



4. Recommend that the City Council **Adopt** Rezoning Ordinance No. 638844.
5. Recommend that the City Council **Adopt** the Fifth Amendment to the Central Imperial Redevelopment Plan.
6. Recommend that the City Council **Find** that the Fifth Amendment to the Central Imperial Redevelopment Plan is in conformance with the General Plan, Southeastern San Diego Community Plan and the Skyline-Paradise Hills Community Plan, as amended.

Community Planning Group Recommendation –

1. On March 16, 2009, the Encanto Neighborhoods Planning Group took two votes in relation to the proposed amendments (See Discussion and Attachment 15).
  - a. Approve the proposed amendment to the Southeastern San Diego Community Plan and all associated documents with the change recommended below. Approved 10-2-0.
  - b. Change the proposed designation on the parcel located at 6145 Imperial Ave. occupied by Second Chance and the adjacent parcel at the corner of 61<sup>st</sup> and Imperial occupied by the Black Contractors Association, from Residential (15-30 du/ac) to Neighborhood Commercial – Residential Allowed (15-44 du/ac) and the associated rezone from RM-2-5 to CN-1-3. Approved 11-1-0.
2. On March 9, the Southeastern San Diego Planning Committee voted not to support the amendment by a vote of 7-4-0 (See Discussion and Attachment 16).
3. On January 13, 2009, the Skyline-Paradise Hills Planning Group voted to recommend the redesignation of the block bounded by Imperial Ave. on the north, 68<sup>th</sup> Street on the west, 69<sup>th</sup> Street on the east and Jamacha on the south from Community Commercial to Neighborhood Village with the condition that all first floor units be designed and constructed so that they may be utilized for either commercial or retail use at the discretion of the tenant or owner (See Discussion and Attachment 17).

Environmental Impact – An Environmental Impact Report, No. 106715, has been prepared for the project in accordance with the State of California Environmental Quality (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented which will reduce to a level of insignificance most potential impacts identified in the environmental review process. The applicant has also provided Findings and Statement of Overriding Consideration for significant and unmitigable impacts.

Fiscal Impact – A deposit account funded by the applicant (SEDC) recovers all costs associated with the processing of the application, including any text or map changes that must be made to incorporate actions taken at either the Planning Commission or City Council hearings.

Code Enforcement Impact – None with this action.

Housing Impact Statement – The proposed general/community plan amendments would add 1,766 housing units to the net dwelling unit capacity of the Southeastern San Diego Community Plan and 90 dwelling units to the net capacity of the Skyline-Paradise Hills Community Plan for a total net increase of 1,856 dwelling units. These additional units would create additional housing unit opportunities in these communities. Of these potential units, approximately 700 would be available within the Pilot Village. Consistent with the original requirements of the Pilot Village Program, at least 20 percent of these units would be affordable. It is anticipated that the developer of the Pilot Village area, the Jacobs Center for Neighborhood Innovation, would exceed the 20 percent requirement.

## **BACKGROUND**

The Central Imperial Redevelopment Plan was initially approved by City Council on September 14, 1992, and was subsequently amended four times, on January 8, 1996, December 10, 1996, November 14, 2000 and November 3, 2003. The Redevelopment Plan covers portions of the Encanto area of the Southeastern San Diego Community as well as a small area within the Skyline-Paradise Hills Community. The Southeastern San Diego and Skyline-Paradise Hills Community Plans are the guiding land use documents with which the Redevelopment Plan must be consistent. The Redevelopment Plan project area comprises approximately 145 acres and is generally bounded by 45<sup>th</sup> Street on the west, 69<sup>th</sup> Street on the east, SR-94 on the north and Oceanview Boulevard on the south. Most of the Redevelopment Area is in the Encanto community (Attachment 1). The intent of the Redevelopment Plan is to promote revitalization of the Project Area through the rehabilitation of commercial and residential properties, development of new commercial facilities to better serve the community, additional housing opportunities and the provision of incentives for the development of underutilized parcels of land.

The Southeastern Economic Development Corporation (SEDC) has submitted the Fifth Amendment to the Central-Imperial Redevelopment Plan and associated general/community plan amendments and rezones in order to facilitate village, mixed use and higher density residential development in accordance with the City of Villages Strategy of the General Plan within the Southeastern San Diego and Skyline-Paradise Hills Community Plans. This strategy focuses growth into high intensity activity centers that are pedestrian oriented and linked to a regional transit system.

The amendments to both community plans have evolved over a three-year period in an iterative process involving numerous submittals and meetings between SEDC and City staff. The amendments were initiated by the City Council in July of 2006 (Attachment 2). SEDC chose to submit the first EIR Screencheck Draft in October of 2006, prior to submittal of the first draft of the general/community plan amendment and rezoning packages.

The first draft of the community plan amendments and rezoning package were submitted in February 2007, and proposed that new land use designations be created and added to the Southeastern San Diego and Skyline-Paradise Hills Community Plans and new zones be added to the Southeastern San Diego Planned District Ordinance (PDO). After review by City staff and meetings with SEDC, the proposal was modified to utilize the Community Plan Implementation Overlay Zone (CPIOZ) as the framework for implementing the amendment and associated base

rezones. The CPIOZ ordinance was adopted as part of the Land Development Code to provide supplemental design regulations and design standards tailored to specific sites within community plan areas of the City to implement both land use and urban design policies.

The amendments continued to evolve over the next two years to refine the land use designations, zones and supplemental development regulations. Instead of creating new land use designations, staff directed SEDC to incorporate the land use designations of the General Plan into the community plans. Additionally, staff asked SEDC to apply citywide zones to implement the land use designations rather than zones within the PDO. SEDC was also directed to develop strong urban design standards that could be applied through the CPIOZ mechanism in order to assure quality projects.

In order to reflect the changes in the Southeastern San Diego and Skyline-Paradise Hills Community Plans, the Central Imperial Redevelopment Plan is also being proposed for amendment to be consistent with the community plans.

The project areas are surrounded by urban development, including single and multi-family housing of varying densities and commercial retail uses. The proposed policy and regulatory changes would affect the land use designations in the Encanto Neighborhoods area of the Southeastern San Diego Community Plan and the Skyline-Paradise Hills Community Plan. The amendments/rezones would not affect the land use designations in the Southeastern San Diego portion of the Southeastern San Diego community (i.e. west of I-805).

The Encanto Neighborhoods community is characterized by single-family housing on moderate to large lots. Multi-family housing is limited in Encanto and is located primarily along the east side of Euclid from Market Street to Geneva Avenue and in an area bounded approximately by Euclid on the west, 54<sup>th</sup> Street on the east, Market Street on the north and Churchward Street on the south. Commercial uses are located primarily along Logan Avenue, Imperial Avenue and Market Street. However, portions of the community, particularly areas located east of I-805 along Market Street and Imperial Avenue are in need of revitalization. These areas currently include industrial and commercial development that is aging and underutilized. These areas are non-contiguous and cover specific sites along or near Market Street, Imperial Avenue and Euclid Avenue east of I-805.

The Village Center at Market and Euclid is one of five pilot villages authorized by City Council in 2004 in order to demonstrate the City of Villages strategy for smart growth in San Diego. The development concept proposes a diverse mix of housing types integrated with office, retail, community and civic uses. It is anticipated that this pilot village would exceed the 20 percent affordable housing requirement of the Pilot Village program. The preliminary design concept that was submitted for the pilot village selection process takes advantage of the topography to create terraced residential communities which would look out onto Chollas Creek and beyond. The Jacobs Center for Neighborhood Innovation is the overall Pilot Village developer.

The Skyline-Paradise Hills community is predominately a low-density residential area with single-family detached housing as the predominant land use. Multi-family residential development is located primarily in the southeastern portion of the community. Commercial

services are provided by several small neighborhood centers interspersed throughout the community including the northwest portion near the intersection of Imperial Avenue and Woodman Street.

Both the Southeastern San Diego and Skyline-Paradise Hills Community Plans were last updated in 1987. Both community plans have a traditional land use philosophy which generally does not permit mixed land uses. The proposed amendments would introduce a mixed-use element in limited areas of both plans. A more thorough review and analysis of both plans is desired through community plan update processes to comprehensively address mixed-use development, infrastructure needs and other policies of the General Plan. The City is in the process of attempting to identify funding for the update of the Southeastern San Diego and Skyline-Paradise Hills Community Plans. In the meantime, the amendments/rezoning actions are proposed to address market conditions, add the ability to provide mixed use development and to position the Pilot Village area favorably for current and future grant opportunities.

## **DISCUSSION**

### **Project Description:**

The proposed amendment to the Southeastern San Diego Community Plan would increase the residential capacity by a net 1,766 housing units, reduce industrial acreage by 8.3 acres and reduce commercial acreage by approximately 6 acres as compared to the land use pattern in the currently adopted community plan. The proposed amendment to the Skyline-Paradise Hills Community Plan would increase the residential capacity by a net 90 units and reduce commercial acreage by 1.2 acres. Attachment 4 illustrates the quantitative changes in land use from the currently adopted community plans to the proposed amendments.

The proposed amendments consist of policy changes to the two community plans in four mostly non-contiguous locations (Attachment 3) with companion regulatory amendments to the Land Development Code and Southeastern San Diego Planned District Ordinance. Five additional sites were reviewed in the Draft EIR in order to eliminate the need for further environmental review and address cumulative impacts associated with potential development projects.

The proposed land use redesignations and accompanying rezones are proposed in three of the four project sites and are specifically intended to allow mixed use and higher density residential development (Attachment 5). The proposed CPIOZ also includes supplemental development regulations intended to ensure that high quality design is attained in individual developments in the four project sites. The supplemental regulations would be applicable even for projects which qualify for ministerial review. Additional design guidelines would be applicable for projects which are required to undergo discretionary review. Specific proposed land use changes and rezones are described as part of the proposed changes for each project site.

The Southeastern San Diego Community Plan was amended in 2007 in response to the Comm22 project at 22<sup>nd</sup> and Commercial Streets to allow for higher density development and a mixed-use component on the site. The proposed amendments would introduce mixed uses and higher densities on a broader scale by adding a new Village/Mixed Use Element to the Southeastern San

Diego Community Plan and a new Mixed Use Element to the Skyline-Paradise Hills Community Plan. The amendments are intended to promote reinvestment and revitalization in four project sites. The proposed amendments would utilize the Community Plan Implementation Overlay Zone (CPIOZ) as the vehicle through which base zone changes, supplemental regulations and design criteria would be implemented.

The CPIOZ ordinance would be amended in order to add specific areas within the Southeastern San Diego and Skyline-Paradise Hills Community Plans and refer reviewers to CPIOZ language in the community plans. In addition, Supplemental Development Regulations and Design Guidelines would be added to the community plans to promote high quality, village, mixed-use and high-density residential development in specific portions of the communities. Two CPIOZ processes are proposed: Applications processed under CPIOZ Type A would allow projects in specific areas to be processed ministerially if they are consistent with community plan land use designations, zoning and comply with all of the supplemental development regulations. CPIOZ Type B applications fall into two categories: (1) projects on parcels that are designated as CPIOZ Type A but that deviate from the Southeastern San Diego and Skyline-Paradise Hills community plan, base zone regulations and/or the supplemental development regulations and (2) projects located on parcels that are designated as CPIOZ Type B (Attachment 6).

Important components of the proposed amendments are supplemental development regulations and design guidelines that evolved over the past year after numerous meetings with City staff and affected community planning groups. The supplemental regulations and design guidelines are based on design concepts which originated with the Imperial Avenue Master Plan that SEDC prepared in 2005. These regulations and design guidelines are in addition to and do not supersede the requirements of the applicable base zone. The Supplemental Development Regulations are intended to promote transit and pedestrian oriented development within the areas of the CPIOZ primarily through urban design provisions. The supplemental regulations would apply to all projects whether ministerial or discretionary permits are required. The Development and Design Guidelines would apply only to projects that require discretionary review.

The Supplemental Development Regulations and Development Design Guidelines address such design-oriented aspects of development as building siting and orientation, architectural design, landscape and streetscape, commercial frontage, lighting, walls and fences, security and signage. Although the Supplemental Development Regulations are primarily design oriented, they do incorporate reduced parking provisions, more stringent use restrictions and modified requirements that affect the building envelope in relation to the lot for such provisions as minimum lot area, setbacks, lot width, lot depth, etc. The Supplemental Design Regulations would allow the Transit Area Overlay Zone to apply the parking reductions applicable to transit areas to the areas within the CPIOZ. Tandem parking would also be available as an additional mechanism to reduce parking costs in development and therefore facilitate housing affordability.

### Project Areas

The four project areas proposed for amendment and/or rezone are identified in the Southeastern San Diego and Skyline-Paradise Hills Community Plan Amendments in Attachment 3 as:

- Hilltop (Southeastern San Diego)
- Village Center at Euclid and Market (Southeastern San Diego)
- Imperial Crest (Southeastern San Diego)
- Encantada (Southeastern San Diego and Skyline-Paradise Hills)

1. Hilltop

The Hilltop site is a 10 acre site located east of Euclid Avenue, south of SR-94 and north of Hilltop Drive in the Chollas View neighborhood of the Encanto Community of the Southeastern San Diego Community Plan. The site is vacant and is located adjacent to existing bus service on Euclid Avenue and within walking distance of the Euclid and Market trolley station. The Hilltop site is one of the four project areas included in the Southeastern San Diego amendment.

The proposal for the site envisions small lot single-family homes and townhomes. The site is currently designated Residential (5-10 du/ac) in the Southeastern San Diego Community Plan which corresponds to a single-family density range therefore a land use redesignation is not required. The existing designation in the Southeastern San Diego Community Plan as a Protected Single-Family Neighborhood would be removed from the site in order to allow the development of the site with the small lot and townhouse units. The zoning is currently SF-5000 in the Southeastern San Diego Planned District Ordinance which does not allow for small lot or townhouse development so a zoning change is required. The applicant proposes to rezone the western portion of the site to RX-1-2 and the eastern portion to RT-1-4.

The RX-1-2 zone is a small lot zone that allows one unit per 3,000 square feet of lot area. The RT-1-4 zone is a townhouse zone that allows one unit per 2,200 square feet of lot area. These zones are much more suitable than the current SF-5000 zone not only to enable the desired product type to be developed but also to attain General Plan goals of a diverse housing stock and a more transit and pedestrian oriented design. The Supplemental Development Regulations proposed in the CPIOZ would reduce the minimum lot size down to 2,100 square feet in the RX-1-2 zone and to 1,500 square feet in the RT-1-4 zone. These further reductions are proposed to encourage smaller lots to promote a more transit and pedestrian friendly design.

2. Village Center at Market and Euclid

The Village Center at Market and Euclid is located in the Lincoln Park neighborhood of the Encanto Community within the Southeastern San Diego Community Plan. It is one of five Pilot Villages in San Diego that were approved to demonstrate the advantages of smart growth planning and development. The vision for this area is that it should be a major hub of the Southeastern San Diego Community Planning Area as a revitalized urban mixed-use neighborhood with a strong transit and pedestrian orientation, building on the trolley station located at the intersection of Market/Euclid. The Jacobs Center for Neighborhood Innovation is the overall developer of the pilot village and envisions proposing approximately 700 housing units planned as a mix of for-sale and rental units at a range of affordability levels. An increase of approximately 200,000 square feet in commercial and retail office space is proposed to provide the mixed use component. Youth activities, park space, cultural learning opportunities and art are also planned. An outdoor amphitheater, a restored segment of Chollas Creek and a



community center/office building have already been completed and provide the civic component of the Pilot Village.

The Southeastern San Diego Community Plan currently designates the Village Center area for General Commercial, Industrial and Residential (15-30 du/ac) with General Commercial being the predominant designation. The proposed amendment would redesignate these areas to Neighborhood Village with a density range of 15-44 du/ac. The Neighborhood Village designation is a new land use designation in the General Plan that is intended to provide housing in a mixed use setting with convenience shopping and civic uses as important components and services for an approximate 3-mile area.

The Village Center at Market and Euclid is currently zoned CSF-1, CT-2, MF-1500 and I-1 in the Southeastern San Diego Planned District Ordinance. A range of zones would be applied in order to implement the Neighborhood Village designation, depending on the type of development planned. The zones include RM-3-7 (44 du/ac), RM-3-9 (60 du/ac) and CC-3-5. It is anticipated that some future projects may be above the 15-44 du/ac density range associated with the Neighborhood Village zone and some projects may be below the range. The maximum density permitted in any one project would be 60 du/ac. Overall, potential projects in the Pilot Village would not exceed 697 units which would average out to approximately 35 du/ac in the middle of the allowable density range.

In order to ensure that densities within the Village Center area will average approximately 35 du/ac, a maximum number of units allowed for each village area has been written into the CPIOZ. This mechanism provides the flexibility to alter the distribution of units from one project to another with a Process 3 Site Development Permit as long as the total number of units is not exceeded. If the total number of units is exceeded, then a community plan amendment would be required. Figure V-4 in the Southeastern San Diego Community Plan Amendment illustrates the location of each project and the maximum number of units that could be developed on each site.

3. Imperial Crest

Imperial Crest is also located in the Lincoln Park neighborhood of the Encanto Community within the Southeastern San Diego Community Plan Area and covers the segment of Imperial Avenue generally from 47<sup>th</sup> Street to Euclid Avenue with a portion extending down along Willie James Jones Avenue (Attachment 3). The area includes vacant land, underutilized commercial sites, and multi-family areas intermingled with single-family uses. Surrounding civic uses include the newly completed Lincoln High School, Fire Station 12 and the Willie James Jones Memorial mini-park. The vision for Imperial Crest is for a variety of housing types with mixed-use development focused near the Imperial/Euclid intersection in order to offer opportunities to live, work and play without leaving the community.

The Southeastern San Diego Community Plan currently designates the north side of Imperial Avenue Neighborhood Commercial, General Commercial and Residential (15-17 du/ac). The proposed amendment would change this area to Residential (15-30 du/ac). This area is currently zoned CSF-1, CSF-2, CT-2 and SF-5000 in the Southeastern San Diego Planned District



Ordinance. The north side of Imperial Avenue would be rezoned to RM-1-1 and RM-2-5, multiple family residential zones permitting 15 and 29 dwelling units per acre, respectively.

The south side of Imperial Avenue is currently designated General Commercial with property extending south along the east side of Willie James Jones Avenue as Residential (5-10 du/ac). The parcels on the south side of Imperial Avenue would be redesignated to Neighborhood Commercial with Residential Allowed (15-44 du/ac), Residential (30-44 du/ac) and Residential (15-30 du/ac). The east side of Willie James Jones Avenue would be redesignated to Residential (15-30 du/ac) and Residential (30-44 du/ac). The south side of Imperial Avenue would be rezoned to RM-2-5, RM-2-6, CN-1-1 and CN-1-3. The CN zones are Neighborhood Commercial zones which would be applied to Imperial Avenue where it intersects with Euclid Avenue and Willie James Jones Avenue.

CPIOZ A would be applied to the Imperial Crest area. This would facilitate ministerial review of future projects that comply with supplemental development regulations in order to assure high quality design that is transit and pedestrian oriented.

#### 4. Encantada

The Encantada area is in the eastern section of Imperial Avenue from 61<sup>st</sup> Street to 69<sup>th</sup> Street. The section between Woodman Street and 69<sup>th</sup> Street is in the Skyline-Paradise Hills Community Plan area. The remainder is in the Southeastern San Diego Community Plan Area (Attachment 3). This segment of Imperial Avenue includes vacant land, underutilized commercial properties and multi-family housing intermingled with single-family units. A trolley station is at 62<sup>nd</sup> Street, offering opportunities for mixed use development. Additionally, Marie Widman Park is located between Ritchey Street and 69<sup>th</sup> Street in the Skyline-Paradise Hills community.

The vision for Encantada is for a mixed use community of transit oriented retail, commercial and residential uses that blend older development with new development. The Encantada area is currently designated for Specialized Commercial in the Southeastern San Diego and the Skyline-Paradise Hills Community Plans. Most of Encantada is proposed to be redesignated for Residential (15-30 du/ac) with the section immediately adjacent to and across from the 62<sup>nd</sup> Street trolley station designated for Neighborhood Commercial with Residential Allowed (15-44 du/ac). Also, the parcels at the southwest corner of Imperial/69<sup>th</sup> Street would be designated for Neighborhood Commercial. The Encantada area is presently zoned CSF-1, CSF-2 and CSF-3. The area is proposed to be rezoned to RM-1-1, RM-2-4, RM-2-5, CN-1-1, and CN-1-3.

At the request of the Encanto Planning Group, the Encantada site is proposed to be classified as CPIOZ Type B which will require discretionary review for future development projects consistent with the Supplemental Development and Design Guidelines.

#### General/Community Plan Analysis:

Each project area has been analyzed individually with respect to conformance with the community plan and General Plan.

## 1. Hilltop

As outlined in the Project Description, the Hilltop site is proposed to be rezoned to allow townhouse design on lots as small as 1,500 square feet. A community plan land use redesignation would not be needed, although the Protected Single-Family Neighborhood designation would be removed.

The Protected Single-Family Neighborhood designation applies to most of the existing single-family neighborhoods in the Encanto community and specifically requires that these areas have single-family zoning and should be protected as single-family neighborhoods in the future. Given that the site is vacant and situated within walking distance of the Euclid/Market trolley station, City staff supports the removal of the Protected Single-Family status in order to allow the site to be developed with small lot and townhouse type development.

The small lot and townhouse zones will allow the site to provide important additions to the housing stock while allowing open space to be provided that would be available to the public, thereby helping to address the open space deficiency in the Southeastern and Encanto communities. These zones also contribute to the achievement of residential objectives of the General Plan including: creating a range of housing opportunities, achievement of an overall mix of different housing types and improvement of walkability through pedestrian oriented design of public and private projects. The small lot and townhouse zones would also support the General Plan policy of promoting higher frequency transit service and capital improvements to benefit higher-density residential and mixed use area.

## 2. Village Center at Market and Euclid

The Village Center would implement the City of Villages strategy of focusing growth into mixed use activity centers that are pedestrian friendly centers of community and linked to the regional transit system. The General Plan defines a “village” as the “mixed-use heart of a community where residential, commercial, employment and civic uses are all present and integrated”. The Village Center would conform to this definition. It is planned to be a major hub for the Southeastern San Diego and Encanto communities. The presence of the trolley station at the Euclid/Market intersection would enhance the ability to attract mixed use, high intensity development to the Center. It would implement the Mobility Element goal of creating walkable communities with strong transit orientation and accessibility. It would implement the Conservation Element goal of promoting a compact, sustainable development pattern and reducing the City’s carbon footprint.

The project would also contribute to a number of community plan objectives including creating a range of housing opportunities and choices, achieving an overall mix of different housing types to add diversity to communities, providing opportunities for people to live, work and recreate in the same areas through the integration of mixed residential, commercial and recreational uses, focusing more intense commercial and residential development in redevelopment areas and providing opportunities for a community specific mix of uses within a community.

The Village Center is proposed to be redesignated to Neighborhood Village (15-44 du/ac) to accommodate a mixture of transit-oriented uses as outlined above. In addition, this designation would be in alignment with conceptual development proposals envisioned by the Jacobs Center.

Several zones would be applied to the Village Center, consistent with the Neighborhood Village designation.

- Southwest Village- Proposed for a Rezone to RM-3-7, the preliminary plan for the site is to develop multi-family units at a density of 41 du/ac which could accommodate a quarter of the residential development anticipated in the Village.
- Market Creek Plaza-West –This site is envisioned for residential development with ground floor commercial uses. The site would be rezoned to RM-3-9 to accommodate these uses at the proposed density of 60 du/ac.
- Trolley Center – This site is envisioned for residential development at a density of 31 du/ac with a ground floor commercial retail component. A rezone to RM-3-7 (44 du/ac) is proposed in order to accommodate the commercial and residential use.
- City of Villages - Northwest – This site is currently designated and zoned for industrial development. A rezone to RM-3-9 is proposed to accommodate multi-family residential with an anticipated density of 53 du/ac, office, retail and restaurant uses. Rezoning of this site would also remove the potential for a land use conflict between industrial and adjacent residential and mixed use development. The site is not considered suitable for industrial development and is not designated prime industrial.
- Northwest Commercial – This site would be rezoned to CC-3-5 to enable development of a significant amount of commercial retail space and limited multi-family residential development. The CC-3-5 zone would accommodate this primarily commercial proposal.

### 3. Imperial Crest

The land use changes in the Imperial Crest area would achieve several objectives of the General Plan and the Southeastern San Diego Community Plan. The project would promote a range of housing opportunities and choices to provide quality housing for people of all income levels and ages. In addition, the project would increase the opportunities for rehabilitation of existing commercial centers and development of new commercial areas in the community through the integration of mixed land uses and compact building design. Finally, the project would focus more intense commercial and residential development in redeveloping areas in support of the General Plan in a manner that is pedestrian-oriented and preserves the vast majority of single-family neighborhoods.

The proposals for the Imperial Crest area would also help to implement the General Plan's Economic Prosperity Element goals. These goals include creating both commercial development areas that use land efficiently and economically healthy neighborhood and community commercial areas that are easily accessible to residents. The intent is to cluster commercial and

mixed uses at corner focal points and discourage the creation of new auto oriented strip developments. These proposals also help to contribute to the goal of a sustainable development pattern in the Conservation Element.

Most of the Imperial Crest project site is proposed to be redesignated from General Commercial to Residential (15-30 du/ac). The residential designation is in response to the surplus of commercial uses along Imperial Avenue and the need to attain a more balanced land use pattern by introducing more residential uses. Mixed use was not considered in most of the Imperial Crest area because such a designation would have required mixed use with commercial development in excess of what is deemed feasible in the foreseeable future. However, mixed use is proposed to be introduced at the corners of Imperial/Euclid and Imperial/Willie James Jones through the Neighborhood Commercial with Residential Allowed designation. This designation at the corners would facilitate some commercial uses at activity nodes. The Neighborhood Commercial designation allows, but does not require, mixed use.

Several land use designations and zones would be applied to the Imperial Crest area as outlined below.

- North side of Imperial Avenue – Property on the north side of Imperial Avenue is proposed to be redesignated and rezoned from commercial to Residential (15-30 du/ac) and RM-1-1 with the corner parcels at Euclid rezoned to RM-2-5 as outlined above.
- South side of Imperial Avenue – The western portion of this area would be redesignated from Commercial to Residential (15-30) and rezoned to RM-2-5 with the corner parcel Willie James Jones Avenue redesignated to Neighborhood Commercial with Residential Allowed and rezoned to CN-1-1. This zone was selected in order to promote a bulk and scale at the corner that would be similar to that for the residential uses on the adjacent parcels. The middle of the block would be redesignated to Residential (30-44 du/ac) and rezoned to RM-2-6 in response to a potential multi-family residential development proposal. For the remainder of the block, parcels fronting on Imperial Avenue would be redesignated to Neighborhood Commercial with Residential Allowed and rezoned to CN-1-3 (30 du/ac) to facilitate some commercial development at activity nodes. Parcels fronting on Holly Drive would be redesignated to Residential (30-44 du/ac) and rezoned to RM-2-6 consistent with the property immediately to the west.
- Willie James Jones – This area is proposed to be redesignated to Residential (15-30 du/ac) with an accompanying rezone to RM-1-1. There are two parcels in the middle of the Willie James Jones block that are proposed for redesignation to Residential (30-44 du/ac) with an accompanying rezone to RM-3-7 (44 du/ac). The applicant is proposing this in order to accommodate a project being proposed by a not-for-profit affordable housing developer who is proposing a 48 unit affordable project on the 1 acre site with an Affordable Housing Density Bonus. City staff opposes this proposed redesignation and rezone due to its isolated nature in the middle of the block where it has no relation to any other land use designation or zone nearby.

#### 4. Encantada

This area is intended to have a residential focus offering a wide variety of housing opportunities, both for sale and rental, with affordability levels falling in between the more dense development proposed for the Village Center and the single-family development proposed for Hilltop.

The proposals for the Encantada area contribute to the General Plan's Mobility Element goal of creating walkable communities with pedestrian-friendly street, site and building design by focusing the mixed use and higher intensity uses adjacent to and across from the 62<sup>nd</sup> Street trolley station. They also address the Economic Prosperity Element goal of achieving healthy neighborhood and community commercial centers that are easily accessible by focusing commercial and mixed-use development near the trolley and at 69<sup>th</sup> Street. The Encantada proposals also address the community plan goals of creating a range of housing opportunities and choices, achieving an overall mix of different housing types to provide diversity and focusing commercial and residential development along transit corridors.

The segment of Imperial immediately across from the 62<sup>nd</sup> Street trolley station is proposed for redesignation to Neighborhood Commercial with Residential Allowed (15-44 du/ac). The Neighborhood Commercial designation makes residential use optional with a density range that allows for higher intensities adjacent to and across from the trolley station. To implement the Neighborhood Commercial designation, a rezone to CN-1-3 is proposed. Although this zone would allow residential development at a maximum density of 29 du/ac, it would also promote a bulk and scale similar to those for neighboring properties for which the amendment is proposing a pure residential use.

The remainder of Encantada is proposed for redesignation to Residential (15-30 du/ac). This redesignation is in response to the large amount of underutilized commercial properties along this section of Imperial Avenue and the need to generate more housing in the community. It is also in response to the expectation that it will be difficult to develop mixed-use projects along this portion of Imperial due to foreseeable market conditions and distance from the Euclid/Market focal point.

To implement the Residential designation, a variety of zones are proposed including RM-2-5 (29 du/ac), RM-2-4 (25 du/ac) and RM-1-1 (15 du/ac). The zoning is proposed in a step down manner with the most intense zones near the trolley. Thus, the parcels just west of the trolley station are proposed for a rezone to RM-2-5 (29 du/ac). The RM-2-5 zone is also proposed for the corner parcels at 63<sup>rd</sup> and Imperial and the parcels immediately west of Marie Widman Park in the Skyline-Paradise Hills community in recognition that there may be a demand for higher densities adjacent to the park.

A rezone from CSF-3 to RM-2-4 (25 du/ac) is proposed for the remainder of the block between 63<sup>rd</sup> and 65<sup>th</sup> Streets, continuing the step down pattern. Finally, the lowest density zone, RM-1-1 (15 du/ac) is proposed for the block between 65<sup>th</sup> and 66 Streets and most of the block between 68<sup>th</sup> and 69<sup>th</sup> Streets in Skyline-Paradise Hills. The mix of residential densities that can occur under the proposed zoning would provide for the desired range of different housing types, meeting an important objective of the project.

## Community Plan Implementation Overlay Zone (CPIOZ)

The Supplemental Development Regulations and Development Design Guidelines proposed through CPIOZ include numerous provisions that address multiple General Plan goals relating to the Mobility Element, Urban Design Element and the Conservation Element in particular. Provisions addressing building site orientation and design, architectural design, parking, paseos, landscaping and hardscaping, streetscape design, commercial frontage lighting, walls and fences contribute to the following General Plan goals and policies by promoting a compact, walkable community with a high urban design quality.

The Supplemental Development Regulations and Development Design Guidelines would contribute to the Mobility Element goal of creation of walkable, transit oriented communities with pedestrian friendly street, site and building design by incorporating pedestrian-oriented design guidelines into the community plans. They would also contribute to the goal of creating of an attractive and convenient transit system by planning for a transit-supportive village and transit corridor in a manner that reinforces the relationship to transit.

The regulations and guidelines would also contribute to the Urban Design Element goals of designing neighborhood buildings that contribute to a positive neighborhood character, creation of street frontages with architectural and landscape interest and utilization of landscape materials and design to enhance structures. Additionally, they would contribute to the creation and definition of public spaces and the provision of shade, aesthetic appeal and environmental benefits, promotion of street design or retrofit to improve walkability, bicycling and transit integration and reduction of the amount and visual impact of surface parking,

The Supplemental Development Regulations and Development Design Guidelines would also contribute to the Conservation Element goal of promoting a sustainable development pattern by promoting a compact, transit and pedestrian oriented development and design pattern. Additionally, they would contribute to the reduction of the City's carbon footprint by improving energy efficiency, promoting increased use of alternative transportation and employing sustainable planning and design techniques. They would also contribute to the goal of achieving a safe and adequate water supply by incorporating water conservation measures into the regulations.

### **Public Facilities and Services:**

This section analyzes the impacts of the proposed amendments on the following facilities and services: schools, libraries, park and recreation facilities and police and fire. Impacts on transportation facilities are addressed under the Environmental Review section.

#### Schools

The amendment areas are served by five elementary schools, two middle schools and two high schools, one of which, Lincoln High School, was completely rebuilt and re-opened as a new high school in 2007. Attachment 13 documents that there would be ample capacity to accommodate

additional students at all levels who would be generated by the development that could be authorized by the amendments.

### Libraries

Library services are provided by the Malcolm X (5148 Market Street), Mountain View/Beckworth (721 San Pasqual Street) and Skyline Hills (480 S. Meadowbrook Drive) branch libraries. The Malcolm X Library is the most centrally located library within the amendment areas. Beckworth Library is located within a mile of the western edge of the amendment area and Skyline Hills Library is located within two miles of the eastern edge of the amendments area.

The new General Plan includes a policy that all libraries should be designed with a minimum of 15,000 square feet of dedicated library space with adjustments for community specific needs. As a relatively new facility, the Malcolm X Library meets this standard. The Mountain View/Beckworth and Skyline Hills libraries are older buildings which are much smaller. However, the Library Department has plans to expand the Skyline Hills library to 19,000 square feet, including the 4,100 feet devoted to the current facility.

The 1979 Progress Guide and General Plan included a standard that branch libraries should serve a resident population of 30,000 and may be established when a service area which is expected to grow to 30,000 within 20 years of library construction has a minimum population of 18,000 to 20,000.

The development anticipated due to the amendments is expected to generate a net increase in development capacity of 1,766 units to the Southeastern community plan area and a net increase of 90 units to the Skyline-Paradise Hills community plan area. These units are expected to generate 7,071 additional residents based on an average household size factor of 3.81 persons per household from SANDAG's 2008 Population and Housing Estimates. Although the addition of these residents would not in and of itself generate the need for a new library facility, they would contribute to the need to expand existing library facilities.

### Park and Recreation

#### Southeastern San Diego

The General Plan recommends a minimum 2.8 acres of population-based park land per 1,000 residents. This results in Neighborhood Parks of 3 to 13 acres, serving a population of 5,000 within approximately a one-mile radius and Community Parks of a minimum 13 acres, serving a population of 25,000. The General Plan also recommends a minimum of a 17,000 square foot recreation center for every 25,000 residents, or within  $\pm$  3 miles whichever is less, and a community swimming pool complex, for every 50,000 residents, or within  $\pm$  6 miles.

Based on the 2000 U.S. Census, SANDAG population projections for 2010 indicate that the Southeastern San Diego Community Planning Area should have 311 useable acres of population-based park land and associated facilities. Currently, the Southeastern San Diego Community has



78 usable acres of neighborhood parks, resulting in a 144 usable acre deficiency, and 65 usable acres of community parks, resulting in a 24 usable acre deficiency. By the year 2030, the deficit is projected to increase to 176 usable acres for neighborhood parks and increase to 36 usable acres for community parks.

Additionally, the community has 6 recreation centers, ranging from 2,345 square feet to 18,095 square feet, for a total of 72,103 square feet, which represents 96 percent of the City-recommended standard square footage. The community has two swimming pools which represent 90 percent of the City-recommended minimum standard.

Based on SANDAG population projections for 2030, the proposed project would generate approximately 6,976 residents which would require an additional 20 acres of population-based park land, 28 percent (4,760 square feet) of a community recreation center and 14 percent of a community swimming pool complex. The Southeast San Diego/Encanto Public Facilities Financing Plan (PFFP) should be amended in the future to include the proposed park acreage and recreation facilities needed to serve the new residents.

#### Skyline-Paradise Hills

Based on the 2000 U.S. Census, SANDAG population projections for 2010 indicate that the Skyline/Paradise Hills Community Planning Area should have 196 useable acres of population-based park land and associated facilities. Currently, the Skyline/Paradise Hills Community has 36 usable acres of neighborhood parks, resulting in a 104 usable acre deficiency, and 32 usable acres of community parks, resulting in a 24 usable acre deficiency. By the year 2030, the deficit is projected to increase to 112 usable acres for neighborhood parks and increase to 27 usable acres for community parks.

Additionally, the community has 4 recreation centers, ranging in size from 2,389 square feet to 10,808 square feet, for a total of 37,636 square feet, which represents 79 percent of the City-recommended standard square footage. The community currently does not have a swimming pool.

Based on SANDAG population projections for 2030, the proposed project would generate approximately 347 residents within Skyline-Paradise Hills which would require an additional one-acre of population-based park land, 1 percent (170 square feet) of a community recreation center and 0.7 percent of a community swimming pool complex. The Skyline-Paradise Hills Public Facilities Financing Plan (PFFP) should be amended in the future to include the proposed park acreage and recreation facilities needed to serve the new residents.

#### Police

Police services for the proposed amendment areas are provided by the Southeastern Division located at 7222 Skyline Drive. The Division currently has 129 sworn personnel and 7 non-sworn personnel organized around three shifts to provide service 24 hours per day. Although the Police Department has a citywide goal of maintaining a ratio of 1.67 officers per 1,000 population, the Department does not staff individual stations based on this ratio.

The Police Department currently utilizes a five level priority dispatch system which includes priority E (Emergency), one, two, three and four. Priority E and priority one calls involve serious crimes in progress or those with a potential for injury. The average 2008 response time in the beats which serve the amendments area is 7.4 minutes for emergency calls, 15.1 minutes for priority one calls, 32.8 minutes for priority two calls, 81.7 minutes for priority three calls and 87.6 minutes for priority four calls. The Department's goals for response times are 7 minutes for emergency calls, 12 minutes for priority one calls, 30 minutes for priority two calls and 90 minutes for priority three and four calls.

The projected population increase of 7,071 will add an unstated number of police related calls for service. Without additional police officers, it is likely that police response times will increase as this population increase is realized.

### Fire

Fire protection is provided by Fire-Rescue Department Station 12 located at 4964 Imperial Avenue. Fire vehicles and apparatus available at Station 12 include one engine company, one truck company and one ambulance. The engine and truck companies have four firefighters including one paramedic on each apparatus. The ambulance has one Emergency Medical Technician and one paramedic. Under first alarm conditions or when Station 12 is not available, two fire stations act as secondary responders. These are Fire Station 19 located at 3434 Ocean View Blvd. and Fire Station 26 located at 2850 54<sup>th</sup> Street.

Fire Station 12 responded to 3,360 incidents in FY 2005, the last year in which data was available. Fire stations with incidents over 2,500 require analysis to determine the need for additional services or facilities. Fire Station 19 responded to 2,621 incidents in FY 2005, also exceeding the 2,500 threshold. Fire Station 26 responded to 2,011 incidents in FY 2005.

The proposed development activities generated by the amendments would add additional incidents to an area that already has two fire stations over the threshold of 2,500 incidents per year. There are no plans to provide additional fire stations in the area at this time; however, the payment of development impact fees by future development projects would contribute toward funding additional fire stations.

### Environmental Analysis:

A Program Environmental Impact Report has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. As a Program EIR, the document is intended to be used by the SEDC/City of San Diego Redevelopment Agency as "Lead Agency", related to the approvals of the proposed redevelopment plan amendment and when taking specific actions necessary to achieve the goals of the Central Imperial Redevelopment Plan. The Program EIR is intended to be used by the City of San Diego as a "Responsible Agency" related to approvals of the amendments to the Southeastern San Diego and Skyline-Paradise Hills Community Plans and when taking action on subsequent permits to allow development in accordance with the proposed Fifth Amendment.

Additionally, pursuant to CEQA Guidelines, a Revised Draft Environmental Impact Report (February 9, 2009) was prepared with a focus on water supply/availability for the project. Information contained in these two documents (the December 8, 2008 Draft Program EIR and the February 9, 2009 Revised Draft EIR), in addition to responses to written comments received during the public review periods for each document, and any necessary revisions based on these written comments, are incorporated into the Final Program EIR.

A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, below a level of significance, some of the potential impacts identified in the environmental review process. The applicant has also provided Draft Candidate Findings and a Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated impacts for traffic/circulation, air quality (including greenhouse gas emissions), cultural resources, biological resources and water supply/availability.

The Program Environmental Impact Report (PEIR) analyzed the environmental impacts of the proposed Fifth Amendment to the Central Imperial Redevelopment Plan project. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP) would reduce the environmental effects of the project to below a level of significance with the exception of significant, unmitigated impacts related to transportation/circulation and parking (direct and cumulative), air quality (including greenhouse gas emissions) primarily as a result of mobile emissions (direct and cumulative), cultural resources, biological resources, and water supply/availability.

Unmitigated traffic impacts to segments and arterials are projected on Imperial Avenue between Euclid and Valencia Parkway, 47<sup>th</sup> Street between Euclid and Market, and at the intersection of Imperial Avenue and 54<sup>th</sup> Street. In addition, the project's traffic contribution to SR 94 between I-805 and Euclid Avenue and to I-805 south of SR-94 is significant and unmitigated at this time. Traffic impacts and proposed mitigation actions are described more fully in Attachment 14.

Air quality impacts are identified primarily as a result of the increase in vehicular-generated (mobile sources) emissions that would be generated by the increase in vehicular trips generated in the project area. An unmitigated impact to cultural resources has been identified due to the project's potential impact to both archaeological and historical resources, and because the degree of impact and applicability, feasibility, and success of proposed mitigation measures cannot be accurately predicted for each specific project at this time, and therefore, the program level impact related to cultural resources is considered significant and unmitigable. In a similar manner, the unmitigated impact to biological resources is identified because the degree of impact and applicability, feasibility, and success of proposed mitigation measures cannot be accurately predicted for each specific project at this time, and therefore, the program level impact related to biological resources is also considered significant and unmitigable. These conclusions are consistent with the City's General Plan Update EIR.

With respect to water supply/availability, the City prepared a Water Supply Assessment (WSA) for the proposed project in December 2006. This WSA found that the project would not have an adverse impact on water supplies. However, it was based only on the Pilot Village portion of the

project. Subsequent to the preparation of the 2006 WSA, significant new information became available related to the projected decrease of water availability in the region caused in part by recent drought conditions and severe restrictions on the operations of massive pumps that supply water from the California Bay Sacramento-San Joaquin Delta (Bay-Delta) to San Diego County. This new information and the need to take the entire project as proposed into account resulted in the need for a revised WSA which was completed in February 2009. The revised WSA could not guarantee adequate water supplies due to the fact that the City's 2005 Urban Water Management Plan did not take the project into account. Future Urban Water Management Plans will incorporate the project. In order to partially mitigate the adverse finding of the revised WSA, the amendment has incorporated additional water conservation measures and would contribute toward a more compact development pattern which would be more sustainable than traditional development patterns.

### **Community Planning Group Review:**

SEDC and City staff met on numerous occasions with the Encanto Neighborhoods Planning Group and the Southeastern San Diego Planning Committee and their Projects Subcommittee during 2007 and 2008 to describe the proposed amendments and get their input and comments. Encanto also created an ad hoc subcommittee to review the draft Environmental Impact Report and the recirculated Water Supply Assessment. Additional meetings were held in the summer of 2008 with the Sherman Heights-Grant Hill Revitalization Committee to get their suggestions on the supplemental development regulations and design guidelines in particular. SEDC and City staff also met with the Skyline-Paradise Hills Planning Group twice to brief them on the Skyline-Paradise Hills amendment and request a formal recommendation. Prior to submittal of the formal amendment, SEDC staff also met numerous times with neighborhood councils in developing the Imperial Avenue Master Plan from which many of the concepts in the amendment emerged.

On March 16, 2009, the proposed amendment was presented to the Encanto Neighborhoods Planning Group for formal action. After thorough review and discussion, they voted 10-2-0 to approve the amendment and all associated documents.

Additionally, at the request of Second Chance, a social services provider located at 6145 Imperial Avenue, the Encanto Neighborhoods Planning Group took a second vote regarding the proposed designation on this parcel and the adjacent parcel at the corner of 61<sup>st</sup> and Imperial Avenue. These parcels are currently designated Specialized Commercial and zoned CSF-3 in the Southeastern San Diego Planned District Ordinance. As currently proposed, the amendment would redesignate these parcels to Residential (15-30 du/ac) with a rezone to RM-2-5. A request from Second Chance to change the proposed designation and zone on their property to Neighborhood Commercial-Residential Permitted (15-44 du/ac) and CN-1-3 zone was approved by the Encanto Neighborhoods Planning Group by a vote of 11-1-0. Second Chance is concerned that a redesignation to Residential would make their current office use on the site a previously conforming use which would significantly impair their fundraising capability from foundations.

This vote by the planning group was untimely because the proposed change in designation and zone cannot be a part of the amendment at this time since it has not been analyzed in the

environmental impact report. Although the parcels involved are small, the proposed change would increase the intensity of development. The California Environmental Quality Act requires that any increase in intensity must be disclosed and analyzed in the environmental document. An addendum to the EIR could be done, but only after the EIR has been certified by the City Council. The planning group has been advised of this circumstance.

On March 9, 2009, the Southeastern San Diego Planning Committee voted 7-4-0 to not support the amendment. Although all of the land use changes are in the Encanto community, the Southeastern San Diego Planning Committee was asked to nevertheless make a recommendation on the amendment because it is an amendment to the community plan which also serves the area within their boundaries. Primary concerns were with how the shortage of infrastructure and community facilities in the older parts of San Diego would be resolved, the finding of insufficient water supplies and proposals to increase residential density without a clear landscape buffer between areas of high density and lower density.

On January 13, 2009, the Skyline-Paradise Hills Planning Group voted 8-2-0 to retain the Neighborhood Village designation that had been recommended in the previous draft of the proposed amendment with the specification that the design of all first floor units be designed and constructed so that they may be utilized either as residential or commercial retail at the discretion of the tenant or condo owner. The proposal to redesignate the southwest corner at 69<sup>th</sup> Street and Imperial Avenue was changed from Neighborhood Village to Neighborhood Commercial-Residential Allowed in order to avoid requiring mixed use, given current and anticipated market conditions.

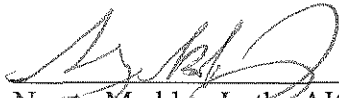
## CONCLUSION

The proposed amendments and associated rezones would introduce the concept of mixed use and higher intensity residential land uses in communities where current land use and zoning documents preclude them. Adoption would also facilitate implementation of the City of Villages strategy. The supplemental development regulations and design guidelines would help to assure high quality urban design while allowing qualifying development to proceed with ministerial processing. These amendments would also relate directly to the anticipated updates to the applicable community plans and allow these concepts to be studied for possible application on a broader scale.

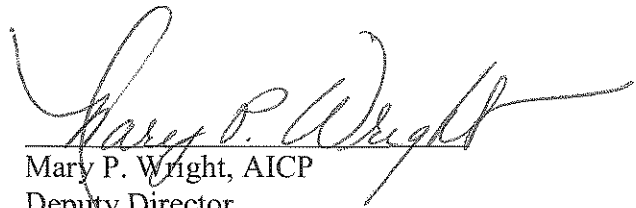
## ALTERNATIVES

1. Adopt the amendments to the General Plan, Southeastern San Diego and Skyline-Paradise Hills Community Plans **with the one exception** described in the staff recommendation.
2. **Do not recommend adoption** of the amendments to the General Plan, Southeastern San Diego Community Plan and Skyline-Paradise Hills Community Plans and associated rezoning actions; **do not certify** the Environmental Impact Report, **do not adopt** the Findings and Statement of Overriding Considerations.

Respectfully submitted,



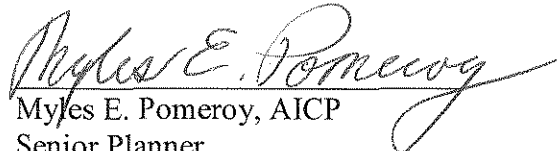
Nancy Maddox Lytle, AICP  
Manager of Projects and Development  
Southeastern Economic Development Corp.



Mary P. Wright, AICP  
Deputy Director  
City Planning & Community Investment



Sherry Brooks  
Project Manager  
Southeastern Economic Development Corp.



Myles E. Pomeroy, AICP  
Senior Planner  
City Planning & Community Investment



WRIGHT/MEP

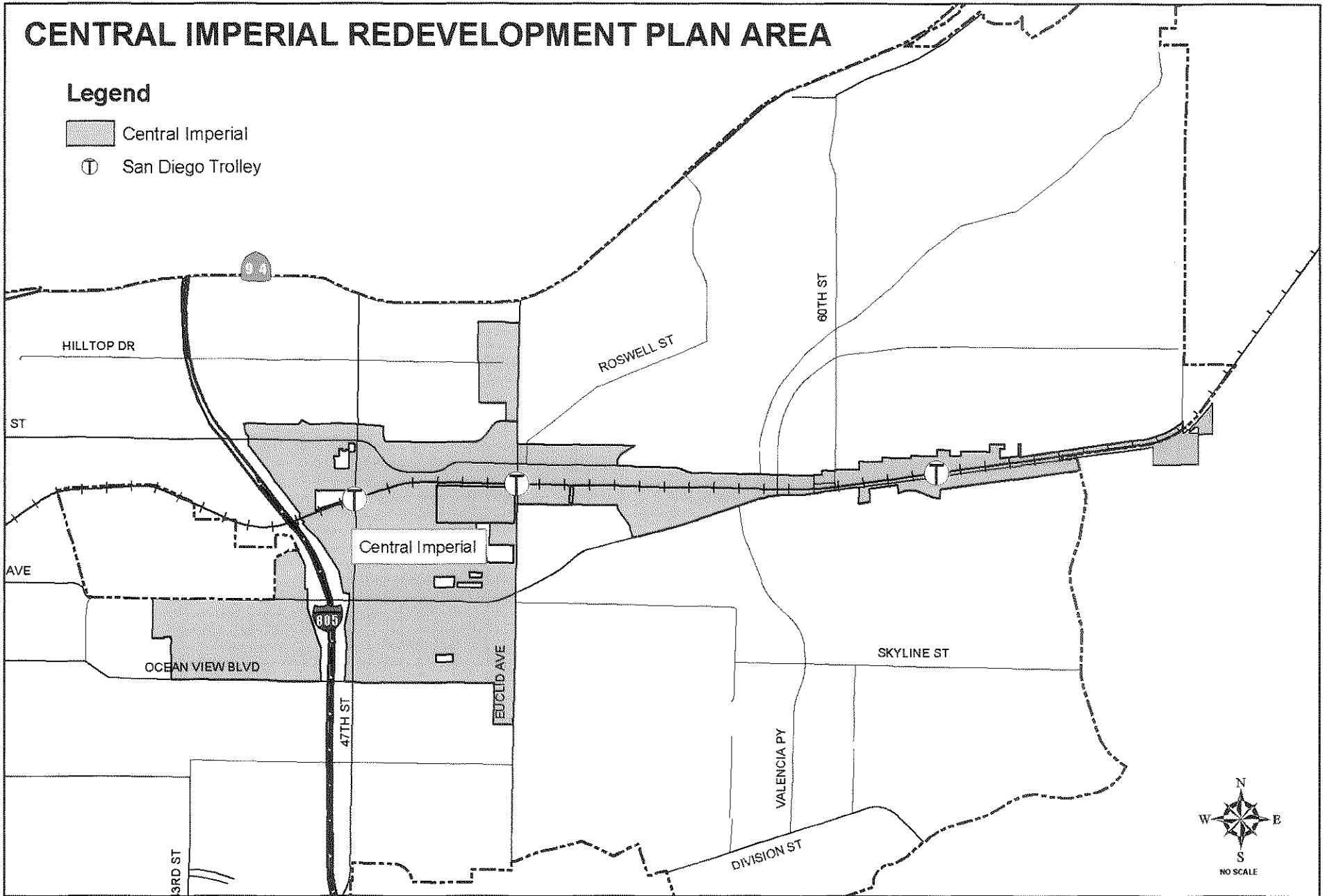
Attachments:

1. Central Imperial Redevelopment Area
2. City Council Initiation
3. Community Plan Implementation Overlay Zone Areas
4. Comparison of Development Allowed by Current Community Plan in relation to Amendment
5. Proposed Land Use Designation: Community Plan Implementation Overlay Zone
6. CPIOZ Type A and B Areas
7. Draft Rezone Land Development Code Ordinances
8. Rezone-B Sheet (No. B-4272, Sheets 1-5)
9. Fifth Amendment to the Redevelopment Plan for the Central Imperial Redevelopment Project
10. Draft Resolution GPA, Southeastern San Diego Amendment and Skyline-Paradise Hills Amendment
11. Draft Southeastern San Diego and Skyline-Paradise Hills Plan Amendment, March, 2009  
(Available under separate cover from the City Planning & Community Investment Department, 202  
"C" Street, 4<sup>th</sup> Floor, 619-236-5200.
12. Draft Planning Commission Resolution
13. School Facility Needs
14. Transportation/Circulation Impacts and Mitigation Measures
15. Encanto Neighborhoods Planning Group Recommendation – March 16, 2009
16. Southeastern San Diego Planning Committee Recommendation – March 9, 2009
17. Skyline-Paradise Hills Planning Group Recommendation – January 13, 2009
18. Property Owner List

# CENTRAL IMPERIAL REDEVELOPMENT PLAN AREA

## Legend

-  Central Imperial
-  San Diego Trolley



ATTACHMENT 1



**SOUTHEASTERN SAN DIEGO**  
CITY OF SAN DIEGO • PLANNING DEPARTMENT



## CLERK'S FILE COPY

(R-2006-1128) 7/11/06

RESOLUTION NUMBER R- 301647DATE OF FINAL PASSAGE JUL 18 2006

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO INITIATING CERTAIN COMMUNITY PLAN AMENDMENTS TO INCREASE MAXIMUM DENSITIES AND CHANGE LAND USES TO PROVIDE ADDITIONAL HOUSING OPPORTUNITIES AND ALLOW FOR THE DEVELOPMENT OF CERTAIN RESIDENTIAL AND MIXED-USE PROJECTS IN THE SOUTHEAST SAN DIEGO AND SKYLINE-PARADISE HILLS COMMUNITY PLANNING AREAS.

WHEREAS, Southeastern Economic Development Corporation (SEDC) and the City Council Fourth District in an effort to provide additional housing and mixed use opportunities as well as streamlined project design review in the Central Imperial Redevelopment Project Area and additional multi-family development guidelines within the Southeastern San Diego and Skyline-Paradise Hills Community Planning areas; and

WHEREAS, community plan amendments for the Southeast San Diego and Skyline-Paradise Hills community plans to revise the design review process of projects within the Central Imperial Redevelopment Project Area would streamline, expedite and encourage future development in the area; and

WHEREAS, Skyline-Paradise Hills community plans to modify land use designations and residential density designations would allow the addition of Smart Growth principles into the community plans, provided additional housing opportunities and mixed use opportunities; and

WHEREAS, the first step in this process is, for the City Council to initiate the community plan amendment process which would allow staff to proceed with the analysis of the


(R-2006-1128)

amendments and preparation of any necessary revisions to adopted documents; NOW,  
THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. Re-designate land uses and density for a number of properties along Imperial Avenue, as identified in the SEDC Imperial Avenue Corridor Master Plan.
2. Increase maximum multifamily residential density from 30 to 74 dwelling units per acre within the Central Imperial Redevelopment Project Area.
3. Designate SEDC as the responsible party for design review for projects within the Central Imperial Redevelopment Project Area.
4. Add a mixed-use land use designation within the Central Imperial Redevelopment Project Area.
5. Include the SEDC Multi-family Development Guidelines as part of Residential Design Review and Development Regulations.
6. Incorporate Smart Growth principals into the goals and objectives of the Residential, Transportation, and Urban Design elements of the community plans.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Bruce E. Bartram  
Deputy City Attorney

BEB:mm  
06/26/06  
Or.Dept:SEDC  
R-2006-1128  
MMS#3427

(R-2006-1128)

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 11 2006.

ELIZABETH S. MALAND  
City Clerk

By [Signature]  
Deputy City Clerk

Approved: 7.18.06  
(date)

[Signature]  
JERRY SANDERS, Mayor





Vetoed: \_\_\_\_\_  
(date)

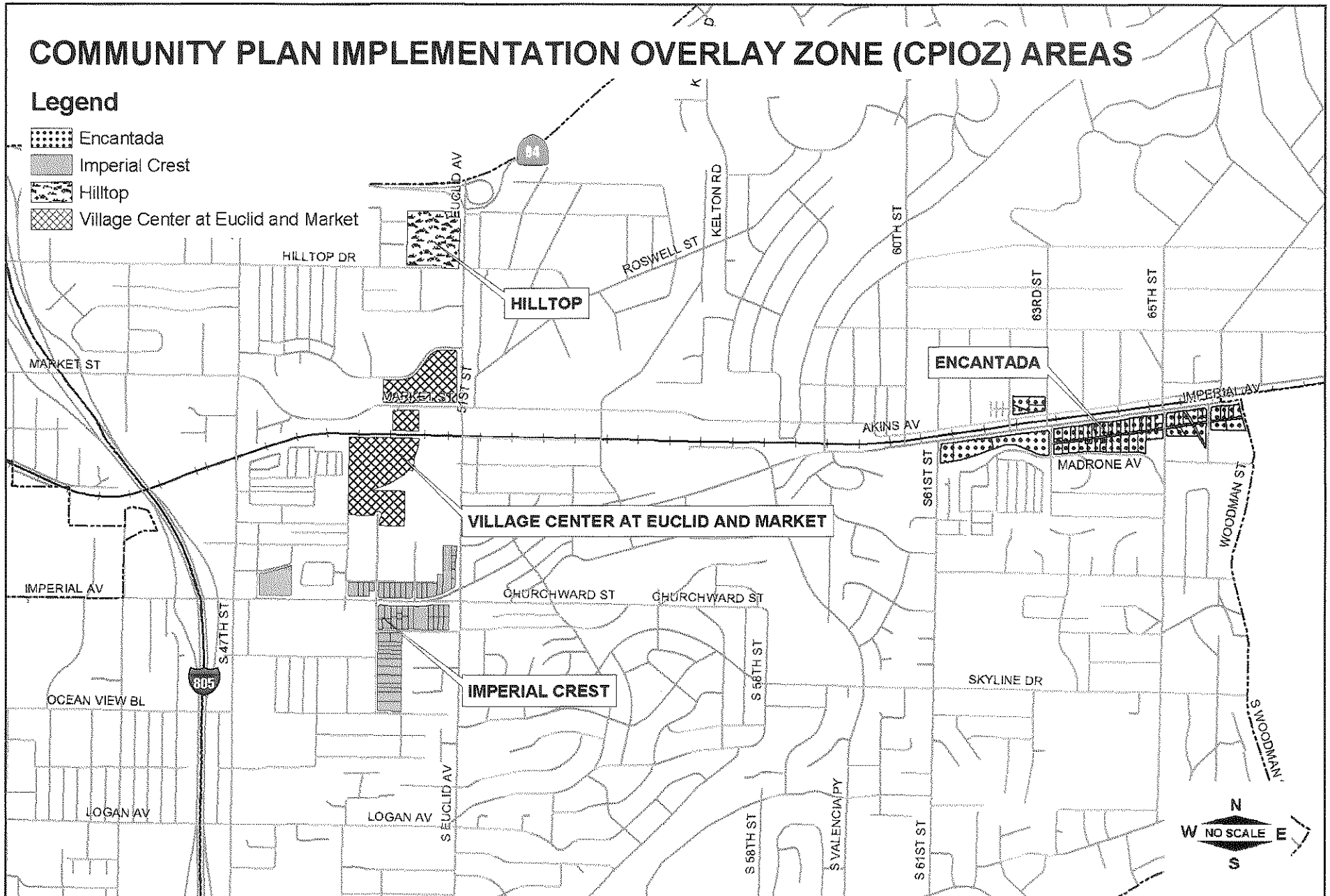
\_\_\_\_\_  
JERRY SANDERS, Mayor

R- 301647

# COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) AREAS

## Legend

-  Encantada
-  Imperial Crest
-  Hilltop
-  Village Center at Euclid and Market



ATTACHMENT 3



**Central Imperial Redevelopment Plan  
Fifth Amendment (CIRP5)  
Plan to Plan Analysis  
(Dwelling Units, Persons, Commercial and Industrial Acreage)**






Area/Project	Proposed Community Plan Amendments Allowed (Dwelling Units)	Existing Community Plans Allowed (Dwelling Units)	Proposed Increase (Dwelling Units)	Population Increase (SANDAG 3.79 Person Per Household For The Year 2020)	Industrial Change (Acres)	Commercial Change (Acres) (1)
<u>Southcentral San Diego/Encanto</u>						
Hilltop	105	105	0	0	0.0	0.0
<u>Pilot Village</u>						
1.1b	232	158	74	280	0.0	5.3
1.2	167	0	167	633	-3.7	3.7
1.3	75	0	75	284	-1.7	1.7
2.1	131	0	131	496	0.0	0.0
2.2	257	0	257	974	-2.9	2.9
Lincoln Park Paseo - Phase I	51	0	51	193	0.0	-1.1
Lincoln Park Paseo - Phase II	196	91	105	398	0.0	0.0
<u>SEDC's Imperial Ave. Master Plan</u>						
West	384	44	340	1289	0.0	-8.4
Central	<u>662</u>	<u>96</u>	<u>566</u>	<u>2145</u>	<u>0.0</u>	<u>-10.0</u>
Subtotal SESD/Encanto	2260	494	1766	6692	-8.3	-6.0
<u>Skyline-Paradise Hills</u>						
<u>SEDC's Imperial Ave. Master Plan</u>						
East	<u>96</u>	<u>6</u>	<u>90</u>	<u>341</u>	<u>0.0</u>	<u>-1.2</u>
TOTAL CIRP5	4616	994	3622	13725	-16.5	-13.2

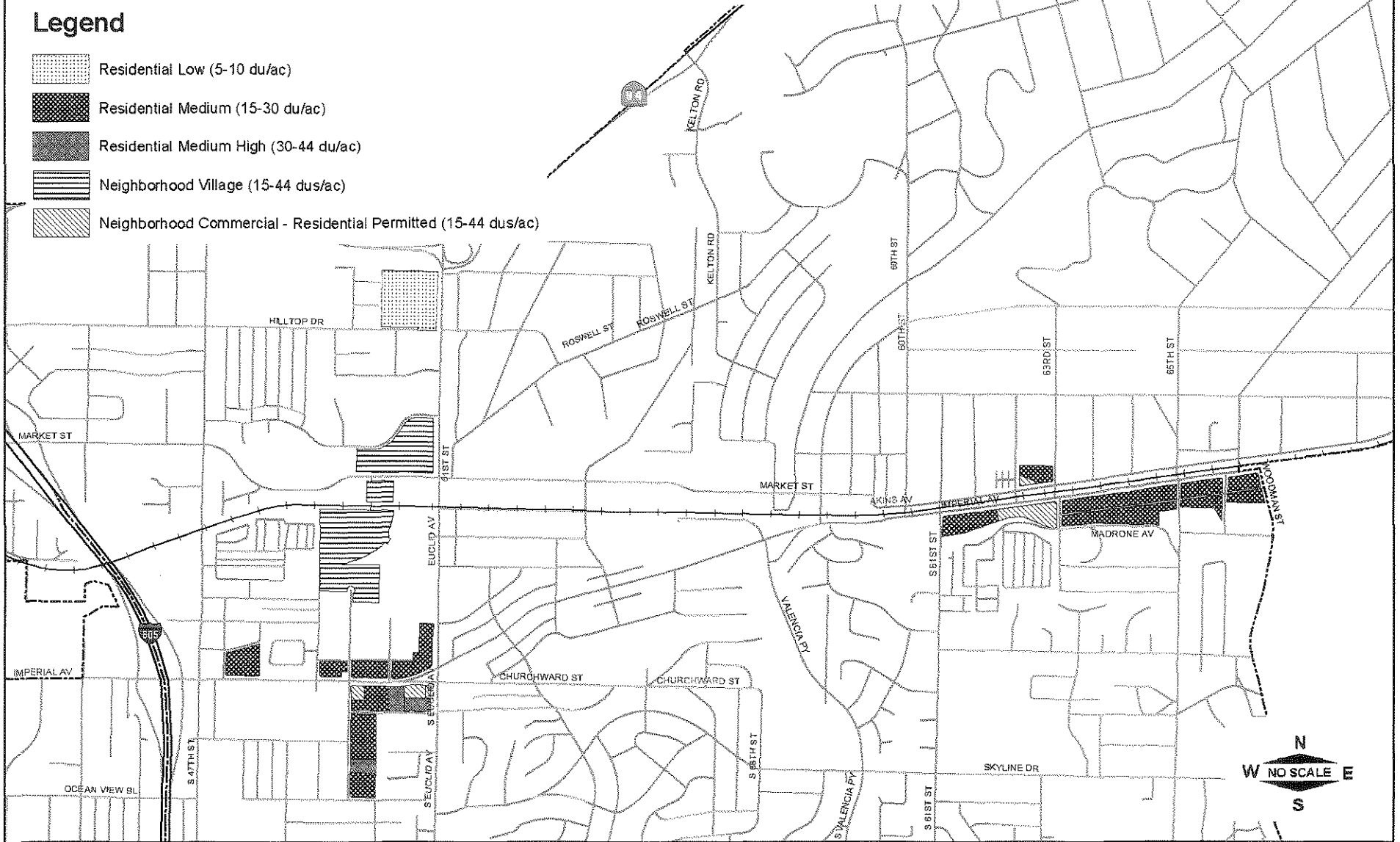
Note: (1) Neighborhood Village designated lands included in both dwelling units and commercial acreage calculations.

Source: BRG Consulting, Inc. 2008.

# PROPOSED LAND USE DESIGNATIONS COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE

## Legend

-  Residential Low (5-10 du/ac)
-  Residential Medium (15-30 du/ac)
-  Residential Medium High (30-44 du/ac)
-  Neighborhood Village (15-44 dus/ac)
-  Neighborhood Commercial - Residential Permitted (15-44 dus/ac)



ATTACHMENT 5

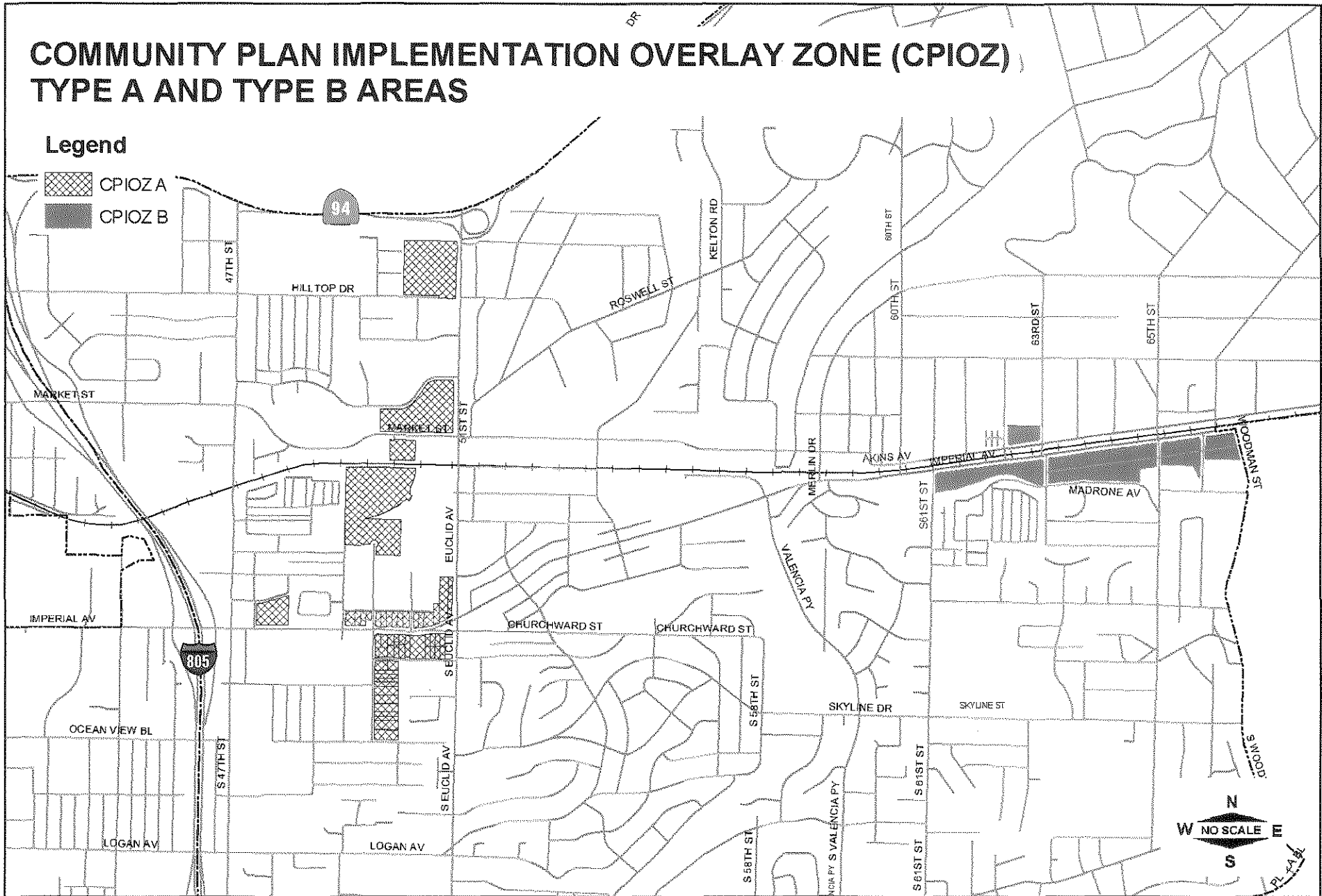


**SOUTHEASTERN SAN DIEGO**  
CITY OF SAN DIEGO • PLANNING DEPARTMENT

# COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) TYPE A AND TYPE B AREAS

## Legend

-  CPIOZ A
-  CPIOZ B



ATTACHMENT 6





**Rezone Ordinance**

(O-INSERT~)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 92.31 ACRES LOCATED ON MAP B-4272, WITHIN THE SOUTHEASTERN SAN DIEGO AND SKYLINE-PARADISE HILLS COMMUNITY PLAN AREAS, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE VARIOUS SOUTHEASTERN SAN DIEGO PLANNED DISTRICT ZONES INTO TO VARIOUS BASE ZONES AND THE COMMUNITY PLAN IMPLEMENTATION OVER LAY ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0302, AND REPEALING ORDINANCE NO. 16992 (NEW SERIES), ADOPTED AUGUST 7, 1986, OF THE ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That certain properties located in the Southeastern San Diego and Skyline-Paradise Hills Community Plan areas in the City of San Diego, California and generally located south of State Route 94 and east of Interstate 805 as shown on Zone Map Drawing No.B-4272, filed in the office of the City Clerk as Document No. OO- \_\_\_\_\_, are rezoned from various Southeastern San Diego Planned District Zones into various base zones and the Community Plan Implementation Overlay Zone, are described and defined by San Diego Municipal Code Chapter

13 Article 1 Divisions 2 and 14. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 16922 (New Series), adopted August 3, 1986, of the ordinances of the City of San Diego is repealed insofar as the same conflict(s)~ with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By \_\_\_\_\_  
Andrea Dixon  
Deputy City Attorney

Initials~  
Date~  
Or.Dept: DSD  
Case No.INSERT PROJECT NUMBER~  
O-INSERT~  
Form=inloto.frm(61203wct)

Rev 1-9-08 rh

## STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~NEW LANGUAGE: Underlined

(O-2009-xxx)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 132.1402; AND AMENDING CHAPTER 10, ARTICLE 3, DIVISION 17, SECTIONS 103.1702. RELATING TO INCLUSION OF CERTAIN PROPERTIES WITHIN THE SOUTHEASTERN SAN DIEGO AND SKYLINE-PARADISE HILLS COMMUNITY PLAN AREAS INTO THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE AND MODIFICATIONS TO BOUNDARIES OF THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT.

**§132.1402**

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a development permit and that have been incorporated by ordinance into this overlay zone. Table 132.14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132.14A through ~~132.14K~~ 132-14M

Table 132-14A

## Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132.14A)	C-771.1, B-3951
Linda Vista (See Diagram 132-14C)	C-750
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782
Navajo (See Diagram 132-14E)	C-779
Pacific Beach (See Diagram 132-14F)	B-3737I, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
<u>Skyline Paradise Hills (See Diagram 132-14L)</u>	<u>B-4272</u>
<u>Southeastern San Diego (See Diagram 132-14M)</u>	<u>B-4272</u>
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132.14K)	C-780.2

**§103.1702` Boundaries of the Southeastern San Diego Planned District**

The regulations in Chapter 1`5, Article 19 shall apply to that area commonly known as the “Southeastern San Diego Community Planning Area,” designed on that certain Map Drawing Nos. C-732-A through C-732-Q, and B-4272, described in the appended boundary description filed in the office of the City Clerk. (See Appendix B, Illustration 1.)

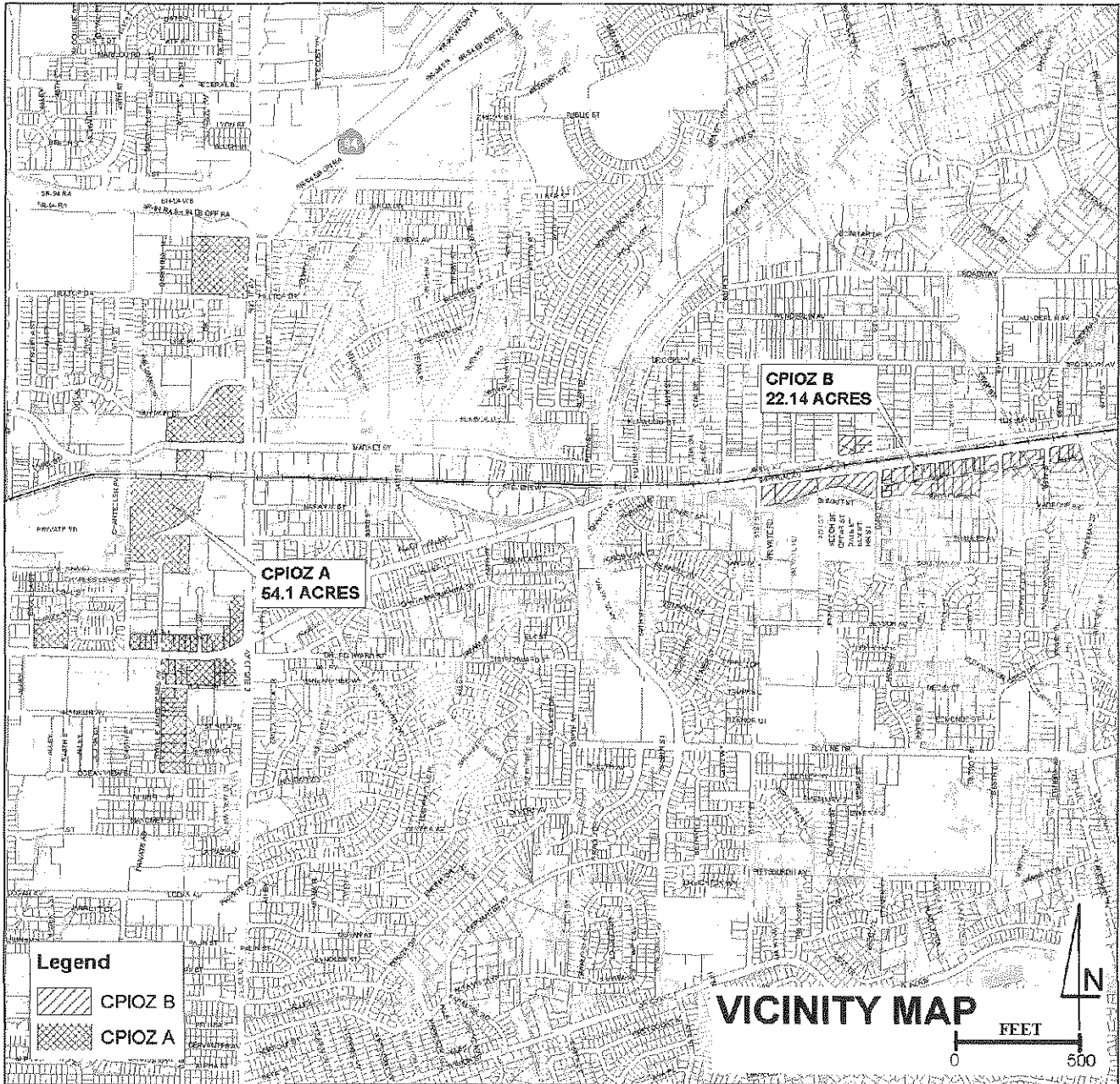
**§xxx,xxxx Southeastern San Diego Community Plan Implementation Overlay Zone**

The Southeastern San Diego Community Plan includes a Community Plan Implementation Overlay Zone (CPIOZ). The location of the affected parcels can be found in Section 132.1402 of the Land Development Code.

XXX: xx  
Date:  
Or.Dept:DSD  
Case No.



CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**

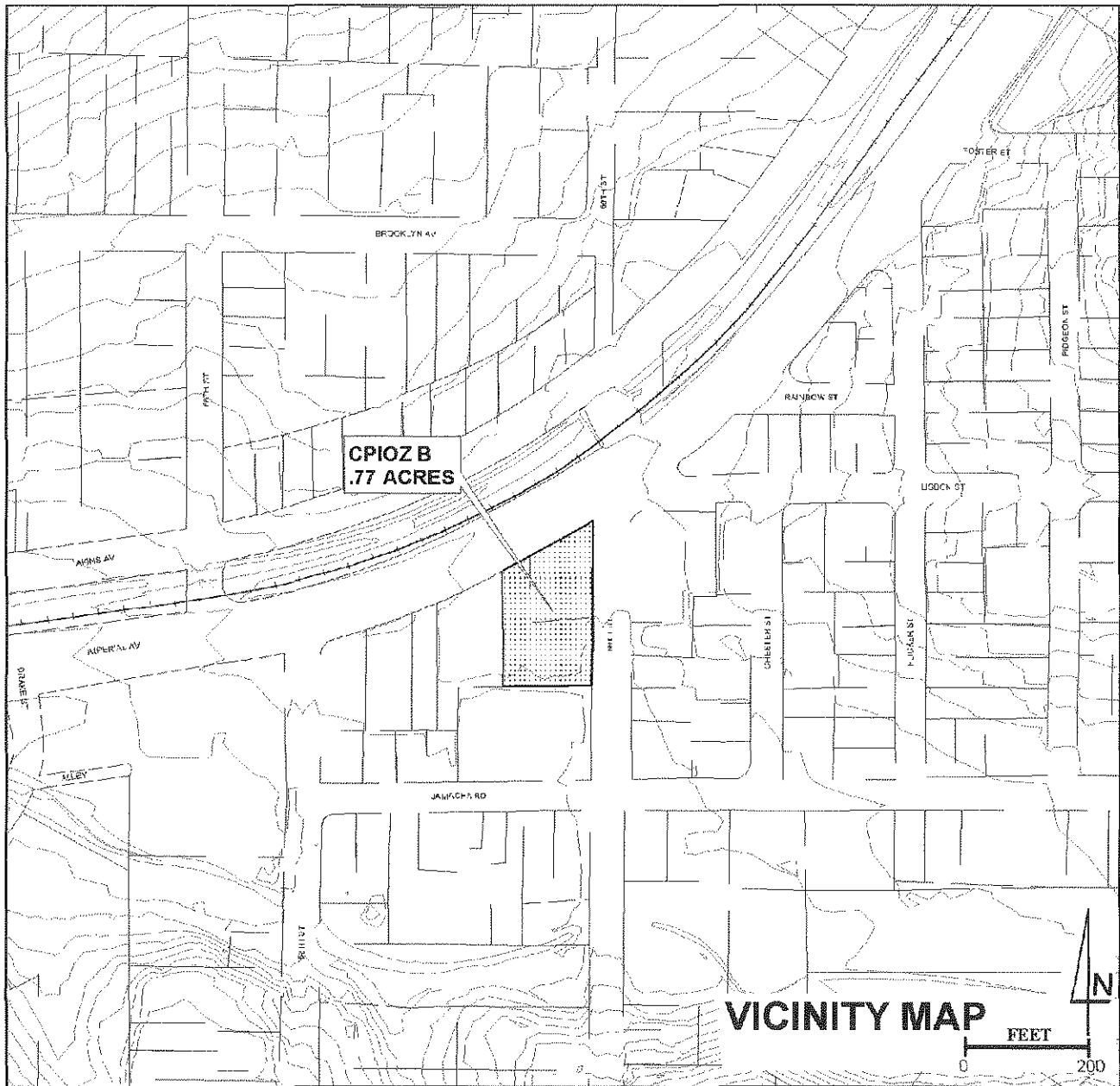


CENTRAL IMPERIAL REDEVELOPMENT PLAN PROGRAM (SESD)		CASE NO. 123435
ORDINANCE NO. _____	REQUEST <b>CPIOZ A &amp; CPIOZ B</b>	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B- 4272</b> Sheet 1 of 5
BEFORE DATE _____		APN:
EFF. DATE ZONING _____		(194-1737,194-1749) 03-12-09 ldj
MAP NAME AND NO. _____		



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

# PROPOSED REZONING

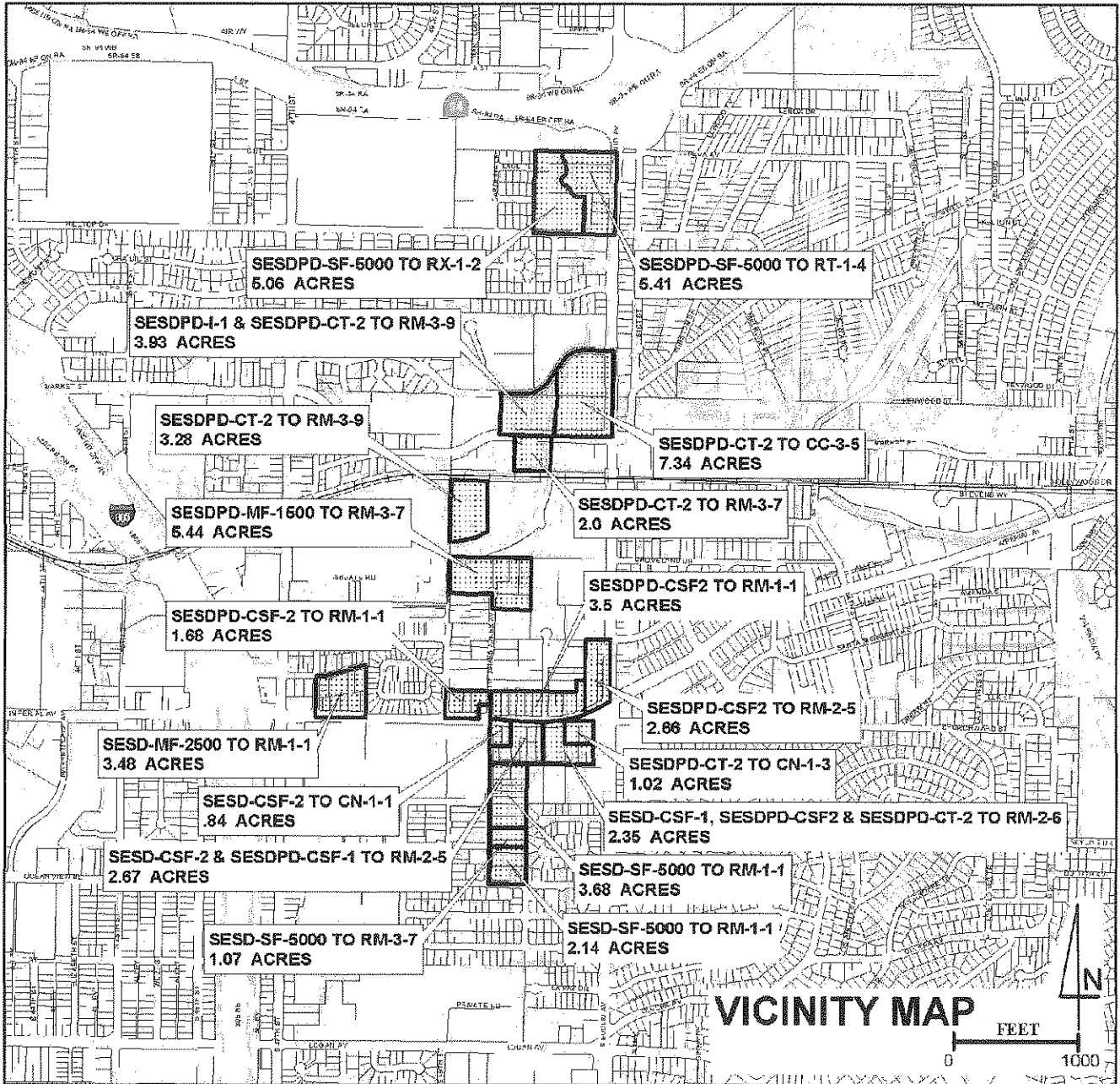


CENTRAL IMPERIAL REDEVELOPMENT PLAN PROGRAM (SPH)		CASE NO. 123435
ORDINANCE NO. _____	REQUEST CPIOZ B	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B- 4272</b> Sheet 2 of 5
BEFORE DATE _____		APN:
EFF. DATE ZONING _____		(198-1752) 03-12-09 Idj
MAP NAME AND NO. _____		





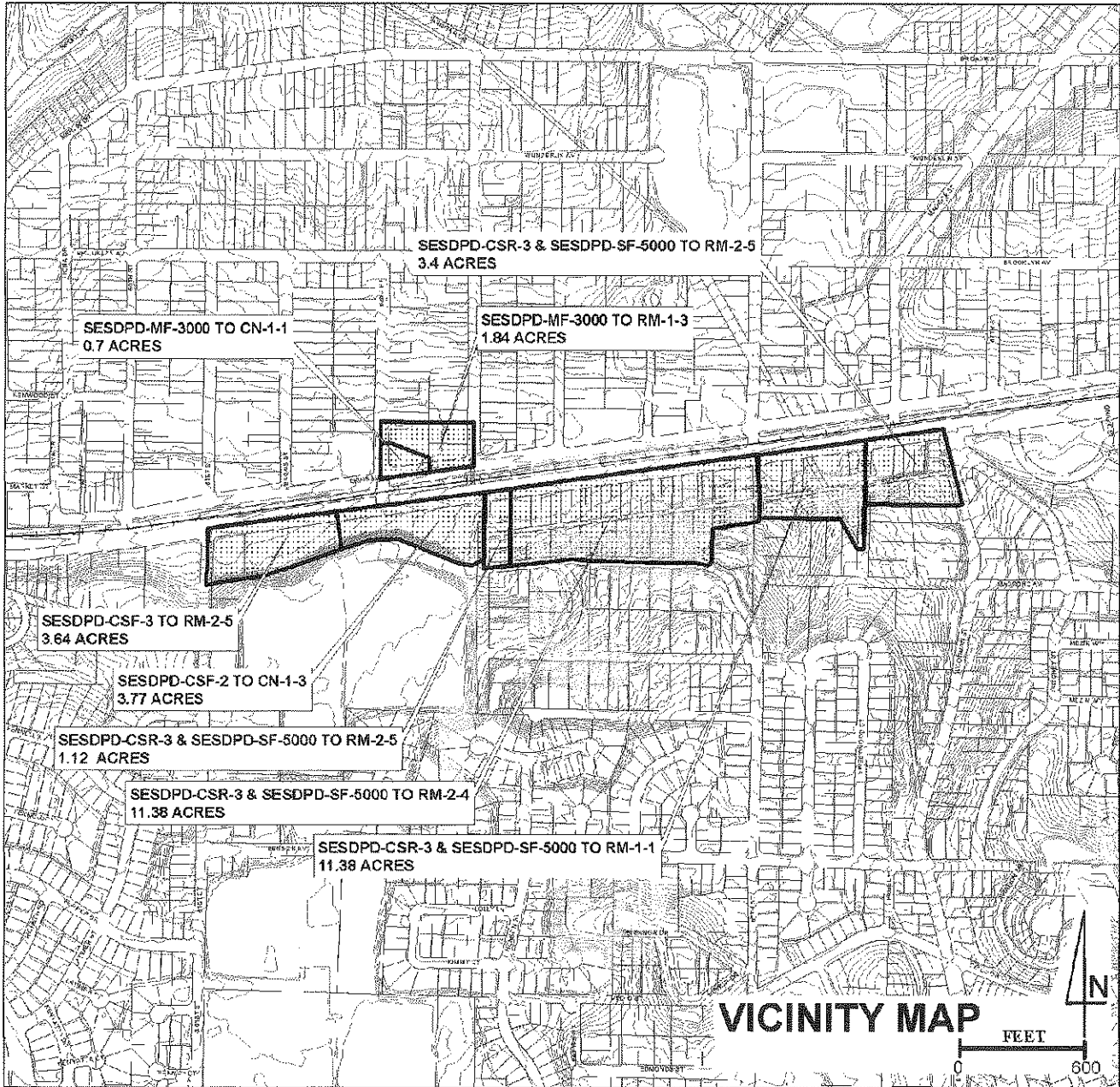
CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



CENTRAL IMPERIAL REDEVELOPMENT PLAN PROGRAM (SESD)		CASE NO. 123435
ORDINANCE NO. _____	REQUEST VARIOUS	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B- 4272</b> Sheet 3 of 5
BEFORE DATE _____		APN: _____
EFF. DATE ZONING _____		(194-1737) 03-12-09 ldj
MAP NAME AND NO. _____		



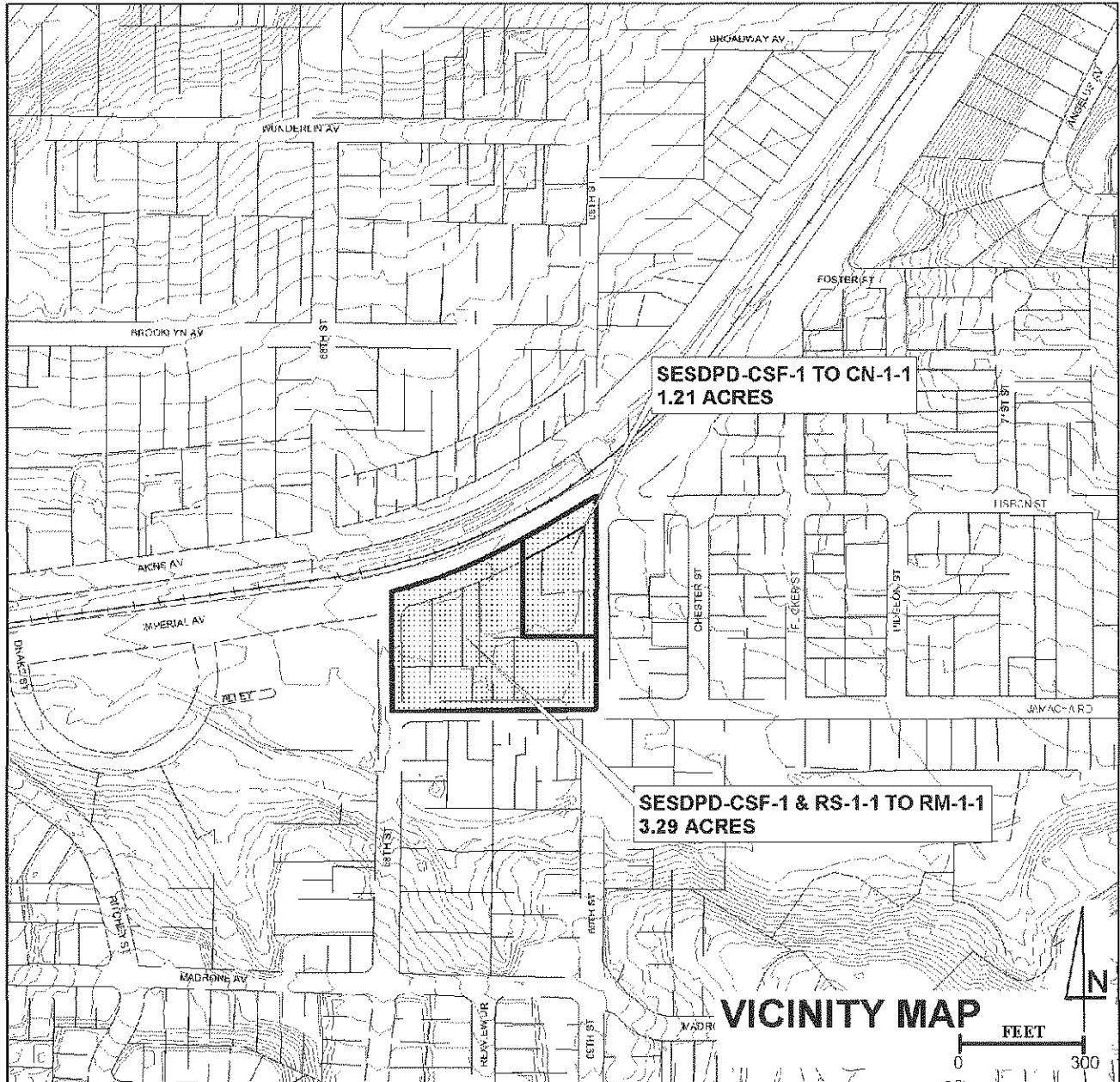
CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



CENTRAL IMPERIAL REDEVELOPMENT PLAN PROGRAM (SESD)		CASE NO. 123435
ORDINANCE NO. _____	REQUEST VARIOUS	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B- 4272</b> Sheet 4 of 5
BEFORE DATE _____		APN: _____
EFF. DATE ZONING _____		(198-1749) 03-2-09 ldj
MAP NAME AND NO. _____		



CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



CENTRAL IMPERIAL REDEVELOPMENT PLAN PROGRAM (SPH)		CASE NO. 123435
ORDINANCE NO. _____	REQUEST CN-1-1 & RM-1-1	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	<b>B- 4272</b> Sheet 5 of 5
BEFORE DATE _____		APN: _____
EFF. DATE ZONING _____		(198-1752) 03-12-09 ldj
MAP NAME AND NO. _____		

**FIFTH AMENDMENT  
to the  
REDEVELOPMENT PLAN  
for the  
CENTRAL IMPERIAL REDEVELOPMENT PROJECT**

**Adopted \_\_\_\_\_, 2009  
Ordinance No. \_\_\_\_\_**

**Prepared by Kane, Ballmer & Berkman  
for  
Redevelopment Agency of the City of San Diego  
San Diego, California  
and  
Southeastern Economic Development Corporation**

## PREFACE

The City of San Diego is proposing a Fifth Amendment to the Redevelopment Plan for the Central Imperial Redevelopment Project (the "Fifth Amendment"). The Redevelopment Plan for the Central Imperial Redevelopment Project was approved and adopted by the City Council of the City of San Diego (the "City Council") on September 14, 1992 by Ordinance No.00-17831-1, as has been subsequently amended by a First Amendment approved and adopted by the City Council on January 8, 1996 by Ordinance No. 00-18252, a Second Amendment approved and adopted by the City Council on December 10, 1996 by Ordinance No. 00-18376, a Third Amendment approved and adopted by the City Council on November 14, 2000 by Ordinance No. 00-18882, and a Fourth Amendment approved and adopted by the City Council on November 3, 2003 by Ordinance No. 00-19233 (collectively, the "Redevelopment Plan"). This proposed Fifth Amendment, if adopted, would replace the existing Redevelopment Plan General Land Use Map for the Central Imperial Redevelopment Project Area with the Amended Redevelopment General Plan Land Use Map for the Central Imperial Redevelopment Project Area, attached to this Fifth Amendment as Attachment No. 1, and provide for the modification of certain land use designations within the Central Imperial Redevelopment Project Area consistent with the City of San Diego's General Plan. This proposed Fifth Amendment does not alter the boundaries of the Project Area.

**FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN  
FOR THE CENTRAL IMPERIAL REDEVELOPMENT PROJECT**

The Redevelopment Plan General Land Use Map for the Central Imperial Redevelopment Project Area, as attached to the Redevelopment Plan is identified as Exhibit II. The subject map shows the boundaries of and permitted land uses within certain areas of the Central Imperial Redevelopment Project Area. Exhibit II, the Redevelopment Plan General Land Use Map for the Central Imperial Redevelopment Project Area, is hereby deleted in its entirety and replaced with a revised Exhibit II in the form of the Amended Redevelopment Plan General Land Use Map for the Central Imperial Redevelopment Project Area, attached to this Fifth Amendment as Attachment No.1.

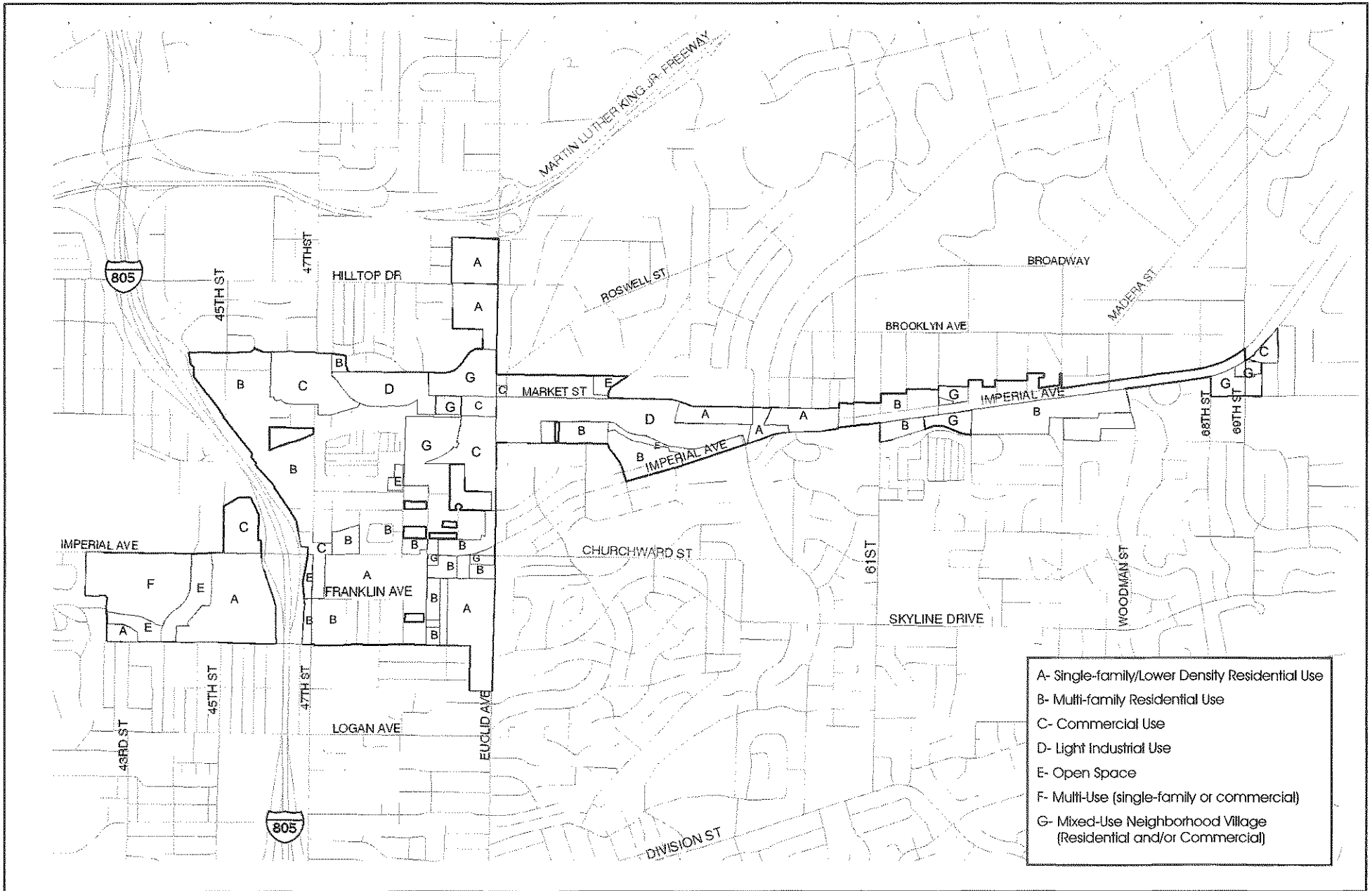
Attachment No. 1

Exhibit II

AMENDED REDEVELOPMENT PLAN LAND USE MAP  
FOR CENTRAL IMPERIAL REDEVELOPMENT PROJECT

Project Area Boundary and Land Uses

[To be added by Staff]



Source:  
 Southeastern Economic  
 Development Corporation  
 Jan. 2009

**CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA**  
**Land Use Map**



**Exhibit**  
**II**



RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on \_\_\_\_\_ the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Southeastern San Diego and Skyline-Paradise Hills Community Plans; and

WHEREAS, the Southeastern Economic Development Corporation has requested an amendment to the General Plan, the Southeastern San Diego Community Plan and the Skyline-Paradise Hills Community Plan to add a Village/Mixed Use Element to the Southeastern San Diego Community Plan and a Mixed Use Element to the Skyline-Paradise Hills Community Plan in order to change land use designations in order to allow mixed use and higher intensity residential development in three areas identified in the amendments as the Village Center at Market and Euclid, Imperial Crest and Encantada; and

WHEREAS, the amendments would also add a Community Plan Implementation Overlay Zone that would be applicable within the areas affected by the Village/Mixed Use Element in the Southeastern San Diego Community Plan and the Mixed Use Element in the Skyline-Paradise Hills Community Plan; and

WHEREAS, said Community Plan Implementation Overlay Zone shall incorporate Supplemental Development Regulations that would be applicable in addition to the base zone development regulations for projects which qualify for ministerial processing and Design Guidelines which would also be applicable to projects which require a land use permit; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in the City of San Diego and has considered the oral presentation given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the Southeastern San Diego Community Plan and Skyline-Paradise Hills Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_.

BE IT FURTHER RESOLVED, that the Council adopts an amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: JAN GOLDSMITH, City Attorney

DRAFT SOUTHEASTERN SAN DIEGO COMMUNITY  
PLAN AMENDMENT

And

SKYLINE-PARADISE HILLS COMMUNITY PLAN  
AMENDMENT

ARE AVAILABLE UNDER SEPARATE COVER AT CITY  
PLANNING & COMMUNITY INVESTMENT  
DEPARTMENT, 202 C STREET, 4<sup>TH</sup> FLOOR, SAN DIEGO,  
CA. 92101

CONTACT PERSON: MYLES POMEROY 619-235-5219

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

RECOMMENDING TO THE CITY COUNCIL, APPROVAL AND ADOPTION OF THE GENERAL PLAN, SOUTHEASTERN SAN DIEGO AND SKYLINE-PARADISE HILLS COMMUNITY PLANS, AMENDMENT TO THE LAND DEVELOPMENT CODE TO AMEND THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE ORDINANCE, REZONE ORDINANCE, ADOPT THE MITIGATION AND MONITORING PROGRAM AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS

**FIFTH AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PLAN -  
PROJECT NO. 126095**

WHEREAS, ON April 2, 2009, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego approval and adoption of General Plan, Southeastern San Diego Community Plan and Skyline-Paradise Hills Community Plans No. 126095, Amendment to the Land Development Code No. 1230101-123.0111, Rezone Ordinance No.638844; and to Certify Environmental Impact Report No. 106715, Adopt the Mitigation, Monitoring and Reporting Program and Adopt the Findings and Statement of Overriding Considerations, and

WHEREAS, the Southeastern San Diego Economic Development Corporation has requested land use plan amendments and rezone request are to add a Village/Mixed Use Element to the Southeastern San Diego Community Plan and a Mixed Use Element to the Skyline-Paradise Hills Community Plan in order to change land use designations in order to allow mixed use and higher intensity residential development in three areas identified in the amendments as the Village Center at Market and Euclid, Imperial Crest and Encantada; and

WHEREAS, the amendments would also add a Community Plan Implementation Overlay Zone that would be applicable within the areas affected by the Village/Mixed Use Element in the

Southeastern San Diego Community Plan and the Mixed Use Element in the Skyline-Paradise Hills Community Plan; and

WHEREAS, said Community Plan Implementation Overlay Zone shall incorporate Supplemental Development Regulations that would be applicable in addition to the base zone development regulations for projects which qualify for ministerial processing and Design Guidelines which would also be applicable to projects which require a land use permit; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in the City of San Diego and has considered the oral presentations given at the public hearing; NOW

THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval and adoption of the General Plan, Southeastern San Diego and Skyline-Paradise Hills Community Plan Amendments, Amendment to the Land Development Code, No. \_\_ and Rezoning Ordinance No. \_\_, Adopt the Mitigation Monitoring and Reporting Program and Adopt the Findings and Statement of Overriding Considerations and incorporate all other listed actions.

Myles E. Pomeroy

Senior Planner

City Planning & Community Investment Department

Dated April 2, 2009

By a vote of \_\_\_:\_\_\_:\_\_\_

## School Facility Needs

The following table illustrates the schools which serve the areas included in the proposed amendment, their current enrollment, school capacity and projected enrollment through Fall, 2009.

**Fall, 2007 School Enrollment and Capacity**

School	Fall, 2007 Enrollment	School Capacity	Projected Fall, 2008 Enrollment	Unused Capacity	Future Enrollment Trend
Horton (K-6)	578	888	529	359	Stable/slight drop
Fulton (K-6)	465	530	548	(18)	Stable/slight rise
Knox (K-7)	549	670	567	103	Stable/slight rise
Encanto (K-5)	713	1,094	703	391	Stable/slight drop
Porter (K-6)	759	1,017	773	244	Stable/slight rise
<b>Subtotal</b>	<b>3,064</b>	<b>4,199</b>	<b>3,120</b>	<b>1,079</b>	
Bell (6-8)	1,374	2,189	1,273	916	Stable/slight drop
Mann (6-8)	1,105	1,839	1,099	740	Stable/slight drop
<b>Subtotal</b>	<b>2,479</b>	<b>4,028</b>	<b>2,372</b>	<b>1,656</b>	
Lincoln (9-12)	2,333	2,200	2,376	224	Stable/slight rise
Morse (9-12)	2,714	3,037	2,644	393	Stable/slight drop
<b>Subtotal</b>	<b>5,047</b>	<b>5,237</b>	<b>5,020</b>	<b>617</b>	

Source: San Diego City Schools, Draft Environmental Impact Report, Fifth Amendment to the Central Imperial Redevelopment Area, December, 2008

The San Diego City Schools system has estimated the per household student generation rate for the Project Area as follows:

**K-12 Students Per Housing Unit**

Grade	1990-2000	2004-2005	2009-2010
K-5	0.583	0.462	0.418
6-8	0.243	0.221	0.227
9-12	0.181	0.250	0.283
<b>Total: K-12</b>	<b>1,007</b>	<b>0.933</b>	<b>0.928</b>

Source: San Diego City Schools, Draft Environmental Impact Report, Fifth Amendment to the Central Imperial Redevelopment Area, December, 2008

Applying these rates to the Project Area yields the number of students that would potentially be generated by each of the Redevelopment Activity Sites.

### School Facilities Demand

<b>Project Site</b>	<b>Net Increase in Units</b>	<b>Net Increase in Elementary Students</b>	<b>Net Increase in Middle School Students</b>	<b>Net Increase in High School Students</b>
Hilltop Site	86	36	20	24
Village Center	818	342	186	232
Imperial Ave (includes Imperial Crest & Encantada)	909	380	206	257
<b>Total</b>	<b>1,813</b>	<b>758</b>	<b>412</b>	<b>513</b>

Source: City of San Diego Schools, Draft Environmental Impact Report, Fifth Amendment to Central Imperial Redevelopment Area, December , 2008

Note: The Draft Environmental Impact Report information includes analysis of additional projects that do not require a community plan amendment. Those projects were not included in the table above.

Based on the student generation factors identified, 758 elementary school students, 412 middle school students and 513 high school students would be generated by development projected due to the amendments. According to San Diego City Schools, 80 percent of elementary school students, 60 percent of middle school students and 60 percent of high school students attend neighborhood schools. Applying these rates, 606 elementary school students, 247 middle school students and 308 high school students generated by development due to the amendments would attend neighborhood schools. However, the nine neighborhood schools that serve the area affected by the amendments have unutilized capacity for an additional 1,079 elementary school students, 1,656 middle school students and 617 high school students. Therefore, the schools have ample enrollment capacity to accommodate any additional students generated by development resulting from implementation of the amendments.



## **Transportation/Circulation Impacts and Mitigation Measures**

### *City Streets*

The project results in both mitigable and unmitigable impacts to traffic and circulation. The following street segments would experience significant project-related impacts:

- Imperial Avenue between Euclid Avenue and Valencia Parkway (LOS F),
- Eastbound Market Street between I-805 and 47th Street (LOS E, PM peak),
- Market Street east of Euclid Avenue (LOS F),
- 47th Street between Market Street and Imperial Avenue (LOS F),
- Euclid Avenue between SR-94 and Market Street (LOS F).

The following signalized intersections would experience significant project-related impacts:

- Imperial Avenue/I-805 SB ramps (LOS E, PM peak)
- Imperial Avenue/47th Street (LOS E, PM peak)
- Imperial Avenue/54th Street (LOS F, AM peak)
- 47th Street/Market Street (LOS F, PM peak)
- Euclid Avenue/Market Street (LOS E, AM and PM peak)

The following unsignalized intersections would experience significant project-related impacts:

- Westbound left-turn movement at the Euclid Avenue/SR-94 WB Ramp (LOS F, AM and PM peak);
- Eastbound right-turn movement at Euclid Avenue/SR-94 EB Ramp (LOS E, AM peak; LOS F, PM peak); and,
- Westbound left-turn movement at the 47th Street/"A" Street intersection (LOS F, PM peak).

Significant impacts to both SR-94 and I-805 are projected to occur with project implementation.

- I-805 between SR-94 to south of Imperial Avenue
- SR-94 between I-805 and 47th Street
- SR-94 between 47th Street and Euclid Avenue

The project shall make improvements that will mitigate many of the significant traffic and circulation impacts described above. The necessary mitigation, total estimated cost and project true fair share cost is as follows:

Mit No.	Mitigation	Total Estimated Cost	True Fair Share Cost
TC-1	A signal shall be installed at the currently unsignalized Euclid Avenue/SR-94 westbound ramp intersection. As this signal is a condition of a prior permit, this signal shall be installed by the Pilot Village prior to any further building permits issued under PDP/RPO 99-0156.	NA	NA
TC-2	The merging distance for the eastbound to southbound right-turn movement at the Euclid Avenue/SR-94 eastbound ramp intersection shall be increased via installing a continuous southbound merge lane along Euclid Avenue from the SR-94 eastbound ramp south to the Hilltop intersection.	\$503,300	\$250,140
TC-3	The southbound approach of the 47th Street/"A" Street intersection (Intersection #31) shall be restriped to include a separate channelized left-turn lane. Adequate roadway width currently exists to restripe the approach.	\$350,900	\$93,024
TC-4	The roadway segment along Imperial Avenue between Euclid Avenue and Valencia Parkway can be mitigated to acceptable levels of service with the widening of Imperial Avenue to its four lane major classification between San Jacinto Drive and Valencia Parkway. The City recently reduced the width of this street segment to calm traffic for safety considerations. This improvement will not be implemented now. It will only be implemented if and when approved by the City Engineer.	\$869,800	\$412,720
TC-5	The roadway segment along 47th Street between Market Street and Imperial Avenue shall be widened to its four lane major classification to mitigate this roadway segment to acceptable levels of service. This project is identified in the Southeastern San Diego Public Facilities Financing Plan (Project SESD-T18).	\$15,900,000 (1)	\$2,893,800
TC-6	The roadway segment along Market Street, between Euclid Avenue and 54 <sup>th</sup> Street shall be widened to its four lane major classification to mitigate this roadway segment to acceptable levels of service.	\$1,488,500	\$1,019,474
TC-7	The Imperial Avenue/47th Street intersection shall be mitigated to acceptable levels of service with the provision of a separate southbound right-turn lane. The intersection shall be widened to accommodate	\$574,600	\$295,517

	an extra turn lane. The existing traffic signal at this location will require modification in order to accommodate this improvement.		
TC-8	The Imperial Avenue/54th Street intersection shall be mitigated to acceptable levels of service with the widening of Imperial Avenue to its four lane major classification between San Jacinto Drive and Valencia Parkway as required by Mitigation Measure TC4. Widening of the Imperial Avenue/54th Street intersection would provide for an additional eastbound through lane and westbound through lane and associated signal modification. The City recently reduced the width of this street segment to calm traffic for safety considerations. This improvement will not be implemented now. It will only be implemented if and when approved by the City Engineer.	Included in TC-4 above	Included in TC-4 above
TC-9	The 47th Street/Market Street intersection shall be mitigated to acceptable levels of service with intersection striping and signal phasing improvements at this location. Specifically, the following improvements shall be constructed: installation of a northbound right-turn lane and installation of an eastbound right-turn lane. Right turn overlap phasing should be installed at this signal for these movements.	\$527,200	\$187,947
TC-10	The Euclid Avenue/Market Street intersection shall be mitigated to acceptable levels of service with the following intersection improvements: installation of a second eastbound left-turn lane and installation of a southbound right-turn lane. The existing traffic signal at this location will require modification in order to accommodate these improvements.	\$623,700	\$423,180
TC-11	The peak hour impacts at the segment along Euclid Avenue between SR-94 and Market Street shall be mitigated with the proposed improvements at the intersection of Market Street/Euclid Avenue (Mitigation Measure TC10) along with signal timing coordination and raised medians along the Euclid Avenue corridor.	\$730,100	\$435,724
TC-12	The peak hour impacts at the segment along Market Street between I-805 and 47th Street shall be mitigated with the proposed improvements at the Market Street/47th Street intersection as identified in Mitigation Measure TC9.	Included in TC-9 above	Included in TC-9 above

TC-13	The Imperial Avenue/I-805 southbound ramps intersection shall be mitigated to below the level of significance with the following intersection improvements: provision of two left-turn lanes and one right-turn lane for the southbound approach. This will require ramp widening and traffic signal modification improvements at this location.	\$414,900	\$199,650
TC-14	Restriping of Market Street to provide for a center turn lane between 47 <sup>th</sup> Street and Euclid Avenue.	\$194,000	\$96,856
TC-15	Construction of a raised median along Imperial Avenue between 49 <sup>th</sup> Street and Euclid Avenue will bring this segment to 4-lane major standards.	\$444,100	\$428,557
TOTAL		\$22,621,200	\$6,736,587

Notes (1) = Total Cost is derived from the difference between the cost outlined in the Draft Southeastern San Diego Public Facilities Financing Plan (PFFP) and the currently adopted PFFP for Project SESD-T18 (\$22,100,000 - \$5,100,000 = \$15,900,000).

#### Mitigation Strategy

The project is responsible for fair share contributions to many necessary roadway improvements. Rather than paying fair shares for future improvements, the project agrees to install improvements up to approximately the value of the project's true fair share costs identified above. Therefore, the project shall provide the full improvements for all of the mitigation measures described above except for mitigation measure TC-5. The City of San Diego or other developer shall install mitigation measure TC-5 in the future when funds become available. The City of San Diego shall continue to collect fees from new development for the construction of TC-5.

TC-4 and TC-8 will not be implemented at this time, because of the need for traffic calming along this stretch of Imperial Avenue. The project is responsible for the improvements, but these improvements can only be implemented if and when approved by the City Engineer.

Since measure TC-5 will not be implemented by the applicant, impacts to 47th Street between Market Street and Imperial Avenue would be significant and unmitigated at this time. Because measures TC-4 and TC-8 will not be implemented at this time and will only be implemented if and when approved by the City Engineer, impacts to Imperial Avenue between San Jacinto Drive and Valencia Parkway and the intersection of Imperial Avenue and 54th Street remain significant and unmitigated.

The Transportation Phasing Plan as follows, summarizes the mitigation measures for the project impacts to roadway segments and intersection and identifies when each measure is to be implemented based on development Equivalent Dwelling Unit (EDU) triggers.

Mit No.	Mitigation	Trigger (EDU)	Responsible Party
TC-1	A signal shall be installed at the currently unsignalized Euclid Avenue/SR-94 westbound ramp intersection. As this signal is a condition of a prior permit, this signal shall be installed by the Pilot Village prior to any further building permits issued under PDP/RPO 99-0156.	NA	NA
TC-9	The 47th Street/Market Street intersection shall be mitigated to acceptable levels of service with intersection striping and signal phasing improvements at this location. Specifically, the following improvements shall be constructed: installation of a northbound right-turn lane and installation of an eastbound right-turn lane. Right turn overlap phasing should be installed at this signal for these movements.	96	100% Village Center
TC-12	The peak hour impacts at the segment along Market Street between I-805 and 47th Street shall be mitigated with the proposed improvements at the Market Street/47th Street intersection as identified in Mitigation Measure TC9.	96	Included in TC-9 above
TC-3	The southbound approach of the 47th Street/"A" Street intersection (Intersection #31) shall be restriped to include a separate channelized left-turn lane. Adequate roadway width currently exists to restripe the approach.	127	100% Village Center
TC-10	The Euclid Avenue/Market Street intersection shall be mitigated to acceptable levels of service with the following intersection improvements: installation of a second eastbound left-turn lane and installation of a southbound right-turn lane. The existing traffic signal at this location will require modification in order to accommodate these improvements.	146	100% Village Center
TC-7	The Imperial Avenue/47th Street intersection shall be mitigated to acceptable levels of service with the provision of a separate southbound right-turn lane. The intersection shall be widened to accommodate an extra turn lane. The existing traffic signal at this location will require modification in order to accommodate this improvement.	151	before exceeding 151 EDU
TC-6	The roadway segment along Market Street, between Euclid Avenue and 54 <sup>th</sup> Street shall be widened to its four lane major classification to	170	100% Village Center, prior to 170 EDU of

	mitigate this roadway segment to acceptable levels of service.		development along Market Street, between Euclid Ave and 54th Street)
TC-14	Restriping of Market Street to provide for a center turn lane between 47 <sup>th</sup> Street and Euclid Avenue.	285	100% Village Center, prior to 285 EDU of Village Center Development between 47th Street and Euclid Avenue
TC-13	The Imperial Avenue/I-805 southbound ramps intersection shall be mitigated to below the level of significance with the following intersection improvements: provision of two left-turn lanes and one right-turn lane for the southbound approach. This will require ramp widening and traffic signal modification improvements at this location.	339	before exceeding 339 EDU
TC-2	The merging distance for the eastbound to southbound right-turn movement at the Euclid Avenue/SR-94 eastbound ramp intersection shall be increased via installing a continuous southbound merge lane along Euclid Avenue from the SR-94 eastbound ramp south to the Hilltop intersection.	436	100% Hilltop if comes online first, or before exceeding 436 EDU
TC-11	The peak hour impacts at the segment along Euclid Avenue between SR-94 and Market Street shall be mitigated with the proposed improvements at the intersection of Market Street/Euclid Avenue (Mitigation Measure TC10) along with signal timing coordination and raised medians along the Euclid Avenue corridor.	897	before exceeding 897 EDU
TC-8	The Imperial Avenue/54th Street intersection shall be mitigated to acceptable levels of service with the widening of Imperial Avenue to its four lane major classification between San Jacinto Drive and Valencia Parkway as required by Mitigation Measure TC4. Widening of the Imperial Avenue/54th Street intersection would provide for an additional eastbound through lane and westbound through lane and associated signal modification. The City recently reduced the width of this street segment to calm traffic for safety considerations. This improvement will not be	930 (1)	SEDC, per existing roadway improvement agreement as part of the Valencia Business Park project. Included in TC-4 below

	implemented now. It will only be implemented if and when approved by the City Engineer.		
TC-4	The roadway segment along Imperial Avenue between Euclid Avenue and Valencia Parkway can be mitigated to acceptable levels of service with the widening of Imperial Avenue to its four lane major classification between San Jacinto Drive and Valencia Parkway. The City recently reduced the width of this street segment to calm traffic for safety considerations. This improvement will not be implemented now. It will only be implemented if and when approved by the City Engineer.	930 (1)	SEDC, per existing roadway improvement agreement as part of the Valencia Business Park project (23.7%), prior to 930 EDU of Imperial Ave Master Plan.
TC-15	Construction of a raised median along Imperial Avenue between 49 <sup>th</sup> Street and Euclid Avenue will bring this segment to 4-lane major standards.	930	100% Imperial Avenue MP, prior to 930 EDU of Imperial Avenue Master Plan.
TC-5	The roadway segment along 47th Street between Market Street and Imperial Avenue shall be widened to its four lane major classification to mitigate this roadway segment to acceptable levels of service. This project is identified in the Southeastern San Diego Public Facilities Financing Plan (Project SESD-T18).	2,400 (2)	Fairshare contribution

Notes (1) = Mitigations TC-4 and TC-8 can only be implemented if and when approved by the City Engineer.

(2) = The project agrees to install improvements up to approximately the value of the project's true fair share costs identified above. Therefore, the project shall provide the full improvements for all of the mitigation measures described above except for mitigation measure TC-5. The City of San Diego or other developer shall install mitigation measure TC-5 in the future when funds become available. The City of San Diego shall continue to collect fees from new development for the construction of TC-5.

***Freeways - I-805 south of SR-94 and SR 94 between I-805 and Euclid Avenue***

These impacts are considered significant and are proposed to be mitigated via fair share contributions to the future planned improvements to this facility. The project related traffic represents less than 1% and 1.5% of the total freeway volumes on a daily basis in the 2010 scenario, respectively. Furthermore, Caltrans proposes to limit future freeway traffic during peak periods through the use of ramp meters. As such, project-related traffic will queue at meters rather than be able to enter the freeway creating additional impacts. For this reason the project is discussing specific improvements to freeway ramps to provide for increased queuing capacity. However, this impact is considered significant and unmitigable because the details of a fair share contribution or improvements related to queuing have not been finalized with Caltrans and the project.

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP  
MINUTES OF MEETING**

Date: 3/16/09

**1. CALL TO ORDER/INTRODUCTIONS: At: 6:41 pm p.m. by: Derryl Williams**

Seat	Member	Here ?	Seat	Member	Here ?
Alta Vista	Betty Cherry	Y	At Large	Roman de Salvo	Y
Broadway Hghts	Maxine Sherard	Y	At Large	Jewell Hooper	Y
Chollas View	Ardelle Matthews	Y	At Large	Kathy Griffee	Y
Emerald Hills	Henry Merritt	Y	At Large	Francine Maxwell	Y
Encanto-North	Aaron Foust	N	At Large	Kathleen MacLeod	Y
Encanto-South	Shirley Jones	N	At Large	Greg Morales	Y
Lincoln Park			At Large	Derryl Williams	Y
Valencia Park	Bruce Williams	Y	At Large	Marry Young	Y

City Department	Name	Here ?	Dept	Name	Here ?
Planning	Myles Pomeroy		4 <sup>th</sup> Dist	Petrina Burnham	

Number of Visitors 26 Sign-in Sheet on file: yes

**2. COMMUNICATIONS FROM THE PUBLIC**

Name/Agency	Subject	Info on file?
A. SDPO-	none	
B. SDFire	none	
C. Mayor	none	
4th District	<p>Bruce Williams on behalf of Tony Young thanked all who participated San Diego Speaks series re: budget. On 3/23 at 6 pm Joe and Vi Jacob Center having 2<sup>nd</sup> meeting in series re: building our communities together-will discuss feedback received at the breakfast and the stimulus package and the use of the stimulus money in our community. We need to be prepared for the shovel ready projects for stimulus II money.</p> <p>SEDC typed up all responses given at last breakfast, Tony Young's office is going through comments to be addressed at the dinner. Question asked by Mr. Merritt: How will we know what is or isn't "cherry picked" to be presented? Mr. Merritt requests and seconded by Greg Morales that all</p>	



	comments should be presented as submitted by the community without editing by Council staff.	
Public Comments: Nancy Lyter-SEDC	Last of the workshop of the series "Going Native Naturally" How to zero scape .	

**3. Adoption of Agenda: MM: RdS S: HM V: 8-0-0**

**Changes: Order of presentation of SEDC Community Plan Amendment changed to incorporate request by Second Chance – 1.SEDC 2. Second Chance 3. EIR subcommittee report**

**4. OLD BUSINESS**

**A. SEDC Community Plan Amendment – Report from EIR Subcommittee on Water Supply Assessment and recommendation on amendment - Presenters: Kathy Griffee and Kathleen MacLeod , Steve Laub, Second Chance, Sherry Brooks, SEDC and Erich Lathers, BRG Consulting 1 EIR Subcommittee Informational Myles: first part: report of EIR subcommittee and water supply assessment that was done, second: Second Chance: met w/them last week and they are interested in making a presentation re: their property in the SEDC amendment and how it affects them. Third- SEDC amendment**

**1. EIR Subcommittee Informational**

**ACTION: Accept report as submitted MM: B. Williams S: J.Hooper V: 11-1-0 No vote: Ardelle Matthews**

**Subcommittee Chair presented report in response to two areas covered by Eric Lather re: significant unmitigable impacts were glaringly apparent in EIR: Traffic flow and circulation proposes widening of streets to accommodate increased traffic from freeways to area. Subcommittee noted this is in direct conflict with the purpose of building along trolley corridor and will not encourage public transportation use. Water Supply is insufficient for proposed addition of up to 1900 units with commercial development. Eric Lather, SEDC indicated tools used to complete report were flawed; i.e. only addressed development now not future and Water supply report was not done in consideration with updated Community Plan/city of villages concept. Kathy Griffee, Chair subcommittee asked why tax payer money is used for reports that are "flawed" using incorrect tools and how then can the City utilize the report to approve "SMART" Growth plans for development? Water is insufficient to support the proposed increase in density over next 10 years per EIR report. Eric replied if City issues Stage 3 drought alert, building permits will not be issued.**

**2. Second Chance Request Action Required**

**SEDC Amendment proposes residential 15-30 for location of Second Chance site, current is commercial (type B) Presenters: Second Chance, Scott Silverman, B. Greenwald, Director and Ojay Pagano, Public Architecture: Mission and Vision: help provide work force, family reunification and literacy by providing them an address assist them to succeed. How to build capacity? Request to amend the amendment to further develop their property-2 acres, 1 acre has 1800 sq foot building in commercial area. If zoning change passed the way it was proposed will put them out of business-their funding requires complete adherence to laws and regulations. On acre not built, proposing mixed use-residential/commercial building. If amend the amendment within the terms of the EIR. Zoning designation change from residential neighborhood commercial residential allowed (to cn1-3). Ojay Pegano-Public Architecture presented site development concept plan for acre created with cues taken from existing development along Imperial. Establish ground level commercial sites to activate the community. Parking will be in the back, will be 4 stories high. Current plan is to survey density, current range is 42 units, density per acre is 42. 4,000 sq foot commercial space**

on ground level. 1-3 bedrooms. If zone change passed, proposed development is CPIOZ B and will return to Planning Group for review.

\*Eric Lather passed out how land use change in relation to proposed change.

**Question from Planning Group: WHAT ARE THE IMPLICATIONS FOR OTHER LAND OWNERS W/PROPOSED ZONING CHANGES.** Response: notices were sent out to property owners along the corridor since 2005 by SEDC, the City in addition to residences w/in 300 feet. SEDC did not recognize how sensitive Second Chance land use situation.

**Motion: Approve change from proposed residential zoning in SEDC amendment to commercial with residential allowed (to CN1-3). MM: K. Griffiee S: F. Maxwell V: 11-1-0 voting No vote: G. Morales**

### 3. Community Plan Amendment Action Required

**Sherry Brooks-SEDC 5<sup>th</sup> amendment to the central imperial redevelopment plan-amendment to SECP.** Historical presentation of how South Eastern Community Plan evolved and began developing plans for increased density, multi-family units, site planning, landscape. Focus on development around transportation corridors, create walk able mixed use, diversity of housing and integrate into existing neighborhoods. City of San Diego adopted General plan, SEDC incorporated smart growth principles. Type A approval-smoother path for approval process if developers build what is allowed in plan. Type B-go to community group for exceptions to the plan or building codes. Potter's tract is not part of SEDC amendment-it is currently zoned industrial. SEDC requests:

Recommendation for approval of SEDC Community Plan Amendment with Second Change zoning change as amended in previous recommendation. Included in the amendment as proposed:

Final EIR

Community Plan Amendment, rezones

CPIOZ

Land Development code Amendments

Redevelopment Plan Amendment

Noted: \*Market creek is not part of the SEDC amendment

**MM: B. Williams S: J. Hooper V: 10-2-0 No votes: Greg Morales/Kathy Griffiee**

### 5. NEW BUSINESS (10 minutes each presentation)

**A. The Crossings at Market Street - # 174619 – Request to form ad hoc subcommittee to work with developer on project. Presenter: Jim Bartell Action Required**

**Request to establish an ad hoc subcommittee to work w/developer re: The Crossings at Market Street. Subcommittee members: Ardelle Mathews (chair), Mr. Roman de Salvo, Mr. Gregory Morales, Angela Harris (General Member) Any non board members are not indemnified.**

**Currently zone industrial, tiered partial-upper tier residential, lower mixed use.**

**B. 63<sup>rd</sup> Street Tentative Map. Project # 132951 – Tentative Map to create two parcels from an existing 0.59 acre site at 845 63<sup>rd</sup> Street. Presenter: Son Nguyen Action Required**

**Motion: Hold decision until neighbors as notified that were present when issue brought before, Kathleen MacLeod will notify neighbors present per the sign up list September 17, 2007. MM: G.Morales S: M.Sherard V: 5-7-0 voting no: J. Hooper, F.Maxwell, B.Cherry, M.Young, B. Williams, R. deSalvo, A.Maxwell not carried**

**R.deSalvo: lots w/in zoning requirement. MM: to approve tentative map to create two parcels by R.deSalvo S: A. Matthews Vote: 10-2-0 No vote: M. Sherard, G. Morales**

Request for developer to consider no long driveways for multiple cars. Response: drawings just a conceptual view. Myles: if parcels are split, future development will not have to return to planning group if conform to zoning and community plan

**C. Report of Elections Subcommittee and Annual Elections – Presenter: Francine Maxwell Action Required Ballots passed out: darker gray area highlight indicates seats that require appointment due to no candidate:**

**Election Results:**

**Betty Cherry- Alta Vista**

**Roman de Salvo- at Large**

**Greg Morales- at Large**

**Derryl Williams- at Large**

**Dorothy James-Lincoln Park**

**Myles accepted the written ballots per Bylaws and Council Policy 600-24 for future reference.**

**6. CITY STAFF REPORTS (Myles Pomeroy):**

**March Elections: Annual COW next month; new members will receive notice when scheduled. Myles encourages all members to take advantage of COW to get updates re: Community Plan and land use, there are always new changes to have updates on. Usually Saturday mornings, usually half day starting about 8:30 A.M. COW is always scheduled in April**

**Myles will be retiring at the end of June**

**7. CPC report: Greg Morales:**

**Construction for radio towers for HAM radio. CPC voted to pass restrictions on towers-they are an eye sore. Problems w/business selling “bongs”-a large group is fighting it. No resolution re: large vehicles parking on street-city council did not address. CNC supported commutity and stopping fees associated but the City Council voted it down (?)**

**A. Planning Dept by: Myles Pomeroy as noted in City Staff reports above. Copy on file? no**

**8. CHAIR'S COMMENTS: Celebrate outgoing member service- June**

**Kathleen, Bruce, Myles, Shirley Jones and Aaron**

**Suggestion: Francine- meet and greet Paradise planning group-suggested month August.**

**7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS: None**

**8. ADJOURNMENT: 9:40 p.m. Respectfully Submitted: KGriffiee**

**SOUTHEASTERN SAN DIEGO PLANNING GROUP (SESDPG)**

**DRAFT MINUTES  
March 9, 2009**

**1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS:** Members Present: James Justus, Robert Leif, Liliana Garcia-Rivera, Vincent Noto, Reynaldo Pisaño, María Riveroll, Louise Torio, Steve Veach, Reginald Womack, Ben Rivera, Ivette Vela. Members Absent: Paul Sweeney, Mary Kelly, (both ill); Joshua Von Wolfolk.

**2. APPROVAL OF TODAY'S AGENDA:**

**Motion:** Louise Torio, **Second, Robert Leif,** **MSC 11-0-0**  
To approve today's agenda as presented.

**3. PUBLIC COMMENTS:**

Steve Hayes gave a short summary of a proposal to build an Auto Doc Repair Shop to be built at 830 33<sup>rd</sup> Street, Gateway Center West. He will be making a full presentation to the Projects Committee at a later date.

**4. STAFF REPORTS:**

**Council District 4 Bruce Williams:** 1) Councilmember Young chairs the Budget and Finance Committee of the City Council. The Fourth District will receive \$385,000 from CDBG for resources and services. On Thursday, at 10AM, the Council will talk about the funds from the Stimulus Plan. Sandag, the County and other stake holders will be involved in the discussion. 2) Dan Morris at Morse High School is looking for projects for his group. They provide free labor. 3) San Diego Housing Commission is concerned that San Diego has a high number of foreclosures. Districts 4 and 8 comprise 42% of the total foreclosure in the County. They have a list of the homes impacted. There is a program offering 0% or 3% financing. Ask the Housing Commission. 4) Also, persons who find themselves in mortgage problems can contact the Foreclosure Intervention Center (a free service provided by Community Housing Works) at 282-6647, X 5468. The email address is stopforeclosure@chworks.org.

**Council District 8 –Raquel Marquez:** – 2 Flyers 1) March 28th tree planting, 100 Trees in One Day in Honor of Cesar Chavez. Meet at Burbank Elementary School 9:00AM-12:00PM. 2) Weatherization program now available for District 8 residents.

**Congresswoman Susan Davis' Office- Ricardo Flores:** – 1) Distributed "The Davis Dispatch" newsletter. 2) Congresswoman Susan Davis is chairing the House Armed Services Subcommittee. 3) There are 3 Bills that Congresswoman Davis authored: HR 512, HR 569 and HR 1165. For more information see her website [www.house.gov/susandavis](http://www.house.gov/susandavis).

**A. SESD Community Plan Amendment** – Community plan amendment, Community Plan Implementation Overlay Zone, and Base Rezones proposed by Southeastern Economic Development Corporation. Sherry Brooks of SEDC and Erich Lathers of BRG Consulting presented.

**Presentation:**

- The amendment to the Southeastern Community Plan affects the land use by the rezoning of designated areas east of 805. This component is called the Village Element
- The Village Element is being added to the Community Plan and will only affect the properties east of 805. And limited to certain areas in the Central Imperial Redevelopment Area.
- Closing date for comments is March 10, 2009.
- Water Element has been revised and added to the Village Element.

**Committee Concerns:**

1. The pagination must be corrected.
2. This document should clearly marked "Draft", dated and on the front page "This is not an amendment to the Community Plan.
3. The Bus stops should be shown on the transit map since buses are a salient part of rapid transportation.

**MOTION: Reynaldo PISAÑO, Second, Robert Leif, MSC 7-4-0**

1) Previously, the Planning Group proposed an increase of DIF in Southeastern San Diego. 2) The water issue is not resolved as far as future needs. 3) Proposal includes increases to the density without a clear transitional landscape buffer and a plan for improvement of the existing infrastructure and public facilities. 4) Ocean water desalination plants should be developed prior to any future development. In view of these concerns, recommendation of no support is made for this amendment.

**B. Request for Endorsement of Transportation Planning Application to CALTRANS** – The City wishes to apply for transportation planning funds available under CALTRANS Environmental Justice Program to prepare a Master Plan for the National Avenue corridor from I-5 to 43rd Street. The Master Plan would be for the purpose of enhancing linkages between land use and multi-modal transportation options. Myles Pomeroy presented.

**Presentation:**

- The purpose is to study the potential for higher density and smart growth.
- Need a Letter of Endorsement from the Planning Group.

**Committee Recommendations:**

1. Consider changing the lane structure.
2. There have been 3 previous studies of that specific area. All the data should be combined.

**Motion: James Justus, Second, Robert Leif, MSC 11-0-0**

To write a Letter of Endorsement to CalTrans.

**C. Ortiz Office Building, 3040 National Avenue, Project #153583 (Process 3)** – Site development permit to construct a 700 sq. ft. building on a vacant 2,500 sq. ft. site. Efrain Sanchez is the contact. **NO SHOW.**

**D. 99 Cent Only Store, 2611 Market Street, Project #168680** – Site Development Permit to construct a new 14,000 sq.ft. commercial building on a 1.13 acre site in Grant Hill, Chris Post and Brian Longmore presented.

**Committee Recommendations:**

1. Previous location of Wright's Party Supply, 2611 Market Street, was the first tilt-up concrete building in San Diego – *(comment regarding historical significance of the site)*.
2. The loading dock should be at the back of the building with the trash with opening to 26<sup>th</sup> Street. There should be a wrought iron gate at SWC.
3. West Elevation-include screened loading dock.
4. Install narrow windows to view loading dock and trash area.
5. SDPD recommendations should be implemented.
6. All mechanical equipment on the roof must be screened.
7. Consider "decorative border" decoration along the top part of building walls on Market and 26<sup>th</sup>. *(Presently 2 bands of scored masonry block are included in the design)*.
8. Enhanced (yellow hash marked) intersection markings on all four corners on Market Street. This is to promote pedestrian safety.
9. Install traffic control signal on 26<sup>th</sup> & Market Street, also needed for pedestrian safety.
10. All street lights and lights in the parking lot should be 250 watt white sodium lights. This is a high crime area and this type of light is approved for this area.

11. Drought resistant landscaping on Market Street and on 26<sup>th</sup> Street.
12. There should be three levels of landscaping...ground, mid, and tree canopies.
13. Need to see full landscaping plans (full sheet). Renderings of 26<sup>th</sup> St. side in particular.
14. Excess signage on west side should be remove and replace with whimsical, simple designs.
15. Letter of Determination of Environmental Exemption must be challenged due to traffic impact and pedestrian safety.
16. All issues on PTS Report must be cleared. No deviations or variances. As of today, there are 74 open issues.
17. Engineering Department needs to do on-site review regarding the height of the south wall since it appears that the alley is under-cut.
18. Texture finish on the retaining wall should be a textured earth tone color.
19. Implement and support recommendations by the SDPD (CPTED Report).
20. Install digital surveillance cameras over parking, building and loading dock.
21. Install Bus Stop shelter with a street light over the driveway entrance.
22. Enclose the parking lot.
23. Bouganville recommended as part of landscaping on 26<sup>th</sup> Street (west side).
24. If the Hearing Body's decision is not consistent with our recommendations, we reserve the right to appeal.

**Motion: Reynaldo Pisaño, Second, Robert Leif MSC 11-0-0**  
To recommend conditional support of the Project with the 24 conditions as listed above.

**Motion: Reynaldo Pisaño Second, Robert Leif MSC 11-0-0**  
That the DIF fees (Development Impact Fees) and property taxes generated specifically by this Project be assigned to the Grant Hill Neighborhood to be used for pedestrian safety, traffic control, street lighting, parks and infrastructure improvements.

**No Approval Needed of February 2009 Minutes (meeting had to be canceled)**  
January Minutes will be approved in April

#### **7. INFO ITEMS:**

**A. Bicycle Master Plan Update** – The City of San Diego, in consultation with Alta Planning + Design, is in the beginning stages of updating the City of San Diego Bicycle Master Plan. A critical aspect of renewing the plan is collecting input from the community about bicycling-related needs and deficiencies. Shahriar T. Ammi, City Project Manager presented.

#### **Committee Recommendations:**

1. Vertical bicycle racks are needed throughout the City.
2. A policy for motorized chairs in needed.
3. Bike sharing or rental should be explored.

#### **8. BOARD MEMBER COMMENTS:**

María Riveroll, announced her resignation from the Board effective immediately. Letter is attached.

#### **9. SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS (ONE minute per Board member)**

None.

#### **ADJOURNMENT**

**SKYLINE/PARADISE HILLS PLANNING COMMITTEE**

**Minutes of:** January 13, 2009

**Attendees:** William Penick-Chair, Wayne English-Vice Chair, Calvin Martin-Treasurer, Dorene Dias Pesta- Secretary, Nathan Beltz, William Glover, Cathy Ramsey-Harvey, James Keitt, Richard Lujan, Yolanda Lujan, Guy Preuss, Cora Dompur

**Approval of Agenda:** *Motion #1-* Guy Preuss moved to approve agenda. Seconded by Cathy Ramsey Harvey. Motion carries by 10-0.

**Agenda Additions:** none

**Call to Order:** 7:00 p.m.

**Announcements:** William Penick announced that with Prop S money the Morse Football Field, library, hungry tiger, child development center, and auto body shop will be upgraded. This issue was brought to my attention of minutes being posted prior to approval. Copies will no longer be sent with the agenda. Other planning groups get their agenda & info mailed to them. I have been making copies myself and we need downtown to help us by mailing out information.

Cathy Ramsey-Harvey announce Greater Skyline Hills 2/14 love connection

Guy Preuss- Clerk will no longer print the council agenda's. Copies will be left downtown and on the internet. He than gave the chair 11 stamps to mail copies of the agenda. Draft was given of the Community Plan preparation manual for copies contact Sara Lyons (619) 236-6368.

Wayne English- We need to add setting up a sub committee to our next agenda for the upcoming elections in March.

**Public input:**

**Approval of Minutes:** *Motion #2-*Guy Preuss moved to approve agenda. Seconded by Bill Glover. Motion carries by 10-0.

**Treasurer report:** Calvin Martin, reported \$440.00 in the bank, \$15 in cash, total of \$455.00

**Presentation by City:** Miles Pomeroy reported on Planning Commission. The Mayor announced new appointee Mary Lydon, from the Urban Land Institute. Discussion occurred on subject of lawsuits against planning groups.

**Fourth District Councilman Young:** representative Bruce Williams, passed out news line. Councilman Anthony Young is now the chair of the Budget and Finance committee. Budget forums will be held throughout the city. On January 22, 2009, the historical research board will dedicate fire station 19 on 3601 Ocean view blvd as historical site. This was the only fire station for African Americans before integration. The council voted on Indemnification Ordinance version B of CPC recommendations. The new version will allow indemnification to non-members appointed to subcommittees. If the planning group is found guilty, the city of San Diego will not pay punitive damages

**Fire department:** None

**Library:** None

**SDPD:** Officer Amelia Metcalf introduced herself. She can be reached at (619) 527-3550. She is now working with Officer Alonzo. The current crimes are daytime burglaries. The department is increasing truancy sweeps to address the issue. In addition, once a month they will be having curfew sweeps. The youth under 18 will be brought to a center, their parents will need to pick them up and they will need to attend a diversion program.

**CPC/COMPACT:** Guy Pruess stated meeting was not held in December.

**SEDC:** Sherry Brooks, project manager announced updating multi-family development guidelines, water wise campaign: "Going Native Naturally". Brian Trotier, will have monthly coffee on 1<sup>st</sup> or 2<sup>nd</sup> Wednesday alternating between mornings and evening.

**Informational items:** None

**Action Items:** Dotti Pointe Project# 148. Kevin Stephens reported on status of project. Miles Pomeroy gave update on the "Deviation Form". The City engineer, fire department approved the cul de sac to meet safety requirements.

*Motion #3-* William Glover moved to accept Dotti Pointe project #148, Seconded by Wayne English. Motion carries 6-4. The prevailing YES votes; Pruess, Lujan, Lujan, Beltz, Glover, English. The recorded No votes: Harvey-Ramsey, Martin, Dias Pesta, and Keitt.



Changes to SEDC project: SPHCPG previously voted 8-2 to have Neighborhood Village in September. Sherry Brooks reported that due to the economic situation the plan needs to be amended. This was approved as a Gaslamp East. However, new designation is needed.

*Motion #4-* moved by Guy Pruess to retain the Neighborhood Village designation with specification that design of all first floor units be designed and constructed so they may be utilized either as residential or commercial retail at the discretion of the tenant or condo owner. Examples of this can be found in Little Italy, San Diego, Ca and Celebration Florida. Second by Nathan Beltz. This motion passed 8-2. The prevailing yes vote: Pruess, Lujan, Lujan, Martin, English, Ramsey-Harvey, Glover, Keitt. The recorded No votes were Dias Pesta and Beltz.

**Adjournment:** 8:27 p.m.

Minutes respectfully submitted by Dorene Dias Pesta

DRAFT

# LISTING OF PROPERTY OWNERS

# ATTACHMENT 18

APN NO.	PROPERTY OWNER NAME	PROPERTY ADDRESS	ZIP CODE
54914011	6365 IMPERIAL L L C	4804 ACADEMY ST	SAN DIEGO CA 92109
54921006	69TH STREET CHURCH OF CHRIST	580 69TH ST	SAN DIEGO CA 92114
54921014	A P R O L L C	C/O UNITED OIL CO, 17311 S MAIN ST	GARDENA, CA 90248
54915113	ADLER KAI&BEVERLY	5353 MISSION CENTER RD #212	SAN DIEGO CA 92108
54915101	AGUILAR JOSE A&MARIA E	1509 BANNER AVE	CHULA VISTA CA 91911
54915109	ALI NAMVAR&CAMERON MALEK J V	MALEK CAMERON 11815 SORRENTO VALLEY RD	SAN DIEGO CA 92121
54914004	ANDEEL FAMILY TRUST B 12-23-02	1655 MISSION CLIFF DR	SAN DIEGO CA 92116
54913013	ATTISHA FAMILY TRUST 12-05-01	1684 BURRIS DR	EL CAJON CA 92019
54825005	BACHOUA LINDA M TRUST 05-04-90&BACHOUA	777 MUNDY TER	EL CAJON CA 92020
54915103	BAEZA SALVADOR&MARTHA	6320 MADRONE AVE	SAN DIEGO CA 92114
54732307	BARNES FAMILY TRUST 12-06-02	775 69TH ST	SAN DIEGO CA 92114
54732309	BARRERAS IRENE	4780 IMPERIAL AVE	SAN DIEGO CA 92113
54913008	Black Contractors Association of San Diego	6125 IMPERIAL AVE	SAN DIEGO CA 92114
54921015	BOYS&GIRLS CLUB OF INLAND NORTH COUNTY	1761 HOTEL CIR S #123	SAN DIEGO CA 92108
54916316	BROWN AVERY L&LOIS P REVOCABLE TRUST 06-18-04	496 66TH ST	SAN DIEGO CA 92114
54824255	CANEDA JOSE I G&GUADARRAMA ELIDA	5516 SAN ONOFRE TER	SAN DIEGO CA 92114
54918114	CAO BINH&KIM NGON	TRINH THUHA ASHLEE 2499 ABBEYWOOD CT	SIMI VALLEY CA 93063
54915110	CARRANZA UBALDO R&DEREYES HERMELINDA G	P O BOX 432889	SAN YSIDRO CA 92143
54915102	CARROLL VEOLIS&SHIRLEY A	405 63RD ST #9	SAN DIEGO CA 92114
54915115	CARROLL VEOLIS&SHIRLEY A	35982 MONTEZUMA VALLEY RD	RANCHITA CA 92066
54732305	CEREZA INC	2530 VISTA WAY #F114	OCEANSIDE CA 92054
54732304	CEREZA STREET APARTMENTS L L C	C/O GREG ROBELL, 4240 POINT LOMA AVE	SAN DIEGO CA 92107
54914005	CHARLES NORRIS A	MCCORD MARION 11013 RETRATO CT	SAN DIEGO CA 92124
54814218	CHAVEZ FRANCISCO&CRISTINA	6490 GARBER AVE	SAN DIEGO CA 92139
54815027	CREVELING FRANKLYN C TRUST	CREVELING BETTY A TRUST C/O DELTA PROPERTY MANAGEMENT 217, 8341 LEMON AVE #B	LA MESA CA 91941
54914017	DAUPHIN BETTY C	DAUPHIN WILLIAM D 6407 IMPERIAL AVE	SAN DIEGO CA 92114
54824224	DAVIS VELMA TRUST 06-17-96	251 S WILLIE JAMES JONES AVE	SAN DIEGO CA 92113
54916201	DELOSSANTOS ELISA R	1201 CIMA DEL REY	CHULA VISTA CA 91910
54914019	DELOSSANTOS RENE A	P O BOX 2034	BONITA CA 91908
54916305	DICKSON LIVING TRUST 01-19-05	8923 HAVETEUR WAY	SAN DIEGO CA 92123
54916322	DONOVAN INVESTMENTS L L C	6503 IMPERIAL AVE	SAN DIEGO CA 92114
54815014	DORVAL FORBELLE	4344 CANTERBURY DR	LA MESA CA 91941
54815023	DURFLINGER WENDELL TR	6111 HUGHES ST	SAN DIEGO CA 92115
54915108	EDWARDS JAMES J	2114 2ND AVE	SAN DIEGO CA 92101
54814110	EDWARDS MARY L FAMILY TRUST 05-24-05	6751 TIFFIN AVE	SAN DIEGO CA 92114
54824207	FAIN DAVID L	9689 ST GEORGE ST	SPRING VALLEY CA 91977
54824208	FAIN DAVID L	3954 GAMMA ST	SAN DIEGO CA 92113
54732302	FAUSTO JUAN	135 ESCUELA ST	SAN DIEGO CA 92102
54916309	FINLAY FAMILY TRUST NO 3 04-03-92	2440 GERANIUM ST	SAN DIEGO CA 92109
54824227	GARCIA EMMA	231 S OZARK ST	SAN DIEGO CA 92113
54824229	GARCIA FAMILY TRUST 08-30-98	P O BOX 741892	SAN DIEGO CA 92174
54824247	GENTRY ELIJAH&DORIS REVOCABLE TRUST	715 40TH ST	SAN DIEGO CA 92102
54921009	GIVENS MICHIELLE	6814 JAMACHA RD	SAN DIEGO CA 92114
54824254	GUZMAN DANIEL&EMELY	2415 J ST	SAN DIEGO CA 92102
54824219	GUZMAN FAMILY TRUST 07-30-05	411 S WILLIE JAMES JONES AVE	SAN DIEGO CA 92113
54814217	GUZMAN JESUS E&ANA	1162 MORGAN HILL DR	CHULA VISTA CA 91913

# LISTING OF PROPERTY OWNERS

# ATTACHMENT 18

APN NO.	PROPERTY OWNER NAME		PROPERTY ADDRESS		ZIP CODE
54915105	HARNISH RAYMOND EST OF		6350 MADRONE AVE	SAN DIEGO CA	92114
54916206	HELPING HAND CHURCH OF GOD IN CHRIST OF SAN		6493 IMPERIAL AVE	SAN DIEGO CA	92114
54732308	HERNANDEZ BETTY		4790 IMPERIAL AVE	SAN DIEGO CA	92113
54825013	HILL L M&IRENE A		5106 FEDERAL BLVD #203	SAN DIEGO CA	92105
54921002	HOWARD FAMILY 2007 TRUST 11-08-07		2444 56TH ST	SAN DIEGO CA	92105
54921001	HOWARD FAMILY 2007 TRUST 11-08-07		P O BOX 152708	SAN DIEGO CA	92195
54921007	HOWELL KAY F		192 WELLING WAY	SAN DIEGO CA	92114
54814111	HUBBARD FAMILY TRUST 01-07-04		5001 REYNOLDS ST	SAN DIEGO CA	92113
54825014	HUFFMAN LIVING TRUST A 06-08-89		1016 WOODROW AVE	SAN DIEGO CA	92114
54824241	IMPERIAL PACIFIC PROPERTIES L L C		P O BOX 390074	SAN DIEGO CA	92149
54824246	JENKINS FAMILY TRUST 05-18-98		2302 BLACKTON DR	SAN DIEGO CA	92105
54916205	JOHNSON FAMILY TRUST 06-24-91		1237 E 24TH ST	NATIONAL CITY CA	91950
54914009	KEARNEY FRANK TRUST 04-01-02		1072 WOODROW AVE	SAN DIEGO CA	92114
54915104	LAMONTE RICHARD A&DENIESE M		6370 SHAULES AVE	SAN DIEGO CA	92114
54914016	LARA RUFINO G		6395 IMPERIAL AVE	SAN DIEGO CA	92114
54824203	LAWTON PHILIP L	LAWTON JOSEPH S	825 65TH ST	SAN DIEGO CA	92114
54825018	Legal Aid Society of San Diego Inc		111 S Euclid Ave	SAN DIEGO CA	92114
54824222	LEON MARY H	LEON FRANK P	317 S WILLIE JAMES JONES	SAN DIEGO CA	92113
54824228	LINCOLN PARK PASEO NO 2 LLC		3930 UTAH ST #K	SAN DIEGO CA	92104
54824220	LINCOLN PARK PASEO NO 2 LLC		3930 UTAH ST #K	SAN DIEGO CA	92104
54824239	LYONS WILLIAM J SR&SANDRA E	LYONS WILLIAM J	126 EUCLID AVE	SAN DIEGO CA	92114
54921011	MADRIGAL TRINIDAD&HERNANDEZ MARIA S		6830 JAMACHA RD	SAN DIEGO CA	92114
54918105	MANNION THOMAS&TIFFANY		7345 BROOKCREST DR	CINCINNATI OH	45237
54916317	MCBLAIR MARTHA M TR		433 65TH ST	SAN DIEGO CA	92114
54916202	MINANO FAMILY TRUST 09-13-06		3514 MARLBOROUGH AVE	SAN DIEGO CA	92105
54916204	NATIONAL CITY BANK		3232 NEWMARK DR	MIAMISBURG OH	45342
54814116	NERI RONNIE T		451 REDWING RD	CHULA VISTA CA	91911
54914018	NEW FAITH BAPTIST CHURCH OF SAN DIEGO	C/O RICKEY T LASTER	6409 IMPERIAL AVE	SAN DIEGO CA	92114
54801015	NORTHWEST VILLAGE LLC	C/O DIAMOND MGMT INC	Joe & Vi Jacobs Center, 404 Euclid Avenue	SAN DIEGO CA	92114
54915116	PACHECO ESTHER Z		450 65TH ST	SAN DIEGO CA	92114
54916324	PELAYO MARCIAL&PATRICIA		8371 ADAMS ST	LEMON GROVE CA	91945
54916311	PELAYO OFELIA		407 66TH ST	SAN DIEGO CA	92114
54916207	PRILL ALICE C TR		1329 GRAND AVE	SPRING VALLEY CA	91977
54916326	RABBAN NADIR B		3681 HIDDEN TRAIL DR	JAMUL CA	91935
54824225	RAMIREZ MICHELLE&RAMIREZ ELIZABETH&RAMIREZ	RAMIREZ ALEJANDRA	243 S WILLIE JAMES JONES AVE	SAN DIEGO CA	92113
54732306	RHODES LYNETTE		2530 VISTA WAY #F114	OCEANSIDE CA	92054
54825004	ROBERTS REGINALD R	SAXE ALISON J	2121 NATOMAS CROSSING DR #200-170	SACRAMENTO CA	95834
54824248	ROBINSON 1991 ONE FAMILY TRUST 04-02-91		5843 MARKET STREET	SAN DIEGO CA	92114
54915112	ROBINSON CLARENCE W		6398 MADRONE AVE	SAN DIEGO CA	92114
54914010	RODRIGUEZ JESUS C&MARIA B		4034 ETA ST	SAN DIEGO CA	92113
54914013	ROSEAU DEVELOPMENT CO L L C		6385 IMPERIAL AVE	SAN DIEGO CA	92114
54814222	RUCHLEWICZ CRUZ A	MAGANA DANIEL	4974 IMPERIAL AVE	SAN DIEGO CA	92113
54824217	SAINT JAMES AFRICAN METHODIST EPISCOPAL ZION		1127 NOLAN LN	CHULA VISTA CA	91911
54915111	SALAZAR SILVERIO G&GARCIA MARIA C	VERDIN CASIMIRO R	6384 MADRONE AVE	SAN DIEGO CA	92114
54914007	SAN DIEGO GAS&ELECTRIC CO		P.O. Box 129831	San Diego, CA	92112
54907138	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT		1255 Imperial Avenue, Ste. 1000	San Diego, CA	92101

# LISTING OF PROPERTY OWNERS

# ATTACHMENT 18

APN NO.	PROPERTY OWNER NAME		PROPERTY ADDRESS		ZIP CODE
54913012	SAN DIEGO SECOND CHANCE PROGRAM		6145 Imperial Ave	SAN DIEGO CA	92114
54815021	SANCHEZ REVOCABLE FAMILY TRUST 08-03-94		10537 FUERTE DR	LA MESA CA	91941
54921008	SEVILLANO MARIA	JACKSON CARMEN M	553 68TH ST	SAN DIEGO CA	92114
54914014	SMITH JAMES H&ROSA ODESSA		6385 IMPERIAL AVE	SAN DIEGO CA	92114
54732301	SOBREGO FRANCISCO	DAGANDA AUREA S	4753 CEREZA ST	SAN DIEGO CA	92102
54732303	SOLANO HUGO M		127 ESCUELA ST	SAN DIEGO CA	92102
54813001	SONS&DAUGHTERS OF GUAM CLUB INC		P O BOX 740067	SAN DIEGO CA	92174
54824253	SORPRASEUTH RATTANA		425 S WILLIE JAMES JONES AVE	SAN DIEGO CA	92113
54813009	SOUTHWEST VILLAGE L L C	C/O DIAMOND MGMT INC	Joe & Vi Jacobs Center, 404 Euclid Avenue	SAN DIEGO CA	92114
54914008	STEWART VICTORIA F TRUST OF 1991	MACCECA VICTOR	7984 PASADENA AVE	LA MESA CA	91941
54914002	STRUCTURED ASSET SECURITIES CORP 2006-O W 1		C/O NDEX WEST OOC, 15000 SURVEYOR	ADDISON, TX	75001
54732312	TERAN MARIO J		3320 KEMPER ST #208	SAN DIEGO CA	92110
54914001	THRIFTY OIL COMPANY		13116 IMPERIAL HWY	SANTA FE SPRINGS	90670
54825003	TOM GEORGE Y	TOM JERRY Y	4613 33RD ST	SAN DIEGO CA	92116
54824223	TONEY ALVIN		25186 SILVERWOOD LN	MENIFEE CA	92584
54918106	TOWNSEND ANNIE W		2363 HIGHVIEW LN	SPRING VALLEY CA	91977
54921010	TRAMMELL FAMILY MARITAL ONE TRUST 09-02-86		C/O PAULAJO TRAMMELL, 4401 MARRACO	SAN DIEGO CA	92115
54921012	TURNER ANDREW C&CAROL J		6857 JAMACHA RD	SAN DIEGO CA	92114
54814109	TURNER ANNICE H LIVING TRUST 03-25-99		120 TEAL ST	CHULA VISTA CA	91911
54914015	VILLEGAS FAMILY TRUST 06-20-01		1026 S 31ST ST	SAN DIEGO CA	92113
54802024	WEST SIDE CREEK L L C	C/O DIAMOND MGMT INC	Joe & Vi Jacobs Center, 404 Euclid Avenue	SAN DIEGO CA	92114
54916306	WOODLAND THAD C&LOUISE TRS		6349 CASTEJON DR	LA JOLLA CA	92037
54732310	WRIGHT FAMILY TRUST 03-29-02	MCFARLAND CAROLYN	7239 JAMACHA RD	SAN DIEGO CA	92114
54814219	WRIGHT LEE W&CATHERINE		4827 FIR ST	SAN DIEGO CA	92102
54916304	ZETOUNA MUNTHIR G&FATIN	ZETOUNA BASHAR G	3150 JAMACHA VIEW DR	EL CAJON CA	92019
54916303	ZETOUNA MUNTHIR G	ZETOUNA BASHAR	6503 IMPERIAL AVE	SAN DIEGO CA	92114