

DATE ISSUED: February 6, 2007 REPORT NO. PC-07-029
ATTENTION: Planning Commission, Agenda of February 15, 2007
SUBJECT: HUESO BUILDING PROJECT NO. 17798 PROCESS NO. 4
OWNER: Virginia and Tony Hueso (Attachment 9)
APPLICANT: Teddy Cruz

SUMMARY

Issue(s): Should the Planning Commission approve a Planned Development Permit and Site Development Permit to construct a mixed use development consisting of two residential apartments and commercial space on a 0.17 acre lot?

Staff Recommendation: APPROVE Planned Development Permit No. 40496 and Site Development Permit No. 40495 with conditions (Attachment 6).

Community Planning Group Recommendation: On October 16, 2006, the Southeastern San Diego Community Planning Committee voted 10-1-0 to recommend approval of the project with suggestions (Attachment 8 and 9).

Environmental Review: The proposed activity is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing for this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The residential designation within the Southeastern San Diego Community Plan allows a maximum of five dwelling units to be constructed on the site. The proposed project's use does not adversely affect the goals and objectives of the community plan. This project is required to comply with the inclusionary housing requirements, which are conditions of the proposed Site Development Permit and Planned Development Permit (Attachment 6). The applicant has chosen to provide

on-site, for rent, affordable housing for the two dwellings being proposed in accordance with the City's Inclusionary Housing Ordinance rather than pay the in-lieu fee.

BACKGROUND

The 0.17 acre site is located at 2664 Imperial Avenue in the Southeastern San Diego Community Planning area and zoned CSR-2/R-1500 of the Southeastern San Diego Planned District. The property consists of one parcel designated multiple-use with a density range of 15-30 dwelling units per acre (Attachment 2). The surrounding area is developed with commercial uses to the east and west, a mixture of residential dwellings and commercial services to the south, and residential dwellings to the north. The lot is currently vacant.

A Planned Development Permit is required for a deviation to the off-setting planes requirement. A Planned Development Permit is also required in accordance with Land Development Code section 143.0403 which states that a site may be developed with uses not allowed in the underlying zone provided they are consistent with the community plan: The CSR-2/R-1500 zone allows either commercial or residential development but not both. The "Multiple Use" land use designator was determined to allow mixed uses at the time of review.

A Southeastern San Diego Development Permit (processed as a Site Development Permit) is required for new commercial developments within the Southeastern San Diego Planned District.

DISCUSSION

Project Description:

The project proposes the construction of two, three-story, residential and commercial buildings with nine surface parking spaces at the rear accessed off the alley. The retail area will total 845 and 964 square feet respectively located on the first floor. Two, two -story dwelling units are proposed on the second and third floor with the common living area on the first level and the bedrooms and exterior balconies located on the third level. Two proposed offices will be 436 and 576 square feet respectively located on the second floor behind the residential units.

The project's design will be comprised of varied articulations of materials, colors, and height. The buildings will be oriented along the street while the nine parking spaces will be accessed from an alley at the rear and not visible from Imperial Avenue. The scale of the building is respectful of and reflects the mixed use pattern of small parcels found along Imperial Avenue.

Community Plan Analysis:

The subject site is located in the Southeastern San Diego Community Plan area and is designated for Multiple Use. The Neighborhood Element of the community plan specifically recommends that Imperial Avenue between 25th Street and 32nd Street be rezoned to a multiple use residential/commercial zone. This rezoning has since been implemented. Since the rezoning was enacted in the late 1980's, this corridor has begun to transition to introduce a variety of commercial and residential uses.

The community plan specifically calls for areas to be designated for multiple use along major streets near residential areas and in redevelopment areas. The intent is to encourage residential and commercial land uses along these streets. According to the Commercial Element of the community plan, the multiple use designation is intended to act as a buffer between the commercial and residential zones, aid in the preservation and re-use of historically significant structures and allow for development flexibility to accommodate new opportunities for development. The proposed residential and commercial buildings would be consistent with the intent of these objectives of the community plan.

The Urban Design Element of the Southeastern San Diego Community Plan contains several guidelines related to site and building scale and design. The proposed project would implement several of these recommendations including the following:

- Maintaining a consistent street setback pattern on Imperial Avenue.
- Relating well to the neighborhood scale on the street.
- Breaking up the building into smaller visual components by varying spatial treatments and materials.
- Incorporating transparency to help enhance a pedestrian oriented environment.

Thus, the project as proposed meets the purpose and intent of the Southeastern San Diego Community Plan and would not have an adverse impact on the surrounding neighborhood.

Project-Related Issues:

Planned Development Permit Analysis:

The Planned Development Permit allows flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. Staff supports the proposed deviation to the off-setting plane requirement as it has been determined to be minor in scope and that the project conforms to all other development requirements. The project also implements several community plan recommendations through sensitive design practices and provides for community benefits.

The Southeastern San Diego Planned District requires that the development provide three vertical or horizontal separate planes for the buildings facing Imperial Avenue, each having a two-foot off-set. Although the project does not provide the required three off-setting planes, the project does provide adequate articulation through the use of architectural massing. The project proposes two building masses separated by a passage or walk way located between the building walls that serve as the project's entry. This passage includes a front building wall that will be constructed at a 45-degree angle open to the public right-of-way and connecting to the rear parking lot. Although these building features do not meet all of the technical requirements for off-setting planes, they will serve the same function by displacing building wall mass to create the affect of a building off-set. In addition, the project will further replicate building off-sets

through the use of transparency, colored material, and building articulations as described above in the community analysis plan section of the report. Staff has determined that the intent of the off-setting plane requirement is being met.

A Planned Development Permit may also be utilized as a mechanism to allow the uses that are consistent with the applicable land use designation. The proposed site has a land use designation of Multiple Use. The project proposes a development that includes residential, office, and commercial uses.

With respect to the community benefits, the Commercial Element of the Southeastern San Diego Community Plan states that new commercial facilities shall provide attractive quality community and neighborhood commercial uses offering a variety of goods and services to meet community needs and to increase job opportunities and resources within the immediate community. The proposed retail and office space use area will provide a needed service to the area and promote job opportunities. In addition, the project will provide affordable housing to the area. The project is anticipated to visually enhance the neighborhood by developing a vacant site which currently contains a ten-foot high wall facing Imperial Avenue with a development that includes a street façade respectful to the surrounding neighborhood containing varied articulations through the use of colors, off-sets and material. Therefore, staff has determined that the project is consistent with the Planned Development Permit ordinance.

Community Planning Group Recommendation:

On October 16, 2006, the Southeastern San Diego Community Planning Committee (SESDPC) voted 10-1-0 to approve the project with several suggestions. The suggestions and staff's responses are provided in attachment 12.

CONCLUSION:

Staff has reviewed the proposed project and has determined the project is in conformance with all applicable sections of the San Diego Municipal Code Sections. Staff has concluded that the proposed off-setting plane requirement is adequately replicated through the use of windows, building material, and color. The project will enhance the neighborhood through creative design practices in accordance with the Southeastern San Diego Community Plan. The project as proposed will not adversely affect the Progress Guide and General Plan, or the Southeastern San Diego Community Plan.

ALTERNATIVES

1. Approve Planned Development Permit No. 40496, Site Development Permit No. 40495, with modifications.
2. Deny Planned Development Permit No. 40496, Site Development Permit No. 40495 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

**Mike Westlake
Program Manager
Development Services Department**

**William Zounes
Project Manager
Development Services Department**

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plan(s)
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology
11. Rendering of Project Façade
12. Community Planning Group Suggestions