

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 14, 2010 REPORT NO. PC-10-042

ATTENTION: Planning Commission
Agenda of May 20, 2010

SUBJECT: Initiation of an Amendment to the Pacific Beach Community Plan to redesignate a 35.5 acre property located at 2402 Loring Street from Single Family 2-5 dwelling units per acre to Multifamily Residential at 9-14 dwelling units per acre. Project no. 204221

OWNER/
APPLICANT Front Porch Communities and Services (Attachment 1, Ownership Disclosure Statement).

SUMMARY

Issue - Should the Planning Commission INITIATE an amendment to the General Plan and the Pacific Beach Community Plan to re-designate a 35.5 acre site from Single Family to Multifamily Residential at 9-14 dwelling units per acre?

Staff Recommendation - INITIATE the plan amendment process.

Community Planning Group Recommendation –The Pacific Beach Community Planning Group convened on March 24, 2010 and recommended initiation of an amendment to the General Plan and the Pacific Beach Community Plan. The vote was 11-0-0 (Attachment 2).

Other Recommendation(s) – None.

Environmental Impact - If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Fiscal Impact – Processing costs would be paid by the applicant.

Code Enforcement Impact – None.

Housing Impact – The Pacific Beach Community Plan designates the 35.5-acre site as

Single Family (2-5 dwelling units per acre). Based on the existing land use designation, residential development of 178 units would be allowed. The request to re-designate the site to Multifamily Residential (9-14 DU/AC) would allow the potential development of 497 dwelling units which is 319 dwelling units more than currently allowed on the site. If initiated, impacts to housing availability and affordability would be evaluated.

BACKGROUND

The subject property is a 35.5-acre site located at 2404 Loring Street in the northern portion of the Pacific Beach Community Planning Area (Attachments 3, Project Location Map, and 4, Aerial Map). The site is north of Loring Street and east of Soledad Mountain Road. The site is relatively flat, sloping slightly towards the south-westerly corner of the site.

The property is currently developed with a senior housing development called Wesley Palms. It was originally developed under a Conditional Use Permit (CUP) in 1958 (CUP No. 1950). The CUP authorized the applicant to “build and operate a hotel development for a maximum of 400 retired persons, the buildings to consist of rooms, cottages and apartments”. As submitted by the applicant, the project opened in April 1962 and has been in continuous operation since then. See Attachment 5 for photographs of the Main Building and see Attachment 6 for photographs of the Cottages.

The land uses surrounding the site are single family to the west, north and east of the site, and multifamily to the south of the site. To the northeast of the site there are single family homes that are located above the site, with views to the ocean. The Pacific Beach Community Plan designates the areas surrounding the site as Single Family at 2-5 DU/AC to the west, north and east of the site, and Multifamily at 9-14 DU/AC to the south of the site (Attachment 7, Community Plan Land Use Map).

The proposed amendment would re-designate the Single Family land use designation of 2-5 dwelling units per acre to Multifamily Residential at 9-14 DU/AC. If initiated, the proposal would likely be requesting a Planned Development Permit to accommodate the requested addition of commercial development on site. In addition, the applicant would likely need a rezone from the RS-1-5000 zone to a city wide multi-family residential zone such as RM-3-7 that would allow for both residential and commercial uses. If initiated, staff would review any subsequent application for development.

If the application for the community plan amendment is approved, the applicant intends to maintain the site as a senior facility and renovate the existing multi-story building and replace other structures on-site. If initiated, staff would concurrently process the community plan amendment and the implementing permits. There are currently no other community plan amendments proposed in the Pacific Beach Community Plan area and the community plan is currently not undergoing an update.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a Community Plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. The proposed amendment may result in revisions to the community plan, but would not necessitate text or mapping changes to the General Plan. A staff recommendation will be developed once the project has been fully analyzed. The staff recommendation of approval or denial for the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The City Planning & Community Investment Department believes that all the following initiation criteria can be met:

a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The General Plan discusses several policies regarding residential design. A few of the pertinent policies are listed below:

1) UD-B.1 Recognize that the quality of a neighborhood is linked to the overall quality of the built environment. Projects should not be viewed singularly, but viewed as part of the larger neighborhood or community plan area in which they are located for design continuity and compatibility. (Page UD-17)

2) Achieve a mix of housing types within single developments. (UD.B.2, page UD-17)

3) UD-C.8 Retrofit existing large-scale development patterns, such as “superblocks” or “campus-style” developments, to provide more and improved linkages among uses in the superblock, neighboring developments, and the public street system. (Page UD-25) The re-designation of the land from Single Family to Multifamily Residential conforms to many of the goals and policies of the Pacific Beach Community Plan. Several applicable goals from the Residential Element are as follows:

a) Promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone.

b) Create safe and pleasant pedestrian linkages between residential neighborhoods and commercial areas and community facilities, such as schools, parks and the library.

c) Implement design standards for multi- and single-family development to ensure that properties reflect the scale and character of the established neighborhood.

d) To the greatest extent possible, maintain or reduce present density standards, traffic patterns and street configurations.

Further analysis will be necessary to fully determine if the proposed amendment is consistent with the General Plan and Pacific Beach Community Plan. In general, however, it appears that the amendment could incorporate these policy guidelines and any subsequent project proposal could comply with the above mentioned policies. Currently there is a pedestrian walkway on site. Future analysis would look at how these internal walkways could be extended to the edges of the site for better interface with the community. Any subsequent plan amendment could incorporate design guidelines to ensure compatibility between existing structures, new structures and the existing single family neighborhood. The site is currently designated for single family and is surrounded to the west, north and east by single family. To the south is higher density residential so the potential for a better mix of housing types and integration of a proposed project into the existing neighborhood could be realized. The site currently provides a mix of housing types such as individual cottages and a six story high rise with residential units above the first floor. These goals as well as others in the Pacific Beach Community Plan would be evaluated and potentially revised if the application were to propose an increase in density for the site.

b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The proposed amendment offers the opportunity to provide new senior housing units and support commercial services within the community of Pacific Beach. The proposed amendment could result in a land use that is compatible and harmonious with the adjacent residential uses.

The community plan amendment initiation would consider development of up to 497 dwelling units on the site. This could also potentially assist in providing additional senior housing for local residents and some support commercial that could in turn create additional jobs and services for the community. Staff would also explore the possibility of increasing pedestrian access to and from the site to the existing neighborhood. If initiated, the opportunity for the project to provide an additional public benefit would be analyzed.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Library, Fire and Police services are currently in place and are provided by the City of San Diego. Police services in Pacific Beach are provided by the Northern Division located approximately 8 miles from the site, at 4275 Eastgate Mall. Fire protection services would be provided by Fire Station 21, located approximately 3 miles from the site, at 750 Grand Avenue. If initiated, any impacts to public facilities would be analyzed during review of the proposed amendment to ensure that facility needs generated by this proposal would be addressed.

GENERAL/COMMUNITY PLAN AMENDMENT REVIEW ISSUES

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified through the course of the amendment process, will be analyzed and evaluated through the General/Community Plan amendment review process.

- Evaluate compatibility between the proposed Community Plan Amendment and the City's General Plan;
- Analyze the comparison of current and proposed land uses for the subject site;
- Determine the appropriate land use intensity, designation and zone for the site;
- Evaluate the potential traffic impacts if project site is intensified;
- Evaluate whether commercial uses can be incorporated on site and if so, how much square footage could be supported;
- Evaluate urban design issues within the site with regards to neighborhood interface and pedestrian access and circulation;
- Evaluate the impacts of structure height(s) and architectural character on surrounding development;
- Evaluate impacts on the community and bicycle circulation system to determine if any circulation improvements would be necessary;
- Evaluate impacts to housing availability and affordability;
- Evaluate the impacts to park and open space resources;
- Evaluate the ability of the project to maintain and/or contribute to the area's environmental quality;
- Evaluate the provision of pedestrian amenities and streetscape improvements associated with new multifamily residential development;
- Evaluate the relationship of the site to transit;
- Evaluate the ability of the project to provide a public benefit;
- Evaluate the ability of the project to reduce parking ratios in order to encourage transit ridership and reduce impacts to greenhouse gas emissions;
- Evaluate the ability of the project to provide sustainable building features through recycling spent building materials as well as utilization of energy efficient building components;
- Evaluate the ability for the project to provide additional recreational amenities as part of the development proposal;

- Evaluate the impacts to public facilities and services including public schools.

CONCLUSION

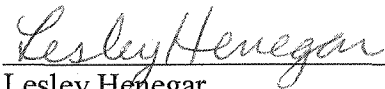
City Planning & Community Investment staff recommends that the amendment process be initiated to study the issues and impacts related to the proposed land use change from Single Family at 2-5 DU/AC to Multifamily Residential at 9-14 DU/AC.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, the applicant has not submitted a development proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Christine Rothman, AICP
Program Manager
City Planning &
Community Investment



Lesley Henegar
Senior Planner
City Planning &
Community Investment

ROTHMAN/HENEGAR

Attachments:

1. Ownership Disclosure Statement
2. Pacific Beach Planning Group Minutes
3. Project Location Map
4. Project Aerial Map
5. Main building photographs
6. Cottage photographs
7. Pacific Beach Community Plan Land Use Map



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other Initiation

Project Title _____ Project No. For City Use Only _____

Wesley Palms

Project Address:

2404 Loring Street, San Diego, CA 92109

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

Street Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Signature : _____ Date: _____

Name of Individual (type or print): _____

Name of Individual (type or print): _____

Owner Tenant/Lessee Redevelopment Agency

Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

Street Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____

Phone No: _____ Fax No: _____

Signature : _____ Date: _____

Signature : _____ Date: _____

Project Title: Wesley Palms	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 95-4538269
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Front Porch Communities and Services

Owner Tenant/Lessee

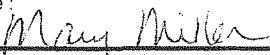
Street Address:
303 North Glenoaks Blvd, Suite 1000

City/State/Zip:
Burbank, CA 91502

Phone No: (818) 729-8100 Fax No: (818) 729-8200

Name of Corporate Officer/Partner (type or print):
Mary Miller

Title (type or print):
Chief Financial Officer

Signature:  Date: 2/2/10

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

PBPG FINAL Meeting Minutes

PBPG MINUTES FOR MEETING MARCH 24, 2010 **PACIFIC BEACH PLANNING GROUP** **PACIFIC BEACH WOMEN'S CLUB (library closed for recarpeting)**

5:30 pm to 6:30pm - PBPG Annual Elections (Marcie Beckett and Rosalie Schwartz)

6:30 pm Call to Order, quorum established with these members present: John Shannon, Jim Morrison, Scott Chipman, Chris Olson, Barbara Williams, Marcie Beckett, Jim Krokee, Kevin Szepe, Leigh Gibson, Diane Faulds, Paul Thackrey, Rosalie Schwartz.

Several requests for a volunteer to take minutes were made – after some delay Scott Chipman volunteered.

After 3 minor corrections a motion to approve the Feb. minutes was made and passed (11 -0-0). Adoption of Agenda approved (11-0-0)

Chair's Report: (John Shannon) Expressed appreciation for public meeting buildings such as the Woman's Club. PB cleanup day Sat. April 17th Youth have creativity as evidenced by graffiti – they need help to direct their creativity. Floatopia – about 10,000 people having fun drinking in the water is requiring SDPD & Lifeguards to use additional resources and money to monitor irresponsible activities. There was broken glass, gross negligence, etc. PB is a nice place to come for these activities but should the city be using "our" money to clean up after others?

Government Office Reports: None

Mayor Sanders – No one present

Council District 2 – Thyme Curtis – Not present.

Long Range Planner for PB - Not present

Non-Agenda Public Comment: Rick Oldham announced the PBTC Safe & Beautiful committee is sponsoring a graffiti cleanup day for April 17th. 300 volunteers are hoped for. No general cleanup on April 3.

Subcommittee Reports:

Elections Report - Marcie Beckett: 6-7 potential candidates haven't completed their paperwork yet. Rosalie Schwartz, Scott Chipman, John Shannon, Chris Olson elected tonight. Chris Olson shared comments from those who signed his nomination petition. Thank you to Barbara Williams who served for 3 yrs and Barry Schneider who is termed out after serving 8 yrs.

Traffic and Parking – Jim Morrison: Next month an intersection at Reed & Noyes will be considered because of several accidents. Bullet train project seems to be stalled. Extension of hours and elimination of free parking at private businesses is being considered in Sacramento. **Kevin Szepe:** Extends support for City Engineering proposed and approved V-Calm traffic sign on northbound Cardeno Drive at Agate St, as it is an example of good traffic calming measure (vice a stop sign). Will report on reason for northbound only.

Neighborhood Code Compliance – Scott Chipman: Doris Penman has indicated there is a person living in the "auxiliary" structure that was built on her property line. Scott will follow-up with Doris to facilitate a complaint. Scott found 30 misplaced, malfunctioning or non-permitted news racks and he will be sending list to NCCD.

Alcohol License Review Committee – Scott Chipman: The committee has continued to research and document alcohol license policy. It may be best to present the information gathered to the community in a meeting where the entire community is invited.

Residential – Mixed Use – Commercial Subcommittee – Chris Olson – Action Items

Projects

1. 1134 and 1144 Hornblend -Project #115520: CDP to demolish 2 existing residences and construct 2 – four unit residential unit buildings on two 0.142 acre sites in the RM-2-5 zone. This is a sustainable expedited project. No subcommittee issues except suggestions were made for color scheme variations to break up the mass of the project.

Motion (Chris Olson/Jim Krokee): Approve project. **Passed 11-0-0.**

2. 1059 Garnet, PB Qwik: Project #197358 Qwik Korner Market request to change locations from 1079 Garnet to 1059 Garnet with no conditions. Because this census tract, 79.01, has high crime and over-concentration of alcohol

PBPG FINAL Meeting Minutes

licenses, and the establishment is in direct proximity to residential housing, an Off-Sale Conditional Use Permit process was triggered. After applicant presentations and committee discussion the following motion was approved:

Motion (Scott Chipman/Jim Krokee): Allow PB Qwik Korner Market a conditional use permit (CUP) with the following conditions:

- A. No sales of high-risk beverages, including fortified wines, wine coolers, 32 oz or greater beers, or malt liquor – enforced by ABC
- B. No sales of single units of alcohol as requested by SDPD Vice
- C. Reduced hours of selling alcohol to stop at midnight
- D. A limit to the percentage of display space of alcoholic beverages to 10%
- E. Provide a security plan to insure no consumption in the adjacent public areas
- F. Windows closest to the cash register will be clear of signage
- G. Staff will be trained in responsible beverage sales
- H. Cashiers will be over the age of 21 and not be under the influence of alcohol or drugs
- I. No sales of products known to be used for drug purposes; small plastic baggies, cigarette papers, pipes and screens known to be used for smoking or inhaling drugs.

Motion passed 6-5-0. Those in opposition to the motion expressed objections to conditions C and D indicating they thought those conditions were too restrictive.

3. Wesley Palms: Request to initiate an amendment to the Pacific Beach Community Plan:

Motion (Chris Olson/Scott Chipman): Agree to start the process of the initiation of an amendment to the Pacific Beach community plan with the condition that the PBPG is kept involved in the process and the applicant continues to solicit input from the PBPG for the amendment. **Passed 11-0-0**

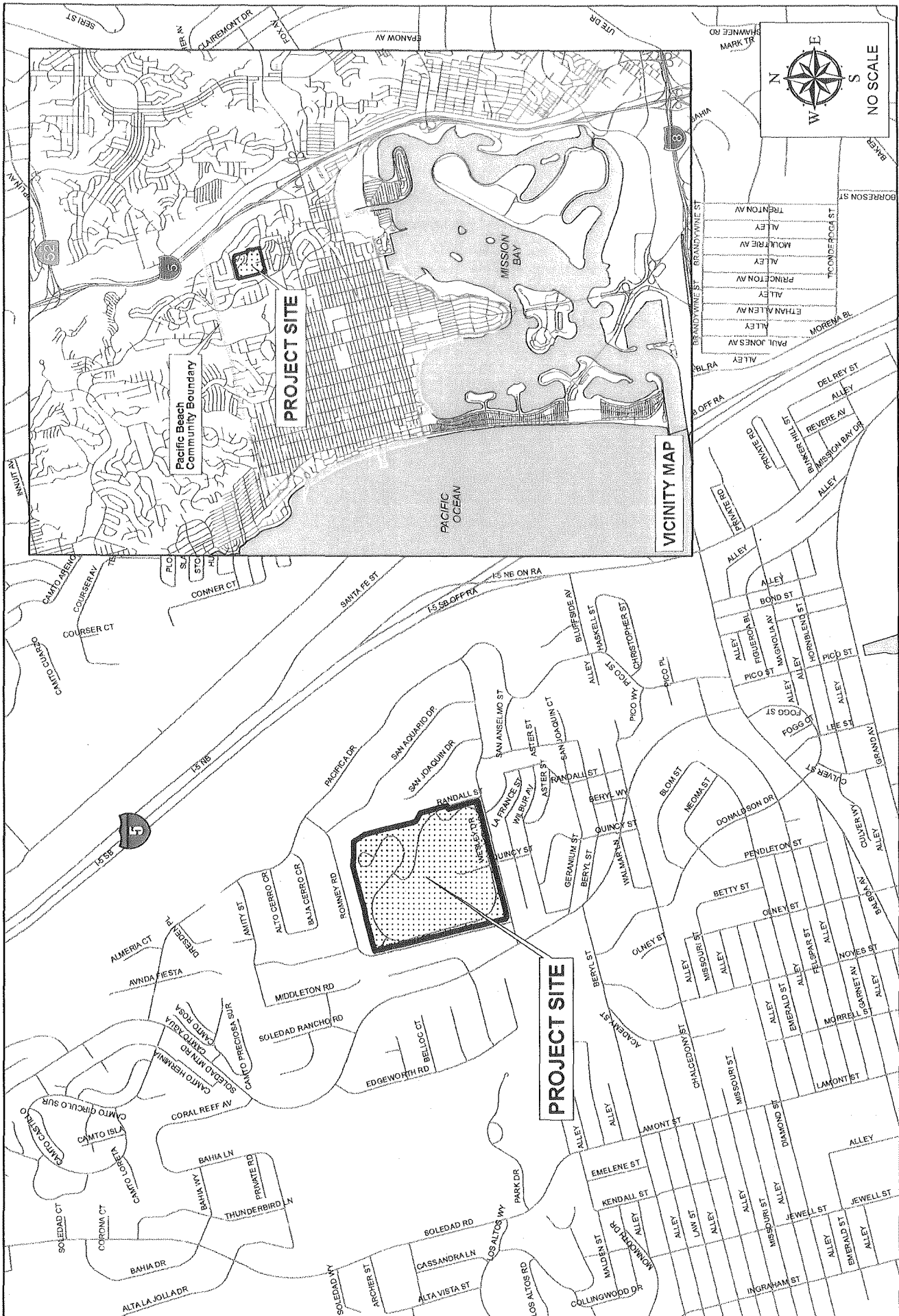
4. 914 Wilbur - Project #203743: CDP to demolish an existing garage/carport and construct a 2,487 sq ft SFR (3 bedr) and garage on the rear of a 6,280 sq ft lot with an existing 2,214 sq ft SFR (4 bdr) Zoning RM-1-1. Chris Olson recused himself from the meeting during the discussion and vote. Marcie Beckett reported that two people attended the subcommittee meeting and complained about loud parties and noise from the property.

Motion (Jim Krokee/Scott Chipman): Approve project. **Passed 10-0-0**

Meeting Adjourned 8:35 pm

(Next Meeting: 28 April, 2010. Return to the newly re-carpeted PB Taylor Library)

[Check PBPlanning.org for agenda/minutes/updates]

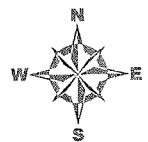


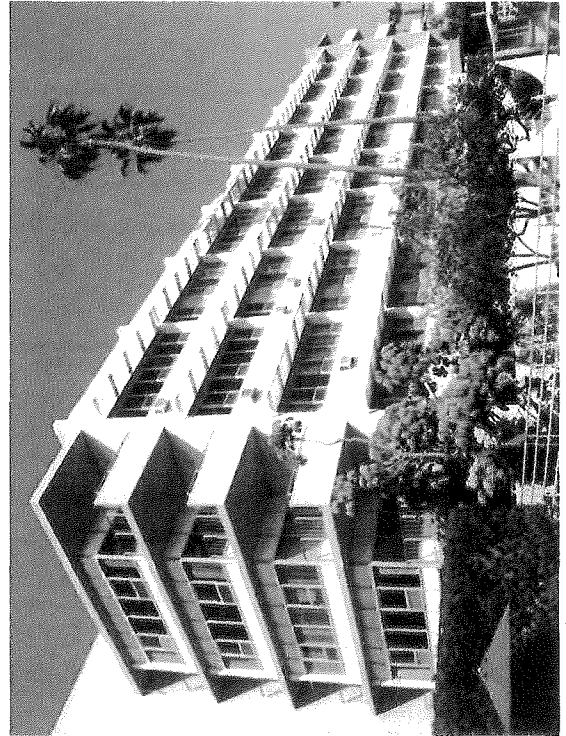
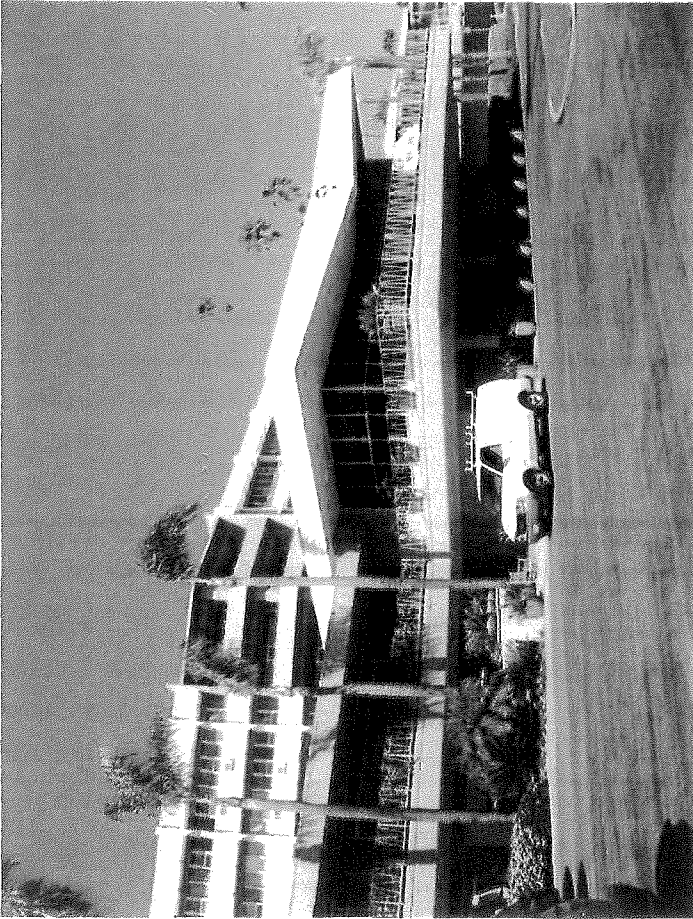
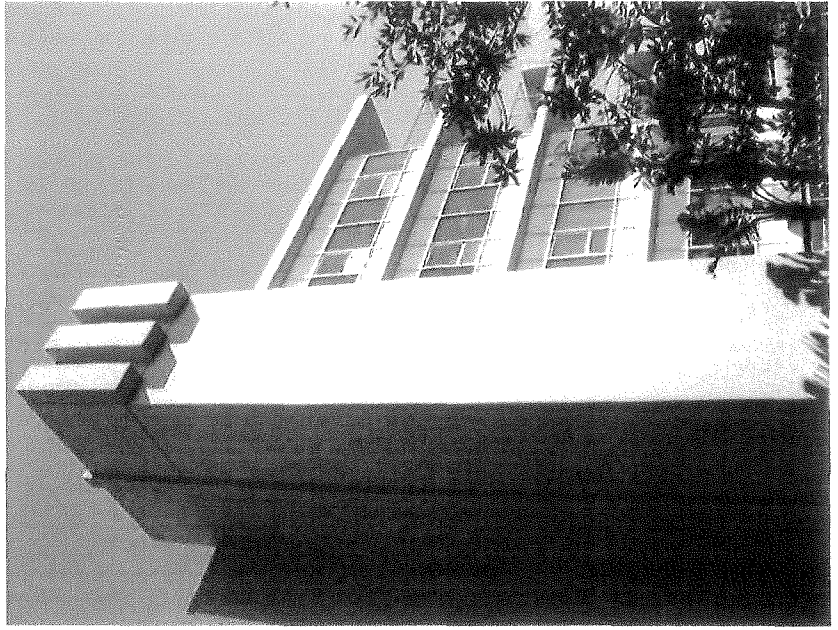
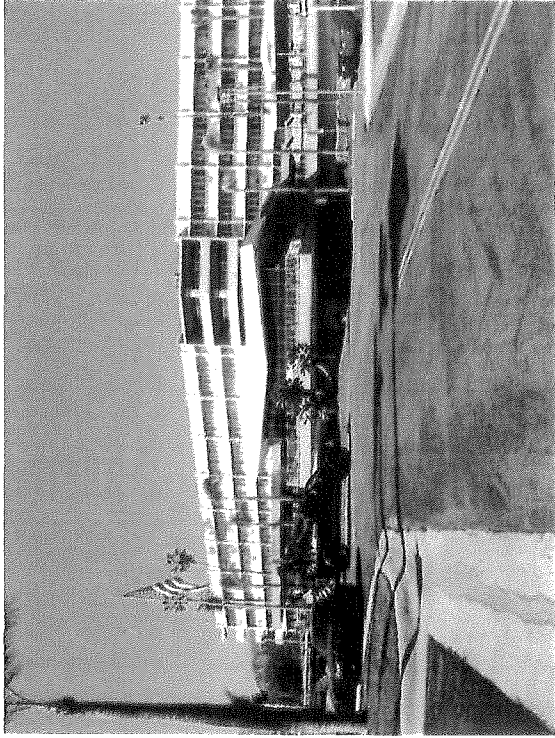
LOCATION MAP-PACIFIC BEACH

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT



2023 December 1, 1:55 PM
 Community Planning
 1555 B Street, Suite 100
 San Diego, CA 92101
 (619) 594-4400
 www.sandiego.gov

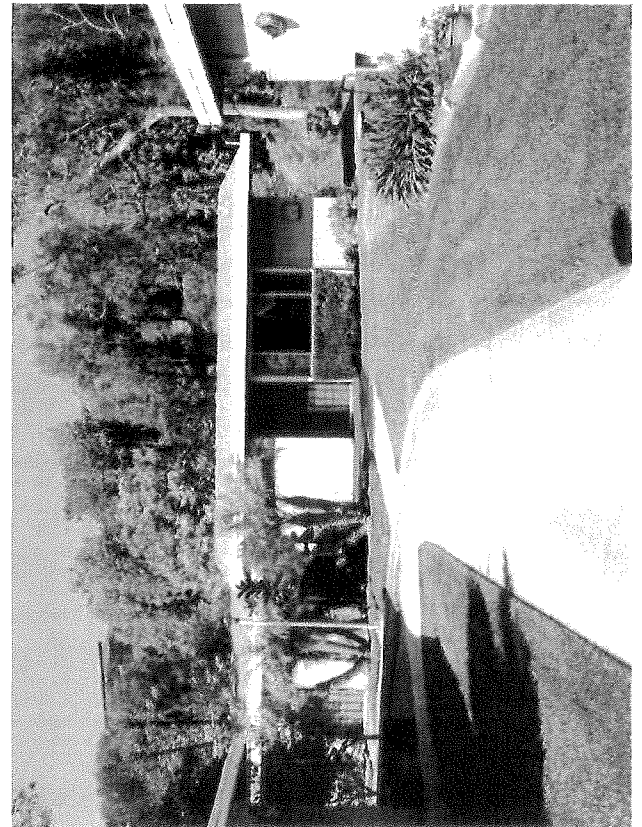
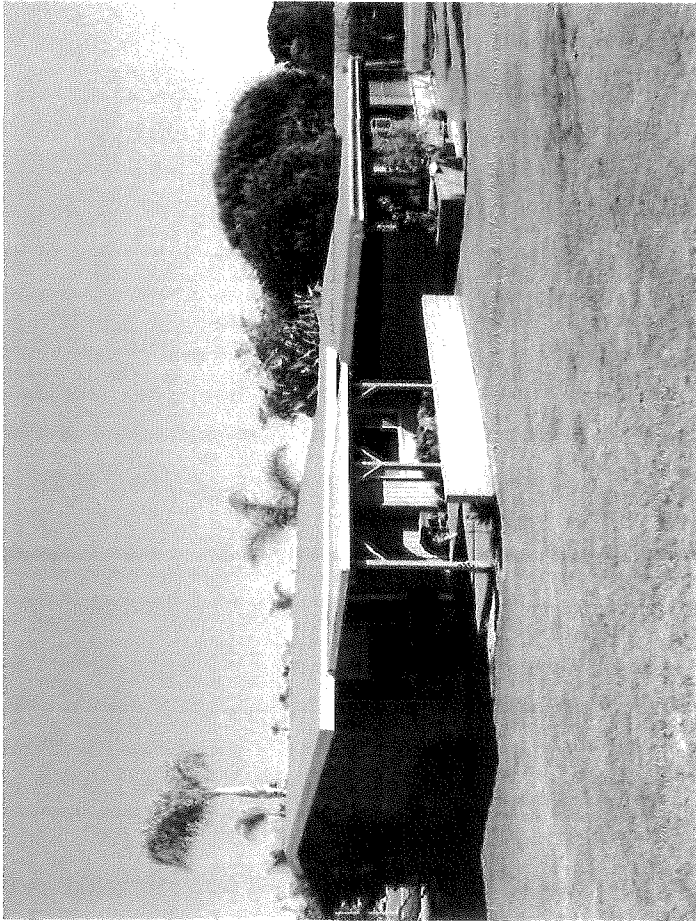
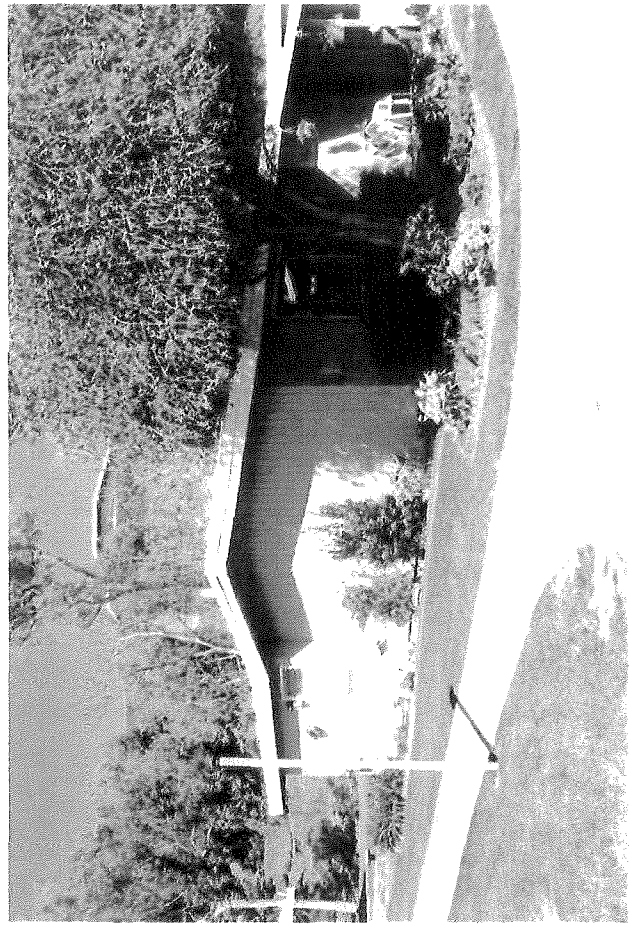


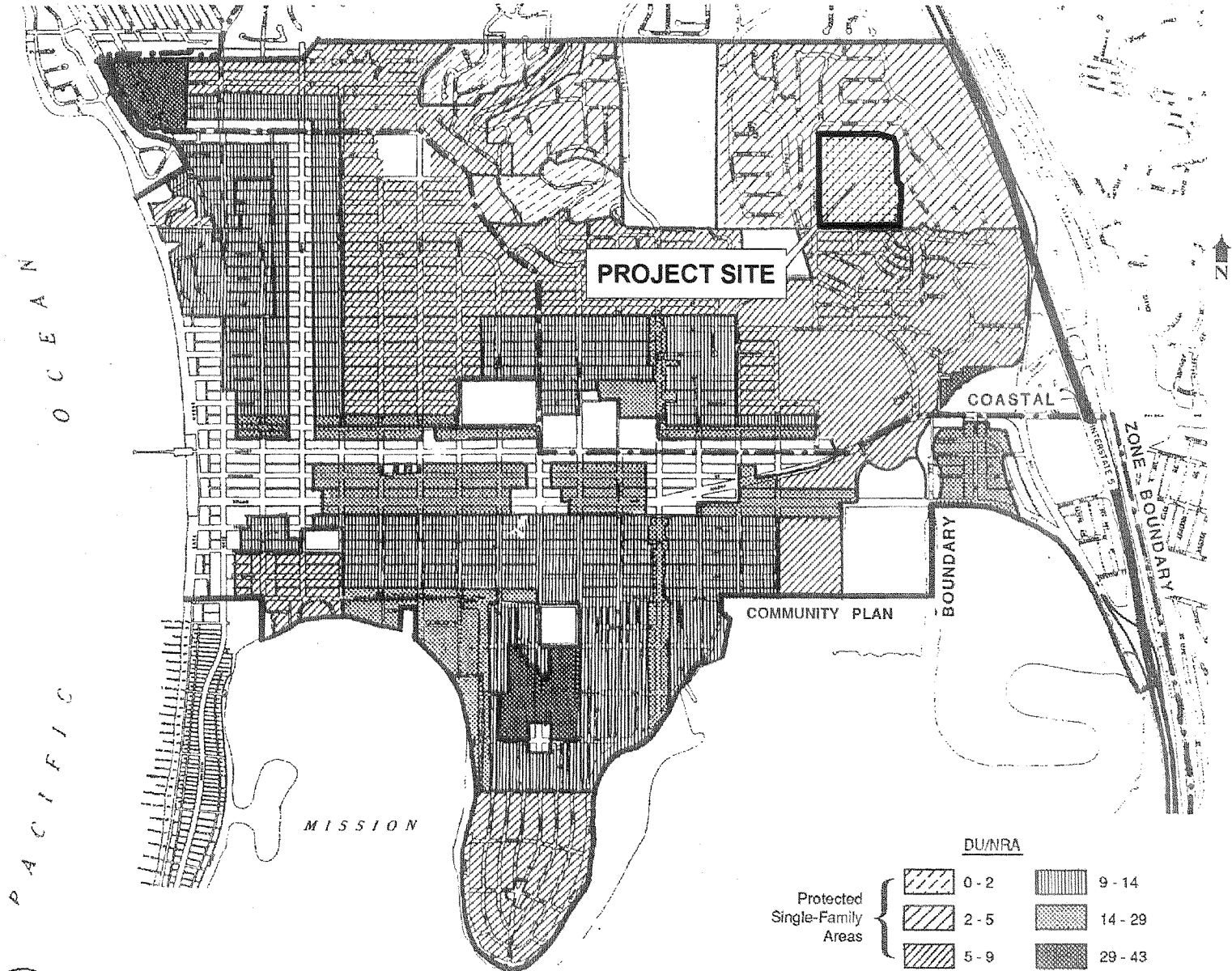


**Wesley Palms
Main Building**
Permitted in 1960.
Contains living units,
dining, common areas,
and administration



Typical Wesley Palms Cottages
Constructed 1960 to 1962





Protected Single-Family Areas		DU/NRA	
	0-2		9-14
	2-5		14-29
	5-9		29-43



Residential Designations

PACIFIC BEACH COMMUNITY PLAN
 City of San Diego • Planning Department

FIGURE 13