

# 2015 Economic Development Bus Tour

WITH MAYOR KEVIN L. FAULCONER  
& COUNCILMEMBER MYRTLE COLE

February 19, 2015



# Welcome

Ladies and Gentlemen:

It is our pleasure to welcome you to the 2015 Economic Development Bus Tour. We gather today as a diverse set of stakeholders, local community leaders, developers, real estate professionals, investors, and City officials as we explore the opportunities for development that exist in Southeastern San Diego.

Together, we will identify sites for future projects and learn about the neighborhood in a community that is eager to attract and expand business and housing options. You will be provided detailed information on properties that are well suited for community enhancing development.

An important component of the Economic Development Tour is to create a shared vision between local community leaders, developers, and City officials that provides mutual advantage to all stakeholders. At the end of the tour, City staff will give a brief presentation and be available to answer your questions. We hope you will take this opportunity to network and collaborate with leaders from all corners of San Diego.

We are committed to providing San Diegans with vibrant communities and employment options by promoting economic growth, expanding opportunities, and providing assistance to businesses interested in locating to the City of San Diego. By bringing this dynamic group of leaders and visionaries to tour District 4, we believe that we can build consensus on high value projects that meet the expectations of all San Diegans.

We appreciate your joining us for this exciting event.

Sincerely,



Kevin L. Faulconer  
Mayor



Myrtle Cole  
Councilmember, District 4



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## **2015 Economic Development Bus Tour**

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# Euclid Suites (Naranja)

1

349-359 Euclid Ave



**Parcel Size:** .88 Acres

**APN:** 548-051-17 & 18

**Owners:** JCNI

**Current Land Use:** Industrial

**Current Zoning:** SESDPD-I-1

**Proposed Land Use:** Community Mixed Use-Medium (0 or 30-44 du/ac)

**Proposed Zoning:** CC-3-6

**Zone Allows:** The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers. The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties.



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# Guymon Housing

## 704-754 Euclid Ave

2



**Parcel Size:** 1.0 Acres

**APN:** 548-010-13 & 15

**Owners:** JCNI

**Current Land Use:** Park

**Current Zoning:** SESDPD-SF-5000

**Proposed Land Use:** Neighborhood Mixed Use-Low (0 or 15-29 du/ac)

**Proposed Zoning:** CN-1-3

**Zone Allows:** The single-family (SF) zones are designed to provide for areas of one-family residential development at varying levels of low density, consistent with the General Plan or adopted community plans within the Southeastern San Diego Planned District. Further, the provisions of these standards are intended to promote and protect those special amenities associated with a district of single-family homes.

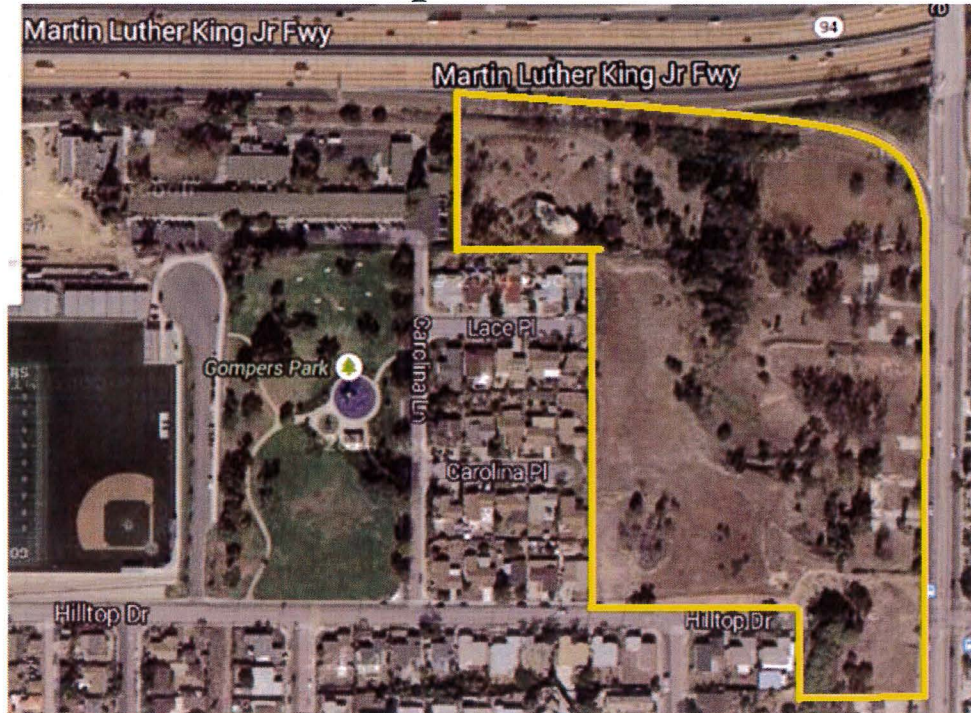


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# Hilltop Redevelopment

## Euclid Ave & Hilltop Dr



**Parcel Size:** 8.55 Acres

**APN:** 542-480-03, 09, 12, 14, 16, 18, 20, and 40

**Owners:** Civic San Diego/ City of San Diego

**Current Land Use:** Single Family Residential (5-10 du/ac)

**Current Zoning:** SESDPD-SF-5000

**Proposed Land Use:** Residential-Med (0 or 15-29 du/ac) and Neighborhood Mixed Use-Med (0 or 30-44 du/ac)

**Proposed Zoning:** RM-1-2  
CN-1-4

**Zone Allows:** The single-family (SF) zones are designed to provide for areas of one-family residential development at varying levels of low density, consistent with the General Plan or adopted community plans within the Southeastern San Diego Planned District. Further, the provisions of these standards are intended to promote and protect those special amenities associated with a district of single-family homes.



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# Northwest Village II (Walgreens) 4

## 602 Euclid Ave



**Parcel Size:** 3.23 Acres

**APN:** 548-020-45

**Owners:** JCNI

**Current Land Use:** Neighborhood Village

**Current Zoning:** CC-3-5

**Proposed Land Use:** Community Mixed  
Use-Medium  
(0 or 30-44 du/ac)

**Proposed Zoning:** CC-3-6

**Zone Allows:** Zone allows a mix of pedestrian-oriented, community-serving commercial uses and residential uses - CC-3-5 is intended to accommodate development with a high intensity, pedestrian orientation



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# Northwest Village (Creek)

## 602 Euclid Ave

5



**Parcel Size:** 3.23 Acres

**APN:** 548-020-48

**Owners:** JCNI

**Current Land Use:** Neighborhood Village

**Current Zoning:** CC-3-5  
RM-3-9

**Proposed Land Use:** Community Mixed  
Use-Medium (0 or 30-44 du/ac)

**Proposed Zoning:** CC-3-6

**Zone Allows:** Zone allows a mix of pedestrian-oriented, community- serving commercial uses and residential uses - CC-3-5 is intended to accommodate development with a high intensity, pedestrian orientation  
Zone permit medium density multiple dwelling units with limited commercial uses - RM-3-9 permits a maximum density of 1 dwelling unit for each 600 square feet of lot area



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# Northwest Village III (Grocer)

6

504 Euclid Ave



**Parcel Size:** 2.63 Acres

**APN:** 548-020-46

**Owners:** JCNI

**Current Land Use:** Neighborhood Village

**Current Zoning:** CC-3-5

**Proposed Land Use:** Community Mixed Use-Medium  
(0 or 30-44 du/ac)

**Proposed Zoning:** CC-3-6

**Zone Allows:** Zone allows a mix of pedestrian-oriented, community-serving commercial uses and residential uses - CC-3-5 is intended to accommodate development with a high intensity, pedestrian orientation.



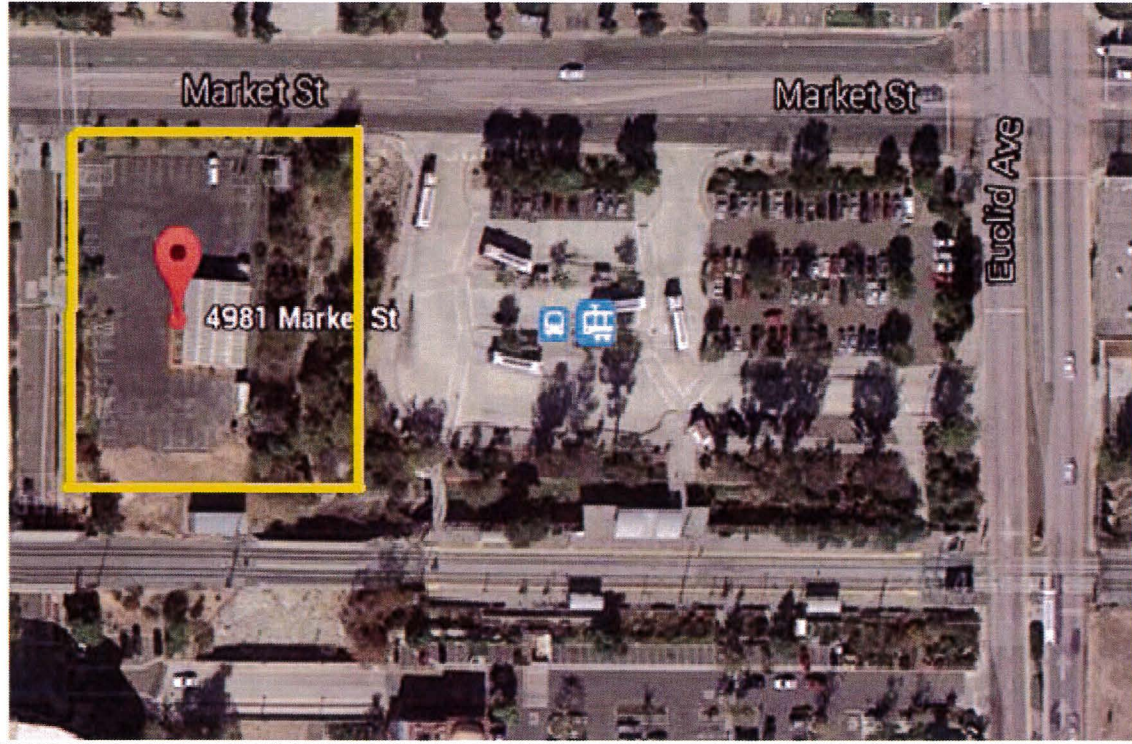
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# Trolley Residential

## 4981 Market St

7



**Parcel Size:** 1.66 Acres

**APN:** 548-020-43

**Owners:** JCNI

**Current Land Use:** Neighborhood Village

**Current Zoning:** RM-3-7

**Proposed Land Use:** Community Mixed Use-Medium (0 or 30-44 du/ac)

**Proposed Zoning:** RM-3-7

**Zone Allows:** Zone permit medium density multiple dwelling units with limited commercial uses - RM-3-7 permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot



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# Commercial and Retail

## 4970 - 5010 Market St

8



**Parcel Size:** 2.88 Acres

**APN:** 548-020-47

**Owners:** JCNI

**Current Land Use:** Industrial

**Current Zoning:** RM-3-9

**Proposed Land Use:** Community Mixed  
Use-Medium (0 or 30-44 du/ac)

**Proposed Zoning:** CC-3-6  
RM-3-7

**Zone Allows:** Zone permit medium density multiple dwelling units with limited commercial uses - RM-3-9 permits a maximum density of 1 dwelling unit for each 600 square feet of lot.



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# Hillside Property II

## 4835 Market St

9



**Parcel Size:** N/A

**APN:** 547-240-01 & 02

**Owners:** JCNi

**Current Land Use:** Single Family Residential (10-15 du/ac)

**Current Zoning:** SESDPD-MF-3000

**Proposed Land Use:** Residential - Medium (15-29 du/ac)

**Proposed Zoning:** RM-3-7

**Zone Allows:** The multiple-family (MF) zones are primarily intended to provide for multiple-family residential development at varying densities ranging up to 45 dwelling units per net residential acre. Maximum Dwelling Units Per Net Acre (du/ac) 14.52 - Required Land Area per Dwelling Unit (sq. ft.) – 3,000.



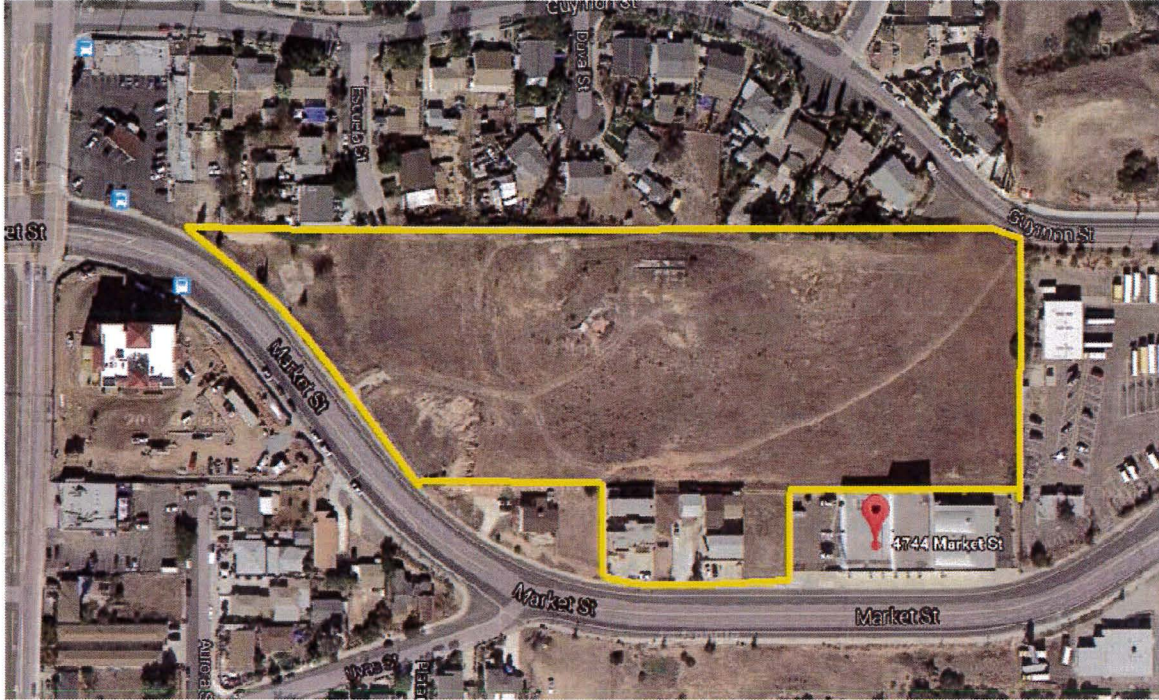
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# Hillside Property

4744-4867 Market St

10



**Parcel Size:** 8.13 Acres

**APN:** 547-240-07 thru 10,  
547-090-03 & 05,

**Owners:** JCNI

**Current Land Use:** Industrial

**Current Zoning:** SESDPD-I-1

**Proposed Land Use:** Community Mixed  
Use-Medium (0 or 30-44 du/ac)

**Proposed Zoning:** CC-3-6

**Zone Allows:** The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers. The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties.



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# Single Family Lots

## Market St & Uvas St

11



**Parcel Size:** 1.47 Acres

**APN:** 547-240-14

**Owners:** City of San Diego

**Current Land Use:** Single Family Residential (10-15 du/ac)

**Current Zoning:** SESDPD-MF-3000

**Proposed Land Use:** N/A

**Proposed Zoning:** N/A

**Zone Allows:** The multiple-family (MF) zones are primarily intended to provide for multiple-family residential development at varying densities ranging up to 45 dwelling units per net residential acre. Maximum Dwelling Units Per Net Acre (du/ac) 14.52 - Required Land Area per Dwelling Unit (sq. ft.) – 3,000

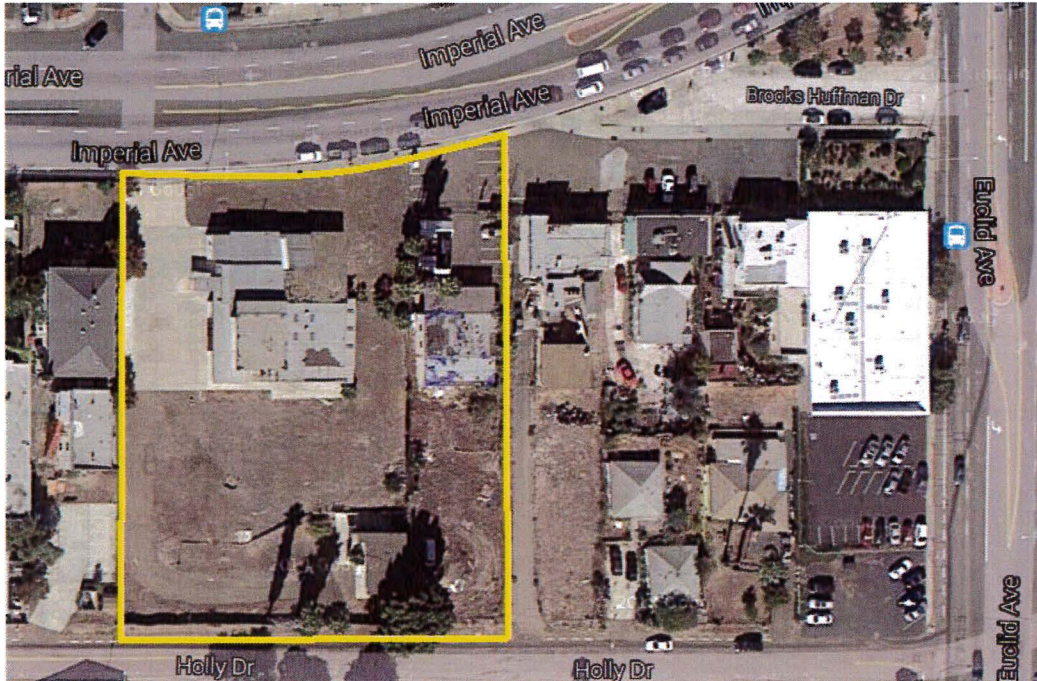


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# Ouchi Site

## 5003 Imperial Ave.



**Parcel Size:** 1.16 Acres

**APN:** 548-242-30

**Owners:** City of San Diego

**Current Land Use:** Multi Family Residential (30-44 du/acres)

**Current Zoning:** RM-2-6

**Proposed Land Use:** Neighborhood Mixed Use-Low (15-29 du/acre)

**Proposed Zoning:** CN-1-3

**Zone Allows:**

The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for smaller scale, lower intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development. Property within the CN zones will be primarily located along local and selected collector streets. CN-1-3 allows development with a pedestrian orientation.



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# Old Library Site

## 101 50<sup>th</sup> Street

13



**Parcel Size:** .12 Acres

**APN:** 548-150-70

**Owners:** City of San Diego

**Current Land Use:** Multi Family Residential (15-30 du/acres)

**Current Zoning:** RM-2-6

**Proposed Land Use:** Neighborhood Mixed Use-Low (15-29 du/acre)

**Proposed Zoning:** CN-1-3

**Zone Allows:** The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for smaller scale, lower intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development. Property within the CN zones will be primarily located along local and selected collector streets. CN-1-3 allows development with a pedestrian orientation.



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# Valencia Business Park

5515-5565 Stevens Way

14



**Parcel Size:** 3.89 Acres

**APN:** 548-060-16, 18, 21 thru 26, and 548-121-0300

**Owners:** Civic San Diego  
City of San Diego

**Current Land Use:** Industrial

**Current Zoning:** SESDPD-I-1

**Proposed Land Use:** Business Park-  
Residential Prohibited

**Proposed Zoning:** IL-3-1

**Zone Allows:** The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers. The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties

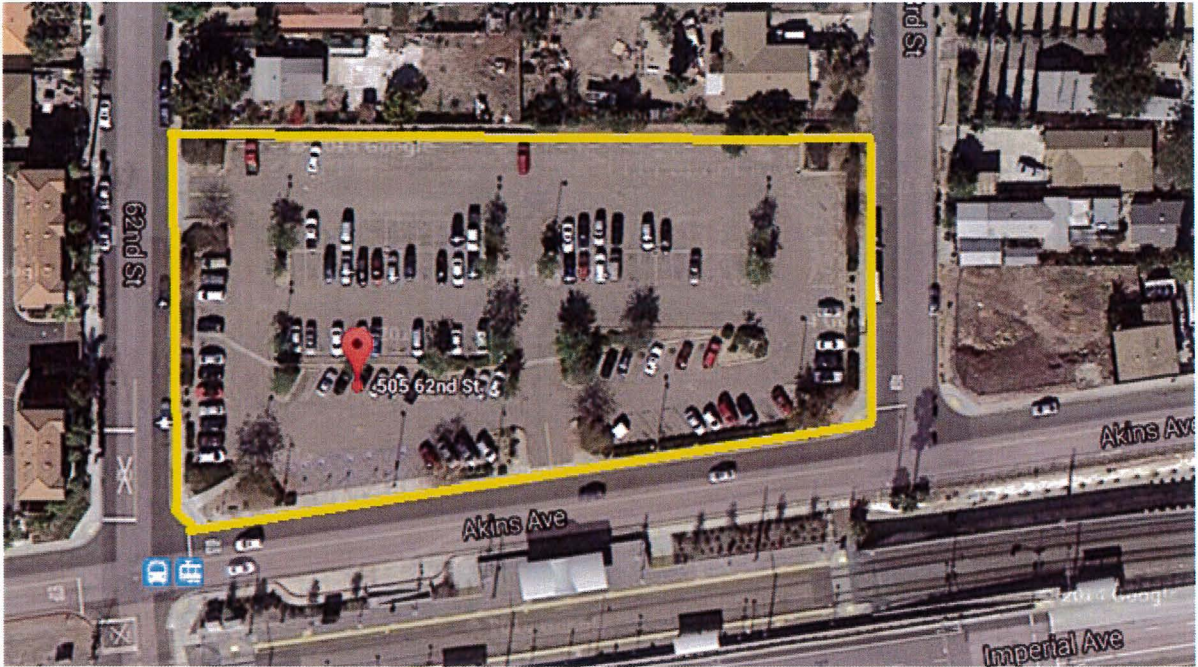


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# Mixed Use Housing

## 505 62nd St



**Parcel Size:** 0.58 Acres

**APN:** 549-071-18, 21, 38 & 39

**Owners:** MTS land lease  
AMCAL development

**Current Land Use:** MF Residential  
(15-30 du/ac) and Neighborhood  
Commercial  
Residential Permitted (14-44 du/ac)

**Current Zoning:** RM-1-3  
CN-1-1

**Proposed Land Use:** Residential - Medium  
High  
(0 or 30-44 du/ac)

**Proposed Zoning:** RM-3-7

**Zone Allows:** Zone permits lower density  
multiple dwelling units with some  
characteristics of single dwelling units –  
RM-1-3 permits a maximum density of 1  
dwelling unit for each 2,000 square feet of  
lot area



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# Bryco Industrial Building

## 5275 Market St

16



**Parcel Size:** 3.0 Acres

**APN:** 548-010-10 thru 12

**Owners:** JCNI

**Current Land Use:** Industrial

**Current Zoning:** SESDPD-I-1

**Proposed Land Use:** Business Park -  
Residential Prohibited

**Proposed Zoning:** IL-3-1

**Zoning Allows:** The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers. The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties.



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# Market Street Industrial

## 5125 Market St

17



**Parcel Size:** 4.06 Acres

**APN:** 548-040-06 thru 09

**Owners:** JCNI

**Current Land Use:** Industrial

**Current Zoning:** SESDPD-I-1

**Proposed Land Use:** Business Park -  
Residential Prohibited

**Proposed Zoning:** IL-3-1

**Zoning Allows:** The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers. The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties



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