



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: July 16, 2020

TO: City of San Diego Planning Commission

FROM: Jeffrey A. Peterson, Development Project Manager, Development Services
Department 

SUBJECT: Avion Property Project No. 598173, Planning Commission agenda for July 23, 2020,
Item No. 1.

The Housing Impact Statement within the Report to the Planning Commission, Report No. PC- 20-035, has been revised as follow (last sentence added, bold and underlined):

Housing Impact Statement: The Black Mountain Ranch Subarea Plan designates the site Low Density Residential allowing 2-5 dwelling units per acre (du/ac). The Subarea Plan allows for a maximum of 117 dwelling units on the site. The project proposes to construct 84 multi-family dwelling units on-site and transfer 14 market rate dwelling units and 19 affordable dwelling units to the Black Mountain Ranch North Village Town Center for a combined total of 117 dwelling units. The proposed project's 117 dwelling units would not adversely affect the residential density goals of the Black Mountain Ranch Subarea Plan. The proposed project's affordable housing obligation of 19 dwelling units is being satisfied through the transfer of the affordable units to the Black Mountain Ranch North Village Town Center. **As of July 6, 2020, the Black Mountain Ranch Subarea Plan area currently has a total of 812 affordable dwelling units (active deed-restricted affordable units through the San Diego Housing Commission).**

cc: Project File No. 598173