



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 11, 2020 REPORT NO. PC-20-044

HEARING DATE: August 20, 2020

SUBJECT: Sophie's Place Community Plan Amendment Initiation

PROJECT NUMBER: 666698

OWNER/APPLICANT: June Yu Real Estate, LLC / Hugo Castaneda, HK Design and Consulting

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Linda Vista Community Plan to redesignate a 1.04-acre site from Low-Medium Density Residential (9-<15 DU/acre) to Medium-High Density Residential (30-<43 DU/acre)?

Staff Recommendation: **Approve** the initiation of the community plan amendment process.

Community Planning Group Recommendation: On June 22, 2020, the Linda Vista Planning Group considered the proposed initiation to amend the Linda Vista Community Plan to redesignate the 1.04-acre site from Low-Medium Density Residential (9-<15 DU/acre) to Medium-High Density Residential (30-<43 DU/acre). The Linda Vista Planning Group supported an increase in density but not to the extent proposed by the initiation. The Linda Vista Planning Group voted 10-1-0 to support an initiation to amend the Linda Vista Community Plan to redesignate the subject site from Low-Medium Density Residential (9-<15 DU/acre) to Medium Density Residential (15-< 30 DU/acre) (Attachment 1).

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

Fiscal Impact Statement: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment would allow for a total of 45 multi-family residential units. This would be an increase of 29 dwelling units above the adopted community plan and zoning. As of 2020, there are 340 existing affordable housing units in Linda Vista.

BACKGROUND

Site Location and Existing Uses

The 1.04-acre subject site is located at 6736 Linda Vista Road on the western side of Linda Vista Road, south of Kramer Street, and north of Glidden Street. The subject site is located west of State Route 163, east of Interstate 5, south of Genesee Avenue and north of Interstate 8 within the Linda Vista Community Plan area (Attachment 2). The subject site is currently occupied by an approximately 6,500 square foot, 2-story church with surface parking. The subject site was acquired by the current owner in June 2019, with the intent to develop multi-family housing. At the time of purchase, the church was unoccupied. Estimating a 2-4-year entitlement and construction permitting phase, the property owner signed a 3-year lease agreement with the Church of Tsidkenu, current occupant of the church. The lease agreement will expire in June of 2022.

Existing Adjacent Uses

The subject site is primarily surrounded by a mixture of residential and commercial uses (Attachment 3).

Community Plan Land Use Designation and Zoning

The subject site has a land use designation of Low-Medium Density Residential (9-<15 DU/acre), and the underlying zone is RM-1-1. The land bordering the site to the south is designated Medium-High Density Residential (30-<43 DU/acre). Land bordering the site to the north is designated Low-Medium Density Residential (9-<15 DU/acre), and a mixture of Low Density Residential (5-<9 DU/acre) and Neighborhood Commercial (0-29 DU/acre) uses are located east of the subject site (Attachment 4 and 5).

Transit

The subject site is within a Transit Priority Area (TPA) (Attachment 6). The subject site is directly served by Metropolitan Transit Service local bus route 44, with a bus stop on Linda Vista Road approximately 100 ft north of the site (Attachment 7).

Circulation

Linda Vista Road is a 4 Lane Major Arterial as identified in the Linda Vista Community Plan (Attachment 8). Linda Vista Road has a Class II Bike Lane, which consists of a painted lane within the roadway for one-way bicycle travel (Attachment 9).

Public Facilities

The subject site is within close proximity to numerous public facilities (Attachment 10). The subject site is within 0.25 mile of Carson Elementary School; 0.5 mile of Francis Parker Upper School, Mark Twain High School, and San Diego County Special Education School; and 1 mile of Montgomery Middle School. The subject site is within 1 mile of the United States Post Office, Fire-Rescue Department Station 23, and the Linda Vista Library which are located along Comstock Street between Linda Vista Road and Ulric Street. Kelly Street Neighborhood Park is also under 1 mile north of the subject site.

Housing & Demographics

As of 2018, SANDAG estimated approximately 33,461 people living in Linda Vista. This is a 5.9 percent increase from the 31,599 people living in the community in 2010. As of 2018, SANDAG estimated there were 12,247 housing units in Linda Vista. This is a 5.4 percent increase from the 11,624 housing units in the community in 2010. As of 2020, there are 340 deed restricted affordable housing units in Linda Vista based on San Diego Housing Commission data.

DISCUSSION

Proposed Community Plan Amendment

The initiation request proposes to redesignate the subject site from Low-Medium Density Residential (9-<15 DU/acre) to Medium-High Density Residential (30-<43 DU/acre) and would require a rezone from RM-1-1 to RM-3-7 to implement the proposed land use designation. The proposed amendment would analyze the potential to increase the amount of residential development from a total of 16 dwelling units, currently allowed by the Community Plan, to 45 dwelling units. If initiated, the applicant has stated their intention to develop up to 69 dwelling units by seeking an affordable housing density bonus with 20 percent of the proposed dwelling units as onsite affordable dwelling units.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The proposed amendment would be consistent with the General Plan and Linda Vista Community Plan. If initiated, the amendment would have the potential to accommodate additional housing opportunities, consistent with the General Plan's Housing Element, which has a key goal of ensuring the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth. The amendment would help implement the General Plan Land Use Element by increasing the City's supply of land designated for various residential densities (LU-C.3).

The General Plan and the Linda Vista Community Plan have goals and policies that aim to provide a variety of housing types and sizes for all age, income, and social groups in residential and village developments, and to provide a variety of different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would have the potential to accommodate a

variety of housing opportunities, ranging in price and product type, and the applicant has stated their intention to provide affordable housing units on site consistent with the General Plan Land Use policies (LU-C.2. and LU-H.3).

The proposed amendment would be consistent with the Linda Vista Community Plan. The site is within the Alcala Knolls neighborhood where development within the Medium-High Density Residential (30-<43 DU/acre) range currently exists on the adjacent property, south of the subject site (attachment 3).

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The proposed amendment would allow for additional housing capacity near transit at a time when the City Council has declared a housing state of emergency. If initiated, the applicant has stated their intention to develop up to 69 dwelling units by seeking an affordable housing density bonus with 20 percent of the proposed dwelling units as onsite affordable dwelling units. The proposed increase in dwelling units would be within the Transit Priority Area which supports the City's Climate Action Plan to reduce greenhouse gas emissions. Affordable housing onsite would support a variety of household incomes, consistent with the General Plan.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available to serve the amendment site. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

As outlined above, staff has determined that the proposed initiation can meet all of the initiation criteria. The following issues have been identified by City staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation, residential density, and zoning for the site;
- Public spaces, pedestrian-scale elements, and other urban design elements; and
- Sustainable development features.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan

amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Shannon Mulderig
Shannon Mulderig
Associate Planner
Planning Department

Tait Galloway
Tait Galloway
Program Manager
Planning Department

Attachments:

1. Linda Vista Community Planning Group Draft Minutes for June 22, 2020
2. Vicinity Map
3. Existing Land Use Map
4. Linda Vista Community Plan Land Use Map
5. Current Zoning Map
6. Transit Priority Area Map
7. Transit Map
8. Street Classifications Map
9. Bicycle Facilities Map
10. Public Facilities Map
11. Ownership Disclosure Statement
12. Initiation Request Letter

LINDA VISTA PLANNING GROUP

Monday, June 22, 2020

5:30 pm – 6:30 pm

MEETING VIA ZOOM ONLINE

BOARD MEMBERS: Noli Zosa (Chairman), Howard Wayne (Vice Chairman), Cynthia Dillon; Kim Heinle, Felicity Senoski, Victor Ochoa , Doug Beckham, Demi Brown, Carol Baker, John Nielsen, Lauree Camarato, Keith Warner, Teresa Ogot

BOARD MEMBERS ABSENT: Kimberly Weber, Jennifer Carroll, Dorothy Perez

QUORUM: was met

Community Members in Attendance: none

- GENERAL MEETING MINUTES -

Call to Order: 5:38 pm by Chair

- **Roll Call of Planning Group Members:** L. Camarato
- **Approval of February 24, 2020 Meeting Minutes**

Approval of the meeting minutes to be tabled to the July 2020 meeting

Reports by Government Representatives:

Sheldon Zemen – Councilmember Scott Sherman

John Baca Park design elements presented. July 14 Advisory meeting to finalize the design. Community Housing Works 60-unit housing project. Homeless issues in Canyon East – Adobe Falls, fencing. Meet with neighborhood police, need to clear out the canyon

Carrie Munson – Councilmember Jen Campbell

Short term vacation rentals, setting up community meetings with Councilmember Campbell's office. Parking warnings followed by citations.

No Chairman's Report

No Committee Reports and Updates

No Representative Committee Reports

Non-Agenda Items and Public Comment (2 minutes per person)

Margarita Castro – LVPG elections status? Per Michael Prinz, public health order prohibits large gatherings, as a result, council policy has been revised to suspend elections.

*Howard Wayne assumed the chair of the meeting at 5:49 pm

Action Items

1. **6736 Linda Vista Road** – Hugo Castaneda, represented HK Design. Community Plan Amendment initiation to amend the Linda Vista Community Plan's land use designation from Low Medium Density Residential to Medium High Density Residential. On site parking will be included in the project. Shannon Mulderick

presented visuals of the project. Zoning and Land Use subcommittee voted 2-1 in favor of the re-designation with concerns expressed by one member.

Motion by K. Warner to amend the wording and strike the word "high" from Medium High Density to read Medium Density Residential. Second by F. Senoski.

Motion carried by a hand vote of 10-1-0.

Recommendation from Low Medium to Medium Density.

Motion carried by a hand vote of 11-0-0.

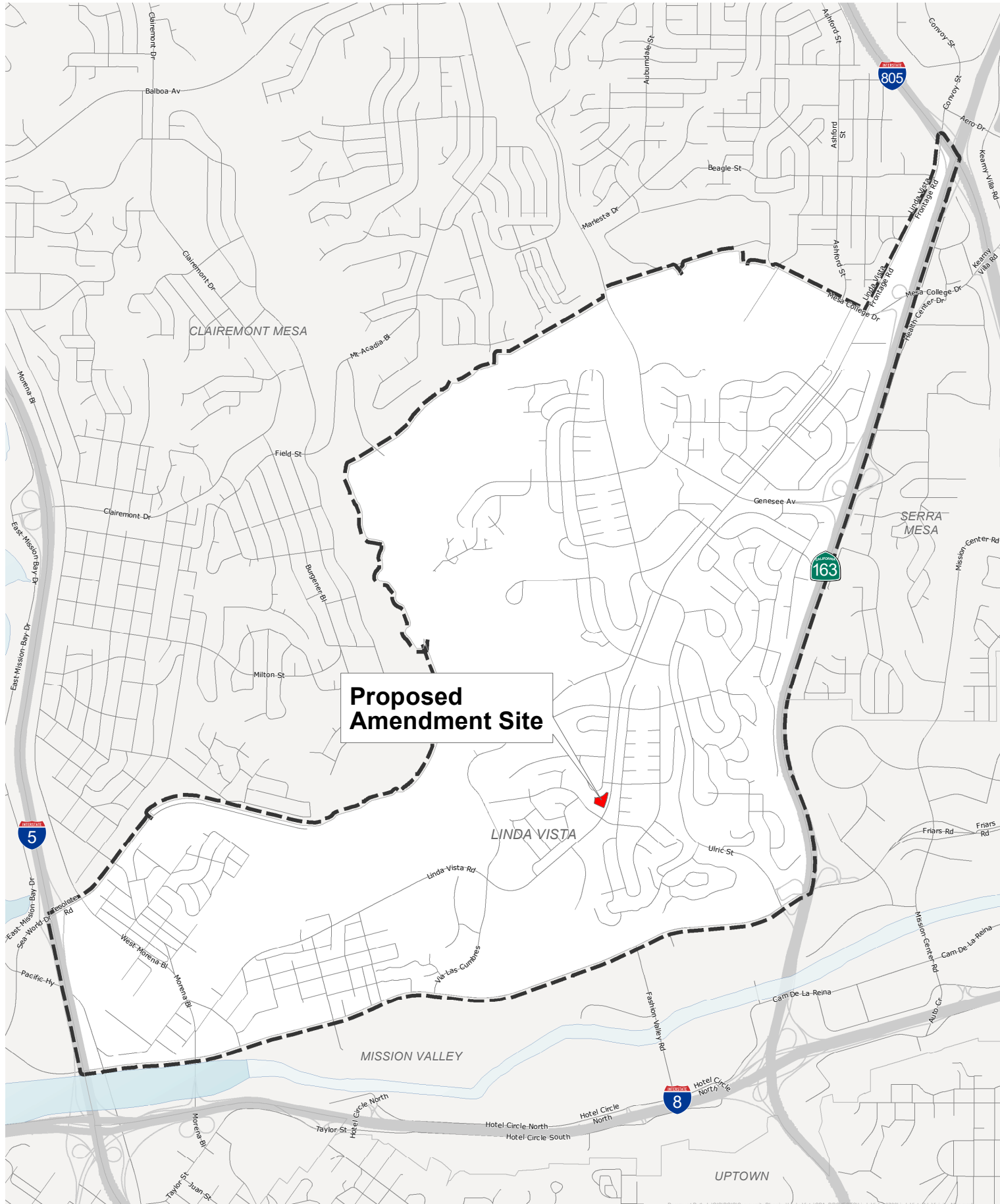
2. **Verizon Wireless Tower on USD campus-** Shelly Killbourn from Verizon presented the proposed project to install a wireless communication facility behind screening on the roof of the Sports complex building. Zoning and Land Use subcommittee voted 3-0 to approve the project as proposed.
Motion by D. Beckham to accept the project as appears on the agenda. Second by K. Warner. Motion carried by a hand vote of 11-0-0.

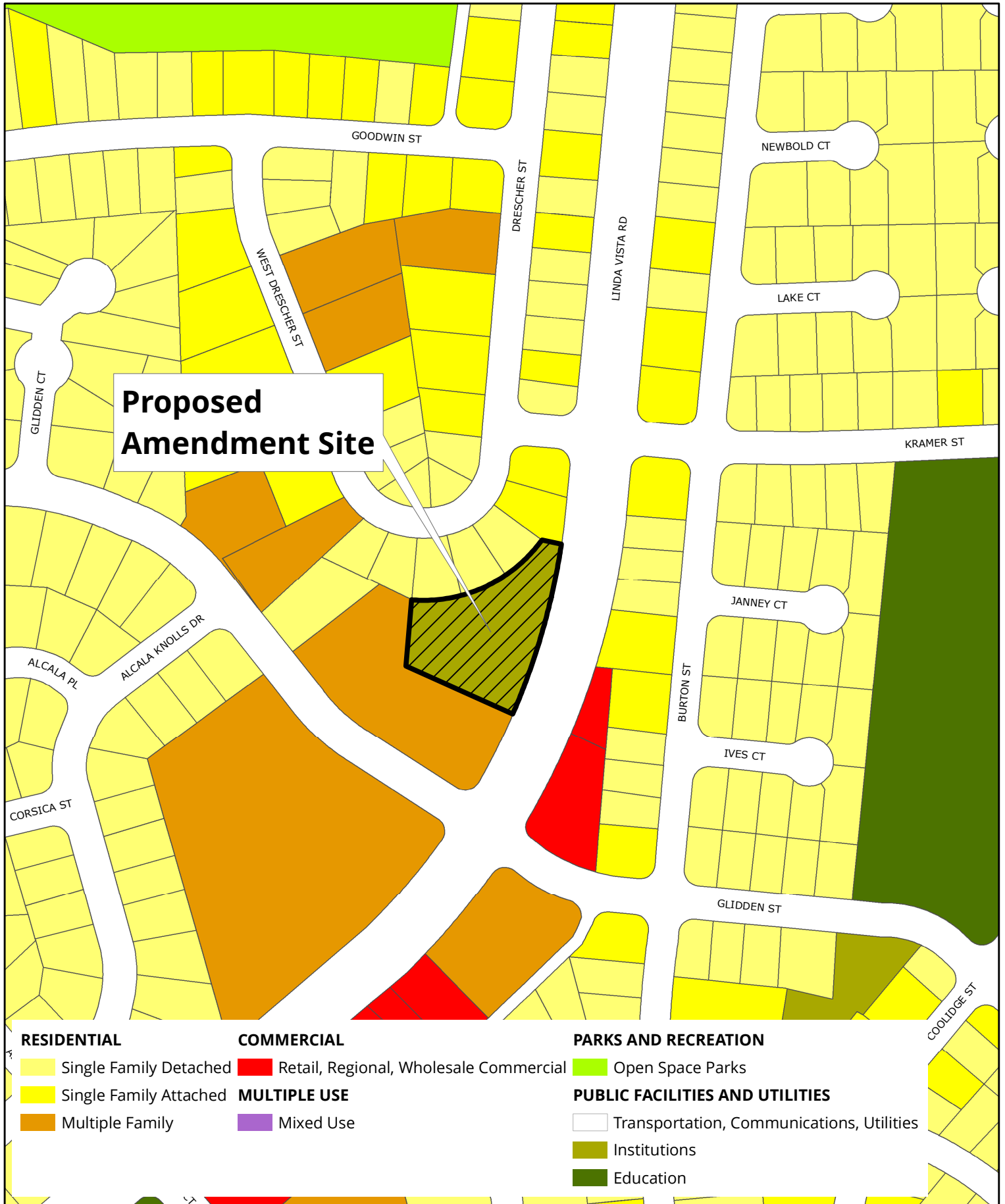
Adjournment: 6:58 pm

Motion by K. Warner to adjourn the meeting, second C. Baker. Approved by unanimous vote of the members present.

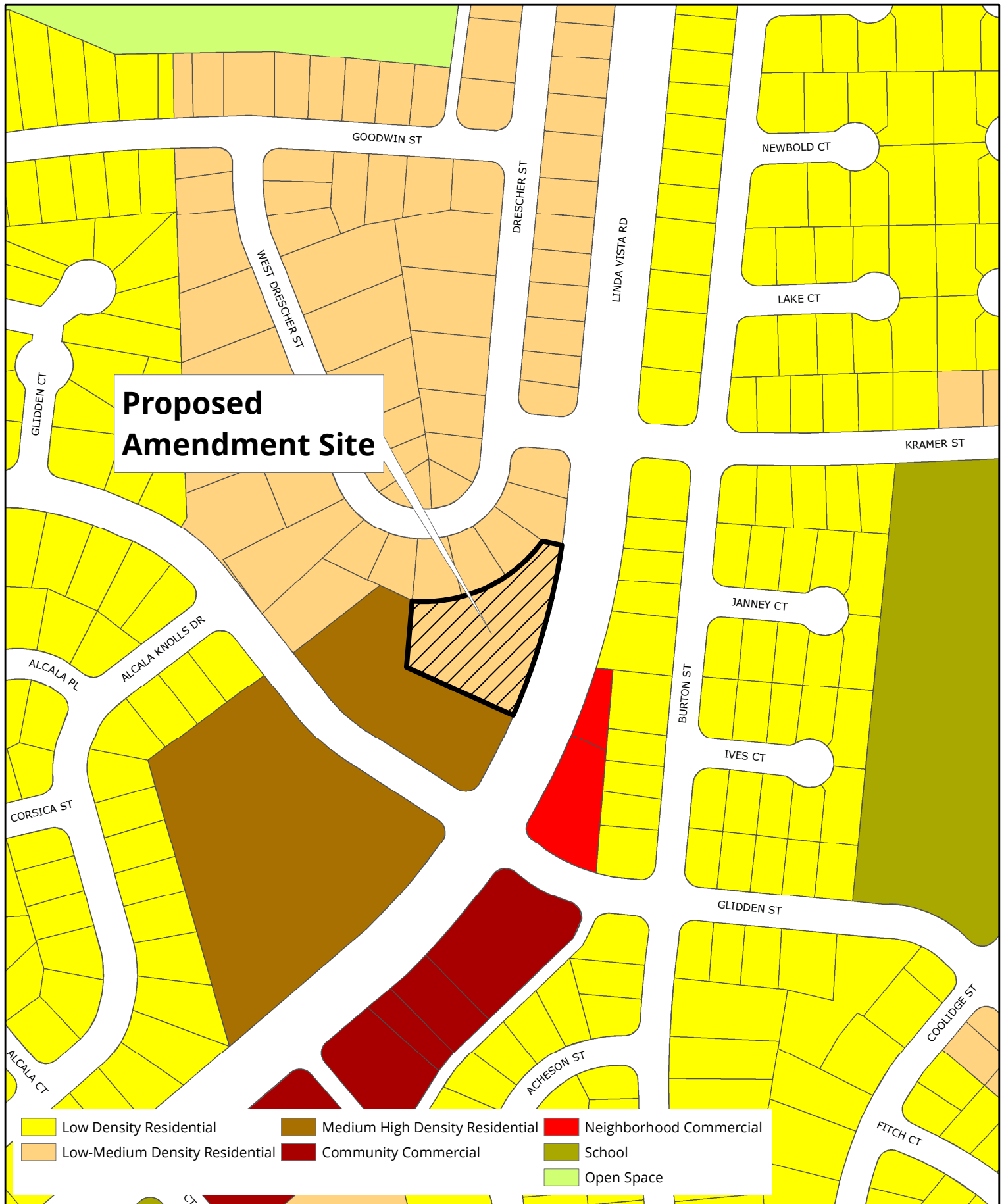
**** Next Meeting is TBD**

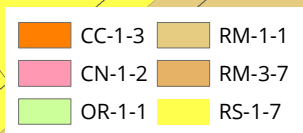
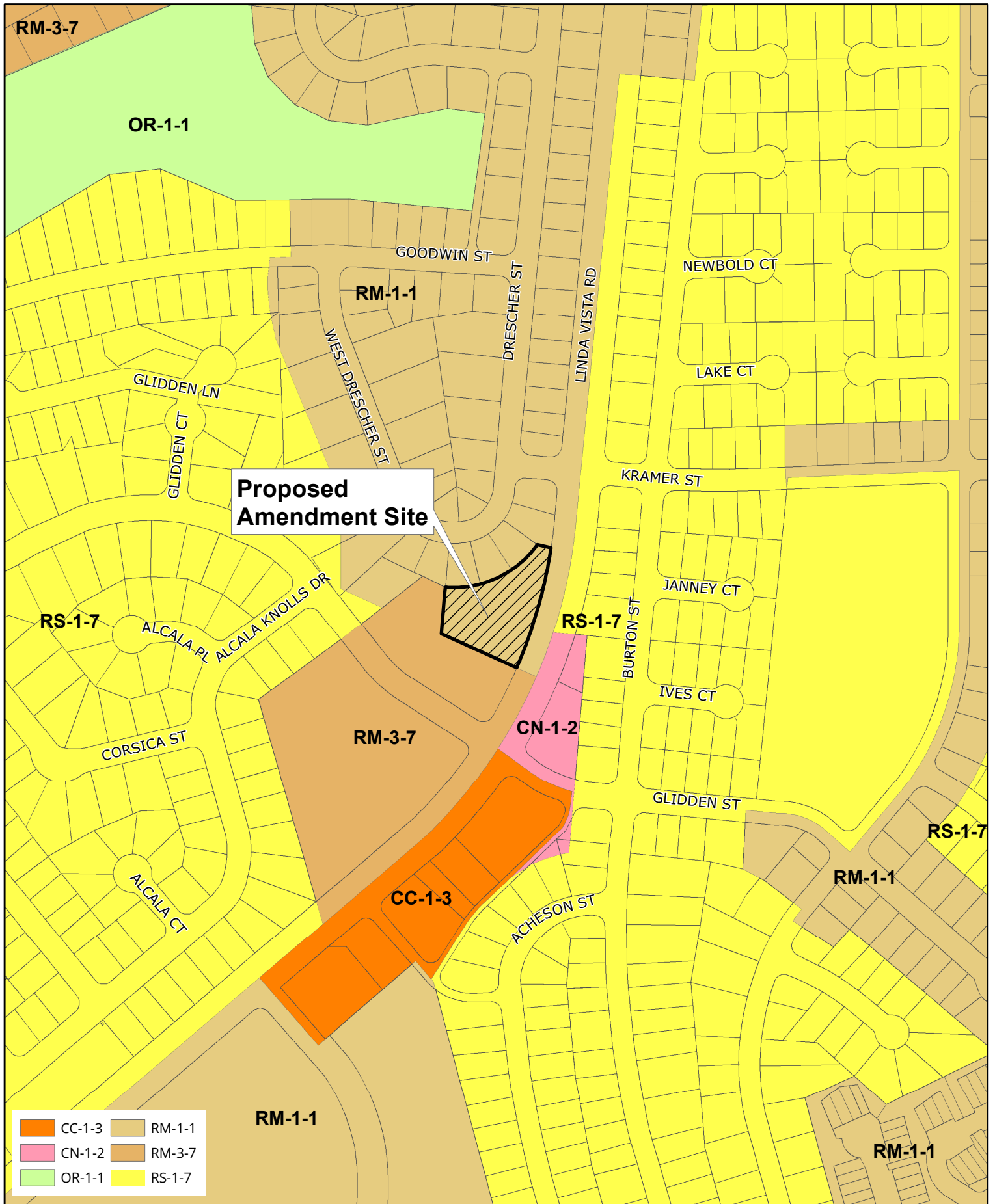
July 2020 meeting – suggest visuals be sent to LVPG members prior to the meeting for review





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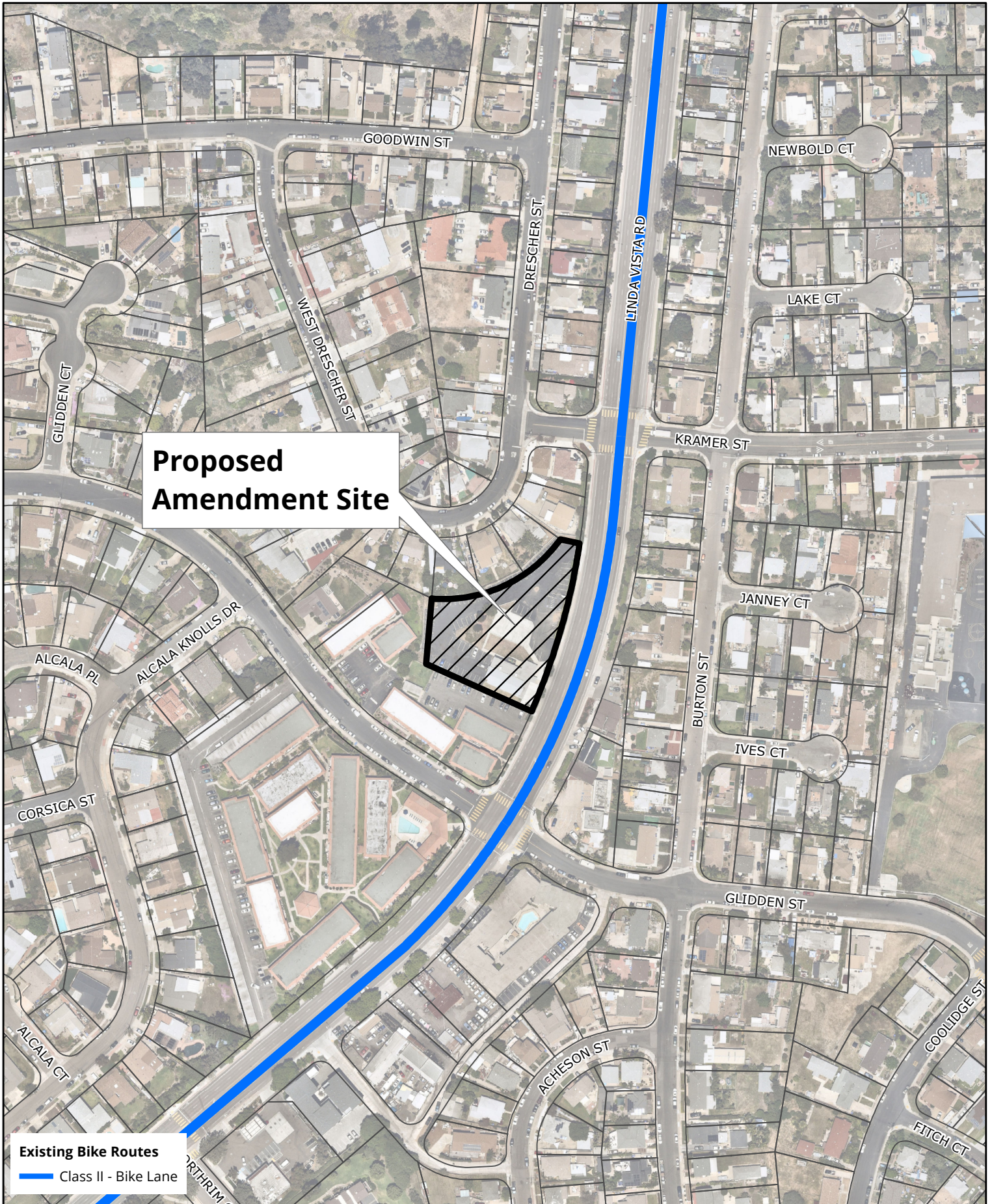


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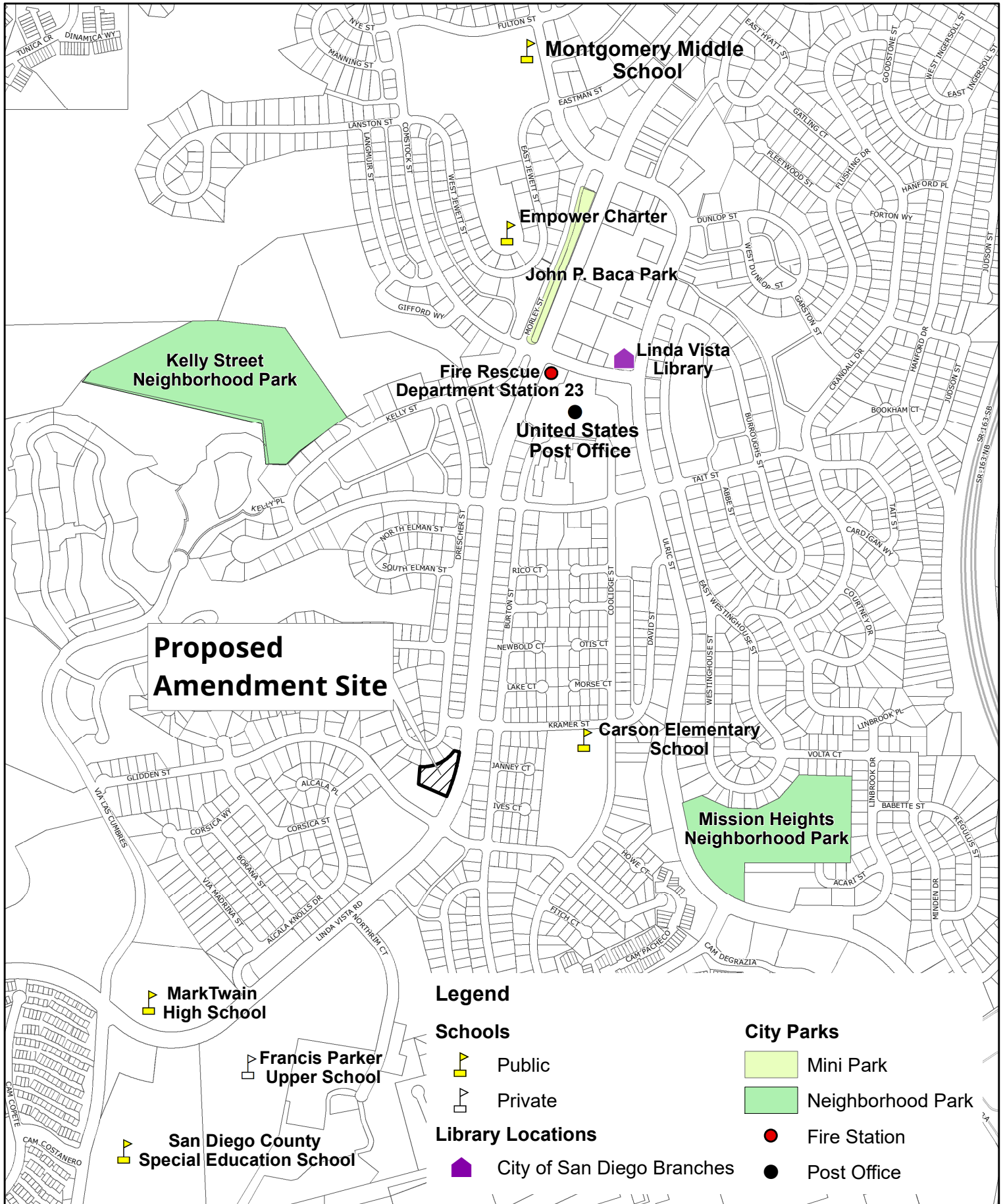


4-Lane Major





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	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☒ **Other** CPA initiation

Project Title: Sophie's Place - CPA initiation **Project No. For City Use Only:** _____

Project Address: 6736 Linda Vista Road, San Diego, Ca 92111

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? California Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: June Yu ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 985 Manor Way

City: San Diego State: Ca Zip: 92106

Phone No.: 858-922-5112 Fax No.: _____ Email: hominpaik@aol.com

Signature:  Date: 5/15/20

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No



June 4, 2020

Ms. Shannon Mulderig
Community Planner
City of San Diego
Development Services Department
1222 First Avenue
San Diego, Ca 92101

Dear Ms. Mulderig and Members of the Planning Commission,

June Yu Real Estate, LLC ("June Yu") is seeking to initiate a Community Plan Amendment (CPA) for the redevelopment of the former Linda Vista Nazarene Church property located at 6736 Linda Vista Road, San Diego, California, Assessor Parcel Number: 437-340-2600 ("Project Site"). The Project Site is approximately 1.04-acres in size and is within the Linda Vista Community Plan ("Community Plan") area. This CPA Initiation Request has been prepared in accordance with the City General Plan and CPA Manual.

This Initiation Request is appropriate for the Property because upon approval of the CPA, the Property would be consistent with the Community Plan designated land use and the land use density of the two parcels located to the south of the Project Site along Linda Vista Road. Approval of this initiation will allow further study into the proposed development of the site, which will require a re-zone to allow up to 69 dwelling units, including on-site affordable housing ("Proposed Project").

Background

The Project Site is located at 6736 Linda Vista Road, west of State Route 163, east of Interstate 5, south of Genesee Avenue and north of Interstate 8. The research records indicates that a building permit was issued in the late fifties to the Linda Vista Nazarene Church to construct a church sanctuary. A second permit was issued on November 20, 1979 (Case No. 16414) for the conversion of the existing Church to a fellowship hall and classrooms, and for the construct a new sanctuary building. The Linda Vista Nazarene Church occupied the site from the late fifties until approximately 2018. June Yu purchased the property June 20, 2019 and the Project Site is currently being occupied by Church of Tsidkenu. The existing two-story, 6,500-square-foot structure is located at the southern corner of the property and includes public circulation along the Linda Vista Road frontage. See the attached photographic survey of existing conditions on the Site (see Attachment 1).

Land Use

The Project Site is a 1.04-acre site within the Linda Vista Community Plan, which designates the land use as Low-Medium Density Residential (See Attachment 2). The site is zoned RM-1-1, which allows residential uses of 1 unit per 3,000 square feet of lot area in accordance to the City's Land Development Code.



Project Description

June Yu proposes to re-zone the Project Site from RM-1-1 to RM-3-7 zone and to amend the Linda Vista Community Plan from Low-Medium Density Residential to Medium-High Density Residential. Applicant is proposing to demolish the existing Linda Vista Nazarene Church to allow for the construction of sixty-two (62) market rate units and seven (7) affordable units within a four-story over underground parking, single structure.

The Project Site is uniquely positioned in the community to provide much needed housing near transit stop(s), shopping, recreation and 0.5-miles from University of San Diego (USD). Site is approximately within the center of the community, fronting Linda Vista Road a four-lane major street that provides access from Morena Boulevard to Genesee Avenue. These characteristics also make the site ideal for affordable housing. June Yu proposes over 15% affordable units on site. The applicant seeks to develop a high quality, family-oriented project with larger units, including a substantial proportion of 3-bedroom units that are much needed by families in this area.

Community Plan Amendment(s)

The requested change to the Community Plan include:

1. Revise the land use designation from Low-Medium Density Residential to Medium-High Density Residential on Figure 1, Community Land Use Map.

Initiation Criteria

Before a community plan amendment can be initiated, LU-D.10 of the General Plan requires that all three of the following criteria must be met.

a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria;

The proposed community plan amendment would be consistent with several of the goals and objectives of the General Plan. In particular, this project will support the City of Villages Strategy outlined in the Strategic Framework, which calls for new growth to be focused in mixed-use centers served by a regional transit system.

1. General Plan figure LU-1 identifies the area at the intersection of Linda Vista Road and Glidden Street as having a high Village propensity, and
2. Figure LU-2 identifies Linda Vista Road as a major arterial street system and identifies the Project Site as Residential land use.

Commercial uses already exist at this node, but higher residential density is needed to fulfill the goals for mixed uses near transit stops along a major street. June Yu will also address the need for affordable workforce housing and low-income affordable housing by providing seven (7) affordable units and a high proportion of 3-bedroom units as market-rate components.

The Linda Vista Community Plan identifies the Project Site within the Alcala Knolls, neighborhood 10 (Figure 6, page 28). This neighborhood consist of single-family and multi-



which are in the Medium-High density range. The Proposed Project will be consistent in use and density to the parcel located south of the Project Site, that's within the Alcala Knolls neighborhood and also fronts Linda Vista Road. Other goals of the Community Plan include to provide a wide variety of dwelling unit types for all ages, income and social group. The requested amendment will support a high-quality residential destination on an under-developed site located in the center of the community. The proposed amendment request will be consistent with the goals and policies of the General plan and community plan, the existing residential neighborhood will not be affected by the proposed amendment.

b) The proposed amendment provides additional public benefits to the community as compared to the existing land use designation, density/intensity range, plan policy or site design;

The requested amendment to increase the density on a Project Site that is currently designated for residential use would benefit the community by accommodating increased residential development at a time when the City of San Diego faces a housing shortage and increasing prices. Further, the Proposed Project includes greatly needed on-site affordable housing. Also, the Project Site fronts Linda Vista Road, the Linda Vista Community Plan identifies Linda Vista Road as a 4-lane major street and provides access and public transportation within the community from Mesa Collage Drive to Morena Boulevard and to the Morena/Linda Vista trolley station, which supports the goals of the regional transit system. For these reasons the proposed amendment provided would benefit the community of Linda Vista.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The Project Site is currently developed with a commercial use and all needed public services (water and sewer) are available on-site. The site fronts Linda Vista Road, a major street within the community that provides transit service to the Project Site.

Conclusion

We respectfully request that the Planning Commission initiate a Community Plan Amendment for the Proposed Project to amend the land use designation assigned to the Property from "Low-Medium Density Residential" to "Medium-High Density Residential." The CPA would allow the redevelopment of the Property to a higher density residential use with affordable housing which would fulfill the economic revitalization vision of the Community plan and assist in fostering the City's goal of alleviating the continuing and growing housing shortage throughout the City.

The Proposed Project will result in the following benefits to the City:

- The Proposed Project will provide significant, much needed multifamily housing.
- The Proposed Project will include 15-percent affordable housing.
- The property is immediately available for redevelopment.
- The Proposed Project will provide short-term employment opportunities to residents of the City in construction.
- The Proposed Project will result in new, high quality, housing which will enhance the aesthetic character of the Community Plan area and property values of the Alcala Knolls neighborhood.



The proposed redevelopment of the Property is consistent with the major goals and objectives of the City General Plan and Housing Element, and the vision of the Linda Vista Community Plan. June Yu exemplifies good stewardship of the opportunities the site presents for development of much needed housing in this area, incorporation affordable housing and sustainable design practices while taking full advantage of its proximity to major Transit Bus route 44 for the benefit of its residents.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Hugo Castaneda', is written over a light blue rectangular background.

Hugo Castaneda

HK design and consulting

Attachments:

1. Photo Survey of Existing Conditions
2. Linda Vista Community Plan –Figure 1 and Figure 8 Land Use Map

Photo Survey of Existing Conditions



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



LINDA VISTA COMMUNITY PLANNING AREA/ COMMUNITY PLAN LAND USE MAP

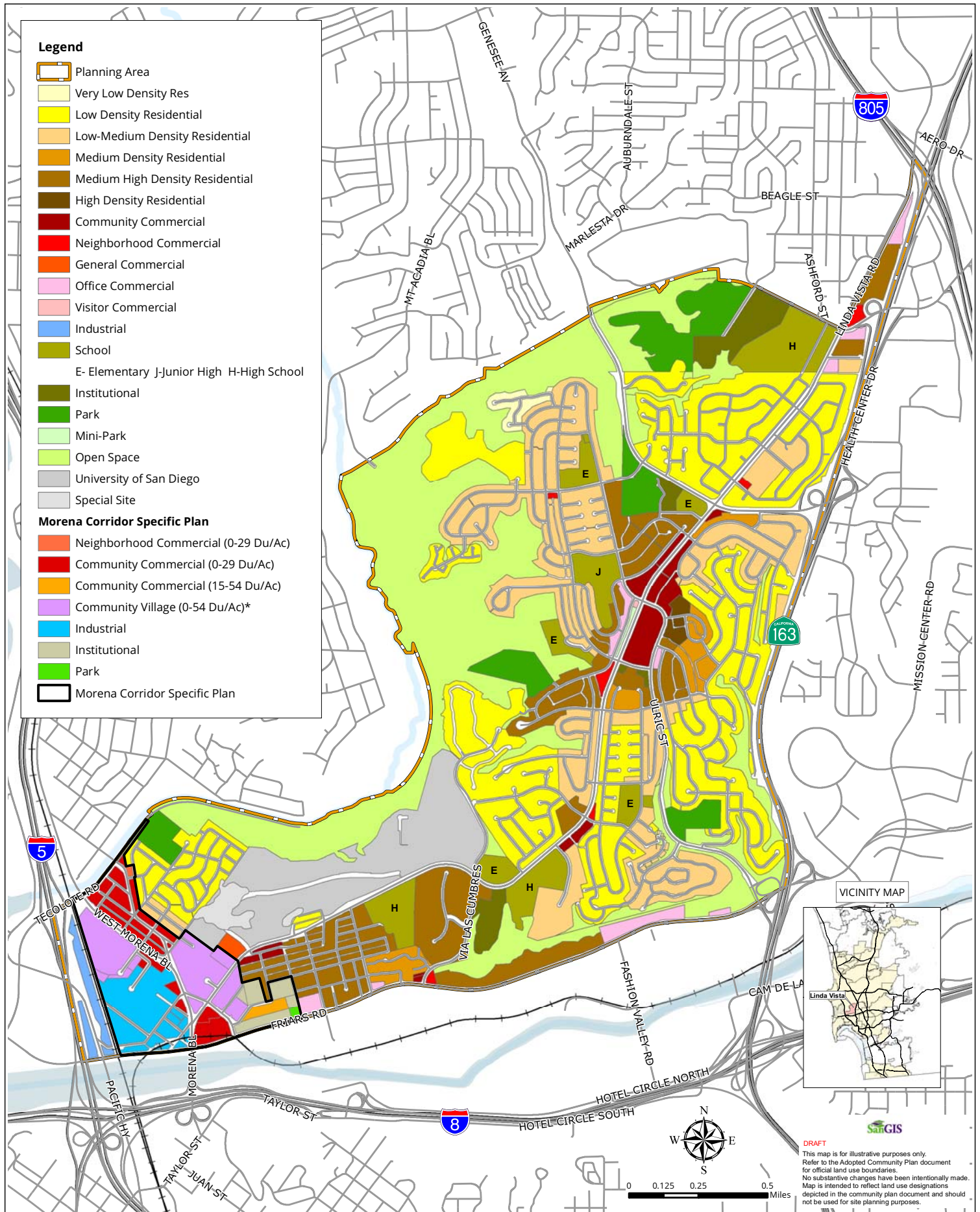








Figure 1

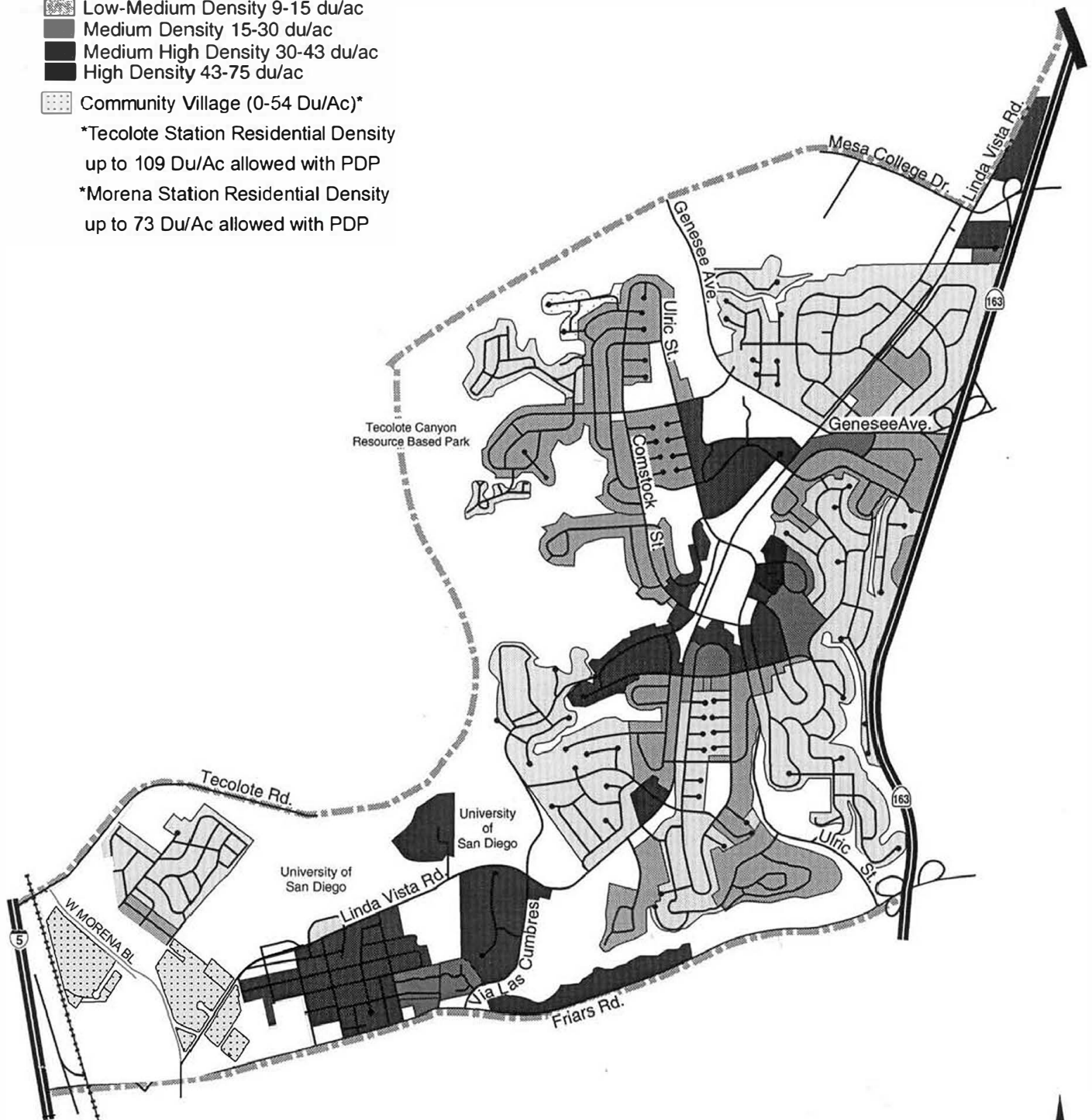
RESIDENTIAL DENSITY

-  Very Low Density 0-5 du/ac
-  Low Density 5-9 du/ac
-  Low-Medium Density 9-15 du/ac
-  Medium Density 15-30 du/ac
-  Medium High Density 30-43 du/ac
-  High Density 43-75 du/ac

 Community Village (0-54 Du/Ac)*

*Tecolote Station Residential Density
up to 109 Du/Ac allowed with PDP

*Morena Station Residential Density
up to 73 Du/Ac allowed with PDP



10-14-98 JAA
LVL.U.luplan65%



Residential Designations Linda Vista Community Planning Area

CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

Figure

8