



**DAVID ALVAREZ  
COUNCILMEMBER**

**CITY OF SAN DIEGO**

May 30, 2017

Diana Lilly  
District Supervisor  
California Coastal Commission  
7575 Metropolitan Dr. # 103  
San Diego, CA 92108

Greetings Ms. Diana Lilly,

I appreciate your strong commitment to protecting and enhancing California's coast and ocean for present and future generations. The purpose of this letter is to address questions regarding a recent proposal made by San Diego Mayor Kevin Faulconer.

Mayor Faulconer has proposed the conversion of a Super 8 San Diego/Imperial Beach motel into a transitional housing and/or affordable housing facility. This motel is located on 1788 Palm Ave. San Diego, CA 92154 in the community of Egger Highlands in the City of San Diego, within the Coastal Zone. The proposal would house individuals for up to two years at the 68-room motel (2 individuals per room) under the San Diego Misdemeanants At-Risk Track (SMART) program. Residents of the Otay Mesa/Nestor community have expressed concerns to my office about the potential impact this project will have on public access to the coast, and the failure by the Mayor and the City to conduct any public outreach to the Otay Mesa/Nestor community, the neighboring city of Imperial Beach, and any other stakeholders from the South Bay Region.

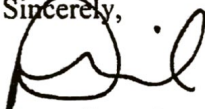
Given that the site of this proposed facility is within the City of San Diego's local coastal program, I would appreciate your assistance with the following questions:

1. Is a Coastal Permit required to change the current use to allow a transitional housing and/or affordable housing use? If so, what is the process, and is it appealable to the Coastal Commission?
2. Would the change of use from a motel to transitional housing and/or affordable housing use require an amendment in the land use designation? Does this require Coastal Commission approval?

3. As stated in the Commission's Strategic Plan Vision: "The California coast is available for all to enjoy through thousands of public access ways to and along the shoreline, a completed California Coastal Trail, a well-supported network of parks and open spaces, and a wide range of visitor-serving facilities, including lower cost campgrounds, hostels, and hotels." Would changing the use from motel to transitional housing and/or affordable housing use reduce the availability of low cost visitor accommodation?

Thank you for your attention to this matter. I am committed to keeping our coast accessible to all visitors. I look forward to your response. If you have any questions, or concerns please feel free to contact my staff representative, Vivian Moreno at 619-236-6688.

Sincerely,



Councilmember  
City of San Diego