

August 27, 2024

SENT VIA EMAIL redondo@ytsd.org

Mr. Ryan Redondo
Youth Tennis San Diego
4490 W. Point Loma Blvd.
San Diego, CA 92107

Subject: Flat Rate Lease Agreement ("Lease") between City of San Diego ("City") and Youth Tennis San Diego dba Barnes Tennis Center ("Lessee") filed in the Office of the City Clerk as Document No. RR-280520 on August 10, 1992

Dear Ryan:

Thank you for your patience while the City's Development Services Department ("DSD") evaluated the site location for the proposed 2023 Barnes Gravel Pave 2 Plan on Parcel A.

After DSD reviewed both files, including the Conditional Use Permit issued in 1989 and amended in 2008 ("CUP"), DSD concluded that expansion of a parking lot into Parcel A was not included in the scope of the CUP in its original or amended form. Therefore, any proposal for a parking lot in that area or the use of that area for overflow vehicular parking would require an additional amendment to the CUP as well as approval from the California Coastal Commission. To be clear, no vehicular parking is allowed on Parcel A without the necessary approvals, and if Lessee is allowing any such parking on Parcel A, Lessee must discontinue the parking use immediately.

In addition, Lessee must comply with Lease sections 5.3 Waste, Damage, or Destruction, 6.4 Improvements/Alterations, 6.15 Coastal Commission Approval, and 7.2 Compliance with Law.

When an application for a discretionary permit (or in this case, an amendment of an existing permit) is filed, DSD staff will review for compliance with all applicable code requirements as well as consistency with the adopted land use plan and local coastal development program ("CDP"). As it exists today, the Ocean Beach Community Plan identifies this particular area of the leasehold for a park-equivalent facility ideal for something like a neighborhood park. In order to consider the expansion of the parking lot, adequate review is required through the CUP/CDP process to determine if expansion is acceptable.

Following the on-site meeting in November 2023 with representatives from the City, DSD provided the information below regarding the previous unpermitted grading to Parcel A of the premises.

In the opinion of DSD's Building and Land Use Enforcement Division, the area south of the Barnes Tennis Center has been illegally graded. It was observed that vegetation and dirt had been cleared, grubbed, and disturbed over an area of approximately one acre. Per SDMC Sections 129.0602(e)(4) and (5), a grading permit would be required. Please note that the

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increase of runoff generated by the unpermitted graded area to the existing southwest storm drain inlets also violates the 2008 CUP and the Environmental Impact Report ("EIR") with related addendum under Project Number 116246. Additionally, the 2008 CUP requires implementation of permanent Best Management Practices for erosion and sediment control.

For your reference, attached are copies of the recorded, amended CUP dated January 28, 2008, and the Addendum to the EIR dated September 24, 2007.

If you have any questions or concerns, please contact Clay Gosnay at (619) 236-6298 or by email at mgosnay@san Diego.gov.

Sincerely,


Christina Bibler (Aug 27, 2024 15:56 PDT)

Christina Bibler
Director, Economic Development Department

CB/cb

Attachments: Conditional Use Permit, Lease, EIR

cc: Lucy Contreras, Deputy Director
Jim Mandler, Program Manager
Suki Jacala, Program Manager - DSD
Koy Nichols, Program Coordinator
Tracy Solis, Supervising Property Agent
Clay Gosnay, Property Agent