

DATE ISSUED: February 18, 2005 REPORT NO. PC-05-028

ATTENTION: Planning Commission, Agenda of February 24, 2005

SUBJECT: LOGAN HEIGHTS FAMILY HEALTH CENTER - PROJECT NO. 9811
PROCESS NUMBER 5

REFERENCE: Coastal Development Permit No. 91-0606 (Attachment 11)

**OWNER/
APPLICANT** Family Health Centers of San Diego (Attachment 12)

SUMMARY

Issue(s):

Should the Planning Commission recommend to the City Council approval of a Public Right of Way Vacation/Dedication, Parcel Lot Consolidation Map, Planned Development Permit, Site Development Permit, and an amendment to Coastal Development Permit No. 91-0606 to demolish an existing two-story 9,899 square-foot building; construction of a three-story 22,146-square-foot building connecting to the two existing buildings for a 24,851-square-foot addition to the existing health care offices on 1.12-acre site at 1809 National Avenue in the Redevelopment Subdistrict of the Barrio Logan Planned District within the Barrio Logan Community Plan and Coastal Overlay Zone (non-appealable)?

Staff Recommendation:

1. **RECOMMEND CERTIFICATION** by the City Council of Mitigated Negative Declaration (MND) No. 9811, and **ADOPTION** of the Mitigation Monitoring and Reporting Program (MMRP); and
2. **RECOMMEND APPROVAL** by the City Council of Public Right of Way Vacation/Dedication No.18559, Parcel Consolidation Map No. 83842, Planned

Development Permit No. 88466, Site Development Permit No. 18480, and Coastal Development Permit (CDP) No. 18479.

Community Planning Group Recommendation: The Barrio Logan Project Area Committee (PAC) on October 15, 2003, voted 9:2:0 in support of the project with no conditions.

Environmental Review: Mitigated Negative Declaration (MND) Project No. 9811 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) a Mitigation, Monitoring And Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process for air quality and historical resources (archeology).

Fiscal Impact Statement: All costs are paid by the applicant. The project will be receiving Community Development Block Grants (CDBG), Section 108 Loan Guarantees totaling \$1,000,000 for construction of the project.

Code Enforcement Impact: None.

Housing Impact Statement:

The project proposes to demolish portions of, and construct an addition to, an existing community health services center on a site that is designated for residential use in the Barrio Logan Community Plan and the Barrio Logan Redevelopment Plan. No housing stock will be displaced by the proposed building addition. While the Barrio Logan Plan does not address a density range for the Residential Use, the Barrio Logan Planned District Ordinance states that the maximum residential density for the Redevelopment Area is 43 dwelling units per gross acre. Staff has calculated that a total of eight dwelling units could potentially be developed within the 7,785 square feet of the existing commercial building proposed for demolition on the site.

BACKGROUND

The 1.12-acre project site is located at 1809 National Avenue in the Redevelopment Subdistrict within the Barrio Logan/Harbor 101 Community Plan (Attachment 1). The project site is bound on the northeast by National Avenue, on the northwest by Beardsley Street, and on the southwest by Newton Avenue (Attachment 2). Multi-family residences lie adjacent to the project site's southeastern edge. An elementary school is situated one block east of the project site (Attachment 3). The Barrio Logan/Harbor 101 Community Plan land use designation for the proposed project is residential. The proposed project is an allowed use within the land use designation. The community plan also calls for an educational-cultural center near Perkins Elementary, which should include the retention/expansion of social services and facilities within the area surrounding the school. The site is within the Coastal Zone (non-appealable area) and is

not within the Coastal Height Limit Zone. The site is not within or adjacent to the Multiple Habitat Planning Area of the City of San Diego's Multiple Species Conservation Program Subarea Plan area.

The project site is developed pursuant to Coastal Development Permit (CDP) 91-0606 with medical buildings, a paved parking lot, and a paved courtyard. The topography is relatively flat with an elevation of approximately 45 feet above mean sea level (MSL).

The subject currently property contains a combined total of 19,990 square-feet of medical office space within three attached buildings west of the north-south alley, and a one-story 2,680 square-foot medical office building and an on-site surface parking lot east of the alley (Attachment 4).

In 1916 a building was constructed on the site and the Neighborhood House, a social service agency moved in. The building remained as the Neighborhood House until 1970 when the agency received a federal grant to build a new facility and moved off site. In the 1970's the facility was home to the Chicano Community Health Center. In 1984, the Logan Heights Family Health Center began operating and has been serving the health care needs of the local community since then.

DISCUSSION

Community Plan Analysis:

The subject property is designated as Residential in the Barrio Logan/Harbor 101 Community Plan, and the proposed project is identified in the community plan as an allowable use. The Land Use Element of the community plan further recommends continued support, coordination, and expansion of services delivered by community social agencies. The Plan envisions an education-cultural center clustered around Perkins Elementary School and the clinic which would include a community college center, a library, and playgrounds. The Socio-Economic Element of the plan also encourages the maintenance and further development of local community service nodes, with the education-cultural center developed as a major node for the community. The proposed expansion of the health center helps implement the goals and recommendations of the Barrio Logan/Harbor 101 Community Plan through its provision/expansion of community health services within the education-cultural node.

The Barrio Logan/Harbor 101 Community Plan recommends improved street design with the pedestrian in mind, as well as maintaining National Avenue as a critical view corridor to downtown San Diego. The project's enhanced landscaping, pedestrian lighting, earthy color palate, and architectural features that break up the bulk of the buildings help implement the goals and recommendations of the community plan.

The Strategic Framework Element of the General Plan recommends preserving the best qualities of our neighborhoods while providing for the needs of future generations. The Logan Heights Family Health Center site has been an integral part of Barrio Logan, providing social and health

services to the Barrio Logan community for over 90 years. The proposed expansion of health care services and enhancement to the site help implement the recommendation of the Strategic Framework Element.

Project Description:

The proposal is to expand and modernize the existing Logan Heights Family Health Center to provide services to the health care needs of the immediate low-income community. The proposal requires a Public Right-of-Way Vacation-Dedication to vacate a portion of the alley, a Planned Development Permit for deviations to parking requirements and a Parcel Map to consolidation the off-site parking with the project and an amendment to existing Coastal Development Permit No. 91-0606 for the construction of the building additions and associated site improvements to the existing health care center.

The entire project site is developed with medical buildings, a paved parking lot, and a paved courtyard. The subject property contains a combined total of 19,990 square-feet of medical office space within three attached buildings west of the north-south alley, and a one-story 2,680 square-foot medical office building and an on-site surface parking lot east of the alley.

The proposal is to incorporate an existing off-site, 22-space parking lot, vacate 350-linear-foot of alleyway and rededicate 330-linear-foot of alleyway, demolish an existing two-story 9,899 square-foot building, and construct a new three-story 22,146-square-foot building connecting to existing 11,232-square-foot and 8,758-square-foot buildings for a combined 32,247 square-foot health care center on a consolidated 48,794 square-foot lot (Attachment 5). The proposed building addition is patterned after the existing on-site Logan Heights Family Health Center with a tower (Attachment 6).

Driveway entry to the project site would be provided from Newton Avenue and the alleyway at the western and southern boundaries of the project site, respectively. The off-site parking lot would be accessed from the alleyway located between Logan Avenue and National Avenue (Attachment 7).

Environmental Analysis:

Transportation/Parking

The proposed project is estimated to generate approximately 614 additional average daily trips (ADT) including 37 trips during the AM peak hour and 61 trips during the PM peak hour. As such, a Traffic Study was not required for this project.

The project is located within a transit area. The minimum parking requirement for the proposed project is 78 parking spaces (per SDMC Table 142 05F- within a transit area). The parking requirement for the remaining existing medical office/records buildings is 23 spaces. The total parking requirement for the entire medical complex is 101 parking spaces. Twenty-two parking

spaces will be provided on the lot located between the alley and National Avenue (Attachment 7). The project is providing 95 parking spaces where 101 are required, resulting in a deficiency of 6 parking spaces. Because the center's primary objective is to meet the health care needs of the Barrio Logan community and that a majority of the patients anticipated using the facility will be from within Barrio Logan the parking deficiency of six spaces is supported

Water Quality

Storm water runoff from the new parking lot will be directed through catch basins containing filtration inserts before final discharge into the existing storm water system. Catch basin filtration inserts are small, gravity-powered devices that are fitted below the grate of a drain inlet and intercept litter, vegetation, petroleum hydrocarbons, and coarse sediments.

Air Quality

Dust emissions from grading the site is expected to generate approximately 30 pounds of dust which is below the level of significance. However, because the project site is an existing health care center and located adjacent to an existing elementary school, mitigation for potential dust impacts from site grading is required.

Conclusion:

Staff recommends that the Planning Commission recommend to the City Council approval of a Public Right of Way Vacation/Dedication, Parcel Map, Planned Development Permit, and an amendment to Coastal Development Permit No. 91-0606 to demolish an existing two-story 9,899 square-foot building; construction of a three-story 22,146-square-foot building connecting to two existing buildings to the existing health care offices at 1809 National Avenue.

ALTERNATIVES

- 1. Recommend Approval to the City Council** for Site Development Permit No. 18480, Planned Development Permit No. 88466, and Coastal Development Permit No. 18479 (amendment to Coastal Development Permit No. 91-0606) to demolish an existing two-story 9,899 square-foot building; construction of a three-story 22,146-square-foot building connecting to two existing buildings for a health care center known as the Logan Heights Family Health Center at 1809 National Avenue with modifications.
- 2. Recommend Denial to the City Council** for Site Development Permit No. 18480, Planned Development Permit No. 88466 and Coastal Development Permit No. 18479 (amendment to Coastal Development Permit No. 91-0606) to demolish an existing two-story 9,899 square-foot building; construction of a three-story 22,146-square-foot building connecting to two existing buildings for a health care center known as the Logan Heights Family Health Center at 1809 National Avenue, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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HALBERT/PXG

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Site Photos
5. Project Plans
6. Elevations
7. Parking Plan
8. Draft Map Conditions and Resolution
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. CDP No. 91-0606
12. Ownership Disclosure Statement
13. Project Data Sheet