the authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, may provide planning and financial assistance for such a program; NOW, THEREFORE,


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

1. That the City requests the Coastal Commission to provide financial and planning assistance, under authority of the Government Code of the State of California and Chapter 779 of Statutes of 1997, not to exceed \$72,087. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.

2. That the City Manager, or designee, is hereby authorized and empowered to execute all documents, including applications, contracts, agreements, and amendments hereto, necessary to implement and carry out the purposes of the funding grant.

3. That the City Manager, or designee, is authorized to accept and expend grant funds if the grant is awarded.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:lc
03/07/98
Or.Dept:Comm.&Eco.Dev.
Aud.Cert:N/A
R-98-967
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LCP Grant Application 1998
Submittal Summary

Name of Applicant: City of San Diego

Project Director: Betsy Weisman Title: NTC Project Director
City of San Diego, Community and Economic Development

Address: 202 "C" Street, MS 3A
San Diego, CA 92101

Phone: (619) 235-5205 Fax: (619) 236-6512 Email: _____

Fiscal Officer: Ernie Anderson Title: Financial Management Director
City of San Diego, Financial Management

Address: 202 "C" Street, MS 9A
San Diego, CA 92101

Phone: (619) 236-6070 Fax: (619) 236-7344 Email: _____

Title of Proposed LCP Work: Naval Training Center Specific Plan and Local Coastal Program

Total Cost of Proposed Program: \$ 72,087

Months Required to Complete Work Program:

For Period Beginning on 7 / 01 / 98 and ending on 6 / 30 / 99...

Grant amount Requested: \$ 72,087 (100 % of Proposed Program)

Authorized Official: Betsy Weisman

Title: NTC Project Director Signature: Betsy Weisman Date: March 3, 1998

LCP Grant Application 1998

Grant Budget Allocation Summary

Grant Applicant: City of San Diego

Address: 202 "C" Street

San Diego, CA

Zip Code: 92101

Project Title: Naval Training Center Specific Plan and Local Coastal Program

Grant Amount Requested: 72,087

Grant Period: 7/01/98 thru 6/30/99

Current Grant Request:

Personal Services

Classifications and Rates

(itemize, use separate sheets if needed)

Senior Planner	26.95/		
	\$ 27.49 *	%	44.2
Senior Drafting	18.32/		
Aide	\$ 18.69 *	%	4.1

Salary and Wages

\$ 32,017

Benefits

8,312

Total Personal Services

\$ 40,329

Operating Expenses

Travel (Mileage/City Car Rental)

44

Professional And Consulting Services

Overhead Costs

27,822

Other (itemize, use separate sheet if needed)

Office supplies

Postage

150

Printing /Copying

960

Advertising (Noticing)

800

Graphics

1,982

Total Operating Expenses

\$ 31,758

Total Budget

\$ 72,087

* Assumes 2% Raise Mid-fiscal Year

* Please round off all budget amounts to the nearest dollar

**CITY OF SAN DIEGO
LOCAL COASTAL PROGRAM PLANNING GRANT PROPOSAL
FOR THE
NAVAL TRAINING CENTER SAN DIEGO
MARCH, 1998**

A. BACKGROUND

In 1990, the President approved and signed into law the Base Closure and Realignment Act of 1990, to evaluate the needs of national security and recommend closure and realignment of military installations. In response to the BRAC Act and recommendations from the Defense Base Closure and Realignment Commission, it was determined that 435 acres of the Naval Training Center San Diego would be subject to the federal disposal and reuse process. In April 1997, all active military use of the property ended.

In compliance with BRAC requirements and federal regulations, the City of San Diego, as the Local Redevelopment Authority, has prepared a draft Reuse Plan and a draft joint Environmental Impact Statement/Environmental Impact Report. The draft Reuse Plan, adopted by the City Council in October 1996, has been forwarded to the Secretary of the Navy, and the City is now working with the Navy on conveyance of the property which is anticipated to occur by February, 1999. In April 1997, the City of San Diego Redevelopment Agency approved a Redevelopment Plan for the Naval Training Center in accordance with California Redevelopment Law.

The Draft Reuse Plan sets forth general land use policies and proposed uses for five identified subareas: Education Subarea, Historic Core, Waterfront/Recreation Subarea, Residential Subarea and Camp Nimitz. The Historic Core encompasses most of a 57-acre designated historic district containing 52 historic buildings. The Reuse Plan encourages the adaptive reutilization of historic properties. The plan also contains an Urban Design Program and an Implementation program which recommends the preparation of a Specific Plan. It is expected that the Specific Plan will contain zoning regulations, detailed development standards and determination of a development review process.

The entire Naval Training Center San Diego is located within the designated boundary of the California Coastal Zone. Because the property has been in federal ownership, it is not included in the City's certified Local Coastal Program.

B. PROJECT DESCRIPTION AND WORK PROGRAM

In conjunction with preparation of a Specific Plan for the Naval Training Center San Diego (NTC), the City of San Diego will prepare a Local Coastal Program to be submitted to the Coastal Commission for Certification, and will further request the transfer of coastal development permit authority to the City. The Local Coastal Program segment will consist of detailed land use plans, zoning regulations and other implementing actions designed to protect coastal resources, insure public access and guide future development.

Task 1 Review of Reuse Plan and Issue Identification

- 1.1** City staff will review the draft Naval Training Center San Diego Reuse Plan, Naval Training Center Redevelopment Plan, accompanying draft EIS/EIR, and the Peninsula Community Plan and Local Coastal Program Addendum to identify key coastal issues for new Naval Training Center Local Coastal Program (NTC-LCP) segment. Such review will include the following components:
 - proposed land uses identified in the draft Reuse Plan and Redevelopment Plan, focusing on adequacy to implement Coastal Act policies (e.g., provision of visitor-serving commercial uses, affordable housing, etc.)
 - protection of historic resources and community character
 - the preservation of existing coastal views (as identified in the Peninsula Community Plan and LCP Addendum)
 - the potential for enhanced provision of public access to the coast
 - identification of sensitive coastal resources and the need for coastal resource protection policies and regulations
- 1.2** City staff will conduct a community workshop with the Peninsula Community Planning Committee and other interested parties, to identify additional issues as they relate to preparation of the Specific Plan and Local Coastal Program.
- 1.3** City staff will meet with San Diego area Coastal Commission staff to discuss identified issues and local coastal program policy and implementation approach.

Work product: Issues Paper

Task 2 Develop and Evaluate Policy Alternatives

- 2.1** City staff will work with community members and San Diego area Coastal Commission staff to develop and evaluate the necessary policy alternatives to address the issues identified as part of Task 1.
- 2.2** City staff will develop the framework for the proposed Specific Plan and Local Coastal Program. In accordance with California Planning, Zoning and Development Laws, it is anticipated that the Specific Plan will contain the following components:
- detailed land uses
 - public facilities needed to support identified land uses
 - standards and criteria by which development will proceed, as well as standards for the adaptive reuse of historic properties and standards for the conservation, development and utilization of natural resources
 - a program of implementation measures including regulations and needed financing measures
 - a statement of the relationship of the specific plan to the City's Progress Guide and General Plan, and the NTC Reuse and Redevelopment Plans
 - a local coastal area segment detailing the coastal issues identified through the process outlined in Task 1 and references to the various elements addressing those issues.
- 2.3** City staff will identify the need for any supplemental environmental review and begin preparation of necessary documentation.

Work products: NTC Specific Plan and Local Coastal Program Outline

Task 3 Plan Preparation

- 3.1** City staff will develop detailed development standards and implementation mechanisms and produce an internal review draft. The draft Specific Plan and Local Coastal Program will address the issues identified during the public outreach process as described in Task 1 and will include the specific plan components as described in Task 2.

- 3.2 The internal review draft will be circulated to various City departments and other governmental agencies (e.g., San Diego area Coastal Commission staff), and comments received will be addressed and/or incorporated as appropriate.
- 3.3 Upon completion of modifications resulting from comments received during the internal review, a public review draft of the specific plan will be prepared. Preliminary graphics will also be developed during this phase of the work program and inserted into the public review draft.
- 3.4 The public review draft will then be circulated to the Peninsula Community Planning Board and other interested members of the community.
- 3.5 Environmental documentation, if needed, will be prepared and distributed for public review in accordance with the California Environmental Quality Act.

Work Products: Internal and public review drafts, draft environmental documentation (if needed)

Task 4 Public Review/Plan Adoption

- 4.1 City staff will present the public review document to the Peninsula Community Planning Committee for their consideration and recommendation.
- 4.2 City staff will conduct a Planning Commission workshop to discuss the policy recommendations and proposed implementation of the Specific Plan and LCP.
- 4.3 If needed, City staff will circulate draft environmental document and prepare final document 14 days/10 working days prior to Planning Commission hearing.
- 4.4 City staff will modify, as needed, the draft Specific Plan and Local Coastal Program in response to comments received by the Planning Commission.
- 4.5 City staff will docket and notice the Specific Plan and Local Coastal Program, as well as any accompanying environmental documentation, for a public hearing before the Planning Commission.
- 4.6 City staff will prepare the necessary supporting information (request for council action form, public notice and report) to docket and notice item for a public hearing before the City Council.

Work products: Final draft plan, final environmental document (if needed), reports and presentations to Planning Commission and City Council.

Task 5 Coastal Commission Certification

- 5.1** City staff will package the Naval Training Center San Diego Local Coastal Program and request for permit authority, and submit it to the San Diego area Coastal Commission offices for their review and scheduling of a hearing for certification before the Coastal Commission.
- 5.2** City staff will attend the California Coastal Commission hearing to provide testimony and answer questions.

Work products: LCP submittal package; presentation for Coastal Commission hearing

Task 6 Final Plan

- 6.1** City staff will produce and distribute the final Naval Training Center Specific Plan and Local Coastal Program document.

Quarterly Schedule and Work Product Milestones

Quarter 1 (July 1, 1998 - September 30, 1998)

- Review existing plans and related documents
- Conduct community issues workshop
- Meet with San Diego area Coastal Commission staff
- Develop and evaluate necessary policy alternatives
- Develop framework for Specific Plan/LCP
- Identify need for additional environmental analysis
- Begin preparation of internal review draft Specific Plan/LCP

Quarter 2 (October 1, 1998 - December 31, 1998)

- Prepare and distribute supplemental environmental documentation as necessary

- Produce internal review draft - detailed development standards and implementation mechanisms and distribute to City departments/other agencies
- Develop public review draft incorporating comments received during internal review
- Present draft to Peninsula Community Planning Committee and obtain public input
- Conduct Planning Commission Workshop

Quarter 3 (January 1, 1999 - March 31, 1999)

- Final environmental documentation as necessary
- Modify, as needed, draft Specific Plan/LCP and prepare report and presentation to Planning Commission
- Prepare report to City Council, including modifications to Specific Plan/LCP as recommended by Planning Commission
- Package Local Coastal Program and submit to San Diego area Coastal Commission staff for review

Quarter 4 (April 1, 1999 - June 30, 1999)

- Prepare presentation for Coastal Commission hearing
- Attend Coastal Commission hearing
- Final Specific Plan/LCP document

Quarterly Status Reports

The City of San Diego will prepare and submit, as required, quarterly status reports consisting of the following information:

(1) Statement of objectives; (2) statement of accomplishments; and (3) breakdown of expenditures detailing personnel charges by major category of work (e.g., meetings, analysis, public contact/information, and field reconnaissance) and non-personnel charges (e.g., office supplies, postage, etc.).

C. BUDGET

The proposed budget assumes assignment of a Senior Planner and Senior Drafting Aide, and utilizes the federal overhead rate.

Personnel Expenses

Task	Description	Expense
1.1	Document Review	1,739.71
1.2	Community Workshop	1,392.32
1.3	Meet w/ CCC staff	347.39
1.4	Prepare Issues Paper	1,392.32
	Subtotal	4,871.74
2.1	Policy Alternatives	5,569.28
2.2	SP/LCP Framework	3,480.80
2.3	Env. Analysis	2,088.48
	Subtotal	11,138.56
3.1	Draft Plan	15,855.32
3.2	Internal Review	5,569.28
3.3/4	Public Review	5,569.28
	Subtotal	26,993.88
4.1	Community Meeting	696.16
4.2/4	Planning Comm. Wkshp	4,176.96
4.5	Final Draft/PC Hearing	7,927.67
4.6	City Council Hearing	5,810.32
	Subtotal	18,611.11
5.1	LCP Submittal	1,392.32
5.2	Coastal Hearing	1,392.32
	Subtotal	2,784.64
6.1	Final Plan	3,750.71
	Subtotal	3,750.71
Total Personnel Expenses		68,150.64
GRAND TOTAL		72,087.14

Non-Personnel Expenses

Graphics	1,982.00
Noticing	800.00
Mileage	16.50
City Car Rental	28.00
Printing/Xerox	960.00
Postage	150.00

Total NPE 3,936.50