



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 3, 2019 REPORT NO. PC-19-091

HEARING DATE: October 10, 2019

SUBJECT: Otay Mesa-Nestor Community Plan Amendment Initiation for 920 Saturn Boulevard

PROJECT NUMBER: 644574

OWNER/APPLICANT: Homer H. and Patricia S. Allen / Allard Jansen

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa-Nestor Community Plan to re-designate the land use of a 0.8-acre site, located on 920 Saturn Boulevard, from Residential Low (5-<10 du/acre) to Residential Medium High (30-44 du/acre).

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

Community Planning Group Recommendation: On September 11, 2019 the Otay Mesa-Nestor Planning Group voted 8-3-0 to oppose initiating the proposed community plan amendment (Attachment 1). The Planning Group did not support an increase in density based on the site's proximity to single-family residences.

Environmental Review: The proposed community plan amendment 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 with this action.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment would allow multi-family residential development (up to 35 housing units). This would be an increase of 28 housing units above the adopted community plan and zoning.

BACKGROUND

Site Location and Existing Uses

The proposed amendment site is a 0.8-acre property located at 920 Saturn Boulevard, east of 18th Street, west of Interstate 5, north of Coronado Avenue, and south of Palm Avenue, within the Otay Mesa-Nestor community plan area. There is currently one single family dwelling unit on the southern end of the proposed amendment site. The remainder of the site is vacant. (Attachments 2 and 3).

Existing Adjacent Land Uses

The site is surrounded by a mixture of residential and institutional uses. The Saint Charles Catholic Church is located directly south and west of the project site. Single-family homes border the site to the north, and a mix of institutional, single- and multi-family residential uses are located east of the subject site (Attachment 3).

Community Plan Land Use Designation and Zoning

The site is located within the Otay Mesa-Nestor community planning area and has a land use designation of Residential Low (5-<10 dwelling units per net residential acre). The site's underlying zone is RS-1-7 (Attachments 4 and 5). The RS-1-7 zone is intended to accommodate development of single dwelling units on minimum 5,000 square foot lots. Up to seven single-family homes could be developed consistent with the adopted community plan land use designation and zoning.

Transit

The site is within a Transit Priority Area (TPA). The site is served by Metropolitan Transit Service (MTS) local bus routes 901 and 934, with a bus stop on Coronado Avenue approximately 0.25 miles south of the site (Attachment 6). Additionally, the site is approximately 0.75 miles west of the Palm Avenue Trolley Station.

Public Facilities

The subject site is located near public education and recreation facilities. Three schools are near the site. Mendoza Elementary School is located 0.5 miles east of the subject site, Mar Vista Academy (a middle school) is located approximately 0.75 miles south of the site, and Central Elementary School is approximately 1 mile west of the site. The site is located approximately 0.5 miles from the South Bay Community Park and Recreation Center. The subject site is located less than 2 miles west of the Otay Mesa-Nestor Library. The site is approximately 0.75 miles west of Fire Station 30, and 1.3 miles west of the San Diego Police Department's Southern Division. (Attachment 2)

Housing & Demographics

As of 2018, SANDAG estimated there were approximately 17,544 housing units in the Otay Mesa-Nestor community planning area, of which 10,170 were single family, 5,453 were multi-family, and 1,921 were mobile home units. Between 2010 and 2018, the community added 228 housing units, which is a 1.3 percent increase in total housing units. Within this period, 49 deed-restricted affordable units were built in Otay Mesa-Nestor. According to the Housing Commission, there are currently 1,335 affordable housing units in the community. While there was a slight increase in the total number of units, the community experienced a 6 percent decrease in population from 60,809 people living in the community in 2010 to 57,100 in 2018. The decrease in total population corresponds with a decrease in the persons per household from 3.66 in 2010 to 3.36 in 2018.

Other Planning Efforts

On February 28, 2019, the Planning Commission approved a community plan amendment initiation to re-designate the land use designation of a 14.6-acre site, located on 408 Hollister Street, from Open Space to Medium Density Residential (15-29 du/acre) to allow up to 424 dwelling units on the site. The 408 Hollister Street site is approximately 1 mile northeast of the proposed Saturn Boulevard amendment site.

On September 17, 2019 the City Council approved a rezone at 1695 Saturn Boulevard to allow for 18 single family dwelling units on a 3.63-acre lot. The site is approximately 1 mile south of the proposed amendment site. The rezone removed the AR-1-2 (Agricultural-Residential) zone from the site and applied the RS-1-7 (Single-Family) zone on this project site consistent with the site's Very Low Density Residential land use designation.

Proposed Amendment

The initiation request proposes to re-designate the land use of the 0.8-acre site from Residential Low (5-<10 du/acre) to Residential Medium High (30-44 du/acre) and would require a rezone from RS-1-7 to RM-3-7. The proposed amendment would analyze the potential of increasing the amount of residential development from 7 dwelling units, currently allowed by the Community Plan, to 35 multi-family dwelling units. The applicant has stated their intention to provide a minimum of 10 percent of the proposed units as onsite affordable housing.

DISCUSSION

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. 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 also has policies that aim at providing a variety of housing types and sizes with varying levels of affordability 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 Housing Element goals and policies (HE-1.1 and HE-1.8).

(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 the proposed amendment is approved, this would allow for the development of up to 35 housing units within a Transit Priority Area. The applicant has expressed the intention of developing the site as a residential development with onsite affordable units, which would result in housing for 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.

The Otay Mesa Nestor community planning area is an urbanized community and all necessary public services appear to be available. 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, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use 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;
- Site design considerations for the proposed land use designation;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development and application of urban design guidelines;
- Climate Action Plan consistency and sustainable development features;
- Provision of additional benefit to the community; and
- Connectivity of pedestrian and bicycle facilities to surrounding development and public facilities.

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,



Michael Prinz
Senior Planner
Planning Department

Laura C Black, AICP
Deputy Director
Planning Department

Attachments:

1. Otay Mesa-Nestor Community Planning Group Recommendation
2. Vicinity Map with Public Facilities
3. Existing Land Use
4. Otay Mesa-Nestor Nestor Community Plan Land Use Map
5. Zoning Map
6. Transit Map with Transit Priority Areas
7. Ownership Disclosure Statement

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
September 11, 2019**

Members Present:

District 1 John C. Swanson
 District 2 Johnny E. Swanson
 District 3 Armond Moore
 District 4 Patty Swanson
 District 5 Sabine Prather
 District 6 Edgar Garfias
 District 7 Robert Broomfield
 District 8 Eric Meza
 District 9 Jacki Farrington
 District 10 Bob Mikloski
 District 11 Albert Velasquez
 District 12 Carlos Sanchez

District 13 Brian McGonagill
 District 14 Sam Baltazar
 District 15 Walt Zumstein
 District 16 Bobby Hicks

Members Absent:

None

Vacant District Seat:

None

Guests Present: Please see the
 OMNCPG Secretary for the sign-
 in sheet.

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:33 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The minutes of the August 14, 2019, OMNCPG meeting were unanimously approved.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
 - a. Brian McGonagill stated that street parking on the overpass from Oro Vista to Iris Avenue limits visibility for cars and bus approaching this intersection.
 - b. Bob Mikloski asked about the homeless problem around the Otay Mesa Nestor Branch Library.
 - c. A resident spoke about the 18 single family development (Project #566657) located on Saturn Blvd and Leon Avenue. This project will be reviewed for approval by the San Diego City Council September 17, 2019, at 2 pm.
4. **San Diego Police Department Report:** SDPD Officer Carlos Eddington, ceddington@pd.sandiego.gov (619) 424-0412. No report.
5. **California State Assembly, 80th District report:** Lucero Chavez, Field Representative, 619-338-8090 lucero.chavez@asm.gov. No report.
6. **Council District 8 Report:** Karla Mendez, Council District 8 Representative, 619-236-6688 krmendez@sandiego.gov
 - a. Karla provided handouts from Councilmember Moreno's office.
 - b. She said the Councilmember will have office hours Sept. 12th 5-6pm at the Otay Mesa Nestor Branch Library.
 - c. She also said that the grand opening of the new San Ysidro city library was held on September 7, 2019.

7. **Office of the San Diego City Attorney Report:** Mark Robertson, Deputy City Attorney, mrobertson@sandiego.gov 619-553-5500. No report.

8. **OMNCPG Sub-Committee Reports:**

- a. Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees: No reports.
- b. Project Review: This Subcommittee reported their recommendations after their review of the two following projects:
 1. **Project Number: 644184 - Palm Avenue Transitional Housing.** Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090.

Voting Results: The subcommittee chair Robert Broomfield, reported that the subcommittee recommended against approval of the CDP with a 4-1-0 vote.
 2. **Project Number 631240, Bella Mar Apartments - 408 Hollister Street:** The project involves an application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to re-zone a large parcel of land from agricultural to multi-family residential.

Voting results: The subcommittee chair, Robert Broomfield, reported that the subcommittee recommended approval of the project with a 4-0-0 vote.

9. **Action Item:** Project Number: 644184 - Palm Avenue Transitional Housing. Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090. The project site is located at 1788 Palm Avenue in the CC-4-2 Zone, within the Otay Mesa-Nestor Community Plan Area, Coastal Overlay Zone (California Coastal Commission Appealable Area), and Council District 8.

Krissy Maier - HUD Programs Coordinator - City of San Diego, KMaier@sandiego.gov 619-236-6312 and James Arnhart, Project Officer II, City of San Diego Public Works – Engineering JAarnhart@sandiego.gov (619) 533-5275 will inform the group about the amendment of a (Process 5) CUP and the application for a CDP for this project, which is to remodel and convert an existing motel into a transitional housing facility for the SMART program.

Background: The City previously presented this project to the OMNCPG on November 8, 2017 for a recommendation regarding an application for a CUP for this project. The OMNCPG voted 12-0-2 to recommend denial of the application. The San Diego City Council hearing regarding this application occurred December 11, 2017, and the City Council approved the CUP application. A petition was subsequently filed with the court. As a result, the court has ordered the City to also apply to obtain a CDP for this project.

Current application: The City of San Diego is now applying for a CDP and to amend the existing recorded CUP No. 2053090, adding a CDP.

Walt Zumstein made a motion not to approve the application for the CDP.

Voting Result: The motion passed 12-4-1.

10. **Action Item:** Project Number 631240, Bella Mar Apartments - 408 Hollister Street: The project involves application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to rezone a large parcel of land from agricultural to multi-family residential. This development project proposes to construct 390 apartments on the west side of Hollister Avenue, located between Main Street and Palm Avenue. Contact: Jeff Phair, President, The Phair Company, 619-426-0441, jeff@thephairco.com and Kyle Stevens, Carrier Johnson, 619-239-2353

Robert Broomfield made the motion to approve the project as presented.

Voting Result: The motion passed 15-1-0.

- 11 **Informational Item:** Project Number: 644574. Project Address: 920 Saturn Boulevard. Description: Request to Initiate a Community Plan Amendment to re-designate a 1.8-acre site located at 920 Saturn Blvd to change the land use designation from Residential Low (5-9 du/ac) to Residential Medium High (30-44 du/ac). Contact: Michael Prinz, Senior Planner, 619-533-5931 mprinz@sandiego.gov

- a. This item was not noticed on this agenda as an action item. The applicant asked that the OMNCPG consider this an action item in accordance with ARTICLE VI Community Planning Group and Planning Group Member Duties, Section 2, (a) Meeting Procedures, (viii) ACTION ON AGENDA ITEMS of the OMNCPG Bylaws.

Alberto made a motion that this project be considered an action item in accordance with the OMNCPG Bylaws.

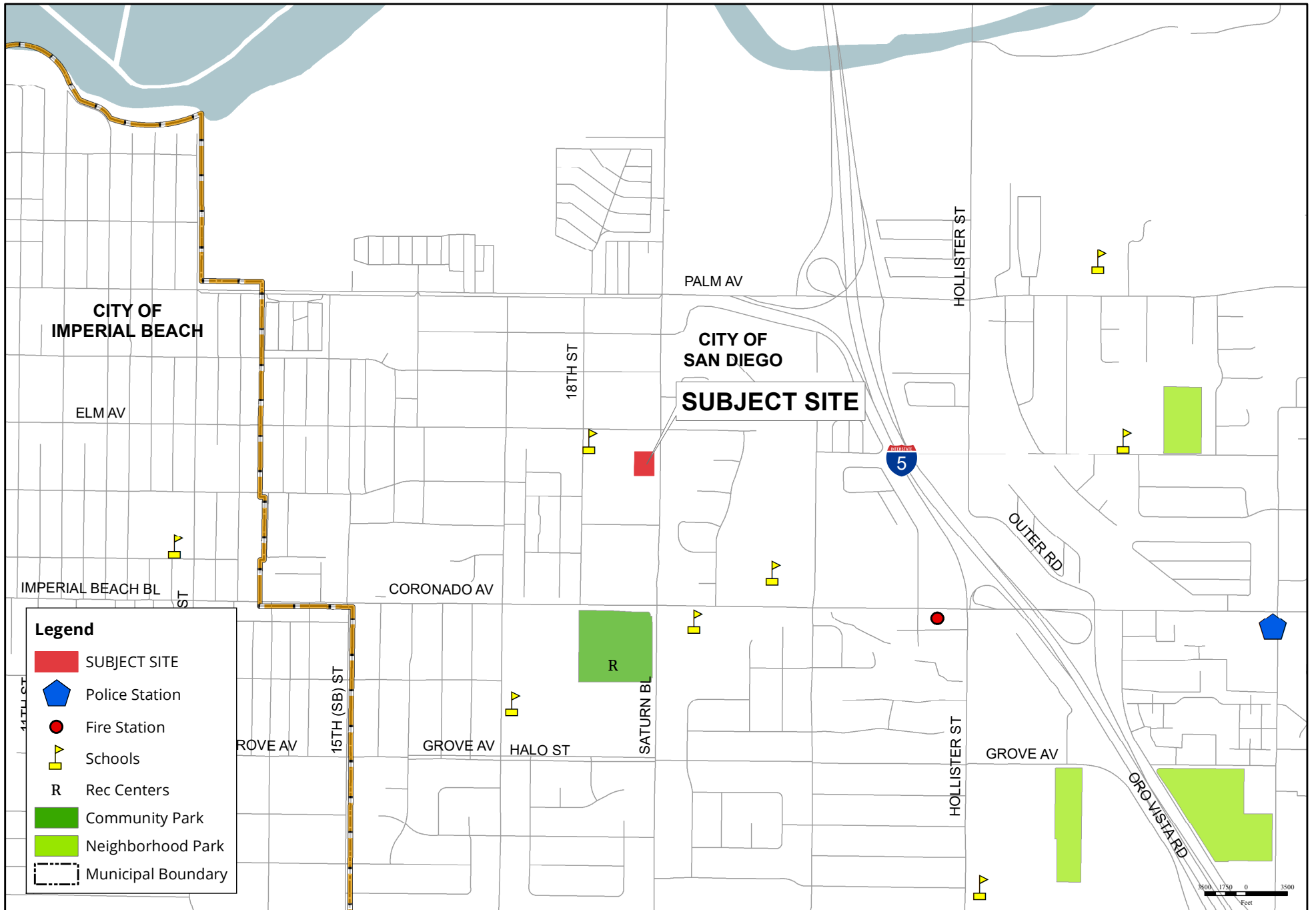
Voting result: per the Bylaws, the motion must pass by a 2/3 majority vote, and therefore passed: the vote was 11-2-3.

- b. Brian McGonagill made a motion not to approve the application for a Community Plan Amendment for this parcel.

Voting Result: The motion passed, 11-1-4.

- 12 **Chair's Report:** He requested that all new planning OMNCPG members must complete the Community Orientation Workshop (COW) in person or online. The workshop is presented by the City of San Diego Planning Department.
12. **City Planner Report:** Michael Prinz, Senior Planner, 619-236-6301, mprinz@sandiego.gov No report.
13. **Adjournment:** Albert Velasquez made a motion to adjourn at 7:46 p.m.

Respectfully submitted by John C. Swanson, Secretary



Date: 9/30/2019 Document Path: L:\GIS\SPGIS\Community Planning\Otay Mesa-Nestor\CPA_PROJECTS\Otay Mesa_Nestor_APNR2730243_44_45_VicinityMap.mxd

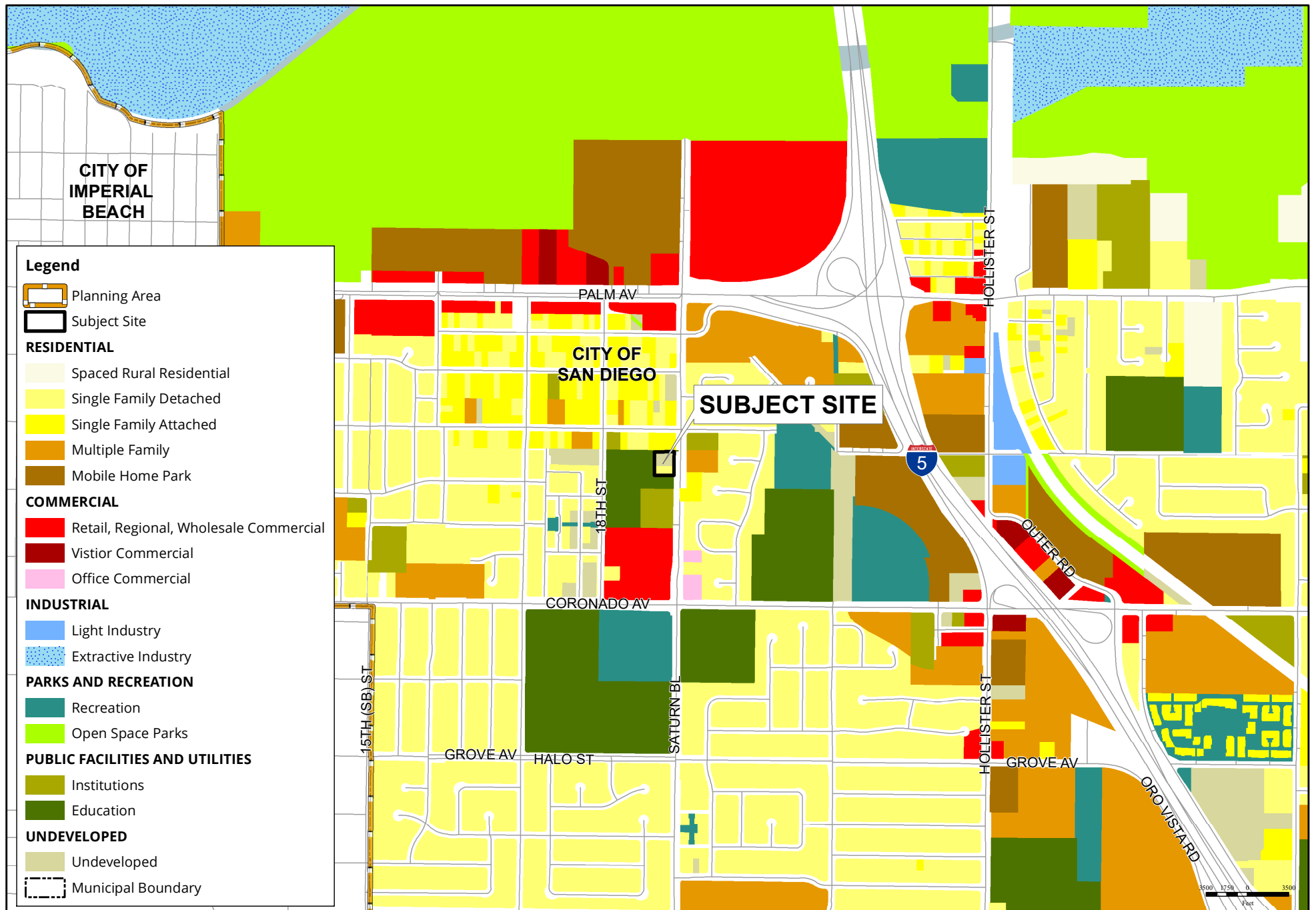


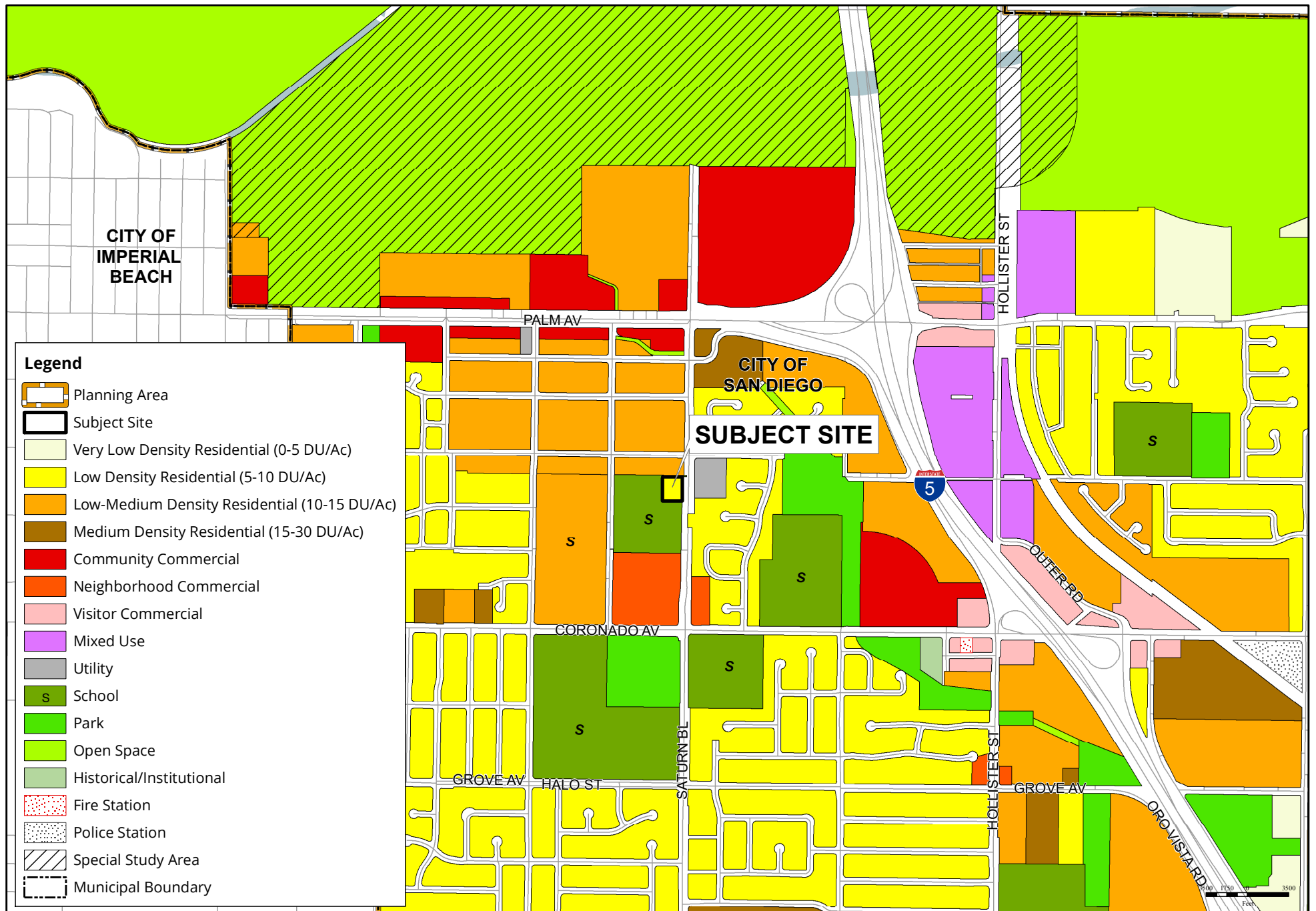
Otay Mesa-Nestor Vicinity Map with Public Facilities

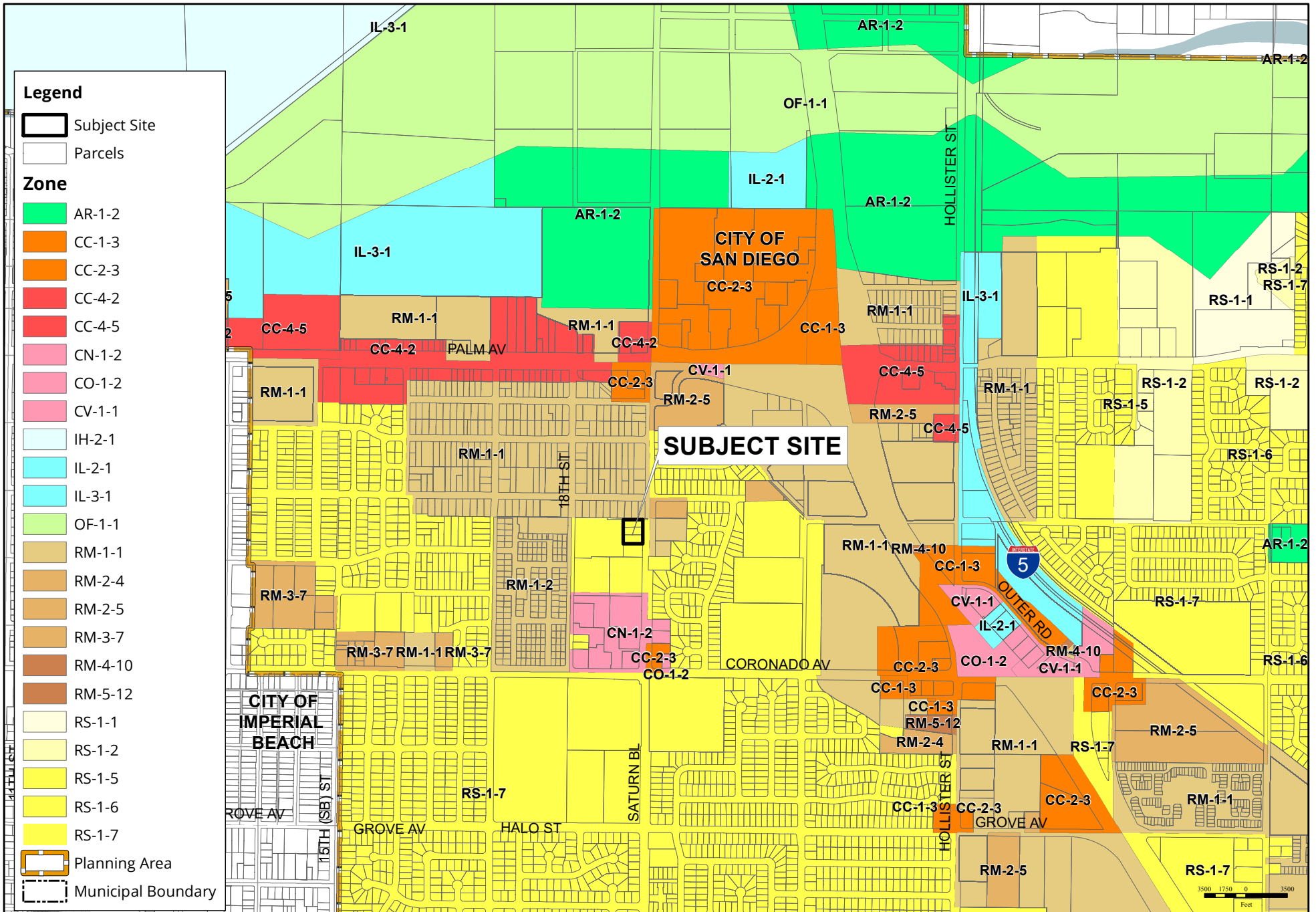
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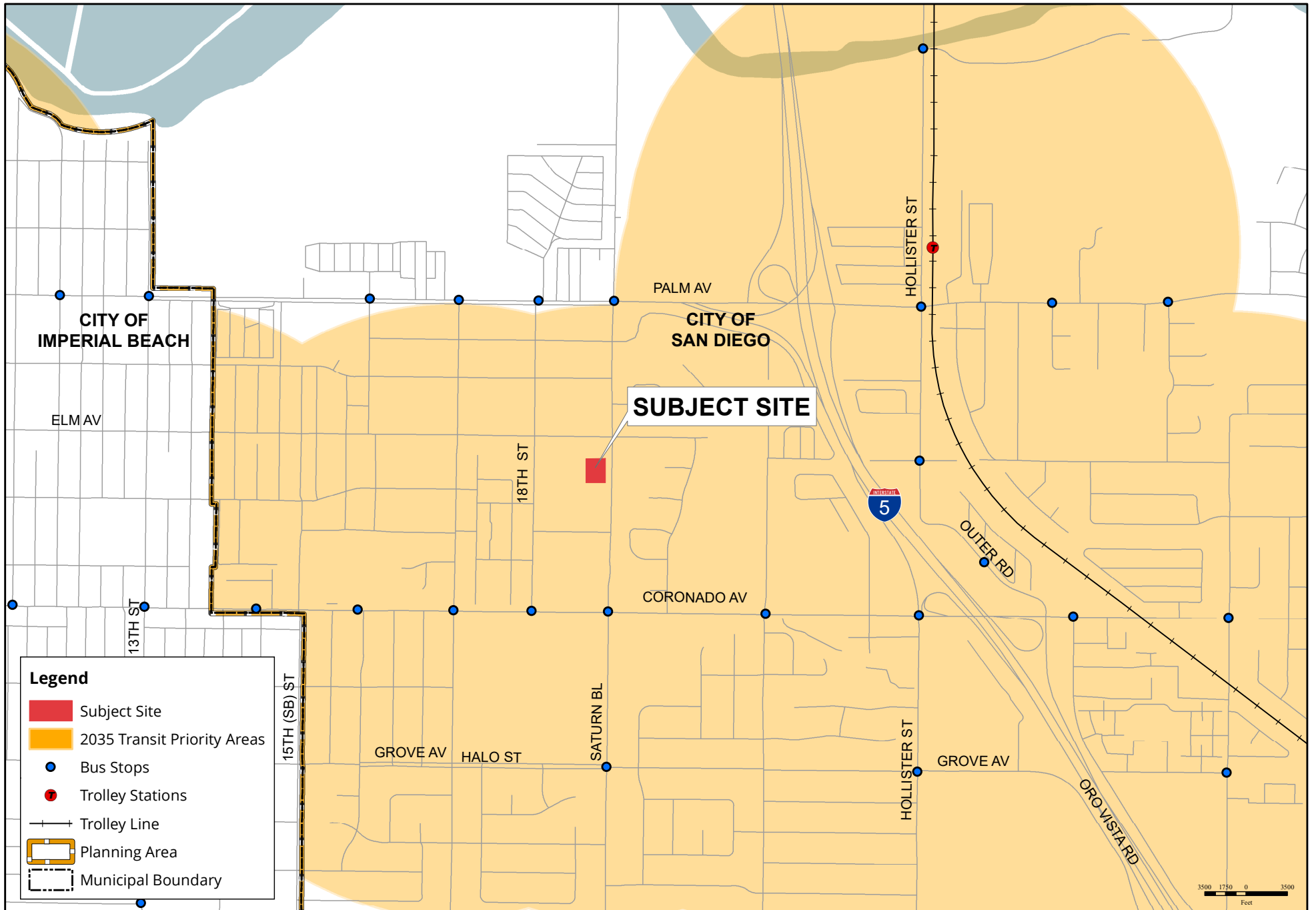


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Otay Mesa-Nestor Transit Facility Map

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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 <h2 style="margin: 0;">DS-318</h2> 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 _____

Project Title: Saturn Apartments **Project No. For City Use Only:** _____

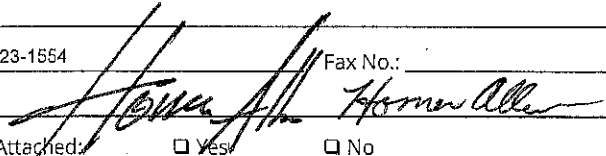
Project Address: 920 Saturn Blvd
San Diego, CA 92154

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ 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: Homer H Allen ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 1718 Donax Avenue
 City: San Diego State: CA Zip: 92154
 Phone No.: 619-823-1554 Fax No.: _____ Email: revhallen@cox.net
 Signature:  Date: 5/21/2019
 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: Patricia S Allen ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 1718 Donax Avenue
 City: San Diego State: CA Zip: 92154
 Phone No.: 619-423-2131 Fax No.: _____ Email: revhallen@cox.net
 Signature: _____ Date: 5/21/2019
 Additional pages Attached: ☐ Yes ☐ No

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