

DATE ISSUED: January 28, 2005

REPORT NO. PC-05-0227

ATTENTION: Planning Commission, Agenda of February 3, 2005

SUBJECT: PENINSULA YMCA - PROJECT NO. 1606. PROCESS 4

OWNER/APPLICANT: City of San Diego/Peninsula YMCA

SUMMARY

Issue: Should the Planning Commission approve an amendment to Conditional Use Permit 431-PC to allow to expansion to the existing Peninsula YMCA facility?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration No. 1606 and ADOPT Mitigation, Monitoring and Reporting Program (MMRP); and
2. APPROVE Conditional Use Permit No. 85872.

Community Planning Group Recommendation: The Peninsula Community Planning Board considered the project at their meeting on December 16, 2004 and voted 6-3-1 to recommend approval of the project. No formal correspondence has been received to date from the PCPB.

Environmental Review: A Mitigated Negative Declaration No. 1606 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) will be implemented which will reduce, to below a level of significance, the potential environmental impacts identified from the environmental review process for the following resource areas: noise.

Fiscal Impact: The cost of processing this application is paid for by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Inclusionary Housing Ordinance requires all new residential development of two units or more to provide affordable housing. This project is an expansion of an existing recreational facility and does not include any residential uses. Therefore, the proposed project would not impact housing supply or affordability.

BACKGROUND

The project is located at 4390 Valeta Street, between Clovis Street and Camulos Street, and is within the OP-1-1 (Open Space Park) zone, Coastal Height Overlay and Airport Environs Overlay zones. The site is designated for Park land use in the Peninsula Community Plan and Local Coastal Program Land Use Plan (Attachments 1-4). The existing Peninsula YMCA facility is located on a 3.09 acre portion of the 16 acre Bill Cleator Park (formerly known as Collier Community Park and Recreation Center), on property leased from the City of San Diego. Existing land uses in the project vicinity include Correia Junior High School located adjacent to the south, a church facility located adjacent to the north, and the neighborhood to the east is comprised of older single and multi-family residential development of various sizes and architectural styles.

The existing Conditional Use Permit (CUP 431-PC) for the Peninsula YMCA facility was approved on December 18, 1975 (Attachment 16). The YMCA facility will finalize a revised property lease with the City of San Diego subsequent to completing the entitlement process amending CUP 431-PC.

The proposed action is a request for an amendment to Conditional Use Permit 431-PC to allow expansion of the existing YMCA facility, pursuant to §126.0301 of the San Diego Municipal Code (SDMC). As stated in the SDMC, the purpose of the CUP procedures is to establish a review process for the development of uses which may be desirable under appropriate circumstances, but are not permitted by right in the underlying zone. Uses are reviewed on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site to protect the public health, safety, and welfare of the community.

DISCUSSION

Project Description:

The proposed project would expand the existing 6,452 square-foot Peninsula YMCA facility through first and second story additions to the building totaling 24,924 square-feet (Attachment 5). At completion of the two phase expansion, the facility would comprise 32,406 square-feet. Phase One would include the construction of a 9,381 square-foot multi-purpose gymnasium and exercise building with equipment storage room. Phase Two would include a 19,332 square-foot two-story addition that would connect the multi-purpose gymnasium building to the existing YMCA building. The maximum height of the building would be 30'-0". The Phase Two addition would consist of a fitness training room, a physical therapy room, a kitchen, storage, offices, restrooms, and a child watch on the first floor; and offices, community rooms, teen/senior center and restrooms on the second floor. An 810 square foot outdoor child's play area would be constructed as an accessory to the indoor child watch area, which is a short term place for children to play while their parents exercise. The existing soccer field, swimming and therapy pools would remain

and a water slide feature would be added to the swimming pool. Exterior use areas would be improved with a rock climbing wall, paved patio areas, pergola and cabana structures. The existing parking lot would be reconfigured and relandscaped to accommodate 68 on-site parking spaces. An existing pedestrian path provides access from the parking lot to ball fields within Bill Cleator Park.

Architectural plans show that a variety of exterior finishes are proposed for the contemporary building facades, including concrete, steel, slate, masonry block and kalwall. Metal roofing would consist of a variety of forms including pitched, flat, and curved. Proposed grading would consist of approximately 56 cubic yards of cut for a maximum depth of three to four feet. Permanent storm water Best Management Practices (BMPs) would consist of the installation of biofilter inserts in the onsite catch basins.

The landscape plans show that all but three of the existing trees would remain. Several new canopy shade trees, such as Fern Pine and Australian Willow, are proposed for the parking lot. In addition, canopy shade trees and palm trees are proposed in other portions of the site, along with groundcover.

The YMCA hours of operation would be Saturday and Sunday from 7:00 AM - 6:00 PM and Monday through Friday from 5:30 AM - 9:00 PM, with the gym open until 10PM during basketball league play. A wide variety of programs and services to serve the community are offered on and off-site through the YMCA. These programs include youth camps, teen and seniors programs, sports and recreation, aquatics, health and fitness, after school programs, family programs, special events and community programs (Attachment 17).

Community Plan Analysis:

The project will not adversely affect the goals of the Peninsula Community Plan and Local Coastal Program plan and is consistent with the City of San Diego Progress Guide and General Plan. The proposed expansion of the Peninsula YMCA is consistent with the Community Plan which designates the site for park use. Bill Cleator Park (formerly known as Collier Community Park and Recreation Center) is a 16 acre park that, while not dedicated, contains deed restrictions limiting use of the property to park purposes. The park is heavily utilized and is improved with ballfields and the YMCA. The community plan describes the need for additional recreation facilities in the community.

Environmental Analysis:

A Mitigated Negative Declaration No. 1606 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) will be implemented as a condition of the CUP, which will reduce, to below a level of significance, potential environmental impacts from noise. The project site is located within the Lindbergh Field Comprehensive Land Use Plan (CLUP) for the San Diego International Airport – Lindbergh Field. The CLUP identifies the project site as being located within the 70 to 75 decibel (dB) Community Noise Equivalent Level (CNEL) contours. However, current data from the San Diego Airport Authority (Year 2002) indicates the project is sited between the 65 to 70 dB CNEL. Phase 1 of the proposed project consists of a new gym and

storage area, and these uses are not considered to be particularly sensitive to aircraft noise. However, Phase 2 expansion includes construction of offices and community meeting rooms, and these uses may be sensitive to aircraft noise. As a condition of the project, these new spaces will be required to provide adequate sound attenuation via construction methods to lower interior aircraft noise to a level of 50 dB or lower.

Project-Related Issues:

Parking

In order to ensure adequate long term parking for the YMCA facility, the project includes a 40-year shared-use agreement with Correia Junior High School which secures 112 parking spaces on this school site adjacent to the YMCA. The project will provide a total of 179 parking spaces for use by YMCA patrons during evening hours, including 68 parking spaces on site and 112 parking spaces available for YMCA use within the Correia Junior High School parking lot. Evening hours include all hours that Correia Junior High School is not in session. During daytime hours, the project will provide a total of 155 parking spaces for use by YMCA, including 68 parking spaces on site and 87 parking spaces off-site. Daytime hours includes the hours that the Correia Junior High School is in session.

Under the terms of the agreement, Correia Junior High School would be able to utilize half, or approximately 4,700 square feet, of the YMCA gym during limited hours on weekdays from 7:30 AM to 4:30 PM. This shared use agreement would allow the YMCA to be utilized by Correia students during off-peak hours of YMCA member use, providing alternative recreational facilities for the students. On July 2, 2004, the San Diego Unified School Board approved of the shared use arrangement (Attachment 14). A formal agreement will be finalized subsequent to the CUP entitlement process, and will be required prior to the issuance of any building permits for construction of the project.

Traffic

A traffic report titled "Traffic Impact Study, Peninsula Family YMCA, San Diego, California", dated September 24, 2004, was prepared by Linscott, Law & Greenspan Engineers. The traffic analysis report concluded that no traffic impacts are anticipated as a result of the proposed project and no mitigation is required.

Community Planning Group Recommendation

The Peninsula Community Planning Board considered the project on December 16, 2004 and voted 6-3-1 to recommend approval of the project. No formal correspondence has been received to date from the PCPB.

Conclusion:

Staff finds that the project as proposed would be in accordance with the provisions of the City's Municipal Code and the Peninsula Community Plan and Local Coastal Program Plan. Staff therefore recommends approval of the Conditional Use Permit No. 85872.

ALTERNATIVES

1. Recommend approval of Conditional Use Permit No. 85872 with modifications.
2. Recommend denial of Conditional Use Permit No. 85872 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Attachments:

1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Community Plan Parks & Recreation Areas Map
5. Existing Site Plan
6. Proposed Site Plan
7. Parking Plan
8. First Floor
9. Second Floor
10. Elevations
11. Sections/ Roof Plan
12. Draft CUP Permit with Conditions
13. Draft CUP Resolution with Findings
14. San Diego City School Shared Parking Agreement
15. YMCA Program List
16. CUP 431-PC
17. Project Data Sheet
18. Ownership Disclosure Statement