



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 22, 2007 **REPORT NO. PC -07-034**

ATTENTION: Planning Commission, Agenda of March 1, 2007

SUBJECT: LOS VIENTOS - PROJECT NO. 103439. PROCESS 5

OWNERS: AMCAL Los Vientos Fund, LP

APPLICANT: AMCAL Multi-Housing, Inc.

SUMMARY

Issue: Should the Planning Commission **RECOMMEND** to the City Council approval of the construction of 89 rental units including at least 16 (20%) affordable units on a 1.04 acre site at 1629 and 1668 National Avenue within the Barrio Logan/Harbor 101 Community Planning Area?

Staff Recommendation:

1. Recommend that the City Council **CERTIFY** Mitigated Negative Declaration No. 103439, and **ADOPT** Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend that the City Council **APPROVE** Progress Guide and General Plan Amendment/Community Plan Amendment, the Barrio Logan Planned District Ordinance Amendment, and Amendment to the Local Coastal Program No. 341661;
3. Recommend that the City Council **APPROVE** Rezone No. 341660;
4. Recommend that the City Council **APPROVE** Easement Abandonment No. 417546 to vacate the sewer crossing 1629 National Avenue;
5. Recommend that the City Council **APPROVE** Site Development Permit No. 341663, Coastal Development Permit No. 341662, and Planned Development Permit No. 417547.

Community Planning Group Recommendation: There is no recognized community planning group for the Barrio Logan community.

Other Recommendations: On January 29, 2007, the Barrio Logan Redevelopment Project Area Committee voted 8-0-2 to approve the Los Vientos project.

Environmental Review: A Mitigated Negative Declaration has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which address potential impacts to Historical Resources (Archaeology); Paleontology and Health and Safety. A Mitigation, Monitoring and Reporting Program would be implemented with this project to reduce the impacts to a level below significance.

Fiscal Impact: None with this action. 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 general/community plan amendment and rezone would permit residential development on a site where none is currently allowed. The applicant has agreed to comply with, and in fact will exceed the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

The proposed project also conforms with Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program. The applicant has elected to meet these requirements by restricting at least 16 residential units (20%) for occupancy by, and at rents affordable to, households earning no more than 60% of the Area Median Income (AMI).

The underlying zoning authorizes 76 units. In exchange for reserving 20% of the pre-density bonus units (16 units) for occupancy by, and at rents affordable to, households earning no more than 60% AMI, the project is granted a density bonus, bringing the total number of allowed units to 89 units.

Prior to receiving the first residential building permit, the applicant must enter into an agreement with the San Diego Housing Commission to assure that the restricted units are provided and occupied by the appropriate households.

BACKGROUND

The proposed project site is located within the Barrio Logan/Harbor 101 Community Planning Area. Barrio Logan is an older residential-industrial community bounded by the San Diego Bay on the west, the Center City Redevelopment Area to the north, Interstate 5 to the east and National City to the south (attachment 1).

The project site is located on two separate properties across the street from each other at 1629 and 1668 National Avenue. The 1629 site is 0.48 acres and the 1668 site is 0.56 acres for a total of 1.04 acres (attachment 2).

The project sites are currently zoned Barrio Logan Planned District (BLPD)-Redevelopment Sub-District-Light Industry/Commercial Use. Surrounding land uses generally include Light Industrial/Commercial to the north, south, east and west. Existing surrounding land uses consist of single dwelling units, duplexes and a teen health center to the north; Light industrial and storage to the south; Radford Garage Doors and single family dwelling units to the east; and Central Meats and a parking lot to the west.

The two parcels are nearly equal in size and combined total 1.04 acres. 1629 National Avenue includes four parcels, and previously consisted of an auto dismantling yard, which has since been removed and the site is now vacant except for a dilapidated single family structure that will be demolished as part of the proposed construction. 1668 National Avenue includes 4 parcels. The site is vacant and is currently being used for parking of automobiles. Both properties are relatively flat. No biological resources exist on either site. The project is not within nor adjacent to the Multi-Habitat Planning Area (MHPA).

DISCUSSION

Project Description:

The Los Vientos development is located in the northern portion of the Barrio Logan Redevelopment Project Area, on National Avenue and south of 16th Street, adjacent to the Centre City Redevelopment Project Area, East Village.

The site is located on two separate properties across the street from each other at 1629 and 1668 National Avenue within the Coastal Overlay Zone, Barrio Logan Planned District-Redevelopment Subdistrict, Barrio Logan Redevelopment Project Area, Transit Overlay Zone, Residential Overlay Zone and within Council District 8.

Los Vientos will provide 89 rental units in two 'U' shaped four story buildings, over parking. The applicant intends to develop Los Vientos as a 100% affordable housing development for low and very low income families. To do so, the applicant will have to obtain affordable housing financing, including low income housing tax credits and a loan from the Redevelopment Agency. As a condition of the project financing, all of the 89 units will remain affordable for 55 years. However, if the project cannot secure the necessary financing, the applicant would be unable to develop the project as a 100% low income affordable housing project.

In order to satisfy all the requirements of the Inclusionary Ordinance and the Affordable Density Bonus Regulations, at least 16 units (20%) will be affordable at 60% AMI.

The project will offer two, three and four bedroom floor plans that range in size from approximately 750 square feet to 1,230 square feet. Elevators will also be installed for access to upper floors.

The building located at 1668 National Avenue will provide 26 two-bedroom and 20 three-bedroom units for a total of 46 units, and two levels of subterranean parking that provides 98 standard spaces, 10 tandem spaces (5x2), and two accessible spaces for a total of 110 spaces. On site amenities include: a community room with offices, a kitchen, computer room; tot lots/play areas at grade as part of the courtyard; the courtyard also provides outdoor seating, BBQ, and planters.

The building located at 1629 National Avenue will provide 24 two-bedroom, 15 three-bedroom and 4 four-bedroom units for a total of 43 units and one level of subterranean parking that provides 27 standard spaces, 24 tandem spaces (12x2), and two accessible spaces for a total of 53 spaces. On-site amenities include: laundry facility; tot lots/play areas at grade as part of the courtyard; the courtyard also provides outdoor seating, BBQ, and planters.

The grand total of parking spaces for both sites combined is 163, where 166 are required per the San Diego Municipal Code.

The proposed project is a Rezone, General/Community Planned Amendment (CPA), Barrio Logan Planned District Ordinance Amendment, Local Coastal Program Amendment, Sewer Easement Abandonment, Site Development Permit (SDP), Planned Development Permit (PDP) and a Coastal Development Permit (CDP) to be heard by City Council (Process 5 Hearing).

The project as proposed requires an Amendment to the Progress Guide and General Plan and the Barrio Logan/Harbor 101 Community Plan to change the land use designation on the subject sites to a new High Density Residential designation with a density of 45 to 74 dwelling units per acre. A Local Coastal Program Amendment is required for the General/Community Plan Amendment and the Rezone since the properties are located in the Coastal Overlay Zone. The Local Coastal Program Amendment must also be certified by the California Coastal Commission in accordance with Coastal Commission regulations. A Rezone from Light Industrial/Commercial use to a new High Density Residential (RM-3-9 Multi-Residential) designation (45 to 74 dwelling units per net residential acre) is proposed. An Amendment to the Barrio Logan Planned District Ordinance to change the two parcels into citywide RM-3-9 zone, and an Easement Abandonment to vacate the sewer crossing the 1629 National Avenue site is also required.

A Planned Development Permit is required for development that does not comply with all base zone or development regulations (i.e. Deviations). A Site Development Permit is required for development within the Redevelopment Subdistrict of the Barrio Logan Planned District and a Site Development Permit for development of more than 20 dwelling units in the RM-3-9 zone on lots

which are consolidated to accommodate the development. A Coastal Development Permit is required for demolition of a single family residence and various auxiliary structures and the development of an 89-unit multi-family project.

The site located at 1629 National Avenue would intercept runoff from the roof and building via a private on-site drainage system and ultimately discharge the runoff to National Avenue through sidewalk under drains or curb outlets and then into the existing alley. The runoff in the alley travels westerly in the alley towards 16th Street and then southerly along 16th Street in the curb and gutter to an inlet at the intersection of 16th Street and Newton. The site located at 1668 National Avenue would be intercepted in the same manner, but would ultimately travel along the existing curb and gutter to an existing inlet located at the intersection of National Avenue and 16th Street.

The project would result in 8,200 cubic-yards of cut and export at a maximum depth of 13.4 feet for the 0.48-acre site located at 1629 National Avenue. With respect to the site located at 1668, the grading would result in 17,500 cubic-yards of cut and export with a maximum depth of 26 feet for the 0.56-acre site.

Landscaping would be in conformance with the City's Landscape Technical Manual and would include the following: Accent trees, Courtyard Palms, groundcover and shrubs.

Community Plan Amendment Analysis:

The Barrio Logan/Harbor 101 Community Plan currently designates land uses on the subject sites as being within the Redevelopment Project Area. The uses are further defined as Light Industry/Commercial and are zoned Light Industry/Commercial within the Redevelopment Subdistrict per the Barrio Logan Planned District Ordinance (attachment 3). The purpose of the Light Industry/Commercial designation is to serve as transitional land use areas between residential and industrial uses. The proposed amendment to the Barrio Logan/Harbor 101 Community Plan would change the land use designation on the subject sites to a new High Density Residential designation with a density range of 45 to 74 dwelling units per acre (attachment 4). If approved, this designation would allow up to 76 dwelling units on the two sites combined, however, the applicant is proposing the amendment to accommodate a project totaling 89 units. The total exceeds the maximum that would be permitted by the proposed land use designation however the applicant is pursuing an affordable housing density bonus.

The original 1978 Barrio Logan /Harbor 101 Community Plan designated large areas of the community, including the subject sites, for Residential/Commercial/Industrial land use. The intent of this permissive designation was to promote a diversified community with a mixture of uses. However, land use conflicts occurred as industrial users were unable to assemble land in sufficiently large amounts for their operations and instead scattered piecemeal throughout the community thereby creating potential health issues.

The Barrio Logan Redevelopment Plan was adopted in 1992 for a portion of the community, including the subject area. The Barrio Logan/Harbor 101 Community Plan was amended in conjunction with the adoption of the Redevelopment Plan to provide for a greater separation of land uses. The subject sites are located in an area that was redesignated to Light Industry/Commercial Use to provide a transitional area between exclusively industrial areas to the north and west and residential uses to the east. The plan recommends that industrial offices, commercial and small warehousing be located in this transitional area. The Plan also recommends the preservation of the area's existing employment base and promotion of the development of local job opportunities.

The City Planning and Community Investment Department has identified the critical need to update the Barrio Logan/Harbor 101 Community Plan and related zoning to address land use compatibility issues, traffic and circulation, health issues such as noise, both stationary and mobile sources of air contaminants, hazardous materials, waterfront industry and other economic development, mixed-income housing, historic resources, and community identity. Funding commitments have recently been secured from Centre City Development Corporation and the San Diego Port District which will enable the update to begin in the next several months and be completed in 2009. The comprehensive update will also include a Redevelopment Plan Amendment to expand the boundaries of the redevelopment area to include the plan area boundaries, a Public Facilities Financing Plan update, preparation of an Environmental Impact Report, and associated rezones and code amendments.

The applicant's request initially included a third site located at 1669 Newton Ave. which has since been removed from the request. The initiation request was heard at Planning Commission on December 8, 2005 and approved on December 15, 2005. Report No. PC-05-336 recommended that the initiation request be denied because neither the initial criteria nor supplemental criteria for plan amendment initiation could be met. Many of the issues discussed in the report associated with the City Council Land Use and Housing policy direction on the potential loss of industrial lands and the potential health risks to future residents of the project. Since that time, the California Air Resource Board Study recommendations associated with locating residential uses in proximity to certain industrial uses have been clarified as discussed in attachment 6. However, the primary reason for staff's initial recommendation for denial was that the proposed land use plan amendment was not considered to be consistent with goals of the Progress Guide and General Plan and the Barrio Logan/Harbor 101 Community Plan. This was due to the proposal's introduction of a new high-density range on the specific sites which would constitute an isolated land use designation change rather than a comprehensive approach to introduce higher density into the Barrio Logan community planning area. Staff recommended that a more comprehensive approach to the redesignation should occur through a community plan update to analyze adjacency issues, appropriate land uses, appropriate residential density ranges, and potential health risks to community members. The Planning Commission also had concerns regarding these issues but later initiated the request because it could result in needed affordable housing in Barrio Logan.

As part of the general/community plan review process, staff analyzed the following issues identified at the plan initiation stage (See Attachment 6):

- The impact of potential residential development on public services and facilities, consistency with the draft Economic Prosperity Element of the General Plan, which also includes the potential loss of industrial/commercial lands and the compatibility of adjacent residential/industrial/commercial development
- The potential noise and health impacts related to the proximity of residential development to industrial commercial uses, port activity, and the I-5 freeway
- The availability of transit
- Housing availability and affordability
- Walkability and pedestrian connectivity
- The appropriate land use designation, density range, and zoning

As analyzed in Attachment 6, the requested residential use is consistent with the City's efforts to provide affordable housing units in the urbanized portion of the City. The proposed use is largely compatible with surrounding existing development with the exception of impacts from truck traffic. In addition, this area of Barrio Logan will be considered for higher density residential use as part of the Barrio Logan Community Plan update process. If designated for residential in the future, impacts from adjacent industrial uses will diminish over time as old industrial uses are replaced with multi-family housing. For these reasons, staff can now support the proposed general/community plan amendment to a high density residential designation.

Environmental Analysis:

The proposed project could result in significant but mitigable impacts in the following areas:

Historical Resources (Archaeology): According to the City's Historical Resources Sensitivity Map, the site is located in an area with high potential for subsurface archaeological resources. The project would export approximately 25,700 cubic yards of cut at depths of up to 26 feet. Due to the quantity of cut and potential to impact archeological finds on-site, Archeological monitoring would be required during grading. Additionally, the Barrio Logan Redevelopment Plan EIR SCH-No. 90010287 requires monitoring by a qualified archeologist during construction and grading activities. In the event that such resources are discovered, excavation would be halted or diverted, to allow recovery, evaluation, and recordation of materials. A Mitigation, Monitoring and Reporting Program, contained in Section V of the Mitigated Negative Declaration, would mitigate potentially significant impacts to archaeological resources to below a level of significance.

Paleontology: The project is located within the Bay Point Formation, which has a high potential for paleontological resources. The project proposes grading quantities of approximately 25,700 cubic-yards of cut at depths of up to 26 feet. Additionally, the Barrio Logan Redevelopment Plan EIR

SCH-No. 90010287 requires monitoring by a qualified paleontologist during construction and grading activities. As such, a Mitigation Monitoring and Reporting Program, contained in Section V of the Mitigated Negative Declaration, would mitigate potentially significant impacts to paleontological resources to below a level of significance.

Health and Safety (Hazardous Materials/Public Safety): As new residential construction occurs in or near areas historically used for industry, agriculture, commerce or solid waste (e.g. landfills, former landfills sites, or fuel storage), contaminated soils and groundwater can be found. As part of the environmental review process, steps must be taken to disclose and address the safe removal, disposal and/or remediation of hazardous materials.

In order to assess both the sites, a Phase I Environmental Site Assessment (ESA), dated May 17, 2005 and prepared by Environmental Business Solutions, which analyzed both sites was provided. The Phase I ESA includes a records search with the objective of identifying the possible presence and concentrations of petroleum hydrocarbons and Volatile Organic Compounds (VOCs) in the shallow soils and groundwater at the sites in connection with known and reported releases from on and off-site sources. The report also included soils sampling and analysis through 18 soil borings and 18 trenches. The subsurface testing indicated relatively low levels of VOCs, Petroleum Hydrocarbons and Lead. Therefore, due to the contamination found on both sites, proof of regulatory oversight would be required to be submitted.

The County of San Diego Department of Environmental Health (DEH) would provide oversight for site assessment and site cleanup. DEH has the responsibility to promote a safe and healthy environment for the public in areas where soils and other materials contaminated with hazardous substances are excavated, removed, or handled.

Due to the contamination found on and around the site, there is potential for a significant impact with respect to health and safety. Therefore, the applicant must provide to the Environmental designee of the Assistant Deputy Director of Land Development Review Division a "No Further Action" letter or other certification from the DEH verifying approval that the site meets the criteria for residential development. Compliance with the requirements of DEH would reduce impacts to below a level of significance. As such, a Mitigation, Monitoring and Reporting Program, contained in Section V of the Mitigated Negative Declaration, would mitigate potentially significant impacts to Hazardous Material/Public Safety to below a level of significance.

Aesthetics/Neighborhood Character, Geology, Historical Resources (Architecture), Public Utilities, Water Quality, Hydrology, Noise, Traffic, Human Health and Public Safety were considered in depth during the environmental review of the project and determined not to be potentially significant.

Park Impact Statement:

Barrio Logan is an urbanized community and all needed public services are available in the community. The proposed project will generate approximately 336 residents which would require an additional .94 useable acres of population-based park land, 1% of a community recreation center, and .06% of a community swimming pool complex. An amendment to the Barrio Logan Public Facilities Financing Plan (PFFP) is underway and anticipated to be considered by the City Council by April of this year. Although the current PFFP update does not include the 89 units associated with this project, the projected fee increase from \$900 per unit to \$10,000 per unit will figure substantially in addressing future community facility deficits for parks and all other public services and facilities. Since it is anticipated that the new fee will be in place by the time building permits are requested for this project, the project's impact to facilities will be negligible. In addition, a revised PFFP which reflects the development proposed by the land uses in the new community plan update will be adopted with the new plan within two years.

Project-Related Issues:

Rezone and Density Bonus- The Rezone would change the underlying zone from Light Industrial/Commercial to RM-3-9. The RM-3-9 zone allows 45 to 74 dwelling units per net residential acre. The proposed RM-3-9 Zone allows for the development of one unit per every 600 square feet of land area. With a project site of 1.04 acres (45,500 square feet), the project site would allow for the development of 76 dwelling units. To develop 89 units the developer is requesting a 17% density bonus.

Proposed Land Development Code Deviations (Attachment 7A):

Front Yard Setback: Deviation from San Diego Municipal Code (SDMC) Section 131.0443 (f) (1) to allow for a reduced minimum front yard setback of 1'6" to 10'0" where 10'0" is required.

Staff has reviewed and is able to support this deviation because the parking structures encroach into the setbacks in only one corner of each lot where the topography slopes to reveal the structure. To meet the parking requirements for this project the capacity of the garages must be maximized. They are generally subterranean, but on each site one corner slopes away to reveal the building. To make the garages fully subterranean would require lowering the whole building, forcing it into the water table and resulting in increased cost for waterproofing and water pumps. In addition, the longer ramps necessary to access this lower level would reduce the number of parking spaces; this would require another deviation and would result in the loss of one 3 bedroom unit on each site (2 three bedrooms units total). Subterranean parking enables the project to avoid impacting the street parking in the surrounding area.

The 1668 street wall is being activated by bringing a portion of the community rooms down to the street level as directed by Long Range Planning and the RDA; this also allows easier access for the residents of the 1629 site to the shared amenities.

The deviation for the building above on the 1629 site allows an amenities room to overlook the lot and the main entrance to provide visual surveillance of these areas.

Side Yard Setback: Deviation from SDMC Section 131.0443 (f) (2) to allow side yard setbacks between 1'0" to 5'0" where 15'0" to 17'6" are required.

Staff has reviewed and is able to support this deviation because the project was originally designed to the Barrio Logan Planned District Ordinance regulations, but is now being submitted under the citywide RM-3-9 zone. The RM-3-9 setbacks cause a loss of 20' of width on the 1629 site and 25' of width on the 1668 site. To meet these setback requirements would require a redesign that would result in the loss of at least 4 low income dwelling units on each site (8 total) and possibly more. The loss of this many units would make the project economically infeasible. This change would also reduce the size of the interior courtyard, which is its most usable community space. The majority of the encroachments into the side setbacks on both sites are required in order to accommodate the exterior private space and exterior storage. This allows for 100% of the proposed units to have exterior private space and exterior storage instead of the 75% required.

The parking structures encroach into the setbacks in one corner of each lot where the topography slopes to reveal the structure. To meet the parking requirements for this project the capacity of the garages must be maximized. They are generally subterranean, but on each site one corner slopes away to reveal the building. To make the garages fully subterranean would require lowering the whole building, forcing it into the water table and resulting in increased cost for waterproofing and water pumps. In addition, the longer ramps necessary to access this lower level would reduce the number of parking spaces; this would require another deviation and would result in the loss of one 3 bedroom unit on each site (2 three bedrooms units total). Subterranean parking enables the project to avoid impacting the street parking in the surrounding area.

Rear Yard Setback: Deviation from SDMC Section 131.0431 (e) to allow rear yard setbacks between 1'0" and 3'6" where 5'0" is required.

Staff has reviewed and is able to support this deviation because the project was originally designed to the Barrio Logan Planned Development Ordinance regulations, but is now being submitted under the citywide RM-3-9 zone. The RM-3-9 setbacks cause a loss of 2' of buildable area along the alley of each site. To meet this setback requirement would require a redesign that would result in the loss of at least 4 low income dwelling units. The loss of this many units would make the project economically infeasible. This change would also reduce the size of the interior courtyard, which is its most usable community space. The majority of the encroachments into the rear setback on both sites are for the exterior private space and exterior storage. This allows for 100% of the proposed units to have exterior private space and exterior storage instead of the 75% required.

Maximum lot size: Deviation from SDMC Section 103.0959 (b) to allow lot consolidation that would create a premise exceeding 14,000 square feet of lot area and over 100 feet of frontage along the front property line.

Staff is able to support this deviation because the lot size proposed is required to achieve the number of units proposed. The deviation is also necessary to provide the 100% affordable units onsite. Without this, the development would require a significant redesign to meet current development standards, resulting in loss of units that would make the project economically infeasible.

Side and Rear yard landscaping: Deviation from SDMC Section 142.0404 to allow the reduction or elimination of remaining yard landscape point requirements where 60 points are required.

Staff is able to support this deviation because the remaining yard (side area of buildings) is taken up entirely by podium deck / building footprint and there is no 'remaining yard' to count. The size of the footprint of the building is necessary to provide 100% affordable units and related onsite parking in a quantity that yields an economically feasible project.

Planters with trees and shrubs are indicated in the landscape development plans for both sites to replace the landscaping and soften the podium level.

Private exterior open space: Deviation from SDMC Section 131.0455 (c) to allow private balconies with a minimum dimension of 5 feet where 6 feet is required and to allow private open space within 5 feet of the property line where 9 feet should be provided.

The project was originally designed to the Barrio Logan Planned District Ordinance regulations, but is now being submitted under the citywide RM-3-9 zone. This deviation allows the project to provide all of the units with private exterior open space. The deviation is also necessary to provide 100% affordable units onsite. Without this deviation, the development would require a significant redesign to meet current development standards, resulting in a loss of units that would make the project economically infeasible.

Parking: Deviation from SDMC Section 142.0525 Table 142.05C, the minimum parking requirement for the proposed project consisting of 50 two-bedroom (1.75 spaces per unit), 35 three-bedroom (2.0 spaces per unit), 4 four-bedroom units (2.0 spaces per unit), located within transit area is 166 spaces; the project is providing 163 spaces.

To get the additional 3 parking spaces to meet code would require enlarging the subterranean parking with a subsequent fiscal impact that would make the project economically infeasible. This deviation allows the parking access to be from the alley reducing vehicular and pedestrian path conflicts. Also, the project is not proposing any curb cuts on National Avenue preserving all on street parking.

Conclusion:

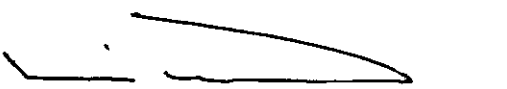
The proposed project site is located in the Barrio Logan Planned District-Redevelopment Subdistrict, Barrio Logan Redevelopment Project Area. The proposed development shall eliminate physical blight and provide for a more livable neighborhood that would result in a net gain of 89 for rent units. The project is anticipated to be 100% affordable, however if funding can not be

secured by the applicant at least 16 (20%) affordable units will be provided for occupancy by, and at rents affordable to, households earning no more than 60% AML.

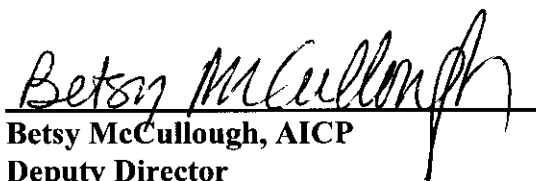
ALTERNATIVE

1. Recommend that the City Council **CERTIFY** Mitigated Negative Declaration No. 103439, and **ADOPT** Mitigation, Monitoring and Reporting Program (MMRP); **APPROVE** Progress Guide and General Plan Amendment/Community Plan Amendment/Barrio Logan Planned District Ordinance Amendment and an Amendment to Local Coastal Program No. 341661; **APPROVE** Rezone No. 341660; Easement Abandonment No. 417546 to vacate the sewer crossing 1629 National Avenue, **APPROVE** Site Development Permit No. 341663, **APPROVE** Coastal Development Permit No. 341662, **APPROVE** Planned Development Permit No. 417547, **with modifications.**
2. Recommend that the City Council **Not CERTIFY** Mitigated Negative Declaration No. 103439, and **ADOPT** Mitigation, Monitoring and Reporting Program (MMRP); **APPROVE** Progress Guide and General Plan Amendment/Community Plan Amendment/Barrio Logan Planned District Ordinance Amendment and an Amendment to Local Coastal Program No. 341661; **APPROVE** Rezone No. 341660; Easement Abandonment No. 417546 to vacate the sewer crossing 1629 National Avenue, **APPROVE** Site Development Permit No. 341663, **APPROVE** Coastal Development Permit No. 341662, **APPROVE** Planned Development Permit No. 417547, **if the findings required to approve the project cannot be affirmed.**

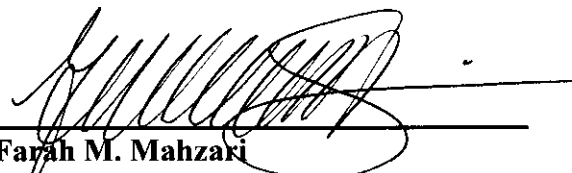
Respectfully submitted,



Mike Westlake
Program Manager,
Development Services Department



Betsy McCullough, AICP
Deputy Director
City Planning and Community Investment



Farah M. Mahzaki
Project Manager,
Development Services Department

WESTLAKE/FMM

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Barrio Logan Redevelopment Project Area Map
5. Project Data Sheet
6. Community Plan Analysis
- 6a. One Mile Aerial Map
- 6b. Prime Industrial Lands Map
- 6c. Collocation Analysis
- 6d. Summary Letter of Assessment and Subsurface Assessment Activity Study
- 6e. List & Map of projects recently approved or in process
7. Project Plans
- 7A. Site Plan Showing Deviations
8. Draft CPA/Rezone/SDP/CDP/PDP Planning Commission Recommendation to City Council Resolution
9. Draft Community Plan Amendment Resolution including the CPA packet
10. Planning Commission Initiation Resolution
11. Existing Zones Map
12. Draft Rezone Ordinance
13. Sewer Easement Exhibit No. 20639-B
14. Sewer easement Resolution with Findings
15. Applicants Rezone Exhibit (with the Zoning Overlay)
16. Rezone Exhibit No. B-4249
17. Draft SDP/PDP/CDP Permit with Conditions
18. Draft SDP/PDP/CDP Resolution with Findings
19. Draft Resolution for Certification of the MND
20. Barrio Logan PAC Recommendation
21. Ownership Disclosure Statement
22. Project Chronology