[MS-0398.035.011.002]

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, *Governor*

CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
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SOUTHERN CALIFORNIA DISTRICT/SAN DIEGO COAST AREA
(Status of Local Coastal Programs as of July 1, 1992)

County of San Diego

1. Number of segments - 0
2. Summary status:

   a. The Board of Supervisors approved the San Dieguito LUP on November 19, 1980. The San Diego Coast Regional Commission approved the LUP on March 13, 1981; and, on May 21, 1981, the State Commission certified the LUP with suggested modifications. On November 19, 1981, the County resubmitted the LUP with some revisions to the Agricultural Policies (as per Regional Commission approval) but otherwise unchanged from the original submittal. The Commission found on January 19, 1982 that approximately one-half of the San Dieguito area could be certified as submitted by the County in the resubmittal, with the remaining one-half certified with suggested modifications. A second resubmitted LUP, which addressed previously stated Commission concerns, was certified by the Commission on September 22, 1982. A third resubmittal, which included a number of land use designation changes, was certified by the Commission on August 23, 1984.

   b. The zoning (Implementation Plan) was certified with suggested modifications by the Commission on September 26, 1984. At its November 22, 1985 meeting, the Coastal Commission certified the resubmitted Implemention Plan with the exception of the oceanfront blufftop lots where certification was deferred. The issue was the adequacy of the County's proposed blufftop setbacks for structures.

      Normally, once LCP Post-Certification Maps are adopted, and the permit application and notice forms are prepared by the local government in order to assume permit-issuing responsibility, the County's LCP would have become "effectively certified" (except for the blufftop lots). However, on July 1, 1986, and October 1, 1986, the Cities of Solana Beach and Encinitas were incorporated, reducing the remaining unincorporated County area within the coastal zone from 11,000 to 2,000 acres. The County has processed an amendment to delete the geographic portions of this LCP which have now been incorporated into these new cities, as well as address some additional General Plan revisions; the amendment was filed with the Commission and set for public review at the May 1989 Commission meeting. At that time, the County requested (and the Commission granted) a delay to allow more time to review the proposed policy revisions. At the continued hearing, the amendment was approved with suggested modifications. The County has indicated, however, that it

does not currently plan to assume coastal development permit-issuing authority over its remaining jurisdiction.

3. Area of Deferred Certification:

   a. San Dieguito Blufftops ADC. This was created on November 22, 1985 and includes all of the coastal blufftop lots in this formerly unincorporated County area, totalling about 200 acres. The main issue is development setback standards. While still technically unresolved, this action is no longer effective because all of this area has now been incorporated within the Cities of Encinitas and Solana Beach.

4. Amendments:

   LCP No. 1-85 (Major) - Approved Part and Denied Part 12/17/85;
   No. 1-86 (Major) - Approved 5/16/86;
   No. 2-86 (Minor) - Approved 8/15/86;
   No. 1-89 (Major) - Approved (w/ suggested mods) 10/11/89.

City of Oceanside

1. Number of segments - 0
2. Summary status:

   a. The LUP was approved by the City Council in June, 1980, and certified with suggested modifications by the San Diego Coast Regional Commission on September 12, 1980. The State Commission (on December 18, 1980) found Substantial Issue with regard to: Route 76 (San Luis Rey River Expressway), the offsetting benefits program, affordable housing, and commercial fishing facilities. On January 22, 1981, the Commission denied the LUP as submitted and certified it with suggested modifications. On January 25, 1985, a resubmitted LUP was certified with suggested modifications, which were acceptable to the City. On July 10, 1985, the Commission certified (as submitted) a second resubmitted LUP which incorporated policy language consistent with the suggested modifications which had been recommended in January, 1985.

   b. The zoning (Implementation Plan) was certified with suggested modifications on January 25, 1985. The Ordinances constituting the Implementation Plan were resubmitted and certified by the Commission on July 10, 1985. The LCP Post-Certification Map was adopted on December 17, 1985, and the LCP was effectively certified March 11, 1986, with the City assuming permit-issuing authority on March 17, 1986.

3. Area of Deferred Certification:

   a. Route 76/San Luis Rey River Valley ADC (Resolved). This was created on January 22, 1981 and includes about 250 acres. The main issue was the impact of constructing an expressway through the river valley, and this was resolved by the Commission certification of a resubmitted LCP on July 10, 1985.

4. Amendments:

   LCP No. 1-87 (Major) - Approved 1/13/88;
   No. 1-91 (Major) - Approved (w/ suggested mods) 2/19/92, ED Checkoff 4/10/92.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
160	99	2

City of Carlsbad

1. Number of segments - 6
2. Summary status:

   a. Agua Hedionda LCP

   The LUP segment was submitted to the Commission in October of 1977 and certified with suggested modifications on May 16, 1978. Because of unresolved differences, a negotiating committee comprised of State Commissioners, local officials and staffs was established in an effort to reconcile differences. The City formally resubmitted the Agua Hedionda LUP on May 28, 1982, and the Commission certified it as submitted on August 27, 1982. In February 1988, the Commission approved an LUP amendment which modified residential densities on a few parcels along Adams Street.

   Because of the relatively few property owners affected and other local government priorities, the City has been slow to prepare the Implementing Ordinances (zoning). The City continues to work on preparing this zoning for the City's entire coastal zone area, which are intended to be applicable to all LUP segments. In addition, the City has initiated General Plan amendments and rezonings to bring basic land uses into conformity with the certified LUP.

b. Mello I LCP

At its August 15, 1980 public hearing, the Regional Commission denied the Mello I Properties LCP (Coastal Act Section 30170(f)), which is a segment of Carlsbad, comprising approximately 1,000 acres. The Mello I LCP was a "fast-track" LCP which required approval of the State Commission by October 1, 1980. The State Commission approved the LCP on September 30, 1980. Because of the special legislation affecting the LCP, it was deemed certified. However, the City indicated it would not implement the LCP since the Commission's agricultural protection policies were unacceptable.

This LCP required retention of approximately 250 acres of agricultural land and preservation of steep slopes for wildlife habitat and erosion control. Approximately 28 acres along Interstate 5 were designated for commercial use (with 35% of this area designated for visitor-serving commercial), and the remaining acreage (approximately 300 acres) designated for medium density residential (7 dua). As described below, the City processed and the Commission approved on October 24, 1985, an LCP amendment which affected the agriculture and steep slope provisions of the LCP and resolved the major outstanding issues between the City and Commission. As stated above, the City continues to work on its implementation program, as well as a series of general plan amendments and rezoning to bring land uses into consistency with the LCP. On April 14, 1988, the Commission approved an LCP amendment to accommodate the Pacific Rim Master Plan, involving roughly 675 acres north of the eastern basin of Batiquitos Lagoon. The amendment was necessary to allow both commercial development within the segment and increased residential densities.

c. Mello II LCP

1. The Mello II LCP segment (Coastal Act Section 30171) was formally transmitted to the City of Carlsbad on October 1, 1980, as required by State law (AB 1971). Similar to the Mello I LCP, the Commission was charged with the preparation of the balance of the Carlsbad LCP. This total LCP had to be approved by July 1, 1981 or the entire area would be excluded from the coastal zone. Once approved, the LCP was to be deemed certified without any City action necessary. However, the City declined to accept and implement the LCP.

2. On June 3, 1981, the State Commission approved the Land Use Plan for the Mello II LCP; and, on June 18th, the zoning (Implementing Ordinances) regulations were approved. This LCP covers 5,500 acres, about 75% of the City area within the coastal zone.

   Until late 1985, the major unresolved issues were the preservation

of agricultural lands, where conversion of agricultural lands was allowed, and what sort of mitigation should be required, and the protection of steep, sensitive slopes. As a result of this issue, the City of Carlsbad refused to implement the certified LCP.

The City submitted two major LCP amendment requests which were approved by the Commission in October of 1985. The amendments allow for conversion of non-prime agricultural lands provided that replacement agricultural lands are acquired elsewhere in the coastal zone or a conversion mitigation fee is paid to preserve and enhance coastal zone resources elsewhere in the City. In addition, the Commission endorsed an amendment which required preservation of only those steep slopes which contained coastal sage/scrub chaparral plant communities or supported other endangered plant and animal species. As a result, the City and Commission have reached agreement on all substantive issues and the City continues to revise its General Plan and zoning ordinances to incorporate the LCP provisions.

The City has worked on a number of General Plan amendments, rezonings and LCP amendments to bring those land use provisions and regulations into consistency; some of the LCP revisions were approved with suggested modifications at the Commission's May 14, 1987 meeting. In February 1988, the Commission reviewed and approved, with suggested modifications, another package of amendments which modified residential densities, implemented additional wetland preservation policies, authorized some land use changes and modified the land use provisions for the Ecke/Carltas agricultural preserve. A number of amendment requests are still forthcoming to address the inconsistencies between the LCP and General Plan; effective certification of the LCP is not anticipated in the immediate future.

d. <u>West Batiquitos Lagoon/Sammis Properties LCP</u>

1. This segment was created as a result of 170 acres being annexed to the City of Carlsbad. In October of 1985, the City submitted the <u>LCP</u> segment for this area in the form of the Batiquitos Lagoon Educational Park Master Plan. The principal concerns were preservation and protection of wetlands, steep slopes and agricultural lands. In November 1985, the Commission approved (with suggested modifications regarding mitigation for conversion of non-prime agricultural lands) this LCP segment with open space requirements for the lagoon and steep slopes, and the same agricultural provisions as in the Mello I and Mello II segments which have been amended and approved by both the City and Coastal Commission. In November 1985, the Commission approved the Sammis Properties Master Plan by way of a coastal development permit

which included all the upland area and those portions of the west basin of Batiquitos Lagoon not in public ownership. In addition, all wetlands were required to be dedicated to the Wildlife Conservation Board, wetland buffers were established and mitigation measures instituted for loss of non-prime agricultural lands.

2. The Master Plan will essentially comprise the zoning (Implementing Ordinances) portion for the segment, as well; however, additional implementing measures for the processing of coastal development permits are still being developed by the City. In addition, it now appears likely that some revisions will be made in the Master Plan.

e. East Batiquitos Lagoon/Hunt Properties LCP

1. This segment was created as a result of approximately 1,650 acres being annexed to the City of Carlsbad. The LCP for East Batiquitos Lagoon/Hunt Properties is similar to the West Batiquitos Lagoon Segment and involves a Master Plan for most of the area, except Green Valley. The same issues apply to this segment as applied to the Mello I, Mello II and West Batiquitos Lagoon segments. On April 14, 1988, the Commission certified the program with suggested modifications which included, among others, definition of permitted uses within the wetland buffer; clarification of future development intensities and standards for Green Valley; resource protection standards for riparian areas; and requiring internal consistency between the land use policies and the development standards of the Pacific Rim Master Plan.

2. The Master Plan will also serve as the zoning (Implementing Ordinances) for the segment; however, the City must still develop and finalize its coastal development permit processing procedures before effective certification will occur.

f. Carlsbad Village Redevelopment Area LCP

The City submitted a segmentation request and LCP for this downtown redevelopment area. The LUP was certified as submitted, but the zoning (Implementation Program) was certified with suggested modifications by the Commission on June 14, 1985. The suggested modifications were acceptable to the City and primarily involved procedures for issuance of coastal development permits. A resubmitted LCP was certified by the Commission on March 27, 1987. The Post-Certification LCP map was approved by the Commission on October 13, 1987. The Commission effectively certified the total LCP on December 8, 1987, and the Redevelopment Agency assumed permit-issuing authority on December 14, 1987.

3. Area of Deferred Certification:

   a. Green Valley ADC. This is located within the East Batiquitos Lagoon/Hunt Properties LCP segment and was created on April 14, 1988 and includes the 280 acres in Green Valley, south of La Costa Avenue and west of El Camino Real. The main issue is the need to specifically determine the kinds and intensity of land uses for the sub-area and this remains unresolved.

4. Amendments:

LCP No. 1-83 (Major) - Mello II - Approved 1 Part, Denied 2 Parts 2/23/83;
No. 2-83 (Major) - Mello II - Approved (w/ suggested mods) 7/27/83;
No. 3-83 (Major) - Mello II - Approved 9/28/83;
No. 1-84 (Major) - Mello II - Approved 5/23/84;
No. 2-84 (Major) - Mello II - Approved 7/12/84;
No. 3-84-A (Major) - Mello II - Approved 11/15/84;
No. 3-84-B (Major) - Mello II - Approved (w/ suggested mods) 6/14/85;
LUP No. 1-85 (Major) - Agua Hedionda - Approved (w/ suggested mods) 4/11/85;
LCP No. 1-85 (Major) - Mello II - Approved 4/11/85;
No. 1-85 (Major) - Mello I - Approved 10/24/85;
No. 2-85 (Major) - Mello II - Approved 10/24/85;
No. 3-85 (Major) - Mello II - Approved 11/22/85;
LUP No. 1-86 (Major) - Agua Hedionda - Approved 2/6/86;
LCP No. 1-86 (Major) - Mello II - Denied 2/6/86;
LCP/LUP No. 1-87 (Major) - Agua Hedionda, Mello I & II and Carlsbad Village Redevelopment Area - Approved (w/ suggested mods) 5/14/87;
LCP/LUP No. 2-87 (Major) - Agua Hedionda and Mello II - Approved (w/ suggested mods) 2/23/88;
LCP No. 3-87 (Major) - Mello I - Approved (w/ suggested mods) 4/14/88;
No. 1-88 (Major) - Mello II - Approved (w/ suggested mods) 12/14/88;
No. 1-90 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved 7/10/90;
No. 1-91 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved (w/ suggested mods) 5/7/91;
No. 2-91 (Major) - Mello II - Approved 7/16/91;
No. 3-91 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved (w/ suggested mods) 10/8/91.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
3	0	0

City of Encinitas

1. Number of segments - 0
2. Summary status:

   This City incorporated on October 1, 1986. Approximately two-thirds of the City is comprised within the coastal zone. The City intends to prepare and adopt a new General Plan, Zoning Ordinance and LCP. It is expected that the City will modify certain land use designations from those contained in the County of San Diego's LCP which was previously certified for this area. The City has adopted its General Plan which will also serve as its land use plan document, and has drafted a zoning ordinance. These documents will serve as the basis for a total LCP. This submittal is not expected to reach the Commission until 1993.

3. Area of Deferred Certification: None.

4. Amendments: None.

City of Solana Beach

1. Number of segments - 0
2. Summary status:

   This City incorporated on July 1, 1986 and is entirely comprised within the coastal zone. Like Encinitas, it intends to prepare and adopt a new General Plan, Zoning Ordinance and LCP. The City has indicated it will be utilizing a lot of the resource protection policies/ordinances contained in the County's previously certified San Dieguito LCP. It is also expected that the City will modify certain land use designations from those contained in that LCP. The City has adopted a General Plan and interim zoning ordinance; work on local land use regulations has been the immediate priority for the community. An LCP submittal is not expected until 1993 at the earliest.

3. Area of Deferred Certification: None.

4. Amendments: None.

City of Del Mar

1. Number of segments - 0
2. Summary status:

   Del Mar is a small urbanized community with little undeveloped land. After completing its community plan update and addressing some

long-standing beachfront issues, the City submitted its initial LUP portion, which was certified with suggested modifications, by the Commission, on September 11, 1991. The City then resubmitted its land use plan and the Commission again certified it with suggested modifications on June 11, 1992. No date is known for submittal of the zoning portion.

3. Area of Deferred Certification: None.

4. Amendments: None.

City of San Diego

1. Number of segments - 12
2. Summary status:

a. North City LUP

This LUP segment was submitted on April 20, 1981, and the Regional Commission certified it with suggested modifications on June 26, 1981. The State Commission found that the Regional Commission's decision raised no substantial issue on August 21, 1981, thereby endorsing the Regional Commission's action. A resubmitted LUP was certified with suggested modifications on May 23, 1984. As a result, the City substantially revised the LUP to address the Commission's concerns and resubmitted the LUP a second time. On August 27, 1985, the Commission certified the land use plan as submitted. This LUP segment has been very controversial and has involved extensive public participation. Major issues have involved: the preservation and protection of the Los Penasquitos and San Dieguito Lagoons; grading and erosion control within the watershed of these lagoons; the proposed Route 56 Freeway; and, the extent of development within the San Dieguito River Valley. On January 13, 1988, the Commission certified a third resubmittal of this segment, as submitted, to clarify steep slope development policies and incorporate permissible, but discretionary, encroachment allowances into constrained slopes. This LUP was effectively certified by the Commission on July 13, 1988.

b. La Jolla/La Jolla Shores LUP

The La Jolla/La Jolla Shores LUP was submitted to the Commission in October, 1979. The Regional Commission certified this LUP with suggested modifications on May 9, 1980, and the State Commission found that this decision raised no substantial issue on December 16, 1980. The Commission certified a resubmitted LUP with suggested modifications on September 22, 1982; and the second resubmittal was certified, as submitted, on April 26, 1983. A third resubmittal was certified as submitted on July 13, 1988.

c. Pacific Beach LUP

The Pacific Beach LUP was submitted on April 30, 1981. On June 12, 1981, the Regional Commission denied the LUP, as submitted, then certified it with suggested modifications. The Commission found that the Regional Commission's decision raised no substantial issue on July 24, 1981. The City resubmitted this LUP in October, 1983, and the Commission certified it with suggested modifications on May 23, 1984. Subsequently, the City revised the segment to address the Commission's concerns regarding parking in nearshore areas and resubmitted it a second time. On August 27, 1985, the Commission certified the Pacific Beach LUP as resubmitted (for the second time). A third resubmittal was certified as submitted on July 13, 1988.

d. Mission Beach LCP

1. The Mission Beach LUP segment was submitted in November, 1979. The Regional Commission certified this segment with suggested modifications on April 11, 1980. On July 22, 1980, the State Commission found that this decision raised substantial issue with regard to policies for visitor-serving commercial facilities in the Santa Clara Place commercial district. The first resubmitted LUP was certified with suggested modifications on September 22, 1982. A second resubmittal was certified with suggested modifications on November 15, 1984. A third resubmittal involving only the Belmont Park site was certified by the Commission on September 10, 1986. A fourth resubmittal incorporating the Commission's suggested modifications of November 15, 1984, was certified as submitted on July 13, 1988.

2. The zoning (implementing ordinances) portion for the land use plan was comprised in the Mission Beach Planned District Ordinance (PDO); it was certified with suggested modifications on November 15, 1985. The modifications were acceptable to the City and a resubmittal was approved, as submitted, on January 13, 1988, with final certification by the Commission on July 13, 1988.

e. Mission Bay LCP

1. This LUP segment was submitted on April 5, 1982. At the September 1982 hearing, the City withdrew the submittal in order to allow more time to address the critical issues. The City has given this segment a lower priority for completion since it is almost all original jurisdiction area, where the Commission will retain permit authority. Progress has been slow but the City is continuing work on both a Resource Management Element and a shoreline protection study. The major issues are public access, environmentally sensitive habitats and alternate transit development.

2. The Commission's January 13, 1988 action on zoning for the other eleven segments did not include this segment.

f. Ocean Beach LUP

The Ocean Beach segment LUP was submitted in October of 1979. The Regional Commission certified the segment with suggested modifications on February 22, 1980. The Commission found that this decision raised substantial issue with regard to development of Pueblo Lot 212 and the provision of sufficient visitor-serving uses. On May 22, 1980, the Commission certified the Ocean Beach LUP segment with suggested modifications. This occurred again with the first resubmittal on May 23, 1984. A second resubmitted LUP was certified by the Commission (as submitted by the City) on August 27, 1985 and addressed the adequacy of parking in the nearshore areas. Issues related to Pueblo Lot 212 and visitor-serving accommodations were resolved. A third resubmittal was certified as submitted on July 13, 1988.

g. Peninsula LUP

The Regional Commission, on May 22, 1981, certified the LUP with suggested modifications. The Commission found that the decision raised substantial issue with regard to the preservation and protection of Famosa Slough. On August 21, 1981, and again on May 23, 1984 the Commission certified this segment with suggested modifications. A second resubmitted LUP was certified by the Commission on August 27, 1985, and addressed the adequacy of parking requirements in the nearshore areas. A third resubmittal was certified as submitted on July 13, 1988.

h. Centre City/Pacific Highway Corridor (PHC) LUP

This LUP segment was submitted on April 7, 1981. On May 22, 1981, the San Diego Coast Regional Commission certified it with suggested modifications. The LUP was reactivated and certified with suggested modifications on May 24, 1983. These were acceptable to the City; however, several years passed and a second resubmittal was reviewed by the Commission in January 1988. Since there were new concerns about the adequacy of the resubmitted LUP's provisions to phase necessary public access and traffic improvements with new development, the resubmittal was first denied and then certified, with suggested modifications, on January 13, 1988. The City accepted the modifications and the LUP was effectively certified on July 13, 1988.

i. Barrio Logan/Harbor 101 LCP

1. The Barrio Logan LUP was submitted in August of 1979, and on November 9, 1979, it was certified with suggested modifications.

The Commission found this action raised no substantial issue on December 18, 1979. The LUP was resubmitted in December 1982. On February 23, 1983, the Commission certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988.

2. The zoning (implementing ordinances) portion of the land use plan was partially comprised in a Planned District Ordinance (PDO); it was certified with suggested modifications on February 23, 1983. The City accepted the revisions and a resubmitted citywide implementation plan (including the planned district) was denied and then certified with suggested modifications by the Commission on January 13, 1988. Final certification by the Commission of the Barrio Logan PDO occurred on July 13, 1988.

j. Otay Mesa/Nestor LUP

This segment was submitted on January 15, 1979. The Regional Commission, on March 9, 1979, certified this LUP as submitted. The Commission found no substantial issue with this action, and certified it on May 15, 1979. The main issues were the preservation of environmentally sensitive habitat areas and agriculture. A resubmitted LUP was certified with suggested modifications on March 14, 1985 and a second resubmittal certified (without modifications) on March 11, 1986. A third resubmittal was certified as submitted on July 13, 1988.

k. Tia Juana River Valley LUP

This segment was submitted on January 15, 1979. The Regional Commission certified this LUP with suggested modifications on April 27, 1979. The City accepted these suggested modifications and incorporated them into a resubmitted LUP which the Commission certified on September 18, 1979. The City further changed its LUP, resubmitted it, and it was certified (as submitted) on May 23, 1984. The main issues have been the preservation of environmentally sensitive wetland/riparian areas and agriculture. A fourth resubmittal was certified as submitted on July 13, 1988.

l. Border Highlands LUP

On May 1, 1981, the City submitted this segment. The Regional Commission denied the LUP as submitted and certified it with suggested modifications. The Commission found no substantial issue on July 23, 1981. On May 21, 1982, the City resubmitted this segment, adopting most of the Commission's suggested modifications. The Commission, on August 27, 1982, certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988.

m. The zoning (Implementation Plan) for nine of the City's 12 segments (excepting Mission Beach, Mission Bay and Barrio Logan/Harbor 101) was submitted in October 1983, and the Commission certified it with suggested modifications on May 23, 1984. The modifications concerned limiting floodplain development, restricting grading of steep slopes and providing adequate parking standards for new development in the nearshore areas.

Since the 1984 action, the City actively worked on revising its Implementation Plan to respond to the issues raised by the Commission. The City resubmitted the implementing ordinances and this package was reviewed by the Commission in January 1988. Although there had been substantial progress made to resolve many of the Commission's concerns, the resubmitted Implementation Plan was denied and then approved, with suggested modifications, on January 13, 1988. The City accepted these modifications, and the Commission effectively certified the Implementation Plan (including two planned district ordinances) for eleven segments (except Mission Bay) on July 13, 1988.

However, two of the eleven segments (Mission Beach and Barrio Logan/Harbor 101) also have Planned District Ordinances (PDOs) which the Commission has separately reviewed and approved. In those two cases, the planned district's provisions provide more specific controls over the area's development; however, where the district and LCP implementation plan do not conflict, the City still utilizes much of its general zoning for those communities. Additionally, the Mission Bay segment still remains uncertified at this time.

Following the Commission certification with suggested modifications action of January 13, 1988, the City agreed to the proposed revisions which were largely technical, but necessary, clarifications to assure effective implementation of the City's certified land use plan provisions. The modifications involved assuring the application of resource protection measures in discretionary permits, establishment of buffer zones for riparian habitats, development of fire protection policies, requiring Commission review of identified resource mapping adjustments and clarifying the coastal development permit processing ordinance.

The City Council accepted the Commission's suggested modifications for the Implementation Plan and the Commission concurred with this action, effectively certifying the total LCP on October 14, 1988 (except for Mission Bay and several areas of deferred certification). The City assumed permit-issuing authority for all of its coastal zone (except for Mission Bay and the identified areas of deferred certification) on October 17, 1988.

3. Areas of Deferred Certification:

a. North City

1. Via de la Valle Specific Plan ADC. This was created on August 21, 1981 and includes about 100 acres east of I-5 and north of Via de la Valle. The main issues are the proposed densities and extent of grading/encroachment on visually-significant steep slopes. While unresolved at this time, the area is being gradually built-out through the approval of individual coastal development permits.

2. South Slopes ADC. This was created on August 21, 1981 and includes several small unplanned geographic portions of areas on the south slopes of the San Dieguito River Valley, east of I-5 situated on properties outside of the 100-year floodplain. The main issues are the permitted land use intensities and slope preservation, and these remain unresolved.

3. San Diego Gas and Electric (SDG&E) Property ADC (Resolved). This was created on August 27, 1985 and includes 110 acres. Located adjacent to Los Penasquitos Lagoon, west of I-5 and south of Carmel Valley Road, the main issue is the mapping of the extent of the wetlands, and the City had been sued by SDG&E over this. The State Department of Parks and Recreation has acquired portions of the property and an LUP has been completed as part of the Los Penasquitos Lagoon Enhancement Plan. This Plan was a part of the Commission's action on LCP Amendment No. 2-90 (Major) which was approved on September 13, 1990, and resolved this ADC.

4. Carmel Valley ADC (Partially Resolved). This was created on August 21, 1981 and covers about 400 acres along Carmel Valley Creek, east of I-5 at Carmel Valley Road and situated within the Neighborhood #8 Precise Plan area. It also includes portions of the valley located within the City's Urban Reserve (and outside of North City West area) further east. The main issues are the extent of development to be allowed, resolution of the Carmel Valley Road/State Route 56 roadway alignment, preservation of riparian habitat and land use designations. The Precise Plan for Neighborhood 8 and the Carmel Valley Resource Enhancement Plan were prepared for the North City West planning area portions of this ADC and their adoption in the City's LCP Amendment No. 2-90 (Major) have resolved most of the above issues. However, the portions of the valley located on the City's Urban Reserve remain unresolved and are not expected to be addressed in the near future.

5. Los Penasquitos Regional Park ADC. This was created on August 21, 1981 and includes about 600 acres in Los Penasquitos and Lopez

Canyons, at the easterly end of Sorrento Valley Blvd. The main issue is the lack of a master plan for this nature preserve. A plan has been drafted and is undergoing local review. However, at this time, it remains unresolved.

6. Torrey Pines City Park ADC. This was created on August 21, 1981 and includes 75 acres. It is comprised of a mesatop area and steep coastal bluffs. The main issue is the lack of a master plan addressing these coastal bluffs, their stability and public access needs. This is unresolved at this time.

7. Cal Sorrento Property ADC. This was created on August 27, 1985 and includes about 25 acres located just east of I-805 and north of Los Penasquitos Creek. The main issues are protection of a remnant marsh and steep slope areas, and these remain unresolved.

b. La Jolla/La Jolla Shores

La Jolla Planned District ADC (Resolved). This was created on January 13, 1988 and it includes most of the commercially-zoned properties of this community. The district also includes nearshore residential areas. The main issues are the parking exemptions proposed for rehabilitation efforts, small lots and minor additions within the district and the need for some overall program to address alternate transit and traffic circulation needs. These concerns were resolved by the Commission's effective certification of the City's LCP Amendment No. 4-89 (Major) on November 17, 1989.

c. Pacific Beach

1. Visitor Commercial Rezones ADC. This was created on October 14, 1988 and includes the visitor commercial nodes in Pacific Beach located generally west of and fronting on Mission Blvd. between Law Street and Pacific Beach Drive, and the bayside strip generally fronting on Mission Bay Drive. The main issues are priorities for visitor-serving uses and the resulting change from the more typical neighborhood-oriented commercial strip development presently found in these areas. These remain unresolved.

2. Garnet Avenue Commercial Strip ADC (Resolved). This was created on October 14, 1988 and includes 50 acres in the main business district of Pacific Beach. The main issue is how to preserve the pedestrian-oriented and community strip character in this area. In developing its implementation measures, the City applied the CC (Community Commercial) zone to the Garnet Avenue strip; this zone was specifically designed to regulate older commercial districts adjoining residential neighborhoods. However, the community's

concerns remained. Alternate zoning was proposed to implement the certified LUP and its acceptance resulted in resolution of this ADC. This was resolved by the Commission's effective certification of the City's LCP Amendment No. 4-89 on November 17, 1989.

d. Mission Beach

Mission Beach Park (aka Belmont Park) ADC (Resolved). This was created on September 22, 1982 and includes 18.7 acres at the intersection of West Mission Bay Drive and Mission Blvd. The main issues were determining the proper mix of public and commercial recreation uses, and adequacy of beach parking. These were resolved through certification of a resubmitted LUP on September 10, 1986.

e. Ocean Beach

Niagara Streetend ADC (Resolved). This was created on October 14, 1988 and it includes a small half-square block (.59 acres) located on the south side of Niagara Street, west of the alley and just east of the Ocean Beach Pier. The main issue is the inconsistency of the certified land use plan which designates the property for residential use and its present zoning of C-1 (General Commercial). Rather than implement a rezoning, this issue was resolved with the processing and Commission approval of an LUP amendment on November 11, 1988 to re-designate the area to Community Commercial.

f. Peninsula

Famosa Slough ADC. This was created on May 23, 1984 and includes about 20 acres along West Point Loma Blvd., east of Nimitz Blvd. The main issue is preservation of this remnant wetland which was isolated as a result of channelization of the San Diego River. This remains unresolved.

g. Centre City/Pacific Highway Corridor (PHC)

County Administration Center (CAC) ADC. This was created on May 23, 1984 and includes 15 acres along North Harbor Drive, north of Ash Street. The main issue is the future use of County-owned parking lots, which the original LUP designated as a future park and the County would like to develop for commercial uses. This ADC is unresolved at this time.

h. Otay Mesa/Nestor

Otay River Valley and South Bay Deferred Certification Study Area ADC. This was created on October 14, 1988 and includes the Otay River

Valley floodplain and abutting South Bay properties within the City's jurisdiction. The subject properties are generally located southwest of the Palomar Street/I-5 interchange, and north of Palm Avenue, at the south/southeast corner of San Diego Bay. The main issue is allowing time for the preparation of a specific land use plan for the area. The work will also reflect multi-jurisdictional efforts underway in this area to create a regional park extending up the river valley. This remains unresolved.

i. Tia Juana River Valley

Tia Juana River Valley Floodplain ADC (Resolved). This was created on October 14, 1988 and encompasses all of the floodplain in the river valley as shown on City Zoning Map #C-704. The main issue is the need to review and update the hydrologic maps of the river valley to reflect current floodway/floodplain fringe delineations to ensure application of the appropriate resource protection measures. Work was completed on the map updates, and implementation was reviewed and endorsed by the Commission approval of LCP Amendment No. 2-90 (Major), on September 13, 1990, which resolved this ADC.

4. Amendments:

LCP No. 1-88 (Major) - Ocean Beach & Otay Mesa/Nestor - Approved 11/17/88;
LCP No. 1-89 (Major) - North City & Centre City/PHC - Approved (w/ suggested mods) 5/9/89;
LCP No. 2-89 (Major) - North City & Otay Mesa/Nestor - Approved (w/ suggested mods) 7/11/89;
LCP No. 3-89 (Minor) - Ocean Beach - Approved 8/10/89;
LCP No. 4-89 (Major) - North City, La Jolla/La Jolla Shores, Pacific Beach, Peninsula & Citywide - Approved 10/11/89;
LCP No. 5-89 (Minor) - Citywide - Approved 2/14/90;
LCP No. 1-90 (Major) - North City, La Jolla/La Jolla Shores, Mission Beach & Citywide - Approved (w/ suggested mods) 4/11/90, ED Checkoff 9/11/91;
LCP No. 2-90 (Major) - North City, Mission Beach & Tia Juana River Valley - Approved 9/13/90;
LCP No. 1-91 (Major) - North City, La Jolla/ La Jolla Shores, Pacific Beach, Ocean Beach & Citywide - Approved 5/7/91;
LCP No. 1-91 (Major) - Centre City/PHC - Approved (w/ suggested mods) 11/12/91;
LCP No. 2-91 (Major) - North City, Centre City/PHC, Otay Mesa/Nestor & Tia Juana River Valley - Approved (w/suggested mods) 9/11/91, ED Checkoff 2/18/92 & 4/10/92;
LCP No. 3-91 (Major) - North City, Barrio Logan/Harbor 101 & Citywide - Approved 11/12/91;

LCP No. 1-92 (Major) - North City, Barrio Logan/Harbor 101 & Citywide - Approved Part, Approved Part (w/ suggested mods), Continued Part - 6/11/92.

5. Local Government Post-Certification Permit Activity (through Quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
522	154	16

City of Coronado

1. Number of segments - 0
2. Summary status:

   a. On March 13, 1981, the Regional Commission denied the LUP as submitted, then certified it subject to the City revising certain policy language concerning access and development on the old Ferry Landing site. On April 16, 1981, the State Commission found no substantial issue. Subsequently, the City modified the LUP to comply with the policy language suggested by the Regional Commission and the LUP was effectively certified on June 23, 1981.

   b. The Commission certified (with suggested modifications) the zoning (Implementation Plan) on September 28, 1983, and the City accepted the proposed revisions. The City resubmitted the Implementation Plan and it was approved by the Commission, resulting in effective certification of the City's LCP on January 11, 1984. On that same date, the City assumed permit-issuing authority.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-81 (Major) - Approved 2/4/82;
No. 1-82 (Major) - Approved 11/18/82;
No. 1-83 (Major) - Approved Part and Denied Part 7/27/83;
LCP No. 1-86 (Major) - Approved 1/14/87;
No. 1-87 (Major) - Approved 7/10/87;
No. 1-88 (Major) - Approved 7/13/88;
No. 1-89 (Major) - Approved Part (w/ suggested mods) and Denied Part 1/9/90;
No. 1-90 (This number not used);
No. 2-90 (Minor) - Approved 1/8/91;

No. 3-90 (Major) - Denied 5/7/91;
No. 1-91 (Major) - Approved (w/ suggested mods) 5/7/91, ED Checkoff 8/14/91;
No. 2-91 (Major) - Approved LUP Portion, Denied Implementation Plan Portion 11/12/91.

5. Local Government Post-Certification Permit Activity (through Quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
53	27	1

City of National City

1. Number of segments - 0
2. Summary of status:

On September 29, 1981, the City formally submitted its total LCP. At that time, there were concerns about the preservation of Paradise Marsh and new development standards. Before the Commission hearing, the City withdrew the submittal and concentrated LCP work did not resume until Fall 1987. In the interim, the City had determined that it would process the land use plan and implementing ordinances separately. On February 5, 1988, the City's revised LUP was accepted for filing. The new land use plan submittal substantially responded to the previous issues identified by staff; and, on April 14, 1988, the Commission certified the LUP with suggested modifications. The suggested revisions addressed the marsh preservation policies, seasonal grading controls, reduction of flood hazards and the intensity of development in the proposed tourist commercial area. The City accepted the suggested modifications and the Commission effectively certified the LUP on July 13, 1988. The implementation program (zoning) was certified with suggested modifications on December 11, 1990. The City accepted these modifications and the Commission effectively certified the total LCP on April 9, 1991. The City assumed permit-issuing authority on July 15, 1991.

A Categorical Exclusion covering various activities was approved by the Commission on May 7, 1991.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-91 (Major) - Approved 7/16/91.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
6	1	0

City of Chula Vista

1. Number segments - 2
2. Summary status:

a. Balance of City LCP

The Commission denied the Chula Vista LCP as submitted on September 4, 1979, and then approved it with conditions. The City was advised to resubmit the LCP with modifications reflecting these conditions. The City sued. The judge ruled that the Commission could not conditionally approve the LCP and that the Commission should rescind its decision and then vote on the Chula Vista LCP to either certify, in whole or in part, or deny the LCP as submitted.

On April 16, 1981, the Commission reconsidered the LCP, and partially certified portions and partially denied others. The Commission also approved suggested policy language, which, if incorporated into the LCP would result in a finding of conformity with the Coastal Act for the entire Chula Vista LCP. From the standpoint of Coastal Act policies, wetland protection (Sweetwater Marsh) was the key issue.

The resubmitted LUP was certified by the Commission (as resubmitted) on March 27, 1984, and the zoning (Implementation Plan/Specific Plan) was certified on January 25, 1985. The Commission has been sued by the Sierra Club over this LCP certification. On September 27, 1985, the LCP was effectively certified by the Commission and the City assumed permit-issuing authority at that time. As a result of the settlement over the litigation related to LCP certification, extensive areas of the City's Midbayfront and the F/G Street Marsh have been incorporated into the Sweetwater Marsh National Wildlife Refuge. In order to recognize this land use change, as well as a modified development plan from a new property owner, the City has initiated local public hearings on a major land use plan amendment for the entire Midbayfront. An amendment submittal for this area is not expected until late 1992.

b. South Bay Islands LCP

The County Board of Supervisors submitted the existing County General Plan as the LUP for two small unincorporated "islands" in the South Bay area (totalling 37 acres). The Regional Commission rejected the LUP, recommending one modification be incorporated to control signage. On December 18, 1980, the State Commission found that the Regional Commission's decision raised no substantial issue and certified the resubmitted LUP and zoning (implementing ordinances) on November 22, 1985.

This small segment was annexed to the City of Chula Vista in January, 1986 and the City will need to amend its LCP to incorporate the area into it. No significant problems are expected.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-85 (Major) - Approved 2/6/86;
No. 1-86 (Major) - Approved 11/13/86;
No. 1-88 (Major) - Approved 6/9/88;
No. 1-89 (Major) - Approved 4/14/89;
No. 1-92 (Major) - Approved (w/ suggested mods) 6/11/92.

5. Local Government Post-Certification Permit Activity (through Quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
53	49	1

City of Imperial Beach

1. Number of segments - 0
2. Summary status:

a. The City submitted its LUP on June 30, 1981. The Commission denied the LUP as submitted, then certified it with suggested modifications on September 15, 1981. It was resubmitted on January 22, 1982, and certified by the Commission on March 16, 1982. Following effective certification on November 18, 1982, the City assumed interim permit-issuing authority (per Hannigan), effective August 15, 1983. Following effective certification of both the LUP and zoning (Implementation Plan) on September 26, 1984, the City assumed

permit-issuing authority on February 13, 1985, superseding the August 1983 interim (Hannigan) authority.

b. The zoning (Implementation Plan) was certified by the Commission on September 26, 1984. The principal concern has been the redevelopment of the beachfront area. With the loss of the Redevelopment Agency, the implementation of the original Seacoast District Specific Plan was severely hampered and recent amendments have been undergoing local government and Commission review.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-83 (Major) - Approved 1/11/84;
LCP No. 1-85 (Major) - Approved (w/ suggested mods) 4/11/85, ED Checkoff 10/25/85;
No. 2-85 (Major) - Approved 10/24/85;
No. 1-86 (Major) - Approved (w/ suggested mods) 1/14/87;
No. 1-88 (Major) - Approved 11/17/88;
No. 1-89 (Major) - Approved (w/ suggested mods) 4/14/89, ED Checkoff 5/9/89;
No. 2-89 (Major) - Denied 10/11/89;
No. 3-89 (Major) - Approved (w/ suggested mods) 3/16/90;
No. 1-90 (Major) - Approved (w/ suggested mods) 6/13/90.

5. Local Government Post-Certification Permit Activity (through Quarter ending June 30, 1992).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
302	118	13

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GLH/DNL
07/22/92