



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 16, 2020 REPORT NO. PC-20-040
HEARING DATE: July 23, 2020
SUBJECT: North Park Community Plan Amendment and Rezone – Process Five Decision

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of a Community Plan Amendment to the North Park Community Plan, and a rezone from RS-1-7 to RM-3-7.

Staff Recommendations:

1. RECOMMEND to the City Council ADOPTION of the Addendum to Environmental Impact Report No. 380611 / SCH No. 2013121076.
2. RECOMMEND to the City Council APPROVAL of a Resolution amending the North Park Community Plan and amending the General Plan.
3. RECOMMEND the City Council APPROVAL of an Ordinance rezoning 3.53 acres from RS-1-7 to RM-3-7 within the North Park Community Planning Area.

Community Planning Group Recommendation: The North Park Community Planning Committee considered the Community Plan Amendment (CPA) and the corresponding rezone at their meeting on February 18, 2020 and voted to approve the amendment 10-2-0, with the condition that all property owners within 300 feet of the amendment area are notified by mail of the CPA / rezone (Attachment 2). The Planning Department has mailed notices of this hearing to those property owners/tenants within the amendment area.

Environmental Review: An addendum to Environmental Impact Report No. 380611 / SCH No. 2013121076 has been prepared pursuant to the California Environmental Quality Act (CEQA) for the above referenced plan amendment. The addendum was finalized on April 30, 2020 (Attachment 3). Based upon the review conducted for this addendum, it has been determined that:

- There are no new significant environmental impacts not considered in the previous EIR;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- There is no new information of substantial importance to the project.

City Strategic Plan Goal and Objectives: The community plan amendment is in direct alignment 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).

Housing Impact Statement:

The proposed amendment and rezone would result in an increase of 38 additional dwelling units within an area of 3.53 acres of land along Florida Street. No development is proposed with this action at this time. There are currently 1,463 affordable housing units within North Park Planning Area.

BACKGROUND

During the 2016 North Park Community Plan Update process, 3.53 acres of land located between Florida Street and the parallel alley east of Florida Street and between Upas Street and Cypress Avenue (Attachment 5), was unintentionally redesignated from Residential Medium-High (30 – 45 du/ac) to Residential Low (5 – 9 du/ac) (Attachment 6). The area was zoned MR-1000 and was rezoned to RS-1-7 which correspond with the updated community plan land use (Attachment 7). This redesignation was the result of an error that occurred when the paper land use maps were digitized. The reproduction of the 1986 Community Plan land use incorrectly identified in the area as Residential Low (5-10 du/ac). The 1986 Community Plan land use identified the area as Residential Medium-High (30 – 45 du/ac). During the update process, there were not any requests or discussion to change the land use for this area.

DISCUSSION

Land Use:

The amendment area is designated as Residential Low in the North Park Community Plan and is zoned RS-1-7 as a result of Community Plan Update completed in 2016. The existing residential units in the amendment area were constructed prior to the reduction in community plan land use density and the corresponding downzone that occurred with the 2016 plan update. The amendment area is primarily multi-family with an existing density at 33 du/ac. There are currently 117 dwelling units built in the amendment area. The current land use density and zone at 9 du/ac would only allow 32 dwelling units if the area was undeveloped. The proposed Community Plan Amendment and rezone would restore the allowable density back to 44 du/ac, which would result in a housing capacity of approximately 155 homes on 3.53 acres, 38 more than what exists on-the-ground today.

The following table shows the existing and proposed land use designations, dwelling units allowed, and the existing and proposed zoning associated with the proposed amendments:

Existing		Current Designation and Zone			Proposed Designation and Zone		
Acreage	Dwelling Units Built	Land Use	Zone	Dwelling Units Allowed Designation	Land Use	Zone	Dwelling Units Allowed by Designation
3.53	117	Residential Low (5-9 du/ac)	RS-1-7	32	Residential Medium-High (30-44 du/ac)	RM-3-7	155

Mobility:

Street Classification & Traffic – The North Park Community Plan classifies Florida Street as a two-lane collector with no centerline. There are no classification changes planned for Florida Street. The Average Daily Traffic along Florida Street, between Myrtle and Cypress, is 7,400 trips. According to the Land Development Code Trip Generation Manual, multifamily residential uses generate a maximum of 6 daily trips per home; 38 additional homes could generate 230 additional trips from the amendment area.

Bike Infrastructure – Florida Street is currently classified as a Class III bike route. The North Park Community Plan calls for installing Class II bike lanes along Florida Street.

Pedestrian Infrastructure – The North Park Community Plan considers Florida Street a “pedestrian connector.” The walk-distance from the southern boundary of the amendment area (Upas Street, which

is also the northern boundary of Balboa Park) to both University Avenue and Park Avenue is ½ mile, or a 10-minute walk.

Transit Infrastructure – The amendment area is within a Transportation Priority Area. Current there are 3 high-frequency transit routes located within a 5 to 10-minute walk of the amendment area: the 7 runs along University Avenue from SDSU to Downtown; the 10, which also runs along University Avenue and runs from the Old Town Transit Center to the corner of University Avenue and College Avenue; and the 215 Rapid which also connects SDSU to downtown, via El Cajon Boulevard and Park Boulevard. Typical transit headways are less than 15 minutes for each route.

Public Facilities and Neighborhood Amenities:

Within a 1-mile radius of the amendment area, there are public elementary, middle, and high school(s); several private schools; a public library; a post office; a fire station; a community park; street-retail, including a grocery store, and most of the recreational opportunities and cultural institutions within Balboa Park.

Housing and Demographics

As of 2018, there are 54,700 total people and 25,560 total housing units within the North Park community based on SANDAG data. There are currently 1,463 affordable housing units within North Park Planning Area.

General Plan - Technical Amendment Initiation

General Plan policy LU-D.6 allows for a technical amendment to be initiated without the need for a Planning Commission hearing when the City determines that the proposed amendment is appropriate in order to: (a) Correct a map or text error, and/or omission made when the land use plan was adopted or during subsequent amendments and/or implementation; (b) Address other technical corrections discovered during implementation.

This amendment is a technical amendment since it corrects an error in the land use map that was discovered during the implementation of the adopted community plan.

Community Concerns:

At the January 2020, Urban Design / Project Review Subcommittee meeting for the North Park Community Planning Committee, community members in attendance had questions and concerns that centered on the following:

- Adding additional housing units to Florida Street;
- Additional traffic that these units would generate;
- The potential height of new buildings along Florida Street;
- The ability of stormwater infrastructure to handle additional housing along Florida Street; and
- The ability of wastewater infrastructure to handle additional housing along Florida Street.

Below are staff's responses to the Community Planning Group's concerns:

Additional Housing Units – the Planning Department is proposing a land use change from Residential Low (5 – 9 du/ac) to Residential Medium-High (30 – 44 du/ac). However, with 117 dwelling units on the ground today, the street has already developed under the more intense land use in effect prior to the 2106 adoption of the Community Plan. Residential Medium-High would allow approximately 153 dwelling units. Therefore, the net increase in dwelling units is approximately 38 units.

Additional Average Daily Trips – The adopted plan's traffic analysis was performed with the metric of Level of Service (LOS); therefore, for consistency we analyzed the proposed amendment with this metric. The Average Daily Trips (ADTs) along Florida Street, between Myrtle and Cypress, is 7,400 trips. Pursuant to the Land Development Code Trip Generation Manual, multifamily residential uses generate a maximum of 6 vehicle trips per dwelling unit; therefore, an additional 38 homes could potentially generate 230 additional trips from the amendment area. This is a minor increase in vehicle trips of 3.1 percent from the existing ADTs.

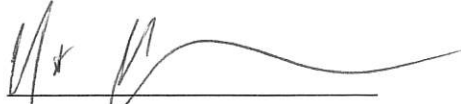
Building Height – The RS-1-7 allows a maximum of 30 feet in height; RM-3-7 allows a maximum of 40 feet in height. Therefore, RM-3-7 allows for 10 additional feet in height. The majority of the street is developed under the previous MR 1000 zoning designation, which allowed multi-family residential structures of 40 to 50 feet in height. As a result, there are buildings along Florida Street that are taller than 30 feet. Therefore, the change in allowable building height would be consistent with the surrounding development.

Stormwater and Wastewater Infrastructure – New multifamily housing developments are required to provide stormwater and wastewater project specific details at the time of permit application. This information is used to review how the development would affect the infrastructure network serving the new development.

CONCLUSION

The proposed North Park Community Plan amendment and rezone would correct an unintended change in the 2016 Community Plan Update. It would also redesignate and rezone the amendment area to be consistent with current development patterns and density within the amendment area.

Respectfully submitted,



Nathen Causman
Associate Planner
Planning Department



Laura C. Black, ATCP
Deputy Director
Planning Department

Attachments:

1. North Park Community Plan Amendment
2. North Park Planning Committee Recommendation
3. North Park Vicinity Map with the Amendment Area
4. Aerial View of the Amendment Area
5. Community Plan Land Use Exhibit
6. Zoning Exhibit
7. Draft Ordinance approving rezones associated with Community Plan Amendment
8. Draft Resolution adopting the General/Community Plan Amendment
9. Draft Resolution adopting Addendum to PEIR 380611 / SCH No. 2016061023

NORTH PARK COMMUNITY PLAN

ADOPTION OF NORTH PARK COMMUNITY PLAN

	DATE APPROVED BY PLANNING COMMISSION	REPORT NUMBER	DATE ADOPTED BY CITY COUNCIL	RESOLUTION NUMBER
North Park Community Plan	September 22, 2016	16-061	October 25, 2016	

ADOPTION OF NORTH PARK COMMUNITY PLAN

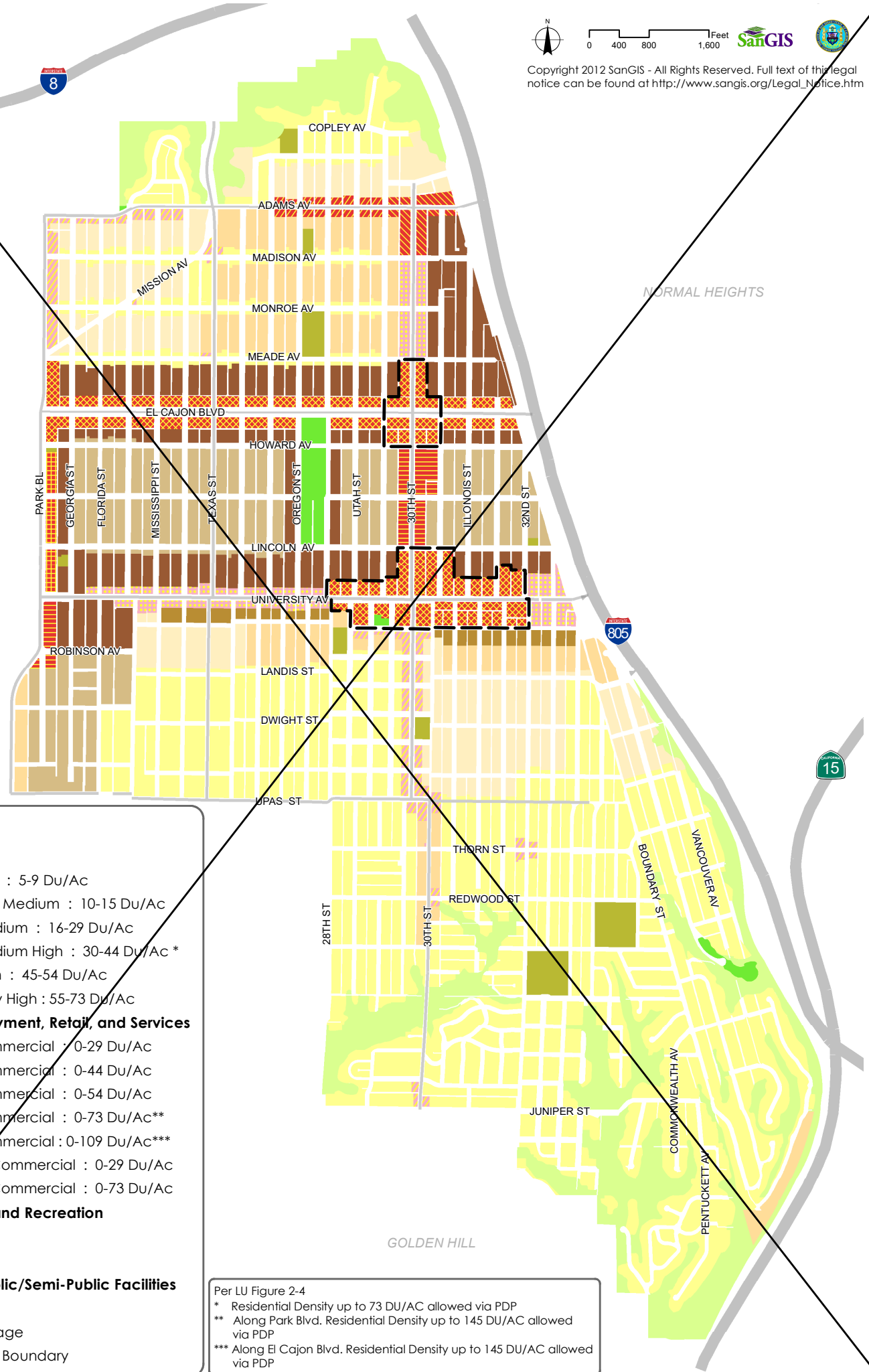
	DATE APPROVED BY PLANNING COMMISSION	REPORT NUMBER	DATE ADOPTED BY CITY COUNCIL	RESOLUTION NUMBER
North Park Community Plan	September 22, 2016	16-061	October 25, 2016	R-310758
<ul style="list-style-type: none">• Redesignated 3.53 acres from Residential Low (5 – 9 du/ac) to Residential Medium-High (20 – 44 du/ac).• Rezoned 3.53 acres from RS-1-7 (up to 9 du/ac) to RM-3-7 (up to 44 du/ac).	July 23, 2020	PC-02-040	YYYYYY, 2020	ZZZZZZZZ



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LEGEND

Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac *
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

Commercial, Employment, Retail, and Services

- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac
- Community Commercial : 0-73 Du/Ac**
- Community Commercial : 0-109 Du/Ac***
- Neighborhood Commercial : 0-29 Du/Ac
- Neighborhood Commercial : 0-73 Du/Ac

Park, Open Space, and Recreation

- Open Space
- Park

Institutional, and Public/Semi-Public Facilities

- Institutional
- Community Village
- Community Plan Boundary

Per LU Figure 2-4

* Residential Density up to 73 DU/AC allowed via PDP

** Along Park Blvd. Residential Density up to 145 DU/AC allowed via PDP

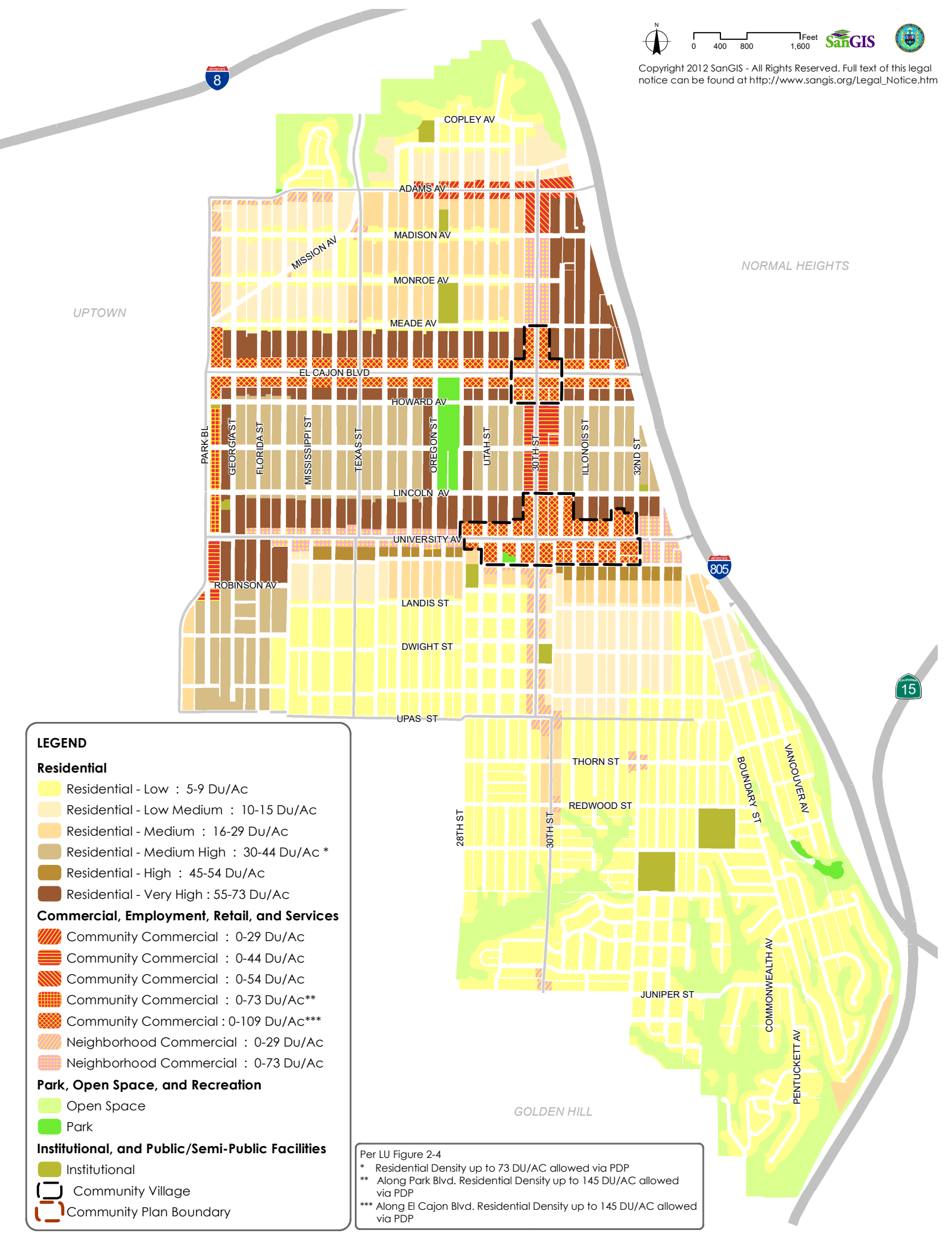
*** Along El Cajon Blvd. Residential Density up to 145 DU/AC allowed via PDP



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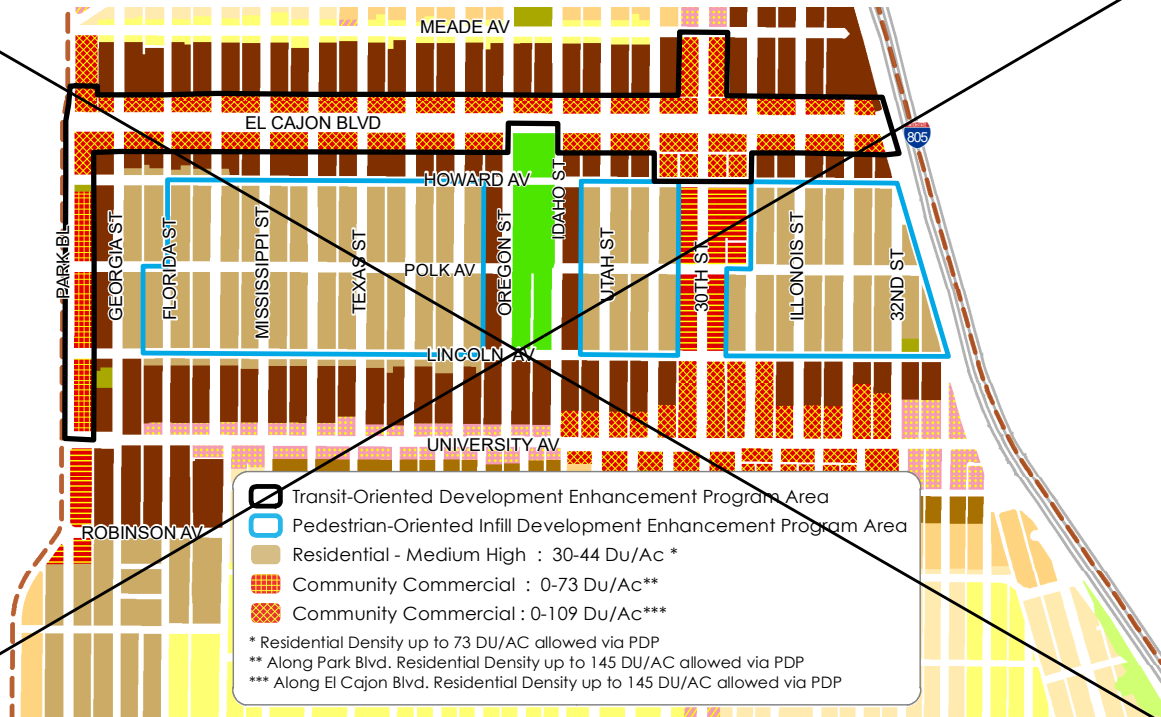
Park, Open Space, and Recreation

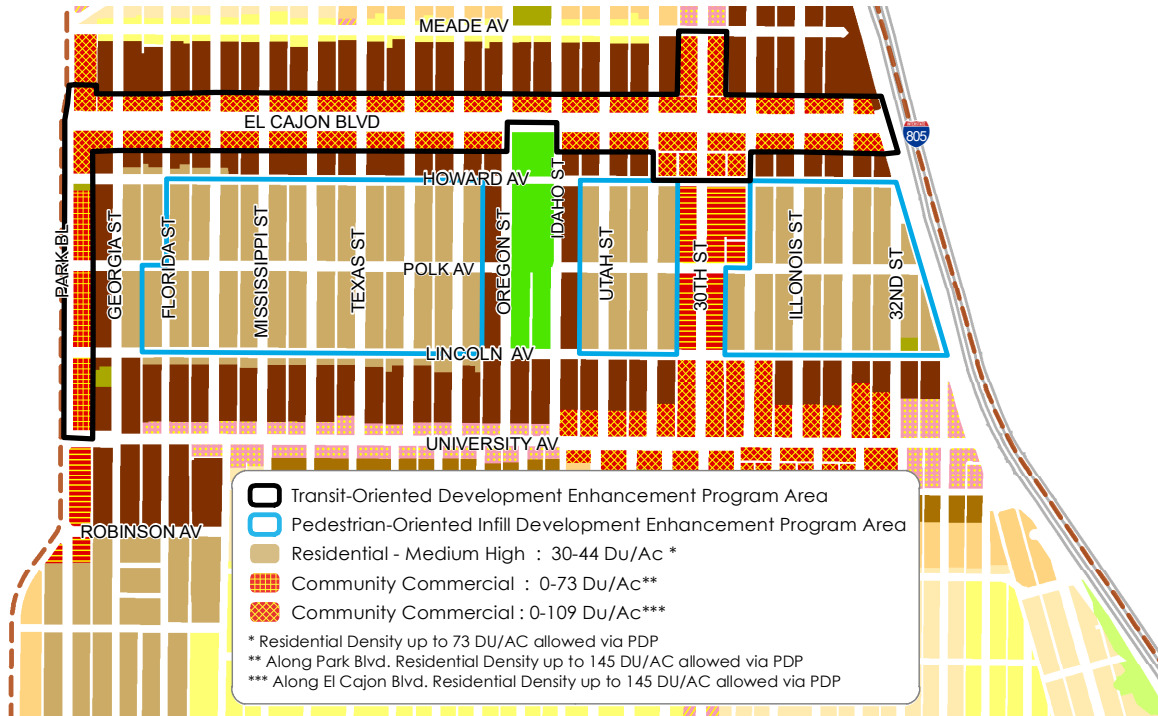
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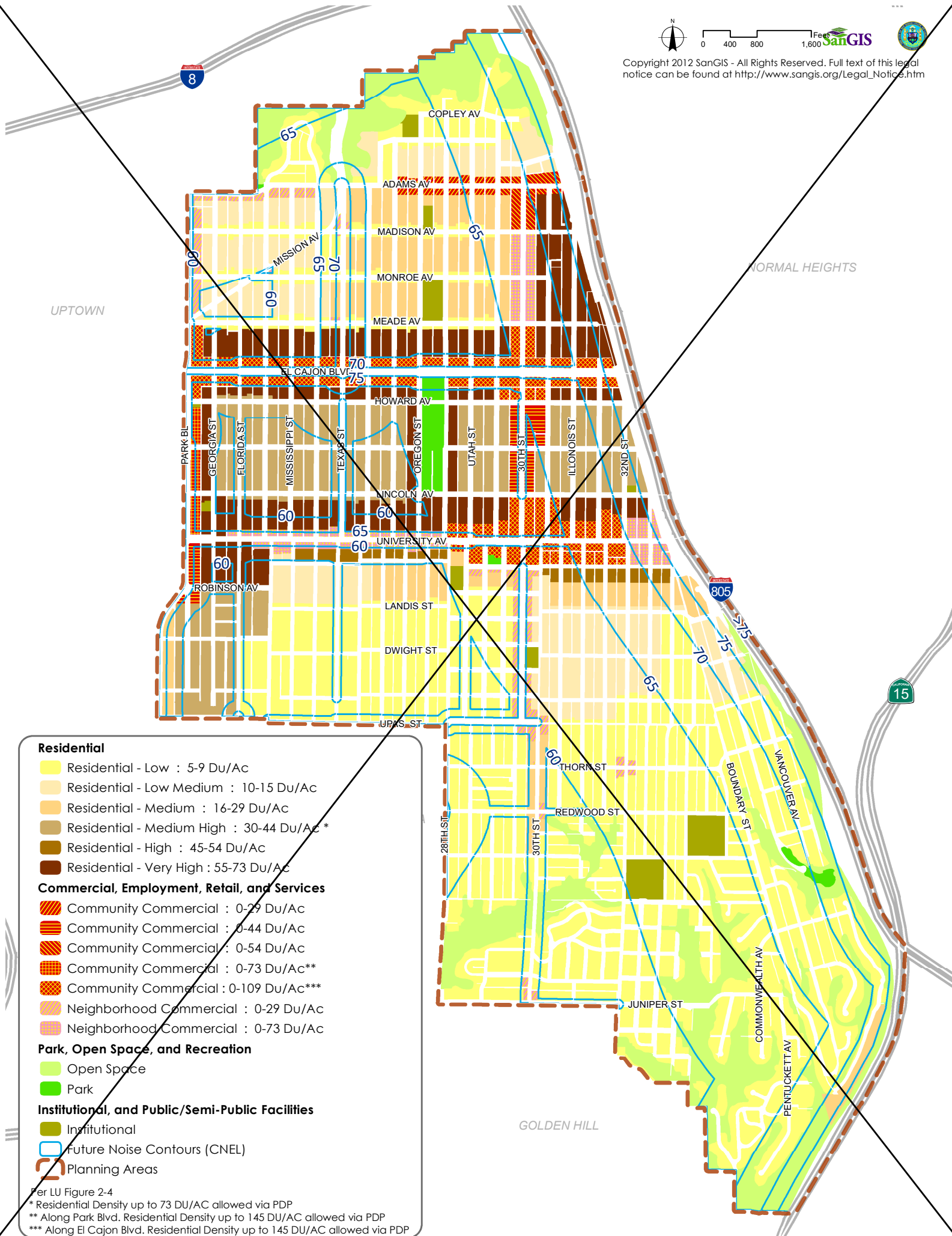


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Park, Open Space, and Recreation

- Open Space
- Park

Institutional, and Public/Semi-Public Facilities

- Institutional
- Future Noise Contours (CNEL)
- Planning Areas

Per LU Figure 2-4

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** Along Park Blvd. Residential Density up to 145 DU/AC allowed via PDP

*** Along El Cajon Blvd. Residential Density up to 145 DU/AC allowed via PDP

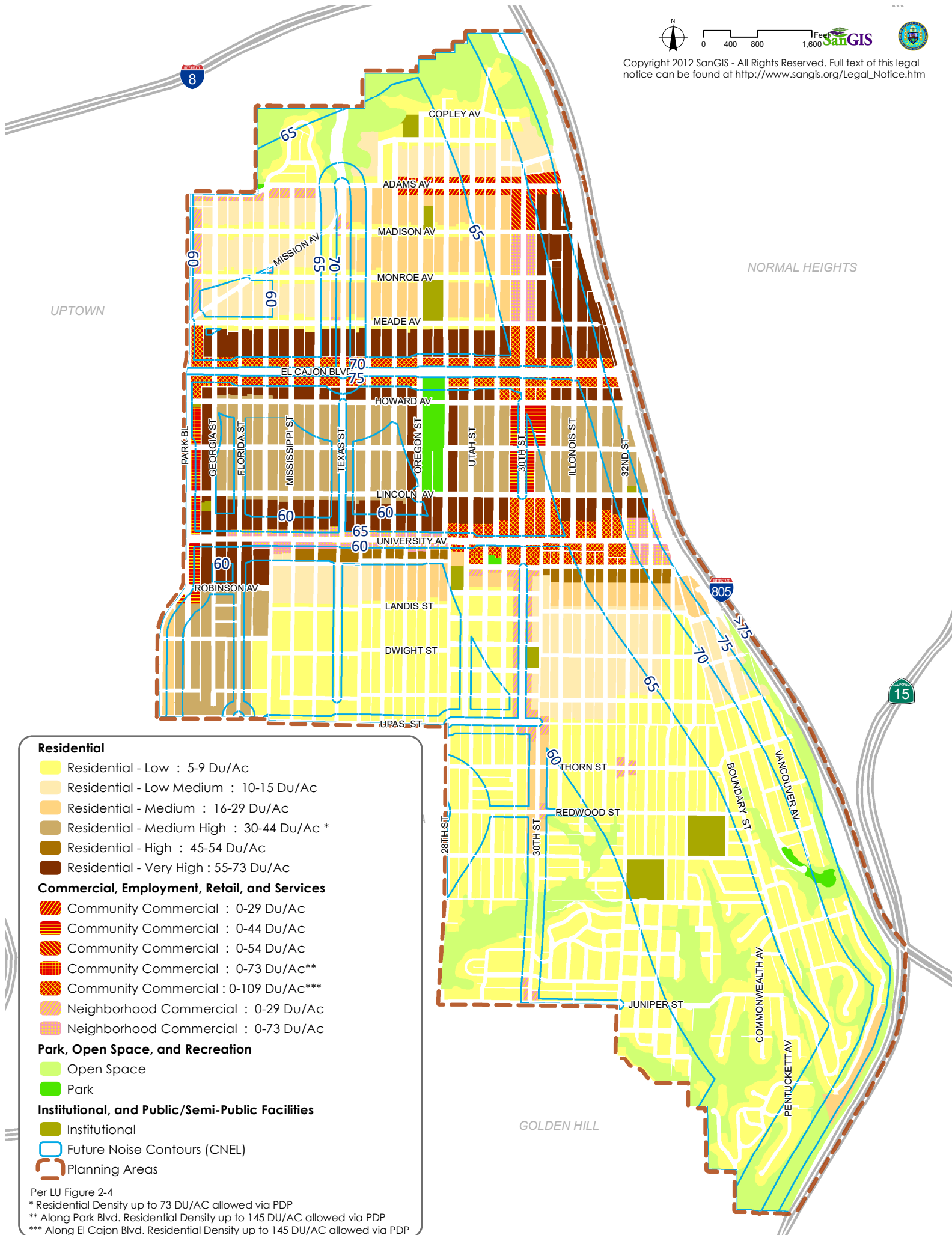


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Attachment 2 - North Park Planning Committee Recommendation



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

February 18, 2020; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4		5		6	7	8	9	10	11	12	13
Late															
Absences	1	3	1	2	4	2	1		3	1	2		2		1

2. Modifications to the NPPC Agenda

a. Consent Agenda

- Urban Design/Project Review. Members present: Stayner, Pounaki, Bonn, Hill, Spencer, Sexton, Taylor, Vidales. Spencer was not present for item 1)

- Conditional Use Permit for an alcoholic beverage outlet at 3772 30th St. (Process 3) Project Number 653271.** The 0.11-acre site is located near the corner of Gunn Str. And 30th St. in the CN-1-3 Zone of the North Park Community Plan area. Chelsea Coleman, applicant. **SUBCOMMITTEE MOTION:** *To approve the Conditional Use Permit for alcohol beverage outlet at 3772 30th St. Stayner/Bonn 7-0-0*
- Neighborhood Development Permit at 2385 Felton St. (Process 2) Project Number 557456.** Applicant is seeking to construct a 2,635-square foot, two-story, single-family residence with attached garage on a vacant lot located at 2385 Felton St. The 0.12-acre site contains Environmentally Sensitive Lands and is located in the RS-1-1 zone of the North Park Community Plan area. Barbara Lam, applicant. **SUBCOMMITTEE MOTION:** *To approve the Neighborhood Development Permit at 2385 Felton St. Sexton/Taylor 8-0-0*

MOTION: To approve Consent Agenda. Taylor/On Consent 12-0-1 (McAlear outside the room at time of vote)

- Minutes.** Approval of the January 21, 2020 Minutes. **MOTION:** To approve January 21, 2020 meeting minutes. Stucky/Spencer 11-0-2 (Doster did not attend last meeting; McAlear outside the room at time of vote)
- Treasurer's Report.** Sarah McAlear. Account balance is \$672.25; there are two reimbursements pending with the City for \$200.00 and \$147.22
- Resignation.** Accept resignation of NPPC board member René Vidales and add one more available open seat to the March 17 NPPC Election. The total number of seats on the ballot for the March 17, 2020 NPPC Election will be eight (8). Board member René Vidales presented a letter with his

resignation. **MOTION: To accept resignation from René Vidales effective March 31, 2020.**
Doster/Billings 12-0-1 (Vidales abstained)

6. **NPPC Election**

- a. The audience was reminded that February 18 is the last opportunity to establish eligibility to run for a seat and/or vote at the March 17 Election. In order to become eligible an eligibility form must be on file and submitted at the February 18 NPPC meeting, and must have signed-in at one meeting from April 2019 to February 2020.
- b. The candidacy submissions deadline to appear on the ballot is February 29
- c. The candidate statements submissions deadline to appear on the NPPC website is February 29
- d. There was an overview of documentation to bring on March 17 for residents, non-resident property owners, and non-resident business owners.
- e. The following three (3) NPPC Board Members are running for re-election: 1) Daniel Gebreselassie; 2) Sarah McAlear; 3) Marissa Tucker
- f. The following seven (7) people have previously declared their candidacy to run for a seat on the NPPC board: 1) Beau Benko; 2) Peter Hill; 3) Rebecca Lieberman; 4) Daniel Molitor; 5) Steven Oechel; 6) Ginger Partyka; 7) Jessica Ripper
- g. The following seven (7) people declared their candidacy to run for a seat on the NPPC board at the meeting: 1) Seth Combs; 2) Robert LaRose; 3) Gregory Horn; 4) Ellin Halgunseth; 5) Darla Dunham; 6) Robert Ryan; 7) Diane Strom

II. **Non-Agenda Public Comment**

1. Toni Duran, City council candidate. Shared key issues relating to upcoming local election campaign.
2. Marc Gould. Statement was read on his decision not to run for reelection on the board.

III. **Announcements & Event Notices**

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Boulevard Court.** A new community event space on El Cajon Blvd. Every First Friday of the month at 2104 El Cajon Blvd. from 6 to 10 pm. Next event is on Friday, March 6, 2020. More info at: <https://theboulevard.org/the-boulevards-new-blvd-court/>
3. **Council District 3 Candidates Forum.** Wednesday, February 19 from 6 to 7:30 pm at St. Luke's Episcopal Church, 3725 30th St. More info at: <https://northparkmainstreet.com/blog/council-district-3-candidate-forum/>
4. **SDCCU North Park Festival of Arts.** Friday, May 8, 6 pm to 11 pm and Saturday, May 9, 11 am to 10 pm. 30th St. & University Ave. Experience this local North Park tradition, with live music, live street art demonstrations, music stages, local food and San Diego's finest Craft Brewers. More info at: <https://northparkmainstreet.com/events/festival-of-arts/>

IV. **Elected Officials & Planning Department Reports**

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. No report
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. No report
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov. No report
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov. 1) North Park Mini Park groundbreaking ceremony was held on February 13; 2) Update on homeless outreach program, working on securing a second position for outreach coordinator; 3) Water line replacement project update
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov. 1) Status update on historic survey program in North Park; working on the next steps for the proposed Park Villas Drive Historic District; 2) Planning department's new physical address is back at 9485 Aero Drive.

V. **Action Items**

1. **North Park Community Plan Amendment – East side of Florida Street between Cypress Ave. and Upas Street.** Planning Department is seeking the recommendation of the NPPC on a community

plan amendment/rezone of about 4 acres along the east side Florida Street from Upas Street to Cypress Avenue. The focus area does not include parcels abutting Alabama Street. The 2016 North Park Community Plan Update unintentionally changed the plan land use designation from Residential – Medium-High (30 – 45 DU/acre) to Residential – Low (up to 9 DU/acre). The proposed amendment will change the plan land use designation back to Residential – Medium-High (30 – 44 DU/acre) and the zoning to RM-3-7. This item was previously heard at Urban Design/Project Review Subcommittee, but no motion was made. Nathen Causman, Associate Planner, City of San Diego, 619-236-7225 NCausman@sandiego.gov

After the presentation by Nathen Causman there was public comment and board comment.

Public comment:

- Concerns around traffic enforcement in the area
- Potential issue with lack of parking requirement for multi-unit building
- Question on plans from potential developers for building affordable housing with new zoning
- Request for sharing all of the information, including environmental document
- Question on single home zoning in North Park area and in other areas
- Concerns about impact to quality of life resulting from rezoning changes
- Proposal to keep current zoning per 2016 mistake and not correcting the zoning
- Support for building more homes in the neighborhood to address the housing crisis in the City
- Request to include infrastructure improvements to be done before and not after new development is introduced to the region
- Question on potential mandate for storm drain improvements along with new development
- Concerns with continuous growth and its impact to quality of life of general population in North Park

Board comment:

- 1- Stayner. Comment on concerns raised by residents on other issues in the rezoning area which might not be linked to this rezoning request but would like to know what the plan is for the City regarding the issues that are impacting the area today. Would like to know how the City can address those issues now, acknowledging that they go beyond rezoning request.
- 2- Velasquez. Highlighted potential loss of population resulting from high cost of home ownership and rent which small number of new homes can potentially support. Generally supporting the rezoning request
- 3- Wilde. Appreciates the raised concerns by residents but due to housing needs of the region and original zoning, supportive of the correction
- 4- Tucker. Highlighted the need for more affordable housing in the area similar to changes that were made in the past with the Community Plan update. Supportive of the zoning correction
- 5- Stucky. Question on why the mistake was made? Highlighted the fact that the aim of the Community Plan update was not to downzone areas, but he is still supportive of the correction since it was an error that needs to be fixed.
- 6- Kahvazadeh. Supportive of the zoning correction. Highlighted concerns with affordability of the new development generally which goes beyond the zoning correction request. Also highlighted the need for review of the City's capital improvement projects at future board meetings for residents in NP so it is made clear what projects are on the list for each area and whether it meets the need of the area
- 7- McAlear. Pointing out that the change is mostly about a mistake made by the City on zoning allocation and encouraged residents to engage the City directly regarding potential concerns
- 8- Billings. Questions on the available lot that can potentially be developed in the future due to zoning change. Pointing out that change can result from the correction will not result in one major development but multiple smaller dense housing development in the area
- 9- Spencer. Shares the concerns by residents regarding infrastructure issues and impact to homeowners who purchase their property based on mistakenly listed zoning.

- 10- Gebreselassie. Question regarding impact to the area with new height and number of units that can be permitted for new development. Followed by the potential cost of requesting a project level impact assessment for the area.
- 11- Taylor. Pointed out the concern with making a motion without having an environmental assessment for review although this is a correction to a mistake and not a new zoning request
- 12- Doster. Supportive of not correcting the mistake due to its impact to different owners who purchased or sold their property between 2016-2020 based on zoning mistake.
- 13- Vidales. Question on notification process from the City to residents regarding request for zoning correction. Pointed out the lack of outreach by City to citizens for the correction. All the outreach so far has been made mainly by the planning committee and active impacted residents. Highlighted the importance of involvement by citizens at recurring meetings as number of concerns raised regarding impacted area (items that go beyond rezoning request) could be included in Capital Improvement project requests to the City. There is lack of documentation and material for making a decision on the matter, as there is no review of a draft copy of EIR Addendum that will be put in front of the public before NPPC makes a decision, but understands that the scope of the EIR Addendum is very small compared with the whole EIR for the 2016 Community Plan update.

There was a comment on process since the City is requesting a vote of the NPPC before the public review of the environmental document, since the norm is to include CPG input during public review of an environmental document. There was also a request on timeline for next steps and opportunity for public comments.

(McAlear left the meeting at 8:10PM)

After further discussion, the following motion was made:

MOTION: Move to recommend advancement of zoning change as presented and request publication of the Addendum to the Environmental Impact Report as well as noticing all impacted property owners within 300 feet of the project boundaries with notice by mail to residents and property owners, prior to next public meeting on the rezoning. Wilde/Kahvazadeh 10-2-0 (Voting no: Doster, Stayner)

This item will go next to the Planning Commission, the Land Use and Housing Committee and City Council.

2. **NPPC Bylaws.** Request for NPPC to document reverting to the previously approved February 2017 Bylaws due to the City Attorney's office disapproval of the proposed 2018 Bylaws Amendment approved by NPPC.
The following motion was made:
MOTION: Motion for NPPC to revert to the previously approved February 2017 Bylaws due to the City Attorney's office disapproval of the proposed 2018 Bylaws Amendment approved by NPPC. Gebreselassie / Velasquez 12-0-0

VI. Information Items

1. **NPPC Procedures and Delegation of Responsibilities.** Draft document for review.
Chair Vidales presented a document with suggested procedures and delegation of responsibilities for the next NPPC Board to use moving forward. The board was thankful for the document as it will provide needed guidance to the next NPPC Board.

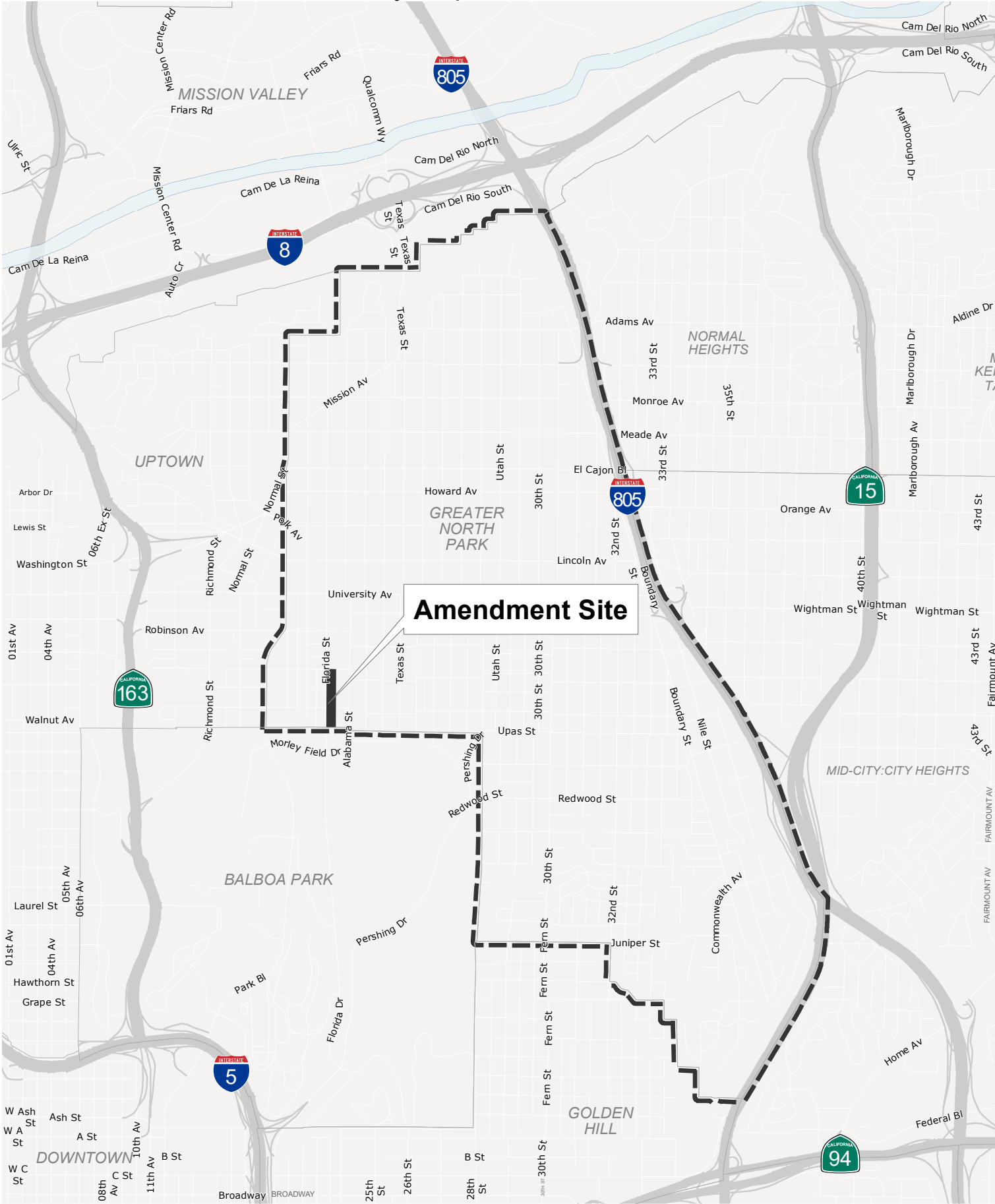
VII. NPPC Reports

1. **Chair's Report**
 - a. Community Planners Committee (CPC). Tuesday, January 28, 2020, 7-9 pm. 9485 Aero Drive
For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Community Planning Group Reform. The Committee heard an information item presentation, by City Attorney Elliott, on a preliminary legal analysis of City Council Policy 600-24 related to CPGs. Rene circulated this by email to everyone. She emphasized that there was no issue on the legality of past CPG decisions.

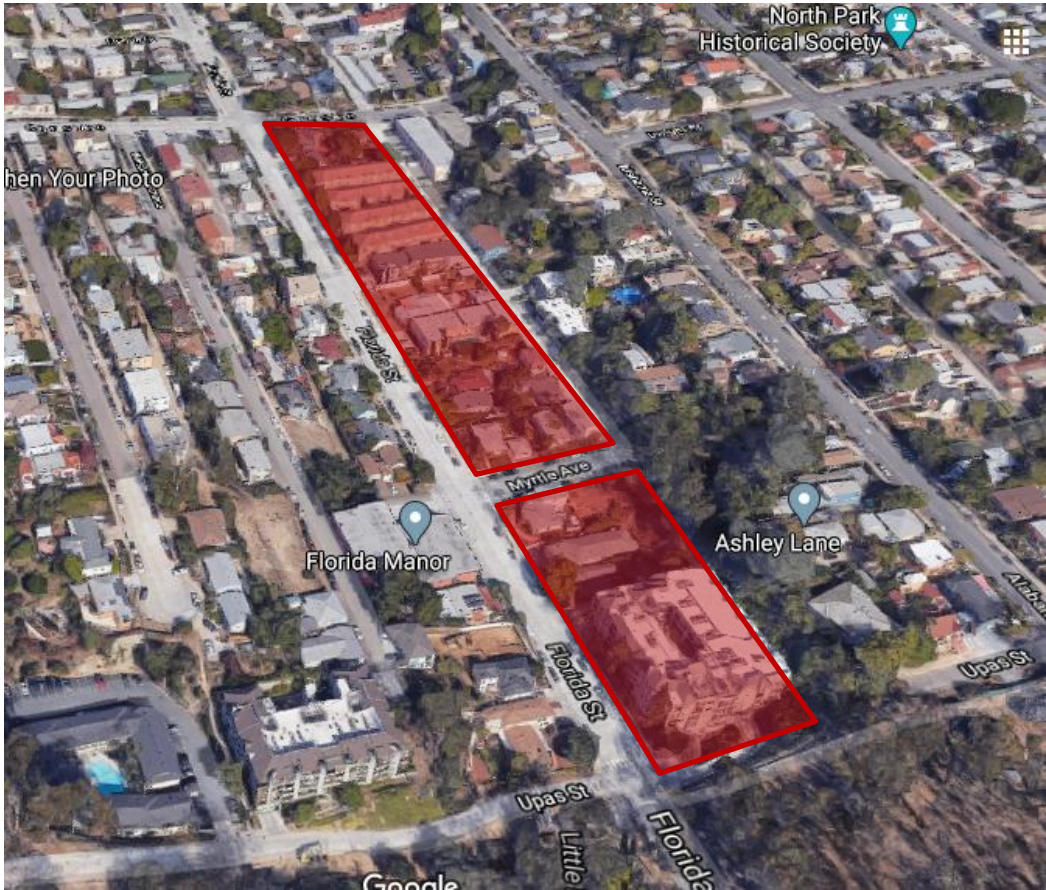
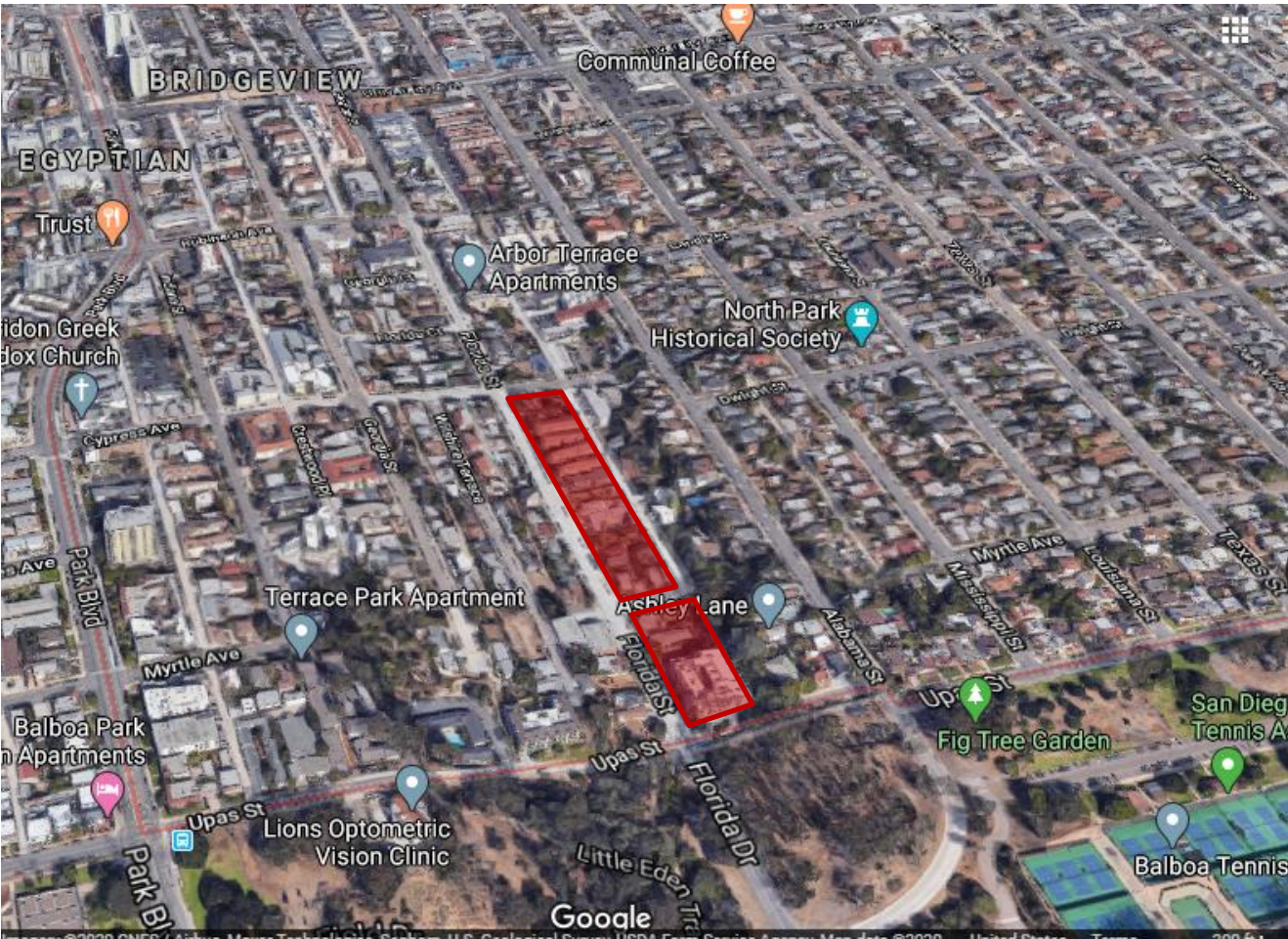
- ii. SDG&E Franchise Agreement. There were presentations by both SDG&E and the Climate Action Campaign at CPC. The Committee heard information item presentations, by SDG&E and the Climate Action Campaign, on the utility Franchise Agreement Renewal.
 - iii. Survey on CPGs. The Committee heard an information item presentation, by Planning Dept, on a proposed Planning Department Survey on CPGs.
 - iv. CA Senate Bill 50. The bill did not proceed. The Committee held a discussion for possible action on a recommendation regarding CA Senate Bill 50. The committee postponed any actions, as the bill seemed to be in trouble. It was rejected by the state Senate a few weeks ago.
- 2. **Social Media.** Sarah McAlear/Randy Wilde. No report
- 3. **NPPC Website.** Sarah McAlear/Randy Wilde. The proposal for protected bike lanes as presented at the December 2019 Mobility Board meeting is now posted on the NPPC website under “Projects in the Pipeline”
- 4. **Subcommittee Reports**
 - a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Discussed the 2 items in today’s consent agenda, plus an information item on a mixed-use project on Park Blvd. Next meeting is March 2, 2020
 - b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Discussed a proposal for a 4-way stop sign at 31st and Landis and the coordination with the SANDAG Landis Bike Corridor project; discussed the Energy Franchise Agreement but no motion was passed; heard a presentation on the 30th St. Pipeline Replacement Project update. Next meeting is March 11, 2020
- 5. **Liaisons Reports**
 - a. Balboa Park Committee. Vicki Granowitz. With the support of the Office of Mayor Faulconer, Councilmember Chris Ward, and the City of San Diego’s Parks and Recreation and Planning Departments, the Balboa Park Committee embarked on a planning effort on February 6, 2020, with an opportunity for the public to share the best way forward to shape the future of Balboa Park. Approximately 175 people attended the meeting giving suggestion & stating priorities that will help shape a roadmap for how the City should prioritize and execute future park projects, re-thinking and strengthening the processes associated with park governance, and determining the operations and maintenance needs of the park to inform a 10-year implementation strategy. A report on the meeting input will be given at the April 2, 2020 BPC meeting.
 - b. Maintenance Assessment District. Matt Stucky. No meeting in February. The next MAD meeting is March 9, 2020.
 - c. North Park Main Street. Steve Billings. Discussed Ballot Measure C (Convention Center), and an update on the University Avenue Mobility Project.
 - d. Adams Avenue Business Association. No report
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. No meeting last month. Next meeting on Thursday February 20
 - f. North Park Community Association. Peter Hill. No report
 - g. University Heights Community Association. Randy Wilde. There was a District 3 candidate forum at the last meeting

II. **Future NPPC Meeting Dates & Agenda Items.** Next meeting is Tuesday, March 17, 2020 and will commence after polls are closed for the NPPC Election

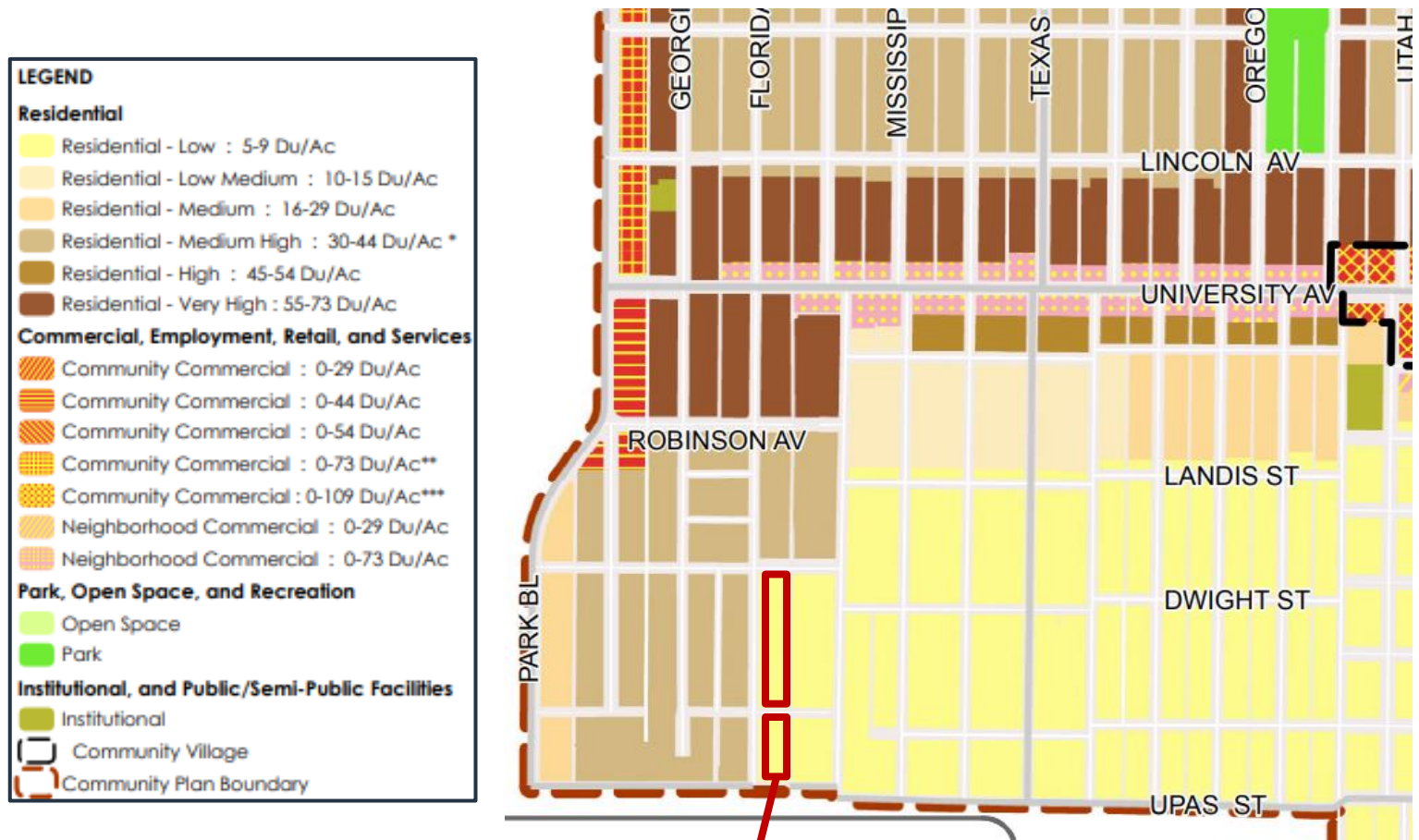
III. **Adjournment.** Meeting adjourned at 9:01 pm



Attachment 4 - Aerial View of the Amendment Area



Attachment 5 - Amendment Area Community Plan Land Use Exhibit



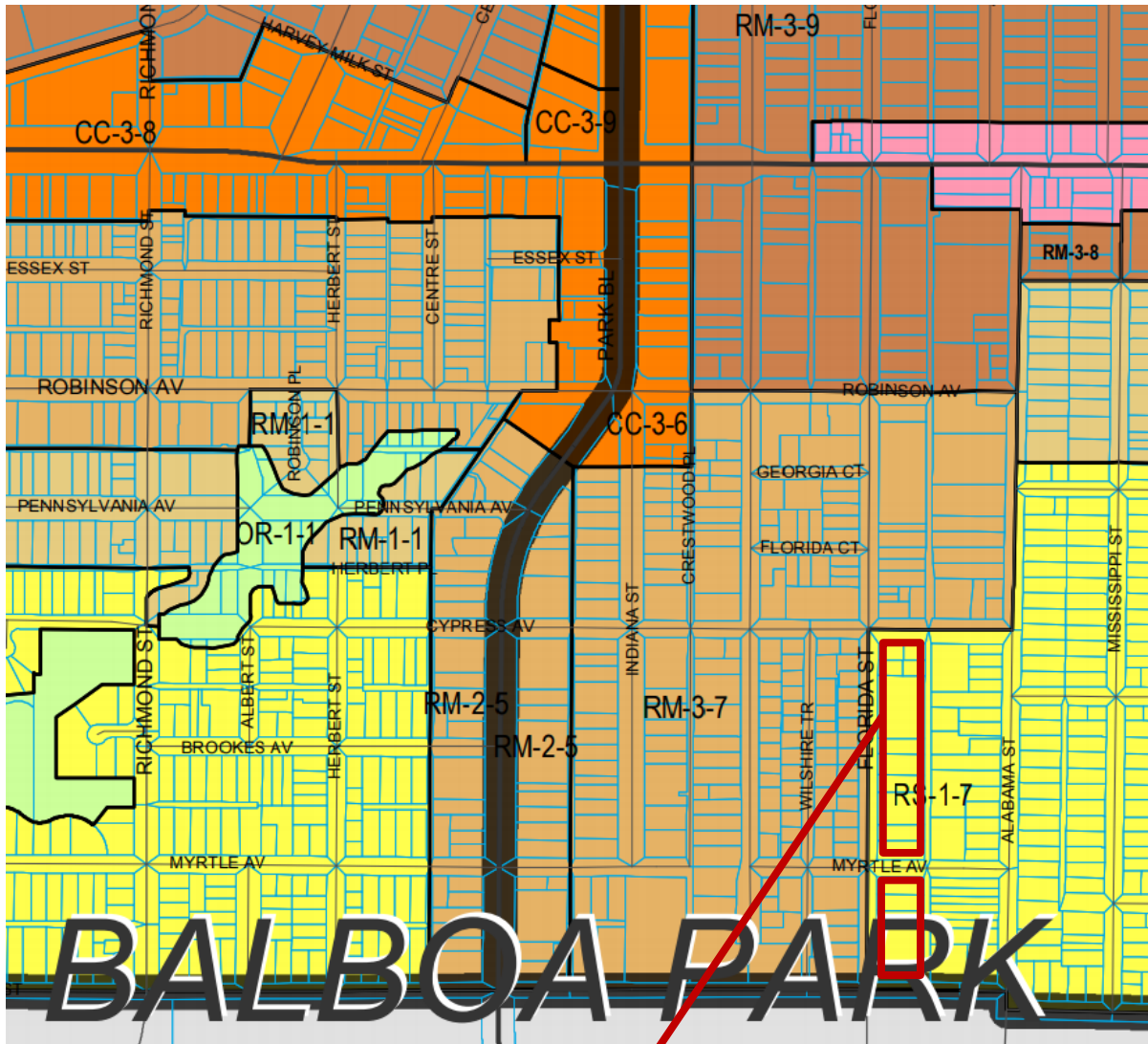
Amendment Area

**Previous Plan Land Use: Residential – Medium-High:
30-45 du/acre**

**Current Plan Land Use: Residential – Low:
5-9 du/acre**

**Proposed Plan Land Use: Residential – Medium-High:
30-44 du/acre**

Attachment 6 - Amendment Area Zoning Exhibit



Amendment Area

**Previous Zoning : MCCPD-MR 1000
(up to 44 du/acre)**

**Current Zoning: RS-1-7
(up to 9 du/acre)**

**Proposed Zoning: RM-3-7
(up to 44 du/acre)**

Attachment 7 - DRAFT Ordinance approving rezone associated with the North Park Community Plan Amendment

O-2018-XXX

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 3.53 ACRES LOCATED AT 3643 FLORIDA ST, 2015 CYPRESS AVE, 3639 FLORIDA ST, 2019 CYPRESS AVE, 3555 FLORIDA ST, 3541 FLORIDA ST, 3531 FLORIDA ST, 3521 FLORIDA ST, 3511 FLORIDA ST, 3503 FLORIDA ST, 3627 FLORIDA ST, 3443 FLORIDA ST, 3433 FLORIDA ST, 3427 FLORIDA ST, AND 3405 FLORIDA ST, WITHIN THE NORTH PARK COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-7 ZONE TO RM-3-7 ZONE AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0403 AND 131.0406; AND REPEALING ORDINANCE NO. O-2017-53, ADOPTED OCTOBER 25, 2016, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HERewith.

WHEREAS, Resolution No. R-_____, which was considered along with this Ordinance, proposes to redesignate 3.53 acres from Residential - Low 5 to 9 dwelling units per acre to Residential – Medium High 30 to 44 dwelling units per acre in the North Park Community Plan; and

WHEREAS, rezoning the land within the North Park planning area is proposed to be consistent with the land use designation set in the North Park Community Plan; and

WHEREAS, on July 23, 2020, the Planning Commission of the City of San Diego considered the North Park rezone; and voted X-X-X recommend City Council _____ of the North Park rezone; and

WHEREAS, the matter was set for public hearing on _____, 2020, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and being fully advised concerning the same, NOW THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 3.53 acres located in North Park and legally described as in the appended boundary description file in the office of the City Clerk under Document No. OO-_____, within the North Park Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-XXX, filed in the office of the City Clerk, are rezoned from RS-1-7 to RM-3-7, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport (Airport), this Ordinance shall take effect and be in force as of the date of the finding of consistency by SDCRAA, provided that and not until at least 30 days have passed from the final date of passage.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airport, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote; the proposed decision and findings shall be forwarded to the SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport operators for the Airport; and the City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and any final decision to overrule a determination of inconsistency shall require a two-thirds vote.

Section 5. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: MARA ELLIOT, City Attorney

By _____
Corrine Neuffer
Deputy City Attorney

CN:
XXXXXX YY, 2020
Or. Dept: Planning
Doc No. _____

Attachment:

Exhibit A –Rezone B-XXXXXX with North Park Parcel Information

I hereby certify that the foregoing Ordinances were passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

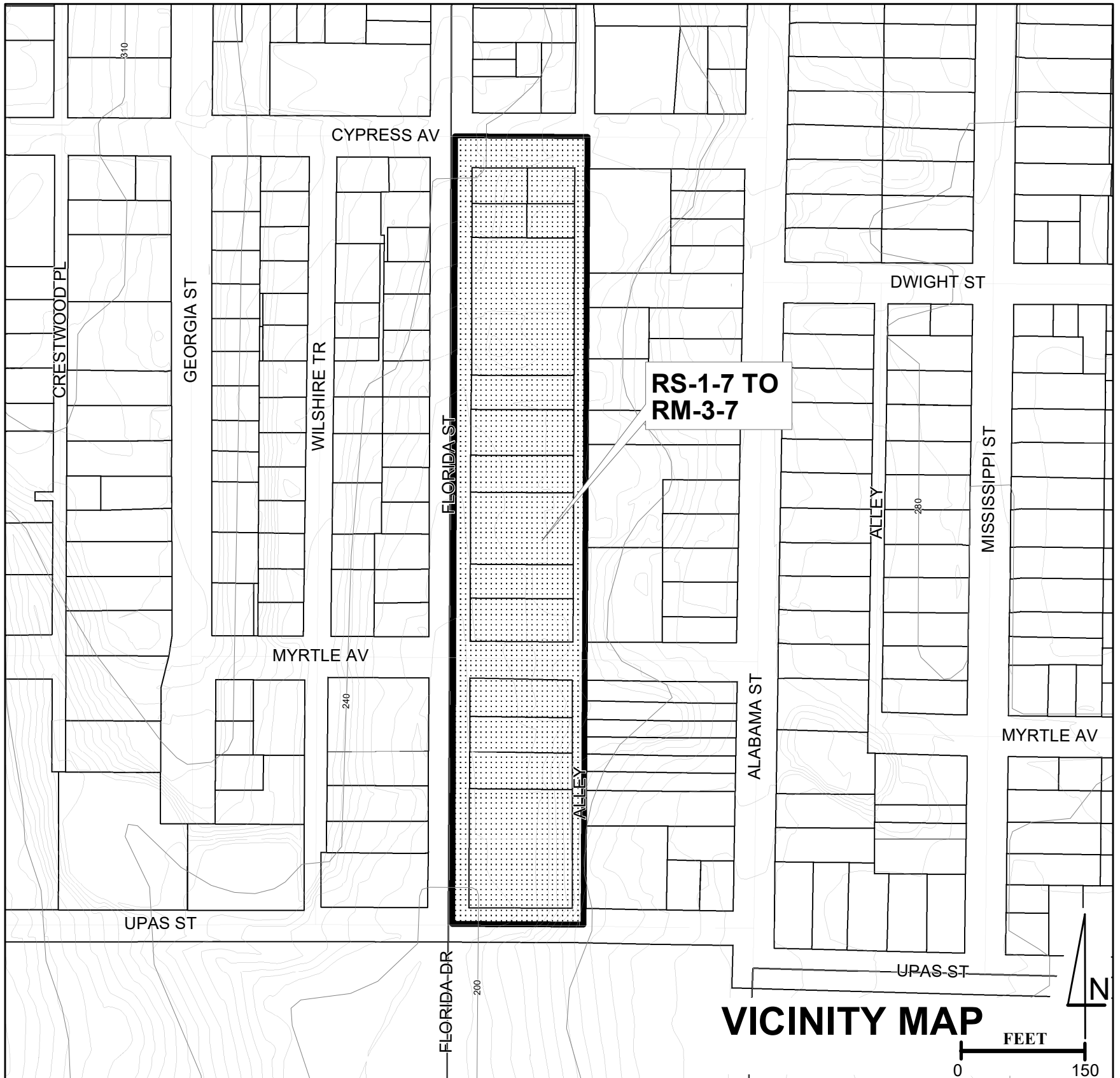
Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

DRAFT

CITY OF SAN DIEGO • PLANNING DEPARTMENT

PROPOSED REZONING



VICINITY MAP

NORTH PARK - FLORIDA STREET REZONE

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST **RM-3-7**
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO.

PLANNING DEPARTMENT DEPUTY DIRECTOR

B- 4352

APN: VARIOUS

(210-1725) Idj Date: 7/2/2020

Attachment 8 - DRAFT Resolution adopting the General Plan and North Park Community Plan Amendment

(R-2020-XXX)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE NORTH PARK COMMUNITY PLAN, AND THE GENERAL PLAN TO REDESIGNATE A 3.53-ACRE SITE FROM RESIDENTIAL LOW 5 TO 9 DWELLING UNITS PER ACRE TO RESIDENTIAL MEDIUM-HIGH 30 TO 45 DWELLING UNITS PER ACRE IN THE NORTH PARK COMMUNITY.

WHEREAS, on October 25, 2016, the City Council of the City of San Diego held a public hearing for the purpose of considering the approval and adoption of an update to the North Park Community Plan; and

WHEREAS, the action includes an amendment to the 2008 General Plan (General Plan) due to the North Park Community Plan being part of the Land Use Element of the 2008 General Plan; and

WHEREAS, the Planning Commission recommended adoption of the Addendum to the Program Environmental Impact Report No. 380611 / SCH No. 2013121076 and mitigation, monitoring and reporting program regarding this project; and

WHEREAS, the Planning Department became aware of the need for a technical amendment to the North Park Community Plan as a result of an error on the land use figure that occurred during the North Park Community Plan Update process; and

WHEREAS, the amendment to the North Park Community Plan updates the community plan to revise text and figures within the Land Use Element and the Noise Element of the community plan; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents contained in the file for this amendment on record in the City of San Diego, and has considered the oral presentation given at public hearing; and

WHEREAS, the amendment retains internal consistency with the North Park Community Plan and the General Plan and helps achieve long-term community and citywide goals; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that the amendment to the North Park Community Plan and General Plan is approved, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: MARA ELLIOTT, City Attorney

By _____
Corrine Neuffer
Deputy City Attorney

IBL: mm
XXXXXX YY, 2020
Or.Dept: Planning
Doc. No.: XXXXX

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN FAULCONER, Mayor

RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING THE
ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) NO.
380611 / SCH NO. 2013121076 AND ADOPTING THE MITIGATION MONITORING
AND REPORTING PROGRAM FOR AMENDMENTS TO THE NORTH PARK
COMMUNITY PLAN UPDATE.

WHEREAS, on October 25, 2016, the City Council of San Diego considered an comprehensive update to
the North Park Community Plan, and

WHEREAS, as part of that consideration, the City of San Diego City Council adopted Resolution No. R-
310757, certifying Program Environmental Impact Report No. 380611 / SCH No. 2013121076, a copy of which is on
file in the Office of the City Clerk in accordance with California Environmental Quality Act of 1970 (CEQA) (Public
Resources Section 21000 et seq.), as amended, and State CEQA Guidelines thereto (California Code of Regulations,
Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a
Program Environmental Impact Report, if such Addendum meets the requirements of CEQA; NOW THEREFORE,
BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. That the information contained in the Program Environmental Impact Report No. 380611 / SCH No.
2013121076 along with the Addendum thereto, including comments received during the public
review process, has been reviewed and considered by this City Council prior to making a decision on
the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with
respect to the circumstances under which the Project is to be undertaken that would require major revisions in the
Environmental Impact Report for the Project due to significant environmental effects or a substantial increase in
the severity of previously identified environmental effects.
3. That no new information of substantial importance has become available showing that the
Project would have any significant effects not discussed previously in the Program Environmental Impact Report or

that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum to Program Environmental Impact Report No. 380611/SCH No. 2013121076 with respect to the Project, a copy which is on file in the office of the Development Services Department.

6. That pursuant to CEQA Section 21081.6, the City Council adopts the Mitigation, Monitoring, and Reporting Program, or alterations to implement the changes to the project as required by this Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

7. That City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project

APPROVED: MARA ELLIOTT, CITY ATTORNEY

By: _____
Deputy City Attorney

CN:
XXXXXX YY, 2020
Or. Dept: Planning
Doc. No.:

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

I hereby certify that the foregoing Resolution was passed by the Council of the City of

San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN FAULCONER, Mayor

DRAFT