



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 16, 2010 **REPORT NO. PC – 10-081**

ATTENTION: Planning Commission Agenda of September 23, 2010

SUBJECT: Initiation of an Amendment to the Otay Mesa-Nestor Community Plan to redesignate approximately 0.56 acres from Visitor Commercial to Medium Density Residential (15-30 du/acre) at 2540 Coronado Avenue and approximately 2.13 acres of Low-Medium Density Residential (10-15 du/ac) to Community Commercial at 1023 Outer Road.

**OWNER/
APPLICANT:** Muraoka Enterprises, Inc.

SUMMARY

Issue(s) – Should the Planning Commission INITIATE an amendment to the Otay Mesa-Nestor Community Plan? The amendment has been requested to redesignate approximately 0.56 acres from Visitor Commercial to Medium Density Residential (15-30 du/acre) at 2540 Coronado Avenue and approximately 2.13 acres of Low-Medium Density Residential (10-15 du/ac) to Community Commercial at 1023 Outer Road.

Staff Recommendation(s) – INITIATE the plan amendment process.

Community Planning Group Recommendation(s) – On September 8, 2010 the Otay Mesa-Nestor Community Planning Group voted 12-2-1 to recommend approval of the initiation of the community plan amendment process only if there is no residential component considered. See background section for further information..

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 – If initiated, the proposed amendment would analyze the potential to modify the density of residential development on the approximately 2.68-acre site. Currently, 15-22 dwelling units could be developed on the portion of the site designated as Low-Medium Residential. The proposed change in land uses would allow for potential development of 9-17 dwelling units with a Medium Density Residential designation on 0.56 acres of the subject site.

The initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The subject area of the proposed amendment is located in the Otay Mesa-Nestor Community Planning Area (Attachment 1). Otay Mesa-Nestor is an urbanized community bounded by the City of Chula Vista to the north, the City of Imperial Beach to the west, Otay Mesa to the east, and San Ysidro to the south. The proposal site is located along Coronado Avenue and Outer Road, with adjacent uses including a mobile home park, restaurants and auto-repair services to the west, the trolley line to the east, a mixture of auto-oriented commercial to the north, and multi-family residential to the south (Attachment 2). The subject site consists of three lots that total approximately 2.64 acres, which are currently vacant. The site is constrained by limited access, with a majority of the site comprised of narrow, vacant property between the existing mobile home park to the west, and the trolley tracks to east. The remaining area of the subject site fronts Coronado Avenue between the elevated trolley tracks on the east, and the restaurants and auto-related businesses to the west.

The Otay Mesa-Nestor Community Plan designates a portion of the site as Low-Medium Density Residential (10-15 du/acre) which allows for the development of up to 22 dwelling units, with the remaining portion of the site designated as Visitor Commercial (Attachment 3). The initiation request proposes to redesignate the Visitor Commercial portion of the site to Medium-High Residential (30-45 du/ac) which would allow for the development of up to 17 dwelling units. The Low-Density Residential portion would be redesignated to Community Commercial, with the proposed plan amendment having a net loss of up to six potential dwelling units. The Otay Mesa-Nestor Community Plan is a component of the General Plan and the proposed amendment would not alter the text or maps of the General Plan.

The subject site is adjacent to both residential and commercial land use designations (Attachment 3). The existing land use designations surrounding the site are Visitor Commercial to the west and southwest, Low-Medium Density Residential (10-15 du/ac) to the north and east, and Medium Density Residential (15-30 du/ac) to the south. The existing land use designations reflect the latest update of the Otay Mesa-Nestor Community Plan, which occurred in 1997. The subject site contains five different zones, many of which are inconsistent with existing land use designations. Current zoning has not been updated to reflect the changed land uses and, as a result, there are several inconsistencies within the subject area.

As outlined above, the applicant is proposing a plan amendment in anticipation of a development to include a two-story self-storage facility and an approximately 12 unit multi-family housing complex. If initiated, the plan amendment would be processed with a rezone to ensure consistency with the proposed land use designations. Any other required development permits would be processed concurrently.

Topic 2 of the Otay Mesa-Nestor Community Plan addresses major neighborhood centers within the community, providing strategies to guide development within the five listed areas. The subject site is not addressed in detail by the Community Plan because of its location in between multiple neighborhood centers. The existing Low-Medium Density Residential designation is on a constrained portion of the site, and could have access, noise, and visual impact issues with residential development. The proposed change to the Community Commercial land use designation would allow for the site to be developed with transitional uses that could serve as a buffer between the residential uses and the trolley tracks.

The proposal to change the land use designation of Visitor Commercial to Low-Medium Density Residential along Coronado Avenue would contribute needed housing opportunities to the community. However, the proposal to allow residential units in close proximity to potentially incompatible uses, including the elevated trolley line, service station, and auto-repair businesses raises concerns regarding the quality-of-life for future residents. The proposed residential use could be exposed to noise and visual impacts. Coronado Avenue is classified as a 4-lane major within the Otay Mesa-Nestor Community Plan. As a result, traffic volumes and speeds present potential pedestrian safety issues for residents.

If initiated, the introduction of a land use designation that allows residential uses along Coronado Avenue would need to address transitional and neighborhood character issues by providing site specific recommendations to address pedestrian safety, noise, and proximity to incompatible uses.

At the Otay Mesa-Nestor planning group meeting, the group expressed concern regarding the potential for residential development anywhere on the site. Their discussion included the mix of uses and whether they were compatible, noted concern regarding access for the northern portion of the site through the proposed residential portion, noted Outer Road access concerns due to sight lines and traffic, and included quality of life concerns with regard to play areas for children on the constrained site should residential be allowed.

In addition to the present initiation request, there are currently three other plan amendments that have been initiated within the Otay Mesa-Nestor planning area (Attachment 5).

- The Marian Catholic High School site is an approximately 17-acre site that was initiated in April 2006 to consider redesignation of the site from School/Institution to Low-Medium Density Residential at 10-15 du/ac. The high school has moved to Chula Vista and the site is currently vacant and unused.

- The South Bay Drive-In site is an approximately 27.2-acre site that was initiated in June 2006 to consider redesignation of the site from Community Commercial, Park, and Low-Medium Residential to Park and Mixed Use. The drive-in is still operating on the site.
- The Salt Works Commercial Center site is an approximately 27.5-acre site that was initiated in September 2007 to consider redesignation of the site from Open Space Special Study Area to Industrial. The applicant has submitted a proposed project to DSD, and is currently working through Multi Habitat Planning Area (MHPA) issues with staff and the wildlife agencies.

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. This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. The recommendation of approval or denial of the initiation is based upon compliance with the following three required initiation criteria. The City Planning & Community Investment Department believes that all of the following initiation criteria can be met:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and Otay Mesa-Nestor community plan and any community plan specific amendment criteria:**

The proposed amendment would allow for development of approximately 2.13 acres of Community Commercial and 9-17 dwelling units within the Medium Density Residential land use designations. Currently 1.16 acres of Visitor Commercial and 15-22 dwelling units within the Low-Medium Density Residential designation could be developed. The Otay Mesa-Nestor Community Plan's vision for residential uses is to provide a wide range of housing opportunities in well maintained neighborhoods linked to adequate community facilities and services. While a bus stop is located directly in front of the subject property along Coronado Avenue, the Palm Avenue Trolley Station is located approximately 0.7 miles from the site and the Iris Avenue Station is approximately 1.1 miles from the site. Several parks, including the South Bay Community Park and Sunnyslope Park, are approximately 0.7 miles walking distance from the site. Emory Elementary School and Mendoza Middle School are both approximately 0.6 miles from the site. Commercial services, such as a grocery store are approximately 0.7 miles from the site. Coronado Avenue is classified as a Four Lane Major, and is a primary thoroughfare within the community. All pedestrian routes to transit, parks, schools, and commercial services would include a portion along Coronado Avenue. If initiated, the amendment would analyze development of multi-family dwelling units in

a neighborhood with schools, transit, park, and commercial services that are beyond a 0.5 mile distance.

The proposed amendment to allow for the development of approximately 2.13 acres of Community Commercial within the most constrained portion of the subject site is consistent with General Plan policies that Community Plan Amendments address neighborhood specific issues. The initiation of the proposed plan amendment would provide the opportunity to implement consistent land use designations and zoning. The limited street frontage and access for the majority of the site appear to constrain development opportunities of the existing vacant land. The proposed Community Commercial land use designation would allow for development that would enhance safety along the rail corridor and provide a buffer between the trolley tracks and the mobile home park.

The proposed amendment would allow for the development of an underutilized site and help implement General Plan and community plan recommendations to promote personal safety, provide transitional buffer uses for sensitive receptors, and improve the urban environment.

(2) **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; and**

Staff explored potential public benefits with the applicant, but the constrained nature of the site yields limited options for additional public benefit compared to the existing land use designation. However, the proposed amendment to allow for community commercial development with the most constrained portion of the subject site would benefit the community by allowing development that would alleviate gang, and other unwanted activity within the vacant area. The addition of commercial development would provide a visual and noise buffer between the trolley and the existing mobile home park. The proposed residential designation would allow for the incorporation of streetscape improvements and enhanced pedestrian safety measures that would enhance the walkability of the surrounding area.

(3) **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.**

All needed public services (water/sewer) appear to be available as the Otay Mesa-Nestor community is an urbanized community. The proposal would modify the number of dwelling units currently allowed for in the community plan and a full analysis of public services and facilities (schools, fire stations, police stations, libraries, and parks etc.) will be

conducted with the review of the community plan amendment, if initiated.

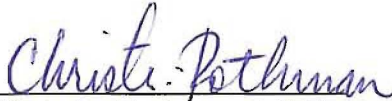
As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Otay Mesa-Nestor Community Plan be initiated.


The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation and density range for the site;
- Site design considerations for new land use designation;
- Compatibility and integration of new development with adjacent development;
- Impact of potential residential development on public services and facilities;
- Pedestrian circulation and transit improvements;
- Provision of additional benefit to the community;

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's 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,

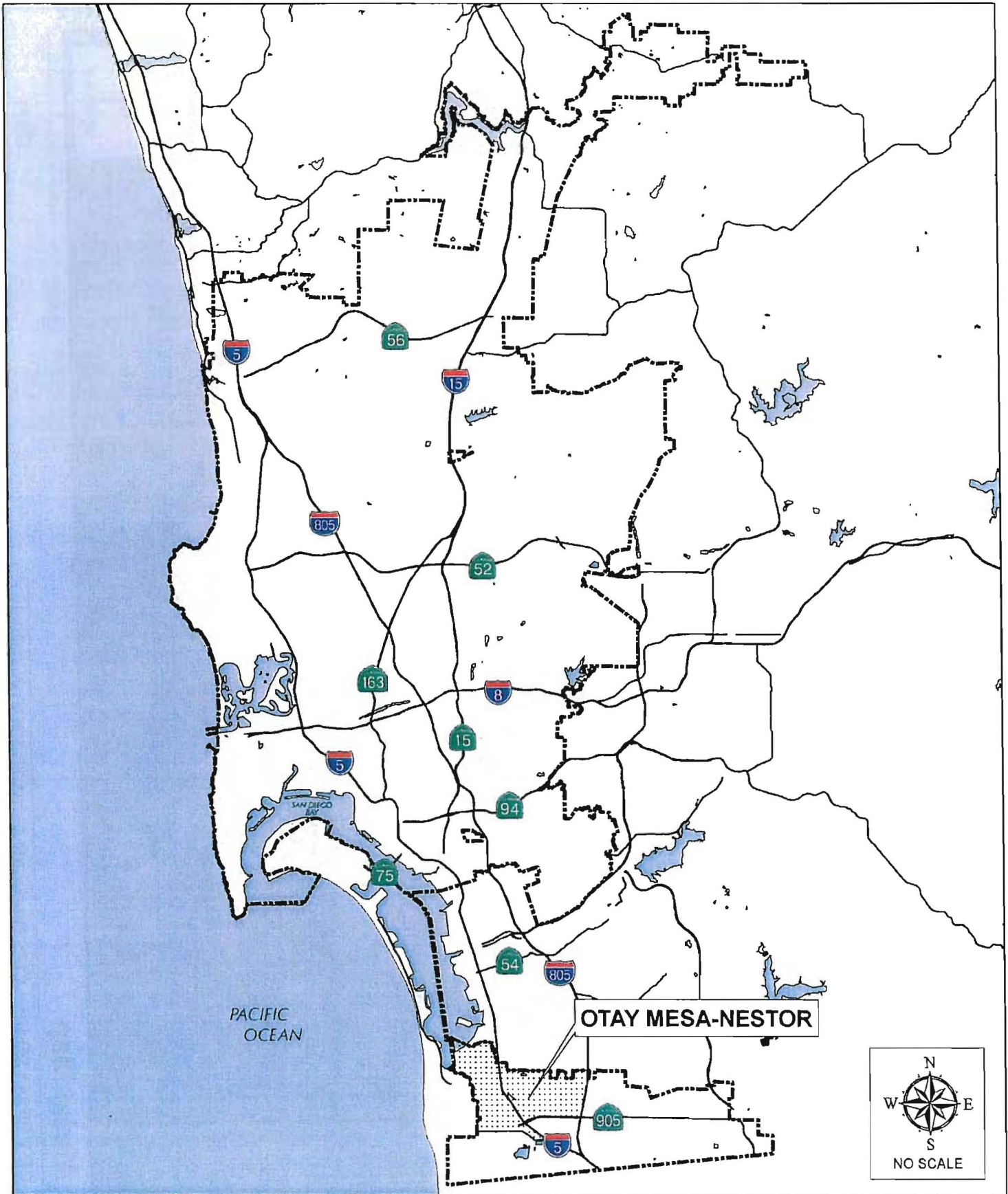

Christine Rothman, AICP
Program Manager
City Planning & Community Investment


for Michael Prinz
Associate Planner
City Planning & Community Investment

MJP/CR

Attachments

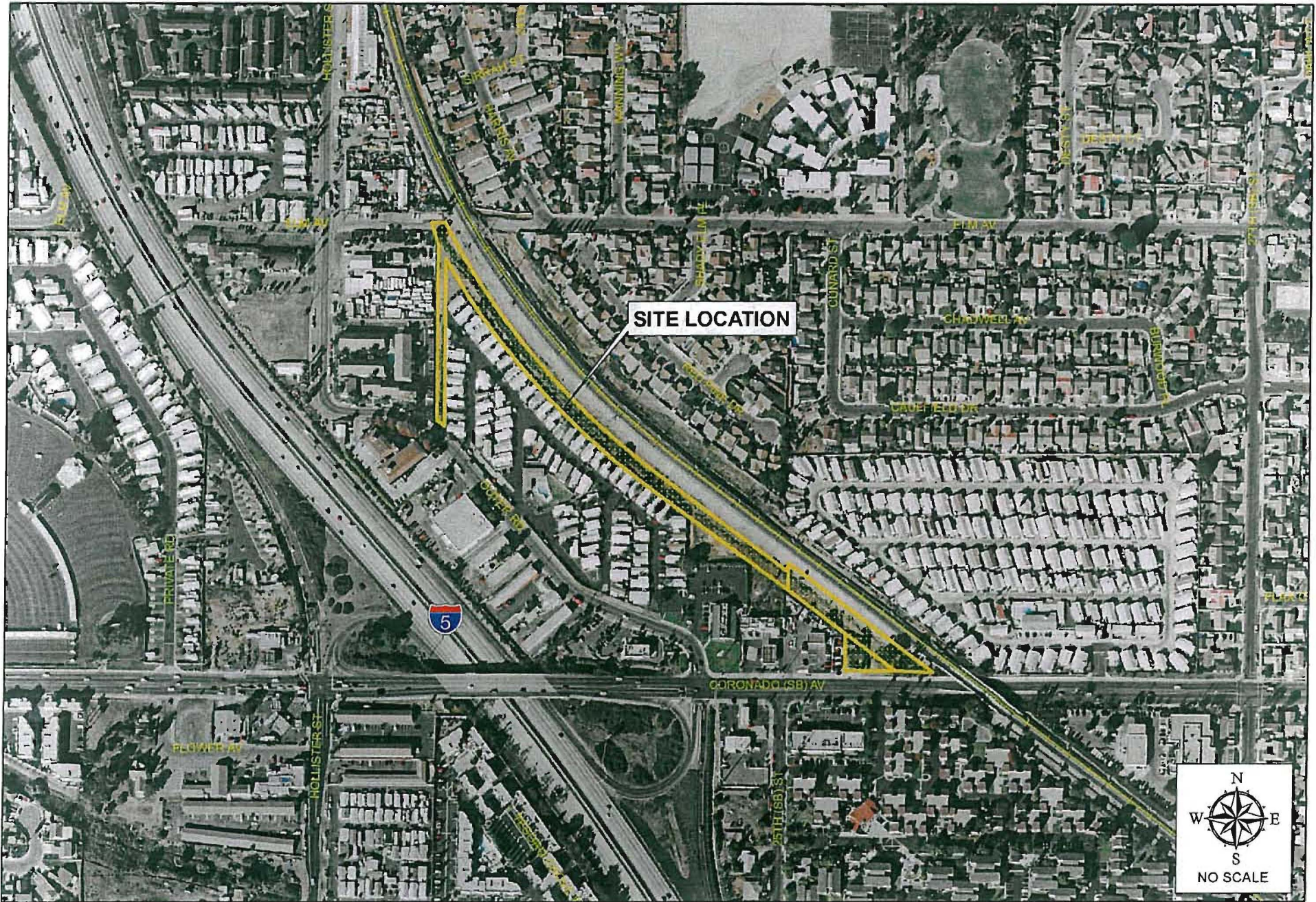
1. Otay Mesa-Nestor Vicinity Map
2. Aerial Photo
3. Project Location Map
4. Otay Mesa-Nestor Community Plan Land Use Map
5. Otay Mesa-Nestor Plan Amendment Initiation Sites Map
6. Ownership Disclosure Statement



Otay Mesa-Nestor Vicinity Map

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ATTACHMENT 2



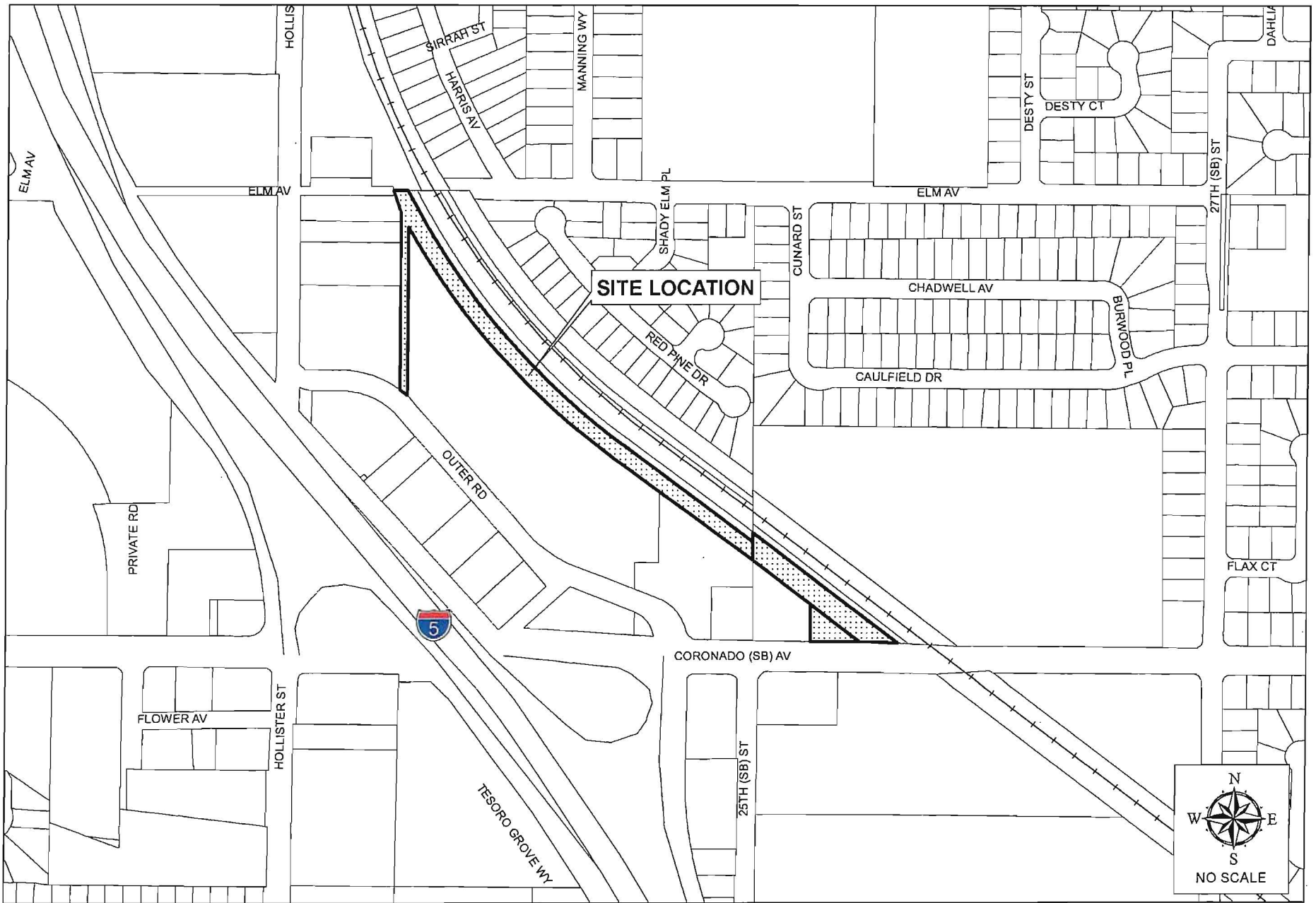
Aerial Map

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The City of San Diego

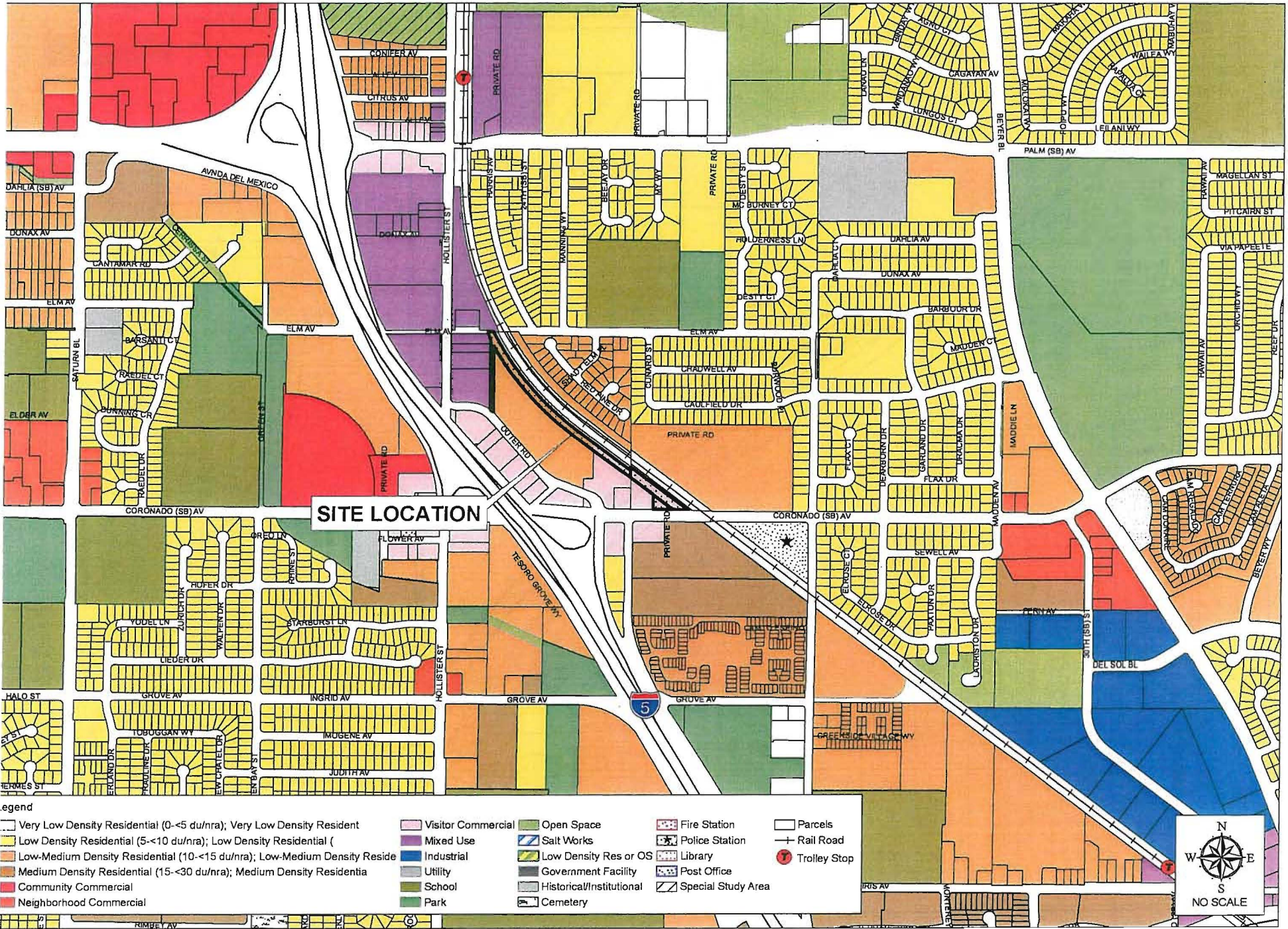
Location Map

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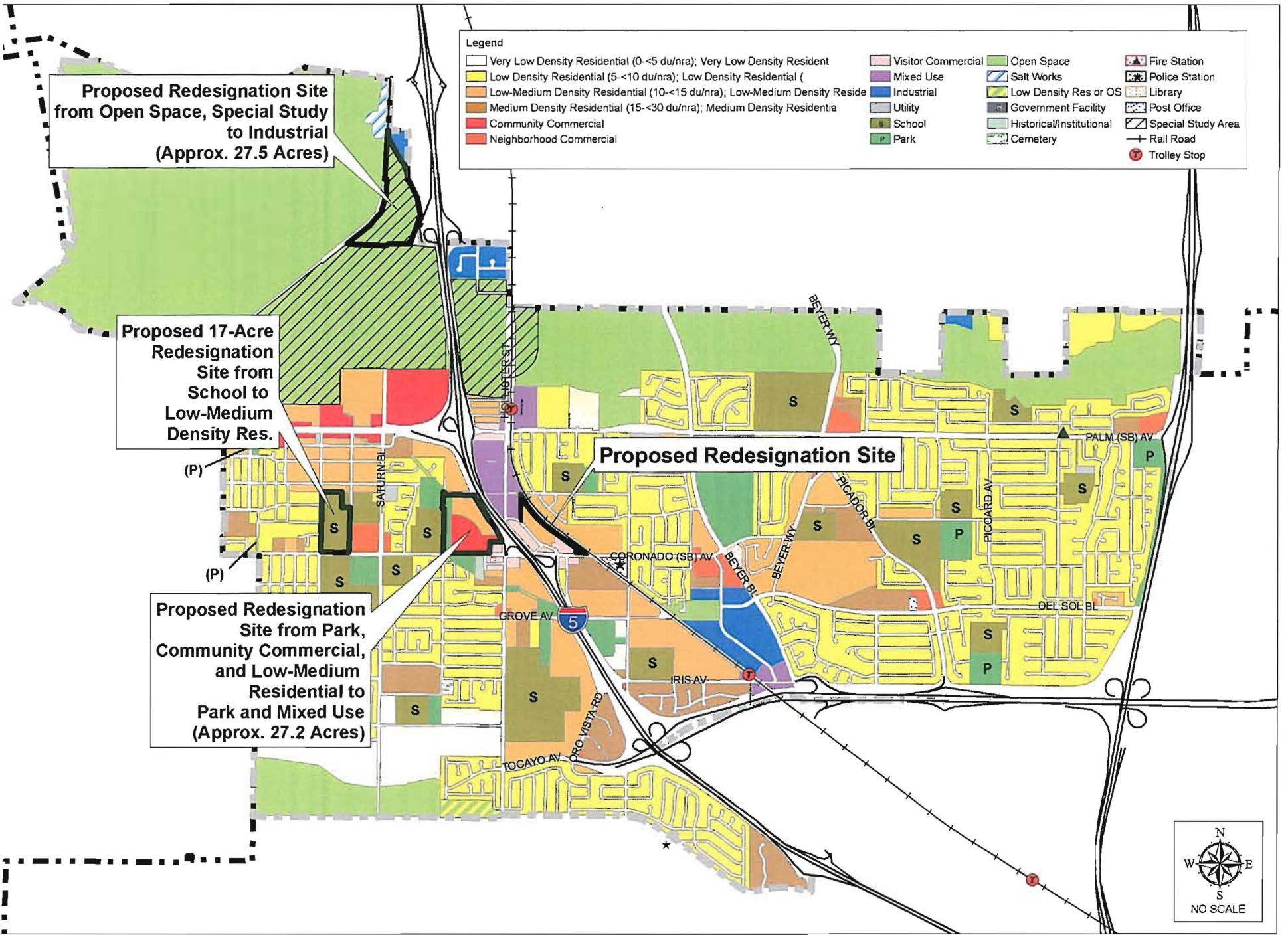
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Otay Mesa-Nestor Community Plan Land Use Map



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Otay Mesa-Nestor Community Plan Amendment Initiation Sites Map



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Attachment 6



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 _____

Project Title Project No. For City Use Only
 Coronado Self Storage

Project Address:
 2540 Coronado Avenue and 1023 Outer Road, San Diego, CA 92154

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): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: Coronado Self Storage	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? _____ Corporate Identification No. 95-7262690
 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):
Muraoka Enterprises, Inc.

Owner Tenant/Lessee

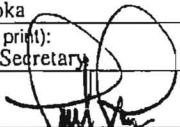
Street Address:
1425 2nd Avenue

City/State/Zip:
Chula Vista, CA 91911

Phone No: (619) 422-0272 Fax No: (619) 422-0309

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

Title (type or print):
Corporate Secretary

Signature :  Date: 5/5/10

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: