



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: MARCH 11, 2026 REPORT NO. PC-26-004
HEARING DATE: MARCH 19, 2026
SUBJECT: 2906 UNIVERSITY AVENUE, PROCESS FOUR DECISION
PROJECT NUMBER: [PRJ-1105210](#)
OWNER/APPLICANT: NORTH PARK BUILDING, LLC/ KYLE STEVENS

SUMMARY

Issue: Should the Planning Commission APPROVE demolition and impacts to a designated historic resource, and construction of a new seven story, mixed use structure utilizing the Complete Communities Housing Solution regulations located at [2906, 2912, and 2920 University Avenue?](#) The project is also proposing to ADOPT an Addendum to the [North Park Community Plan, Golden Hill Community Pan and Complete Communities Program EIR\(s\)?](#)

Proposed Actions:

1. APPROVE Site Development Permit, No. PMT-3259834.
2. ADOPT Addendum No. 1105250 and a Mitigation, Monitoring and Reporting Program (MMRP).

Fiscal Considerations: None. All costs associated with the processing of the application will be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Complete Communities Housing Solutions Regulations of San Diego Municipal Code Chapter 14, Article 3, Division 10 of the San Diego Municipal Code. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a new floor area ratio

density bonus of 6.5 FAR, alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 6 affordable units with rents of no more than 30% of 50% of AMI, 4 affordable unit with rents of no more than 30% of 60% of AMI, and 6 affordable units with rents of no more than 30% of 120% of AMI for no fewer than 55 years. The unit mix and characteristics for the affordable units – including, but not limited to: number of bedrooms, square footage, and amenities – must be comparable to the unit mix and characteristics for the unrestricted units in the project.

Historical Resources Board (HRB) Recommendation: On February 26, 2026, the HRB voted 7-0 to recommend the project for approval.

Community Planning Group Recommendation: On February 20, 2024, the North Park Community Planning Group voted 13-0 with no abstentions, or conditions, to recommend approval of the project without conditions.

Environmental Impact: Addendum No. 1105250 to the North Park and Golden Hill Community Plan Updates Program Environmental Impact Report (PEIR) No. 380611/SCH No. 2013121076 and Complete Communities Final Environmental Impact Report (FEIR) SCH No. 2019060003 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164 since only minor technical changes and additions were necessary. A Mitigation, Monitoring, and Reporting Program for Noise, Historical Resources and Paleontology will be implemented.

BACKGROUND

Location: The 0.34-acre site is located at [2906, 2912, and 2920 University Avenue](#). The site is approximately two and a half miles north of Interstate-94, a half mile east of Interstate 805, one and a half miles west of State Route 163, and one and half miles south of Interstate 8.

Community Plan: The project is in the [North Park Community Plan](#) area.



Zoning: Commercial Community (CC 3-9) Zone, a Sustainable Development Area, Complete Communities Housing Solutions (FAR Tier 3: 6.5 FAR), Complete Communities Mobility Choices (Mobility Zone 2), Transit Priority Area, Airport Land Use Compatibility Overlay Zone (San Diego

International Airport), ALUCP Airport Influence Area (San Diego International Airport - Review Area 2), FAA Part 77 Noticing Area, a Moderate Paleontological Sensitivity Area, and is a designated historic resource.

Mobility: The project site has a Class III bicycle route on 30th Street and University Avenue as outlined in [Figure 3-2 \(pg. 50\)](#) of the North Park Community Plan (Community Plan). There is a Local and Express bus route on 30th Street and University Avenue, with an additional Rapid route on University Avenue. [Figure 3-3 \(pg. 53\)](#) of the Community Plan also illustrates a future Streetcar running down 30th Street.

Existing Use: The project site consists of two structures, one at 2906 University Avenue, is currently a vacant, un-occupied, two-story building known as the Edward and Emma Newman Building. The structure was designated in 2023 by the Historic Resources Board (HRB). The other at 2912, and 2920 University Avenue is not a designated historic resource and is a commercial space.

Adjacent Uses: The project site is surrounded by mixed-use, commercial, and multi-dwelling unit residential uses along University Avenue between Idaho Street and Bancroft Street. Notable uses in the vicinity include the historic North Park Theater, a mini-park, and a parking structure that serves the commercial district. The project site is within an area considered to be the community's entertainment district with a range of shopping and eating and drinking establishments.

DISCUSSION

Project Description:

The project proposes demolition that will substantially alter a designated historic resource, and construction of a new, seven story mixed use structure located at 2906, 2912, and 2920 University Avenue. The proposed demolition to substantially alter a designated historic resource is located at 2906 University Avenue (Figure 1).

The historic resource is known as the Edward and Emma Newman Building,

(Historic Resources Board) #1482. The substantial alterations to the designated historic resource consist of the proposed removal of the existing roof and north facade, and the addition of six stories



Figure 1

of new construction, whose proposed massing, size, scale and proportion in relation to the historic resource is not consistent with the Secretary of the Interior's Standards. The completed 108,000 square-foot project (Figure 2) will retain the existing west and south facades of the historic resource within a ground level, one-story mezzanine (double height) commercial space, under six-stories of new construction consisting of 92 multiple dwelling units, with 16 units designated as affordable, over a one-story subterranean parking garage. The new construction will utilize the Complete Communities Housing Solutions regulations.



Figure 2

Required Reviews

Discretionary Review

- A Process Four Site Development Permit (SDP), pursuant to San Diego Municipal Code (SDMC), [section 126.0502\(d\)\(1\)\(E\)](#) for projects that deviate from the Historical Resources Regulations.
- A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in SDMC [section 126.0505\(a\)](#) and the supplemental findings required for deviations for substantial alteration of a designated historical resource in [section 126.0505\(i\)](#).

Ministerial Review

- A Process One ministerial review for the new development utilizing Complete Communities Housing Solutions per [SDMC 143.1002](#).

Discretionary Permit Analysis

As outlined above, the approval requires a Site Development Permit for projects that deviate from the Historical Resources Regulations, as described in [Section 143.0210](#).

The project deviates from the Historical Resource Regulations due to the demolition of the Resource's existing roof and north façade, and the proposed massing, size, scale and proportion of the new construction in relation to the Resource.

The purpose of the Historical Resources section of the SDMC, as outlined in [SDMC, section 143.0201](#), is to protect, preserve and, where damaged, restore the historical resources of San Diego, which include historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties. These regulations are intended to assure that development occurs in a manner that protects the overall quality of historical resources.

The regulations apply to projects that have been designated as historic resources, as defined in [SDMC, section 143.0210\(a\)\(1\)](#). The portion of the project site at 2906 University Avenue, was dedicated as the Edward and Emma Newman Building, (HRB) #1482, on January 26, 2023, under San Diego Historical Resources Board Criteria A and C. Under Criterion A, the Edward and Emma Newman Building was historically designated with a period of significance of 1929-1932 as a special element of the economic and historic development of North Park and as a property that is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. Specifically, the building housed North Park's first department store, the Mudd Department store. Under Criterion C, the Resource was designated with a period of significance of 1929 as an example of a Spanish Colonial Revival Style One-Part Commercial Block building type.

In addition to making the findings of the Site Development Permit, as described in [section 126.0505\(a\), and \(j\)](#), the SDMC requires the project to receive a recommendation from the Historic Resources Board (HRB) for development permits involving designated historical resources, pursuant to [SDMC, section 111.0206\(d\)\(2\)](#). The project was heard by the HRB on February 26, 2026, and received a recommendation for approval with a vote of 7-0.

Historic Resource Deviation Analysis

The project deviates from the Historical Resource Regulations due to the demolition of the Resource's existing roof and north façade, and the proposed massing, size, scale and proportion of the new construction in relation to the Resource. To comply with the Historic Resources Regulations for the requested deviations, the project must make the supplemental findings, pursuant to [section 126.0505\(i\)](#). The findings are included as attachment 4, hereby incorporated by reference.

The project conducted an economic analysis (Attachment 6) to evaluate the proposed Project and five alternatives. The variables studied in the alternative analysis were the setback of the new construction from the façade of the Resource and the height of the proposed new construction. The setback and height were studied because they have the most visual impact on the historic structure. The economic analysis concluded that the proposed Project was the only economically feasible option due to the yield of the largest quantity of residential units and largest size residential units. The economic analysis also concluded that the Project, which proposes retention of the historic west and south facades with a six-foot setback at the second level and a one-foot setback at levels three through seven, was the only economically feasible project with minimal adverse impacts to the Resource.

In addition, the Project will be required to implement the approved mitigation, monitoring and reporting program (MMRP) as a condition of project approval (Conditions 11,12,13, Attachment 3). The MMRP will require the applicant to submit Historic American Building Survey (HABS) documentation, a Treatment Plan, and a Monitoring Plan. The Monitoring Plan establishes specific timeframes within the construction timeline of the Project in which a Historical Monitor will be present.

Finally, the Project was designed to incorporate several design features that either provide a distinction between the historic façade and the new construction or minimize the visual impacts of the tower. The exterior of the new construction will use a combination of stucco, glazing and fiber cement panels that reference the architectural vocabulary of the historic building while providing a juxtaposition between the Resource and the new tower above and on the adjacent parcel. The new second level will feature spandrel glass and a six-foot setback to provide a visual distinction between the old and new construction. At the corner of Kansas Street and University Ave, the historic tower will be highlighted with no new construction above. Additionally, the project will include restoration of historic features as included in the Treatment Plan to minimize impacts. Therefore, the Project is designed with the minimum necessary deviation to afford relief from the restrictions of the Historical Resources Regulations and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource.

Project Review Analysis

The Project requires a Site Development Permit for deviations and substantial alteration of a designated historical resource. The proposed mass, size, scale and proportion of the new construction in relation to the Resource is considered a substantial alteration. The new construction consists of a seven-story building with six levels of 92 multiple dwelling units, including 16 affordable units, and a subterranean parking garage. The six levels of new construction will be built above a one-story commercial space. This commercial space will incorporate the existing west and south façades of the Resource. While the historic resource and the new construction are considered one project, the approvals are distinct.

- The deviation and substantial alteration of a designated historical resource triggers the Site Development Permit, and the Process Four decision hierarchy, pursuant to [SDMC, section 112.0507](#) which may be approved, conditionally approved, or denied by the Planning Commission.
 - Project deviations include:
 1. Demolition of the Resource's existing roof and north façade.
 2. Proposed massing, size, scale and proportion of the new construction in relation to the Resource.
- The new construction is utilizing the Complete Communities Housing Solution regulations (CCHS) pursuant to [SDMC 143.1002](#), and is a ministerial approval process, pursuant to

[Ordinance number O-21275](#), adopted in the December 2020 Housing Solutions regulations that allows development that meets certain requirements, “ministerial approval with limited exceptions.”

While conformance with the CCHS regulations will be determined through the ministerial review process, it is detailed below and incorporated into the project as project features.

Complete Communities Housing Solutions Background

The Complete Communities Housing Solutions (CCHS) regulations were approved by the City Council in December 2020, and align with the legislative requirements of Senate Bill (SB) 375 and SB 743; help the City meet its Regional Housing Needs Allocation (RHNA) targets for affordable housing; carry out key components of Assembly Bill (AB) 2372, the California Sustainable and Affordable Housing Act (CASA), and AB 1763; and implement the City’s Climate Action Plan (CAP). The CCHS Regulations provide a floor area ratio (FAR) based incentive program for project development within Sustainable Development Areas (SDA) (formerly covering Transit Priority Areas (TPAs)) that provide housing for very low-income, low-income, or moderate-income households. Qualifying projects are entitled to an increased FAR, a waiver of maximum structure height, a waiver of maximum lot area, a waiver of street frontage requirements, a waiver of maximum lot coverage, waiver of maximum permitted residential density, and additional specific entitled waivers that allow deviation from certain development standards. Qualifying projects are entitled to the increased FAR by restricting 40% of the project site’s base units for rental at affordable rates. In addition to the program incentives provided through the CCHS regulations, the project is eligible for two affordable housing incentives and an unlimited number of requested waivers per [Section 143.1010\(i\)\(4\)](#).

The Project qualifies for the CCHS program because it is in a Sustainable Development Area, and adheres to the applicable CCHS regulations pursuant to [SDMC Section 143.1002\(a\)\(1\)-\(3\)](#), specifically requiring:

- 1) The development includes dwelling units affordable to very low-income, low-income, and moderate-income households, in accordance with [Section 143.1015\(a\)\(1\)-\(3\)](#) or [143.1015\(a\)\(4\)](#).
 - a. The project meets the required provisions of affordable dwelling units pursuant to [SDMC Sections 143.1015\(a\)\(1\)-\(3\)](#) by providing a total of 16 units, broken down as:

CC 3-9 base zone	Affordable Unit Contribution is 40% or 400 SF/DU of the existing lot area.
14,591 SF (base lot area)	The Project calculates this as 14,591 SF (base lot area) ÷ 400 SF/DU = 36.47 or 37 PRE-DENSITY Dwelling Units .
Pursuant to the CCHS regulations section of SDMC 143.1015 (a)(1-3) the following calculations apply for the Project to meet the 40% affordable unit designation (Project proposes 15% Very-Low, 10% Low and 15% Moderate Income = 40%):	

15% VERY-LOW INCOME	37 PRE-DENSITY DU X 15% VERY-LOW INCOME DU = 5.55 OR 6 VERY-LOW INCOME DU
10% LOW INCOME	37 PRE-DENSITY DU X 10% LOW INCOME DU = 3.7 OR 4 LOW INCOME DU
15% MODERATE INCOME	37 PRE-DENSITY DU X 15% MODERATE INCOME DU = 5.55 OR 6 MODERATE INCOME DU
<u>TOTAL AFFORDABLE HOUSING REQUIREMENT = 16 TOTAL AFFORDABLE DU</u>	

- 2) The development includes neighborhood-serving infrastructure Amenities.
 - a. The project meets the requirement of the infrastructure amenities, pursuant to [SDMC Section 143.1020\(a\)](#), by paying into the "Neighborhood Enhancement Fund", as established by [City Council Resolution R-313282](#) (Condition 37, Attachment 3)
- 3) The dwelling units within the development shall not be used for a rental term of less than 30 consecutive days.
 - a. The project meets the requirement of the rental term regulation, pursuant to [SDMC Section 143.1002\(a\)\(1\)\(3\)](#), as it has been conditioned as such through permit Condition No. 38 in SDP No PMT-3259834.

Once qualified under the CCHS regulations, the Project is entitled to the floor area ratio-based density bonuses through the regulation's incentive program. The Project will be entitled to the following:

- Pursuant to [SDMC section 143.1001 \(b\)\(3\)](#), the project is allowed up to a 6.5 Floor Area Ratio (FAR), because it is within the Tier 3 zone.
 - The Project proposes a 5.85 FAR, conforming to the FAR requirements.
- Pursuant to [SDMC section 143.1010\(h\)\(4\)\(A\)](#) the Project is granted at least two Bonus Incentives for a development that includes at least 20 percent of the pre-density dwelling units for lower income households.
 - The project is proposing 25% (10 units) of the units at the low to very low-income household levels.
 - The Project is using the following two Bonus Incentives:

INCENTIVE 1:	PRIVATE EXTERIOR OPEN SPACE. Incentive to deviate from SDMC section, 131.0455(d) requiring each dwelling unit to have at least 50 square feet of private exterior open space with a minimum dimension of 4'-0". The project proposes 54 dwelling units that will meet this development regulation, leaving 38 dwelling units out of compliance; or 58% of total dwelling units meeting this development regulation.
<ul style="list-style-type: none"> The proposed studio units at the eastern property line, adjacent to the public right-of-way/alley on levels 3-6 have insufficient space to provide recessed balconies, which would compromise the layout and efficiency of the units. In addition, pursuant to Information Bulletin 302, the Encroachment Requirements state that, "No above-grade building encroachments of any type are allowed to extend into the alley." This requirement would prohibit the balconies on the eastern property line. There is also insufficient space to provide recessed balconies along the northern facing levels, 3-7 as it would also compromise unit layout. Moreover, the step back from the northern property line serves as a lightwell for the studio units, and the balcony requirement would decrease the amount of natural light. 	
INCENTIVE 2:	COMMON OPEN SPACE. Incentive to deviate from SDMC, section 131.0456(a) requiring 25 square feet per dwelling unit dedicated to common open space. The project proposes 1,674 square feet of common open space on level 7; approximately 626 square feet less common open space than required.
<ul style="list-style-type: none"> To provide approximately 2,300 square feet of common space would require the removal of 3-4 dwelling units, which would drastically reduce the economic feasibility of the proposed development, and consequently preclude the construction of the bonus units on the site. The project is proposing 1,674 square feet that accounts for approximately 73% of the requirement. 	

Pursuant to [SDMC section 143.1010\(i\)](#) the applicant is entitled to waivers for any development for which a written agreement and a Deed of Trust securing the agreement is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing commission.

- Condition 14 (Attachment 3) of the Site Development Permit, requires the Project to enter into the written agreement as outlined above.

- [SDMC section 143.1010\(i\)\(4\)](#) states that there is no limit on the number of waivers an applicant may request.
 - The Project is using the following Waivers:

WAIVER 1	TRANSPARENCY. Waiver to deviate from SDMC, section 131.0552 requiring a minimum of 50% of street wall area between 3 and 10 feet above the sidewalk shall be transparent with clear glass visible into a commercial or residential use.
<ul style="list-style-type: none"> • The project proposes 40% transparency along Kansas Street as the proposed project must preserve and rehabilitate the existing historical facade and thus cannot modify the street wall area to be fully compliant. 	
WAIVER 2:	STREET TREE COUNT. Waiver to deviate from SDMC, section 143.1025(a)(2) that requires at least one, 24-inch box canopy tree for each 20 feet of street tree frontage.
<ul style="list-style-type: none"> • According to this street frontage calculation, the applicant is required to provide 12 street trees. In lieu of providing the 12 required street trees, the applicant is proposing 8 street trees because the existing location of utility structures present on University Avenue near the public alley makes it infeasible to plant street trees in this location. 	

The Project qualifies for the CCHS regulations pursuant to the [SDMC Section 143.1002](#). The proposed density bonuses and incentives, as outlined above, are part of the CCHS regulations.

Community Plan Analysis:

Figure 2-1 of the North Park Community Plan (Community Plan) identifies the project site as Community Commercial within the Community Village that, “primarily includes a number of commercial and retail uses, multifamily housing within mixed-use developments...” Figure 2-2 also identifies the project site as an active street frontage that is required to, “be pedestrian-oriented, and all sites with where designations require a commercial use (Community Commercial or Neighborhood Commercial), development should provide retail, restaurants, and other similar active commercial uses at the ground level.” A Community Plan Land Use Element Goal is to have, “High-quality development with medium to high residential densities, centrally located within the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue.” The proposed Project implements the Community Village designation and Land Use goal by providing a mixed-use commercial and residential development with an active street frontage that incorporates a 1-story + mezzanine (double-height) pedestrian-oriented commercial space on the ground floor with six levels of residential development above it.

Section 1.3 of the Community Plan outlines the Legislative Framework of the plan. The framework states that, “The North Park Community Plan is a component of the General Plan.” Additionally, it

states that “Some specific General Plan policies are referenced within the Community Plan to emphasize their significance for North Park, but all applicable General Plan policies may be cited in conjunction with the community plan whether or not they are specifically referenced.” The General Plan sets out a citywide long-range vision and policy framework to guide future development, provide public services, and maintain the qualities that define San Diego.

Two of the policies within the General Plan align the proposed development with the Community Plan, which is the intent of the legislative framework. Those strategies are the City of Villages, and the Climate Action Plan.

The City of Villages strategy focuses growth in pedestrian-friendly mixed-use activity centers that are connected to the regional transit system. This strategy makes it possible for larger numbers of people to make fewer and shorter auto trips, and improves opportunities to walk/roll, bike, and take transit.

San Diego’s 2022 Climate Action Plan (CAP) establishes a community-wide goal of net zero by 2035, committing San Diego to an accelerated trajectory for greenhouse gas reductions. In addition to reducing emissions, implementing the Climate Action Plan also results in cleaner air, directs investment into communities, and improves overall quality of life.

On March 7, 2023, the San Diego City Council passed Ordinance No. 21618 defining Sustainable Development Areas (SDA) for housing programs such as the Complete Communities Housing Solutions (CCHS) Regulations with the intent to align those programs with the City’s CAP goals to ensure the City’s home development incentive programs result in units with convenient access to high-quality transit and safe and enjoyable walking/rolling and biking options. Within the CAP, Section 3.5 outlines focused land use growth and identifies the need for mixed-use development next to transit within the SDA with a goal of reducing per-capita vehicle miles traveled for all trips. The CAP builds off the City of Villages Strategy that focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system.

The proposed project is in a SDA; it is located on the corner of University Avenue and 30th Street. University Avenue is identified in Figure 3-4 as a four-lane collector, which is the major throughfare of the Community Plan area. Both University Avenue, and 30th Street are identified in Figure 3-3 as planned transit routes for Rapid, Local and Express bus routes. Additionally, 30th Street is identified as a planned Streetcar Route. Figure 3-2 identifies University Avenue and 30th Street as proposed Class III bike routes, where none currently exist, and Figure 3-1 identifies University Avenue as a District pedestrian route with heavy pedestrian levels with an identifiable focus on encouraging walking within a district node. Since the project is in a SDA, it is eligible for the CCHS regulations. These regulations, as noted above, align with the legislative framework of the Community Plan.

Figure 2-1 of the Community Plan Land Use Map identifies the project location as Community Commercial, which allows for 0-109 dwelling units per acre. The 0.34-acre site’s residential density allows up to 37 units. The project is proposing 92 dwelling units. The project is allowed to exceed the density ratios of the Community Plan by utilizing the density bonus incentive program within the Complete Community Housing Solutions (CCHS) regulations, pursuant to SDMC 143.1001. Through

CCHS, the project is allowed to develop the proposed 92 multiple dwelling units, because 16 of those units are designated affordable. Although outside the density ratio of the Community Plan, the project still meets the intent of the plan by utilizing the CCHS regulations, which are a component of the City of Villages strategy and the CAP regulations.

The project is deviating from the historical resources regulations by removing the existing roof and north façade, and the proposed massing, size, scale and proportion of the new development in relation to the historical resource is not in compliance with the Secretary of the Interior's standards. Although deviating from the historic resource regulations, the project complies with the Community Plan through the following:

- The project site has been vacant since 2020. The Community Plan Policy LU-2.7 encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors. The Property is in proximity to roadways with high volumes of traffic including University Avenue and Interstate 805. Additionally, the Property is located near North Park's Community Village, centered at 30th Street stretching along University Avenue's mixed-use transit corridor. According to the City's General Plan and the North Park Community Plan, housing near public transit is needed throughout the North Park Community. The proposed project will meet the Land Use, Mobility and Urban Design policies promoted by the North Park Community Plan.
- A Community Plan Historic Preservation Goal is to identify and preserve significant historical resources in North Park. The Community Plan identifies the project area as, "One of North Park's earliest commercial nodes..." By restoring and renovating a portion of the designated historic resource, the project will comply with the preservation goal.
- Historic Preservation Policy HP-3.5 (pg. 165), is to, "Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed." The proposed project meets the preservation policy by restoring and renovating a portion of the designated historic resource through private ownership of a previously vacated property. The project will utilize the CCHS incentive program to develop a new approach to the structure by adding residential units to the community that encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors, as noted above.

Environmental Analysis:

An Addendum to both the North Park and Golden Hill Community Plan Updates Program Environmental Impact Report (PEIR) No. 380611/SCH No. 2013121076 and Complete Communities Housing Solutions (CCHS) and Complete Communities Mobility Choices (CCMC) Final Environmental Impact Report (FEIR) No SCH No. 2019060003 was prepared for the Project in accordance with the CEQA Guidelines. The Addendum determined that there are no significant environmental effects associated with the Project that were not analyzed as significant effects in the North Park and

Golden Hill Community Plan Updates Program PEIR No. 380611/SCH No. 2013121076 certified by the City Council on November 7, 2016 via Resolution No. 310757; and the Complete Communities FEIR No SCH No. 2019060003, which was certified by the City Council on November 17, 2020, via Resolution No. 313279.

The North Park and Golden Hill Community Plan Updates PEIR indicated that direct significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the North Park and Golden Hill Community Plan Updates PEIR were implemented: Transportation and Circulation, Air Quality, Noise, Historical Resources, and Paleontological Resources (discretionary projects). However, significant impacts related to Transportation and Circulation, Air Quality, Noise, Historical Resources, and Paleontological Resources (ministerial projects) would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the North Park and Golden Hill Community Plan Updates PEIR would result in significant Transportation and Circulation, Air Quality, and Paleontological Resources (ministerial projects) which would remain significant and unmitigated.

The Complete Communities FEIR evaluated the potential environmental effects of two program elements: CCHS and CCMC. The Complete Communities FEIR indicated that direct significant impacts to the following issues would be significant and unavoidable: Air Quality; Biological Resources; Historical, Archaeological, and Tribal Cultural Resources; Hydrology/Water Quality; Noise; Public Services and Facilities; Transportation (Vehicle Miles Traveled); Public Utilities and Infrastructure; Wildfire; and Visual Effects and Neighborhood Character. All other impacts analyzed in the Complete Communities FEIR were found to be less than or not significant.

Overall, based on the foregoing analysis and information, the Project is within the scope of the analysis of both EIRs, and there is no evidence that the Project would require a major change to either EIR. The Project would not result in any new significant impacts, nor would there be a substantial increase in the severity of impacts from those described in both EIRs. The Project would be required to implement a Project-specific MMRP for Noise, Historical Resources (Built Environment), and Paleontological Resources; which includes the applicable mitigation measures outlined within the MMRP of the previously certified EIRs and the Project-specific technical studies. Impacts to Historic Resources (Built Environment) would be reduced to the extent feasible with the implementation of the Project-specific MMRP but remain significant and unavoidable. Implementation of the Noise and Paleontological Resource mitigation measures identified in the Project-specific MMRP would reduce impacts to below a level of significance.

STAFF RECOMMENDATION:

Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan and the Community Plan. Staff recommends that the Planning Commission recommend approval of the project for deviations and substantial alterations of a designated historical resource.

ALTERNATIVES:

1. Recommend Planning Commission ADOPT Addendum No. 1105250.
2. Recommend Planning Commission NOT ADOPT Addendum No. 1105250.
3. Recommend Planning Commission APPROVE Site Development Permit, No. PMT-3259834, with modifications if the findings required to approve the project can be affirmed.
4. Recommend Planning Commission DENY Site Development Permit, No. PMT-3259834, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Michael Prinz

Michael Prinz
Assistant Deputy Director
Development Services Department
Attachments:

Robin MacCartee

Robin MacCartee
Development Project Manager
Development Services Department

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Permit
4. Draft Resolution with Findings
5. Historic Resources Board Report
6. Historic Land Use Analysis
7. Historic Resource Technical Report
8. Environmental Addendum
9. Ownership Disclosure Statement
10. Project Plans (Exhibit A)