

**DATE ISSUED:** August 18, 2005 **REPORT NO. PC-05-211**

**ATTENTION:** **Planning Commission, Agenda of August 25, 2005**

**SUBJECT:** VISTA COLINA- PROJECT NO. 40767, PROCESS 5

**REFERENCE:** Planning Commission Report No. PC-03-125 Initiation of an Amendment to the Progress Guide and General Plan and the Mid-City Communities Plan.

**OWNER:** North Park Apostolic Church

**APPLICANT:** Champlain Associates, LLC. (Attachment 16)

**SUMMARY**

**Issue(s)** – Should the Planning Commission recommend that the City Council approve a Progress Guide and General Plan/Community Plan Amendment, Rezone, Easement Vacations, Vesting Tentative Map, and Planned Development Permit to construct a 90-unit condominium development on a 339 -acre site located at 4079 54<sup>th</sup> Street?

**Staff Recommendations:**

1. Recommend to City Council **Certification** of Mitigated Negative Declaration No. 40767 and **Adoption** of the Mitigation Monitoring and Reporting Program;
2. Recommend to City Council **Approval** of Progress Guide and General Plan/Community Plan Amendment No. 116034 (Attachment 6);
3. Recommend to City Council **Approval** of Rezone No. 116035 (Attachment 7);
4. Recommend to City Council **Approval** of Vesting Tentative Map No. 116063 and Easement Vacation No 116037 (Attachment 8);
5. Recommend to City Council **Approval** of Planned Development Permit No. 116033 (Attachments 9 and 10);
6. Recommend to City Council **Rescission** of Zone Variance No. C-936 (Attachment 13).

**Community Planning Group Recommendation:** On September 11, 2004, the Eastern Area Planning Committee recommended unanimous approval of the project by a vote of 11-0-0 with no conditions (Attachment 12).

**Environmental Review:** The City of San Diego as Lead Agency under the California Environmental Quality Act (CEQA) has prepared and completed a Mitigated Negative Declaration, in accordance with the State of California CEQA Guidelines. Mitigation measures have been included for paleontological and archaeological (historical) resources which will reduce to below a level of significance, any potential adverse impacts to these resources.

**Fiscal Impact:** None with this action.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The request to redesignate an approximately 3.39-acre site from Residential at 11 to 15 dwelling units per acre to Residential at 26 to 30 dwelling units per acre is being proposed to accommodate 90 market-rate for-sale units. Based on the existing land use designation, the site could accommodate between 37 and 51 residential dwelling units. Changes based on the proposed Progress Guide and General Plan/Community Plan amendment would allow for between 88 and 102 dwelling units to be potentially developed on-site. As a result, the potential net gain in residential units to the Mid-City Communities Plan would be 51 residential units. Currently, there are no existing housing units on site. The project proposes to satisfy the Inclusionary Housing Ordinance requirements by paying the in-lieu fee.

**Park Impact Statement:** Based on the City Progress Guide and General Plan guidelines and the 2000 U.S. Census, the Mid-City Communities Planning Area should have a total of 227.11 acres of population-based park land and associated facilities. Currently, the Mid-City Community has 52.75 useable acres of neighborhood parks, resulting in a 109.47-acre deficiency, and 32.08 useable acres of community parks, resulting in a 32.81-acre deficiency. By the year 2030, the deficit is projected to decrease to 31.48 useable acres for neighborhood parks and to increase to 17.61 useable acres for community parks. Additionally, the community has four recreation centers and one gymnasium consisting of a total of 33,303 square feet, which represents 54 percent of the recommended minimum standard. Only the existing City Heights Recreation Centers meets the recommended minimum size in conjunction with the Mid-City Gymnasium. The community has two swimming pools which represents 66 percent of the recommended minimum standard. The population-based park and recreation requirements shall be satisfied through payment of the DIF or FBA at time of building permit issuance.

## **BACKGROUND**

The project proposes to construct a 90-unit, multi-family, condominium development within 10 detached, buildings on a 339 -acre parcel located at 4079 54<sup>th</sup> Street, on the east side of 54<sup>th</sup>

Street, north of University Avenue (Attachment 2). The property is currently designated for multi-family residential development within the Eastern Area community of the Mid-City Communities Plan (Attachment 1). The property is currently zoned RM-1-1 within the Central Urbanized Planned District (CUPD). The site is nearly square in shape and developed with a two story building housing a religious facility, private elementary school, parking lot and two abandoned swimming pools. All of these improvements would be demolished for the proposed construction. The site does not contain any environmentally sensitive lands or natural steep slopes, nor is it located within or adjacent to the Multiple Habitat Planning Area. The site is located within the Crossroads Redevelopment Project Area (adopted in 2003) however the proposal is not requesting assistance or subsidies from the redevelopment agency.

The surrounding developments are three-story, multi-family units adjacent to the north; two story, multi-family complex adjacent to the east which fronts on University Avenue, and, a one-story restaurant next door to the south. At the northeast intersection of University and 54<sup>th</sup> Street is a small commercial center. At the southwest intersection of University and 54<sup>th</sup> Street are residential developments. At the southeast intersection of University and 54<sup>th</sup> Street is a gas station. Across 54<sup>th</sup> Street to the west is the Vista Del Sol Community Park which includes a golf course, swimming pool and tennis courts. These properties are zoned residential, commercial and open space (Attachment 4).

On October 16, 2003, the Planning Commission initiated the Progress Guide and General Plan/Community Plan Amendment. (Reference the Discussion section of this report).

Project implementation requires the following approvals:

1. A Progress Guide and General Plan/Mid-City Communities Plan Amendment to redesignate the site from Residential 11 to 15 dwelling units per acre to Residential 26 to 30 dwelling units per acre.
2. A Rezone from RM-1-1 to RM-2-6.
3. An Easement Vacation to abandon the following easements or portions thereof as shown on Attachment 5, sheet 6 of 22 of the project plans:
  - a). Sewer Easement – 10-foot wide
  - b). Storm Drain Easement – 6 foot wide
  - c). Water and Sewer Easement – 4 foot wide
4. A Vesting Tentative Map to allow for the condominium development.
5. A Planned Development Permit to consider a request for deviations to building height, retaining wall height, building setbacks for the front and interior side yards and tandem parking.

## **DISCUSSION**

### **Project Description:**

The project proposes to construct a 90-unit, one lot, condominium development within ten, four-story buildings consisting of one 6-unit building, three 8-unit buildings and six 10-unit buildings. Each unit would contain two or three bedrooms, provide for a private balcony or yard, and one tandem parking space within a garage. The development would contain surface parking lots for visitors and recreational facilities (Attachment 5). The architectural style proposed for the buildings is Spanish and several floor plans ranging in size from 1,077 square feet to 1,625 square feet are proposed. A total of 203 parking spaces are proposed (90 tandem within garages and 23 surface spaces) where 166 are required to be accessed from one new driveway on 54<sup>th</sup> Street. Motorcycle and bicycle parking spaces are provided in various locations throughout the site. Two of the buildings would front on 54<sup>th</sup> Street with their front entrances oriented towards the street and garages to the rear of the buildings. The remaining eight buildings would be interconnected within a network of 5'-0" wide meandering sidewalks, opposite of the proposed garage driveways.

A six-foot high free standing wall (3 feet solid with 3 feet wrought iron on top) is proposed along the 54<sup>th</sup> Street frontage with decorative column elements and landscape features in front of the wall. A series of retaining walls are necessary around the site's perimeter to re-grade portions of the site and to maintain sloped areas currently not supported by retaining structures. The project proposes several amenities including a large green space area within the center of the site with benches, children's play equipment and barbeque facilities, as well as five other smaller green space areas around the perimeter of the site with barbeque facilities, eating and exercise areas (Attachment 5, sheet 10 of 22).

### **Community Plan Analysis:**

The project site is located in the Eastern Area community of the Mid-City Communities Plan. The Mid-City Communities Plan designates the site for Residential, emphasizing multi-family housing development. A Progress Guide and General Plan/Community Plan Amendment is proposed to redesignate the project site from Residential (11 to 15 dwelling units per acre) to Residential (26 to 30 dwelling units per acre), which would allow 88 to 102 dwelling units on site and accommodate the proposed 90 unit multi-family residential project.

The 90-unit market-rate, for-sale project would meet the goal of fostering an economically and socially balanced residential community by creating additional housing opportunities, constructing market-rate housing, and creating opportunities for home ownership. The project would also meet goals in the Urban Design Element and Transportation Element of the community plan by encouraging pedestrian orientation along 54th Street and within the project with the provision of a 10-foot sidewalk along 54th Street along with shade producing street trees and a network of interconnected, 5-foot wide pedestrian paths that would be separated from the private drives within the project site. Further, in order to address the lack of recreational

facilities in the community, the project also proposes several on-site amenities consisting of a centrally located tot-lot within a courtyard area, barbecue and picnic areas distributed throughout the perimeter of the project area, and an adult exercise located at the north end of the project site.

On October 16, 2003, the Planning Commission initiated the General/Community Plan Amendment and authorized staff to undertake an analysis of land use issues and project impacts associated with the proposed plan amendment. A comprehensive analysis of these issues is provided as Attachment 11. The analysis includes an evaluation of such issues as the project's compatibility with the goals and objectives of the Progress Guide and General Plan's Strategic Framework Element and the Transit-Oriented Development Design Guidelines; a comparison of current land use and zoning designations with the proposed land use and zoning; and potential of looking at re-designating a broader site than just the project area. The analysis also addresses impacts related to the community circulation system; housing availability and affordability; pedestrian amenities, streetscape improvements and impacts to public facilities.

### **Environmental Analysis:**

A Mitigated Negative Declaration was prepared for the project for potential impacts to archaeological (historical) and paleontological resources due to the depth of grading and cubic yards to be graded and due to the site's proximity to known archaeological sites. A geotechnical investigation was prepared for the project which identified the site as having earth formations assigned a high resource potential for containing fossil deposits. The proposed development requires the excavation of greater than 1,000 cubic yards of earth material at depths of ten feet or greater. As such, the MMRP includes mitigation for paleontological and archaeological monitoring during grading to ensure the recovery of any fossil remains, reducing impacts to these resources to below a level of significance.

The environmental analysis conducted for the project included a review of a Water Quality Technical Report, a Noise Study, and a visual simulation of retaining walls (Attachment 15). Staff's analysis of these documents concluded that the project would not result in impacts to geology/soils, water quality, noise and visual quality, therefore, no mitigation was required.

### **Project Related Issues:**

*Existing Site Improvements/Conditions  
(Reference Attachment 20, Site Photographs, and attachment 5, sheet 2 of 22)*

The property is currently developed with a one and two story building owned by the North Park Apostolic Church and occupied by both the North Park Apostolic Church and the Cornerstone Christian Academy, a private elementary school. The building was previously occupied by the Jewish Community Center established in the 1960's in accordance with the zone in affect at the time. In 1962, Zone Variance No. 9306 was required to allow an addition to the center as the use became previously conforming due to changes in the zone regulations. This permit must be rescinded for the proposed development. The existing church and school uses were established in 2000 and are permitted by right in the RM-1-1 zone.

Accessory improvements include two unscreened surface parking lots located at the front of the site and at the back of the building. Parking is accessed from one driveway on 54<sup>th</sup> Street and a private road easement located within the southerly portion of the site also accessed from 54<sup>th</sup> Street. The subject site shares a 30 -foot wide paved access road along its south interior side property line with the Jacobs Health Care Center located at the rear of the site, a skilled nursing and assisted living facility permitted by Conditional Use Permit No. C-5054-PC dated 1962. This site is a panhandle shaped lot and the only vehicular access is via this private road easement (Attachment 13). This road consists of a 15-foot wide ingress and egress easement on the subject property and a 15-foot wide ingress and egress easement on the Jacobs Health Care Center site. No changes are proposed to this roadway/easement with the proposed development at this time.

A previously conforming, overheight sign is located within the front yard setback area advertising the existing North Park Apostolic Church. Within the interior of the property is a playground area and two large swimming pools. The pools do not contain water and have not been in use for several years.

Topographically, the site is level with 54<sup>th</sup> Street grade along the front portion of the property and gradually rises to approximately five feet to the level building pad. The majority of the site is fairly level, however, the north side of the site contains a manufactured, vertical slope approximately 20 to 30 feet higher in elevation than the level building pad. This area is maintained by extensive vegetation and not supported by retaining walls. A gunnite slope approximately 10 feet in height is located along the rear property line. All of these improvements would be demolished for the proposed construction.

#### *Easement Vacations*

The project requires the vacation of portions of three easements located within the site. These easements would be abandoned in place and re-routed within the proposed private street. The vacation of the sewer, storm drain and water and sewer easements will allow for the subdivision and development of the 90, multi-family, condominium units within the Eastern Area community of the Mid-City Communities Planning area which would facilitate the development of residential units, consistent with the proposed re-zoning and with the amended community plan. The existing easements do not contain any reserved active public utilities, therefore, the original purpose for which they were required, will not be affected by the vacations. Therefore, there are no prospective uses for these easements, and no other public use is anticipated.

#### *Planned Development Permit Analysis (Deviations/Design Criteria /Open Space Requirements)*

The purpose of the Planned Development Permit (PDP) regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would limit design options and result in a less desirable project. The intent of the PDP regulations is to accommodate to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, community and City benefits. The project was analyzed for consistency with the

PDP regulations which allow for deviations where appropriate, include supplemental regulations for residential development, require conformance with underlying zone requirements to the greatest extent possible, and provide for extensive open space requirements.

**Deviations:**

A PDP is required for the project as the project proposes the following deviations:

1. Building Height – 46’-0” and 54’-0” where 40’-0” is the maximum allowed: Nine of the structures would measure 46’-0” and one building, located within the location of the existing pool, would measure 54’-0” from pre-existing grade. The increased building height would not impact other developments in the area due to the differences in topography. The existing residential units and commercial establishments to the south would be situated approximately 7’-0” below the proposed pad elevation of the project. Adjacent to the north is a three-story multi-family complex located approximately 20’-0” to 30’-0” higher in grade elevation than the subject property. Due to the placement of the structures and the articulated roof lines, staff has determined that the height deviation would not negatively impact the surrounding uses or the character of the neighborhood.
2. Front Yard Setback – 9’-0” where 15’-0” is the minimum required: An interior stairwell within two of the buildings would observe an 8’-1” and a 9’-0” front setback at the closest point adjacent to 54<sup>th</sup> Street, however, the remainder of the structures containing the living area and garages would observe the required front setback.
3. Interior Side Yard Setback – 19’-0” north side setback and 24’-0” south side setback where 38’-0” is required: Two of the buildings would observe a 19’-0” and a 24’-0” north side setback. The two buildings located on the south side of the property would observe a 24’-0” side setback. However, due to the differences in grade of the adjoining sites, each of these structures is separated topographically from the developments to the north and south. The property to the north is a three-story, multi-family development located approximately 20’-0” to 30’-0” higher in elevation than the subject property. Next door to the south is the one story restaurant fronting on 54<sup>th</sup> Street, and a two story multi-family development exists along University Avenue. These sites are approximately 10’-0” lower in elevation than the subject property.
4. Retaining Wall Heights:-7’-0” high in the front yard where 3’-0”; 16’-0” high in the north interior side yard where 6’-0” maximum is permitted; and, 9’-6” high retaining wall within the rear yard where 6’-0” is the maximum permitted. Due to the existing grade conditions, a small section of the wall proposed within the front setback within the northwest corner of the site will reach a height of 7’-0”, however, this wall will be below street grade, behind a 6’-0” high freestanding wall located on the front property line therefore, the overheight condition will not be visible from the street. Within the north interior side yard, a series of stepped retaining walls are proposed in order to maintain a steeply sloping embankment that is currently not supported by any retaining walls on the subject property. A small section of these walls within the northeast corner of the site will extend to a height of 16’-0” at the highest point. A portion of the retaining wall within the rear yard will extend to 9’-6” at the highest point. This area is currently a gunnite slope that extends to a height of approximately 10’-0”. All of the proposed retaining walls

within the front, side and rear yards will not be visible from public-rights-of-way and/or, will be screened with landscape materials at the front of the site, at the base of the walls and within the sloped areas above the walls. The walls are necessary to aid in erosion control and facilitate the construction of buildable pad areas for the proposed development.

5. Tandem Parking: The applicant has requested to allow tandem parking spaces to count as two parking spaces. The property is not located within the Residential Transit Overlay Zone and as such, tandem parking spaces may only be counted as one parking space. The project provides one enclosed tandem garage for each of the 90 units, or 90 parking spaces, where 180 spaces would be required. Allowing tandem parking provides for enclosed parking for each of the units, in immediate proximity to the unit.

Staff recommends approval of the proposed deviations. The proposed development is compatible with the surrounding area which includes multi-story, multi-family to the north and the east. The proposed walls will not be visible from the street as the overheight conditions occur on-site. The retaining walls at the northeast corner of the site are necessary in order to more effectively maintain a steeply sloping terrain. The walls will be screened by landscape materials to soften their appearance. The use of the retaining wall allows for pedestrian walkways to be located on the opposite side of the buildings from the garages and vehicle circulation. The proposed tandem parking spaces will provide for enclosed parking for each of the units. The reduced setback areas at the front and interior side yards will be mitigated by the topographical separation of the adjoining sites and, screened buffers from these adjoining developments due to the placement of the buildings, private driveway alignments and extensively landscaped areas along the site's perimeter.

**Central Urbanized Planned District Requirements:**

The development is consistent with the purpose and intent of the Central Urbanized Planned District (CUPD) and complies with the relevant regulations with respect to floor area ratio, coverage, rear yard setbacks, and landscaping. The purpose and intent states that projects should implement the goals and objectives of the Mid-City Communities Plan and should provide for quality multiple dwelling units that are compatible in scale and character with existing neighborhoods. As discussed above and in Attachment 11, the Community Plan Analysis, the development implements many of the goals and recommendations of the community plan. The adjoining properties to the north and east are multi-family developments with varying architecture and design. The project is also consistent with the "*additional residential zones development regulations*" of the CUPD which requires residential architectural features including windows of similar material; no more than two different wall siding materials on any single building; and, the incorporation of a particular building style with a minimum of five identifying architectural features of that style. The proposed buildings will be of Spanish style architecture to contain elements such as concrete tile roofs, wood trellises, wrought iron railings and battered window openings as stipulated by the CUPD.

**PDP Design Criteria:**

The PDP ordinance contains additional criteria for developments as well as supplemental regulations for residential development. The criteria for development regulations require that the



overall design of developments be comprehensive and demonstrate the relationship between on-site and off-site developments. Structures should avoid repetitious patterns that are inconsistent with the goals of the land use plan. The scale of the developments should be consistent with the neighborhood and should represent the dominant development pattern in the area or, as called for in the community plan. Landscaping should be used to soften the appearance of blank walls and enhance the pedestrian scale of the development. Parking areas and access drives should be located to avoid conflicts with internal pedestrian circulation, street systems, and adjacent properties.

The project has been designed to locate the vehicle parking area and vehicle circulation areas towards the interior of the site. The vehicle circulation is screened from adjoining properties by the proposed structures and extensive landscape features at the perimeter of the site. The project proposes pedestrian walkways connecting the right-of-way to each of the dwelling unit entries. Dwelling unit entries are located on the opposite side of the building, which reduces pedestrian circulations across private driveways. The scale of the project is consistent with the neighborhood scale. The project site is surrounded by two and three buildings that are located at sites with higher elevations than the project site. Due to these topographic differences, the roof lines of the proposed project will be at similar heights to the roof lines of buildings on the surrounding properties.

The proposed development is providing pitched roofs, façade articulations and balconies that help to diminish building bulk. The site has been divided into 10 buildings that provide offsetting planes that also help to diminish the appearance of a large scale site (Attachment 17). The project provides landscape including trees at all four sides of the building. This includes trees at the garage entrances along the drive aisle.

**PDP Open Space Requirements:**

The PDP regulations have both “total” (common) and “usable” (private) open space requirements. For sites zoned RM-2-6, 155 square feet of both total and usable open space is required for this development. The project exceeds the open spaces requirements as shown below and graphically depicted on attachment 5, sheet 10 of 22.

Total Common Open Space:

Required: 13,950 square feet, or 155 square feet per unit  
Provided: 43,404 square feet, or 41 square feet per unit

Usable Open Space:

Required: 13,950 square feet or 155 square feet per unit  
Provided: 33,992 square feet or 377 square feet per unit

Additionally, each unit has a private balcony which was not included in the PDP’s usable or private open space requirements. These balconies provide an additional 7,82 square feet of private open space areas. They were not included due to CEQA guidelines, specifically, if the balconies were required to fulfill the usable open space requirement, mitigation measures would have been required for potential noise impacts. Nevertheless, the project exceeds the amount of open space as required by the PDP ordinance, excluding the private exterior balconies that are

provided for each unit.

Total open space areas must meet the following requirements:

- It includes usable open space;
- It includes other areas which are to be left as open space;
- It must be readily accessible to all occupants; and,
- It should, whenever, possible, be physically connected to other common open spaces areas on the premises.

Usable open space must meet the following criteria:

- It may include both *private* exterior open space and *common* open space that is *functional* to residents;
- It must be generally contiguous and moderately level, having an overall gradient not exceeding 10 percent; and,
- It may include *outdoor* recreational areas, but cannot include any areas occupied by buildings, structures, streets, driveways, or parking areas.

Total open space areas include all usable open space, and, the sloped areas. For the proposed project, the usable open space areas include the large landscaped tot lot/green space area within the interior of the development; five barbeque areas located at the perimeter of the site in various locations; an adult exercise area, as well as landscaped side yards and landscaped areas adjacent to the sidewalks.

The Land Development Code also requires that projects exceeding 10 dwellings units must provide one of the following recreational amenities within the common open space requirement: a tot lot; a barbecue area with picnic tables and shade structure; a sport court or field; or, a swimming pool or golf course. The project provides for two of these amenities.

In summary, the proposed project is consistent with the purpose and intent of the Planned Development Permit ordinance requesting minor deviations to the development regulations, incorporating the design criteria for residential developments, and providing open space areas in excess of what is required. The project will provide several benefits to the City. The project will provide additional housing stock for the community. It will visually enhance the site and the neighborhood by removing a development with unscreened parking, no landscaped areas and overheight signage, and constructing a high quality, extensively landscaped project that is in keeping with the goals and recommendation of the community plan. The site is located within the Crossroads Redevelopment Project Area which calls for the elimination and prevention of the spread of blight and deterioration for sites located near University Avenue and the redevelopment of properties in accordance with the General Plan and applicable community plan, and local codes and ordinances.

### **CRITICAL PROJECT FEATURES TO CONSIDER DURING SUBSTANTIAL CONFORMANCE REVIEW**

Land Use: The project site shall not adversely affect the Progress Guide, General Plan,

Community Plan and remain consistent with the Planned Development Permit Ordinance. Any changes from the proposed land use should be reviewed to ensure conformance with the applicable land use plan and the San Diego Municipal Code.

Site Design: The project design should not increase the amount of deviation from the development regulations of the underlying zone, unless the required findings could be made. The location of the buildings shall be maintained in place as shown on Exhibit “A.”

Parking/Circulation: Parking spaces shall not be reduced unless there is a reduction in the number of units. Any changes made to the parking and or conversion for any other use shall be reviewed by the Development Services Department.

Landscaping: Landscape material, size, number and location shall be consistent with Exhibit “A.” Any changes to the landscape plan should be reviewed to ensure conformance with the San Diego Municipal Code.

## **CONCLUSION**

The proposed development was analyzed for conformance with the relevant regulations of the Central Urbanized Planned District and found to be in compliance with those regulations as permitted through the Planned Development Permit process. The proposed development will significantly improve the existing site conditions and visually enhance the site and the immediate area by providing a high quality residential development consistent with the community plan recommendations. The site is located within the Crossroads Redevelopment Project Area which calls for the elimination and prevention of the spread of blight and deterioration for sites located near University Avenue and the redevelopment of properties. The project implements several goals, objectives and recommendations of the Eastern Area community of the Mid-City Communities Plan and the Progress Guide and General Plan as described in this report. Staff recommends approval of the project.

## **ALTERNATIVES**

1. Recommend, with modifications, Approval to the City Council of Progress Guide and General Plan and Community Plan Amendment No. 116034 Rezone No. 116035 Easement Vacation No. 116037 Vesting Tentative Map No. 116036 and Planned Development Permit No. 116033
2. Recommend Denial to the City Council, Progress Guide and General Plan No. 116034 Rezone No. 116035 Easement Vacation No. 116037, Vesting Tentative Map No. 116036 and Planned Development Permit No. 116033 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Development Services Department

MEE/BM/SMT

Attachments:

1. Community Plan Land Use Maps
2. Project Vicinity Map
3. Surrounding Development Aerial Photograph
4. Zoning Map of Surrounding Sites
5. Project Plans (5a. Deviations Exhibit)
6. Draft Community Plan Amendment Documents (Resolution/Revised Graphics)
7. Rezone Ordinance (7a: Rezone Exhibit)
8. Vesting Tentative Map/Easement Resolution
9. Draft PDP Permit
10. Draft PDP Resolution
11. Planning Commission Initiation Resolution No. 3424 PC October 16, 2003/and  
Community Plan Analysis
12. Community Planning Group Vote
13. C-9306, Zone Variance Permit (subject site)
14. Jacobs Health Care Center Property Line Map from C-5054-PC (adjacent site to the rear)
15. Retaining Wall Section/Rendering
16. Ownership Disclosure Statement/Letter of Owner Authorization
17. Streetscape Rendering
18. Project Chronology
19. Project Data Sheet
20. Site Photographs