

DATE ISSUED: September 23, 2004

REPORT NO. PC-04-153

ATTENTION: Planning Commission, Agenda of September 30, 2004

SUBJECT: BOSTON VILLAGE – PROJECT NO. 9281
PROCESS FOUR

**OWNER/
APPLICANT:** Beverly J. Adler, Owner/
Boston Village Development, LLC, Applicant

SUMMARY

Issue(s) - Should the Planning Commission approve an Affordable/In-Fill Housing project to create 10 lots from one existing parcel and construct nine (9) affordable detached single family residences on the southeast corner of South 43rd Street and Boston Avenue within the Southeastern San Diego Community Planning Area and the Southcrest Redevelopment Project Area?

Staff Recommendation: APPROVE Site Development Permit No. 17737 and Tentative Map No. 17773.

Community Planning Group Recommendation - On April 12, 2004, the Southeastern San Diego Planning Committee voted 10-0-0 to recommend approval of the proposed project (Attachment 9), with conditions.

Southeastern Economic Development Corporation Recommendation – The Southeastern Economic Development Corporation (SEDC) has reviewed the proposed residential development located within the Southcrest Redevelopment Project Area. SEDC is very much in support of high quality housing developments that assist in the removal of blight and improve the neighborhood. This development offers the much needed affordable housing within the Southeastern community. SEDC supports the plans for this project and the rapid progression of the application for permit approval (Attachment 10).

Environmental Review - This project is exempt from environmental review pursuant to Article 18, Section 15280, Lower-income Housing Projects, of the California Environmental Quality Act (CEQA).

Fiscal Impact - None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement – As a component of the application, the applicant is proposing a residential development in the form of nine (9) detached single family residences. The applicant has elected to sell all of the units at/or below 150% Area Median Income (AMI), currently 150% AMI for a family of four is \$95,100. The proposal would help the City address its shortage of affordable housing during a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency. This project will result in a net gain of nine affordable housing units within the Southeastern community.

When the City Council adopted the Inclusionary Housing Ordinance, they expressed significant concern that the ordinance would not be providing the needed affordable housing opportunities to the majority of the work force within the City of San Diego. In an effort to provide affordable work-force housing, the Ordinance was adopted with an exemption for housing units being sold to, and affordable to households earning less than 150 percent AMI. This project is consistent with that Inclusionary Housing Ordinance provision.

BACKGROUND

The 0.642-acre site is located at 1301 South 43rd Street, on the southeast corner South 43rd Street and Boston Avenue in the Southeastern San Diego Community Plan, and falls within the MF-1500 (multi-family) and CSR-1 (commercial development) zones of the Southeastern San Diego Community Planned District (Attachment 2). The site is designated within the Southeastern San Diego Community Plan for Residential (15-30 units per acre) and Commercial. The commercial area (CSR-1) is approximately 7,154 square feet and is located within the front portion of the site on South 43rd Street, and the remaining 20,817 square feet is residential area (MF-1500) along Boston Avenue. The community plan allows for a density of 15-30 dwelling units per acre within the residential area and the site could accommodate a maximum of 14 dwelling units (Attachment 3). The CSR-1 zone does not permit residential development.

The subject property is currently vacant; however, the site was previously occupied by the Southern Lumber Company. The site contained a hardware store/office building and various storage buildings and lumber storage racks throughout the property. The lumber company went out of business and the structures remained vacant for many years until October 25, 2002, when Building Permit No. B203327-02 was issued to demolish the existing structures and to remove the asphalt.

DISCUSSION

Project Description:

The project proposes to create 10 lots from one 27,971 square foot site to construct a residential development in the form of nine detached single family residences on separate lots, and one commercial lot. The project proposes a 7,154 square foot commercial site (lot one), which is currently zoned CSR-1 within the Southeastern San Diego Community Planned District (SESDPD), a commercial zone that is intended to allow for commercial development. The applicant is not proposing any development on this lot at this time. The remaining 20,817 square foot site shall be developed into nine separate lots containing 2,313 square feet. This portion of the site is within the MF-1500 zone of the SESDPD, which is a multi-family zone that permits single family residential development. The individual lots shall be developed with a detached HUD approved manufactured single family residence, which contains an attached two-car garage. The single family residences would be offered in two different floor plans each consisting of 1,848 square feet, two-stories, three-bedrooms, two and a half bathrooms, and laundry facilities. The developer/owner has elected to sell all of the units at/or below 150% AMI and as a condition of this approval, the owner must enter into an agreement with the San Diego Housing Commission to assure the construction and occupancy of the 150% AMI units prior to filing a final map.

Development of the proposed project requires the approval of a Site Development Permit (SDP) for SESDPD, and a Tentative Map (TM). The SDP is required for residential development of four or more units within the SESDPD and requested deviations (lot area, frontage, width, and depth); the TM is required for the subdivision of the parcel into 10 lots.

Community Planning Analysis:

The project site is located on the southeast corner South 43rd Street and Boston Avenue in the Southcrest Redevelopment Project area within the Southeastern San Diego Community Plan. The area is comprised of single-family residential units with a number of duplexes and small apartment structures. The average density for the area is approximately 10 dwelling units per acre. Between 1968 and 1975, 280 housing units were removed in expectation of the construction of a freeway linking Interstate 805 with Interstate 5, known as the State Route 252. Approximately 66 acres were cleared and the linkage to Interstate 805 was constructed, however, the State Route 252 was rescinded and the remaining area has been left undeveloped.

On April 1, 1986, the City Council adopted the Southeastern San Diego Community Plan Amendment creating the Southcrest Redevelopment Project area. As a redevelopment project area, all projects in the area are reviewed by the Southeastern Economic Development Corporation (SEDC). The community plan directly identifies the proposed project area and provides a recommendation (Page 235, Item D). The Southcrest recommendation is to develop/redevelop the area south of Boston Avenue and east of South 43rd Street with multi-family development up to 30 units per acre. The community plans identifies the site for both Commercial and Residential (15-30 units per acre). The Southcrest Recommend Land Use Map is located on Page 243, Figure 35.

The community plan is on line at:

(<http://www.sandiego.gov/planning/pdf/commplans/sesandiego/sesdfullversion.pdf>).

SEDC has reviewed the proposed residential development and is very much in support of high quality housing developments that assist in the removal of blight and improve the neighborhood. This development offers the much needed affordable housing within the Southeastern community. SEDC has reviewed the project for compliance with its' Housing Policies and Guidelines and supports the proposed development. SEDC is on line at: (<http://www.sedcinc.com>).

Community Planning Group Recommendation:

On April 12, 2004, the Southeastern San Diego Planning Committee voted 10-0-0 to recommend approval of the proposed project, with the inclusion that motion detector lighting to be installed on the houses, which the applicant has agreed to and shall be made part of the plans. The motion included a recommendation that the developer park fee be directly applied to the Willie Henderson Park. The allocation of developer park fees are authorized by the City Council with recommendations from the Park and Recreation Board on matters relating to the acquisition, development, maintenance and operation of parks, beaches and recreation properties and facilities. Therefore, staff is unable to implement this recommendation.

Environmental Analysis:

The proposed project is exempt from environmental review pursuant to Article 18, Section 15280, Lower-income Housing Projects, of the California Environmental Quality Act (CEQA). The project is not receiving any federal funds, therefore, the provision of the National Environmental Policy Act (NEPA) do not apply. The project is not more than 100 units; all of the units would be affordable to low and moderate-income households, as defined in Section 65589.5 of the Government Code; the site is not more than two acres in size; the project is consistent with zoning; the project does not adversely affect biological resources or historic resources; the project location is not on a list of hazardous waste or other facilities and sites compiled pursuant to Section 65962.5 of the Government Code; and the site has been subject to an assessment by a California registered environmental assessor with a determination of no further action necessary. Finally, there is no reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable other projects in the vicinity.

Project Related Issues:

Underground Conversion of Utility lines- The existing overhead facilities within the Tentative Map boundary shall be placed underground pursuant to San Diego Gas & Electric (SDG&E) Guidelines (<http://www.sdge.com/construction/300-INDEXModel.pdf>), and City of San Diego Engineering policies and practices for implementing the City's Utilities Undergrounding Program. The City's

Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 4C and the undergrounding of overhead facilities within the surrounding community is not scheduled until 2025.

Deviations from San Diego Municipal Code (SDMC)- The 0.642 acre site is approximately 400 feet long with a 70 foot depth, and contains both a commercial and multi-family residential zones. The commercial zone (CSR-1) is approximately 7,154 square feet and is located within the front portion of the site on South 43rd Street, and remaining 20,817 square feet is a multi-family residential zone (MF-1500) along Boston Avenue. The SDMC allows single family residential development within the MF-1500 zone but requires the development to meet the underline multi-family development regulations. To achieve the density goals of the community plan and implement the design regulations of the SEDC Multi-Family Development Guidelines, the applicant is requesting a Site Development Permit (Process 4) for deviations from the MF-1500 zone development regulations.

The applicant proposes the reduction of the required street frontage and width from 60 feet to 33 feet; reduce the lot depth from 100 feet to 70 feet (current depth of the property); and reduce the minimum lot area from 6,000 feet to 2,313 square feet for lots 2-9. However, the proposed development would still meet the SDMC regulations for lot coverage and floor area ratio (FAR). The proposed 1, 848 square feet, two-story structure, single family residences will constitute a 42 percent lot coverage where a maximum 50 percent is permitted; and a 0.85 FAR where a 1.0 FAR is permitted.

In addition, the applicant is requesting the reduction of the rear setback on lots 3,5,7, and 9 from 15 feet to 13 feet and reduce the interior yard setback from 5 feet to 3 feet. The reduction of the rear yard setback of two feet for every other lot promotes an off-setting street facade, while the interior yard provides open space on both sides of the structures. The interior yards on both sides of the structures promotes the sense of open space and ownership, and allows for additional landscaping.

The requested deviations would allow for a high quality housing development that assists in maintaining the single family character of the adjacent properties and promote pride of ownership while providing the much needed affordable housing within the Southeastern community. Therefore, staff is able to support the deviation requests.

On-street Parking- The applicant is proposing shared driveway access for eight of the single family residences along Boston Avenue to reduce the number of curb cuts and to allow for existing on-street parking. As a condition of the approval, a recorded shared access agreement between all lots that are sharing driveways shall be required, satisfactory to the City Engineer.

CONCLUSION:

The Southeastern San Diego Community Plan directly identifies the proposed project area and provides a recommendation (Page 235, Item D) to develop/redevelop the area south of Boston Avenue and east of South 43rd Street with multi-family development up to 30 units per acre. The

0.642 acre site could accommodate a maximum of 14 dwelling units, and the applicant is proposing a residential development in the form of nine detached single family residences on separate lots and one commercial lot. As a component of the application, the applicant is proposing to sell all of the units at/or below 150% AMI. The proposal would help the City address its shortage of affordable housing during a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency. This project will result in a net gain of nine affordable housing units within the Southeastern community. Therefore, staff recommends that the Planning Commission acknowledge the Environmental Exemption and approve the project as proposed.

ALTERNATIVES

1. **Approve** Site Development Permit No. 17737 and Tentative Map No. 17773, with modifications.
2. **Deny** Site Development Permit No. 17737 and Tentative Map No. 17773, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department

Jeffrey A. Peterson, Project Manager
Development Project Manager
Development Services Department

ESCOBAR-ECK/JAP

Attachments:

1. Aerial Photo/ Project Location Map
2. Zoning Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Exhibit 'A' Drawings with Tentative Map
6. Draft Site Development Permit
7. Draft Site Development Permit Resolution with Findings
8. Draft Tentative Map Conditions and Subdivision Resolution
9. Community Planning Group Recommendation
10. Southeastern Economic Development Corporation Letter dated January 9, 2004
11. Ownership Disclosure
12. Project Chronology