



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 10, 2013 **REPORT NO. PC-13-051**

ATTENTION: Planning Commission Agenda of April 18th

SUBJECT: MISSION GORGE ROAD COMMUNITY PLAN AMENDMENT
INITIATION – Project No. 311933

**OWNER/
APPLICANT:** Michael Coleman, Owner
Randi Coopersmith, Latitude 33 Planning & Engineering, Applicant

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Navajo Community Plan to redesignate a 4.5 acre site from Neighborhood Commercial to Multi-Family Residential? The property is located at 7811 Mission Gorge Road.

Staff Recommendation: INITIATE the plan amendment process.

Community Planning Group Recommendation: The Navajo Community Planners, Inc., voted X-X-X to recommend approval/denial of initiating an amendment to the Navajo Community Plan. Their recommendation has been provided as Attachment 1.

Environmental Impact: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

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

Code Enforcement Impact: None

Housing Impact: If initiated, subsequent approval of the proposed community plan amendment would allow development of new multi-family residential units in the Navajo Community.

BACKGROUND

The 4.5 acre project site is comprised of two parcels located at 7811 Mission Gorge Road, just north of the intersection of Mission Gorge Road and Margerum Avenue within the Navajo Community Planning area (Attachment 2). The site is currently designated Neighborhood Commercial by the Navajo Community Plan (Attachment 3). The Navajo Community Plan (NCP) states that neighborhood commercial centers provide for the daily needs of the residents. Typical establishments would include food markets, service stations, barber shops, beauty parlors, drug, hardware and liquor stores. Existing uses within the subject commercial center include camera repair, a plumbing contractor, a massage therapist, hair salon, computer repair, karate studio and an appraiser.

Surrounding land uses to the subject site include Medium density (15-29 dwelling units per acre) multi-family residential development to the south, Low-medium density (10-14 dwelling units per acre) multi-family residential to the west across Mission Gorge Road, and Low density (5-9 dwelling units per acre) single family residential development to the east. The subject site is accessed by a right in/right out, entry/exit off of Mission Gorge Road which is classified as a 6-Lane Major Street by the community plan.

The applicant is proposing to amend the Navajo Community Plan designation from Neighborhood Commercial to Medium density residential, 15-29 dwelling units per acre to allow for development of multi-family residential units. The applicant has stated in their request that the subject site has struggled with vacancies for many years due to the age of the commercial buildings and it being a poor location for retail uses with limited access. There are additional neighborhood commercial services within a two mile radius of the subject site. The nearest two are located at the northeast and southwest on Mission Gorge Road at Jackson Drive and at Conestoga Road. Two additional commercial locations are proposed as part of the recently approved Riverbend Project and the Riverpark at Mission Gorge Project which is still under review (Attachment 4).

The principal objective of the community plan's Commercial Element is to encourage neighborhood and community shopping facilities which are adequate to provide a wide variety of goods and services to the community, and to blend into and enhance the community environment. To achieve this principal objective, several additional objectives are included in the Commercial Element. These include development of commercial centers for community activities, development of commercial areas that have distinctive qualities in their design, provision of neighborhood centers that are complimentary to adjacent residential areas, and prohibit the expansion of strip commercial development on Mission Gorge Road north of Zion Avenue.

To achieve these objectives, the Commercial Element includes the following proposals. Commercial Centers should be accessible by pedestrians, bicycles and adequate public transportation as well as by car. Neighborhood commercial centers should be retained at the intersections of Golfcrest Drive and Mission Gorge Road, Conestoga Road at Mission Gorge Road and Zion Avenue at Mission Gorge Road. The subject site is not adequately accessible by pedestrians, bicyclists or public transit, and has limited vehicle accessibility due to its location on Mission Gorge Road with only a right in/right out entry/exit driveway. The subject site is also not identified as being a neighborhood commercial center that should be retained to serve adjacent residential development.

The community plan's Residential Element principal objective to guide the long-range development of Navajo is to: Maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. To achieve this goal, several policies are provided including support of Council Policy 600-19, Fostering of Balanced Community Development, which states: It shall be the policy of the City Council to effect the development of economically and racially balanced communities in newly developing peripheral areas of the City and in all City sponsored or approved redevelopment projects, and to do what is reasonably and practically possible in all parts of the City. Additionally, the community plan states that housing types and densities should be varied in residential development to create interest and provide a mix of people with various economic and social characteristics.

The Residential Element also provides guidelines for site design for new residential development. The topography within the Navajo Community is varied and many of the design recommendations seek to minimize grading and preserve the natural terrain of the area. One of these design recommendations is to cluster development to minimize tampering with the natural topography. As can be seen in Attachment 2, the subject site is composed of two parcels, one triangular in shape and one very long and narrow. The applicant has indicated that should the initiation of a community plan amendment be approved, design of the residential development would cluster the development on the triangular shaped parcel to preserve the topography of the long, narrow parcel and retain that area as a buffer between the existing single family residences to the east. Although clustering of the development would preserve the topography of the area, attention to the resulting bulk and scale of the new residential development would have to be analyzed to ensure compatibility with adjacent existing development and how it would relate to its frontage along Mission Gorge Road.

If initiated, the applicant would propose to move forward with a community plan amendment to redesignate the site, rezone and associated discretionary actions to develop a multi-family housing project and meet the City's Inclusionary Affordable Housing requirements by setting aside at least 10 percent of the total units on-site as affordable housing units. Approval of a land use change could help achieve the community plan's objective of balanced community development by providing varied housing types with different affordability levels in an area that is in close proximity to public services, transit, and commercial and retail services.

There are two community plan amendments in process within the Navajo Community, both located in the western region of the community (Attachment 5). The first is the River Park at Mission Gorge which is proposing to redesignate approximately 370 acres from Industrial and Open Space to Mixed-Use, Light Industrial, Multi-Family Residential (from 20 up to 55 dwelling units per acre), Parkland and Open Space. The second amendment is the Grantville Master Plan. Through working with a stakeholders committee made up of property owners, business owners and residents, city staff and their consultant team have developed three land use scenarios for the area known as Subarea A of the Grantville Redevelopment Project Area. The proposed land use scenarios all propose to redesignate a majority of the area from Industrial to Mixed-Use and Medium - High Density Residential (30-75+ dwelling units per acre). The dwelling unit totals of the three land use scenarios vary from approximately 4,000 dwelling units to 8,000 dwelling units and all would include supportive commercial and retail services, office uses and recreational opportunities. This amendment is in the preliminary stages of preparing an environmental document for public review. A notice of preparation of an environmental document and scheduling of a public scoping meeting has not yet occurred.

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. Community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the community plan, but would not necessitate text or mapping changes to the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Development Services Department - Planning Division 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 Navajo Community Plan:**

The request to redesignate the site to multi-family residential appears to be consistent with the objectives and policies of the General Plan and the Navajo Community. The General Plan and the Navajo Community identify the goal of creating balanced communities which support implementation of the City of Villages Strategy. The City of Villages Strategy strives to increase housing supply and diversity through the development of compact, mixed-use villages in specified areas. The proposed amendment will provide an opportunity to develop varied housing types with different affordability levels to create interest and provide a mix of people with various economic and social characteristics. The location of affordable housing at this location would also achieve the General Plan's goal of providing affordable housing throughout the City so that no single area experiences a disproportionate concentration of affordable housing.

(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**

The proposed amendment would allow multi-family development consistent with existing surrounding development at a location in where there has been difficulty in providing appropriate retail shopping opportunities. Several locations with close proximity to the subject site would continue to provide adequate retail and commercial services to existing development as well as the proposed multi-family development.

If initiated, the applicant would propose to move forward with a housing project which would set aside at least 10 percent of the total housing units for affordable housing on-site to meet the City's Inclusionary Affordable Housing requirements.

(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.**

Public facilities do appear available to serve the proposed amendment; however, a full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated.

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

The following land use issues have been identified by City Staff and by the Navajo Community Planning Group. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

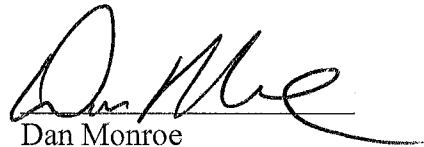
- Determine the appropriate land use designation and intensity for the site
- Evaluate traffic generation and circulation impacts around the subject site
- Incorporation of sustainable design features, including low-impact development
- Determine the appropriate zone to implement the proposed residential density and provide compatible development regulations
- Evaluate urban design with regards to bulk and scale and any impacts of clustering the development on only a portion of the site, as opposed to developing the entire site
- Evaluate the provision of pedestrian amenities and streetscape improvements associated with new multi-family residential development to provide linkages to surrounding development
- Evaluate the ability to provide affordable housing in 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,



Cecilia Gallardo
Deputy Director
Development Services Department



Dan Monroe
Senior Planner
Development Services Department

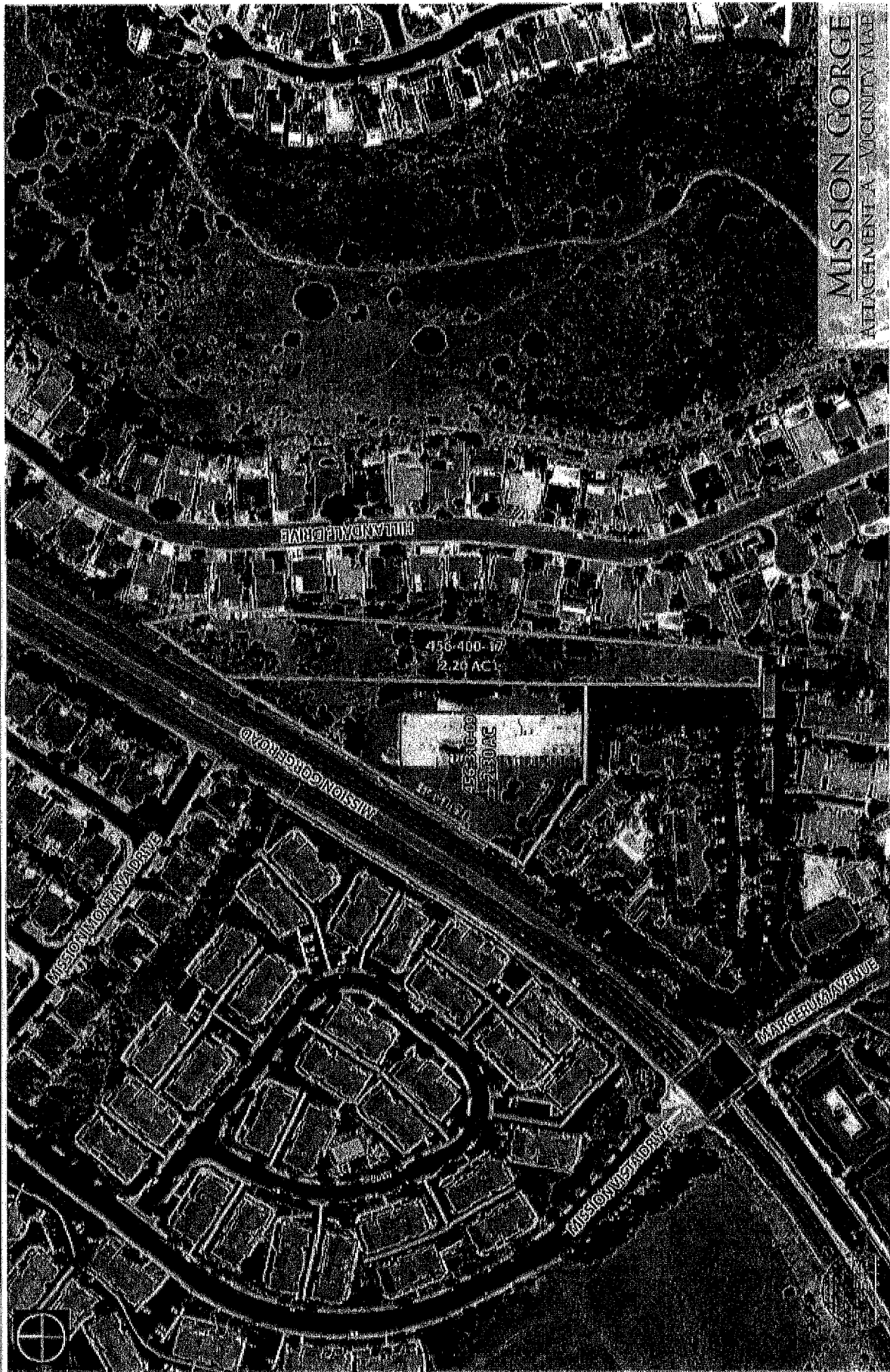
GALLARDO/MONROE

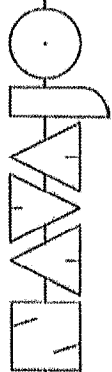
Attachments:

1. Navajo Community Planners, Inc., recommendation
2. Project Location Map
3. Navajo Community Plan Land Use Map
4. Navajo Commercial Service Locations
5. Navajo Community Plan Amendment Locations
6. Draft PC Resolution
7. Ownership Disclosure Statement

Navajo Community Planners, Inc.
Community Plan Amendment Initiation
Recommendation

On April 15, 2013, the Navajo Community Planners, Inc., voted 13-3, to recommend approval of initiating an amendment to the Navajo Community Plan. Included in their recommendation is a requirement for the applicant to return to the Navajo Community Planners a minimum of two additional times subsequent to the initiation. Once as an informational presentation for the proposed community plan amendment and associated development, and once as an action item to provide a recommendation to Planning Commission and City Council on whether to approve, deny or modify the proposed community plan amendment and associated development.

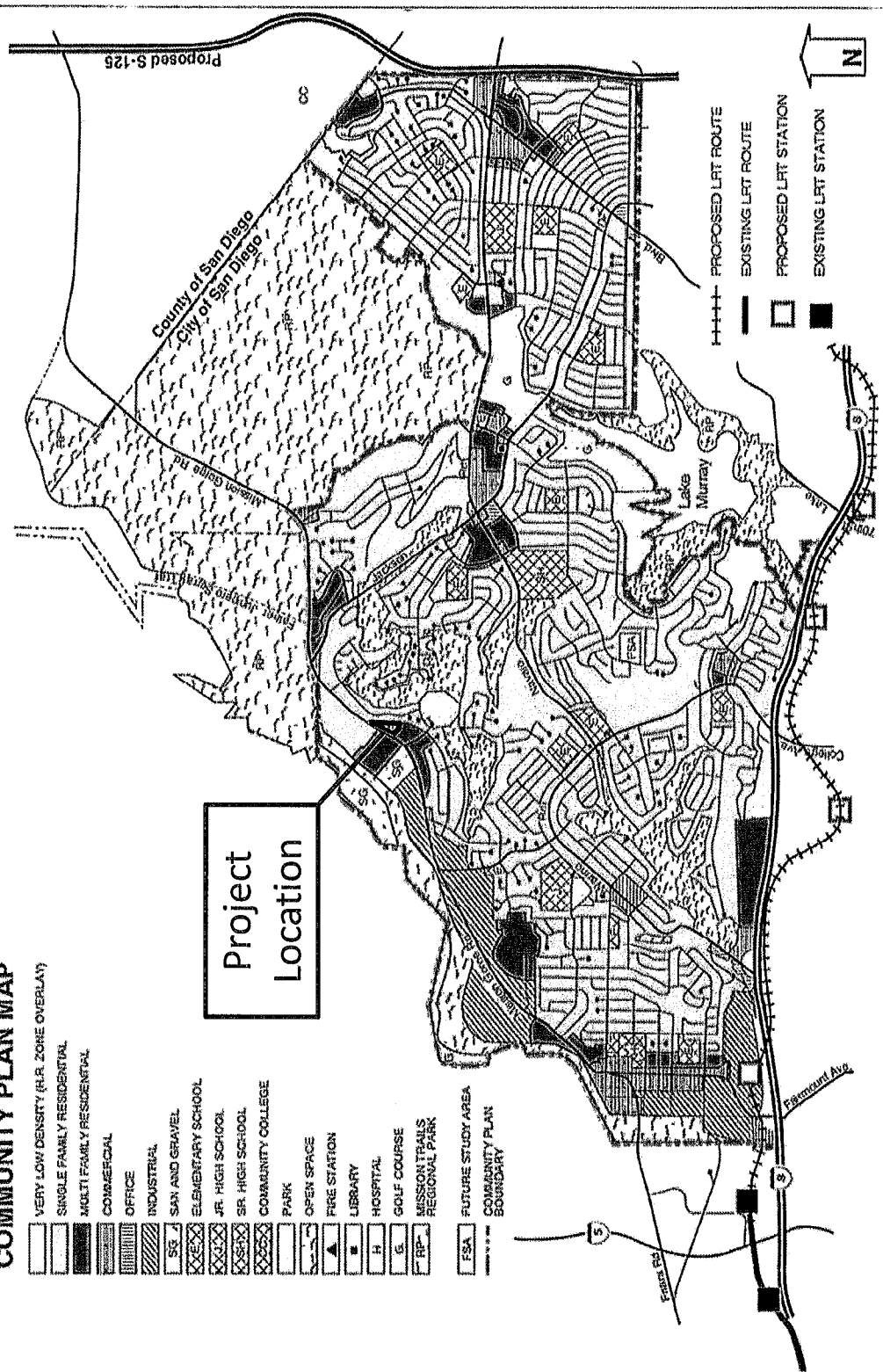




COMMUNITY PLAN MAP

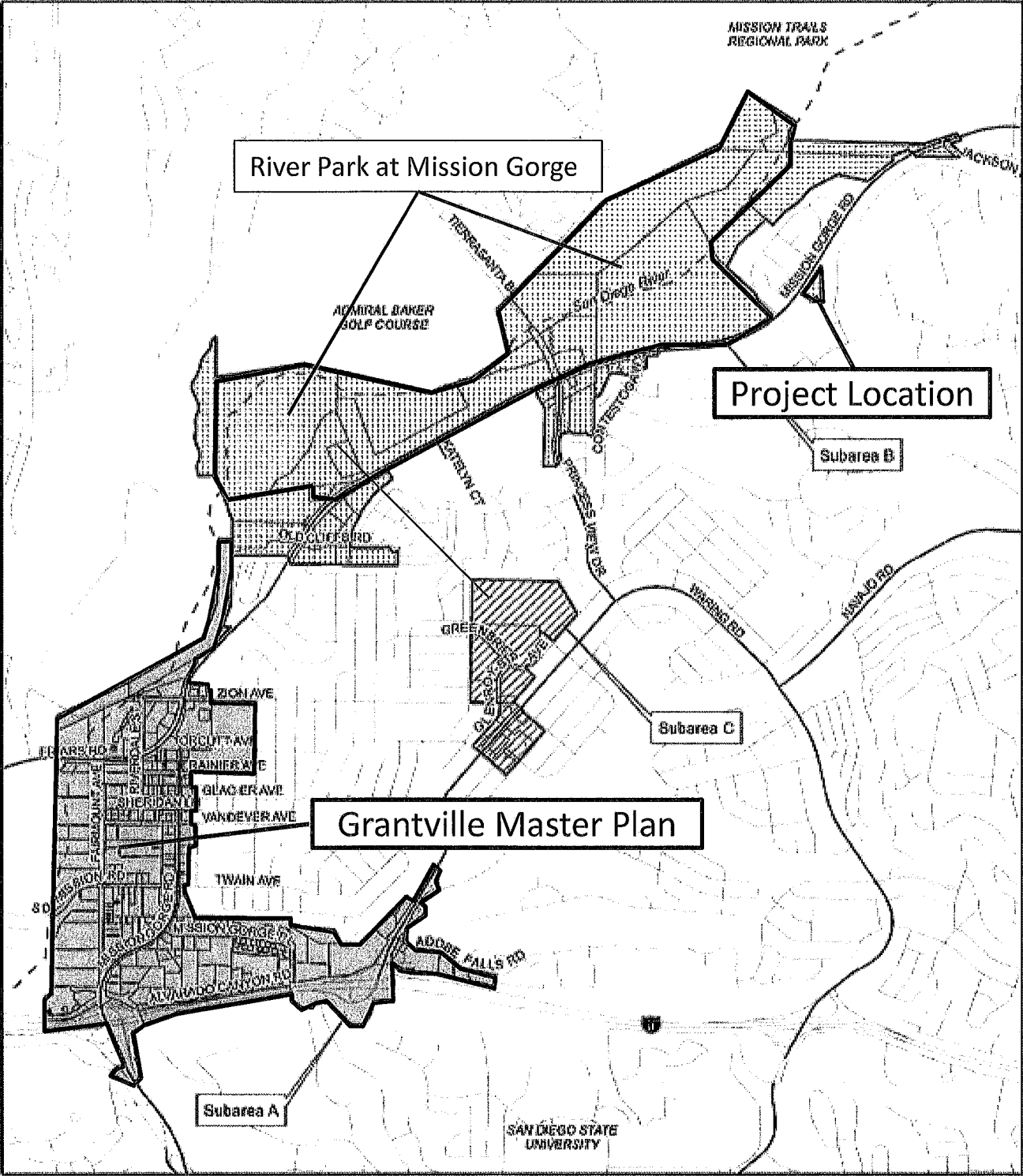
- VERY LOW DENSITY (R.R. ZONE OVERLAY)
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- SAY AND GRAVEL
- SG J
- ELEMENTARY SCHOOL
- JR. HIGH SCHOOL
- SR. HIGH SCHOOL
- COMMUNITY COLLEGE
- PARK
- OPEN SPACE
- FIRE STATION
- LIBRARY
- HOSPITAL
- GOLF COURSE
- MISSION TRAILS REGIONAL PARK
- FSA
- FUTURE STUDY AREA
- BOUNDARY

Project Location





Navajo Community Plan Amendments



PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE
NAVAJO COMMUNITY PLAN

WHEREAS, on April 18, 2013, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the Navajo Community Plan; and

WHEREAS, the proposed amendment would change the land use designation of a 4.5 acre site, from Neighborhood Commercial to Multi-Family Residential; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project, and had 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 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 the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and Navajo Community Plan:**

The request to redesignate the site to multi-family residential appears to be consistent with the objectives and policies of the General Plan and the Navajo Community. The General Plan and the Navajo Community identify the goal of creating balanced communities which support implementation of the City of Villages Strategy. The City of Villages Strategy strives to increase housing supply and diversity through the development of compact, mixed-use villages in specified areas. The proposed amendment will provide an opportunity to develop varied housing types with different affordability levels to create interest and provide a mix of people with various economic and social characteristics. The location of affordable housing at this location would also achieve the General Plan's goal of providing affordable housing throughout the City so that no single area experiences a disproportionate concentration of affordable housing.

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- Evaluate the provision of pedestrian amenities and streetscape improvements associated with new multi-family residential development to provide linkages to surrounding development
- Evaluate the ability to provide affordable housing in the community

Dan Monroe
Senior Planner
City Planning & Community Investment

Approved on April 18, 2013
Vote: x-x-x
PTS No. 311933

cc. Legislative Recorder, Development Services Department



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**

Mission Gorge Community Plan Amendment Initiation

311933

Project Address:

7811 Mission Gorge Road, San Diego, CA

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):
 Michael Coleman
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 8629 Nottingham Place
 City/State/Zip:
 La Jolla, CA 92037

Phone No: (858) 453-4768 Fax No:
 Signature: Date: 2-6-13

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:	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. _____
 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):

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):

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Title (type or print):

Signature : Date: