



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** May 5, 2015

**REPORT NO.** PC-15-050

**ATTENTION:** Planning Commission, Agenda of May 14, 2015

**SUBJECT:** Grantville Focused Plan Amendment. Process 5

### **SUMMARY**

**Issue:** Should the Planning Commission recommend to the City Council approval of the Grantville Focused Plan Amendment?

**Staff Recommendation:** Staff recommends that Planning Commission forward the Grantville Focused Plan Amendment to City Council with a recommendation of approval based on the information contained in this report and the evidence offered as part of the public hearing.

### **Planning Commission Actions:**

1. Recommend to the City Council **Certification** of Final Environmental Impact Report (FEIR) Sch. No. 2013111017 and adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP).
2. Recommend to the City Council **Approval** of a resolution amending the Navajo Community Plan and General Plan.
3. Recommend to the City Council **Approval** of a rezone ordinance to implement the Grantville Focused Plan Amendment.

**Other Recommendations:** On February 25, 2015, the Navajo Community Planning Group voted 14-2 to support the Focused Plan Amendment and Rezone. On February 11, 2015, the Grantville Stakeholders Committee voted 9-1 to support Focused Plan Amendment and Rezone.

**Environmental Review:** On November 5, 2014, in accordance with CEQA Guidelines Section 15082, the City distributed a Notice of Preparation (NOP) of a Programmatic Environmental Impact Report to the State Clearinghouse, local and regional responsible agencies, and other interested parties. Various agencies and other interested parties responded to the NOP. The Draft PEIR for the project was then prepared and circulated for review and comment by the public, agencies and organizations beginning on December 16, 2014 and concluded on February 17, 2015. The City received nineteen comments on the project. The City completed responses to those comments in April 2015. Those responses have been incorporated into the Final PEIR (Attachment 1).

**City Strategic Plan Goal(s)/Objective(s):**

The Grantville Focused Plan Amendment is consistent with the following City of San Diego Strategic Plan goals and objectives:

- Goal #2: Work in partnership with all of our communities to achieve safe and livable neighborhoods.
  - Objective #3: Invest in infrastructure.
  - Objective #5: Cultivate civic engagement and participation.
- Goal #3: Create and sustain a resilient and economically prosperous City.
  - Objective #1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability.

**Fiscal Impact Statement:** Adoption of the public facilities financing plan will provide a portion of the funding for the required public facilities. Portions of project costs not funded by new development through impact fees will need to be identified by future City Council actions in conjunction with the adoption of annual Capital Improvement Program (CIP) budgets.

**Code Enforcement Impact:** Not applicable

**Housing Impact Statement:** A total of 8,275 additional residential dwelling units would be allowed within the Grantville Focused Plan Amendment area for a maximum build out of approximately 37,734 residential dwelling units within the Navajo community planning area.

**BACKGROUND**

The Navajo community planning area is approximately 8,000 acres in size and is located in the easterly portion of the City of San Diego (Attachment 2). The Grantville Focused Plan Amendment (FPA) area is located within the Navajo community planning area east of Interstate 15 (I-15) and north of Interstate 8 (I-8); bounded by the Admiral Baker Golf Course to the north and the San Diego River to the west. The FPA area consists of approximately 280 acres and is comprised mainly of light industrial, commercial, and office uses.

The Navajo Community Plan was adopted by the San Diego City Council on December 7, 1982 (Attachment 3). The plan has been amended eight times, including the Grantville Amendment on April 4, 1989, which provided design guidelines and established supplemental development regulations for industrial properties in Grantville.

Much of Grantville is currently developed with a mix of mostly older, underutilized commercial and industrial buildings containing a variety of auto-dependent commercial service uses. Many properties in the area are occupied by outdated and deteriorated buildings, lack adequate parking and landscaping, and are in need of substantial capital reinvestment to stimulate economic development and create a more attractive and pleasant environment. Existing industrial zoning and supplemental development regulations have not adequately accomplished the objective of the 1989 Grantville Amendment, which was intended to “encourage industrial development and

redevelopment which will capitalize on the area's central location within the metropolitan area."

Because of the age and declining physical condition of Grantville's industrial properties and often converted use of these industrial properties to office or storage facilities, this area was identified by the General Plan's Strategic Framework Element (2002) as prime for neighborhood revitalization with a more lively mix of land uses to better serve the surrounding community and the City at large.

## **DISCUSSION**

The Grantville neighborhood of the Navajo community planning area was established as a Redevelopment Project Area in May 2005. In 2007, in order to leverage the significant regional investment in the new light rail Grantville Trolley Station and the anticipation of redevelopment tax increment funding for additional infrastructure, community stakeholders worked with City officials to initiate the preparation of a comprehensive master plan for the Grantville area. On June 12, 2007, the City Council initiated an amendment to the Navajo Community Plan to evaluate transit oriented development around the Grantville Trolley Station; identify appropriate future land uses and intensities; address circulation, parks and open space, public facilities and urban design. With the dissolution of redevelopment in 2012, the Grantville FPA process was temporarily put on hold while the community stakeholders and City officials contemplated whether to go forward post-Redevelopment. In late 2013, it was decided to continue the Grantville FPA process in order to carry on with the efforts towards neighborhood revitalization, despite the impacts of the loss of Redevelopment.

The proposed Grantville FPA was developed through a comprehensive community outreach process which took place between 2007 and 2015. At the outset of the process in 2007, the Grantville Stakeholders Committee was established to represent the various interests in the Grantville neighborhood, including property owners, business owners and interested citizens. The City had solicited members by sending notices to every property owner and tenant in the FPA area. The stakeholders committee held a total of 26 public meetings between 2007 and 2015. Additional public outreach included a neighborhood walking tour, a 3-day charrette process, a visual preference survey, and a public opinion survey, as well as monthly updates at the Navajo community planning group meetings.

Through the extensive outreach process a number of key objectives were developed, including: to promote transit oriented development within walking distance to the Grantville Trolley Station; promote revitalization of properties which are underutilized; promote a multi-modal transportation strategy including walkable and bicycle-friendly streets; provide additional market-rate and affordable housing opportunities consistent with a land use pattern that promotes infill development; and facilitate implementation of the San Diego River Park Master Plan.

The proposed Grantville FPA consists of three key actions: 1) an amendment to the Navajo Community Plan, 2) a rezone ordinance, and 3) an amendment to the Navajo Public Facilities Financing Plan. The amendment to the Navajo Community Plan is comprised of the following components: the re-designation of land uses and intensities

within the Grantville FPA area; the replacement of the existing Grantville Community Plan Implementation Overlay Zone (CPIOZ) supplemental design regulations for industrial development with supplemental design regulations for mixed-use development; a comprehensive update to the Park and Recreation Element to include an additional 72.46 acres of park land identified for future acquisition and development; and a comprehensive re-formatting of the community plan to consolidate the existing supplemental design regulations for five distinct CPIOZ areas into one element. Further, additional clean-up changes were made to the Navajo Community Plan to incorporate six previously-adopted community plan amendments into the document (Attachments 4-8).

A key component of the Grantville FPA is the CPIOZ supplemental design regulations. These regulations are intended to encourage transit oriented developments which will minimize the need for an over reliance on automobiles and emphasize pedestrian orientation and proximity to public transit. Further, in order to address conditions along Alvarado Creek, which in its current state presents a barrier to the revitalization of Grantville rather than an opportunity as a usable public amenity, the supplemental design regulations provide specific requirements to facilitate pedestrian and bicycle connectivity and to ensure that development does not turn its back on the Creek. Additionally, to address the Creek's occasional flooding issues, the City of San Diego recently submitted a SANDAG Smart Growth Incentive Program grant application aimed at facilitating the comprehensive restoration of the creek corridor.

The Grantville FPA involves a rezone ordinance which, over time, is intended to facilitate a transition of the FPA area from predominately single-use industrial and commercial development to high intensity mixed-use commercial and residential uses which promote transit oriented development. Specifically, the rezone ordinance includes the following zones:

- RM-3-7 would allow a mix of medium high residential density (up to 44 dwelling units per acre) with limited neighborhood serving commercial uses with a pedestrian orientation.
- CC-2-5 would allow high intensity community serving commercial uses and prohibit residential development. The application of this zone is limited to the freeway edge of the community.
- CC-3-6 would allow a mix of medium high density residential (up to 44 dwelling units per acre) with community commercial with a pedestrian orientation.
- CC-3-8 would allow a mix of high density residential (up to 73 dwelling units per acre) with community commercial with a pedestrian orientation.
- CC-3-9 would allow a mix of high density residential (up to 109 dwelling units per acre) with community commercial with a pedestrian orientation.
- OF-1-1 would increase the open space-floodplain zone along the San Diego River by approximately 2 acres.

The application of the above zones, together with the amended Grantville CPIOZ supplemental design regulations, will serve as the implementation tools to achieve the goals of the proposed Grantville FPA. It is anticipated that the transition from Grantville's current land uses to mixed use transit oriented development would occur through incremental implementation as individual properties are redeveloped. Existing

uses that are no longer permitted based on updated land use designations and zoning become previously conforming uses. A previously conforming use can continue as it currently exists, be maintained, and be bought and sold. Chapter 12, Article 7, Division 1 of the Municipal Code provides additional information on previously conforming uses.

## **CONCLUSION**

The proposed Grantville Focused Plan Amendment would amend the Navajo Community Plan to promote transit oriented development land uses, regulations, and policies, focused within the Grantville neighborhood. The CPIOZ includes supplemental development regulations to reinforce the concept of an interconnection between development projects and the surrounding public transit system through significant physical and functional integration of project components, site design, and the provision of pedestrian and bicycle infrastructure. The accompanying rezone ordinance is intended to facilitate a shift in land uses from industrial to a mix of employment, commercial, higher density residential and civic uses. This would add more transit-served residential, workforce housing, and local neighborhood retail, as well as new commercial and employment opportunities to the area. Further this would facilitate implementation of the General Plan City of Villages Strategy by capitalizing on Grantville's proximity to public transit, concentrating new housing density and commercial uses in the area around the Grantville Trolley Station, thereby supporting regional mobility goals to encourage development around village centers, promote the use of public transportation, and reduce vehicle trips and infrastructure costs.



Brian Schoenfisch  
Principal Planner

### Attachments:

1. Final Programmatic Environmental Impact Report (separate CD distributed 4/28/15)
2. Navajo/Grantville Location Map
3. Existing Navajo Community Plan Land Use Map
4. Proposed Navajo Community Plan Land Use Map
5. Existing Grantville Land Use Map
6. Proposed Grantville Land Use Map
7. Proposed Rezone Map (areas to be rezoned)
8. DRAFT Navajo Community Plan
9. Draft City Council Resolution to amend the Navajo Community Plan and General Plan
10. Draft City Council Resolution to certify the Environmental Impact Report and adopt the Findings, the Mitigation, Monitoring and Reporting Program and the Statement of Overriding Considerations
11. Draft Rezoning Ordinance
12. Draft Planning Commission Resolution

ATTACHMENT 1

SEE EIR CD #1 & #2

(PREVIOUSLY DISTRIBUTED WITH EXECUTIVE SUMMARY)

Attachment 2 – Navajo/Grantville Location Map

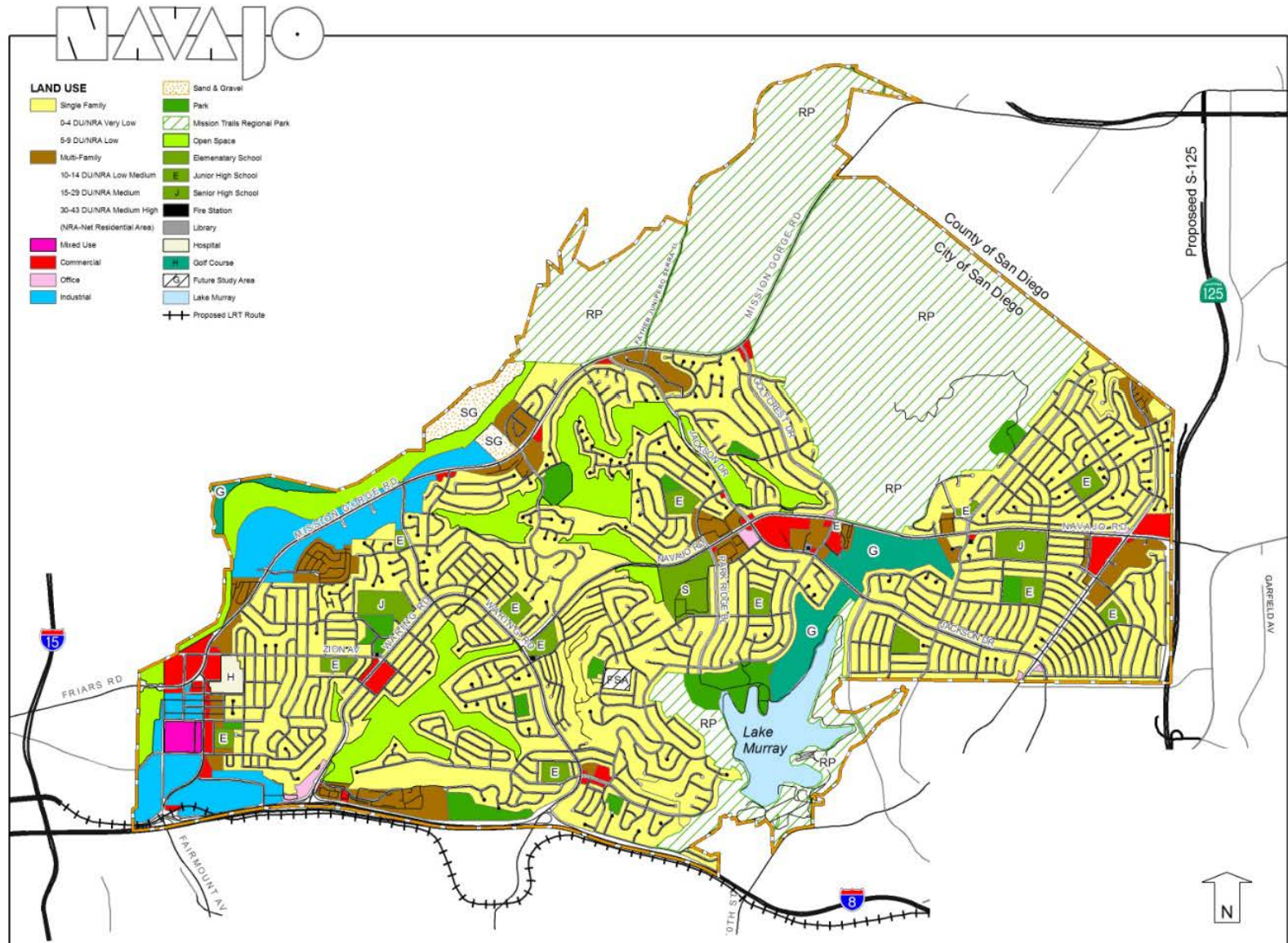


SOURCE: 2014, SanGIS, 2014; City of San Diego, 2014

November 2014



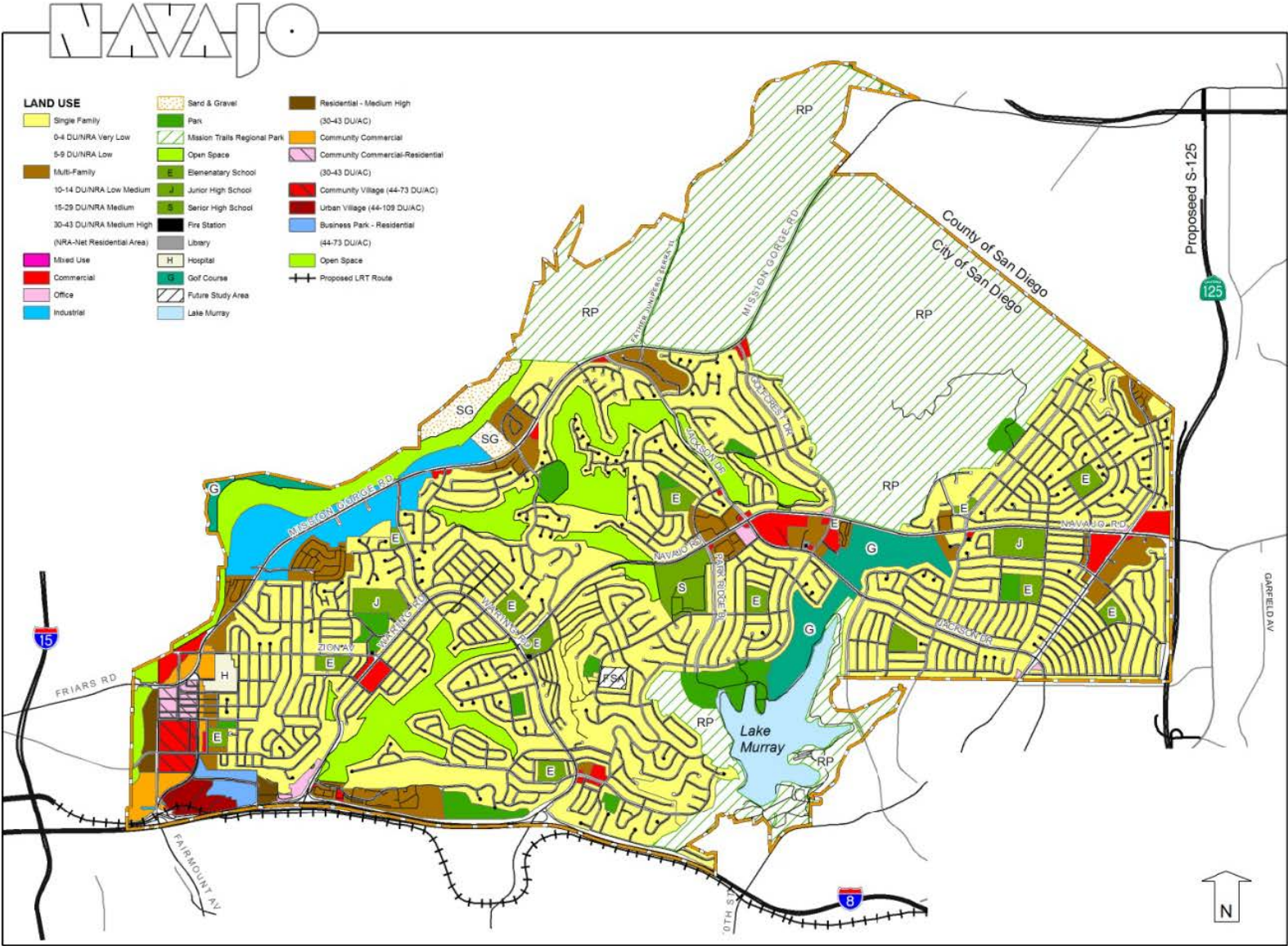
# Attachment 3 – Existing Navajo Community Plan Land Use Map



Navajo Community Land Use



Attachment 4 – Proposed Navajo Community Plan Land Use Map



## Navajo Community Land Use

CITY OF SAN DIEGO • PLANNING DEPARTMENT

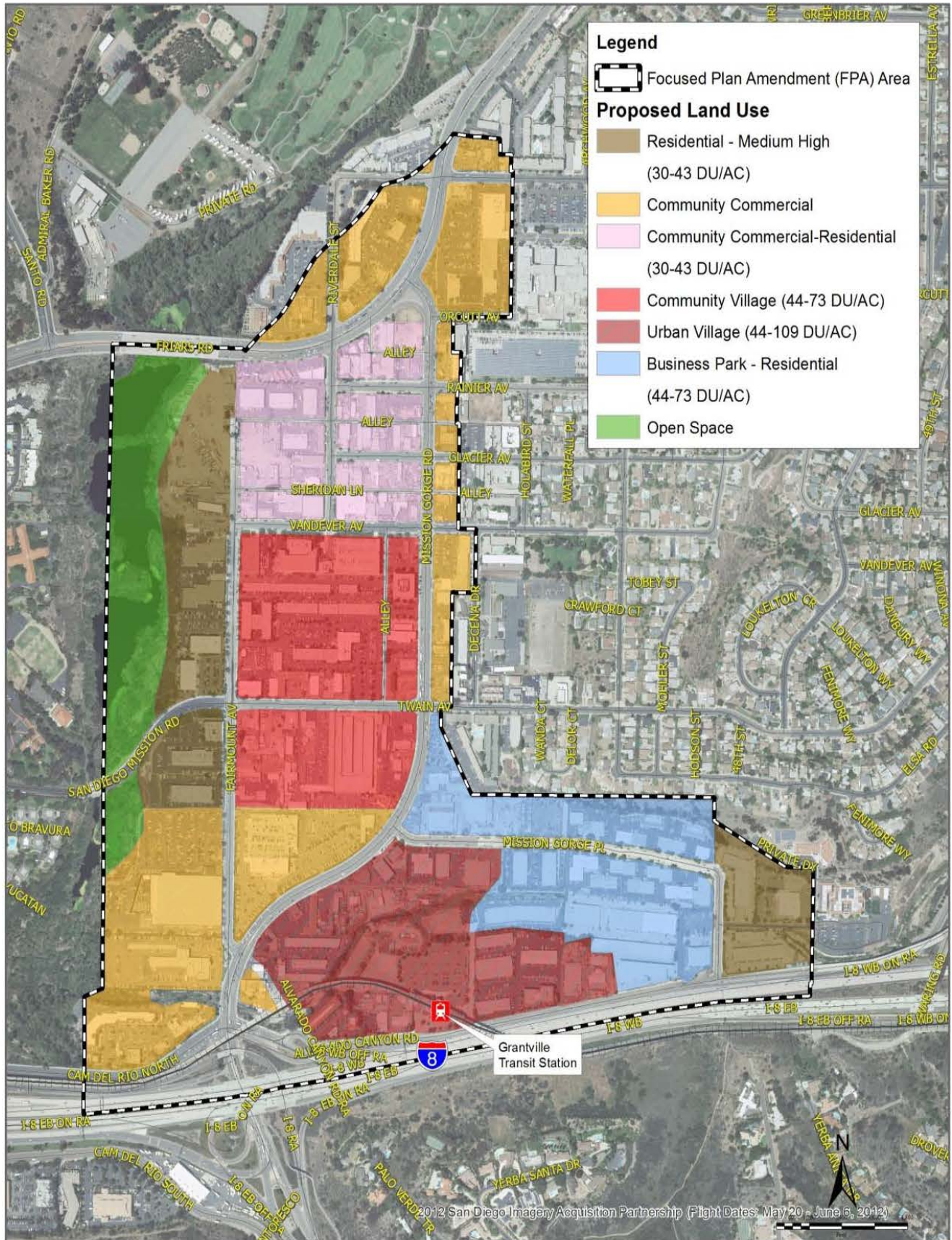


# Attachment 5 – Existing Grantville Land Use Map





Attachment 6 – Proposed Grantville Land Use Map

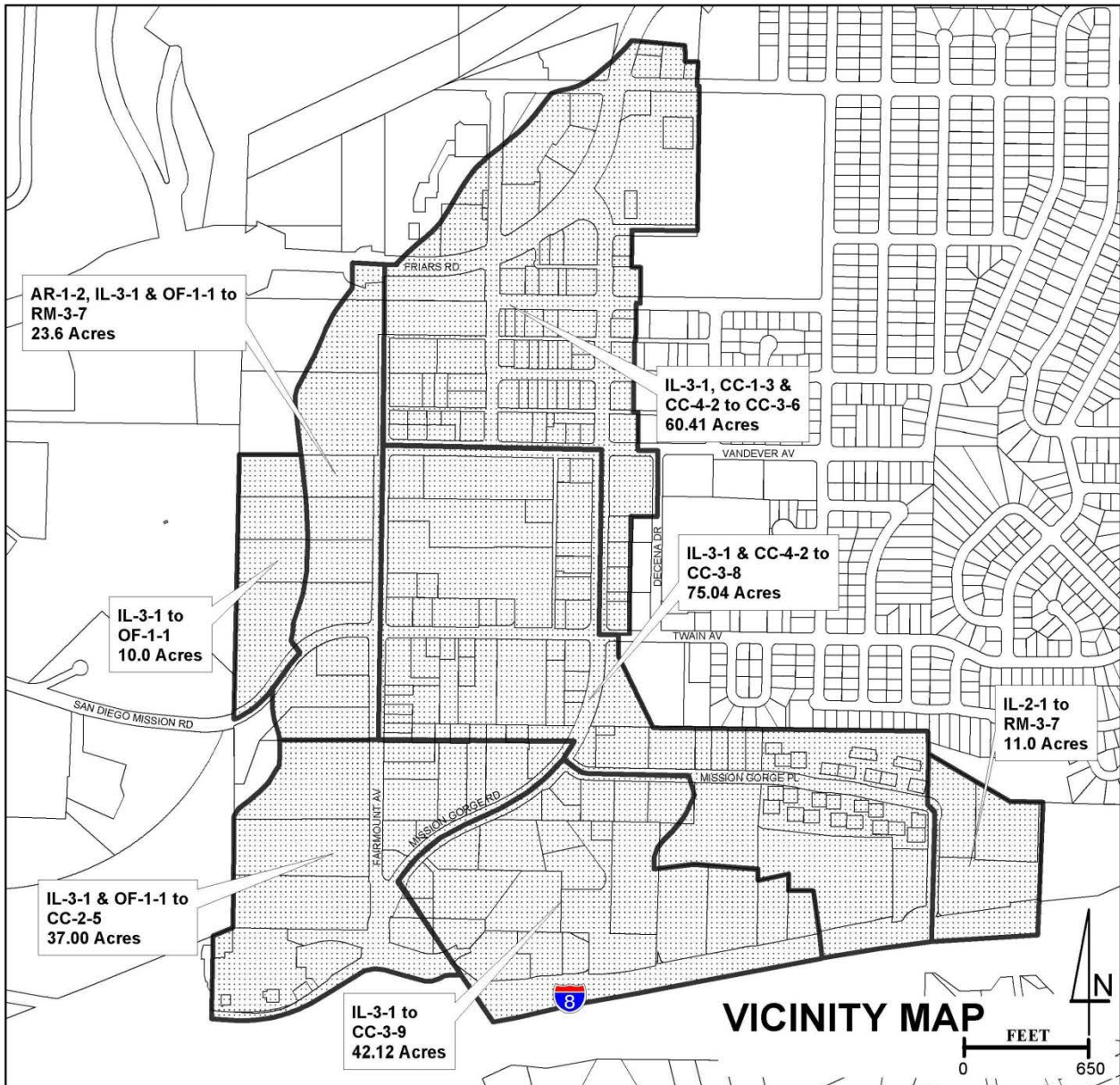




# Attachment 7 – Proposed Rezone Map



## CITY OF SAN DIEGO • DEVELOPMENT SERVICES PROPOSED REZONING



### Grantvill Rezone

ORDINANCE NO. \_\_\_\_\_  
 EFF. DATE ORD. \_\_\_\_\_  
 ZONING SUBJ. TO \_\_\_\_\_  
 BEFORE DATE \_\_\_\_\_  
 EFF. DATE ZONING \_\_\_\_\_  
 MAP NAME AND NO. \_\_\_\_\_

REQUEST VARIOUS  
 PLANNING COMM.  
 RECOMMENDATION  
 CITY COUNCIL  
 ACTION

CASE NO.

DEVELOPMENT SERVICES MANAGER

**B- 4308**

APN: VARIOUS

(227-1737) 2-12-15 Ldj

(R-2015-)

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE GRANTVILLE FOCUSED PLAN  
AMENDMENT AND AN AMENDMENT TO THE GENERAL  
PLAN.

WHEREAS, on June 9, 2015, the City Council of the City of San Diego held a public hearing for the purpose of considering the approval and adoption of the Grantville Focused Plan Amendment (FPA) and an amendment to the General Plan.

WHEREAS, the Grantville FPA consists of the following components: an amendment to the Navajo Community Plan; and the processing of rezones to implement the Plan.

WHEREAS, the FPA seeks to promote Transit Oriented Development (TOD) within walking distance to the Grantville Trolley Station, promote revitalization of properties which are underutilized; promote a multi-modal transportation strategy including walkable and bicycle-friendly streets; provide additional market-rate and affordable housing opportunities consistent with a land use pattern that promotes infill development; and facilitate implementation of the San Diego River Park Master Plan.

WHEREAS, the Grantville Focused Plan Amendment provides direction for future development, and has been guided by the citywide policy direction contained in the City of San Diego General Plan.

WHEREAS, as part of the amendment to the Navajo Community Plan, the 2008 General Plan will be amended because the Community Plan is a component of the General Plan; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on May 14, 2015, to consider the Grantville Focused Plan Amendment; and

WHEREAS, the Planning Commission found, based on its hearing record, that this Grantville Focused Plan Amendment is consistent with and implements the City of San Diego's 2008 General Plan and that the proposed update helps achieve long-term community and city-wide goals; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for this update on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that it hereby adopts the Grantville Focused Plan Amendment which consists of the following components: an amendment to the Navajo Community Plan; and the processing of rezones to implement the Plan with a copy of said Grantville FPA being on file in the office of the City Clerk as Document No. R- \_\_\_\_\_.

APPROVED: SHANNON THOMAS, City Attorney

By \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk



RESOLUTION NUMBER R- \_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO CERTIFYING ENVIRONMENTAL IMPACT REPORT  
PROJECT NO. 346289 / SCH NO. 2013111017 AND ADOPTING  
THE MITIGATION MONITORING AND REPORTING  
PROGRAM, FINDINGS, AND STATEMENT OF OVERRIDING  
CONSIDERATIONS FOR THE UPDATE TO THE NAVAJO  
COMMUNITY PLAN.

WHEREAS, the City of San Diego undertook (1) a Community Plan Amendment (CPA) to the Navajo Community Plan; and (2) the processing of rezones to implement the plan amendment; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the matter was heard by the City Council on June 9, 2015; and

WHEREAS, the City Council considered the issues discussed in the Environmental Impact Report Project No. 346289 / SCH NO. 2013111017 (Report) prepared for this Project;  
NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code Section 21000 et seq.), as amended, and the State Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project; and

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation and Monitoring Reporting Program, or alterations to implement the changes to the Project as required by the City Council in order to mitigate or avoid significant effects on the environment, a copy of which is attached as Exhibit A hereto and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Sections 15091 and 15093, the City Council hereby adopts Findings and a Statement of Overriding Considerations with respect to the Project, a copy of which is attached hereto as Exhibit B and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk at 202 C Street, San Diego, CA 92101; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of the ordinances associated with the Project.

APPROVED: SHANNON THOMAS, CITY ATTORNEY

By: \_\_\_\_\_  
Shannon Thomas  
City Attorney

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program (Section 11.0)  
Exhibit B, Findings and Statement of Overriding Considerations

ORDINANCE NUMBER O-\_\_\_\_\_ (NEWSERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 227.08 ACRES LOCATED IN GRANTVILLE, WITHIN THE NAVAJO COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM AR-1-2, IL-2-1, IL-3-1, OF-1-1, CC-1-3, CC-4-2 TO RM-3-7; CC-3-6 , CC-3-8, OF-1-1, CC-2-5, CC-3-9, AND REPEALING ORDINANCE NO. O-18451 N.S. ADOPTED 12-7-1997, O-20265 N.S. ADOPTED 6-18-2013, OF ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HERewith.

BE IT ORDAINED, by the Council of the City of San Diego,

Section 1. That 227.08 acres located in Grantville and legally described as in the boundary description filed in the office of the City Clerk under Document Diagram 132-14E, within the Navajo Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing Nos. C-954, filed in the office of the City Clerk as Documents Diagram 132-14E, which includes but not limited to the parcels identified in Exhibit A, as shown on Zone Map Drawing No. B-4308, filed in the office of the City Clerk as Document No. OO-\_\_\_\_\_ and attached as Exhibit B, are rezoned from AR-1-2, IL-2-1, IL-3-1, OF-1-1, CC-1-3, CC-4-2 to RM-3-7; CC-3-6 , CC-3-8, CC-2-5, CC-3-9, zones, as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1. The parcels identified in Exhibit A are subject to Chapter 13 Article 2 Divisions 15. This action amends the Official Zoning Map adopted by Resolution R-257606 on December 7, 1982.

Section 2. That Ordinance No. O-18451 N.S. Adopted 12-7-1997 and Ordinance No. O-20265 N.S. Adopted 6-18-2013, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That prior to becoming effective, this ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination related to the Airport Land Use Compatibility Plan (ALUCP) for the Montgomery Field Airport facility.

That if the SDCRAA finds this ordinance consistent with the Montgomery Field ALUCP, this ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for the Montgomery Field Airport, the ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this ordinance is conditionally consistent with the ALUCP for Montgomery Field Airport, but that consistency is subject to proposed modifications, the City Council may amend this ordinance to accept the proposed modifications, and this ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airport(s). The City Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this ordinance shall take effect and be in force on the thirtieth day from and after that final decision.

This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: Shannon Thomas, City Attorney

By \_\_\_\_\_

Shannon Thomas,  
City Attorney

ATTACHMENTS: Exhibit A, Parcel Information  
Exhibit B, Zone Map Drawing

## Exhibit A

## ATTACHMENT A

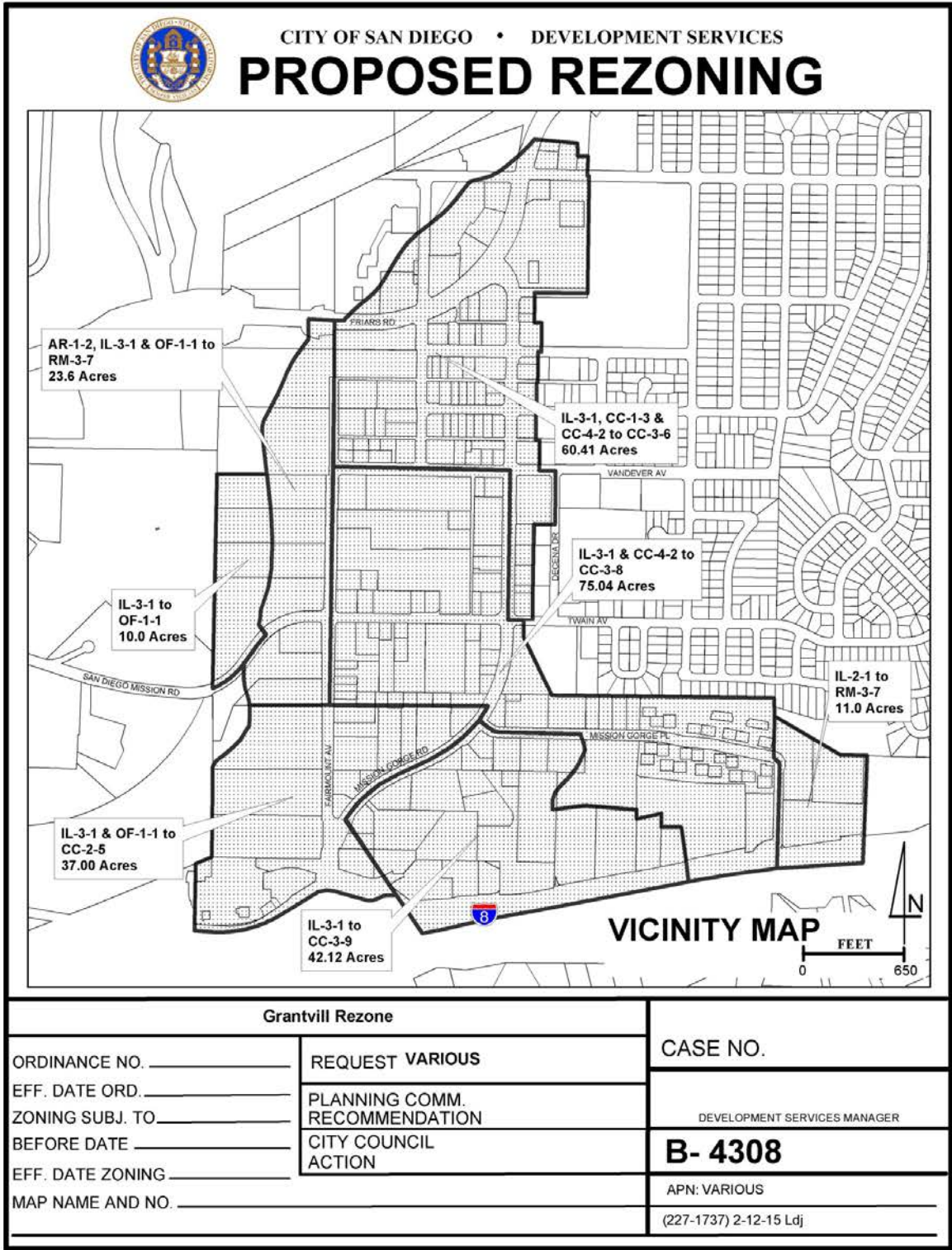
## GRANTVILLE FOCUSED PLAN AMENDMENT

## Assessor's Parcel Numbers Proposed for Zoning Change

43-402-013	45-852-111	45-870-012	46-115-013	46-121-004	46-123-508	46-132-005	46-161-015
43-402-029	45-852-112	45-870-013	46-115-021	46-121-005	46-123-601	46-132-006	46-161-016
43-402-029	45-852-115	45-872-002	46-115-022	46-121-006	46-123-602	46-132-007	46-161-017
43-402-030	45-852-117	45-872-003	46-115-023	46-121-007	46-123-603	46-132-008	46-161-018
43-404-044	45-852-121	45-872-007	46-115-024	46-121-009	46-123-604	46-132-009	46-161-019
43-404-045	45-852-122	45-872-011	46-116-001	46-121-010	46-123-605	46-132-011	46-161-020
43-404-105	45-852-123	45-872-014	46-116-002	46-121-011	46-123-606	46-132-012	46-161-021
43-404-108	45-852-125	45-872-015	46-116-003	46-121-012	46-123-607	46-132-020	46-161-022
45-830-003	45-852-126	45-872-016	46-116-004	46-122-010	46-123-608	46-132-021	46-161-023
45-830-004	45-852-127	46-102-103	46-116-005	46-122-011	46-123-609	46-132-023	46-161-024
45-830-014	45-852-128	46-102-104	46-116-006	46-122-012	46-123-610	46-132-024	46-161-025
45-830-015	45-852-129	46-102-105	46-116-007	46-122-015	46-124-103	46-132-025	46-161-026
45-830-016	45-852-130	46-102-106	46-116-008	46-122-016	46-124-104	46-132-026	46-161-027
45-830-017	45-852-202	46-102-107	46-116-009	46-122-017	46-124-105	46-132-027	46-162-004
45-834-209	45-852-203	46-102-108	46-116-010	46-122-018	46-124-203	46-132-028	46-162-006
45-834-210	45-852-204	46-102-109	46-116-015	46-122-026	46-124-204	46-132-029	46-162-007
45-834-211	45-852-205	46-102-110	46-116-020	46-122-028	46-124-301	46-132-030	46-162-008
45-834-212	45-852-206	46-102-111	46-117-003	46-122-030	46-124-302	46-133-021	46-162-009
45-834-215	45-852-207	46-102-112	46-117-005	46-122-032	46-124-303	46-133-022	76-022-667
45-834-220	45-852-209	46-102-113	46-117-006	46-122-035	46-124-304	46-133-023	76-022-678
45-834-221	45-852-211	46-102-118	46-117-007	46-122-036	46-124-305	46-133-024	76-022-679
45-834-223	45-852-214	46-102-119	46-117-008	46-122-042	46-124-306	46-133-025	76-022-689
45-834-224	45-852-217	46-102-120	46-117-011	46-122-043	46-124-310	46-133-026	76-022-696
45-834-301	45-852-218	46-102-123	46-117-012	46-122-044	46-124-311	46-133-030	76-022-697
45-834-302	45-852-219	46-102-124	46-117-013	46-122-045	46-125-201	46-133-031	
45-834-327	45-852-220	46-102-202	46-117-014	46-122-046	46-125-202	46-133-032	
45-834-328	45-852-223	46-102-203	46-117-015	46-122-047	46-125-208	46-133-033	
45-851-001	45-852-224	46-102-204	46-118-004	46-122-048	46-125-209	46-133-034	
45-851-003	45-853-102	46-102-205	46-118-005	46-122-049	46-125-210	46-133-035	
45-851-004	45-853-121	46-103-003	46-118-006	46-123-303	46-127-220	46-161-001	
45-851-005	45-853-122	46-103-004	46-118-007	46-123-304	46-130-003	46-161-002	
45-851-011	45-853-123	46-103-019	46-118-010	46-123-305	46-130-004	46-161-003	
45-851-012	45-853-126	46-103-020	46-118-011	46-123-403	46-130-013	46-161-004	
45-851-014	45-853-127	46-103-026	46-118-012	46-123-404	46-130-017	46-161-005	
45-851-018	45-853-204	46-103-040	46-119-004	46-123-405	46-130-018	46-161-006	
45-851-026	45-853-212	46-103-043	46-119-005	46-123-406	46-130-019	46-161-007	
45-851-027	45-853-216	46-103-045	46-119-006	46-123-407	46-130-020	46-161-008	
45-851-028	45-853-220	46-103-046	46-119-008	46-123-408	46-130-021	46-161-009	
45-851-029	45-853-222	46-103-047	46-120-009	46-123-503	46-130-022	46-161-010	
45-851-030	45-870-004	46-103-048	46-120-011	46-123-504	46-130-023	46-161-011	
45-851-032	45-870-007	46-115-010	46-120-012	46-123-505	46-132-002	46-161-012	
45-851-033	45-870-010	46-115-011	46-120-013	46-123-506	46-132-003	46-161-013	
45-852-103	45-870-011	46-115-012	46-121-003	46-123-507	46-132-004	46-161-014	



Exhibit B



PLANNING COMMISSION  
**RESOLUTION NO. XXXX**

RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE GRANTVILLE  
FOCUSED PLAN AMENDMENT AND AN AMENDMENT TO THE GENERAL PLAN TO:

1. **Approval** of a resolution amending the Navajo Community Plan consistent with the fundamental policies of the General Plan and associated General Plan amendments.
2. Recommend to the City Council **Certification** of Final Environmental Impact Report (FEIR) Sch. No. 2013111017 and adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP)
3. Recommend to the City Council **Approval** of an ordinance amending the Land Development Code (which will include repealing ordinance no. 0-18451 N.S. adopted 12-7-1997, O-20265 N.S. adopted 6-18-2013).

WHEREAS, on May 14, 2015, the Planning Commission of the City of San Diego held a public hearing to consider the approval and adoption of the Grantville Focused Plan Amendment (FPA) which consists of the following components: an amendment to the Navajo Community Plan; and the processing of rezones to implement the Plan; and

WHEREAS, as part of the amendment to the Navajo Community Plan, the 2008 General Plan will be amended because the Community Plan is a component of the General Plan; and

WHEREAS, the proposed Grantville Focused Plan Amendment and amendments the General Plan document are Attachments 1 thru 12 to Planning Commission Report PC 15-050; and

WHEREAS, the Planning Commission has recommended approval of the staff recommendation by a vote of 7-0-0; and

WHEREAS, the Planning Commission has considered Report No. PC-15-050 as well as all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

WHEREAS, the Planning Commission determines that this update is consistent with the General Plan and the proposed update helps achieve long term community and citywide goals;

NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends approval of the Grantville Focused Plan Amendment and amendments to the General Plan document to the City Council.

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Seth Litchney  
Planning Staff Member

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Carmina Trajano  
Planning Commission Secretary

Approved: \_\_\_\_\_ (date)

By a vote of: 7-0-0