



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 2, 2015

REPORT NO. PC-15-064

ATTENTION: Planning Commission, Agenda of June 11, 2015

SUBJECT: Mid-City Communities Plan Amendment and Rezone – Chollas Triangle. Process 5

SUMMARY

Issue: Should the Planning Commission recommend to the City Council **Approval** of the Mid-City Communities Plan Amendment and Rezone – Chollas Triangle Area?

Staff Recommendation: Staff recommends that Planning Commission forward the Community 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. 2013121057 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 Mid-City Communities Plan and General Plan.
3. Recommend to the City Council **Approval** of an ordinance amending the Land Development Code.
4. Recommend to the City Council **Approval** of an ordinance rezoning affected parcels.

Other Recommendations: On February 10, 2015, the Eastern Area Community Planning Committee voted 9-0-1 to support approval of the proposed Community Plan Amendment and Rezone.

Environmental Review: An Environmental Impact Report (SCH No. 2013121057) has been prepared in accordance with the California Environmental Quality Act for the project. As described in the EIR, the City has determined that the project would have a significant environmental effect in the following areas: Biology, Historical Resources, Land Use (Multiple Species Conservation Program Land Use Adjacency), Noise, Paleontological Resources, Parks and Recreation, and Transportation/Circulation and Parking. Mitigation measures are proposed to reduce project impacts, however, not to below a level of significance with respect to Transportation/Circulation and Parking.

It is further demonstrated in the PEIR that the project would not result in a significant environmental effect in the following areas: Agricultural Resources, Air Quality and Odor, Geological Conditions, Greenhouse Gas Emissions and Energy, Health and Safety, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services and Facilities, Public Utilities, and Visual Effects and Neighborhood Character.

Fiscal Impact Statement: All identified public improvements associated with the proposed community plan amendment were included in the recently adopted 2014 Mid-City Communities Public Facilities Financing Plan, which will provide a portion of the funding for the required public facilities. Portions of project costs not funded by new development through impact fees would need to be identified for funding by future City Council actions in conjunction with the adoption of annual Capital Improvements Program (CIP) budgets.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: The proposed community plan amendment would allow up to 486 dwelling units within the Chollas Triangle area, which would require future development and building permits.

BACKGROUND

The community plan amendment area, known as Chollas Triangle, is located in the Eastern Area of the Mid-City Communities Plan area and is adjacent to City Heights to the west. The Mid-City Communities plan area comprises four communities – City Heights, Eastern Area, Kensington-Talmadge, and Normal Heights – and covers approximately 6,000 acres. The amendment area comprises approximately 43 acres, and is bound by 54th Street to the west, University Avenue to the north, and Chollas Creek and Chollas Parkway to the south and east (Attachment 2).

Currently, the area contains a 100,000 square foot retail building with a grocery store and a clothing store along University Avenue. A gas station and restaurant/ballroom are located at the northwest corner of the area at 54th Street and University Avenue. A 21-unit apartment complex, three single-family homes and a residential care facility - the Teen Challenge Center – are located east of 54th Street and north of Lea Street. An SDG&E electric substation is located south of Lea Street on the southern portion of the site, and three single-family residences are located adjacent to the substation. A church, bookstore, used car lot, and a liquor store are located at the eastern edge of the site, and four vacant parcels are located just north of the four-lane Chollas Parkway.

The Mid-City Communities Plan designates the northern parcels along University Avenue and 54th Street for Commercial and Mixed-Use, allowing residential uses up to 29 units per acre. The Community Plan allows for a density bonus of up to 43 dwelling units per acre for mixed-use projects on the commercial/residential designated parcels with a Planned Development Permit. The Community Plan designates the southern parcels adjacent to Chollas Parkway for Industrial Use which allows for light manufacturing with limited commercial uses (Attachment 3).

Chollas Triangle area is within the boundaries of the former Crossroads Redevelopment Project Area and was the subject of a former redevelopment agency effort. The City received a Smart Growth Incentive Program grant from the San Diego Association of Governments (SANDAG) allowing Planning Department staff to work with the community to prepare a planning study that provides specific land use, mobility, and urban design recommendations that would encourage a mixed-use transit-oriented village supported by park space, open space, and creek enhancements within the area. The grant also funded the environmental analysis for the proposed Community Plan amendment and rezone.

DISCUSSION

The proposed amendment to the Mid-City Communities Plan and the General Plan (Attachment 8) and rezone would implement the planning study's vision, goals and recommendations. The Chollas Triangle Planning Study effort involved extensive community outreach, including regular communication with the Eastern Area Community Planning Group and the formation of a stakeholder-working group that included property owners, community planning group members, neighborhood organizations, community councils, and non-profits. In addition to the working group, the outreach effort included surveys, a successful walk audit, and community charrettes to evaluate multiple land use, mobility and open space alternatives.

In working with the community, a vision for the Chollas Triangle area was established that creates a vibrant, mixed-use neighborhood center that celebrates Chollas Creek and promotes the use of multi-modal transit along University Avenue and 54th Street. A primary objective of the Planning Study effort included the potential vacation and reuse of Chollas Parkway, an underutilized four-lane roadway. The Chollas Triangle area has the potential to serve as a major destination for surrounding neighborhood residents. Two primary goals from the Planning Study include:

- Create an active neighborhood village with an integrated mixture of residential, commercial, and recreational uses.
- Create an open space system and development pattern that connects adjacent neighborhoods to and through Chollas Triangle.

The proposed community plan amendment would redesignate approximately 24.46 acres from Commercial and Mixed-Use to Neighborhood Village and approximately 3.56 acres from Industrial to Neighborhood Village. It would redesignate the 11.4-acre portion of the Chollas Parkway right-of-way to 4.99 acres of population-based park, 5.5 acres of open space, and 0.91 acres of Neighborhood Village. The land use designation for the SDG&E substation and three single-family homes, approximately 1.4 acres, would remain Industrial (Attachment 4). Since SDG&E does not have plans to relocate the substation, the plan does not recommend any land use changes for this area.

Neighborhood Village

The proposed amendment introduces the Neighborhood Village designation to allow for housing, retail and public uses and services in a vertical and horizontal mixed-use setting. It provides policy direction for a commercial and mixed-use development pattern along University Avenue to promote an active, pedestrian-oriented street. The amendment provides policy direction for

multi-family residential within the center of the area along Lea Street. The designation would allow for up to 29 dwelling units per acre, and additional density could be obtained using the affordable housing density bonus.

Mobility

The proposed community plan amendment establishes a new mobility network for the area. It introduces a smaller scale street and block pattern to promote multi-modal activity and interfaces with the open space system. The plan recommends street design that enhances pedestrian connections through the site and Chollas Creek Park. Design elements include wide sidewalks, street lighting, generous landscape zones and shade trees that create safe, comfortable pedestrian connection.

The proposed amendment would remove Chollas Parkway from the future street network. The vacation of the right-of-way would need to be done as part of a future action. The amendment would also classify Lea Street as a two-lane collector street and realign to the street to connect University Avenue and 54th Street which is needed for future development and access to the proposed park. Lea Street would align with the existing Promise Drive on the north side of University Avenue. A new signalized intersection at the intersection of Lea Street, University Avenue and Promise Drive would provide full turn movements to Lea Street and improve pedestrian access.

The right-of-way for the extension of Lea Street would need to be acquired from the affected property owner as part of a future development application. The proposed amendment includes policies supporting the transfer of development rights for properties affected by the realignment of Lea Street. Additionally, the Plan redesignates 0.91 acres within the existing Chollas Parkway right-of-way to Neighborhood Village and allows for transfer of this land to the affected property owner.

Park and Open Space

The proposed Community Plan amendment would designate the Chollas Parkway right-of-way to Park and Open Space designations that would allow for active park uses and an expanded open space system. Chollas Creek Park would serve as a major community focal point, designed to accommodate a variety of users. The proposed plan amendment also envisions a series of open, level lawn areas allow for informal active uses such as soccer, lawn games, and picnic areas. An open space buffer that extends 50 feet from the edge of the natural streamline of Chollas Creek to the lands designated for park use is established to serve as a transition between active and passive open space uses. A future general development plan for the park would need to be prepared in collaboration with the community to further design the park.

The plan amendment envisions the restoration of Chollas Creek in a manner that balances the need for native habitat/riparian zones with opportunities for people to interact with the creek consistent with the Chollas Creek Enhancement Program. The proposed open space area is envisioned as a series of ‘expansion’ and ‘compression’ areas adjacent to the creek channel. The expansion areas are broad zones that allow the creek to meander during low flows and serve as detention areas when the creek floods. The compression areas focus the creek channel at strategic locations that will bring people to the water near the plazas or open lawn areas.

Zoning

As part of the proposed action, a rezone (Attachment 6) and establishment of a Community Plan Implementation Overlay Zone (CPIOZ) “Type B” would implement the proposed community plan amendment. The proposed rezone would apply the CC-3-5 zone to the Neighborhood Village designated properties and AR-1-1 to the Park and Open Space designated areas. The CPIOZ would provide supplemental development regulations to ensure that future development proposals are reviewed for consistency with the use, design, and development criteria that have been adopted for the site as part of the community plan amendment. The CPIOZ “Type B” would require a site development permit and allows for a maximum of 486 multi-family dwelling units and 130,000 square feet of non-residential floor area within the Chollas Triangle area (Attachment 7). Future non-residential development could include a mixture and reconfiguration of retail, office, and other commercial or institutional uses.

ENVIRONMENTAL ANALYSIS

On December 20, 2013, in accordance with CEQA Guidelines Section 15082, the City distributed a Notice of Preparation (NOP) of a Environmental Impact Report (EIR) to the State Clearinghouse, local and regional responsible agencies, and other interested parties. Various agencies and other interested parties responded to the NOP. The City’s NOP, associated responses, and comments made during the scoping meeting held on January 14, 2014, are included in Appendix A of the EIR (Attachment 1, EIR).

A Draft EIR for the project was then prepared and circulated for review and comment by the public, agencies and organizations beginning on December 22, 2014 and concluded on February 9, 2015. The City received 10 comment letters on the project from community organizations, resource agencies, other governmental agencies, and property owners. The City completed responses to these comments; they are incorporated in the Final EIR, dated May 2015.

As described in the EIR, the City has determined that the project would have a significant environmental effect in the following areas: Biology, Historical Resources, Land Use (MSCP Land Use Adjacency), Noise, Paleontological Resources, Parks and Recreation, and Transportation/Circulation and Parking. Mitigation measures are proposed to reduce Project impacts, however, not to below a level of significance with respect to Transportation/Circulation and Parking. Draft Findings of Fact and a Statement of Overriding Considerations have been prepared.

It is further demonstrated in the EIR that the project would not result in a significant environmental effect in the following areas: Agricultural Resources, Air Quality and Odor, Geological Conditions, Greenhouse Gas Emissions and Energy, Health and Safety, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services and Facilities, Public Utilities, and Visual Effects and Neighborhood Character.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS

A comprehensive community outreach strategy was included as part of the process. At the outset of the planning process, the City worked with the community to establish a stakeholder-working group that represented diverse interests in the community. Participants included property owners,

community planning group members, neighborhood organizations and community councils, as well as interested non-profits that work within the area. The working group met regularly throughout the process and helped guide all aspects of the plan.

In addition to the working group, the outreach effort included regular communication with the Eastern Area Communities Planning Committee (EACPC), surveys, a successful walk audit, and community charrettes to evaluate multiple land use, mobility and open space alternatives. On February 10, 2015 the EACPC voted 9-0-1 (with the Chair abstaining) to recommend approval of the plan amendment and rezone (Attachment 9).

CONCLUSION

The proposed community plan would create an active Neighborhood Village with an integrated mixture of residential, commercial, and recreational uses within the Chollas Triangle area. The proposed amendment would also create an open space system and development pattern that connects adjacent neighborhoods to and through Chollas Triangle and promote the use of multi-modal transit along University Avenue and 54th Street. The proposed amendment would be consistent with and further implement the General Plan, would provide guidance on future growth and redevelopment within Chollas Triangle, and provide a more cohesive community to meet the future needs of the community's residents and business owners. The proposed rezone and CPIOZ would provide development regulations to implement the community plan amendment.

[SIGNED]

Michael Prinz
Senior Planner, Planning

[SIGNED]

Nancy Bragado
Deputy Director, Planning

Attachments:

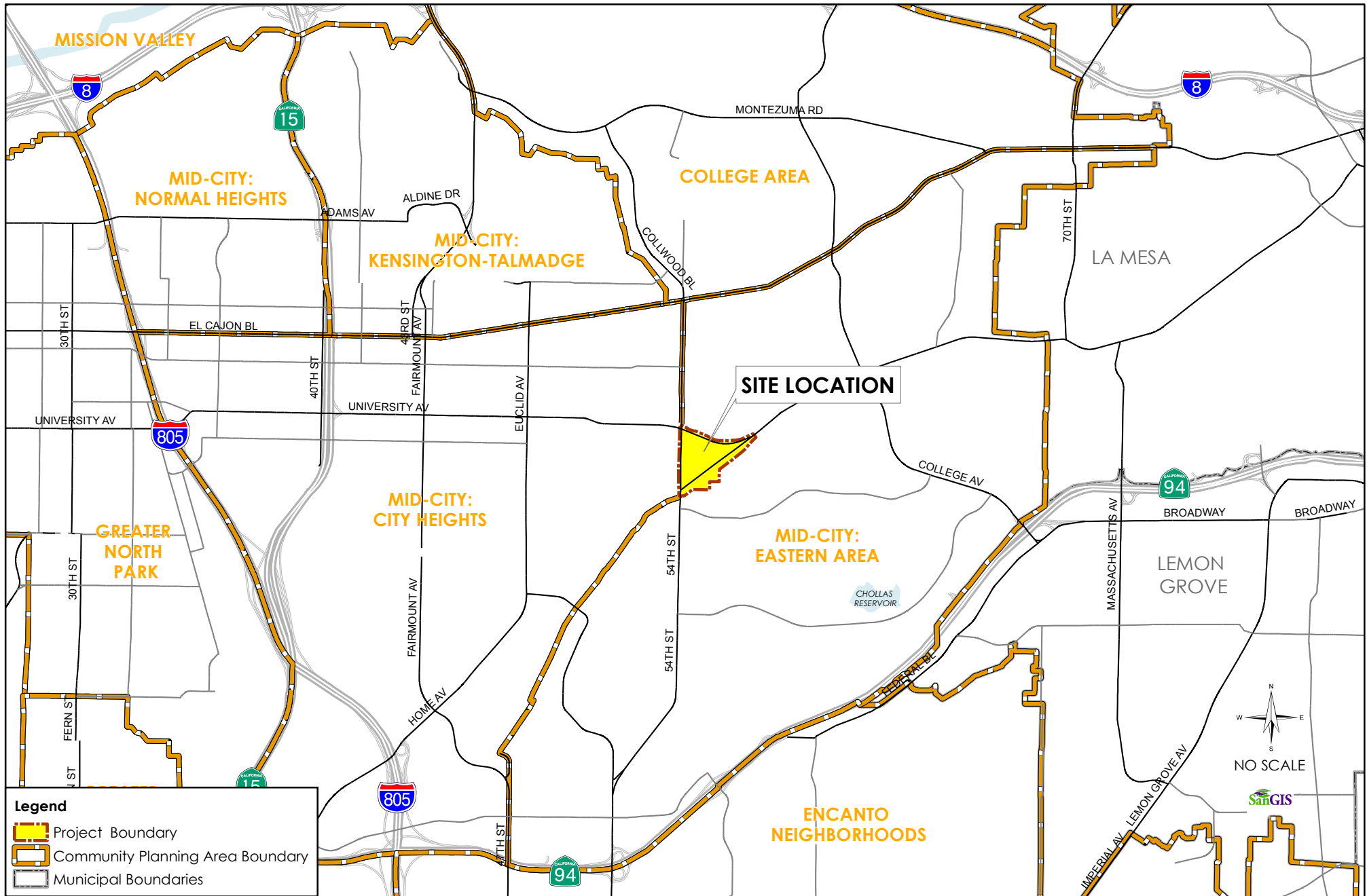
1. Final Programmatic Environmental Impact Report
2. Vicinity Map
3. Existing Land Use Map
4. Proposed Land Use Map
5. Existing Zoning Map
6. Proposed Rezone Map
7. Proposed Community Plan Implementation Overlay Zone Map
8. Draft Mid-City Communities Plan Amendment
9. Eastern Area Communities Planning Committee February Meeting Minutes
10. Draft City Council Resolution to amend the Mid-City Communities Plan and General Plan
11. 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
12. Draft Municipal Code Amendment
13. Draft Rezoning Ordinance
14. Draft Planning Commission Resolution

Attachment 1

Final Programmatic Environmental Impact Report
for the

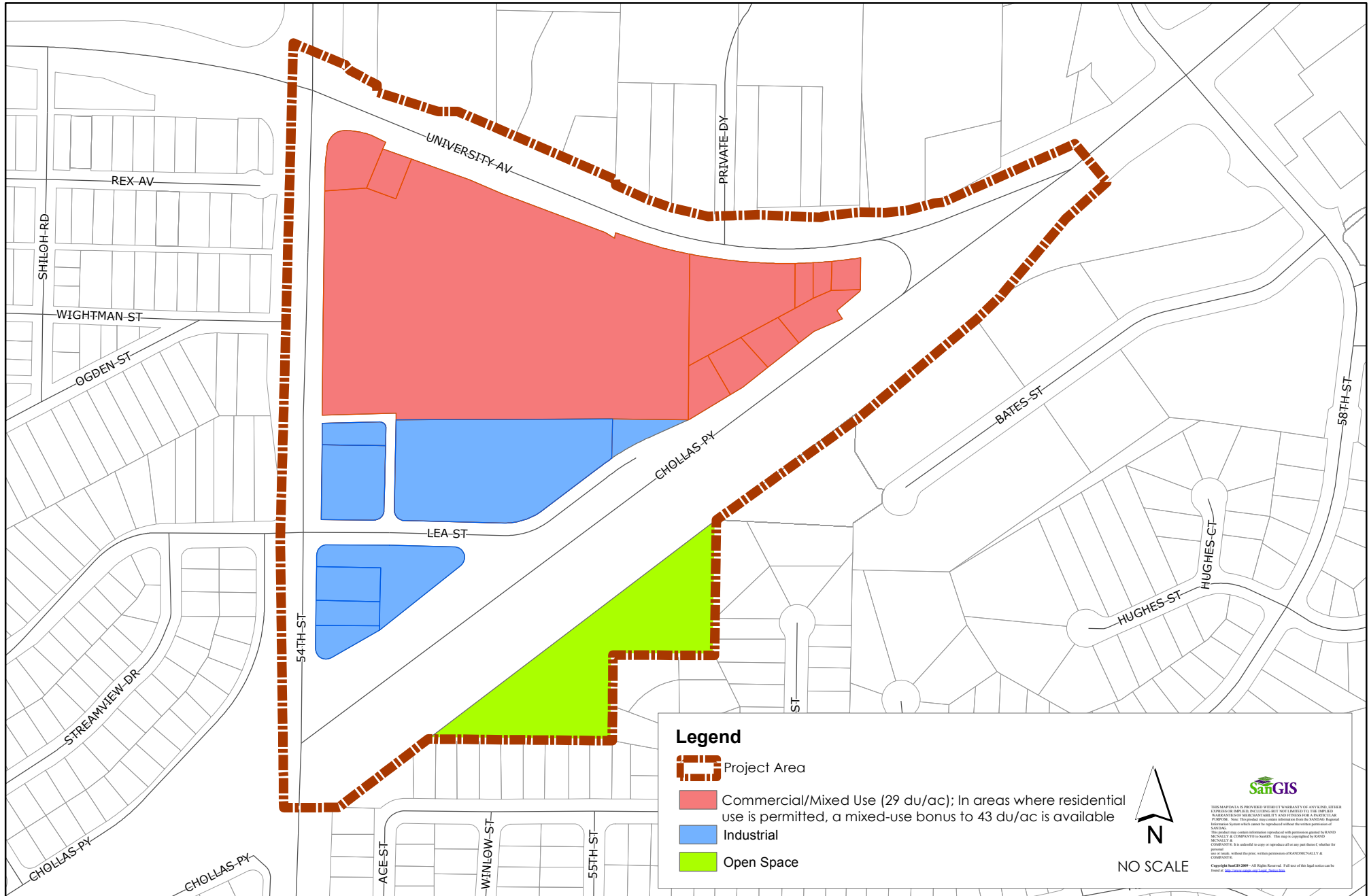
Mid-City Communities Plan Amendment and Rezone
(Available under separate cover at the web link below)

<http://www.sandiego.gov/planning/community/profiles/easternarea/>



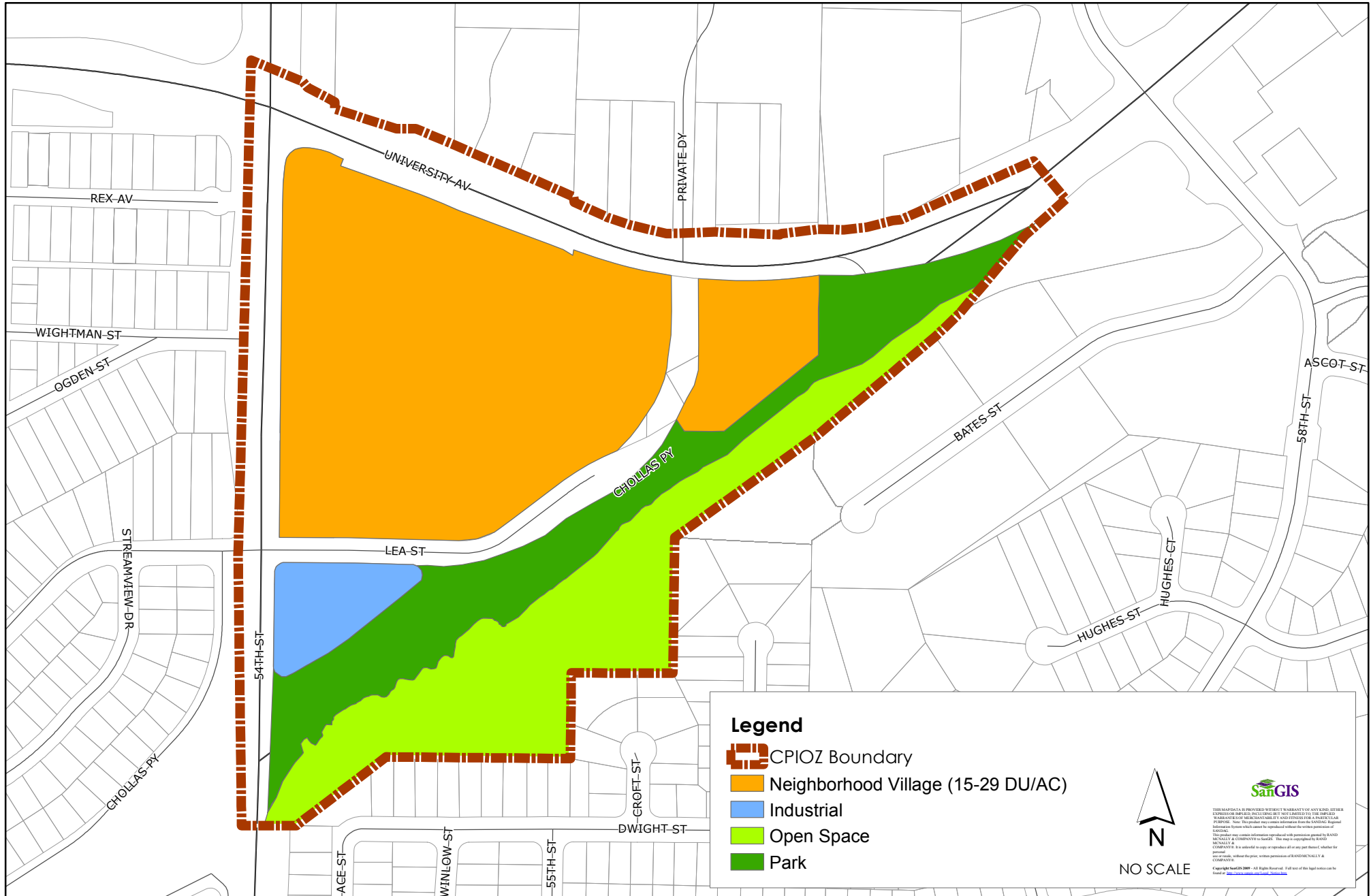
Chollas Triangle - Project Vicinity Map

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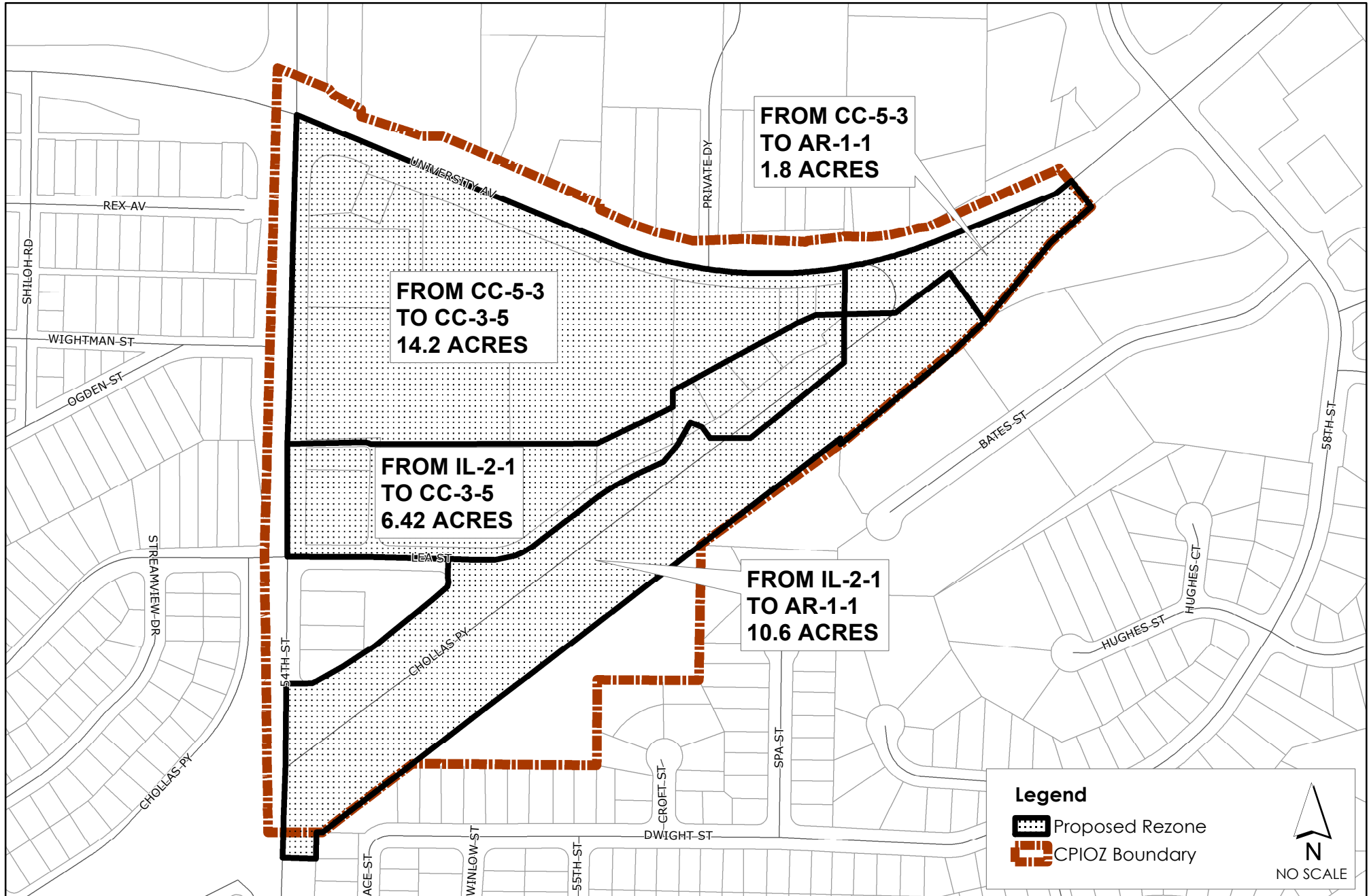
Chollas Triangle - Adopted Community Plan Land Use

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Chollas Triangle - Proposed Land Use Designations

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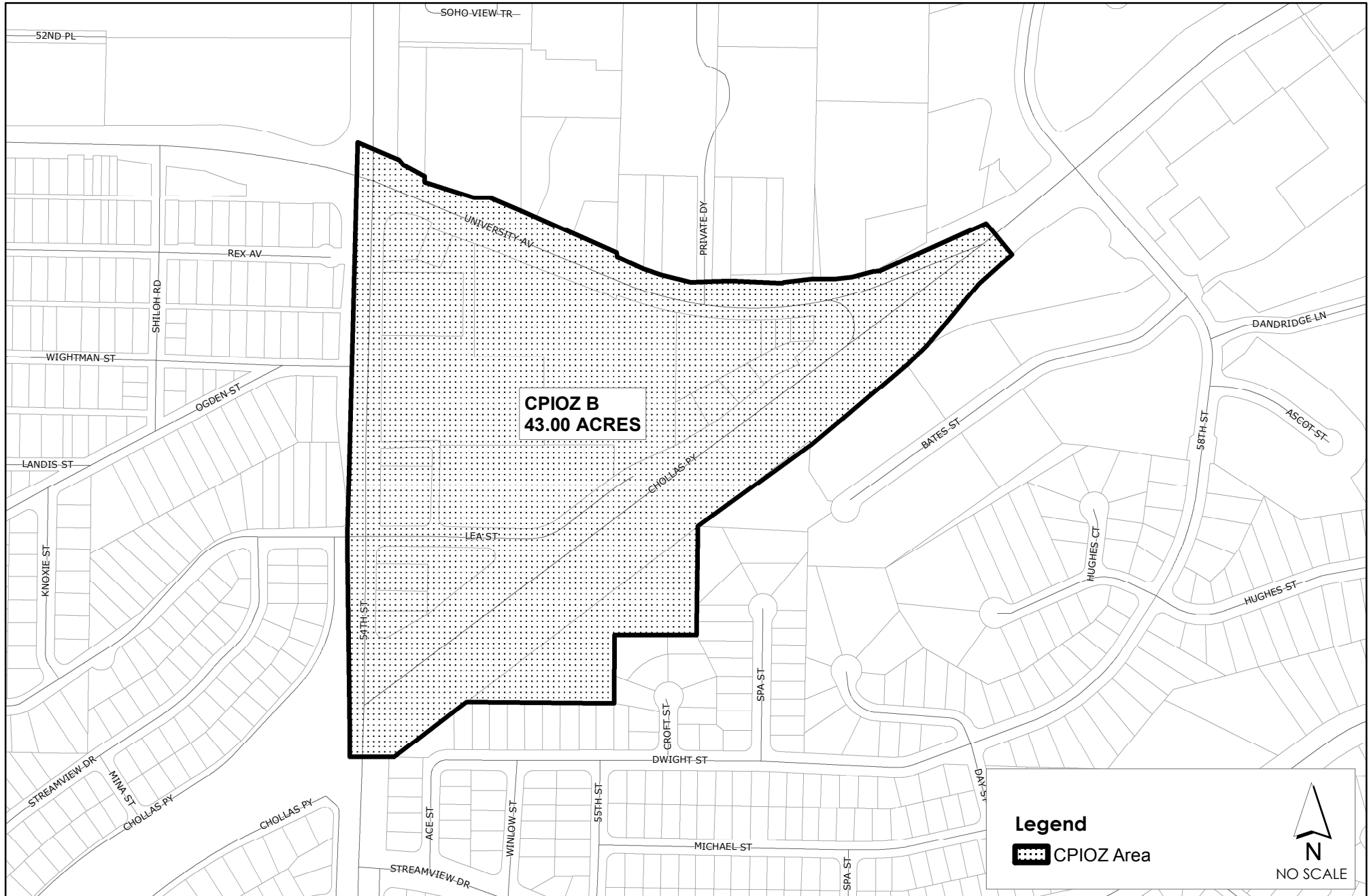


Chollas Triangle - Proposed Rezone

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Chollas Triangle - Proposed CPIOZ

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Mid-City

COMMUNITIES PLAN

**DRAFT CHOLLAS TRIANGLE CPA
JUNE 2015**

Prepared by

City of San Diego
City Planning & Community Investment
202 C Street, MS 4A
San Diego, CA 92101



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MID-CITY COMMUNITIES PLAN

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Michael Sprague – City Heights Planning Group
Karen Bucey – City Heights Planning Group

CONSULTING STAFF

Angeles Leira, Principal Planner
John Wilhoit, Senior Planner
Tom Romstad, Associate Planner

SUPPORT STAFF

Siavash Pazargadi, Senior Traffic Engineer
Siprian Sandu, Associate Traffic Engineer
Anne Lowry, Environmental Review

PRODUCTION STAFF

Michelle McCartt, Planning Intern
Janet Atha, Senior Drafting Aide
Victoria Charfauros, Word Processing Operator

CITY OF SAN DIEGO DEPARTMENTS

Community and Economic Development Department
Community Planning and Development Division
Kurt Chilcott, Community and Economic Development Manager
Betsy McCullough, Director, Neighborhood Planning and Development
City Administration Building, M.S. 4A
San Diego, CA 92101

Chollas Triangle Section of the Eastern Area Neighborhoods Element

Chollas Triangle is an approximately 36-acre site within the Eastern Area and is bounded by 54th Street to the west, Chollas Creek to the south and east, and University Avenue to the north. The City, working with the community, prepared a study to provide specific land use, mobility, and urban design recommendations to encourage a mixed-use transit-oriented village supported by public/civic/park space, open space, and creek enhancements within the Chollas Triangle Site. Chollas Triangle is envisioned as a vibrant, mixed-use neighborhood center that celebrates Chollas Creek and promotes the use of multi-modal transit along University Avenue and 54th Street. The site has the potential to serve as a major destination for surrounding neighborhood residents. The Community Plan implements the goals and recommendations developed through the process. This section below provides additional recommendations for implementation.

GOAL

- Create an active neighborhood village with an integrated mixture of residential, commercial, and recreational uses.
- Create an open space system and development pattern that connects adjacent neighborhoods to and through Chollas Triangle.

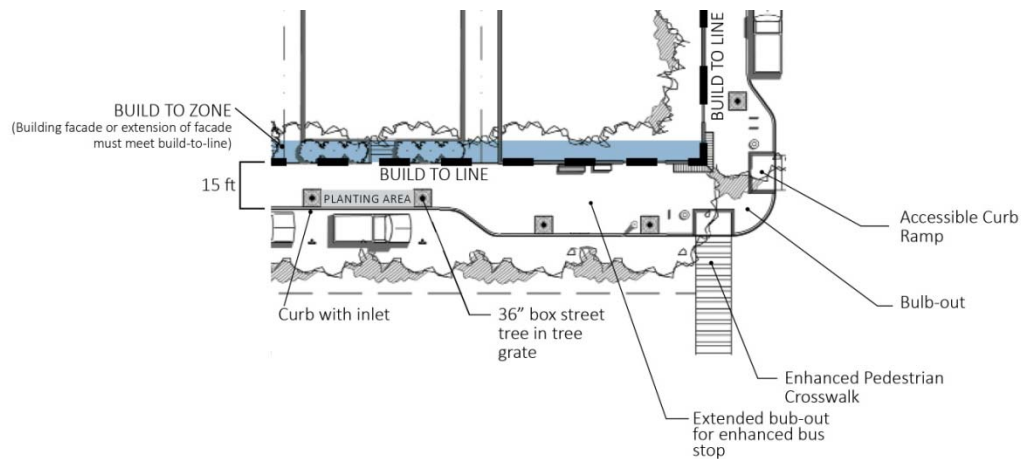
The landscape character of the community is defined by its hills, canyons and bluffs. While these features create a beautiful and dramatic urban pattern, they often create barriers between neighborhoods. A primary goal of this plan is to acknowledge these features and design a harmonious open space system and development pattern that connect adjacent neighborhoods to and through Chollas Triangle.

Chollas Triangle CPIOZ

The Community Plan Implementation Overlay Zone (CPIOZ), Type-B applies to the Chollas Triangle Site (Figure 12.1). CPIOZ Type-B applies to the Chollas Triangle site to refine and help implement the policies of the Community Plan. For properties designated Neighborhood Village, development shall conform to the use and development regulations of the CC-3-5 zone except where superseded by this CPIOZ.

Development proposals on properties identified as CPIOZ Type B require discretionary review to determine if the development proposal is consistent with the community plan and these supplemental regulations. Exceptions from these regulations for development that is minor, temporary, or incidental and is consistent with the intent of this CPIOZ may be granted by the City Manager in accordance with the procedures of the Community Plan Implementation Overlay Zone within the Municipal Code Section 132.1403. Applications for development on a property located in CPIOZ Type-B will require a Process Three Site Development Permit and shall address the design and compatibility of the project in relation to surrounding development, including conformance with the following regulations.

1. A maximum of 130,000 square feet of non-residential development is allowed within lands designated as Neighborhood Village.
2. Building heights shall not exceed 65 feet.
3. Residential use and residential parking are allowed anywhere on the ground floor, except along University Avenue where the ground floor street wall shall be a commercial use.
4. A minimum of 70 percent of the ground floor street wall shall be developed with commercial uses along University Avenue.
5. Build-to-lines are established on University Avenue and 54th Street frontages to provide a consistent building edge. The building edges shall be located along these lines. Recessed entries shall be restricted to maintain the continuity of the build-to-line especially on University Avenue. Exception: When a transit stop is present, the building edge may be placed a maximum of 20 feet from the curb.



6. On any drives internal to developments, all building edges, front entries, or stoops shall be located facing the street. Drives internal to developments shall have parallel or angled parking contiguous with the sidewalk. Trees providing shade to pedestrians will be planted every 30 feet and will be planted between the curb and the internal street wall.
7. Design commercial development to attain a 60% ground-floor transparency to highlight interior activity from the street.
8. Transfer of Development Rights - Development rights may be transferred within land uses designated as Neighborhood Village in conjunction with the Site Development Permit required for development in the CPIOZ Type-B area, restricting both the sending and receiving sites. The development intensity may not be transferred to any other land uses.

Implementation

No development that exceeds 4,261 driveway average daily trips (ADT) shall proceed within the Chollas Triangle site until the following improvements are completed and accepted by the City Engineer:

- Provide a raised median on University Avenue from 54th Street to 58th Street, satisfactory to the City Engineer;
- Restripe the southbound and northbound approaches at the intersection of College Avenue and University Avenue to provide dual left turn lanes and modify the traffic signal accordingly, satisfactory to the City Engineer. Provide for Class III bicycle lanes on College Avenue north of University Avenue.

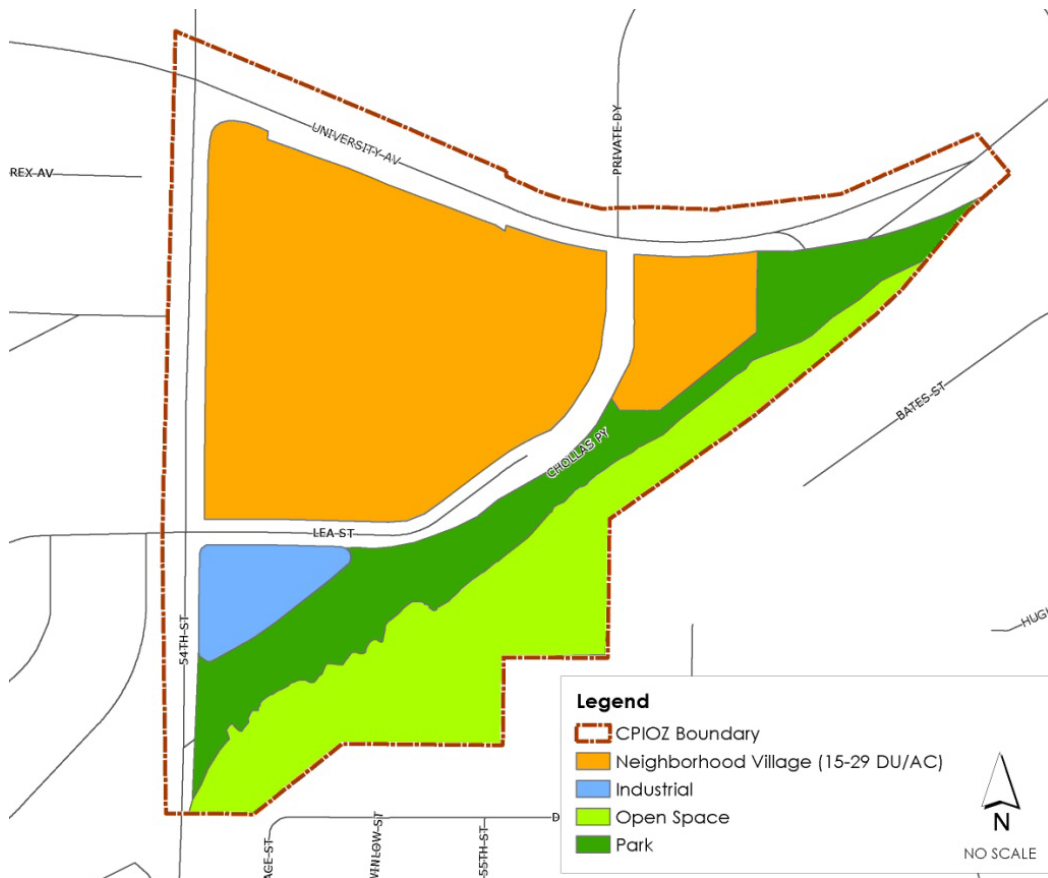
Each development proposal shall be required to submit a trip generation table that tracks the average daily trips generated from each development project within the Chollas Triangle site in order to monitor when the 4,261 ADT will be reached.

LAND USE

The Neighborhood Village designation allows for housing and convenience shopping in a mixed-use setting, public uses and services serving an approximate three mile radius. A more intensive commercial and mixed-use development pattern is identified for the street frontage along University Avenue, with uses transitioning to less intense residential development and Chollas Creek Park to the south. In order to create a vibrant neighborhood, a variety of household types, sizes and price points are encouraged including, rowhomes, condos, apartments, and lofts. The entire site allows for no more than 486 multi-family dwelling units and 130,000 square feet of non-residential square footage.

Development along University Avenue should transition from solely commercial uses near the University Avenue / 54th Street intersection to mixed-use residential further east. This pattern is intended to provide suitable sites for commercial users who desire corners at busy intersections as well as to reduce noise impacts on residential units. All commercial uses along University Avenue should have active ground floor uses and transparent facades to promote an active, pedestrian-oriented street. The land use designation allows for a large format commercial building intended to accommodate a neighborhood grocery store. Commercial uses should front the street and locate parking internally. Residential development should include entrances that front public streets, specifically 54th Street and Lea Street, as well as Chollas Creek Park as illustrated in Figure 12.2. Smaller building footprints are better suited along streets with gentle slopes and curves with parking located within the interior of the site.

Figure 12.1 - Land Use Plan



Recommendations

- Parcels fronting University Avenue should provide a mixture of multi-family housing and commercial uses along a major transportation corridor.
- Commercial uses along University Avenue should have transparent facades to promote an active, pedestrian-oriented street.
- Commercial uses should front the street and locate parking internally.
- Residential development should include entrances that front public streets, specifically 54th Street and Lea Street, as well as Chollas Creek Park.
- Encourage convenience shopping with a pedestrian orientation at the corner of 54th Street and University Avenue.
- Locate more intense uses, such as office and commercial businesses, along University Avenue.
- Allow for the ability to develop commercial anchor retail, such as a neighborhood grocery store, that fronts University Avenue.
- Provide a variety of housing types adjacent to active park uses located at the southern and eastern areas of Chollas Triangle.

Figure 12.2 - Illustrative Site Design*



*For illustrative purposes only – image is shown as an example of how the site could be potentially developed; a community plan amendment would not be required for projects that implement the CPIOZ and recommendations of the Plan, but differs from the above illustration.

MOBILITY

A fundamental step in achieving the community vision is to create an urban framework that encourages a more human scale, walkable development pattern. The mobility network introduces a smaller scale street and block pattern intended to function as part of the open space system. Streets are designed to enhance pedestrian connections through the site and Chollas Creek Park. Design elements include wide sidewalks, street lighting, generous landscape zones and shade trees that create safe, comfortable pedestrian connections. On-street parallel parking is identified throughout the development to calm traffic and serve as a buffer between traffic lanes and pedestrian zones. Curb extensions and striped pedestrian crosswalks should be incorporated at intersections to minimize pedestrian crossing distance where feasible.

A north-south connection, identified in Figure 12.3, is intended to serve as a prominent connection from University Avenue to Chollas Creek Park. This is envisioned as a pedestrian priority connection with trees, pedestrian amenities and water quality planters. The Plan recommends development along the western edge maintains a north/south orientation and form. This building orientation provides views to Chollas Creek and allows for a large public plaza with the potential for a special use site at the edge of the park.

Lea Street will connect 54th Street to University Avenue at the existing Promise Drive location. This alignment forms the northern edge of the park, creating a highly visible and accessible open space. Buildings should front Lea Street to take advantage of creek and park views and provide informal observation on the park.

Development within the site should capitalize on the regional bus connectivity, particularly at the intersection of University Avenue & 54th Street. The southeast corner of this intersection is envisioned as an enhanced transit plaza with ample room and comfortable waiting areas for transit patrons. Amenities should include, bus shelters, seating, trash cans, bicycle parking and transit information.

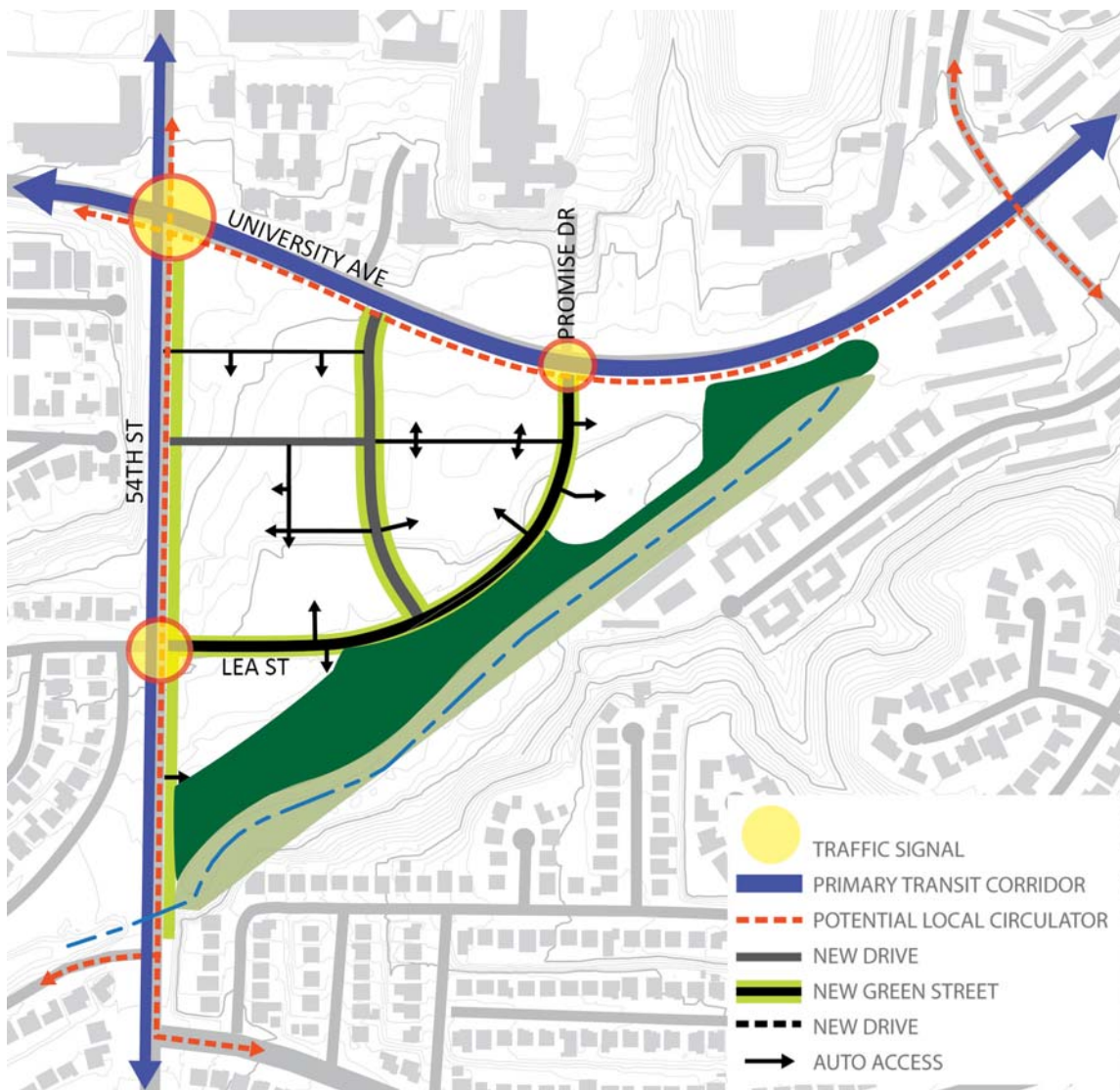
Improvements to the University Avenue and 54th Street intersection will enhance pedestrian safety and connect the project site to adjacent neighborhoods, businesses and open space. The University Avenue Mobility Study has identified elimination of the channelized right turns on the westbound and southbound approaches of this intersection. This will improve safety by shortening pedestrian crossing distances, improving visibility and reducing conflicts between all modes of transportation.

The plan envisions the vacation of Chollas Parkway and the realignment of Lea Street to a two lane collector street that connects University Avenue and 54th Street to reduce cut-through traffic, improving the pedestrian environment and overall livability for residents. A new signalized intersection will be located at University Avenue and Promise Drive, eliminating the need for the existing complicated intersection at University Avenue and Chollas Parkway.

Non-contiguous sidewalks with ample landscape zones should be provided to create a safe and pleasant pedestrian environment should be provided on all internal development streets as well as any public streets that interface with the CPIOZ area. On-street parking will provide an additional buffer between traffic lanes and pedestrians.

The Chollas Triangle design principles promote an active and pedestrian scale street environment that encourages street activity and walkability. The existing, expansive parking lots will be replaced by dispersed surface lots behind buildings, on street parking, or in parking structures. Ample bike parking should be provided near bus stops, commercial areas and multifamily development. Improved connectivity to adjacent neighborhoods will make cycling more convenient and encourage transit use. Consideration should be given to designating bicycle parking areas for short and long-term use at commercial and residential locations.

Figure 12.3 - Circulation Pattern



Recommendations

- Vacate Chollas Parkway to allow for active and passive park and open space uses.
- Design Lea Street as a two-lane collector that connects 54th Street to University Avenue
- Complete the extension of Lea Street through acquisition of right-of-way. The acquisition of necessary right-of-way from affected property owners could include a transfer of City-owned Neighborhood Village-designated property.
- Provide metered parallel parking along University Avenue.
- Provide for an enhanced transit plaza at 54th Street and University Avenue through comfortable walk and wait environments for transit riders.
- Design streets that include pedestrian amenities such as non-contiguous sidewalks, street trees, and street furniture.
- Extend the public realm into the site through the incorporation of pedestrian amenities such as sidewalks and street trees.
- Minimize pedestrian / automobile conflict by creating pedestrian friendly intersections that incorporate bulb outs, pedestrian refuge areas and reduce crossing distances where appropriate.
- Create a safe, human-scale pedestrian and bicycle network.

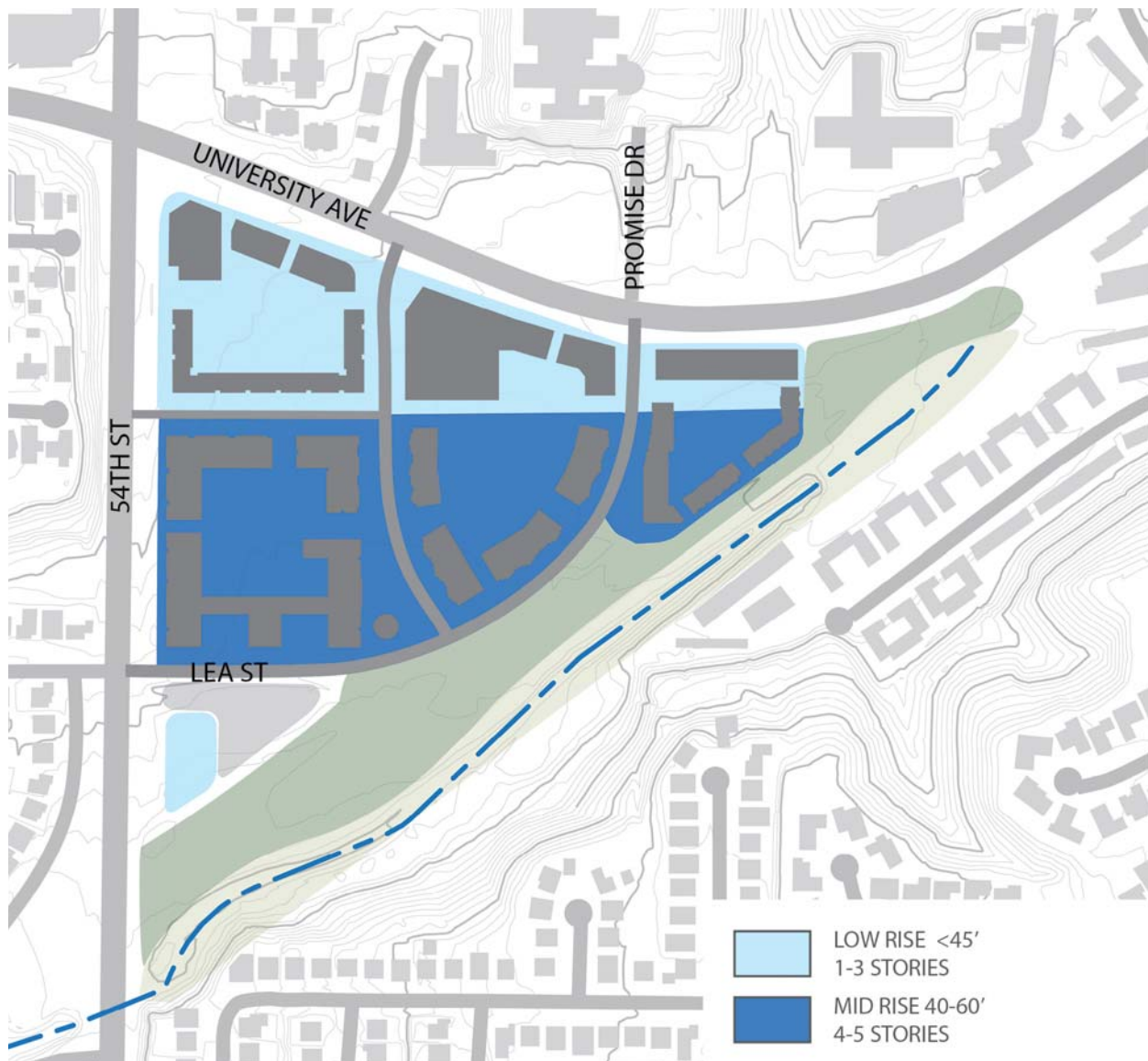
URBAN DESIGN

The Chollas Triangle site has the opportunity to serve as a destination and focal point within Mid-City that celebrates Chollas Creek. New development that implements this vision should include buildings that front streets with parking located behind buildings or in parking structures. Where feasible, tuck-under parking, underground parking, or parking structures should be situated into the existing topography to minimize visual impact on surrounding uses. Design treatments including quality articulated façades, building step-backs, porches and stoops serve to break up the mass and form of buildings and create an interesting street edge. Residences should include front porches and balconies at upper levels, allowing private exterior space for each dwelling unit.

Significant building setbacks should be incorporated along University Avenue to provide space for an expanded transit plaza. A setback distance of 15 - 20 feet from the curb to building face should create a comfortable pedestrian environment along this corridor. Street trees should be provided in a regular interval of 30-35 feet to provide continuous shading for pedestrians. Ground floor transparency should be maximized to create pedestrian level interest and a visual connection between the street and interior spaces, enabling a strong sense of community and increasing informal oversight of public areas.

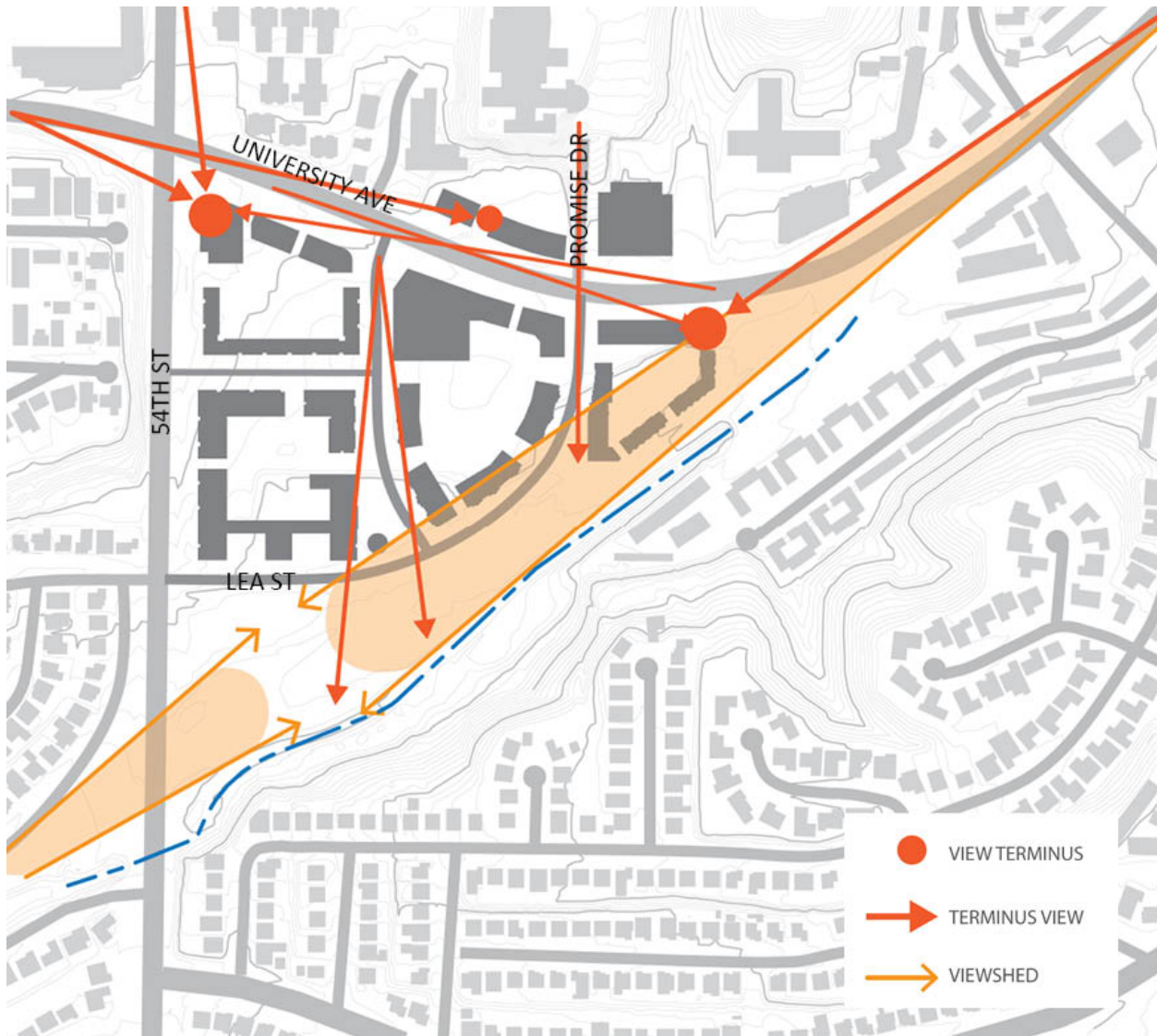
Building heights should transition from lower (1-3 stories) commercial/mixed-use buildings along University Avenue to taller (4-5 stories) residential buildings along the park. Existing grades slope to the south and east, with an existing grade difference of 25'-50' between University and Chollas Creek. Locating taller buildings at the lower site elevations minimizes both the effect of higher buildings on the surrounding neighborhoods, and the formation of a potential 'building canyon' along University Avenue.

Figure 12.4 – Urban Form



Building location and orientation frame views into the site and to the creek. Special uses and public spaces should be located to take advantage of views to adjacent canyons and hillsides. Signature architecture and/or landscape elements are encouraged at important view termini to strengthen the identity of Chollas Triangle within the community.

Figure 12.5 – Important Views into the Site



Recommendations

- Encourage signature architecture at major view corridors to establish a unique identity for Chollas Triangle.
- Incorporate green infrastructure (pervious paving, flow through planters, bio-retention swales, etc.) as a means to cleanse storm water run-off prior to entering Chollas Creek.
- Minimize urban heat island affect through building design, roof design and site landscaping.
- Design lot and blocks to encourage a pedestrian-scale development pattern.
- Utilize topography to enhance views and minimize grading.
- Locate parking behind buildings or in park decks.
- Utilize topography to enhance prominent views into and out of the site.

OPEN SPACE

A primary goal for Chollas Triangle is the creation of an approximately five-acre active use neighborhood park in the location of the vacated Chollas Parkway. The new park will provide an identity for Chollas Triangle and will include a mix of passive and active open space uses as well as restored riparian habitat along Chollas Creek.

Chollas Creek Park will serve as a major community focal point, and should be designed to accommodate a variety of users. The over-arching park design concept is to create a series of independent, yet connected spaces along Chollas Creek. These spaces alternate between active/passive uses and native riparian areas. This concept helps create a string of varied experiences as users move through the park.

An open space buffer that extends 50 feet from the edge of the natural stream line of Chollas Creek to the lands designated for park use is established to serve as a transition between active and passive open space uses.

Chollas Creek should be restored in a manner that balances the need for native habitat/riparian zones with opportunities for people to interact with the creek. The creek banks should be shallow to allow for creek views and access. The open space is designed as a series of 'expansion' and 'compression' areas adjacent to the creek channel. The expansion areas are broad zones that allow the creek to meander and braid during low flows and serve as detention areas when the creek floods. The compression areas focus the creek channel at strategic locations that bring people to the water near the plazas or open lawn areas. This pattern creates differing environments that encourage people to engage the creek in a variety of ways. Informal paths or boardwalks in the expansion zones allow people to explore the native landscape and access the creek, with drop structures at strategic locations to create overlooks and places of visual and audible interest within the park.

A plaza should be located along Lea Street. The plaza is a highly flexible space intended to serve the community year round, offering both programmed and informal uses such as: public gatherings, outdoor concerts, farmers markets, and informal gathering.

A series of open, level lawn areas allow for informal active uses such as soccer, lawn games, picnics, etc. These linked 'rooms' create a series of distinct experiences along Chollas Creek. The southwest portion of the park should be reserved for uses that meet specific community needs and activate the park. These uses could include a community garden or dog park.

A wide multi-use path will wind through Chollas Creek Park providing a much needed pedestrian and bike friendly connection that links neighborhoods southwest of Chollas Triangle with retail amenities located to the northeast. The Lea Street and 54th Street intersection will be signalized to allow the multi-use path to connect to the southwest with the planned bike route within the Chollas Creek Open Space corridor.

A multi-use path along the eastern edge of 54th Street will connect transit stops and commercial uses at University Avenue with the park and trails network to the south. It will provide an inviting edge that is intended to encourage development to front 54th Street, further strengthening the pedestrian experience. The multi-use path will be the first piece of a larger north/south bicycle and pedestrian system linking El Cajon Boulevard, Colina Del Sol Park, Chollas Creek Park and ultimately Chollas Lake Park.

Figure 12.6 – Open Space Network*

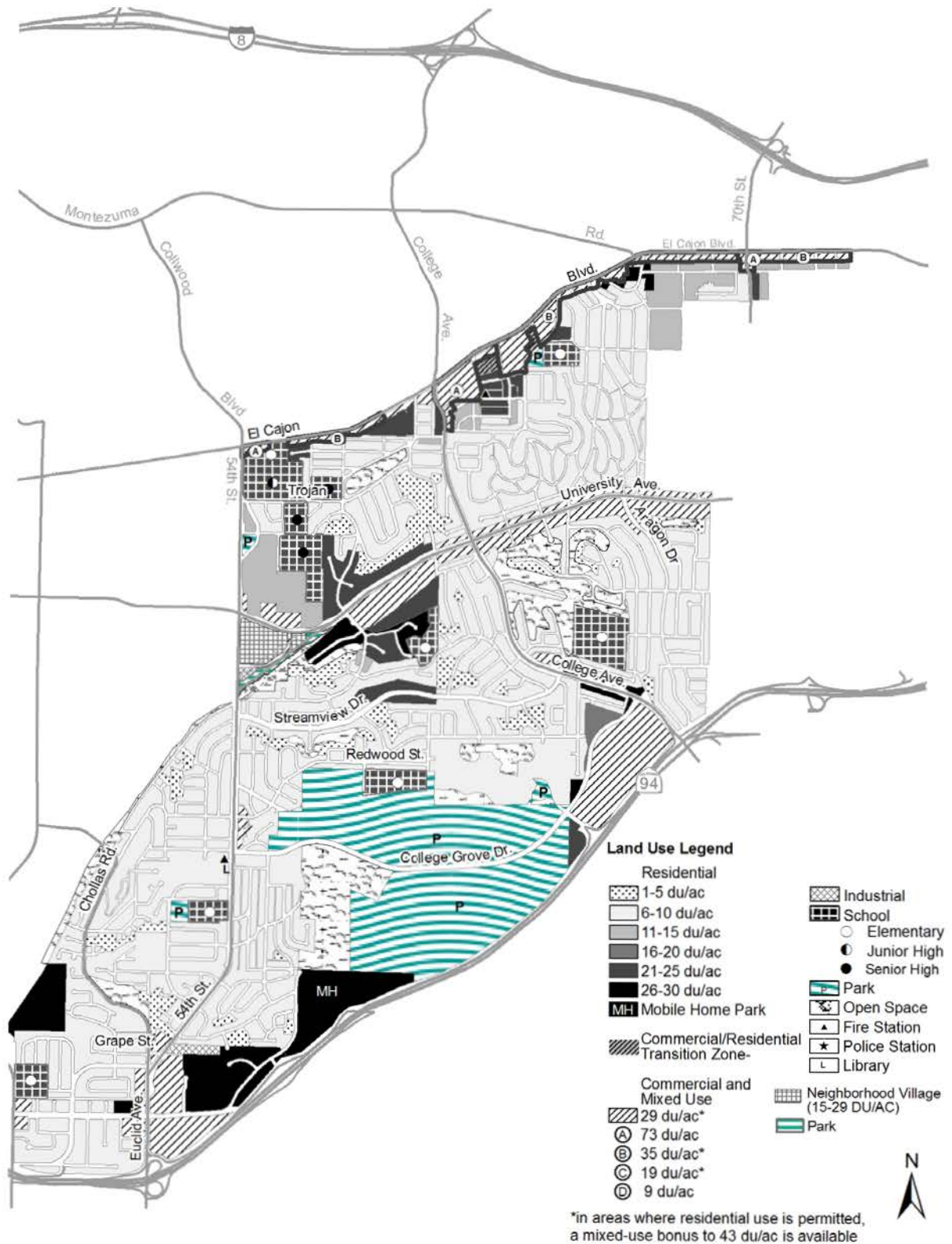


* Park design shown for illustrative purposes only

Recommendations

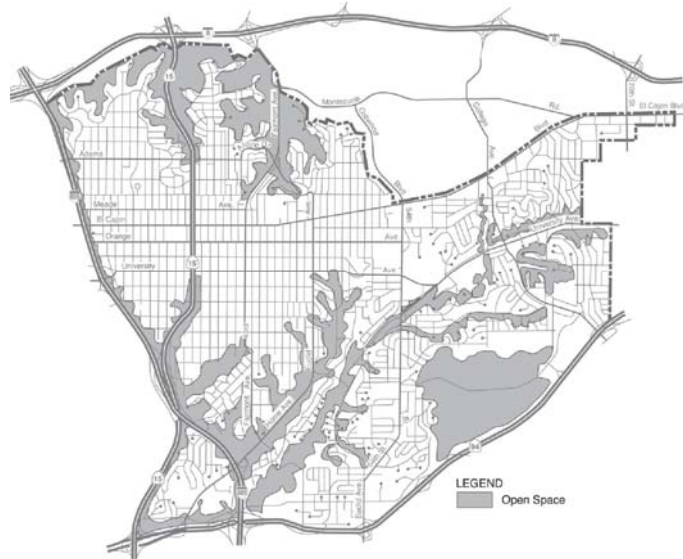
- Create a neighborhood park with a mixture of active and passive uses.
- Provide a public street along the park to ensure public access.
- Enhance Chollas Creek as a community amenity through the restoration of natural habitat along the creek and the creation of a buffer from non-compatible uses.
- Allow for uses to include picnic areas, multi-purpose turf areas, walkways, and landscaping within the active park area
- Provide a multi-use bicycle/pedestrian path that connects 54th Street to University Avenue and 58th Street through Chollas Creek Park.

FIGURE 13. EASTERN AREA COMMUNITY PLAN MAP



OPEN SPACE

With close to 6,000 acres, the central and western portions of the Mid-City Community occupy a relatively level, developed mesa bisected by a series of canyons, particularly along Chollas Creek and the southern rim of Mission Valley. Together with parks, trails and publicly owned lands, these canyons represent an open space resource for the community. The Eastern Area is urbanized on rolling hillsides, where large lot development enjoys its private views and open space, but where few interconnected open space areas exist.



Vision: An integrated open space system of linked natural canyons, creeks, parks, trails and joint use areas.

LAND FORM – CANYONS AND CREEKS

Goals

- Permanently link and preserve all canyons, slopes and floodways, designated as such in this Plan, as open space.
- Develop passive recreational space in undeveloped canyons, where the natural integrity of the canyon can be preserved.
- Preserve sensitive hillside areas.
- Preserve areas of native vegetation.

Chollas Creek

- Preserve and enhance Chollas Creek as a linear open space system to provide passive recreational opportunities, visual relief and biological habitat preservation.
- Where acquisition of Chollas Creek is not feasible, explore other means of preservation such as open space easements, development restrictions and other means.
- Implement the Chollas Creek Enhancement Program for the enhancement of Chollas Creek as a passive linear park.

Recommendations

- Preserve sensitive slopes, canyons, floodways and other areas designated as open space through acquisition, zoning, resource regulation or other available methods.
- Within areas zoned for single-family development and designated for open space preservation, limit further subdivisions and development to one dwelling unit per lot.
- When development occurs, obtain open space easements in privately owned canyon areas.
- Form “Friends of Mid-City Canyons” to focus funding and effort toward the preservation and maintenance of open space areas.
- Vacate Chollas Parkway to allow for the restoration and expansion of riparian habitat adjacent to Chollas Creek.

PARKS AND OPEN SPACE

Goals

- Protect biological, visual, and topographic resources.
- Ensure the preservation of an open space system through appropriate designation and protection.
- Give highest priority to the acquisition of open spaces susceptible to development.
- Provide access to usable public open space systems in order to increase passive recreational opportunities.

Recommendations

- Paper streets or paper alleys should not be vacated if they are located in an open space canyon and the retention of undeveloped paper streets or alleys would assist in the preservation of the area as open space.
- Utilize easements, street vacations or irrevocable offer of dedications, and appropriate open space zoning to maintain and enlarge parks and open space.
- Vacate Chollas Parkway to allow for the development of active and passive park uses. Locate active park uses within the northern section of the existing right-of-way.
- Revise and prioritize the City’s open space acquisition list, assigning highest priority to acquisition of the Chollas Creek open space system and other systems susceptible to development.
- Property acquired by the City for open space preservation should be officially dedicated for that purpose.
- Create a system of linkages between Mid-City parks and open space.

TRAILS

Goals

- Provide limited non-vehicular access to open space areas within the community.
- Enhance links between park and open space areas within and outside the community.

Recommendations

- Limit trails within open space areas to those that provide designated linkages. Trails should be located to minimize impacts to sensitive slopes and vegetation. Security, fire risk, and maintenance should also be considered in the location of trails.
- Due to their environmental sensitivity and steepness, public access should be restricted along hillsides facing Mission Valley and within Kensington-Talmadge.
- Identify design concepts, routes, and funding for the development and maintenance of a non-vehicular trail system.
- Identify and improve key streets that link open space resources and community facilities.
- A ranger program should be established to ensure compliance with established park and open space policies.
- Develop a trail adjacent to Chollas Parkway that further connects the open space system.

JOINT USE AREAS

Goal

- Provide recreational facilities open to the community on all government owned lands (refer to **Public Facilities and Services Element** and **Urban Design Element**).

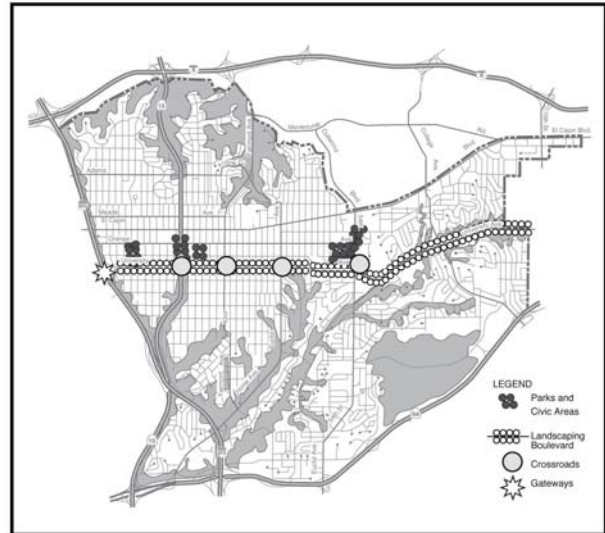
Recommendations

- Joint use agreements between the City of San Diego and San Diego Unified School District should be adopted to make all public school sites available for recreational use and open space support.
- The City of San Diego should work with other governmental agencies to access possible use of other agency facilities for open space support.

University Avenue

University Avenue is an older commercial strip that developed along the trolley route that serviced it prior to 1950. The street today continues to be the hub of community commercial activity, with commercial storefronts throughout its length. A business improvement district has been formed and, in collaboration with other community organizations, has successfully sought public improvements to University Avenue.

Within the Eastern Area, University Avenue fronts Chollas Triangle, an approximately 36-acre site bounded by 54th Street to the west, Chollas Creek to the south and east, and University Avenue to the north.



Goal

- To create a pedestrian-oriented urban village accommodating commerce, cottage industry and higher-density residential uses.

Recommendations

- Design the street to reinforce a strong commercial corridor and its multi-cultural character.
- Provide improved traffic circulation and angle parking. Provide parallel parking along the Chollas Triangle frontage between 54th and 58th streets.
- Restore the historic trolley from downtown San Diego to the Euclid Tower.
- Improve the pedestrian experience with street trees, attractive bus stops, and specially designed directional signage.
- Pave alleys and develop mini-parks or urban plazas as settings for seating, eating, and people watching.
- Enhance building facades consistent with the historic and ethnic character of the area. Uniform signage and setbacks should be promoted.
- New development should be compatible with the historic ethnic character of the neighborhood.
- Buildings west of 54th Street should not exceed three stories and should conform to pre-determined colors and materials.

- Buildings east of 54th Street should not exceed two stories, except for buildings located within the Chollas Triangle frontage between 54th and 58th streets, where buildings should not exceed five stories.
- Encourage new development to provide plazas and public seating areas at major intersections.
- Encourage public acquisition of vacant or under-used land for park or recreation development along the street.
- Encourage public acquisition of Chollas Parkway for park and open space use should the roadway be vacated.
- Locate parking to the rear of buildings off the side streets to reduce curb cuts and traffic conflicts on University Avenue,
- Preserving the street for wider pedestrian sidewalks and/or angled parking.
- Convert vacant lots into parking lots that serve various stores and initiate the formation of a small-scale parking district.

The Boulevard

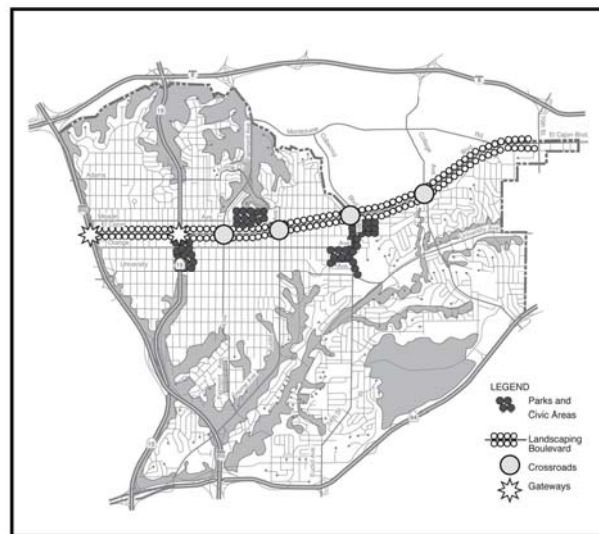
El Cajon Boulevard is a major regional East/West corridor linking San Diego's central area to La Mesa, El Cajon and other cities to the east. It was the original highway prior to the development of I-8 along Mission Valley in the 1960s.

Goal

- To create a grand boulevard setting where larger new commercial, light manufacturing, residential and mixed-use development can locate.

Recommendations

- Establish light rail transit service from downtown to San Diego State University.
- Create a strong commercial corridor with regional significance.
- Provide streetscape features to improve vehicular, public transit and the pedestrian experience for public transportation users. Features include street trees, paving patterns, landscape buffer, attractive bus and trolley stops, directional signage, a new neighborhood park, off-street parking.
- Encourage commercial facade improvements focusing on rehabilitating historic facades and improved signage, colors and materials as identified in the Boulevard Revitalization Program.



At El Cajon Boulevard and University Avenue

- Educational facilities should be the hub of a major cultural area with theaters, art galleries, with arts and craft shops complimenting the more commercial development a few blocks to the west at 43rd and Fairmount.
- Focus the location of social service facilities such as senior housing and convalescent homes, clinics, doctors' offices and other supportive uses in the area.
- Improve visual access to Colina Del Sol Park, perhaps by grading the slope along 54th Street. This will improve the street environment and enhance security within the park.

At University Avenue to Euclid Avenue

- Improve medians and landscaped buffers to create a boulevard through residential neighborhoods.
- Foster development of a “village center” between Redwood Street and College Grove Drive.
- Provide a pedestrian/bicycle bridge over 54th Street at Chollas Station Road to establish a safe and convenient link between Chollas Lake Park and Chollas Creek.

At University Avenue and 54th Street

- Foster development of a mixed-use neighborhood village center at the Chollas Triangle that could include office, retail, residential, and civic spaces.
- Development within the Triangle should be consistent with the policies and guidelines established as part of the Chollas Triangle Master Plan.

- Permit higher-density residential development (one unit/600-1000 square feet) in the nodes along El Cajon Boulevard through a discretionary review process when special design features and community enhancements are provided.
- Encourage mixed-use development (retail or other commercial uses on the ground floor and residential on upper floors) along the commercial strips in transportation corridors through the implementation of General Plan village land use designations.

SUPPORT USES AND FACILITIES

Goal

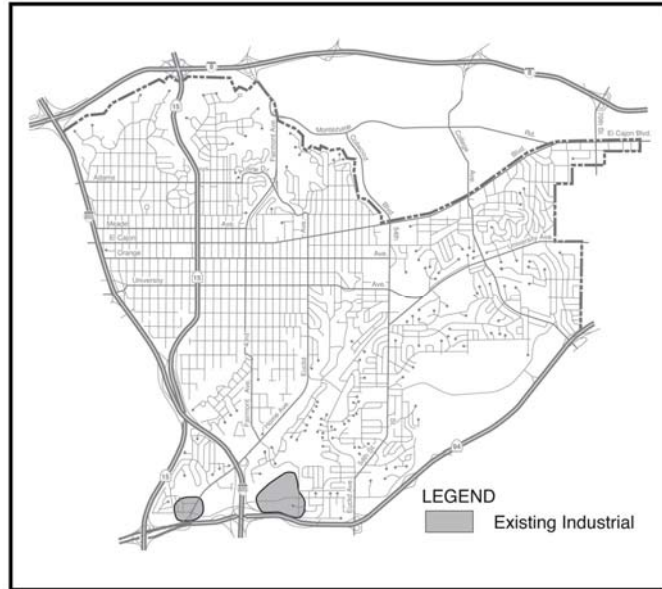
- To foster development of schools, recreational centers, employment centers and parking reservoirs to support high quality residential development.

Recommendations

- Ensure that adequate public facilities and infrastructure are in place prior to the construction of additional multifamily dwellings. Restrict new multifamily development within the service boundaries of schools where the local student population exceeds the following standards:
 - Elementary Schools: 100 students per acre, or the design capacity of permanent structures on existing school sites (500 students per school preferred)
 - Middle Schools: 70 students per acre, or the design capacity of permanent structures on existing school sites (1,000 students per school preferred)
 - High Schools: 70 students per acre, or the design capacity of permanent structures on existing school sites (1,500 students per school preferred)
- Enhance school and other public facilities to entice families to live in Mid-City rather than moving to other communities.
- Establish employment centers to provide jobs for residents.
- Provide adequate off-street parking.
- Locate private off-street parking to the rear of multifamily structure

INDUSTRIAL

Employment in the manufacturing sector is a necessary component to sustainable economic development. Base sector employment opportunities in Mid-City are limited by the price and availability of property zoned for industry. Due to the lack of large sites available for industrial development, strategies for the expansion of employment opportunities in Mid-City should focus on accommodating smaller scale employers.



Vision: Provide a multiplicity of accessible base sector employment opportunities.

TYPE AND DISTRIBUTION OF USES

Goal

- To provide a wide range of employment opportunities complementary to the skills and aspirations of the community's workforce.

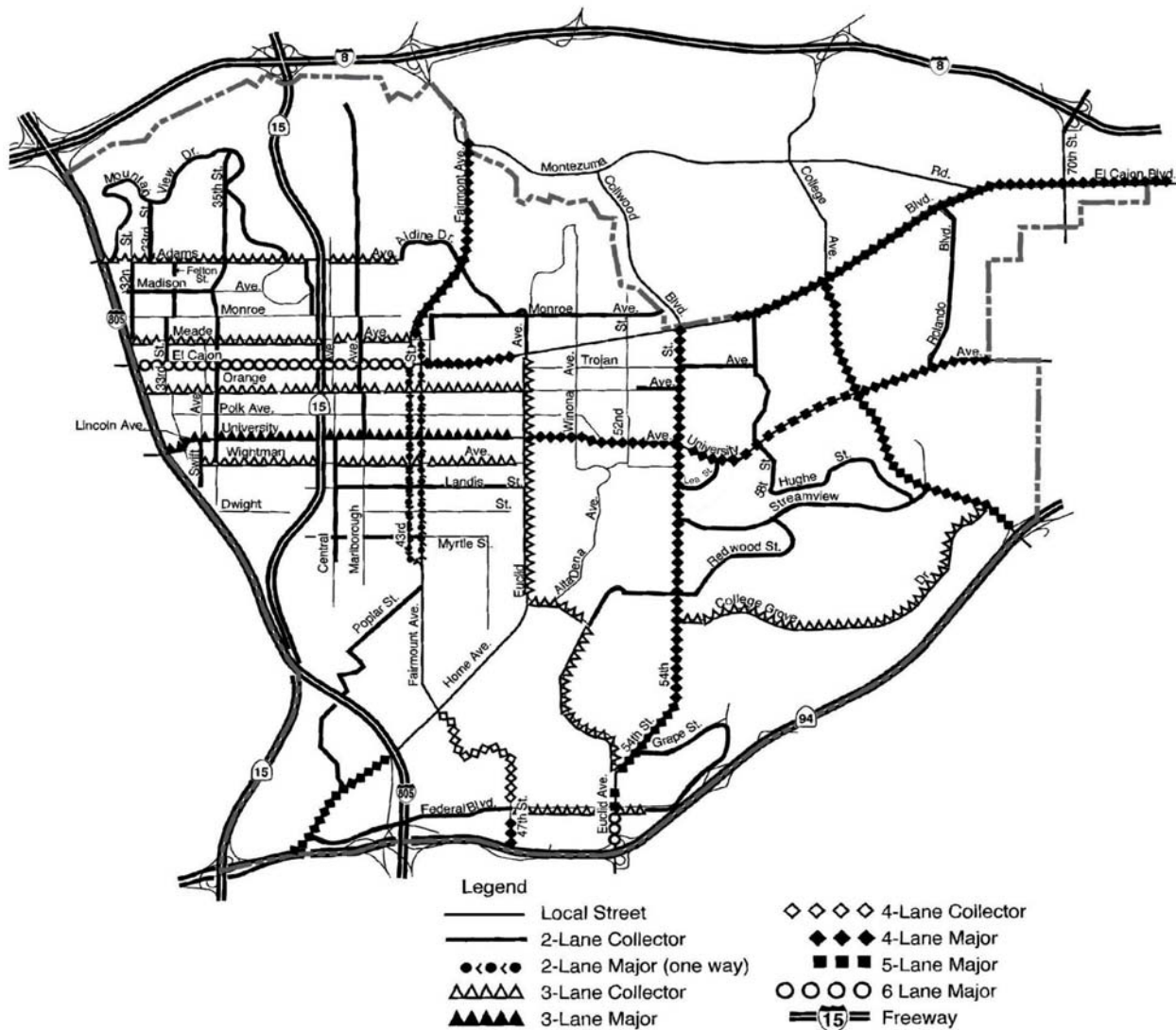
Recommendations

- Maintain industrial designation along Federal Boulevard, Home Avenue and 47th Street for employers requiring larger parcels and immediate freeway access. Examples of such enterprises include parts suppliers, machine shops, cleaning and dyeing works, boat and motorcycle manufacturers, building contractors, and beverage bottlers and distributors.
- Accommodate appropriately regulated apparel manufacture, electronic assembly, bakeries and other low-intensity light manufacturing situated behind commercial storefronts along major commercial corridors through the designation of additional industrial areas and the modification of commercial zone regulations.
- Designate areas for light manufacturing as shown on **Figure 18**.
- Accommodate home industry and incubator facilities in the International Marketplace.

distinctive scenic or natural or cultural features. They are intended for citywide use. Size and development should be determined by the specific resource involved, expected use, available land, and location. **Table 2** summarizes existing and proposed park facilities.

- Provide mini-parks at scattered locations to help meet park standards. Such parks must be carefully designed and located to avoid negative impacts and to reflect the character, interests, and nature of the neighborhood. They should provide for a variety of uses and should allow for modification at a later date to reflect changing community needs. Locations adjacent to schools, community facilities, canyons, or in conjunction with redevelopment projects should be considered. Sites not meeting the above description should preferably be at a corner location. Multi-purpose mini-parks, perhaps including community gardens, should be a minimum of 15,000 square feet in size. Tot lots and other limited-use park areas may be a minimum of 5,000 square feet, subject to adequacy of access and security.
- Mini-parks should serve a population of 500 to 1,000 persons within an effective walking distance of one-quarter mile.
- Evaluate all vacant and publicly owned land, including streets and unimproved rights-of-way, for potential use as park or recreation facilities.
- Vacate Chollas Parkway east of 54th Street to allow for the development of a neighborhood park and the restoration of Chollas Creek consistent with the Chollas Creek Enhancement Program.
- Establish a new resource-based park system at the Chollas Reservoir linking to the Chollas Creek and other Mid-City canyon areas.
- Finalize and implement the improvement plans for North Chollas Lake Park west of the lake.
- Pursue joint use agreements for all public school sites, existing and proposed, to provide public recreational use of the facilities. High school campuses that typically do not have joint use agreements should remain open for public use during non-school hours.
- Fencing around school facilities should be designed to allow public access to the playground facilities during non-school hours while protecting school buildings from unwanted intrusions.

FIGURE 24. FUTURE RECOMMENDED STREET NETWORK



Streets and Highways

With the exception of State Route 15, which is to be completed, the existing system should be maintained and operational improvements made. Recommendations are based on a proven need to increase efficiency and accommodate planned growth.

The recommended future street network is shown on **Figure 24**. The future daily volumes are shown on **Figure 25**.

Goal

- To provide an adequate traffic circulation system that is balanced with the character and multi-modal tendencies of the community.

Recommendations

Recommended transportation improvements are shown on **Figure 26**.

33rd Street

- Upgrade to a two-lane collector street between North Mountain View Drive and Adams Avenue.
- Upgrade to a two-lane collector street between El Cajon Boulevard and Monroe Avenue.

40th Street

- Downgrade to a two-lane collector street between North Mountain View Drive and Adams Avenue.
- Terminate at intersection with Monroe Avenue and vacate between Monroe Avenue and Meade Avenue when feasible.

43rd Street

- Maintain as a two-lane collector street one-way southbound.

Chollas Parkway

- Vacate the street between 54th Street and University Avenue to allow for the development of a neighborhood park and the restoration of Chollas Creek consistent with the Chollas Creek Enhancement Program.

Lea Street

- Improve Lea Street to a two-lane collector connecting to University Avenue at Promise Drive.

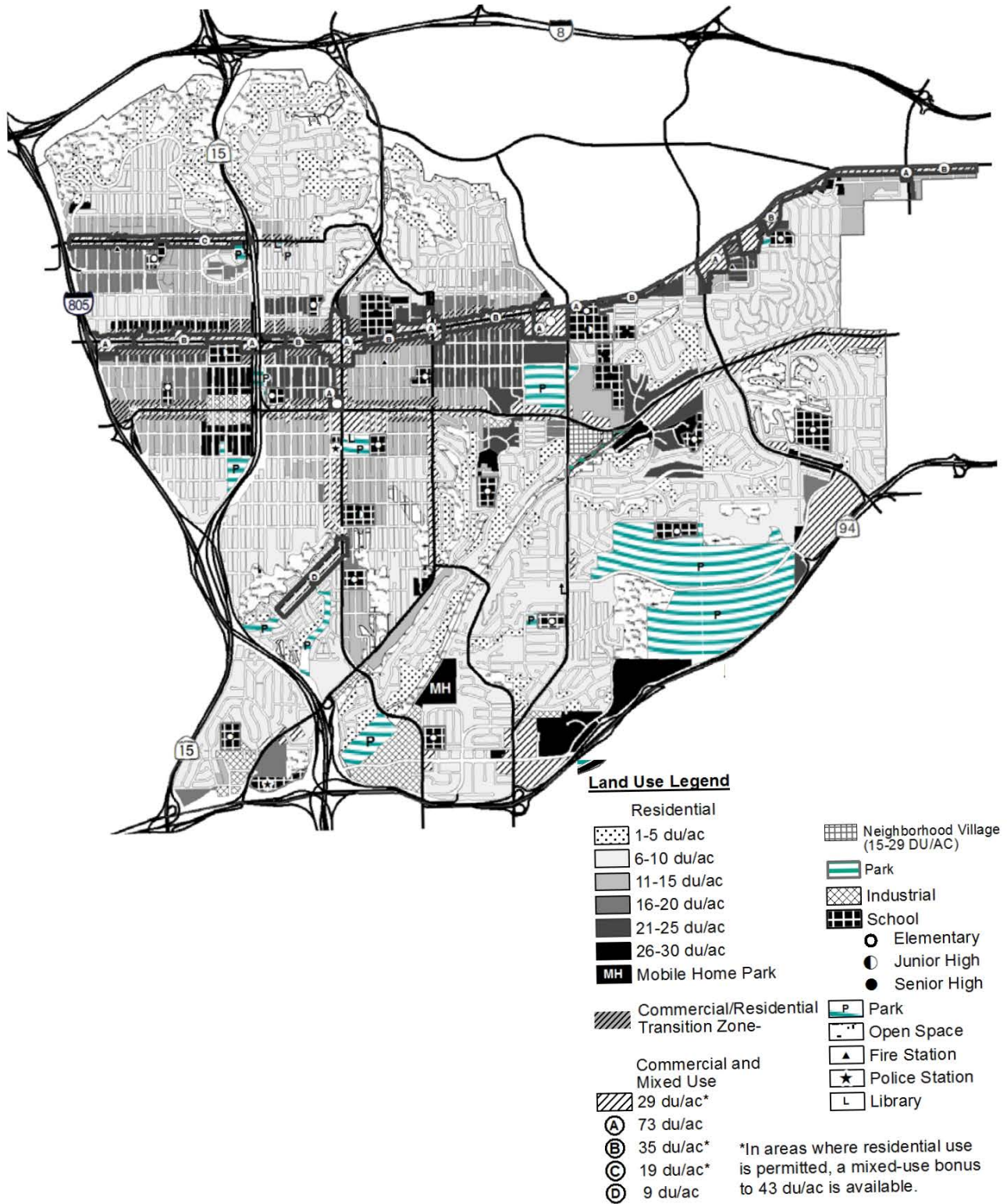
College Grove Drive

- Reduce width to a three-lane collector street (one lane in each direction with a continuous center left-turn lane) between 54th Street and College Grove Way.

College Grove Way

- Work with Caltrans on the proposed eastbound on- and off-ramps from SR-94 to College Grove Drive as recommended in the College Grove Redevelopment Area Plan.

FIGURE 31. MID-CITY COMMUNITIES PLAN MAP



EASTERN AREA COMMUNITY PLANNING COMMITTEE
Holy Spirit Catholic Church, Parish Hall – 2725 55th Street,
San Diego, CA 92105

February 10, 2015 Meeting Minutes Final Page 1 of 2

Laura Riebau, Chair called the meeting to order at 7:05 p.m., noting a quorum of eight, Carl Davis, Andy Huelskamp, Mario Ingram, Daniele Laman, Anne Schoeller, Gawain Tomlinson and Betty White and herself. Earl Lemar arrived at about 7:30 p.m. Denise Armijo and Jon Cutler were absent.

Chairs Welcome

The Chair welcomed all and announced that Jon Cutler, EACPC secretary, has been transferred by his employer out of the San Diego area. She asked that a board member take the minutes. Anne agreed to do so for the one meeting.

Communication from the Board and Public:

Chair discussed that voting for Chair, Vice-Chair, Secretary and Treasurer would take place at the April meeting. She urged all board members to contact her if interested in these positions.

Also handed out EACPC letter to Myrtle Cole, Council District 4, with EACPC board vote on January 13, 2015 to support the installation of 4-way stops at three street locations.

Adoption of Agenda: Andy motioned to approve seconded by Mario. Approved 7-0-1. Chair abstains.

Treasurers Report - 02-10-2015 \$50.53. Approved 7-0-1 Chair abstains.

Anne S. presented personal check payable to EACPC for \$40.00 collection taken up in 2013 in memory of Andy's wife. She asked this be used as a contribution for use of the church hall. Her original check and a card sent to Andy's address was not received or cashed.

Council and Representatives Reports: -

Mathew Gordon - Council 4th District Rep.- Myrtle Cole: Handout of newsletter 2/4/15

New fire station is coming to Skyline area; Public safety and quality jobs are top priorities; Update of News You Can Use section.

Chris Pearson - 9th District Rep. Marti Emerald - Handout Feb. Emerald News.

Rep. Emerald will support Chollas Triangle project to change zoning etc. Continuing to work on parking issues at 63rd and El Cajon; supportive of neighborhood issues at Crawford and other schools with lighting and sound issues. Chris passed out and reviewed handout of revenue options to address critical infrastructure and affordable housing needs.

Wayne Brown - Rep for 79th District CA Assembly Member Shirley N. Weber- Handouts of vote for women leaders in 79th district RSVP by for March 8, 2015.

EASTERN AREA COMMUNITY PLANNING COMMITTEE
Holy Spirit Catholic Church, Parish Hall – 2725 55th Street,
San Diego, CA 92105

February 10, 2015 Meeting Minutes Final Page 2 of 2

Sub-Committee Report on Chollas Triangle EIR Review. Comments Provided to City in letter to Anna McPerson, SD Senior EIR Planner provided to Board for review.

Chollas Triangle Review and Board Vote:

Chair reviewed the sub-committee meetings that took place in January and February. The meetings were well attended by community members and subcommittee members and Michael Prinz attended both to provide information and answer questions.

Michael Prinz, SD Planning Dept. provided Handouts of Chollas Triangle section Eastern Area of Draft Mid-City Communities Plan Amendment. Zoning will change to new classification of Neighborhood Village Zone and include a park along Chollas Creek. Also reviewed the section material details and asked for vote from the board. He said EIR is complete. There will be forums in April and May for more public input. Mario made a motion to approve the Chollas Triangle-Mid-City Community Plan Amendment as presented. Earl seconded. Approved 9-0-1 Chair abstains.

New Members to be appointed to board: Board Vote.

Sidney Michael has qualifications to become board member. The Chair passed out ballots and asked Anne to collect, count and report results. Sidney Michael was voted on Board. He will join Board at March meeting.

Correction and Approval of Minutes- January 13, 2015. Upon review of corrections, Daniele made a motion to approve minutes to be edited and corrected. Betty seconded Motion passed 9-0-1 Chair abstains.

Sub-Committee Reports:

Bike Paths - Denise - No Report.

Parks - Daniele reports not many sign ups for Little League. Chollas Lake Fish survey taking place for unwanted species. EACPC should invite new Ranger John Anderson to be a guest speaker.

Schools - Laura reported that Crawford stadium still seems to be progressing.

Transportation - Mario attended CEAL meeting at Caltrans. Keep eye out for Caltrans design for 49th Street.

CPC - Laura – Reported on sub-committee working on new zones for commercial adjacent to residential with consideration for on-site parking and closing times of 10:00 PM.

For the Good of the Order and Adjournment - The Chair asked for the meeting to adjourn at about 9:30 PM. Approved unanimously.

Respectfully submitted - Anne Schoeller, Acting Secretary, Approved 04/14/15.

(R-2015-)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE MID-CITY COMMUNITIES PLAN
AMENDMENT - CHOLLAS TRIANGLE AND AN
AMENDMENT TO THE GENERAL PLAN.**

WHEREAS, on June 30, 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 Mid-City Communities Plan Amendment– Chollas Triangle and an amendment to the General Plan.

WHEREAS, the Mid-City Communities Plan Amendment– Chollas Triangle consists of the following components: an amendment to the Mid-City Communities Plan, City of San Diego General Plan; an amendment to the Land Development Code to add a CPIOZ “Type-B” to provide supplemental design regulations tailored specifically for the Chollas Triangle site; and rezoning to citywide zones contained in the Land Development Code (LDC).

WHEREAS, the Mid-City Communities Plan Amendment - Chollas Triangle Seeks to 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 a renewed Chollas Creek Park.

WHEREAS, the Mid-City Communities Plan Amendment - Chollas Triangle 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 Mid-City Communities Plan, the 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 June 11, 2015, to consider the Mid-City Communities Plan Amendment - Chollas Triangle; and

WHEREAS, the Planning Commission found, based on its hearing record, that this Mid-City Communities Plan Amendment - Chollas Triangle is consistent with and implements the City of San Diego’s 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 Mid-City Communities Plan Amendment - Chollas Triangle which consists of the following components: an amendment to the Mid-City Communities Plan, City of San Diego General Plan; an amendment to the Land Development Code to add a CPIOZ "Type-B" to provide supplemental design regulations tailored specifically for the Chollas Triangle site; and rezoning to citywide zones contained in the Land Development Code (LDC); with a copy of said Mid-City Communities Plan Amendment - Chollas Triangle being on file in the office of the City Clerk as Document No. R- _____.

APPROVED: SHANNON THOMAS, City Attorney

By _____
Shannon Thomas
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. 364960 / SCH NO. 2013121057 AND ADOPTING
THE MITIGATION MONITORING AND REPORTING
PROGRAM, FINDINGS, AND STATEMENT OF OVERRIDING
CONSIDERATIONS FOR THE UPDATE TO THE MID-CITY
COMMUNITIES PLAN.

WHEREAS, the City of San Diego undertook (1) a Community Plan Amendment (CPA) to the Mid-City Communities Plan and General Plan; (2) an Amendment to the Land Development Code to add a CPIOZ “Type-B” to provide supplemental design regulations tailored specifically for the Chollas Triangle site; (3) the processing of rezones to citywide zones contained in the Land Development Code (LDC); 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 30, 2015; and

WHEREAS, the City Council considered the issues discussed in the Environmental Impact Report Project No. 364960 / SCH NO. 2013121057 (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

DRAFT

Article 2: Overlay Zones**Division 14: Community Plan Implementation Overlay Zone***(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§132.1401 Purpose of the Community Plan Implementation Overlay Zone**

The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. The intent of these regulations is to ensure that *development* proposals are reviewed for consistency with the use and *development* criteria that have been adopted for specific sites as part of the community plan update process.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§132.1402 Where the Community Plan Implementation Overlay Zone Applies**

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14M.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14M)	B-4272
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-780.2

- (b) Table 132-14B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

Table 132-14B

Community Plan Implementation Overlay Zone Applicability

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
(1) Interior building improvements that do not involve a change in use or provide additional <i>floor</i> area, or improvements that do not require a <i>construction permit</i>	None--Exempt from this division	No permit required by this division
(2) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type A" and the proposed development complies with the development standards or criteria in the applicable community plan	Refer to the applicable community plan	No permit required by this division
(3) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type A" and the proposed <i>development</i> does not comply with the <i>development</i> standards or criteria in the applicable community plan	Refer to the applicable community plan	Site Development Permit/ Process Three
(4) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type B"	Refer to the applicable community plan	Site Development Permit/ Process Three

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
 (Amended 5-21-2009 by O-19857 N.S.; effective 6-20-2009.)
 (Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
 (Amended 6-18-2013 by O-20265 N.S.; effective 7-18-2013.)
 (Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
 (Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

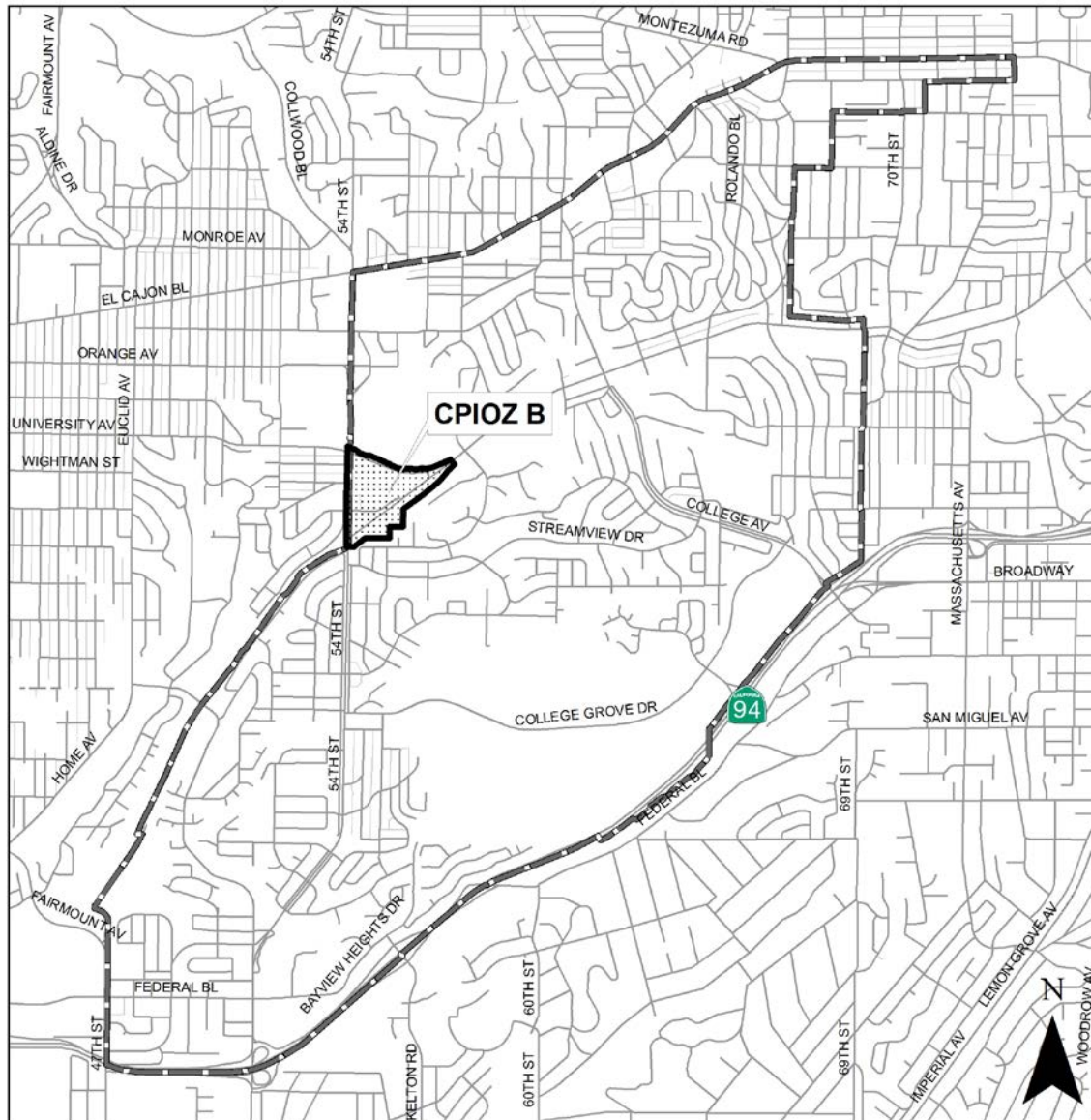


DIAGRAM 132-14N

Chollas Triangle Community Plan Implementation Overlay Zone

This is reproduction of Map No. B-4310 for illustration purposes only.

ORDINANCE NUMBER O-_____ (NEWSERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO CHANGING 36 ACRES LOCATED IN
CHOLLAS TRIANGLE (WITHIN CITY HEIGHTS),
WITHIN THE MID-CITY COMMUNITIES PLAN
AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA,
FROM CC-5-3 TO CC-3-5, CC-5-3 TO AR-1-1, IL-2-1 TO
CC-3-5, IL-2-1 TO AR-1-1 AND REPEALING
ORDINANCE NO. O-18574 N.S. ADOPTED 9-8-1998,
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 43 acres located in Chollas Triangle and legally described as in the boundary description filed in the office of the City Clerk under Document Diagram XXX-XXX, within the Mid-City Communities Plan area, in the City of San Diego, California, as shown on Zone Map Drawing Nos. B-4309, filed in the office of the City Clerk as Documents Diagram XXX-XXX, which includes but not limited to the parcels identified in Exhibit A, as shown on Zone Map Drawing No. B-4309, filed in the office of the City Clerk as Document No. OO-_____ and attached as Exhibit B, are rezoned from CC-5-3 to CC-3-5, CC-5-3 TO AR-1-1, IL-2-1 TO CC-3-5, IL-2-1 TO AR-1-1, 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 Ordinance O-18754 on December 8, 1998.

Section 2. That Ordinance No. O-18754 N.S. Adopted 9-8-1998 and Ordinance, 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

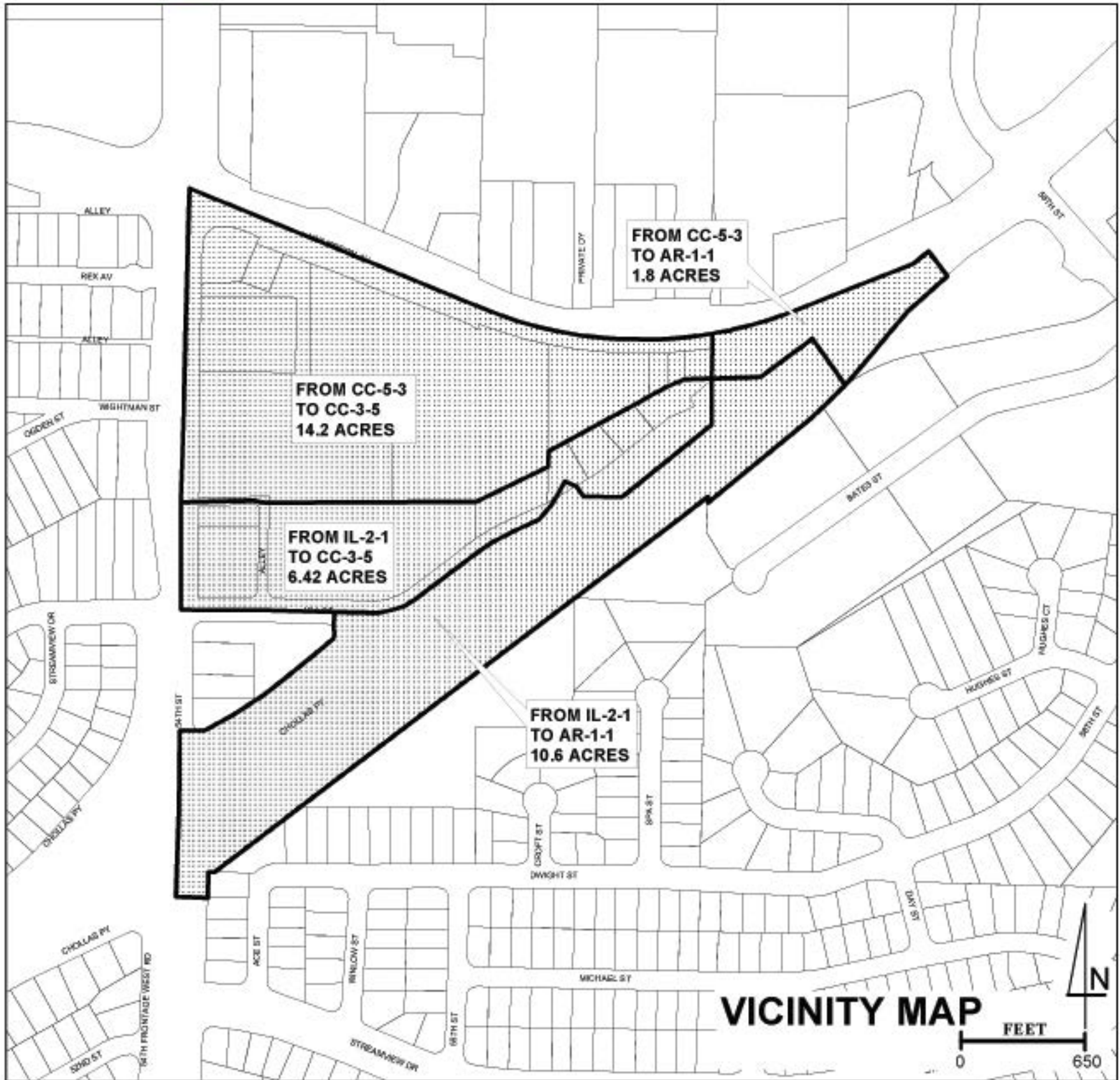
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47-259-021								



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING

ATTACHMENT B



Chollas Triangle 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- 4309

APN: VARIOUS

(210-1737) 3-30-15 Ldj

PLANNING COMMISSION
RESOLUTION NO. XXXX

RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE MID-CITY COMMUNITIES PLAN AMENDMENT - CHOLLAS TRIANGLE AND AN AMENDMENT TO THE GENERAL PLAN TO:

1. **Approval** of a resolution amending the Mid-City Communities 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. 2013121057 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.

WHEREAS, on June 11, 2015, the Planning Commission of the City of San Diego held a public hearing to consider the approval and adoption of the Mid-City Communities Plan Amendment - Chollas Triangle (CPA) which consists of the following components: an amendment to the Mid-City Communities Plan, City of San Diego General Plan; an amendment to the Land Development Code to add a CPIOZ "Type-B" to provide supplemental design regulations tailored specifically for the Chollas Triangle site; and rezoning to citywide zones contained in the Land Development Code (LDC).

WHEREAS, as part of the amendment to the Mid-City Communities Plan, the General Plan will be amended because the Community Plan is a component of the General Plan; and

WHEREAS, the proposed Mid-City Communities Plan Amendment - Chollas Triangle and amendments to the General Plan document are Attachments 1 thru 14 to Planning Commission Report No. PC-15-064; and

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

WHEREAS, the Planning Commission has considered Report No. PC-15-064 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 Mid-City Communities Plan Amendment - Chollas Triangle and amendments to the General Plan document to the City Council.

Michael Prinz
Senior Planner

Carmina Trajano
Planning Commission Secretary

Approved: **June 11, 2015**

By a vote of: X-X-X