THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 11, 2008 REPORT NO. PC-08-12

ATTENTION: Planning Commission
Agenda of January 24, 2007

SUBJECT: **General/Community Plan Amendment Initiation – 6237 and 6245 Montezuma Road -- Project No. 142082:** Initiation of an amendment to the Progress Guide and General Plan and the College Area Community Plan to redesignate two parcels, each approximately 0.12 acre, from Low-Medium Residential with a maximum of 15 du/acre to High Residential with a maximum of 75 du/acre.

OWNER/ APPLICANT: Leonardo Alcala

REFERENCE: Not Applicable

SUMMARY:

Issue – Should the Planning Commission INITIATE an amendment to the Progress Guide and General Plan and the College Area Community Plan pursuant to Municipal Code Section 122.0103? The proposed amendment would increase the designated density of two adjacent parcels, totaling 0.25 acre, from a maximum of 15 dwelling units per acre to 75 dwelling units per acre.

Staff Recommendation – INITIATE the plan amendment process.

Community Planning Group Recommendation – The College Area Community Council voted unanimously in favor of the general/community plan amendment initiation at their regularly scheduled and noticed meeting on January 7th 2008, by a vote of 13-0-1, the Chair not voting per the existing bylaws.

Environmental Impact – If initiated, the proposed plan amendment and future discretionary actions would be subject to environmental review.

Fiscal Impact – Processing costs would be paid by the applicant.

Housing Impact Statement – The College Area Community Plan designates each of the two parcels as Low-Medium Residential with a density of 10-15 dwelling units per acre (Attachment 1). Under the existing designations two dwelling units are allowed on each parcel. The request to redesignate the subject properties to High Residential with a

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density of 45-75 dwelling units per acre would allow a maximum of ten dwelling units on each parcel. Hence, the amendment would result in a potential net increase of 16 residential units, eight on each parcel, over what is currently permitted.

This initiation request does not constitute an endorsement of the proposed project. If initiated, a staff recommendation would be developed once the project has been fully analyzed. Approval of this action would allow staff analysis to proceed.

BACKGROUND

The subject properties adjoin one another and are located at 6237 and 6245 Montezuma Road between College Avenue and 63rd Street, within the College Area Community Planning Area (Attachment 2). The properties are located on a long city block surrounded predominately by residential uses (Attachment 3). Each parcel is approximately 5,300 square feet and currently occupied by a single-family house built around 1950 (Attachment 4). Immediately west, along Montezuma Road, are higher density multi-family units and apartment complexes. To the east and south, there are mostly single-family homes that are both owner-occupied and rented to tenants (Attachments 5 & 6). North of the subject properties and across Montezuma Road is a portion of the San Diego State University (SDSU) campus, which includes the eight-story *Tenochca Hall* and *Parking Structure-3* which has approximately three levels of above grade parking (Attachments 7).

The existing designation divides the city block along Montezuma Road into two residential densities - High (75 du/acre) and Low-Medium (15 du/acre). The High Residential portion of the block is in the College Redevelopment Project Area and is intended for higher density student housing. The split designation was adopted to provide a transition from the campus community to the single-family neighborhood. However, the split occurs mid-block and the applicant owns a third parcel which lies in the High Residential portion of the block. The applicant would like to pursue a multi-family residential project for all three parcels under his ownership and extend the higher density designation over the two parcels to the east (Attachment 8). For this reason, the applicant proposes a plan amendment that would increase the density of the subject properties to be consistent with the third parcel and the west side of the block.

Increasing the density of each parcel to a maximum of 75 dwelling units per acre would allow for ten dwelling units on each parcel (20 total). If initiated, an analysis of existing residential densities in relation to the proposed land use amendment and the potential impact to surrounding schools and parks would be conducted as part of the general/community plan amendment process.

The site is currently zoned RM-1-1, which allows for one dwelling unit for each 3,000 square feet of lot area. If initiated, the proposed general/community plan amendment would be reviewed in conjunction with a request for a rezone and other required discretionary actions to be determined by the Development Services Department.

The College Area Community Council (CACC) voted 13-0-1 in favor of the general/community plan amendment initiation. The CACC sent courtesy notices to approximately 25 neighboring

residences to inform the occupants of the community meeting and the plan amendment initiation to be discussed. At the meeting, CACC members and attendees discussed project-specific issues such as the need to provide adequate on-site parking and the desire for the future project to be well designed to integrate with the surrounding single family character. The majority of the CACC members acknowledged the need for additional student housing and unanimously supported the plan amendment initiation.

Other General/Community Plan Amendments in Process
Currently there are no other general/community plan amendments in process within the College Area Community Planning Area nor have there been any recent adopted amendments with the last year.

DISCUSSION

Before a general/community plan amendment can be initiated, Section 122.0104 of the Municipal Code requires that one of three "initial criteria" must be met or that all "supplemental criteria" be met as specified in the code.

The City Planning & Community Investment Department does not believe that any of the following initial criteria can be met:

(1) The amendment is appropriate due to a mapping or textual error or omission made when the original land use plan or local coastal program was adopted or during subsequent amendments;

(2) Denial of initiation would jeopardize the public health, safety or general welfare;

(3) The amendment is appropriate due to a material change in circumstances since the adoption of a land use plan or local coastal program whereby denial of initiation would result in a hardship to the applicant by denying any reasonable use of the subject property.

However, the City Planning & Community Investment Department finds that all the supplemental criteria can be met:

(1) The proposed land use plan amendment is consistent with the goals and objectives of the General Plan and the College Area Community Plan.

The proposed land use amendment would fulfill the goals articulated in the General Plan pertaining to housing opportunities. The General Plan states that a steady level of housing starts should be maintained to assure continuing availability of all housing types and prices, and that the production of housing for first-time homebuyers should be encouraged. The proposed amendment would increase the residential density permitted for the site and thereby boost potential housing units and the subsequent opportunities for rental and/or ownership.

In addition, the College Area Community Plan states that the residential goal is to maintain the single-family character of the community which should be achieved by identifying areas and density levels for appropriate multi-family development. The proposed land use plan amendment would extend the High Residential designation along a city block that has existing compatible multi-family densities. In addition, the proposed density increase would allow for the development of additional housing within walking and biking distance of the SDSU campus and help alleviate the shortage of housing for university students close to campus. Allowing the density increase would enable this area to support new student housing in close proximity to SDSU that would also meet the parking requirements of the current municipal code. Furthermore, increasing the density would help fulfill the objectives of the College Redevelopment Project Area by fostering the development of a "community campus" with more students/faculty/staff having the opportunity to live within walking or biking distance from the campus and thereby reducing the number of vehicle trips and neighborhood parking impacts associated with the university.

(2) The proposed land use plan amendment appears to offer a public benefit to the community or City.

The proposed land use amendment would allow for the creation of additional housing for existing and future residents as well as benefit the community by accommodating safe, new housing stock. Given that the applicant owns three parcels, one of which is in the College Redevelopment Project Area, and the two adjacent subject properties, the amendment could facilitate development of all three parcels in accordance with the redevelopment project area objectives and the community plan to increase student housing in close proximity to SDSU and contribute to revitalization efforts in the nearby areas.

(3) Public services are available or are planned to be available to serve the proposed change in density or intensity of use.

Library, fire, and police services are currently in place and are provided by the City of San Diego. Police services in the College Area are provided by the College Area Police Division and fire protection services would be provided by Fire Station 10, located less than a mile from the subject properties. Any development associated with the proposed land use amendment would have access to existing public water and sewer services located within the area.

If the amendment is initiated, impacts to public services and facilities would need to be analyzed to ensure that facility needs generated by the proposal would be addressed. In addition, a concurrent amendment to the College Area Public Facilities Financing Plan may be required.

(4) City staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or ongoing plan updates.

Staff is available to process this amendment request without delaying General Fund programs or ongoing plan updates, as the City Planning & Community Investment Department's work

program includes staff time for non-general fund development projects. However, delays in processing the plan amendment could occur based on staff levels and workload. The costs associated with processing this amendment, should it be approved, would be paid for by the applicant.

CONCLUSION

City Planning & Community Investment Department staff recommends that the amendment process be initiated to study the issues and impacts related to the proposed land use change from Low-Medium Residential to High Residential, 15du/ac to 75 du/ac, respectively.

The following issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified through the course of the amendment process, will be analyzed and evaluated through the general/community plan amendment review process.

- Compatibility between the proposed general/community plan amendment and the City's General Plan and Transit-Oriented Development Design Guidelines.

- The appropriate land use designation and density range for the site and immediately adjacent areas.

- The appropriate transition in densities from High Residential to Low-Medium Residential along Montezuma Road potentially extending the High Residential designation as far as 63rd Street.

- The impact of structure design, height(s), shade and shadow patterns associated with new development. Including how architectural elements, such as front/back/side articulation and second-story setbacks, may aide in the visual transition to the surrounding development.

- The availability of recreational facilities, public facilities and/or services, in particular parks and public schools.

- The ability of the project to provide additional recreational amenities as part of the development proposal.

- Impacts on community transportation system to determine if any transportation improvements would be necessary, including sidewalks and bike lanes.

- The availability of transit to serve development on the project site.

- The opportunities for shared parking with SDSU's *Parking Structure-3.*

- The ability of the project to provide housing which meets the needs of the community, including the opportunity for on-site affordable housing.

- Provision of pedestrian amenities and streetscape improvements associated with new

residential development.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's current development proposal.

Therefore, by initiating this General/Community Plan amendment, neither the staff nor Planning Commission are committed to recommend in favor or denial of the proposed amendment.

Respectfully Submitted,

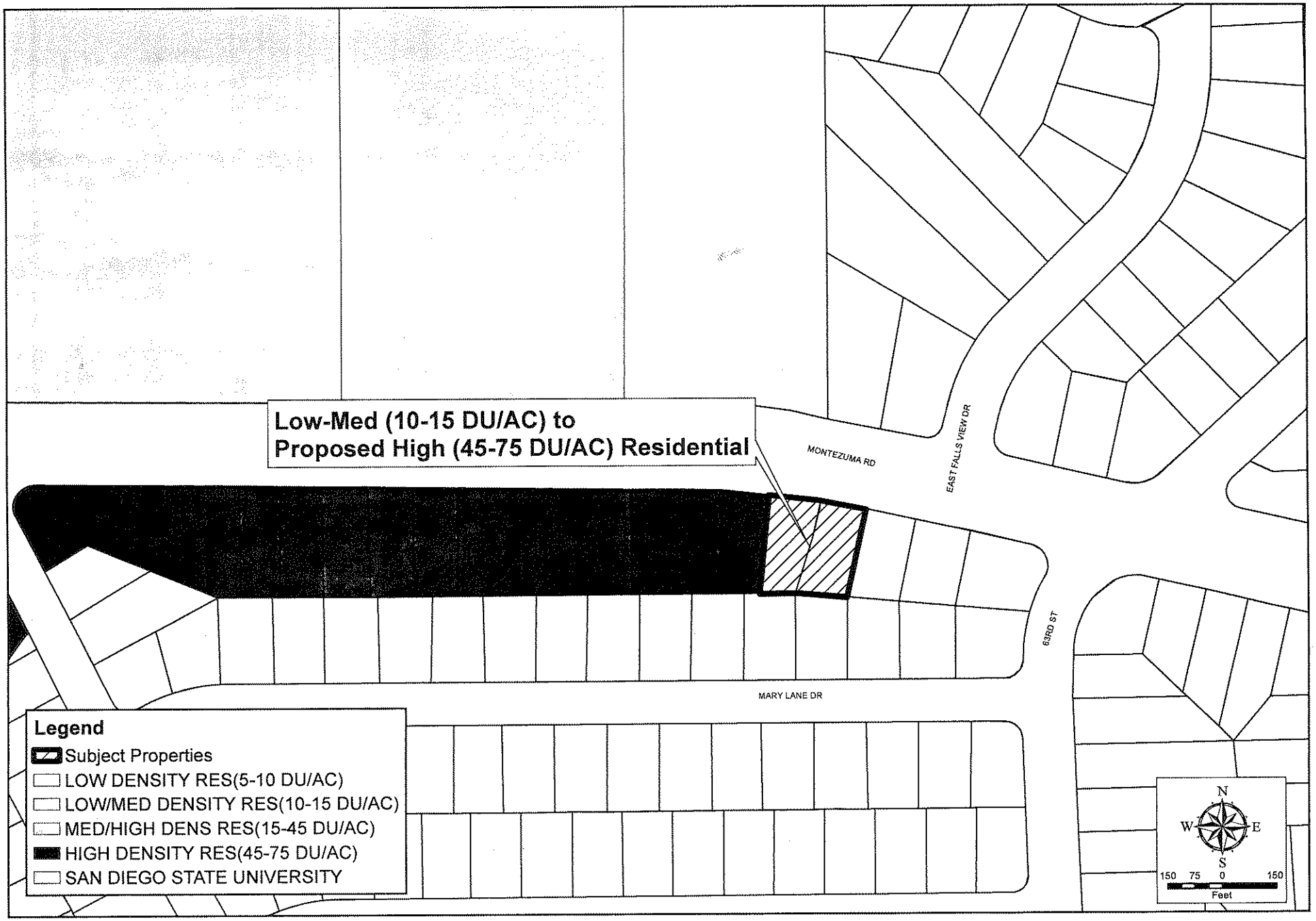
Christine Rothman
Program Manager
City Planning &
Community Investment Department

Melisa Tintocalis
Associate Planner/CDSII
City Planning &
Community Investment Department

Attachments:

1. Existing and Proposed Land Use Designations
2. College Area Community Plan Area
3. Aerial Map
4. Photograph: Subject Properties
5. Photograph: Mary Lane Drive (behind Subject Properties)
6. Photograph: Montezuma Road
7. Photograph: *Tenochca Hall* and *Parking Sturcture-3*
8. Ownership Disclosure Statement

ATTACHMENT 1



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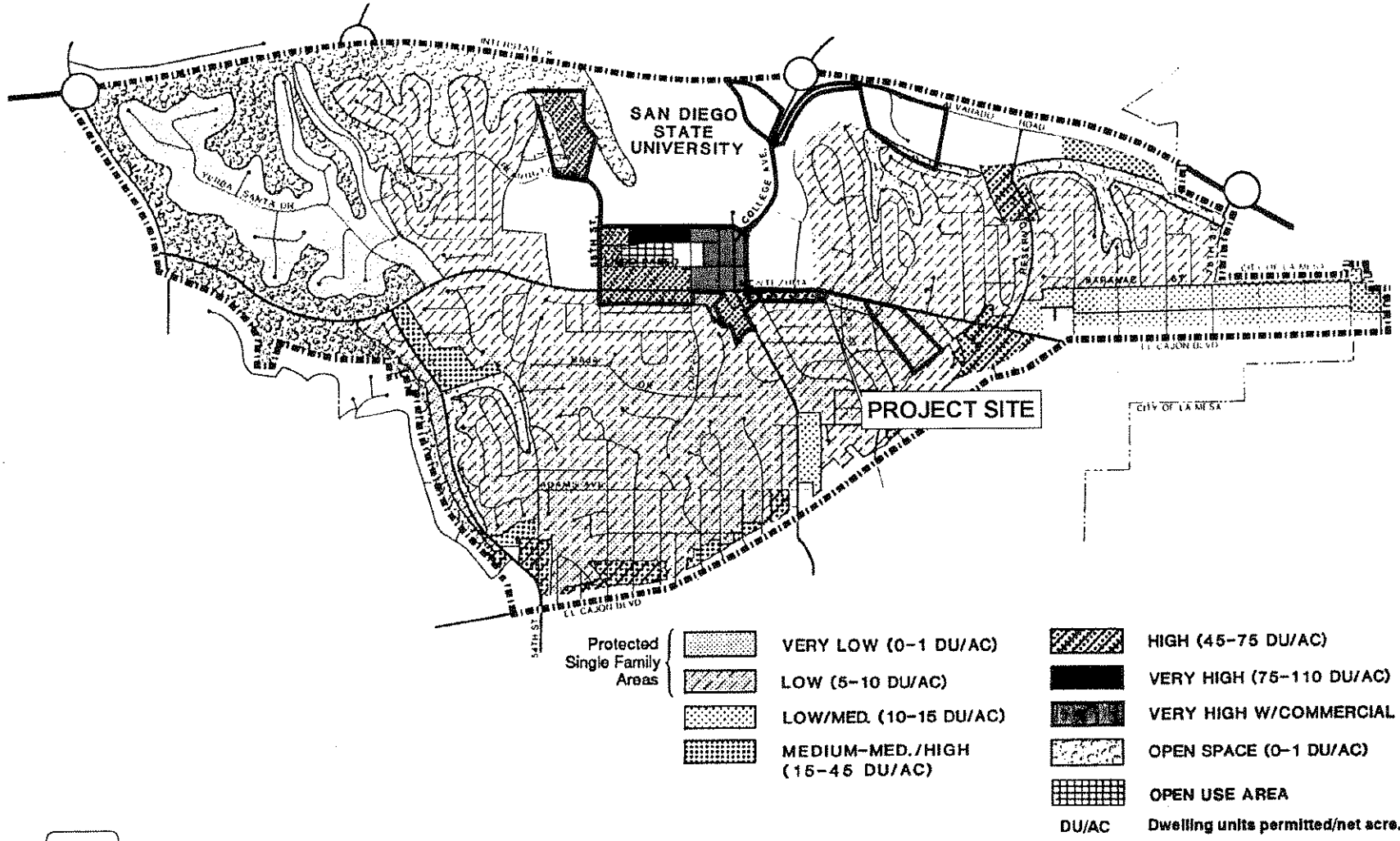
Existing and Proposed Land Use Designations

CITY PLANNING & COMMUNITY INVESTMENT



RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN

CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 6

ATTACHMENT 2

ATTACHMENT 3

Map Document (L:\GIS\PGIS\Community_Projects\College\montezumard_initiative_aerials.mxd)
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Aerial Map

CITY PLANNING & COMMUNITY INVESTMENT

ATTACHMENT 4

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Subject Properties

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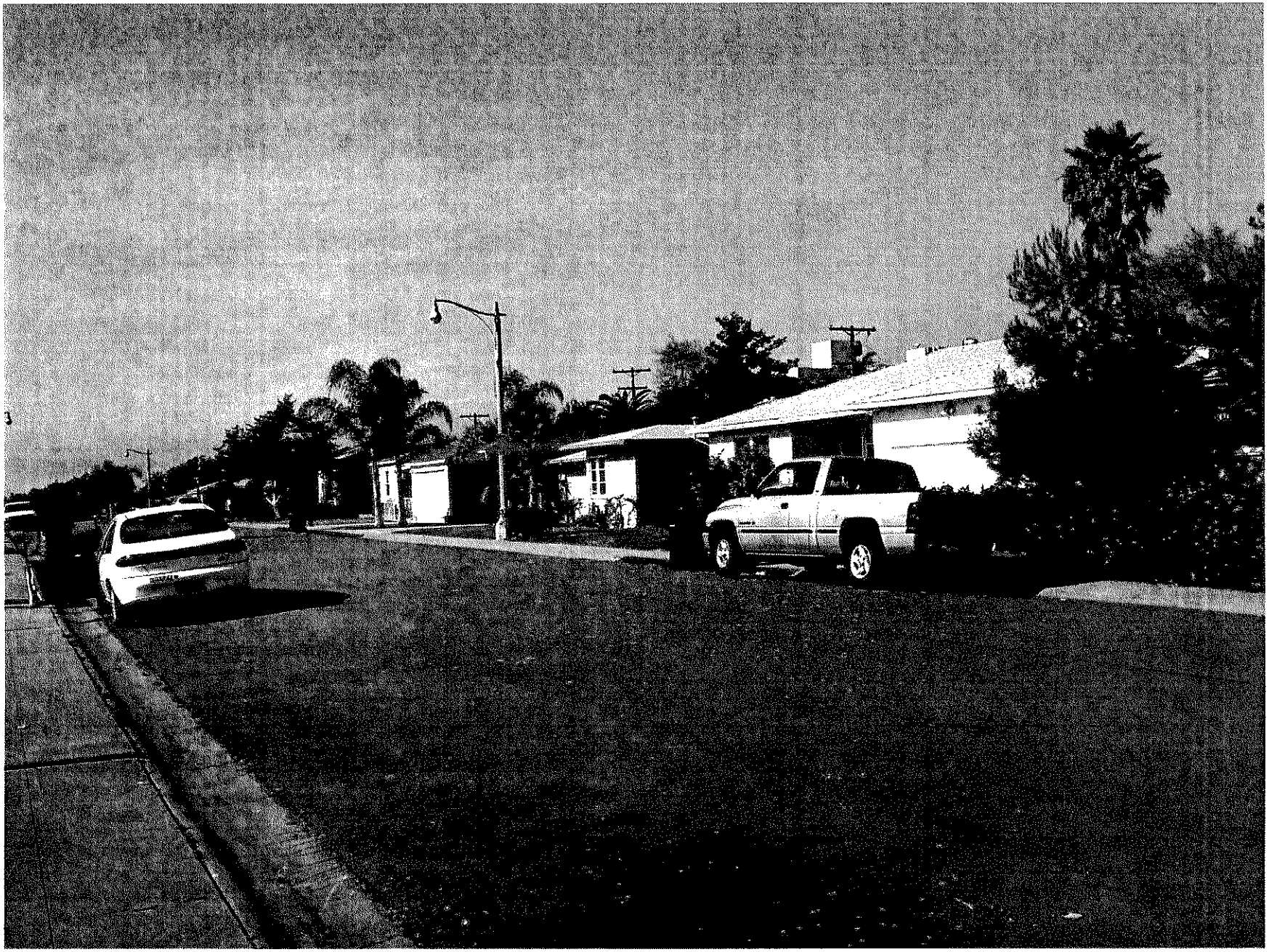

ATTACHMENT 5

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Mary Lane Drive (behind Subject Properties)

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ATTACHMENT 6

THE CITY OF SAN DIEGO

Montezuma Road

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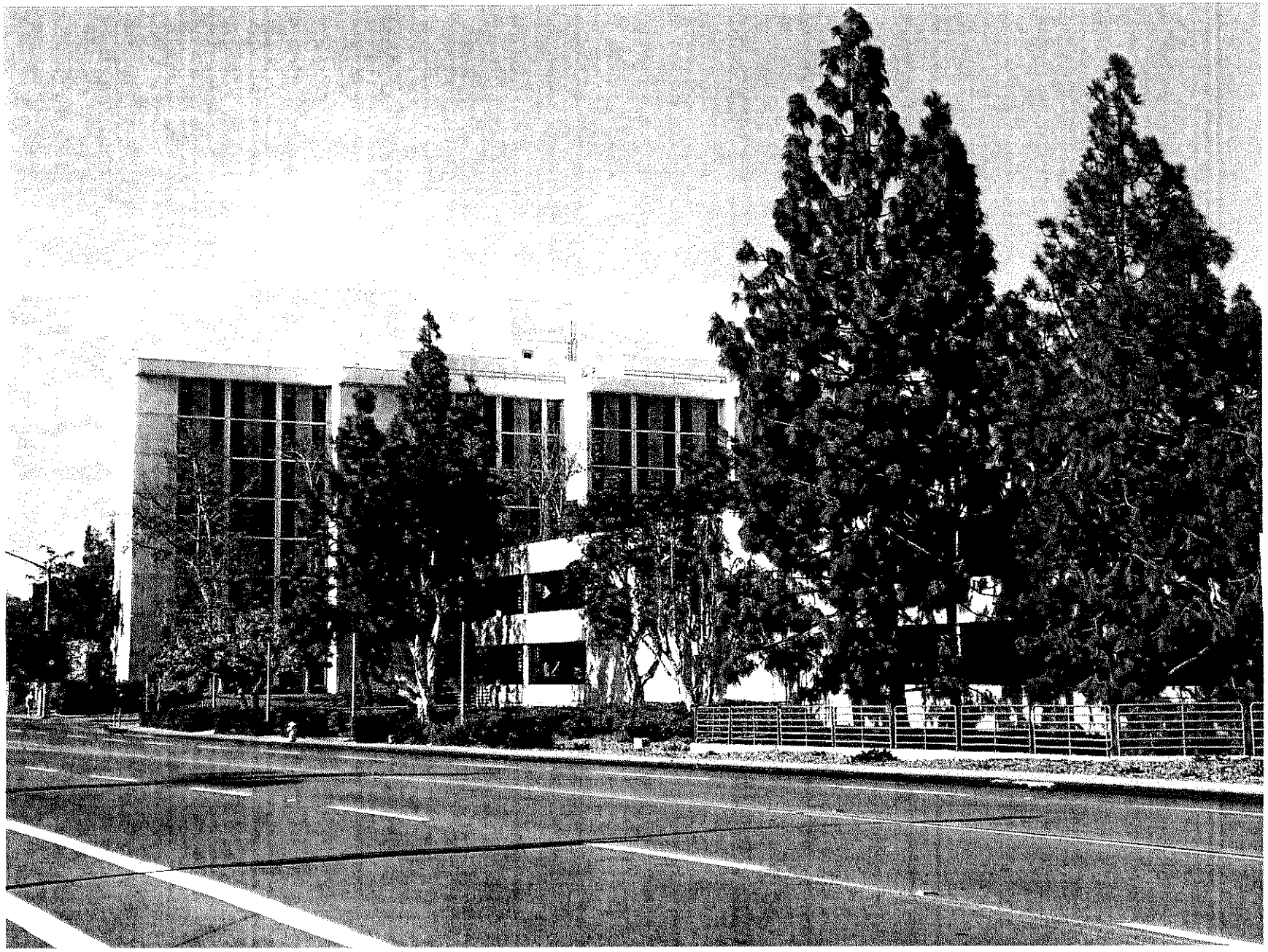
ATTACHMENT 7



Tenochca Hall and Parking Structure

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ATTACHMENT 8

THE CITY OF SAN DIEGO

Conceptual Rendering

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ALCALA 7

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

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Ownership Disclosure Statement

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** REZone / plan amendment

Project Title — **Project No.** *For City Use Only*

MONTEZUMA COURT

Project Address:

6237 & 6245 MONTEZUMA ROAD

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ **Yes** ☐ **No**

Name of Individual (type or print): LEONARDO ALCALA
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address: 9364 Hillery DRIVE
City/State/Zip: San Diego Ca. 92126
Phone No: 619-806-9050 Fax No:
Signature: X Date: 10-18-07

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date: