

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: March 22, 2007

TO: Members of the Planning Commission

FROM: Daniel Stricker, Development Project Manager

SUBJECT: Project No. 8305 – Aztec Budget Inn

This subject project has gone through a number of design changes since it was first docketed before the Planning Commission on July 13, 2006. A number of continuances have been requested and approved to ensure that the applicant (6050 El Cajon Boulevard, LLC) generated redesigns were properly reviewed and conditioned before being heard by the Planning Commission. Please note, that the project description, plans, and conditions being presented to the Planning Commission as a part of this Errata supersede the project description, plans, and conditions included in the Report to the Planning Commission No. PC-06-208 dated March 1, 2007.

The project proposed in the Report to the Planning Commission No. PC-06-208 included 65 for-sale residential units, including 7 affordable units, and 3,000 square feet of retail space and required a Rezone, Site Development Permit, Easement Abandonment, and Vesting Tentative Map.

On March 6, 2007 the applicant submitted two design alternatives (Scenario 1 and Scenario 2) and asked staff to review and comment on each, for inclusion into the Planning Commission information packages.

Scenario 1 would reduce the number of for-sale residential units to 63, yet keep the affordable units at 7. Parking would be reduced accordingly (124 parking spaces versus 127 originally proposed); however, the code requirements for parking would continue to be met. Staff has been able to review and comment on Scenario 1, and the applicant has been able to adequately address those issues. The approvals requested in Scenario 1 would remain the same, although the length of the easement abandonment would be reduced and an access easement dedication would be required to provide access to the portion of the existing sewer line and sewer easement which would remain. The project plans for Scenario 1 have been included as Attachments 1 through 5 to this memo. The associated conditions for Scenario 1 have been added in strike-out/underline format to the Draft Vesting Tentative Map Conditions and Subdivision Resolution (Attachment 6) and Draft Permit with Conditions (Attachment 7) and attached for your information.

Scenario 2 would keep the number of residential units the same (65 for-sale units, including 7 affordable units), and would keep the required 127 parking spaces. However, with Scenario 2, the applicant proposed the relocation of a sewer line and associated sewer easement out into the public right-of-way of El Cajon Boulevard. Permission would be required from the neighboring property owner of two adjacent lots for Scenario 2 to be feasible, as the neighboring properties would need to approve the relocation of their sewer laterals from the rear of their lot to the front, off of El Cajon Boulevard. This is the most critical remaining issue for Scenario 2. Since the applicant was unable to obtain the permission of the adjacent property owner to relocate the laterals, and a number of outstanding issues remain for Scenario 2, staff was unable to support Scenario 2, and it has not been included as a part of this Errata.

Daniel Stricker
Development Project Manager
Development Services

Attachments:

1. Project Cover Sheet, Site and Garage Plans, Roof Plan, Surrounding Development
2. Elevations and Sections
3. Floor Plans
4. Landscape Plan
5. Civil Plans, including Vesting Tentative Map
6. Draft Vesting Tentative Map Conditions and Subdivision Resolution
7. Draft Permit with Conditions