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--A community organization dedicated to preserving the character, charm and historical resources of the Mission Hills neighborhood.

March 27, 2013

Marlon Pangilinan, Senior Planner
Development Services Department-Planning Division
The City of San Diego
1222 First Avenue, MS-413
San Diego, CA 92101

Re: MHH Recommendations for Draft Mission Hills Land Use Map

Dear Mr. Pangilinan:

This letter is a follow-up to our prior letter dated January 7, 2013 and the recent letter dated March 16, 2013 from the Mission Hills Town Council (MHTC) addressed to Beth Jaworski of Uptown Planners, concerning land use recommendations for the community plan update.

We are pleased to announce that Mission Hills Heritage (MHH) and the MHTC have now reached complete consensus on land use recommendations for Mission Hills. The MHTC trustees recently voted to adjust their recommendations for the plan update. After a review of various factors, our Mission Hills Heritage board voted unanimously on March 21, 2013 to make the following revisions to our prior recommendations for the Mission Hills Land Use Map:

1. Revise our recommendation for **Area 5¹** such that those properties on the east side of Eagle Street south of the condominium building at the corner of Fort Stockton Drive and Eagle Street will remain as currently designated at Res. Med-High (29-44 du/ac).
2. Withdraw the recommendation for **Area 7a** and allow the area to remain as currently designated, unless and until residents representing over 50% of the properties in that area indicate support for changing the designation from Res. Med-High (29-44 du/ac) to Res. Low (5-9 du/ac).

¹ See attached copy of our MHH recommendations map to view these areas.

3. Revise our recommendation for **Areas 9 and 10** to designate Reynard Way south of Curlew Street as Neighborhood Commercial with up to 29 du/ac and Reynard Way north of Curlew to Res. Med. with 15-29 du/ac.
4. Identify the property at 3534 Reynard Way (Magic Rug Cleaners building) and four adjacent vacant parcels (**Area 10**) as a potential site for a neighborhood park.

With the recent adjustments made by the MHTC and MHH's revisions above, our two organizations have now reached complete consensus on land use recommendations for Mission Hills. These combined recommendations will help preserve the historic scale and community character of Mission Hills, while still allowing for new development in the commercial core area of Mission Hills and along Reynard Way. We urge the City to incorporate these recommendations into the Planned Land Use Map for Mission Hills.

We understand that the board of the Mission Hills Business Improvement District (MHBID) recently submitted some land use recommendations that request retaining the higher density designation of 73 du/ac for Area 6 and all of Reynard Way. The MHBID also requested that the northern portion of Area 8 retain a higher density and multi-family zoning. We strongly disagree with these positions, which are outside the mainstream of opinion in Mission Hills. Building to 73 du/ac in the stated areas would result in a massive increase in density above current levels, overtax existing infrastructure to the breaking point, and make these areas unrecognizable to today's residents. These density levels were ill-conceived in 1988 and would be ruinous to our community today. As for Area 8, many residents in this area have become very involved in the plan update and over 150 residents in this area, representing over two-thirds of households, have signed a petition supporting our MHH recommendations. The residents of Area 8 have essentially rejected the recent position taken by the MHBID.

We also wish to respond to a question posed by a member of Uptown Planners at their March meeting: "*Where do you [MHH] propose to put the density?*" To answer this question, we need to emphasize that the MHH recommendations still allow for significant new development in Mission Hills. There will still be development potential in Areas 2a, 2b, 3, the south part of Area 5, and Areas 6, 7a, 7b, 9 and 10, plus other areas not covered by our recommendations, such as the block of W. University Street near Dove and the lower area of Washington near India Street. Even in those areas where we recommend re-designating to low density, single-family zoning (including Areas 1, 4, the north part of Area 5 and Areas 8 and 11), housing can be added through construction of "companion units." While our recommendations lower the maximum potential density from the 1988 Uptown Plan, they still allow for significant new construction of housing in Mission Hills.

The question above also presupposes that there is a requirement for Mission Hills or other neighbors to absorb more density. Although our recommendations do allow for higher than existing density, it should be noted that no state or local law, nor San Diego's adopted general plan, requires any existing community of San Diego to "take" more density. State law allows a reduction of the potential density for specified parcels if such is consistent with a city's adopted general plan and remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of regional housing. The City's housing element states that there are

Marlon Pangilinan, Senior Planner

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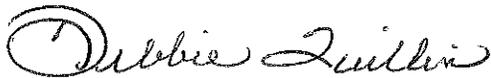
enough sites to accommodate 122, 058 potential new housing units, which significantly exceeds the officially adopted projections for population growth through the current planning cycle. Thus, a reduction in potential density in Mission Hills, and other areas of Uptown, does not conflict with any law or with San Diego's adopted general plan.

The actual reduction in the maximum potential density proposed in our recommendations is a relatively small number. For those areas that are part of our recommendations, we have calculated the theoretical maximum development potential under current zoning (which is based on the 1988 community plan) and the theoretical maximum under our proposed designations and zoning. A table with these findings is enclosed. *The actual buildout under either scenario would most likely be considerably less than the theoretical maximum due to existing development that is below the maximum that would most likely remain and site conditions including topography, lot configuration and lot size.* Nevertheless, the decrease in theoretical maximum potential dwelling units from the 1988 plan and zoning to our recommendation is only 801 dwelling units. To put that number in perspective, the Downtown Community Plan adopted in 2006 added 29,400 residential units to the housing capacity for Downtown. Thus, the decrease in maximum potential dwelling units we propose for Mission Hills is a very small change in the grand scheme of planning for San Diego.

We hope that issues concerning the Mission Hills land use map are laid to rest and the City adopts these recommendations, so that we can move on to other issues and complete the community plan update. Please contact us if you have any questions.

Sincerely,

Mission Hills Heritage,



Debbie Quillin, President

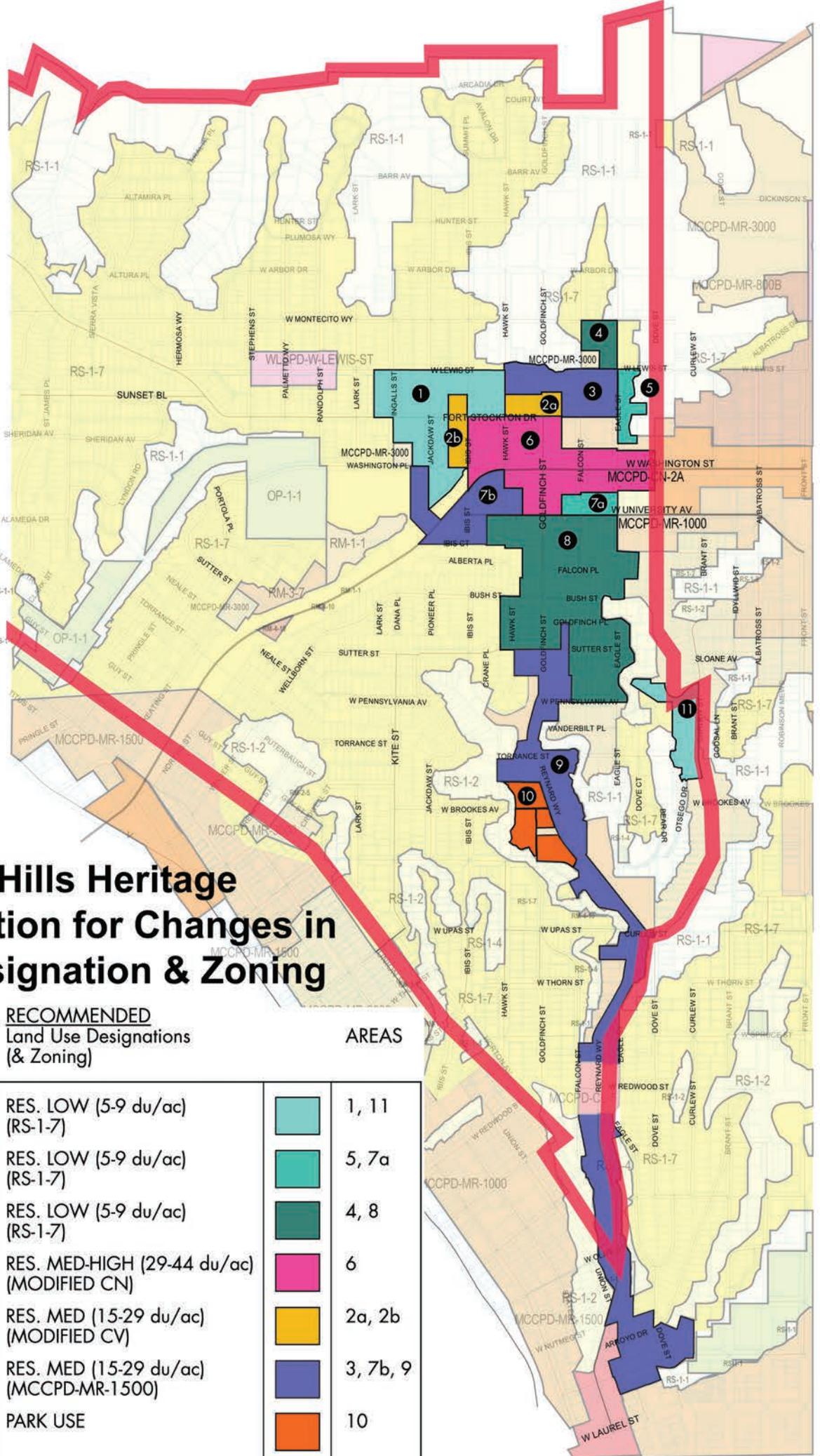


Barry E. Hager, Board Chair

Enclosures

CC: Councilmember Kevin Faulconer
Councilmember Todd Gloria
Hon. Bob Filner, Mayor
Beth Jaworski, Chair, Uptown Planners
Leo Wilson, Acting Secretary, Uptown Planners
Lara Gates, Pres., Mission Hills Town Council
Tom Curl, Pres., Mission Hills Business Improvement District

MISSION HILLS HERITAGE



Mission Hills Heritage Recommendation for Changes in Land Use Designation & Zoning

CURRENT Land Use Designations (& Zoning)	RECOMMENDED Land Use Designations (& Zoning)	AREAS
RES. LOW-MED (10-15 du/ac) (MCCPD-MR-3000)	RES. LOW (5-9 du/ac) (RS-1-7)	1, 11
RES. MED-HIGH (29-44 du/ac) (MCCPD-MR-1000)	RES. LOW (5-9 du/ac) (RS-1-7)	5, 7a
RES. LOW-MED ((10-15 du/ac) (MCCPD-MR-3000)	RES. LOW (5-9 du/ac) (RS-1-7)	4, 8
RES. HIGH (44-73 du/ac) (MCCPD-CN-2A)	RES. MED-HIGH (29-44 du/ac) (MODIFIED CN)	6
RES. MED-HIGH (29-44 du/ac) (MCCPD-MR-CV-3)	RES. MED (15-29 du/ac) (MODIFIED CV)	2a, 2b
RES. MED-HIGH (29-44 du/ac) (MCCPD-MR-1000)	RES. MED (15-29 du/ac) (MCCPD-MR-1500)	3, 7b, 9
RES. MED-HIGH (29-44 du/ac) (MCCPD-MR-1000)	PARK USE	10

**Mission Hills Heritage Recommendations for Community Plan Update:
Analysis of Potential Decrease In Maximum Dwelling Units**

03/25/13

Table 1
Theoretical Maximum Development Potential For Residential and Commercial Areas
Under Current Zoning and Proposed Zoning by Area

Area	Acres ¹	Current Zoning			Proposed Zoning		
		Zone	Maximum DUs per Acre	Maximum Dwelling Units ^{2,3}	Zone	Maximum Dus per Acre	Maximum Dwelling Units ^{2,3}
<i>Existing Single-family Areas</i>							
1	6.932	MR-3000	15	103	RS-1-7	9	62
4	1.147	MR-3000	15	17	RS-1-7	9	10
5	0.574	MR-1000	44	25	RS-1-7	9	5
8	16.999	MR-3000	15	254	RS-1-7	9	152
11	1.947	MR-3000	15	29	RS-1-7	9	17
Sub-total				428			246
<i>Medium Density Residential Areas</i>							
3	3.214	MR-1000	44	141	MR-1500	29	93
7b	2.988	MR-1000	44	131	MR-1500	29	86
9a ⁴	8.929	MR-1000	44	392	MR-1500	29	258
9b ⁵	6.048	MR-1000	44	266	NC	29	175
10	4.473	MR-1000	44	196	MR-1500	29	129
Sub-total				1,126			741
<i>Commercial Areas</i>							
2a	0.919	CV-3	44	40	Mod. CV	29	26
2b	1.010	CV-3	44	44	Mod. CV	29	29
6	7.104	CN-2A	73	518	Mod. CN	44	313
Sub-total				602			368
Total				2,156			1,355
Potential Decrease in Maximum Dwelling Units							801

¹Calculations based on 1" = 100' Scale Assessor's Maps.

²Calculations based on aggregate acreage for each area as opposed to a parcel by parcel analysis.

³The actual buildout would most likely be considerable less due to existing development that is below the maximum allowed but would remain and site conditions including topography, lot configuration, and lot size.

⁴Area 9 north of Curlew Street.

⁵Area 9 south of Curlew Street and within Mission Hills; see Table 3 for area within Park West.



Table 2
Theoretical Maximum Development Potential For Proposed Park Site (Area 10) on Reynard Way
Under Current Zoning and Proposed Zoning

Area	Acres ¹	Current Zoning			Proposed Zoning		
		Zone	Maximum DUs per Acre	Total Maximum Dwelling Units	Zone	Maximum DUs per Acre	Total Maximum Dwelling Units
10	4.473	MR-1000	44	196	Park	0	0
Potential Decrease in Maximum Dwelling Units							196

¹Calculation based on 1" = 100' Scale Assessor's Maps.

Table 3
Theoretical Maximum Development Potential For Residential Area in Park West
Under Current Zoning and Proposed Zoning

Area	Acres ¹	Current Zoning			Proposed Zoning		
		Zone	Maximum DUs per Acre	Total Maximum Dwelling Units ^{2,3}	Zone	Maximum DUs per Acre	Total Maximum Dwelling Units ^{2,3}
9b ⁴	4.235	MR-1000	44	186	MR-1500	29	122
Potential Decrease in Maximum Dwelling Units							64

¹Calculations based on 1" = 100' Scale Assessor's Maps.

²Calculations based on aggregate acreage for each area as opposed to a parcel by parcel analysis.

³The actual buildout would most likely be considerable less due to existing development that is below the maximum allowed but would remain and site conditions including topography, lot configuration, and lot size..

⁴Area 9 south of Curlew Street and within Park West; see Table 1 for area within Mission Hills.

