

DATE ISSUED: March 3, 2005 **REPORT NO. PC-05-069**

ATTENTION: Planning Commission, Agenda of March 10, 2005

SUBJECT: THE BOULEVARD - PROJECT NO. 49662. PROCESS FIVE

OWNERS/ the Lee Mather Company, the Max Christian and Hedy C. Christian Trust, Vernon Benson, and the Dement Family Trust

APPLICANT: AMPROP North Park, LLC

SUMMARY

Issue: Should the Planning Commission RECOMMEND that the City Council Approve the construction of a commercial/residential mixed-use project consisting of 180 for sale multi-family residential units and commercial/retail development on the north side of El Cajon Boulevard, between Florida and Alabama Streets within the North Park Redevelopment Project Area and the Greater North Park Community Planning Area?

Staff Recommendation:

1. Recommend City Council **Certify** Mitigated Negative Declaration 49662, and **Adopt** the Mitigation Monitoring and Reporting Program;
2. Recommend City Council **Approve** Site Development Permit No. 143667;
3. Recommend City Council **Approve** Vesting Tentative Map No. 172036;
4. Recommend City Council **Approve** Public Right-of-Way Vacation No. 143669;
5. Recommend City Council **Approve** Easement Abandonment No. 188003.

Community Planning Group Recommendation: On January 18, 2005, the Greater North Park Community Planning Committee voted 12-0-1 (Chair abstaining) to Approve the Boulevard Project with a condition that live-work (mixed-use) spaces will only have a convenience bath at street level. The applicant has met this condition. Please see

Attachment 14, Minutes of the January 18 Greater North Park Community Planning Committee meeting.

Other Recommendations: None with this action.

Environmental Review: Mitigated Negative Declaration Number 49662 was prepared, and finalized on February 15, 2005 in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program will be implemented which will reduce, to below a level of significance, the potential environmental impacts identified from the environmental review process for the following resource areas: Noise, Public Health & Safety, Air Quality, Paleontological Resources, and Historical Resources (Archeology).

Fiscal Impact: All costs associated with the processing of this project are paid from a deposit account maintained by the applicant

Code Enforcement Impact - None with this action.

Housing Impact Statement: According to the Greater North Park Community Plan, the site could accommodate between 80 and 144 residential dwelling units. In order to achieve 180 residential dwelling units on site, the applicant has elected to meet the requirements of both the Inclusionary Housing Ordinance and the Density Bonus Regulations by including an affordable component; selling at least 20% of the units, or 27 units at prices affordable to median and moderate income households. Thirteen of the units (4 one-bedroom units and 9 two-bedroom units) shall be affordable to households earning no more than 100 percent of the area median income (AMI); and 14 of the units (5 one-bedroom units and 9 two-bedroom units) shall be affordable to households earning no more than 120 percent of the AMI.

The project has been conditioned to require the applicant to comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance and the Density Bonus Affordable Housing Requirements. Prior to receiving the first residential building permit, the applicant must enter into an agreement with the San Diego Housing Commission to assure that the restricted units are built and sold to appropriate households.

BACKGROUND

The subject 1.54-acre property is located on the north side of El Cajon Boulevard between Florida Street on the west and Alabama Street on the east, within the Greater North Park Community Planning area and North Park Redevelopment Project Area. The Greater North Park Community is bounded by Interstate 805 to the east and Park Boulevard to the west, and stretches as far north as Adams Avenue and as far south as Upas Street (See Attachment 2).

The site is located within the Mid-City Communities Planned District and is zoned CL-1 (Commercial Linear) and MR-800B (Mid-City Residential; 1 unit per 600 square-feet). Surrounding land uses include single and multi-family to the north, commercial/retail to the east and south, and a hospital to the west.

The site is currently developed with a church, a strip retail building, office and retail, single-family, and multi-family development. Approximately one-acre of the project site (the portion fronting on El Cajon Boulevard) is designated Commercial in the Greater North Park Community Plan, allowing high to very residential development, up to 75 to 110 dwelling units per acre (See Community Plan Analysis Section), and the approximately one half-acre portion of the site (north of the alley paralleling El Cajon Boulevard) is designated for high to very high residential development at 55 to 75 dwelling units per acre.

Because the project proposes the development of 27 affordable for-sale units; 13 at or below, 100% of the Area Median Income (AMI), and 14 at or below 120% AMI, the land use approvals have been processed through the “Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.”

DISCUSSION

Project Description:

The applicant has requested a Site Development Permit, Vesting Tentative Map, Public Right-of-Way Vacation, and an Easement Abandonment to demolish ten existing structures (none found to have historical significance) and construct a seven-story mixed-use building consisting of 173 one- and two-bedroom residential units, seven mixed-use units, two commercial units (totaling 4,292 square feet), and two-levels of above ground parking over one and one-half levels of subterranean parking.

The proposed 60 one-bedroom units would range in size from 678 to 885 square-feet; the proposed 113 two-bedroom units would range in size from 1,108 to 1,528 square-feet; the proposed 7 mixed-use units would each measure 2,033 square-feet, and the 2 commercial units would range in size from 1,268 to 3,024 square-feet. Each one- and two-bedroom residential unit would contain a living room, dining room, kitchen, bathrooms, and balcony. Each two-story mixed-use unit would contain two-bedrooms, two-and-half bathrooms, living/dining room, kitchen, workroom, and balconies. The two commercial units would be located at the southwest and southeast corners of the building. The three-and-one-half level partial subterranean parking structure would contain 308 vehicular spaces, 9 accessible spaces, 85 bicycle spaces, and 20 motorcycle spaces. All building levels would be connected via enclosed stairways and elevators. Exterior treatments would include cement plaster finish, aluminum windows, tubular metal railings, and metal canopy and roofing elements. The proposed structure would not exceed 88 feet above grade at its highest point.

The applicant has requested deviations to the San Diego Municipal Code (SDMC) requirements for height, setbacks, step-back, minimum street yard, and corner visibility area. The Mid-City Communities Planned District Ordinance (MCCPDO) allows projects to deviate from the regulations of the underlying zone, provided that the MCCPDO Site Development Permit findings can be made. Staff believes that the Planning Commission can make the appropriate findings. Please see the Deviations Section below for additional information.

The proposed 180 multi-family units and 4,300 square feet of retail space is estimated to generate 1,256 average daily trips with 91 morning peak-hour trips and 113 afternoon peak-hour trips. A trip credit can be applied to the existing currently occupied and active uses on this site. The existing uses on site are generating approximately 1,349 average daily trips with 48 morning peak-hour trips and 123 afternoon peak-hour trips. Therefore, the project is expected to generate 93 daily trips less than the existing site. A traffic study is not required. A total of 308 vehicular parking spaces would be provided where 304 are required.

The applicant proposes to vacate an existing 10-foot wide alley, running west to east between Florida Street and Alabama Street in the north portion of the lot, and dedicate a 20-foot wide section of alley running west to east from Alabama Street to the project's garage entry. The existing non-standard 10-foot wide alley provides vehicular access, as well as utility access to sewer and storm drain lines that serve the project site, along with some adjacent properties to the north. The proposed development will require relocation of the alley, along with the associated sewer and storm drain lines.

As a condition of the project, the Applicant will be required to relocate the western portion of the existing alley to the north. The relocated alley will be widened to the city standard alley of 20 feet, from the existing non-standard 10-foot width. The sewer and storm drain lines within the existing alley will also be relocated. The west side sewer and storm drain will be relocated into the new alley, while the east side sewer line will be rerouted into Alabama Street and run to and around El Cajon Boulevard along the front of the project.

Additionally, the 4 foot wide sewer easement on the west side of parcels 445-323-19, 20 & 21, the drain line through parcel 445-323-23, and the unplottable easement for sewer through parcel 445-323-15 will no longer be necessary, as the current structures will be removed in favor of the development, rendering the easements of no public use for the original purpose.

The easements mentioned above were created for the original or current structures in place. Due to the proposed development demolishing the existing structures, the existing easements will be of no public use for the original purpose. All sewer and storm drain lines noted above will be abandoned and/or relocated and constructed to the satisfaction of the Metropolitan Wastewater Department Director and the City Engineer, respectively.

The project site would be accessed from Florida Street and Alabama Street. Site development would include the closing of existing driveways fronting the property and construction of two new driveways leading into the partial subterranean parking garage; new sidewalks, curbs and gutters; an enhanced bus stop shelter; hardscape; and landscape.

Site drainage would be conveyed through a private storm drain system and pass through a hydrodynamic separation system installed downstream of the private system, before discharging into the existing drainage system located within the public right-of-way. The project proposes to grade 1.54 acres (100% of the site) resulting in 16,900 cubic yards of cut. All 16,900 cubic yards of cut are to be transported off-site.

The proposed landscaping would be in conformance with the City's *Landscape Technical Manual* and would include trees such as Jacaranda, Gold Medallion, and Timber Bamboo; shrubs such as Camellia, Japanese Boxwood, and Golden Goddess Bamboo; and vines such as Bower Vine and Creeping Fig.

Community Plan Analysis:

The Greater North Park Community Plan designates the approximately one-acre portion of the site along El Cajon Boulevard for Commercial allowing High to Very High Residential at 55 to 75 dwelling units per acre with an opportunity to obtain a density bonus of up to 110 dwelling units per acre based on parcel accumulation along with compliance with the Urban Design Element of the Plan. The approximately half-acre portion of the site along Alabama Street is designated for High Residential at 55-75 dwelling units per acre. The site could therefore accommodate between 80 and 144 residential dwelling units. In order to achieve 180 residential dwelling units on site, the applicant has requested an affordable housing density bonus.

The Commercial Element of the plan encourages higher residential densities along El Cajon Boulevard in order to provide increased residential development along the transit corridor and adjacent to commercial uses (pg. 68). Although El Cajon Boulevard is designated Commercial and plan policies and recommendations encourage commercial and retail uses along El Cajon Boulevard, there is no minimum commercial square footage recommendations set forth in the plan. The project proposes to develop a pedestrian-oriented mixed-use project that incorporates a new enhanced bus stop along El Cajon Boulevard as well as a total of 4,292 square feet of retail space at the corners of Florida Street and Alabama Street along El Cajon Boulevard and a total of 14,231 square feet of mixed-use area between the two retail spaces on El Cajon Boulevard.

El Cajon Boulevard is the subject of "The Design Study for the Commercial Revitalization of El Cajon Boulevard." The design study establishes a series of general design guidelines intended to assist in achieving the study's major objective, which is business revitalization. The Urban Design Element of the Plan incorporates the objectives and recommendations of the Design Study, which include ensuring that the appearance and compatibility of new development be considered when reviewing development proposals. Further, the overall bulk and scale of a project should be reviewed to ensure that it fits with the surrounding character of the community.

The treatment of building facades is of particular importance and should also be reviewed. The seven-story project would incorporate numerous variations in height and depth of wall surfaces and include enhanced architectural detailing as well as decks and patios throughout the building. The project would also incorporate ample window transparencies along El Cajon Boulevard and a variety of façade materials that lend interest at the pedestrian level.

Recommendations of the Plan applicable to the site promote an atmosphere conducive to enhancing the pedestrian experience through wider sidewalks, uniform setbacks, enhanced landscaping within the public right-of-way, architectural detailing, usable plazas and tree plantings. According to the Plan, since El Cajon Boulevard is a major east-west transportation corridor, new development and redevelopment should occur in a manner that will eliminate or reduce reliance on mid-block driveways, which create conflicts with traffic flows.

The project proposes to provide access to parking through the rear alley and incorporate 12-foot wide sidewalks along El Cajon Boulevard and 10-foot wide sidewalks along Florida and Alabama Streets. The project also proposes corner plazas with an area for a sidewalk café at the corner of El Cajon Boulevard at Florida Street. A uniform street tree theme would be created with 36-inch box street trees and the project proposes to maintain the existing mature eucalyptus trees along El Cajon Boulevard. The project would also include an enhanced bus stop on El Cajon Boulevard that would be maintained by the homeowner's association. The Plan also suggests that Florida Street be enhanced as a landscaped parkway between Balboa Park and the Trolley Barn Park site. The project proposes to incorporate 10-foot wide sidewalks along with enhanced landscaping and shade-producing street trees along Florida Street. Based on the proposed improvements, the proposed project would not adversely affect the recommendations embodied in the Greater North Park Community Plan.

Environmental Analysis:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Noise, Public Health & Safety, Air Quality, Paleontological Resources, and Historical Resources (Archeology). Each of these impact areas are summarized below and further discussed in the Mitigated Negative Declaration and Initial Study documents.

Subsequent revisions in the project proposal created specific mitigation which is identified in Section V of the Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report was not required.

Mitigated Negative Declaration Number 49662 was finalized for the project on February 15, 2005 in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented which would reduce, to below a level of significance, the potential environmental impacts

identified from the environmental review process for the following resource areas listed above and as summarized below.

Noise

Future year 2030 traffic volumes on El Cajon Boulevard are projected to be 26,800 average daily trips (ADT) and, when combined with intermittent bus noise levels generated along El Cajon Boulevard, would result in a composite exterior noise level of approximately 75.5 dB(A) CNEL along the south facing façade of the building.

The City of San Diego noise regulations limit exterior noise impacts at residential outdoor use areas to 65 dB (A) CNEL. Calculations show that future exterior traffic noise levels will not exceed the limit within the proposed courtyard area, but may exceed the limit at proposed upper-level balconies or patios with a view of El Cajon Boulevard. Balcony and patio mitigation would be required in the form of a minimum 3.5-foot high solid sound attenuation barrier placed along the outer perimeter of the deck and securely attached to the building.

Prior to issuance of any building permit, an acoustical report shall be submitted to the Acoustical Plan Check Section (APCS) to include measures which ensure that exterior noise levels for any patio or balcony facing El Cajon Boulevard, Florida Street, and Alabama Street are below 65 dB (A) CNEL; and that residential and commercial interior noise levels for any unit facing El Cajon Boulevard, Florida Street, and Alabama Street are below 45 dB (A) CNEL and 50 dB (A) CNEL, respectively. Construction measures needed to reduce noise levels shall be called out on plans as "Environmental Mitigation Measures." The Environmental Analysis Section (EAS) of the Land Development Review (LDR) Division shall not approve any final building plans until EAS, in conjunction with the APCS has reviewed the plans to determine conformance.

Public Health and Safety

Because definitive records do not exist to verify if underground storage tanks were previously removed from the proposed project site, mitigation requirements have been specified to ensure remediation of the site to levels acceptable to the County Department of Environmental Health (DEH) for commercial and residential uses. California State law requires responsible parties (persons responsible) to take corrective actions, including investigation and remediation (cleanup) of soil and groundwater contamination caused by an unauthorized release. The results of the environmental investigation must demonstrate to the satisfaction of the DEH that the site is acceptable for residential use so that the DEH can issue a No Further Action closure letter.

Implementation of the MMRP, as further discussed in Section V of the Mitigated Negative Declaration, would mitigate potentially significant public health and safety impacts to below a level significance. As stated in the MMRP, prior to the issuance of any building permit, the applicant must provide to the Environmental Review Manager a "No Further Action" letter or other certification from the County Department of Environmental Health (DEH) verifying DEH approval that the site meets the criteria for commercial and residential uses.

Air Quality

The project would demolish ten existing on-site structures. The submitted Phase I Environment Site Assessment disclosed the possibility of Asbestos Containing Material (ACM) and lead-based paint (LBP) within these structures. The applicant is required to notify the Air Pollution Control District (APCD) prior to demolition of any on-site structure. Abatement of ACM and LBP would be required as part of the proposed project. Therefore, implementation of the MMRP, contained in Section V of the Mitigated Negative Declaration, would mitigate potentially significant air quality impacts to below a level significance.

Paleontological Resources

The project area is underlain by the Linda Vista Formation which has a moderate paleontological resource potential. Because more than 2,000 cubic-yards of excavation at a depth of ten feet or greater would be required to construct the project, the potential exists for significant adverse impacts to paleontological resources. Therefore, implementation of the MMRP, contained in Section V of the Mitigated Negative Declaration, would mitigate potentially significant paleontological resource impacts to below a level significance.

Historical Resources (Archeological)

City staff has determined through review of the City's Historical Resource Sensitivity Maps that the project site is located in an area of San Diego, which has a high potential for archaeological resources. The project would export approximately 16,900 cubic-yards of cut. Due to the quantity of cut, archaeological monitoring will be required during grading. Therefore, implementation of the MMRP, contained in Section V of the Mitigated Negative Declaration, would mitigate potentially significant historical resource impacts to below a level significance.

Project-Related Issues:

Deviations – The project proposes to deviate from the San Diego Municipal Code (SDMC) requirements for height, setbacks, step-back, minimum street yard, and corner visibility area. The Mid-City Communities Planned District Ordinance (MCCPDO) allows projects to deviate from the regulations of the underlying zone, provided that the MCCPDO Site Development Permit findings can be made. Staff believes that the Planning Commission can make the appropriate findings.

Height - The Maximum height allowed in the MR-800 Zone is 60 feet. The project is designed with a building height of 78 feet and a maximum height of 88 feet at various tower elements. While there is no height limit within the CL-1 Zone along El Cajon Boulevard, the project was designed to spread the height across the entire project (both CL-1 and MR-800B Zones) in order to: (1) make the project more in keeping with the nature of the neighborhood, (2) lessen potential shadowing onto neighboring properties, and (3) avoid stepping up to much more expensive types of construction, which would increase the required Redevelopment Agency subsidy and, as per the applicant, render the project financially infeasible. Therefore, staff supports the requested deviation to allow the height in the CL-1 Zone (where there is no height limit) to be consistent with, and transferred to, portions of the MR-800B parcels.

Setbacks/Step-backs - The project is designed with deviations to the required setbacks along El Cajon Boulevard, Alabama Street, and Florida Street. These deviations allow for a pedestrian-oriented and friendly environment, increased street presence, appropriate massing, and a more articulated building. The required setback along El Cajon Boulevard is 20 feet at the ground level and an additional six feet (step-back) for every story above the story below. The building is sited at the property line with a zero foot setback at the ground level and all stories above the ground level.

The project includes commercial retail, including mixed-use (live-work style) units, along the entire El Cajon Boulevard frontage, which has a 20-foot wide sidewalk. The setback deviation along El Cajon Boulevard is requested to create a stronger interface between the sidewalk and pedestrians and the retail component, which is a key component of the North Park Community Plan. This is consistent with most of the retail areas along El Cajon Boulevard, and also reflects the current situation with the existing structures. It is also intended to enhance the urban context of this and other future projects along that stretch of the street by creating a strong street wall at the property line. Therefore, staff supports the requested setback deviation.

The project design originally included a 15-foot step-back along El Cajon Boulevard, and the north side of the structure west of the alley was an additional story in height. At staff's request, the applicant lowered the height on the north side of the development (to reduce the impact on the residential to the north). In order to retain the proposed number of units on-site, the applicant requested, and staff supported, a deviation to the step-back requirement along El Cajon Boulevard.

The required setback along Alabama Street is six feet at the ground level and an additional six feet for every story above the story below. The building is sited at the property line with a zero foot setback at the ground, second, and third stories. The building is setback 10 feet at the fourth and fifth stories, with balconies setback at four feet.

The deviations to the setback and step-back requirements are requested along Alabama Street to implement a similar design concept to the one employed for El Cajon Boulevard, so that the retail element would be consistent as it turned the corner. The design also includes mixed-use units along Alabama Street to the north of the project entrance, and the same 20-foot sidewalk width is maintained along the entire Alabama Street frontage.

In addition, the step-back deviation would allow for consistency of the street wall, massing, and project design elements, while maintaining greater consistency and harmony with the elevation along El Cajon Boulevard. For these reasons staff supports the requested deviations along Alabama Street.

The required setback along Florida Street is 6 feet at the ground level and an additional six feet for every story above the story below. The building observes the 6 foot setback at the ground level. The building is setback six feet at the second and third stories. The building is further articulated with an 11 foot setback at the fourth and fifth stories, with balconies setback seven feet.

Because Florida Street has a 10 foot parkway rather than a 20 foot parkway as on El Cajon Boulevard and Alabama Street, the proposed design honors the six-foot setback requirement and no deviation is requested. With the building set back 16 feet on Florida Street and 20 feet on El Cajon Boulevard and Alabama Street, the building will have a uniform appearance. A deviation from the six-foot step-back requirement is being requested to allow for consistency of the street wall, massing, and project design elements, while maintaining greater consistency and harmony with the elevation along El Cajon Boulevard. For these reasons staff supports the requested deviations along Florida Street.

Additionally, the applicant has cited that meeting the step-back requirements would render the project financially infeasible due to the increased costs associated with unit stacking requirements, a reduction in the saleable square footage of the buildings, and the associated increase in required Redevelopment Agency subsidies.

Street Yard Requirement - The San Diego Municipal Code Minimum Street Yard requirements along Alabama Street, Florida Street, and El Cajon Boulevard require a minimum street yard of 10,300 square feet, 25 percent of which must be landscaped. In lieu of the specific street yard requirement, the applicant is proposing the following along Alabama Street and/or El Cajon Boulevard:

1. 4,000 square feet of deck landscape area,
2. 6,500 square feet of enhanced paving area,
3. Two fountains,
4. Upsized street trees along Alabama Street (36 inch box size where 24 inch is required),
5. A seven-foot wide turf strip and seat-height planters adjacent to the curb,
6. Planting strips adjacent to the building, and

7. Tree grates for the proposed street trees.

In addition, the Applicant shall, as a condition of the building permit, construct an enhanced bus stop in accordance with the Metropolitan Transit Development Board design standards. The bus stop will be maintained by the condominium homeowner's association (HOA).

On Florida Street, the Applicant is upsizing the palms to 15 feet brown trunk height (8 feet required) and providing 6 feet of landscape area within the entire street yard (4 feet required).

On the upper levels of the building, private decks have been provided facing the streets allowing residents the opportunity to step outside and create a lively streetscape with seating and private planting areas. On the deck level within the project, planter areas have been shaped to create outdoor gathering spaces for the residents. Therefore, staff supports the requested deviation to the street yard requirement.

Corner Visibility Area - El Cajon Boulevard/Alabama Street. A deviation from the visibility triangle is requested at the corner of Alabama Street and El Cajon Boulevard, as the structure is proposed to be built to the property line. This is to enhance the urban, pedestrian-oriented feel of the project. At this intersection, a stop sign will force southbound traffic to a complete stop before proceeding. Also, the combination of 20-foot wide parkways on El Cajon Boulevard and Alabama Street and modified building design at the southeast corner of the building provide acceptable visibility area for traffic approaching the El Cajon Boulevard/Alabama Street intersection.

El Cajon Boulevard/Florida Street: A deviation from the visibility triangle is requested at the corner of Florida Street and El Cajon Boulevard, as the structure is proposed to be built to property line. This is to enhance the urban, pedestrian-oriented feel of the project. The combination of the 20-foot wide parkway on El Cajon Boulevard, the 16-foot wide parkway on Florida Street, and the modified building design at the southwest corner of the building provide an acceptable visibility area for traffic approaching the El Cajon Boulevard/Florida street intersection.

Density - The CL-1 and MR- 800B Zones of the Mid-City Communities Planned District Ordinance allow for the development of 133 residential units on the 1.54-acre site. The CL-1 Zone allows the development of one residential unit per every 400 square feet, which for the subject project (43,387 square feet), would result in approximately 109 units. The MR-800B Zone allows the development of one residential unit per every 800 square feet, which for the subject project (19,517 square feet) results in approximately 24 units.

The Density Bonus regulations applicable to this project entitle the applicant to a 35 percent density bonus for residential development by entering into an agreement with the San Diego Housing Commission to ensure that at least 20 percent of the pre-bonus units in the development (27 units) shall be affordable to moderate income households (household income does not exceed 120 percent of area median income). The 35 percent Density Bonus would permit the

development of 47 additional units beyond the underlying zoning of 133 units, for a total of 180 units, as shown below.

MR 800B Zone = 24 units

CL-1 Zone = 109 units

Total Units = 133 X 35% = 180 units

Community Planning Group Recommendation – On January 18, 2005, The Greater North Park Community Planning Committee voted 12-0-1 to recommend approval of the project as proposed with a condition that the mixed-use (live-work) portion of the project have only a convenience bath on the street level. Subsequent to the Planning Committee vote, the applicant redesigned the floor plan of the mixed-use portion to have only a convenience bath on the street level, as conditioned by the Planning Committee.

Critical Project Features to Consider Should a Substantial Conformance Review Be Requested

- Intensity of Development: The site shall be limited to 135 percent of the density (with Density Bonus) allowed by the underlying zone.
- Site Design: The project design should not increase the amount of deviation from the regulations of the development regulations of the underlying zone, unless the Site Development Permit findings could still be made with those additional deviations.
- Environmental Documents: The project design should remain within the parameters of the scope of the Mitigated Negative Declaration.
- Affordable Housing: The affordable housing units must meet the requirements of the Housing Commission agreement.

Conclusion

Other than the requested deviations, for which staff believes that findings can be made, staff finds the Boulevard project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Mid-City Communities Planned District Ordinance, the North Park Redevelopment Plan, the adopted Greater North Park Community Plan, and City of San Diego Progress Guide and General Plan.

The proposed development would provide 180 for-sale residential units, 27 of which would be affordable to moderate income families, at a time when the City of San Diego has declared a Housing State of Emergency. The mix of one- and two-bedroom units would house individuals, small and large families earning 100 to 120 percent of the area median income.

ALTERNATIVES

1. Recommend that the City Council **Certify** Mitigate Negative Declaration 49662, and **Adopt** the Mitigation Monitoring and Reporting Program; **Approve** Site Development Permit No. 143667; **Approve** Vesting Tentative Map No. 172036, including the request to waive the requirement to underground existing overhead utilities; and **Approve** Public Right-of-Way Vacation No. 143669, and **Approve** Easement Abandonment No. 188003 with modifications.
2. Recommend that the City Council **Certify** Mitigate Negative Declaration 49662, and **Adopt** the Mitigation Monitoring and Reporting Program; **Approve** Site Development Permit No. 143667; **Approve** Vesting Tentative Map No. 172036, **Deny** the request to waive the requirement to underground existing overhead utilities; and **Approve** Public Right-of-Way Vacation No. 143669, and **Approve** Easement Abandonment No. 188003 with modifications.
3. Recommend that the City Council **Not Certify** Mitigate Negative Declaration 49662, and **Not Adopt** the Mitigation Monitoring and Reporting Program; **Deny** Site Development Permit No. 143667; **Deny** Vesting Tentative Map No. 172036; and **Deny** Public Right-of-Way Vacation No. 143669, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

**Marcela Escobar-Eck, Deputy Director
Customer Service & Information Division
Development Services Department**

**Daniel Stricker
Development Project Manager,
Development Services Department**

HALBERT/DES

Attachments:

1. Aerial Photograph/ Project Location Map
2. Community Plan Land Use Map
3. Project Data Sheet
4. Project Title Sheet/Site Plan
5. Floor Plans/Roof Plan
6. Elevations/Sections
7. Shadow Study
8. Vesting Tentative Map
9. Landscape Plans

10. Draft Vesting Tentative Map Conditions and Subdivision Resolution
11. Draft Permit with Conditions
12. Draft Permit Resolution with Findings
13. Draft Planning Commission Resolution
14. Community Planning Group Recommendation (Minutes)
15. Ownership Disclosure Statement
16. Project Chronology