



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 8, 2007 **REPORT NO. PC-07-159**

ATTENTION: Planning Commission, Agenda of November 15, 2007

SUBJECT: BOOTH BUILDING/GEORGE E. BARNES FAMILY JUNIOR TENNIS CENTER - PROJECT NO. 116246. PROCESS 4.

**OWNER/
APPLICANT:** City of San Diego
Youth Tennis San Diego (Attachment 7)

SUMMARY

Issue: Should the Planning Commission amend Conditional Use Permit/Variance No. 88-1259 to construct accessory improvements to the existing George E. Barnes Family Junior Tennis Center in the Ocean Beach Community Planning area?

Staff Recommendation:

1. **CERTIFY** the Addendum to Environmental Impact Report No. 91041080 and;
2. **APPROVE** Conditional Use Permit (CUP) 392576.

Community Planning Group Recommendation: On April 4, 2007, the Ocean Beach Planning Board voted 9-1-1 to recommend approval of the project with no conditions, but with recommendations as described in the Discussion section of this report (Attachment 13).

Environmental Review: An Addendum to Environmental Impact Report No. 91041080 has been prepared for the project. The proposed project would not result in new significant impacts or a substantial increase in the severity of previously identified impacts identified in EIR No. 91041080.

Fiscal Impact Statement: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project does not involve either the demolition of any housing or the addition of dwelling units. Therefore, the proposal would not represent any net loss or gain in housing units for the Ocean Beach Community Plan area.

BACKGROUND

The George E. Barnes Family Junior Tennis Center recreational facility is located on an approximately 12-acre, city-owned site approved by Planning Commission under Conditional Use Permit/Variance No. 88-1259 in 1991 (Attachment 14). A Substantial Conformance Review was approved in September 1993 to allow an increase in the building from the approved 7,240 square feet to the current 11,515 square feet. The property is located at 4490 West Point Loma Boulevard in the Ocean Beach community, near the confluence of West Point Loma Boulevard, Nimitz Boulevard, and Freeway I-8. The site is zoned AR-1-1 and within the Airport Influence Area of the San Diego International Airport, the Airport Environs Overlay Zone, the Airport Approach Overlay Zone, the Parking Impact Overlay Zone, and the Coastal Height Limit Overlay Zone. The site is in the Coastal Zone within the jurisdiction of the California Coastal Commission. As part of the approval process, the applicant must obtain an amendment to their Coastal Development Permit subsequent to the City's action, through the State Coastal Commission.

The facility currently provides 24 tennis, basketball and volleyball courts, an 11,515-square-foot clubhouse building, storage buildings and surface parking. The proposed project would construct a detached, one-story, 4,400-square-foot classroom building (three classroom areas), an exterior playground area, two mini tennis courts with lights, and add three new parking spaces for a total of 210 parking spaces. The proposed improvements would be located in an area currently occupied by landscape, parking or hardscaped areas. Hours of operation for the facility are 8:00 a.m. to 9:00 p.m. and the courts cannot be lighted past 9:00 p.m. The clubhouse hours of operation are from 8:00 a.m. to 10:00 p.m., Sunday through Thursday and 8:00 a.m. to 11:00 p.m. on Friday and Saturday.

The property is bounded by roadway to the north and west, and multifamily residential to the east and south. The property does not contain environmentally sensitive lands and no deviations have been requested with the project.

DISCUSSION

The existing facilities provide for approximately 11,515 square feet of clubhouse/classroom space. This area is primarily used as a place for after-school, tennis-related programs for children (e.g., computer use, homework help, reading, activities, etc.). The new one-story, detached, 4,400-square-foot educational building would be constructed at grade providing three additional classrooms for activities such as art, break room, homework assistance for approximately 30 children and one additional staff member. The new facility would have an overall building height of approximately 16 feet and located in the central portion of the project area, displacing approximately seven existing parking spaces.

The existing parking lot would undergo minor reconfiguration removing 23 parking spaces (for

construction of the new classroom space), but adding 26 new spaces for a total of 210 on-site, at-grade parking spaces. Seven existing parking spaces would be displaced by the proposed new educational building. However, an additional 26 surface parking spaces would be constructed at the western edge of the project site (adjacent to Nimitz Boulevard frontage).

Community Plan Analysis:

The Ocean Beach Precise Plan identifies this site at 4490 West Point Loma Boulevard as an area designated for Park and Public Ownership. The proposal is to add a 4,400-square-foot accessory structure with three assembly rooms, and two mini tennis courts, including relocation of nine parking spaces and addition of three parking spaces. This area, formerly known as Pueblo Lot 212, was undeveloped at the time of adoption of the Ocean Beach Precise Plan (plan) however the Local Coastal Program (LCP) section of the plan identifies the use of the publicly-owned Pueblo Lot 212 as a community issue. Policies were drafted to address a number of issues in the LCP, including “recreation and visitor serving facilities” and “locating and planning new development.” Though a specific use was not identified for Pueblo Lot 212, the discussion regarding the two above-mentioned policies in the LCP centered on potential development of this area into a park and the need for new recreational facilities, as well as possible residential development and associated affordable housing. Since the adoption of the plan, both residential development with associated affordable housing has occurred (Mariner’s Cove-east of subject site), along with recreational facilities in the form of the Barnes Jr. Tennis Center. The specific recommendations relating to this subject site state the following: *“The stimulation of the recreational use of Section 30252 of the Coastal Act also requires that new development provide adequate onsite recreational facilities so that the recreation needs of new residents will not overload nearby coastal recreation areas. This is particularly critical in Ocean Beach, due to existing deficiencies in such facilities.”* The expansion represented by this amendment to the Conditional Use Permit for this facility would be consistent with the recommendations for this area identified in the Local Coastal Program for the Ocean Beach Precise Plan.

Environmental Analysis:

The original project required the preparation of Environmental Impact Report (EIR) No. 91041080. The current proposal required the preparation of an Addendum to this document which analyzed potential project-specific environmental impacts and the adequacy of the EIR in relation to the current project. The document concluded the project would not result in substantial changes to the originally approved project that would require major revisions to the EIR due to new significant impacts or a substantial increase in the severity of impacts identified in the EIR. As such, no additional mitigation is required.

Community Planning Group Vote/Community Input:

The Ocean Beach Planning Board voted 9-1-1 to recommend approval of the project on April 4, 2007 (Attachment 13). In addition to the community meeting, several citizens contacted city staff for questions on the project. Issues raised at the meeting were maintenance/upkeep of the existing facilities, concerns over maintenance of a walking trail, and, homeless individuals using the unkempt landscaped areas. Comments provided to city staff included concerns over noise, traffic,

parking, and lighting. The Ocean Beach Planning Board voted to approve the project as submitted, and to encourage the facility to cooperate with its neighbors and attempt to address the neighbor's concerns regarding the property's landscaping.

Staff's response to these areas of concerns is that the project would provide a total of 210 parking spaces for the existing and proposed development. Draft permit conditions from the original permit regarding days and hours of operation for the facility and restrictions on the hours for lighting of the courts have been reflected in this new amended permit and described above in the Background section of this report (Attachment 10, page 1 of 7, letter "c"). Lighting must comply with the off-site development regulations of the San Diego Municipal Code (SDMC) specifically, outdoor lighting adjacent to residential shall be turned off between 11:00 p.m. and 6:00 a.m. and shall be directed or shaded so that light does not fall onto surrounding properties. Note that the permit conditions are more restrictive and require that the lighted courts cease to operate at 9:00 p.m.

The current proposal did not require the preparation of an acoustical study or a traffic study as these issues were adequately addressed in the original EIR. However, noise from the operation of the courts must comply with the noise regulations of the SDMC. Noise limits for the boundary between an agricultural zone and a multi-family residential zone are as follows, calculated in accordance with SDMC 59.5.041 sound level limits:

65 dB: 7:00 a.m. – 7:00 p.m.
63 dB: 7:00 p.m. – 10:00 p.m.
60 dB: 10:00 p.m. – 7:00 a.m.

On October 30, 2007, the applicant's representative provided the following response regarding the group's concerns identified at the meeting:

YTSD (Youth Tennis San Diego) has formed a landscape committee to address concerns and keep communication lines open and to study suggestions and ideas on improvement. This committee consists of members of the YTSD Board of Directors, neighbors, members of the Point Loma Association, facility/program participants and donors to YTSD. Steve Bickham - the facility director at the Barnes Center is heading the committee. Brush has been cleared, some palm trees have been taken out and new trees are going in this week. The sprinkler system has been repaired. Brush and trees have been cut back to prevent the homeless from camping on the Nimitz side of the fence. Improvements are ongoing and a long term plan is being structured.

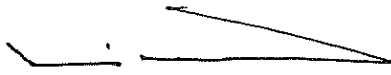
CONCLUSION

The proposed accessory improvements to the existing facility have been found to be consistent with the community plan and in conformance with the Municipal Code. The proposed uses are consistent with the Conditional Use Permit and staff has determined that the facility is operating in accordance with the approved permit and conditions. The facility provides recreational services to the surrounding community including tennis lessons, programs for senior citizens and persons with disabilities, as well as an after-school program. Staff recommends approval of Conditional Use Permit 392576, amendment to Conditional Use Permit/Variance 88-1259.

ALTERNATIVES

1. **APPROVE** Conditional Use Permit 392576 with modifications; or
2. **DENY** Conditional Use Permit 392576 if findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Sandra Teasley
Development Project Manager
Development Services Department

Attachments:

1. Site Location Map
2. Aerial Photo
3. Land Use Plan
4. ~~Zoning~~-(attachment deleted)
5. Site Photographs
6. Project Plans
7. Ownership Disclosure
8. Project Data Sheet
9. Project Chronology
10. Permit
11. Permit Resolution
12. Environmental Resolution
13. Community Planning Group Recommendation
14. CUP/VAR 88-1259