

DATE ISSUED: August 31, 2006 **REPORT NO. PC-06-226**

ATTENTION: Planning Commission, Agenda of September 7, 2006

SUBJECT: GRANT HILL RESIDENCES - PROJECT NO. 3887 PROCESS 5

REFERENCE: Planning Commission Initiation Report No. PC-03-070

OWNER: Grant Hill Partners LLC (Attachment 8)

APPLICANT: Bud Reeg

SUMMARY

Issue(s): Should the Planning Commission recommend City Council approval to construct six detached single-family dwellings on six vacant lots located at the northwest intersection of 30th Street and Island Avenue?

Staff Recommendations:

1. Recommend City Council **Certification** of Mitigated Negative Declaration and **Adoption** of the Mitigation Monitoring and Reporting Program No. 3887;
2. Recommend City Council **Approval** of General Plan and Community Plan Amendment No. 355450 (Attachment 9);
3. Recommend City Council **Approval** of Rezone No. 355454 (Attachments 10 and 10a);
4. Recommend City Council **Approval** of Tentative Map, underground utility waiver request, and, Public-Right-Of-Way Vacation No. 355453 (Attachment 11);
5. Recommend City Council **Approval** of Planned Development Permit No. 355451 and Site Development Permit No. 355452(Attachment s 12 and 13).

Community Planning Group Recommendation: On November 22, 2005, the Southeastern San Diego Planning Committee recommended approval of the project by a vote of 2-0-0 with no conditions (Attachment 14).

Environmental Review: The City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA) has prepared and completed a Mitigated Negative Declaration in accordance with the State of California CEQA Guidelines. Mitigation measures have been included for paleontological and archaeological (historical) resources which will reduce to below a level of significance, any potential adverse impacts to these resources.

Fiscal Impact Statement: None with this project.

Code Enforcement Impact: None with this project.

Housing Impact Statement: Of the four lots involved in the project, lots 7, 8 and 9 are designated Residential in the Southeastern San Diego Community Plan with a density range of 10-15 du/ac. Lot 10 is currently designated Neighborhood Commercial but would be redesignated to Residential with the same density range as the other lots through a community plan amendment associated with this project. At six dwelling units, the project conforms with the 10-15 du/ac. density range which would result in 5-7 dwelling units allowable on the project site. The site is currently vacant land so it would add 6 units to the community's housing inventory. The developer proposes to meet his inclusionary housing obligation by paying the in-lieu fee for affordable housing so no affordable units would be provided on-site.

BACKGROUND

The project proposes to construct six single family homes on six newly created legal lots on an 0.48-acre site located at the northwest intersection of 30th Street and Island Avenue, one block south of Market Street (Attachment 1). The site is located within the Southeastern San Diego Community Planning area and within the Southeastern San Diego Planned District (SESIPDO). The parcel currently consists of four legal lots, lots 7 through 10. Lots 7 through 9 are zoned MF-3000 and designated as Residential at a density range of 10-15 dwelling units per acre. Lot 10 is zoned CSF-2 and designated as Neighborhood Commercial (Attachment 2). All of the lots except lot 10 are within an area identified within the PDO as the "Special Character Multi-Family Neighborhood" (SCMFN) (Attachment 3). The SCMFN functions as an overlay zone and requires conformance with the SF zone lot standards and development regulations. The site is not within a redevelopment area. The site does not contain any environmentally sensitive lands or natural slopes, nor is it located within or adjacent to the Multiple Habitat Planning Area.

Surrounding developments across 30th Street and Island Avenue are one and two story, single family homes or sites developed with two detached single-family structures. Adjacent to the west are two story -single-family residences fronting on Dobson Street. These properties are zoned MF-3000. Abutting the site to the north is a commercial retail establishment zoned CSF-2. The King/Chavez Elementary school is one block to the west (Attachments 4 and 5).

Original Project Design:

The original project was submitted in 2001 and consisted of a rezone and a street vacation only with no development plans. The applicant was advised that staff were unable to determine if a rezone and a public-right-of-way vacation could be supported until a conceptual development project was included. The applicant was also advised that a community plan amendment would be required for the rezone of lot 10. On March 27, 2003, the Planning Commission initiated the Progress Guide and General Plan/Community Plan Amendment (Reference the Community Plan Analysis section of this report). Conceptual architectural plans were prepared which proposed eight units within four detached duplex buildings on each of the four existing lots, lots 7 through 10.

During the course of project review, it was determined that the product and the project design were not in conformance with the Special Character Multi-Family Neighborhood (SCMFN) design standards of the Southeastern San Diego Planned District. In summary, this ordinance calls for the preservation of existing, single-family neighborhoods with design standards to encourage the maximum number of units allowed while maintaining the single-family neighborhood character. Staff advised the applicant that the project as proposed could not be supported and several design options and processing alternatives were discussed. The project was re-designed to propose six homes on six lots. Staff is now recommending support of the revised project as it has been re-designed to reduce the number of units and to propose a single-family product more in keeping with the SCMFN regulations as described below in the Discussion section of this report.

Project implementation requires the following approvals:

1. A Progress Guide and General Plan/Southeastern San Diego Community Plan Amendment to redesignate existing lot 10 (proposed portion of lot 5 and all of lot 6) from Neighborhood Commercial to Residential at a density range of 10 – 15 dwelling units per acre.
2. A Public-Right-Of-Way Vacation to vacate a 10'-0" wide segment of Island Avenue.
3. A Rezone for existing lot 10 (proposed portion of lot 5 and all of lot 6) from CSF-2 to MF-3000 of the SESD PDO.
4. A Tentative Map to resubdivide the parcel from four lots to six lots (existing lots 7 through 10; proposed lots 1 through 6).
5. A Planned Development Permit to consider a request for deviations to lot standards, setbacks, and a two story height limitation.
6. A Site Development Permit for a Southeastern San Diego Development Permit (SESD). In the Planned District, any project that requires the subdivision of land must obtain an SESD Permit.

DISCUSSION

Project Description:

The project proposes to construct six, three-story, approximately 1,700 square-foot single-family dwellings with basement garages on six newly created lots. Four of the homes would front on 30th Street and two on Island Avenue. The six homes would be staggered in relation to each other with material finishes consisting of flat river rock stone casting veneer, planter shelves and corbels, accent cloth awnings and wood shutters, exposed rounded timber rafter tails and exposed planking eaves, and, wood railings with wrought iron balustrades. Landscaping proposed includes a "water-wise" human scaled landscaping plan. Open space areas would be provided for each residence in the form of landscaped yards, elevated entry porches, and balconies (Attachment 6).

The site is completely disturbed and elevated at a height of approximately 14'-0" to 20'-0" above both street grades. The geotechnical report submitted for the project indicates that the topography was likely created as a result of the construction of the adjacent streets and developments. The entire site would be re-graded to create six level building pads. A series of landscaped crib walls are proposed behind the buildings (west property line of all lots; north property line of lot 6) in order to maintain sloped areas. All proposed walls are in conformance with height limits and design criteria.

The project includes a public-right-of-way vacation to vacate a portion of Island Avenue. The site layout will result in six lots ranging in size from 3,425 square feet to 3,500 square feet with the standard 10'-0" curb-to-property line distance along 30th Street and a 14'-0" curb-to-property line distance on Island Avenue.

The proposed development will not adversely affect the Southeastern San Diego Community Plan as amended by this project and is consistent with all of the development regulations of the zone with the exception of the minor deviations as allowed by a Planned Development Permit.

Community Plan Analysis:

The project site is located in the Grant Hill neighborhood of the Southeastern San Diego Community Plan area. Of the four lots involved in the project, lots 7, 8 and 9 are designated Residential with a density range of 10-15 du/ac. Lot 10 is currently designated Neighborhood Commercial. The proposed community plan amendment would change the designation of lot 10 from Commercial to Residential with a density range of 10-15 du/ac. so that all land in the project area would be designated Residential with a density range for 10-15 du/ac. Based on the revised designation, the project site could accommodate 5-7 dwelling units. With six units proposed, the project conforms with the allowable density range.

The site of the proposed community plan amendment does not appear to be viable for commercial use primarily because it does not have frontage on Market Street for traffic exposure and visibility. Visibility from Market Street is further obstructed by existing commercial

buildings on that street.

Among the objectives of the Residential Element of the Southeastern San Diego Community Plan is the encouragement of small scale infill development in the Grant Hill, Lincoln Park and Emerald Hills neighborhoods. This project contributes toward implementing that objective. Additionally, among the objectives of the Grant Hill Neighborhood Element of the Community Plan is the encouragement of infill development which is compatible and sensitive to surrounding development in terms of scale and style. The project achieves this by incorporating setbacks, façade variation, recessed entryways, balconies and bay windows which serve to break the buildings into smaller visual components.

The Community Plan also includes the project site as a “Special Character Multi-Family Neighborhood.” These areas are characterized by multi-family designation and zoning but have single-family detached houses on the front portion of the lot and may have additional units in the rear. As this project moved through the design review process, the “special character” regulations had substantial influence as the ultimate design evolved from four duplexes with units side by side to six single-family detached units. The special character regulations would have required a second unit on a lot to be in the rear rather than side by side in order to retain the prevailing single-family character of the neighborhood. Rather than build two units front and back, the applicant chose to revise his plans to instead build single-family units. The deviations described in the Deviations Analysis section of this report are consistent with the Southeastern San Diego Community Plan in that they facilitate compliance with the special character regulations.

On March 27, 2003, the Planning Commission initiated the Plan Amendment by a vote of 7-0-0 (Attachment 8). At that hearing, staff was directed to analyze the following land use issues:

- The appropriate land use designation, density range, and zoning for the site.
- Impacts on housing availability (supply and demand) and affordability.
- Impacts on commercial land supply and demand.
- The adequacy of existing public services and facilities, including schools, parks, fire, police and transit services, to determine whether the additional units proposed would negatively impact the current levels of these services.
- Consistency between the proposed community plan amendment and the City’s Strategic Framework Element, Transit-Oriented Development, Housing Element, and Transit Area Overlay Zone goals for future development.

Staff’s analysis of those issues are covered in Attachment 8a entitled “Response to Planning Commission Initiation Land Use Issues.” The amendment required minor changes to the community plan as noted in the strikeout/underline text and graphic changes shown in Attachment 8b.

Currently, there is one additional land use plan amendment being processed independently in the Southeastern San Diego community plan area. This is the Bayview Residences amendment which was initiated on December 11, 2003. This amendment would redesignate the site of the former Bayview Hospital at 26th and J Streets, also in the Grant Hill neighborhood, from

Institutional to High Density Residential in order to allow the development of 300 residential units. In addition, the City Planning and Community Investment Department is anticipating the formal submittal of a request for a community plan amendment for a 4 acre site at 22nd and Commercial in the Logan Heights neighborhood. This amendment was initiated by the Planning Commission on November 17, 2005. This amendment would be to allow a mixed use residential/ commercial development.

Environmental Analysis:

A Mitigated Negative Declaration was prepared for the project for potential impacts to archaeological (historical) and paleontological resources due to the depth of grading and cubic yards to be graded. A geotechnical investigation was prepared for the project which identified the site as having earth formations assigned a high resource potential for containing fossil deposits. The proposed development requires the excavation of greater than 1,000 cubic yards of earth material at depths of ten feet or greater. As such, the Mitigation Monitoring and Reporting Program includes mitigation for paleontological and archaeological monitoring during grading to ensure the recovery of any fossil remains, reducing potential impacts to these resources to below a level of significance.

Project-Related Issues:

Public-Right-Of-Way Vacation

The project includes a street vacation of a portion of Island Avenue. Island Avenue is currently 80 feet wide, constructed with 40 feet of pavement, a 20-foot curb-to-property-line distance and a 5-foot wide sidewalk in front of the subject property. The project would vacate a 10'-0" segment of Island Avenue from 30th Street to Dodson Street (Attachment 11a). Staff is in support of this vacation as this street currently contains an excessive curb-to-property line distance of 20'-0" where 10'-0" is the standard and, there is no current or future anticipated use for the area.

Rezone

Lots 7 through 9 are zoned MF-3000. Lot 10 is located within the commercial zone CSF-2. Residential development is not permitted in the commercial zones of the planned district. In order to achieve a residential development, lot 10 would be rezoned to MF-3000. The lot directly across 30th Street from lot 10 is also zoned and developed with a single-family residence. A rezone of this lot would be consistent with the existing zoning and development on this block (Attachment 10a).

Underground Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver for the requirement to underground the existing overhead utilities within the boundaries of the subdivision or within the abutting public right-of-way. Staff has determined that the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25,

Underground Conversion of Utility Lines at the Developers Expense, the conversion would not represent a logical extension to an undergrounding facility, the conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area. The conversion would represent an isolated undergrounding with a minimum probability of extension in the future. The applicant would be required to underground any new services to any new or proposed structure within the subdivision. Two power poles and overhead utility lines are 30th Street. The City's Undergrounding Master Plan for fiscal Year 2006 designates the site within Block 8-E, and the undergrounding allocation year is 2009 (Attachment 15). The undergrounding typically takes place one year from the date of the allocation.

Deviations Analysis: Special Character Multi-Family Neighborhood/Planned Development Permit - (Reference Attachment 7- Deviation Exhibit)

Special Character Multi-Family Neighborhood (SCMFN), Background and Analysis

The SCMFN regulations require that multi-family zoned properties comply with the single-family zone lot standards and development regulations. In 1988, the City Council adopted a one year emergency ordinance preventing multi-family development on lots that were zoned multi-family but occupied by a single dwelling unit. The purpose of the interim ordinance was to provide protection for single-family neighborhoods until the City Council adopted maps, rezone ordinances and modified zoning ordinance language as necessary to implement the changes in each community planning area.

In 1990, the City Council amended the SESD PDO to identify certain multi-family zoned areas as either "Protected Single Family Neighborhoods" or "Special Character Multi-Family Neighborhoods" (SCMFN). Those areas in the Southeastern community identified as "protected" were rezoned to single-family zones. The multi-family neighborhoods re-designated as "special character" were not rezoned, but became subject to additional design regulations. In summary, the amended PDO for the special character areas became subject to additional requirements for the purposes of limiting the size of lot consolidations (which could have resulted in a multi-family development out of scale with the neighborhood) and, regulating the placement of units on a lot:

1. Sites zoned multi-family zones were subject to the SF zone development regulations.
2. Lot consolidations creating parcels greater than 7,000 square feet were prohibited.
3. Additional design criteria including a "detached unit requirement" to prohibit side by side duplexes or structures containing multi-family units.

The purpose of the new regulations was to assist in maintaining the traditional pattern of front and rear units existing in those protected communities. The number of units allowed on each lot would not change. The intent was to achieve the allowable densities pursuant to the zoning and the community plans, while maintaining the existing single-family community character of each neighborhood. For the Grant Hill neighborhood, the SCMFN boundary begins at the subject property on lot 9 and runs southward down the middle of 30th Street (Attachment 3). The east side of the street is within the Stockton neighborhood and not within the SCMFN.

As described above in the Background section, the original project consisted of eight units within four, side by side duplexes on each of the four existing lots, with a rezone to MF-3000 proposed for lot 10. During the course of project review, staff determined that the project had incorrectly been designed using the MF-3000 zone regulations as the applicant indicated they were unaware of the SCMFN overlay. Staff concluded that the project was not consistent with the SCMFN regulations. Numerous deviations were necessary to the MF zone development regulations. After several meetings with staff and the consultants outlining various options and alternatives, the applicant re-designed the project from a multi-family product to single-family development in keeping with the purpose and intent of the PDO, the community plan, and in particular, the purpose and intent of the Special Character Neighborhood regulations to maintain and foster single-family development.

However, as a result of the re-design, the project is not in conformance with the some of the lot standards of the SF-5000 and the MF-3000 zone and certain development regulations of the SF-5000 zone as discussed below in the Planned Development Permit sub-section of this report.

Planned Development Permit Analysis

The project requires a Planned Development Permit for several deviations to the lot standards, setback requirements and a two-story height limit. Staff is in support of these deviations as the project meets the purpose and intent of the Planned Development Permit Ordinance. The purpose of the Planned Development Permit (PDP) regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would limit design options and result in a less desirable project. The intent of the PDP regulations is to accommodate to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements community and City benefits. The project was analyzed for consistency with the PDP regulations which allow for deviations where appropriate, include supplemental regulations for residential development, require conformance with underlying zone requirements to the greatest extent possible, and provide for extensive open space requirements. The project as re-designed is consistent with all of these standards.

1. A PDP is required for the project for the following deviations to the lot standards Lots 1 through 5 are within the SCMFN area therefore, these lots must conform to the SF zone lot standards. Note that lot 6 is proposed to be rezoned to from CSF-2 to MF-3000, but not located within the SCMFN, therefore, subject to the MF zone lot standards.

| REQUIRED/SF Zone | Lot 1 | Lot 2 | Lot 3 | Lot 4 | Lot 5 | REQUIRED/MF Zone | Lot 6 |
|---------------------------------------|--------------|--------------|--------------|--------------|--------------|---------------------------------------|--------------|
| Lot Area/ 5,000 sq. ft. | 3,500 | 3,425 | 3,500 | 3,500 | 3,500 | Lot Area/ 6,000 sq. ft. | 3,500 |
| Lot Depth: 95'-0" | 70.64 | 70.64 | No deviation | No deviation | No deviation | Lot Depth: 100'-0" | No deviation |
| Lot Frontage and Width: 50'-0" | No deviation | No deviation | 35'-0" | 35'-0" | 35'-0" | Lot Frontage and Width: 60'-0" | 35'-0" |

Staff conducted a comprehensive analysis of the requested deviations to the lot standards. The existing lots 7 through 10 conform to the underlying zone requirements. The original project proposed one duplex on each of the existing lots. In response to staff comments and community concerns about the multi-family product proposed within the SCMFN, the project was redesigned to propose fewer residential units (from eight to six) and a single-family product. The applicant submitted that in order to achieve the desired amount of units and to make the project marketable, reduced lot sizes were necessary.

Staff considered several alternatives for the processing of the revised project. Historically, the SESD PDO had a provision to utilize the previously existing “Small Lot Overlay Zone” (SLOZ) for all single-family developments. The stated purpose of this overlay was to.... “expand the choice range, and type of single-family housing and to implement community plan objectives wherever densities in the 5-10 dwelling units per acre range were therein prescribed.” The intent of the overlay was to create developments that achieved the allowable density of the community plan while maintaining the goal of single-family development design. This overlay allowed the subdivision of land creating lots with reduced areas, lot dimensions and setback requirements.

When the Land Development Code was enacted in 2000, it renamed existing city-wide zones, created new zones and eliminated the majority of the overlay zones including the SLOZ. In most cases, the overlay zones were replaced with a new city-wide zone. The SLOZ was replaced by the existing RX-zone. The purpose and intent the RX zone is similar to the previously existing SLOZ, to provide for single dwelling units on smaller lots with the intent of providing an alternative to multi dwelling units where single dwelling units could be developed at similar densities. Staff analyzed the revised project in relation to the existing RX-1-2 zone and found that it is consistent with all of the lot standards and development regulations.

Staff considered these factors in reviewing the revised site plan and in determining the appropriate process for the applicant’s revised project. Staff concluded that analyzing a request for deviations to the SF zone lot standards would be the most appropriate mechanism to continue processing the revised project. The other options of a rezone to the city-wide RX zone or removal of the site (existing lots 7 through 9) from the SCMFN, were found to be inappropriate for the following reasons:

- A). A rezone from a PDO zone, to a city-wide zone could not be supported by staff as it would be considered “spot” zoning.
- B). The site is not located along the border of the PDO boundaries or adjacent to other areas with city-wide zoning.
- C). To rezone a site from a Planned District zone to a city-wide zone requires a full amendment to the entire PDO ordinance, and amendments to the applicable C-Sheets and other maps to reflect that the site has been removed. For a small development project of six units, a PDP for deviations was deemed to be the more appropriate process.
- D) The other option of removing the Special Character Multi-Family Neighborhood

designation from lots 7 through 9 was considered. This would render the lots subject to only the MF-3000 zone standards rather than the SF-5000 zone standards. However deviations to the MF 3000 zone regulations would still be required and, removing the lots from the SCMFN would also require a PDO amendment. Staff would not be in support of deleting the SCMFN from this segment of Grant Hill due to the existing single-family character of the neighborhood.

E). The community planning group has indicated that they would not be in favor of modifying the boundaries of the SCMFN within this PDO.

Staff's analysis is that the new design and requested deviations to the lot standards are appropriate for the proposed development and more in keeping with the purpose and intent of the PDO. The reduced lot standards would be consistent with the standards allowed in the RX zones and the purpose and intent of the zone. The reductions will facilitate the development of marketable single-family homes.

The following deviations from the SF zone development regulations have been incorporated into the project design as allowed by a PDP:

2. 10'-0" to 13'-0" Front Yard Setback along 30th Street and along Island Avenue where 15'-0" is required: Lots 1 - 6 (first floor stairwell only to access front entry porch).
3. 5'-0" to 6'-0" Street Side Yard Setback along 30th Street where 8'-0" is required: Lot 2 (second story deck and balcony only).

Each of the residences will observe the required 15'-0" front setback along 30th Street and the 8'-0" street side yard along 30th Street as required by the SF zone. The reduced setback for the encroachments into the front and street side yard area are for stairwells and second story elements and are the minimum necessary to achieve a design that is pedestrian friendly by providing architectural features on the street facing facades. The varied setbacks for these architectural features serve to provide a more visual interesting design than would be achieved by strict adherence to the front and street side yard requirements. Lastly, the curb-to-property line distance along 30th Street is 14'-0" where the standard is 10'-0". When measured from behind the edge of the sidewalk, the architectural features measure 9'-0" to 17'-0", well outside of any required street side yard (8'-0") and front yard (15'-0) area, meeting the purpose and intent of the setback requirement.

4. 20'-0" to 24'-0" Setback for Garages where 25'-0" is required for garage doors facing the street: Lots 1-6

In the SF zones, garages must observe an additional 10'-0' front yard setback unless additional on-site parking is provided. The purpose of this regulation is to provide for offsets within the street facing facades and, to facilitate the parking of vehicles which do not encroach into the public right-of-way. In order for the project to conform to the setback required for garages, the living area would have to be reduced, or the homes placed closer to the rear property lines. A 15'-0" rear setback is required in SF zones where there is no alley. The homes on lots 1 and 2

are located at the rear setback line of 15'-0", prohibiting setting the garages back any further. The homes on lots 3 through 6 observe 29'-0" rear yards at the closest point measured to the building wall, however, setting these homes back would reduce the rear yard areas. The residences already provide reduced front yard areas due to the required pavement for the driveways.

5. Two Story Height Limitation: Lots 1 – 6

The SF zones require a two story limit for a single-family residence. The structures are two stories in all elevations with the exception of the street elevation. Therefore, the homes are classified as three story structures by definition because the floor to ceiling height exceeds 6'-0" from grade to the floor above. The elevated first floor allows for vehicular access to enclosed parking areas within the basement garages.

Staff recommends approval of the proposed deviations. The proposed development is compatible with other developments in the immediate area. The requested reductions to the lot standards will allow the development of marketable, single-family homes while allowing the applicant to achieve the density anticipated in the community plan and encouraged by the Single Character Multi-Family Neighborhood regulations of the Planned District. The reduced setbacks areas along 30th Street would be mitigated by the 14'-0" curb-to-property-line distance and would allow the encroachment of architectural elements only. Varied street setbacks are proposed for each home. The residences and garages would observe the standard 15'-0" setback along both frontages. The project as redesigned is in conformance with the purpose and intent of PDO by providing a single-family development on a multi-family zoned lot within an area identified as "single family" protected.

Planned Development Design Criteria

The PDP Ordinance contains additional criteria for developments as well as supplemental regulations for residential development. The criteria for development regulations require that the overall design of developments be comprehensive and demonstrate the relationship between on-site and off-site developments. Structures should avoid repetitious patterns that are inconsistent with the goals of the land use plan. The scale of the developments should be consistent with the neighborhood and should represent the dominant development pattern in the area or as called for in the community plan. Landscaping should be used to soften the appearance of blank walls and enhance the pedestrian scale of the development. Open spaces areas must be provided for each unit beyond what is required by the underlying zone.

The project has been designed to be a single-family product of three story homes on six lots. Building offsets are provided in the form of balconies, porches, pitched roofs and other façade articulations that help to diminish the appearance of the buildings. The scale of the project is consistent with the neighborhood scale which consists of one and two story buildings. The project provides landscaping features which include a double row of street trees along 30th Avenue, extensive front yard landscaping and a 10-foot wide, landscaped parkway along 30th Street and Island Avenue. The PDP requires 1,500 square feet of total open space for each unit, or 9,000 square feet total, and 750 square feet of private open space for each unit or 4,500 square

feet total. The project proposes extensive open space areas totaling 11,591 square feet or 1,932 square feet per unit. These areas are the landscaped front, side and rear yards, private balconies and porches.

In summary, the proposed project is consistent with the purpose and intent of the Planned Development Permit ordinance requesting minor deviations to the development regulations, incorporating the design criteria for residential developments, and providing open space areas in excess of what is required. The project will provide several benefits to the City. The project will provide additional housing stock for the community. It will visually enhance the site which is currently vacant and periodically used for the placement of debris, and it will provide a high quality, extensively landscaped project that is in keeping with the goals and recommendations of the community plan, and the Special Character Multi-Family Neighborhood regulations.

CONCLUSION

The proposed development was analyzed for conformance with the relevant regulations of the underlying zone and found to be in compliance with those regulations as permitted through the Planned Development Permit process. The proposed development will significantly improve the existing site conditions and visually enhance the site and the immediate neighborhood. The project implements the goals of the Southeastern San Diego Community Plan and the Progress Guide and General Plan as described in this report. Staff recommends approval of the project.

ALTERNATIVES

1. Recommend, with modifications, Approval to the City Council of Progress Guide and General Plan and Community Plan Amendment No. 355450; Rezone No.355454, Tentative Map, Underground Waiver Request and Public-Right-Of-Way Vacation No. 355453; Planned Development Permit No . 355451, and Site Development Permit No. 355452
2. Recommend Denial to the City Council of Progress Guide and General Plan and Community Plan Amendment No. 355450; Rezone No.355454, Tentative Map, Underground Waiver Request and Public-Right-Of-Way Vacation No. 355453; Planned Development Permit No. 355451, and Site Development Permit No. 355452, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

**Mike Westlake, Program Manager
Development Services Department**

**Sandra Teasley, Project Manager
Development Services Department**

**Betsy McCullough
Deputy Planning Director
City Planning & Community Investment**

GH/SMT

Attachments:

1. Location Map
2. Community Plan Land Use Map
3. Special Character Multi-Family Neighborhood – Grant Hill Map – C Sheet
4. Surrounding Development Aerial Photograph
5. Zoning Map of Surrounding Sites
6. Project Plans
7. Deviation Exhibit
8. Planning Commission Initiation Resolution No.3434-PC March 27, 2003
- 8a. Response to Planning Commission Initiation Land Use Issues
- 8b. Draft Community Plan Amendment Documents: Strikeout/Underline Text/Graphics

9. Draft Community Plan Amendment Resolution
10. Draft Rezone Ordinance
- 10a. Rezone Exhibit
11. Tentative Map Resolution
- 11a. PROW Vacation Exhibit
12. Planned Development and Site Development Permit
13. Planned Development and Site Development Permit Resolution
14. Community Planning Group Recommendation
15. City's Undergrounding Master Plan- Map Block 8-E
16. Renderings of Site and Street Elevations
17. Data Sheet
18. Ownership Disclosure Statement
19. Photographs of the Subject Property and the Surrounding Developments