



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 29, 2005 REPORT NO. PC-05-219

ATTENTION: Planning Commission  
Agenda of August 4, 2005

SUBJECT: Initiation of an amendment to the Pacific Beach Community Plan, Progress Guide and General Plan, and Local Coastal Program to re-designate a 4,688 square foot site from Medium-Density Residential (14-29 dwelling units per acre) to Community Commercial use to allow for a mixed-use development. CDP/Rezone Project No. 59006 Grand Avenue Mixed Use

OWNER/  
APPLICANT: Stanley Simpson

### SUMMARY

Issues – Should the Planning Commission INITIATE a land use plan amendment to the Progress Guide and General Plan, the Pacific Beach Community Plan and the Local Coastal Program pursuant to Municipal Code Section 122.0103? This amendment has been requested to allow the re-designation of a 4,688 square foot site from Medium-Density Residential (14-29 dwelling units per acre) to Community Commercial use for the development of a mixed-use project.

Staff's Recommendation – INITIATE the plan amendment process.

Community Planning Group Recommendation – On July 25, 2005, the Pacific Beach Community Planning Committee voted unanimously (14-0-0) to recommend approval of the initiation of the Community Plan Amendment Process.

Environmental Impact – If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Fiscal Impact – None. Costs associated with processing this application are reimbursed by the applicant.

Housing Affordability Impact – The Pacific Beach Community Plan designates the site for Medium-Density Residential use. The existing land use would allow between one and three residential units on the 4,688 square foot lot. The proposed Community Commercial designation and existing commercial zone would allow commercial development and between zero and three units on the site at a density of up to 29 dwelling units per acre allowed by right in the commercial zone. One additional unit over the three units allowed by right in the zone may be permitted if the community plan density bonus provision of the plan is utilized. The density bonus provision allows a density bonus of up to 43 dwelling units per acre in the Commercial designation when a project is designed as a transit-oriented development in accordance with the standards in the Pacific Beach Community Plan. Although the applicant has submitted an application to develop the site with a mixed-use project, there is no minimum residential use required by the proposed Community Commercial land use or zone. Therefore, there could be a net loss of up to three residential units; however, the three units can still be achieved with a mixed-use project.

**This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. This action will allow the staff analysis to proceed.**

## BACKGROUND

The subject site of the proposed amendment is located in the Pacific Beach Community Planning Area (see Attachment 1). Pacific Beach is an urbanized community bounded by the Pacific Ocean on the west, Mission Bay to the south, La Jolla to the north, and Clairemont Mesa to the east. Approximately half of the community is located within the Coastal Zone and subject to the Local Coastal Program. The Pacific Beach Community Plan is the California Coastal Commission certified land use plan for Pacific Beach.

The Pacific Beach Community Plan designates the subject site for Medium-Density Residential (see Attachment 2). The site is a 4,688 square foot lot located at 1042 Grand Avenue in the southwest quadrant of the Pacific Beach Community Plan area within the Coastal Zone (see Attachment 3). The lot is currently developed with a single-family residence. Surrounding uses include primarily multi-unit residential uses to the east of the property and commercial uses to the west along Grand Avenue. The Garnet Avenue and Cass Street commercial areas are located in close proximity. A concentration of commercial uses is located to the west and is identified on the Strategic Framework Element's City of Villages Opportunities map as a potential neighborhood village center.

The community plan designates Grand Avenue as a transit corridor (see Attachment 4). It is identified as a major transportation route in the community plan and is served by bus routes and a proposed Class II bikeway. The No. 30 bus route, an express route to downtown, serves Grand Avenue and additional bus routes are within close proximity. The site is situated within a short distance of community facilities and amenities. The Earl and Birdie Taylor Branch Library is located within two blocks of the subject site and recreational opportunities at the beach are within a short walking distance.

While the entire site is designated for residential use in the Pacific Beach Community Plan, the existing zoning for the site is split between Residential Multi-Unit (RM-2-5) and Community Commercial (CC-4-2) (see Attachment 5). The existing CC-4-2 zoning on the western portion of the site is inconsistent with the community plan Residential designation. The community plan allows only for residential use within the Residential land use designation and does not allow for commercial uses. A concurrent rezone for the portion of the property that is zoned residential will be processed concurrently if the plan amendment is initiated.

The proposed plan amendment and rezone would allow for a coterminus alignment of the land use and zoning and it will also allow for the addition of a commercial component to what would otherwise be an entirely residential project. The proposed Community Commercial designation allows for small to medium scale community-serving retail, commercial service, and business and professional offices. The re-designation of this site to Community Commercial would allow for both commercial and residential uses consistent with the Community Commercial zone on the site. There is currently no designation for mixed or multiple use in the Pacific Beach Community Plan.

Neither the proposed Community Commercial designation nor the implementing zone CC-4-2 require residential use. If initiated, measures to ensure the implementation of mixed-use on the site will need to be examined. Community plan language may need to be amended to require residential units as part of a commercial development on this site. The current application is for a mixed-use development project of three residential apartments and approximately 958 square feet of commercial space fronting on Grand Avenue.

Staff has identified two additional properties that should be analyzed for inclusion into the plan amendment. The property immediately to the west of the subject site is designated for residential use and zoned for commercial use. The site is currently developed with residential use but may be currently used by the adjacent Hare Krishna temple for accessory commercial uses. The Pet Hospital property on the south side of Grand Avenue is also designated for residential use and zoned for commercial use. If this plan amendment is initiated, the boundaries of the plan amendment may need to be expanded to include these properties. Together with the subject property, these commercial properties will create a feasible extension of the commercial center to the West. Although the plan amendment application requests the re-designation of only the one site, staff has discussed including these other properties with the applicant, and the applicant is amenable to expanding the boundaries of the plan amendment. However, associated development permits will be processed only for the subject site of which the applicant holds ownership.

## DISCUSSION

Before a community plan amendment can be initiated, Section 122.0104 of the Municipal Code requires that any one of three initial criteria or all four supplemental criteria specified in the code must be met. The Planning Department does not believe that any of the following three initial criteria can be met:

- (1) The amendment is appropriate due to a mapping or textural error or, omission made when the original land use plan or local coastal program was adopted or during subsequent amendments;**
- (2) Denial of initiation would jeopardize the public health, safety or general welfare;**
- (3) The amendment is appropriate due to a material change in circumstances, since the adoption of a land use plan or local coastal program whereby denial of initiation would result in a hardship to the applicant by denying any reasonable use of the subject real property.**

The Planning Department does, however, believe that all of the following supplemental criteria can be met:

- (1) The proposed land use plan amendment is consistent with the goals and, objectives of the Progress Guide and General Plan and the Pacific Beach Community Plan.**

The proposed land use amendment would allow for the addition of commercial uses on the site and the development of a mixed-use project. Mixed-use is supported by the goals and policies of the Pacific Beach Community Plan and the Progress Guide and General Plan. The community plan envisions mixed-use along the transit corridors of the community in order to promote pedestrian and transit use. Grand Avenue is designated as a transit corridor in the community plan which is supportive of commercial and mixed-use development. The Strategic Framework Element also identifies a potential neighborhood village center in the vicinity of the site and encourages the integration of residential and commercial uses. The proposed plan amendment would allow for the development of commercial or mixed-use in conformance with the goals of the Progress Guide and General Plan and the Pacific Beach Community Plan.

- (2) The proposed land use plan amendment appears to offer a public benefit to the Community or City.**

The proposed amendment to the Pacific Beach Community Plan appears to offer a public benefit to the community. The proposed amendment would allow for the addition of a commercial component in what would otherwise be an entirely residential project. The proposed Commercial designation and zone would allow for an equivalent residential density as the existing residential land use (up to 29 dwelling units per acre) but will also allow the addition of a commercial component. With the additional two properties, a continuous commercial designation will be extended along Grand Avenue to match existing uses and zoning with the proposed Community Commercial land use designation. Additional commercial use on Grand Avenue may help to improve the street atmosphere and promote pedestrian usage along this community corridor. The

community plan identifies creating safe and pleasant pedestrian linkages as an overall goal for the community. In addition, the proposed plan amendment would provide more efficient use of the site by locating commercial and residential uses together.

**(3) Public services appear to be available to serve the proposed increase in density or intensity of use.**

Pacific Beach is an urbanized community and all needed public services are available in the community. If the plan amendment is initiated, analysis of public services and facilities will be conducted with the review of the plan amendment.

**(4) City staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or ongoing plan updates.**

Staff is available to process this amendment request without delaying General Fund programs or ongoing plan updates, as the Planning Department's work program includes staff time for non-General Fund development projects. However, delays in processing the plan amendment could occur based on staff levels and workload. The costs associated with processing this amendment will be paid for by the applicant.

As outlined above, the proposed plan amendment meets all the supplemental initiation criteria; therefore, the Planning Department staff recommends the proposed amendment to the Pacific Beach Community Plan and the Progress Guide and General Plan be initiated.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

1. Analysis of expanding the boundaries of the plan amendment to the two residentially designated parcels in the commercial zone;
2. Compatibility of the proposed mixed-use development with adjacent residential development;
3. Measures to ensure the provision of a mixed-use development;
4. Implementation of the Pacific Beach Community Plan Transit-Oriented Development Standards;
5. The impact additional commercial and potential residential development would have on public services and facilities;

6. Evaluation of any traffic impacts associated with the addition of a commercial component on the site; and
7. Rezone of the residentially zoned portion of the site to commercial for consistency with the proposed commercial land use.

Although staff believes that the proposed amendment meets the necessary supplemental criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

#### ALTERNATIVES

- Deny the initiation request and maintain the existing residential land use designation in the Pacific Beach Community Plan.

Respectfully submitted,

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Robert J. Manis  
Program Manager  
Planning Department

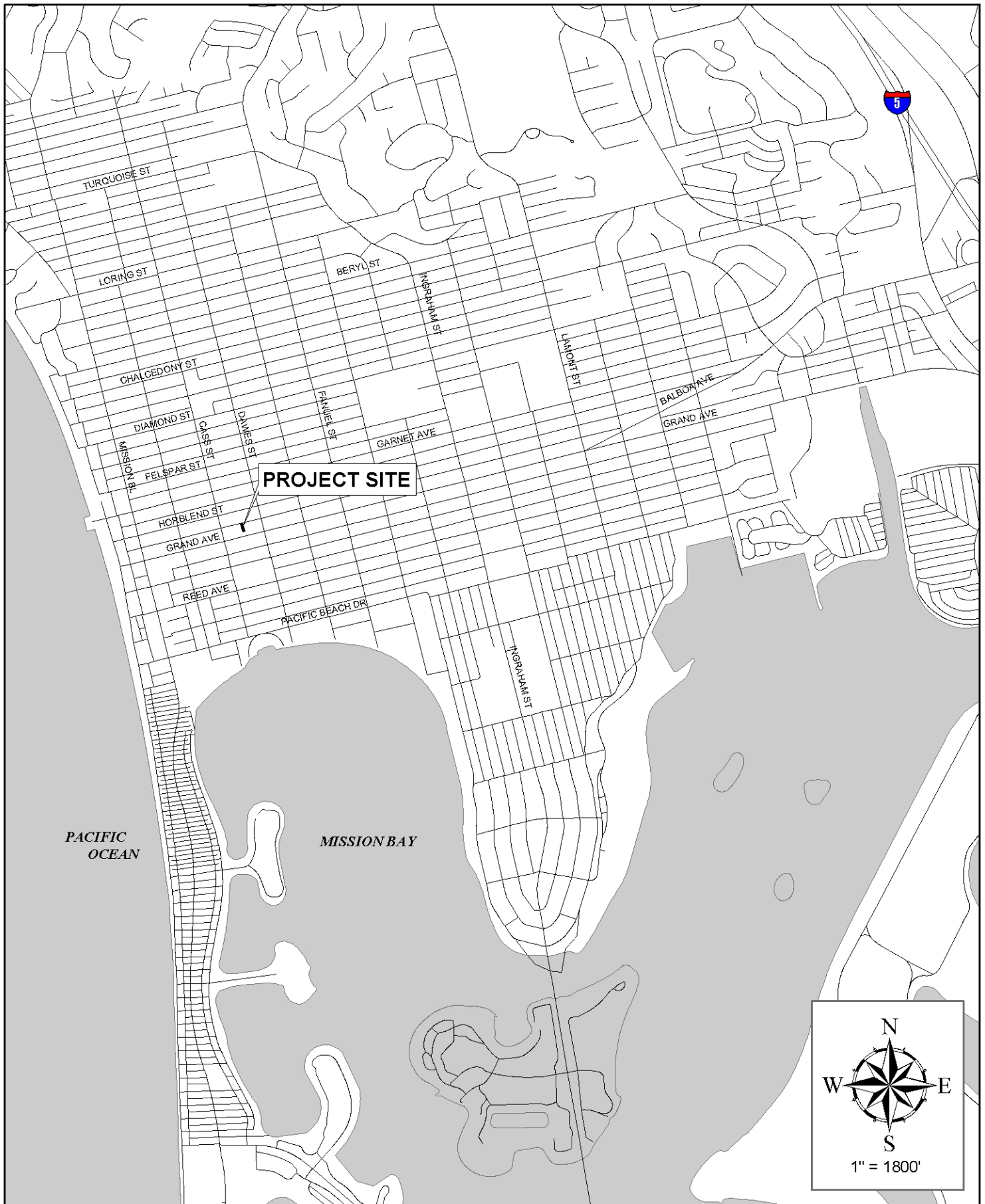
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Melissa Devine  
Junior Planner  
Planning Department

RJM/MCD/ah

#### Attachments:

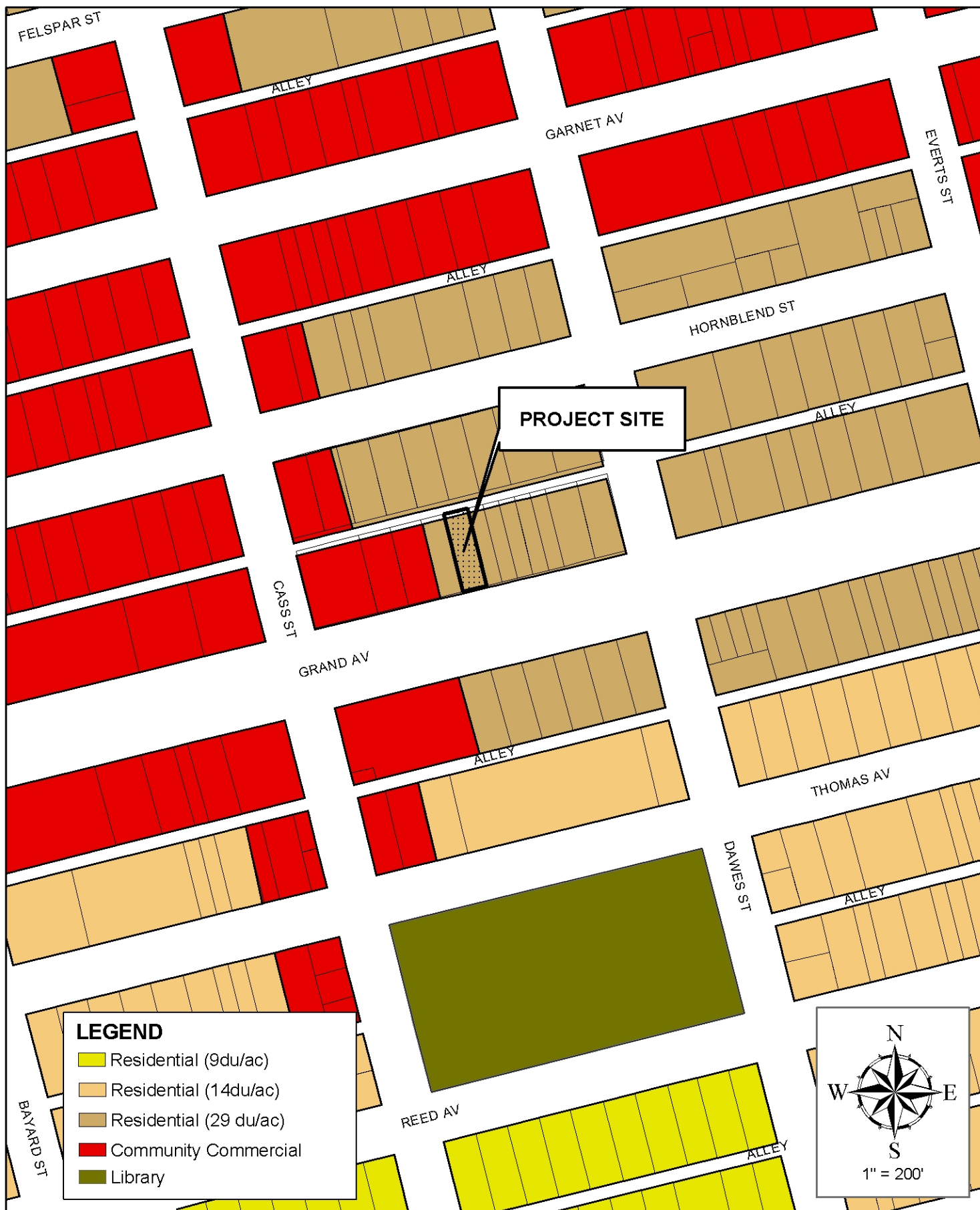
1. Location Map
2. Land Use Map
3. Aerial Map
4. Transit Corridor Map
5. Land Use & Draft Zoning Map
6. Ownership Disclosure Statement



# LOCATION MAP

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Map Document: G:\GIS\GISComm\11\11\_PacificBeach\PacificBeach\_location.mxd  
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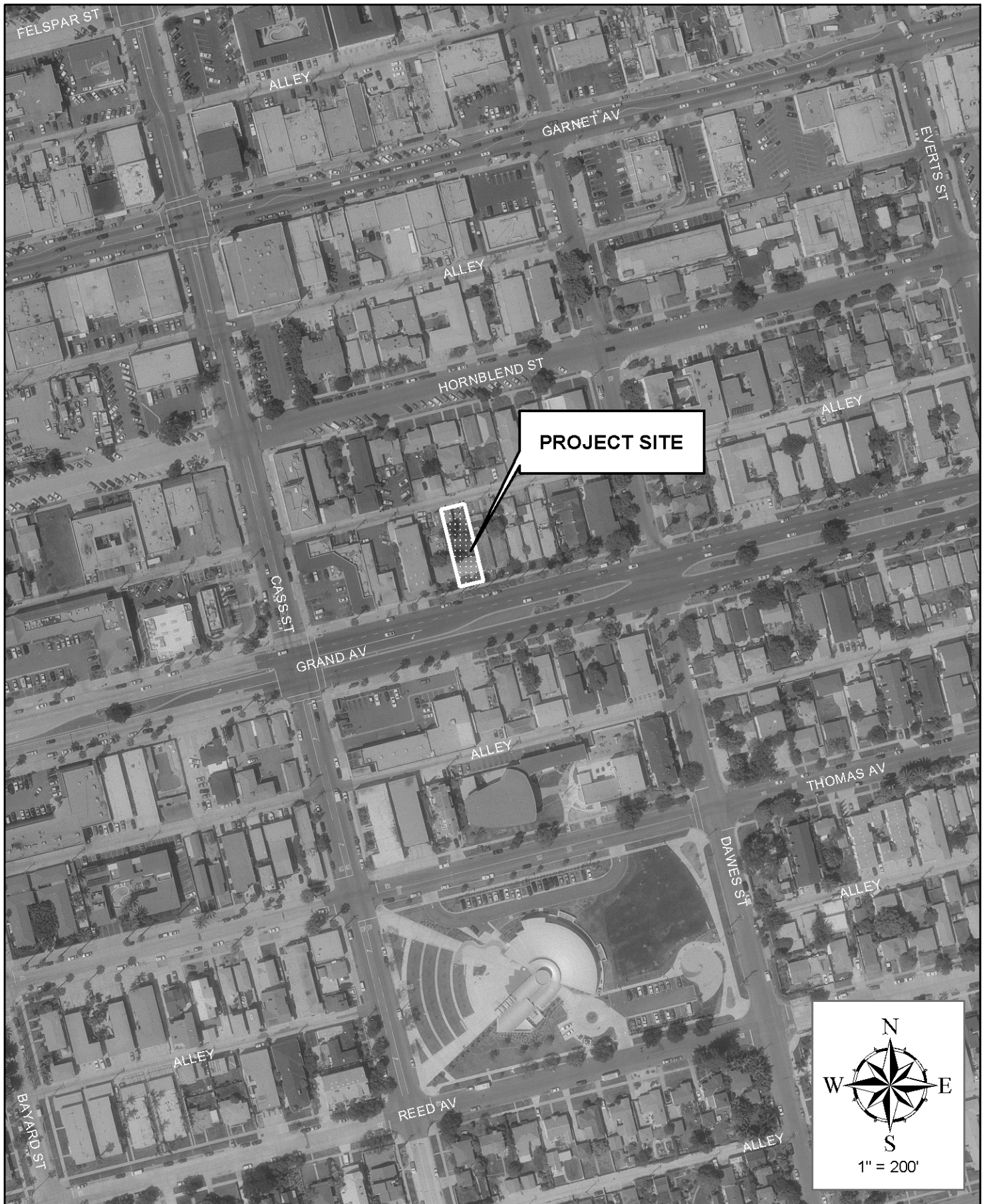
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# LAND USE MAP

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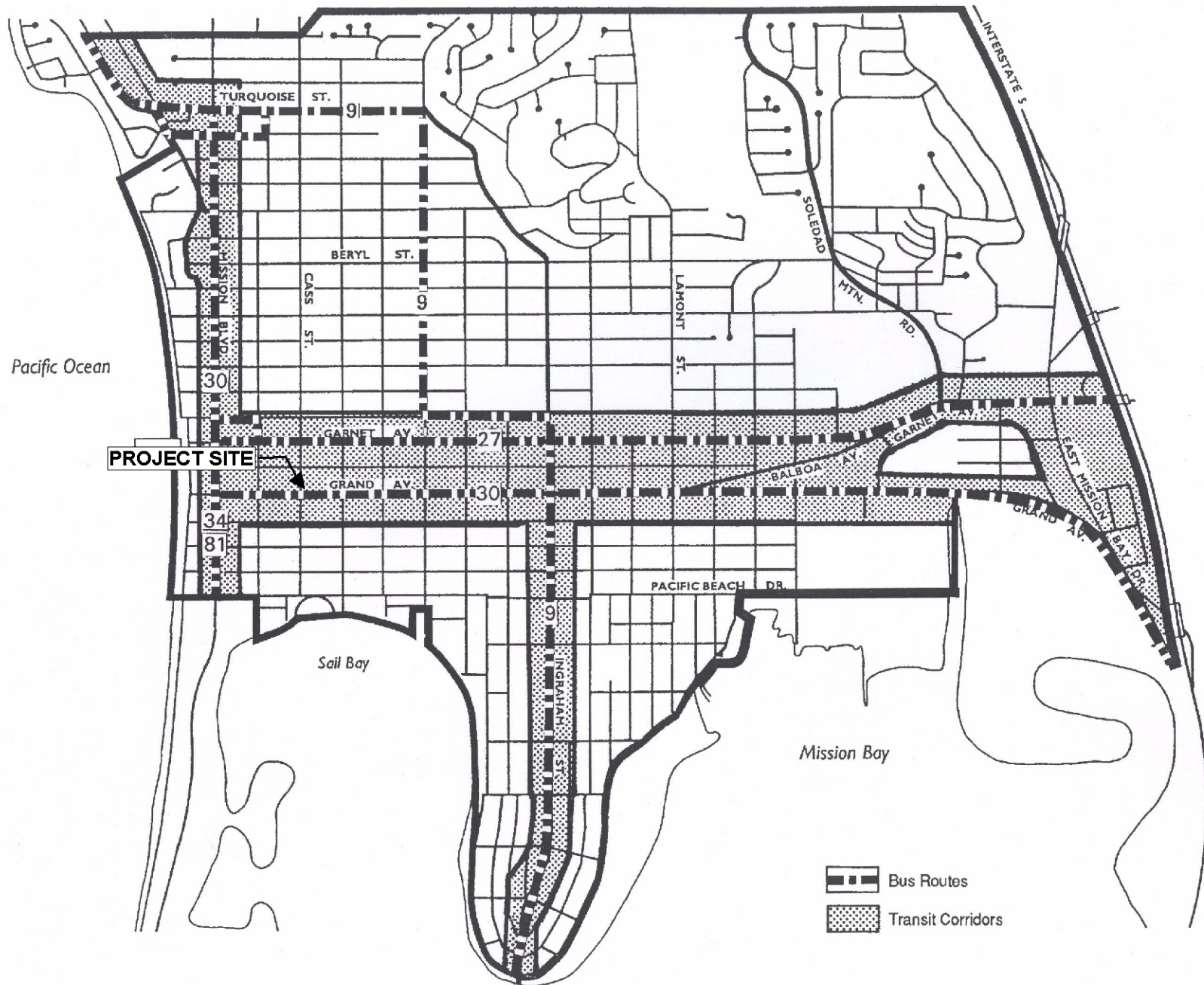


# AERIAL MAP

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Map Document: G:\GIS\GISComm\11\11\_P\Project\Public\Backpack\FB\backpack\date.mxd  
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## Bus Routes/Transit Corridors

PACIFIC BEACH COMMUNITY PLAN  
City of San Diego • Planning Department

[illegible]

Residential (14du/ac)  
 Residential (29 du/ac)  
 Community Commercial  
 Library

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City of San Diego  
Development Services  
Division Name  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

Project Title

Project No. For City Use Only

59006

Project Address:

1042 GRAND AVE SAN DIEGO 92109

## Part I - To be completed when property is held by Individual(s)

Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

STANLEY R SIMPSON

☒ Owner ☐ Tenant/Lessee

Street Address:

518 N ACACIA AVE

City/State/Zip:

SOLANA BEACH

Phone No:

858 481-8983

Fax No:

858 2704886

Signature:

[Signature]

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

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Fax No:

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