

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

NOTICE OF PUBLIC HEARING



DATE: Friday, March 15, 1996
TIME: 9:00 a.m.
PLACE: Radisson Hotel - Santa Barbara
1111 East Cabrillo Boulevard
Santa Barbara, CA

REAL ESTATE ASSETS

FEB 26 1996

RECEIVED

The proposed development described on Page 2 of this notice is scheduled for a public hearing before the California Coastal Commission at the time and date indicated above.

This item has been tentatively scheduled as follows:

- ☐ Administrative Permit
- ☐ Consent Calendar
- ☐ Extension Request
- ☐ Adoption of Findings
- ☐ Request for Reconsideration
- ☒ Material Amendment 6-91-306-A3/EL
- ☐ Hearing and Voting on Regular Calendar
SEE NOTE ON PAGE 2
- ☐ Continued Hearing and Voting on Regular Calendar
- ☐ Public Hearing on Regular Calendar
- ☐ Substantial Issue Determination and Hearing and Voting on Appeals from Local Government Decisions
- ☐ Continued Hearing and Voting on Appeals from Local Government Decisions
- ☐ Other: _____

Information on Coastal Commission meeting procedures is enclosed on Pages 3 and 4. If, after reading this information and the project description on Page 2, you have questions, please contact the Commission's San Diego District Office at (619) 521-8036. The file on this project is available for public review at the District Office during regular business hours. The staff report will be mailed to you upon request.

-Over-

Application No.: 6-91-306-A3

Applicant: Tennis Patrons Assoc. of San
Diego/City of San Diego

Agents: Gilbert West
Lynne Heidel

Original Description: Construction of a public tennis facility, including 24 lighted tennis courts, a 7,240 sq.ft., two-story clubhouse, a jogging trail, and associated parking, drainage and landscaping improvements; the project also includes off-site traffic improvements on Nimitz and West Point Loma Boulevards.

Lot Area	522,720 sq. ft.
Building Coverage	5,640 sq. ft. (1%)
Pavement Coverage	296,589 sq. ft. (57%)
Landscape Coverage	220,491 sq. ft. (42%)
Parking Spaces	207
Zoning	A-1-10
Plan Designation	Recreational
Ht abv fin grade	30 feet

Previous Amendments: Project was amended in 12/94 to reduce size of clubhouse to one story and 1,870 sq.ft. and in 6/95 to allow two monument signs.

Proposed Amendment: Construction of a one-story addition to the existing, approximately 1,900 sq.ft. one-story clubhouse (recreational building) to increase size to 11,500 sq.ft.

Site: Southeast quadrant of the Nimitz Boulevard/Interstate 8 intersection, Ocean Beach, San Diego, San Diego County.
APN 760-029-00 and 449-860-83

NOTE: The above item may be moved to the Consent Calendar for this area by the Executive Director if, prior to Commission consideration of the Consent Calendar, staff and the applicant are in agreement on the staff recommendation. If this item is moved to the Consent Calendar, the Commission will either approve it with the recommended conditions in the staff report or remove the item from the Consent Calendar by a vote of three or more Commissioners. If the item is removed, the public hearing described above will still be held at the point in the meeting originally indicated on the agenda.

IF YOU ARE AN APPLICANT: In most cases, your application will be reviewed by the district staff and placed on the State Commission agenda for the earliest possible meeting. Staff will determine if the application can be put on either the consent or administrative calendar or whether it must receive a full public hearing.

ADMINISTRATIVE CALENDAR: Administrative permits may be granted by the executive director for projects which are minor new developments, additions to existing structures (not exceeding \$100,000. in cost), single family residences, or multi-family projects of four units or less. The Coastal Act requires that all administrative permits be reported to the Commission at its next meeting before they take effect. If four or more Commissioners request that an item be held for public hearing, the project will be removed from the administrative calendar and scheduled for a public hearing at the next regular Commission meeting. Conditions may be attached to an administrative permit. Applicants and other interested parties may speak in opposition to the project or its conditions. Testimony is limited to 3 minutes for each side.

CONSENT CALENDAR: Projects considered by staff to be consistent with the Coastal Act but which do not qualify for the administrative calendar may be placed on the consent calendar. Projects on the consent calendar will be approved by the Commission with a single vote for the entire calendar. If three or more Commissioners wish to pull an item off consent, that item will normally be rescheduled for a regular public hearing and vote at the next regular Commission meeting. Conditions may be attached to consent calendar permits. Applicants who accept these conditions need not speak. Opponents should tell the Commission why the project is inconsistent with the Coastal Act. Three minutes will be allowed for each side to speak to the Commission. If there are several persons wishing to address an item, efforts should be made to consolidate presentations in order to stay within the time-limits. Interested persons should check with the Commission staff regarding subsequent hearings.

REGULAR CALENDAR PERMIT APPLICATIONS: Projects potentially inconsistent with the Coastal Act or which can be approved only with conditions for which there are no clear precedents will be placed on the regular calendar and will be considered after a full public hearing. Persons supporting or opposing the project should tell the Commission why they think the project is or is not consistent with the Act. Testimony must address coastal act policies and environmental impacts of the project and should not be redundant. Each side is allotted 15 minutes, with the applicant speaking first and then the opposition. The Commission can, however, at its own discretion limit or extend this time period. The applicant may reserve some time for rebuttal after the opponents speak. After the hearing is closed, the Commission will discuss the matter and vote.

REQUEST FOR RECONSIDERATION: An applicant may request that the Commission reconsider its previous action on a permit. The applicant must show that there is relevant new evidence which could not have reasonably been presented at the original hearing or that an error of fact or law occurred. Only the applicant and persons who participated in the original proceedings are eligible to testify. Testimony is limited to three minutes for each side. Should the Commissioners vote to grant the reconsideration request, the matter will be scheduled for a public hearing as if it were a new application.

FINDINGS: Public hearing and voting on findings to support previous Commission action. Adoption of findings will not change the previous action. Only persons who participated in the original proceedings are eligible to testify.

PERMIT AMENDMENTS and EXTENSIONS: Public hearing and voting on requests to amend or extend permits previously approved by the Commission. Five minutes will be allocated to each side.

PUBLIC HEARING PROCEDURES: If the item you are interested in speaking on is scheduled for a public hearing, you must fill out a "Request to Speak" form and give it to a staff person before the hearing starts. Sign-up forms will be available on a table at the entrance to the hearing room.

Time limits for spoken testimony vary according to the different calendars. In addition, because the number of speakers can vary, the Commission can also limit or extend the stated time limits. Because of this limited time, applicants and opponents are encouraged to submit written comments to the Commission office at least one week in advance of the hearing. Comments will be copied and forwarded to the Commissioners by the staff. If it is convenient, you may also wish to bring 25 copies of your spoken testimony to the hearing for distribution to the Commissioners.

Speakers may use maps, slides, photographs, models, and other visual materials in their presentations to the Commission. Since material become part of the public record on the permit, reproductions of the materials shown must be submitted to the Commission staff before or during the Commission meeting, or the originals will be retained by the Commission for 60 days. A carousel slide projector and screen will be available at the meeting.

WHEN WILL AN AGENDA ITEM BE HEARD? Unfortunately, no one can predict how quickly the Commission will complete agenda items. Each session begins at the time noted on the meeting notice. Each item is considered in order listed, except in extraordinary circumstances. The Commission will consider items even though the interested persons are not present. Staff at the appropriate Commission office can give you more information prior to the hearing date and you can call the staff at the hearing location for last minute information.

CAMPAIGN CONTRIBUTIONS: Government Code Section 84308 requires Commissioners to disqualify themselves from voting on any matter if they have received a campaign contribution of \$250. or more from an interested party. If you intend to speak on any hearing item, please indicate on the speaker slip and/or in your testimony, if you have made campaign contributions of \$250. or more to any Commissioner within the last year, and if so, to which Commissioners you contributed.

HOW MANY VOTES DOES IT TAKE TO APPROVE AN APPLICATION? Each permit must be approved by a majority of the Commissioners who are authorized to vote and who are present in the room. All permits on the administrative and consent calendars will be voted upon at one time with just one motion and one roll call.

PUBLIC RECORDS: Public records on matters before the Commission will be available for inspection at the meeting and at other times in the Commission office. Extra copies of staff reports will also be available at the meeting.

ACCESS TO HEARINGS: Commission meetings are in centralized locations and are accessible to persons with disabilities.

STATE WATER RESOURCES CONTROL BOARD

PAUL R. BENDERSON BUILDING
901 P STREET
P.O. BOX 1977
SACRAMENTO, CALIFORNIA 95812-1977
(916) 657-0908
FAX: (916) 657-1011

DATE: DEC 28 1995

TO: Storm Water Permittee

WDID #: 9375303675SUBJECT: TERMINATION OF COVERAGE UNDER THE GENERAL NPDES
PERMIT TO DISCHARGE STORM WATER

Per your Notice of Termination (NOT), the State Water Resources Control Board (State Water Board) has terminated your coverage under the General NPDES Permit to Discharge Storm Water associated with:

X CONSTRUCTION ACTIVITY _____ INDUSTRIAL ACTIVITY

for the following construction site/facility:

Southeast of Nimitz Blvd. & I-8
San Diego CA

It was also determined that completion of your construction project or closure of your facility was done within a month of your Storm Water Annual Fee invoice. Therefore, you are not required to pay your current Annual invoice # 9503249. If this invoice was paid, a refund check will be issued.

If you are covered under an **Industrial** Permit, you are still responsible for completing an Annual Report for the period your facility was permitted (July 1 until the date you filed the NOT). For a copy of the Annual Report, please call (916) 657-0757.

Please be advised that the State Water Board is following your request for termination and is not making a determination of its validity. Facilities that are found to be in violation of federal regulations requiring coverage under the NPDES permit may be subject to substantial penalty.

If you wish to obtain coverage under the General Permit in the future, you are required to submit a Notice of Intent, a site map and the appropriate fee.

Sincerely,

Storm Water Unit
Division of Water Quality



THE CITY OF

SAN DIEGO

REAL ESTATE ASSETS DEPARTMENT, MAIL STATION 51-A
CIVIC CENTER PLAZA, 1200 THIRD AVENUE, SUITE 1700
SAN DIEGO, CALIFORNIA 92101-4199

TELEPHONE: (619) 201-6031
FAX: (619) 236-6706

CITY OF SAN DIEGO	
REAL ESTATE ASSETS DEPT.	
☐	DIRECTOR
☐	DEPUTY MANAGER
☒	FILE COPY
☐	CHRON. COPY
☒	SIGNATOR

File: San Diego Tennis Patrons

August 4, 1995

Richard L. Kintz, Esq.
Brobeck, Phleger & Harrison
550 West C. Street, Suite 1300
P.O. Box 128049
San Diego, CA 92112-8049

Re: Copy of Recorded Quitclaim Deed to Disputed 40-foot Strip

Dear Dick:

Attached is a copy of the recorded Quitclaim Deed to the 40-foot disputed strip for your files.

I have called Mary McCormack at First American Title to see if I can get a copy of the Policy of Title Insurance.

If you could provide me with a copy of the recorded Memorandum of Lease I think my file would be fairly complete.

Thanks for your help, hope to work with you again.

Sincerely,

Stewart A. Cerveney
Property Agent



DIVERSITY
BRINGS US ALL TOGETHER



The City of San Diego

MANAGER'S REPORT

Info
[Signature]

DATE ISSUED: May 10, 1995

REPORT NO: 95-111

ATTENTION: Public Safety and Neighborhood Services Committee
Agenda of May 17, 1995.

SUBJECT: Renewal of Non-Profit Tennis Club Permits

REFERENCE: Council Docket of March 27, 1995, Item #114

SUMMARY

Issue - Shall the City renew five year operating permits with eleven non-profit tennis clubs?

Manager's Recommendation: - Renew the operating permits and ensure that each club provide a minimum of 60 hours per week of court access to non-members.

Fiscal Impact: Operation and maintenance of these 67 public tennis courts by tennis clubs saves the City approximately \$168,000 annually.

BACKGROUND

At the City Council meeting of March 27, 1995, renewal of eleven non-profit tennis club operating permits were referred to Committee in order to better evaluate the number of hours the various clubs are open for member's use in comparison to non-member use.

The City currently contracts the operation and maintenance of 98 of its 110 public tennis courts to non-profit tennis clubs. The hours of operation, fees charged to users, and required levels of maintenance are reviewed and approved by staff to ensure equitable and reasonable fees are charged and that courts are available to the public as many hours as possible. The operation of these 98 courts by the tennis clubs saves the City approximately \$250,000 annually.

During the ten years that non-profit clubs have been operating public courts, few complaints have been received. For the most part, the clubs have done an excellent job and have provided a

higher level of service to the community than did the City when it operated the courts. By far, the greatest area of concern has been the staffing of the courts to ensure non-members, who pay a daily fee, have reasonable access to the courts. Many of the smaller clubs do not generate sufficient income to hire full-time court monitors. In these cases, non-members can only play during times when court monitors are on duty. Members generally are issued keys or the combination to court locks so they have access to the courts at anytime.

The two small court complexes, North Park Tennis Club (3 courts) and the Tierrasanta Tennis Club (4 courts), are the sites where the fewest number of hours are available for non-members. The average number of hours designated for non-member play at these clubs are about 40 per week. Both of these sites are on the grounds of staffed recreation centers. In order to provide greater access to the courts, Park and Recreation on-duty staff will assist the clubs by collecting user fees and provide access to non-members during the recreation centers normal operating hours. This assistance should greatly enhance public access to the courts and provide an additional 20 hours or more of court availability.

Another alternative would be to allow the clubs to increase user fees in order to raise additional operating funds to provide an increase in court monitors. This alternative is not recommended because it would present a financial hardship for many individuals and defeat the overall purpose of making courts available to as many players as possible. The City could resume the operation and maintenance of the courts at these two complexes if funding were allocated. The cost of operating these seven courts is estimated to be \$20,000 per year.

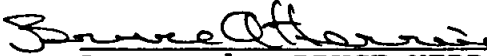
The attached chart provides a comparison of the operations of each of the eleven clubs. With the assistance of recreation staff at North Park, Tierrasanta, and perhaps other sites which may also need assistance, we anticipate an improvement in the public access issue.

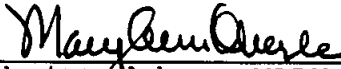
ALTERNATIVES

- 1) Establish a minimum number of hours that clubs must provide court access to non-members and allow clubs to raise user fees to cover their additional costs.

- 2) Do not renew all or some of the tennis court operating permits and allocate funding to the Park and Recreation Department to assume the operations.

Respectfully submitted,


Approved: BRUCE HERRING
Deputy City Manager


Submitted by: MARY ANN OBERLE
Deputy Director, Community Park &
Recreation Division, Park and
Recreation Department (685-1306)

MCM:MAO

ATTACHMENT:

1. Tennis Club Operating Statistics