



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 5, 2017 REPORT NO. 17-074

HEARING DATE: September 14, 2017

SUBJECT: College Area Community Plan Amendment Initiation for 6650 Montezuma Road

PROJECT NUMBER: 561360

OWNER/APPLICANT: 52 Blue Falcon LLC/Atlantis Group

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the College Area Community Plan to re-designate the land use from Low-Medium Density Residential and General Commercial to General Commercial that would allow for commercial and/or mixed-use residential uses on a 1.8-acre site located at 6650 Montezuma Road?

Staff Recommendation: **INITIATE the plan amendment process.**

Community Planning Group Recommendation: On July 31, 2017, the College Area Planning Group voted 15-0-0 in support of initiating an amendment to the College Area Community Plan (Attachment 1).

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan is aligned with the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2 (Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3: (Create and sustain a resilient and economically prosperous City).

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: Processing costs would be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment would allow development of new commercial or mixed-use multi-family residential units (up to 131 housing units).

BACKGROUND

The proposed amendment site is located at 6650 Montezuma within the College Area community planning area (Attachment 2). The former College Lutheran Church building, which is now vacant, is located on the site. The site is surrounded by a mixture of residential, commercial, and institutional uses. The College-Rolando Library is located immediately adjacent to the west, a mix of single-family and multi-family residences are located to the north, a full-service grocery store and other commercial retail uses are located to the east, and retail and multi-family uses are directly south of the amendment site.

The College Area Community Plan designates the approximately 1.8-acre site as Low-Medium Density Residential (10-15 du/ac) and General Commercial with Residential (75-110 du/ac) (Attachment 3). The Low-Medium Density designation comprises approximately 1.3 acres of the site and the General Commercial designation comprises 0.5 acres of the site. The allowed uses include multi-family residential, mixed-use residential and commercial, and standalone commercial development. The Low-Medium Density Residential designation was identified to serve as a buffer between the higher intensity mixed-use properties along El Cajon Boulevard and the lower density residential uses to the north and west. The General Commercial designation was identified to allow for a wide range of commercial uses to provide full commercial service to the community and facilitate a range of commercial redevelopment opportunities.

The applicant is requesting an amendment to the community plan land use map to redesignate the property to General Commercial with Residential (45-75 du/ac). The applicant is requesting the General Commercial designation in anticipation of developing a hotel for the site.

The site is located adjacent to the College-Rolando Library and provided driveway access along Montezuma Road and additional parking for the library. A Shared Parking Agreement between the City of San Diego and the College Lutheran Church of San Diego allowed for the public use of 31 College Lutheran Church parking spaces. In 2016, the Church discontinued operations and the property was sold to a private party in 2017. As a result, the Church terminated the parking agreement with the City, removing public vehicular access to the library along Montezuma Road.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

(a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendment site is located along a commercial corridor and serves as a transition between predominantly commercial uses to the east and residential uses to the west and north. The College Area community plan designates the approximately 1.8-acre site as Low-Medium Density Residential (10-15 du/ac) and General Commercial with Residential (75-110 du/ac). The proposed amendment to redesignate the entire property to General Commercial with an allowed residential density range of 45-75 dwelling units per acre would provide a transition area between the higher intensity commercial designations to the east and the lower density residential uses to the west. The proposed amendment would help implement the Community Plan's Commercial Goal by extending the commercial designation to provide a range of retail sales and service facilities to adequately serve the community. The proposed designation's density range would help implement the Community Plan's Residential Objectives by identifying areas appropriate for multi-family development and identifying appropriate density levels that ensure compatibility with the existing single-family neighborhoods. Additionally, the proposed amendment would be consistent with community plan policy that recommends areas north of El Cajon Boulevard provide a buffer between uses such as commercial and residential uses or between residential uses of different intensities.

(b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

If the Initiation is approved, the applicant has stated their intention to submit an application for development of a hotel use on the proposed amendment site. The proposed amendment to allow for additional commercial use on the site would provide the benefit of allowing for visitor-serving commercial uses in close proximity to San Diego State University. If the applicant opted not to pursue development of a hotel use, the designation would also allow for additional housing capacity along a commercial corridor without impacting the adjacent single-family neighborhoods. The applicant has also stated the intention to work with the City and the community to restore access to the library from Montezuma Road and provide parking for visitors and patrons of the library.

(c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The College Area Community planning area is an urbanized community and all necessary public services are available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

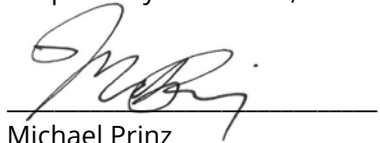
As outlined above, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as other that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation and density range for the site;
- Site design considerations for the proposed land use designation;

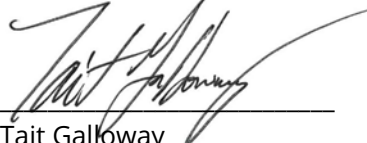
- Compatibility and integration of new development design with adjacent residential development to the north;
- Appropriateness and viability of allowing visitor-serving uses on site;
- Potential for shared access between the proposed site and the College-Rolando Library;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with proposed development and application of urban design guidelines;
- Review of pedestrian and vehicular circulation patterns for safety and connection; among different uses located on the site as well as review of pedestrian/vehicular access into the property; and
- Potential for shared parking with the College-Rolando Library.

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

Respectfully submitted,



Michael Prinz
Senior Planner
Planning Department



Tait Galloway
Program Manager
Planning Department

Attachments:

1. College Area Community Planning Group Draft Minutes for July 31, 2017
2. Vicinity Map
3. College Area Community Plan Land Use Map
4. Ownership Disclosure Statement

SPECIAL MEETING

of the

College Area Community Council and College Area Community Planning Board**7:00 p.m., Monday, July 31, 2017****Library, College Avenue Baptist Church****4747 College Avenue, San Diego, CA 92115**

Rhea Kuhlman	Chair	P	Saul Amerling	P	Jim Jennings	P
Gary Campbell	Vice-Chair	P	Ken Bierly	P	Troy Murphree	P
Thamir Hilanto	Secretary	P	David Cook	A	B.J. Nystrum	P
Terry Shirley	Treasurer	P	Ann Cottrell	P	Jerry Pollock	P
Rachel Gregg	SDSU Rep	P	Michael D'Ambrosia	A	John Putman	P
Carmel Alon	AS Rep	A	Jean Hoeger	A	Terry Shirley	P
			Susan Hopps-Tatum	A	Jason Wills	P

1. * Consideration of a Proposal to Initiate a Community Plan Amendment to re-designate property located at 6650 Montezuma Road from Low Density Residential to General Commercial (Action Item)

The meeting was called to order at 7:05 p.m. The applicant, who is the owner of the property, and his representatives answered questions about the proposed project, a four-story Holiday Inn Express on the site of the now closed College Lutheran Church.

Board and audience members expressed support for the idea of a 4-story hotel at this location, which would offer accommodations for visiting parents of SDSU students and people attending conferences at the university, and could provide an economic stimulus for redevelopment along El Cajon Boulevard.

At the same time, there was concern that the hotel deal is not guaranteed, and the applicant is asking for a Community Plan Amendment that would approximately double the allowable density on the site. The proposed 100' height limit on a property abutting a residential neighborhood was also an issue.

Additionally, there was strong sentiment that the City must rectify the errors that were made when the City purchased the adjacent property for the College-Rolando Library from the church, and failed to insure permanent access to the library from a major corridor, or sufficient parking for library patrons.

Access to the library from Montezuma Road has been blocked since the Lutheran Synod terminated the shared parking agreement with the City in December 2016, and most of the parking lot has been fenced off, leaving a total of 15 parking spaces for an 11-year old library with a Community Room built to hold 60 persons. Community members noted that, at best, this is an egregious waste of City funds and does a disservice to the communities the library was built to serve. Most community groups are now unable to use the Community Room due to the lack of parking, and library patrons are forced to access the facility off a tiny residential side street in back of the library, if they often can't find a place to park.

The Friends of the College-Rolando Library have asked that, at a minimum, access to the facility from Montezuma Road and the 15 spaces immediately adjacent to the structure be restored and reserved in perpetuity.

Kuhlman read the motion from the Project Review Committee, which had earlier voted unanimously to recommend approval of the Community Plan Amendment, while expressing the same concerns noted above.

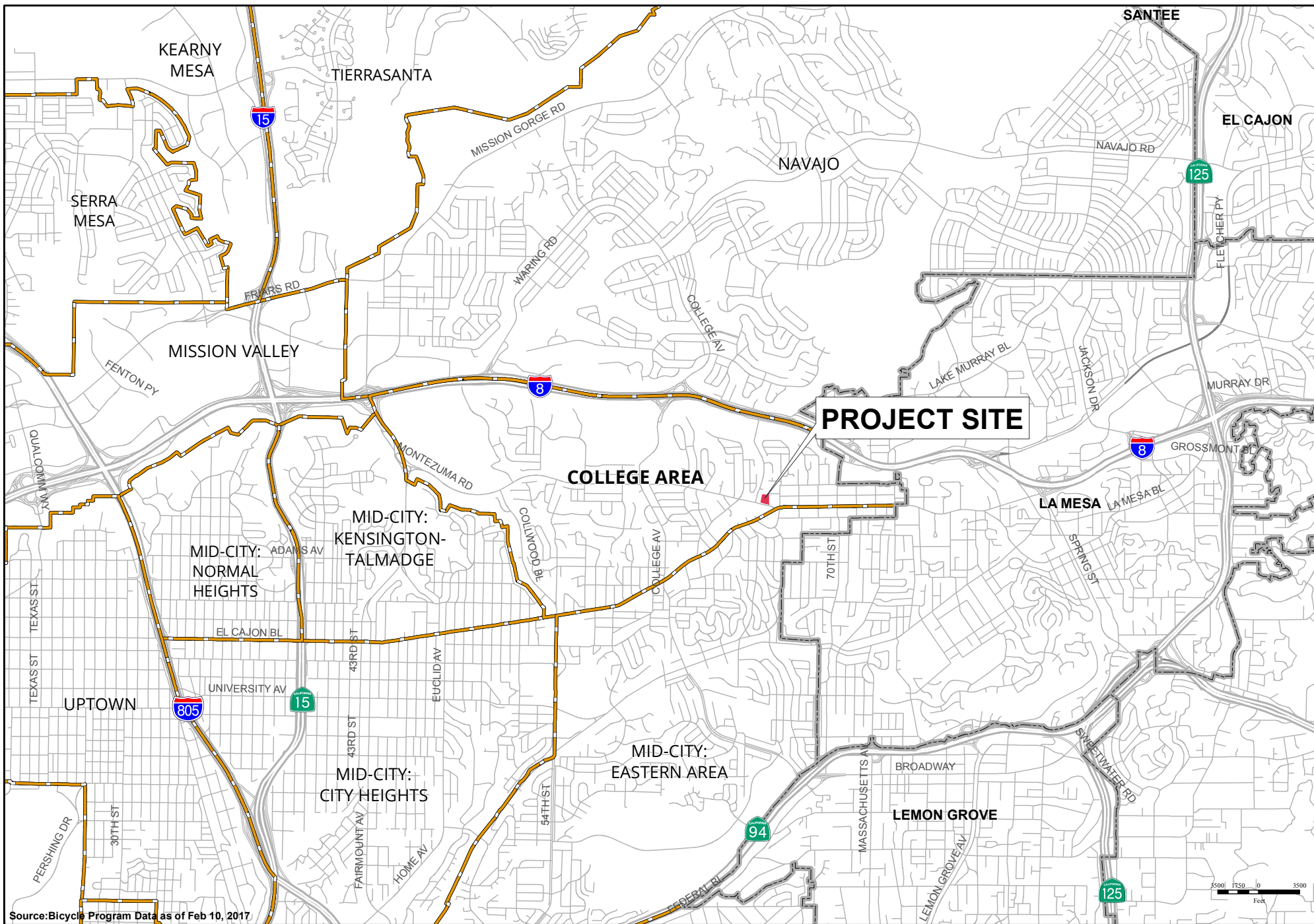
Amerling made a motion, seconded by Shirley:

Recommend approval of a Community Plan Amendment re-designating the subject property from low density residential to general commercial and ask that the City address the following concerns:

- Future allowable density should not exceed one dwelling unit per 1500 square feet, which would approximately double the current allowable density;
- The City must rectify past errors in the acquisition of the adjacent library property by:
 - Insuring permanent access to the College-Rolando Library from Montezuma Road
 - Securing a minimum of 15 additional parking spaces immediately adjacent to the College-Rolando Library, reserved for use exclusively by library patrons during library hours.
 - Seek additional shared parking with the adjacent property at 6650 Montezuma Road.

Vote: 15 Yes; 0 No; 0 Abstentions

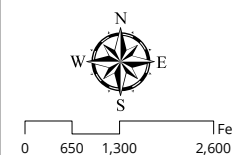
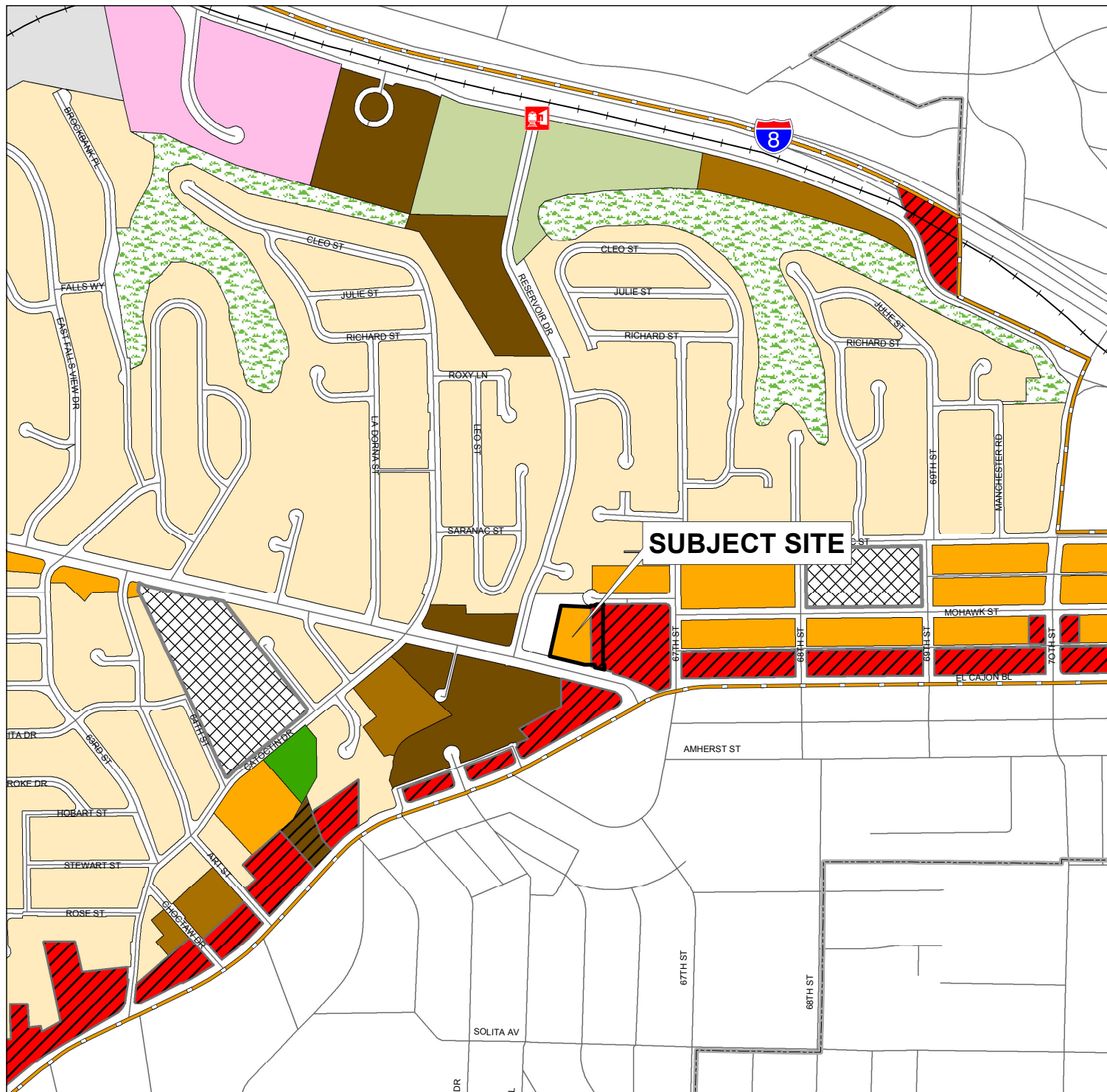
Meeting was adjourned at 7:40 p.m.



City of **SD** San Diego
City Planning
**College Area
Community Plan
Land Use**

Legend

- Planning Areas
- Very Low Density Res. (0-1 DU/AC)
- Low Density Res. (1-10 DU/AC)
- Low/Med Density Res. (10-15 DU/AC)
- Med-Med/High Density Res. 15-45 DU/AC)
- High Density Res. (45-75 DU/AC)
- Very High Residential (75-110 DU/NRA)
- School
- Hospital & Related Medical Offices
- Library
- University Campus
- Park
- Open Space
- Open Use Area
- Office Commercial
- Visitor Commercial
- Gen. Commercial w/ Res. (45-75 DU/AC)
- Gen. Commercial w/ Res. (75-110 DU/AC)
- Mixed Use Commercial Res. (75-110 DU/NRA)
- Fraternity/Sorority Area
- Redevelopment Project
- LRT Route
- Trolley Stations
- Municipal Boundaries
- Religious Center



DRAFT
This map is for illustrative purposes only.
Refer to the Adopted Community Plan document
for official land use boundaries.
No substantive changes have been intentionally made.
Map is intended to reflect land use designations
depicted in the community plan document and should
not be used for site planning purposes.



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

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☒ Land Use Plan Amendment • ☐ Other _____

Project Title

Montezuma CPA Initiation

Project No. For City Use Only

Project Address:

6650 Montezuma Rd

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. 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. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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):

See next Page

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Montezuma CPA Initiation	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. _____

☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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

<div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Corporate/Partnership Name (type or print): 52 Blue Falcon, LLC </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Street Address: 136121 Calvados Pl </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> City/State/Zip: San Diego, CA 92128 </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Phone No: _____ Fax No: _____ </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Name of Corporate Officer/Partner (type or print): Shahin Edalatdju </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Title (type or print): General Member </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature: Date: <u>6/22/2017</u> </div> <div style="border-bottom: 1px solid black; 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