



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 26, 2016

REPORT NO. PC-16-047

ATTENTION: Planning Commission, Agenda of June 2, 2016

SUBJECT: ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATE – LAND USE & ZONING CLEAN-UP ITEMS (PROCESS FIVE)

REFERENCE: Planning Commission Report No 15-099, Agenda of October 15, 2015
(Recommendation to Approve the Encanto Neighborhoods Community Plan Update and Certify the Environmental Impact Report)

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of actions necessary to adopt corrections to the community plan land use map within the Encanto Neighborhoods Community Plan, along with associated zoning corrections, as described in this report and its attachments?

Staff Recommendation(s):

1. Recommend the City Council **ADOPT** a Resolution approving minor corrections to the land use map within the Encanto Neighborhoods Community Plan; and
2. Recommend the City Council **APPROVE** an Ordinance changing 19.38 acres located in Encanto Neighborhoods from the IP-3-1 Zone into the IL-3-1 Zone; and
3. Recommend the City Council **APPROVE** an Ordinance changing 1.3 acres located in Encanto Neighborhoods from the CN-1-3 Zone into the CN-1-4 Zone; and
4. Recommend the City Council **APPROVE** an Ordinance changing 4.4 acres located in Encanto Neighborhoods from the RM-2-5 Zone into the RM-3-7 Zone; and
5. Recommend the City Council **APPROVE** an Ordinance changing 3.4 acres located in Encanto Neighborhoods from the RM-3-7 Zone to the CC-3-6 Zone.

Community Planning Group Recommendations:

The Encanto Neighborhoods Community Planning Group has been notified of the proposed clean-up amendments. Their recommendation will be provided at the Planning Commission hearing.

Environmental Review: A Program Environmental Impact Report (Project No. 386029/Sch. No. 2014051075, dated November 16, 2015) was prepared and certified by the City Council in 2015 for the comprehensive Encanto Neighborhoods Community Plan Update in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Framework included in the Mitigation, Monitoring and Reporting Program (MMRP) was prepared to assure compliance for future activities within the Encanto Neighborhoods Community Plan area. Mitigation measures have been identified which reduce the significant impacts, however, no feasible mitigation measures are available to reduce impacts to below a level of significance. As such, Findings of Fact and Statement of Overriding Considerations were adopted by the City Council.

Fiscal Impact Statement: The proposed action would have no fiscal impact.

Code Enforcement Impact: The proposed action would have no code enforcement impact.

Housing Impact Statement: The proposed action would have no housing impact.

BACKGROUND

A comprehensive update to the Encanto Neighborhoods Community Plan (ENCP) was adopted by the City Council on November 15, 2015. Since the adoption of the update, a number of minor items for correction have been identified by Planning Department staff.

DISCUSSION

The Encanto Neighborhoods Community Plan was unanimously adopted by the City Council on November 16, 2015. The actions included adoption of the Encanto Neighborhoods Community Plan Update and City of San Diego General Plan Amendment; rescission of the Mount Hope Planned District Ordinance and Southeastern San Diego Planned District Ordinance; rezoning to citywide zones contained in the Land Development Code (LDC); and amendments to the LDC.

Since the date of adoption, City staff have identified several zoning map discrepancies and one land use map discrepancy that requires City Council action to correct. This action is to recommend revisions to fix those discrepancies identified.

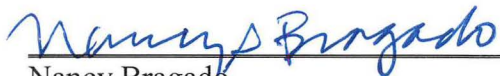
The land use and zoning map discrepancies are located within the Euclid and Market Village District and account for 28.48 acres. A map of the proposed zoning changes to fix the identified discrepancies is provided in Attachment 1. The proposed changes include rezoning twenty-seven (27) parcels and are included on the Zoning B Sheet as Attachment 2. The revised Land Use Map to revise the parcels designated as IP-3-1 to IL-3-1 are included as Attachment 3. Attachments 4 and 5, respectively, illustrate the current adopted land use and zoning maps.

Staff researched each land use and zoning issue to determine the intent of the adopted Encanto Neighborhoods Community Plan update for the identified parcels, and the intent of the rezoning action that was adopted concurrently with the update. The Program Environmental Impact Report (PEIR) demonstrates that the current zoning map is incorrect for a number of parcels. Specifically, page 142 of the PEIR illustrates the land uses that were approved by the community and what should be implemented via zoning. This includes the parcels east of Euclid along Market, the parcel on the north side of Market west of Euclid as well as the parcels west of Euclid and north on Imperial Avenue; Table 3.5.1 in the PEIR explicitly shows the changes from IP-3-1 to IL-3-1 for the properties on Market east of Euclid Avenue; and, Figure 3.7-2 explicitly shows the appropriate zoning for the parcels along Market. The changes proposed by staff would implement the intent of these actions by ensuring that there is no conflict between the land use designation and zoning for the affected parcels.

Conclusion:

Staff recommends approval of the proposed community plan land use designation, map, and text corrections, along with associated zoning modifications. The proposed corrections are consistent with the goals and policies of the adopted Encanto Neighborhoods Community Plan.

Respectfully submitted,



Nancy Bragado
Deputy Director
Planning Department



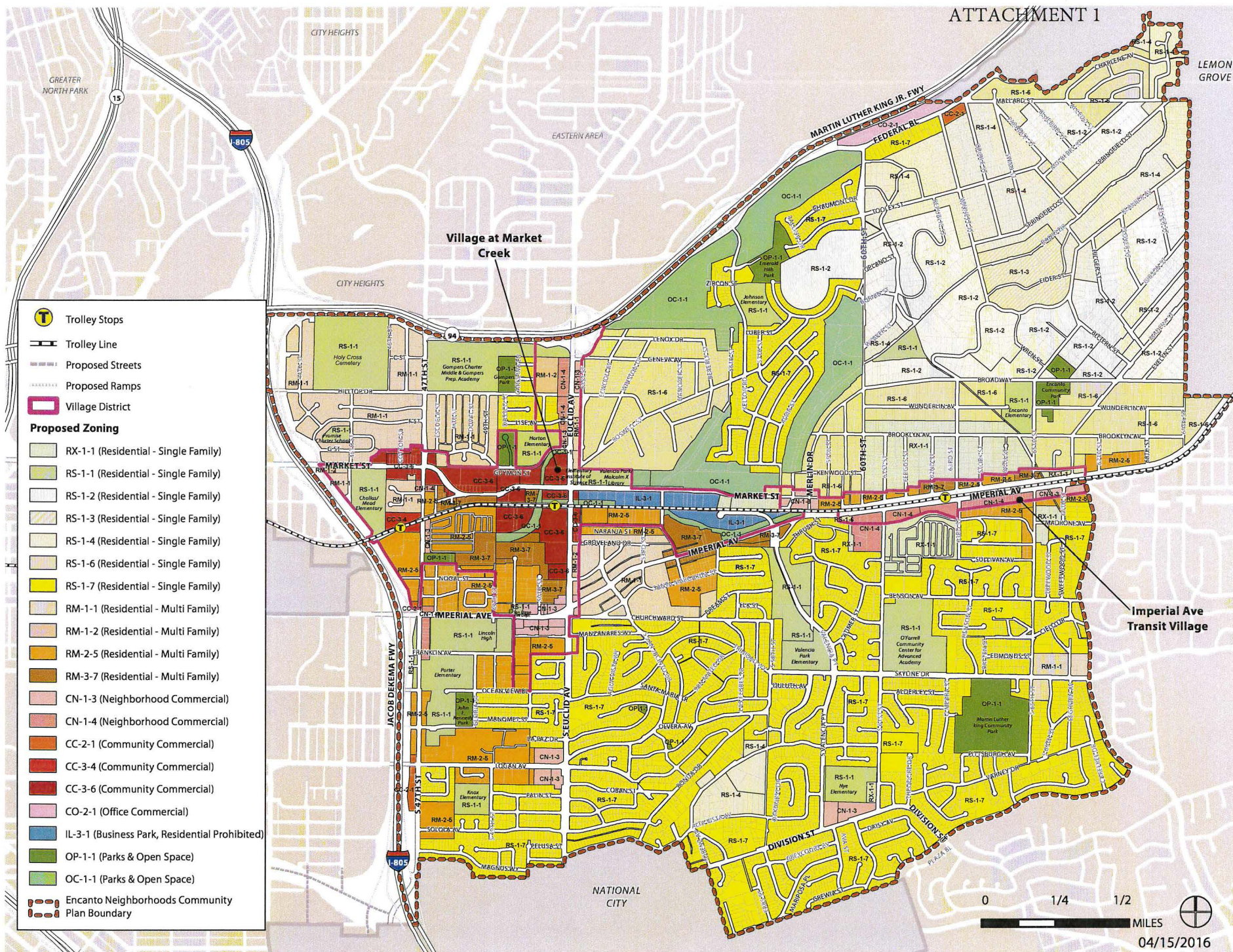
Lara Gates
Planner
Planning Department

Attachments:

- Attachment 1 - Map of Proposed Zoning Changes
- Attachment 2 - Zoning B-Sheet (Proposed Zoning Map)
- Attachment 3 – Map of Proposed Land Use Change
- Attachment 4- Adopted Land Use Map
- Attachment 5- Adopted C-Sheet (Zoning Map)

Encanto Proposed Zoning

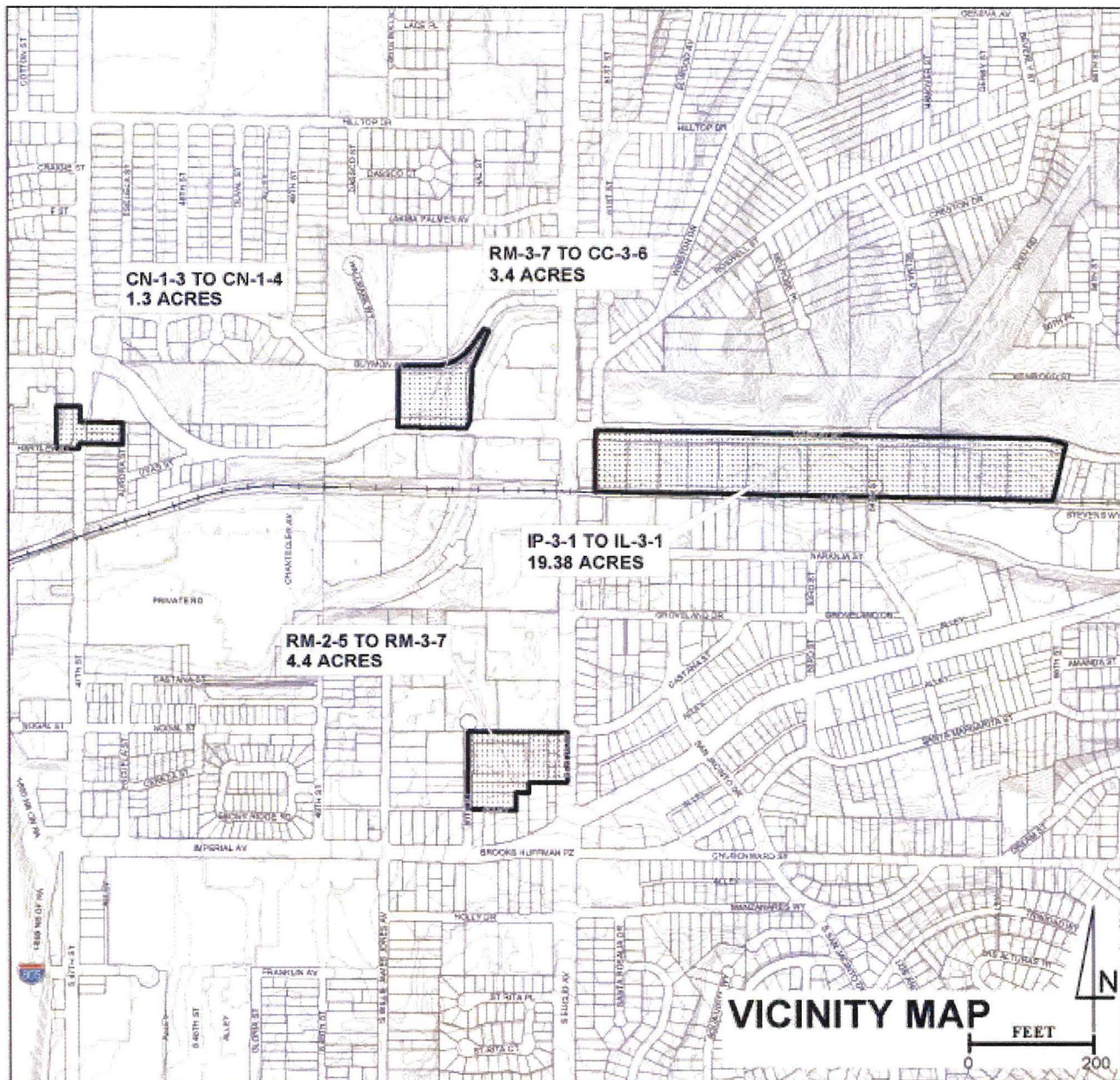
ATTACHMENT 1





CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



LOTS 1-10, 42, 421, 422 & G-N, BLK 19 PAR 1, 2 & 3

ORDINANCE NO. _____

EFF. DATE ORD. _____

ZONING SUBJ. TO _____

BEFORE DATE _____

EFF. DATE ZONING _____

MAP NAME AND NO. _____

REQUEST VARIOUS

PLANNING COMM.
RECOMMENDATIONCITY COUNCIL
ACTION

CASE NO.

DEVELOPMENT SERVICES MANAGER

B- 4315

APN: VARIOUS

(194-1737) 04-12-16 ldj

Fig 2.1: Community Plan Land Use

ATTACHMENT 3

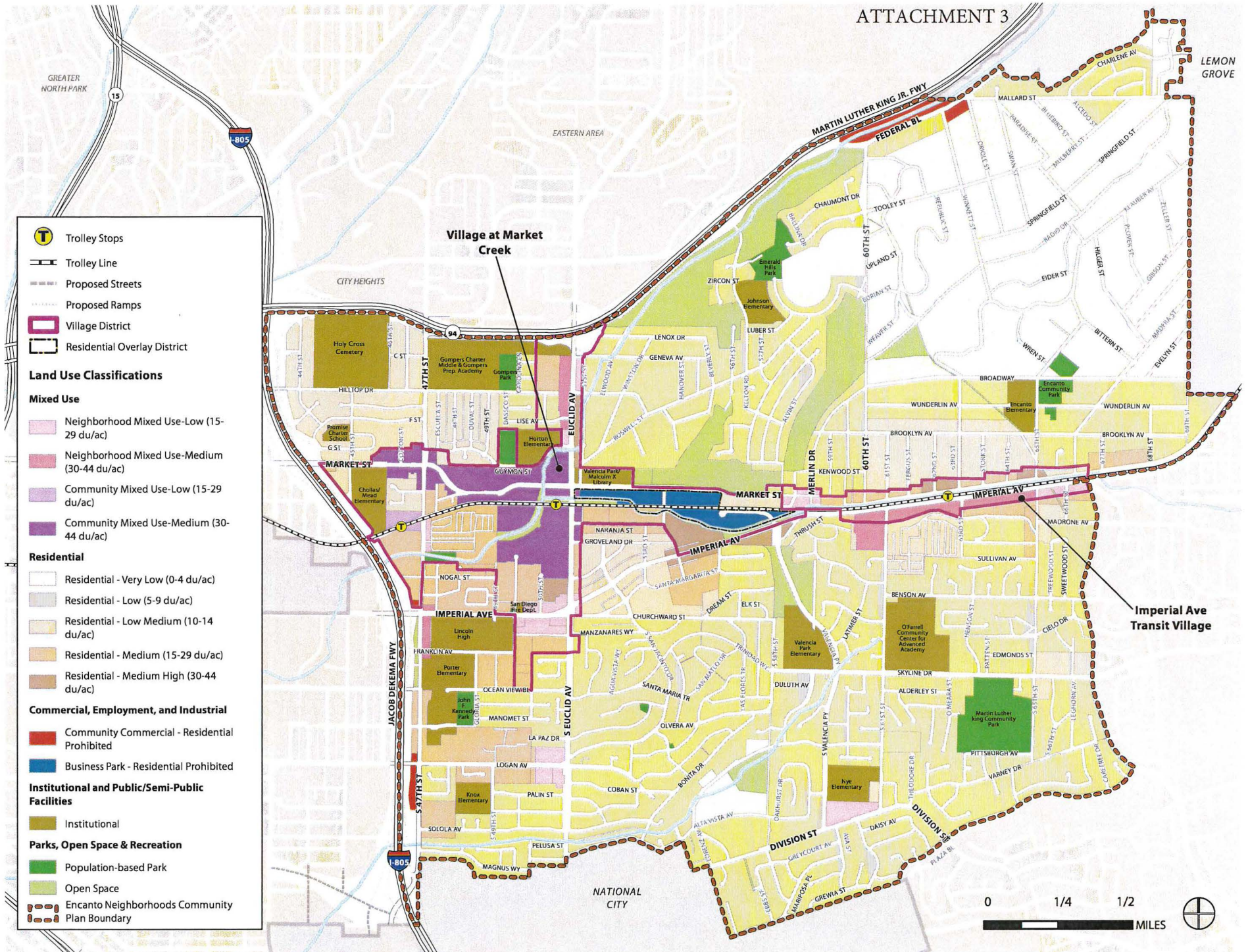
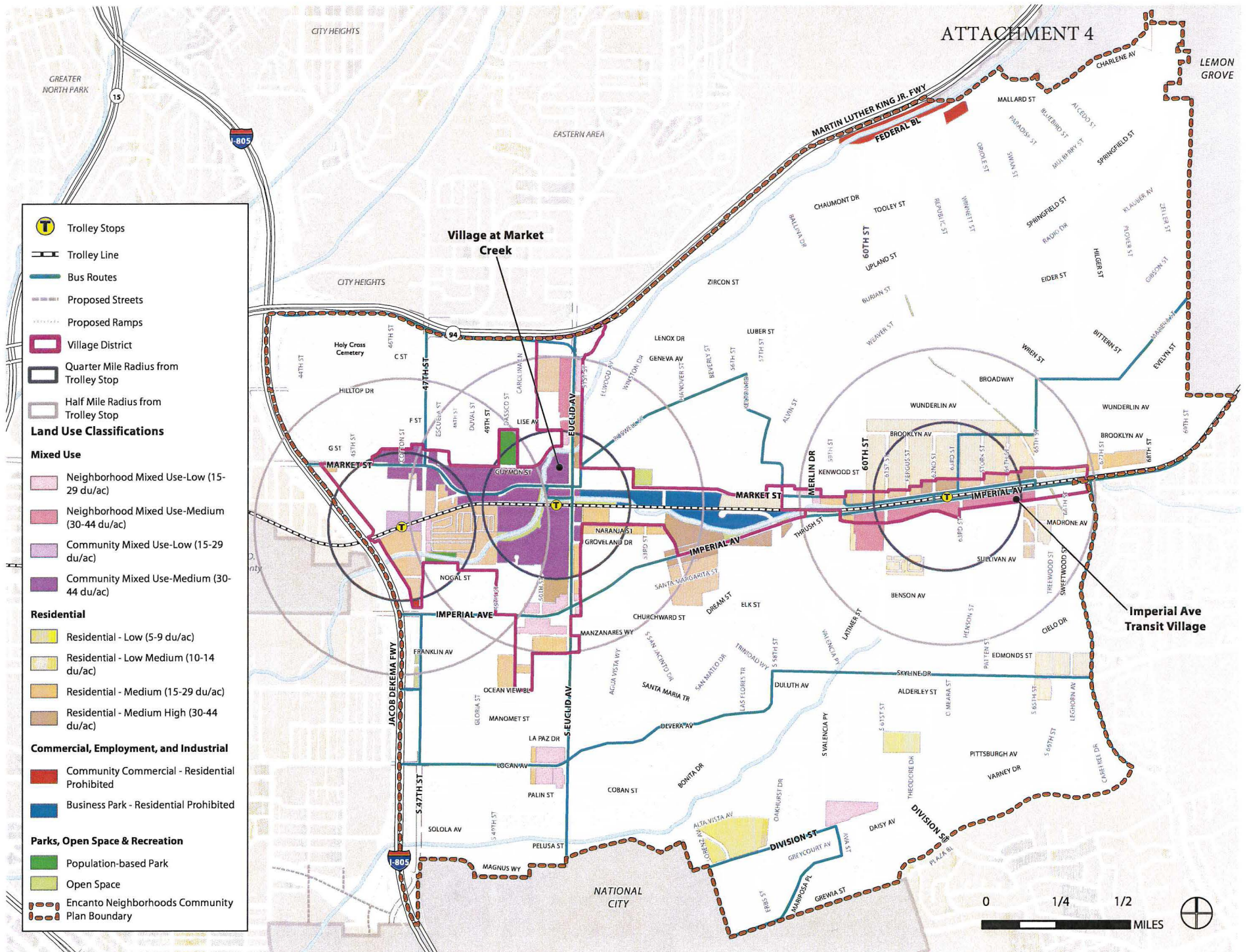
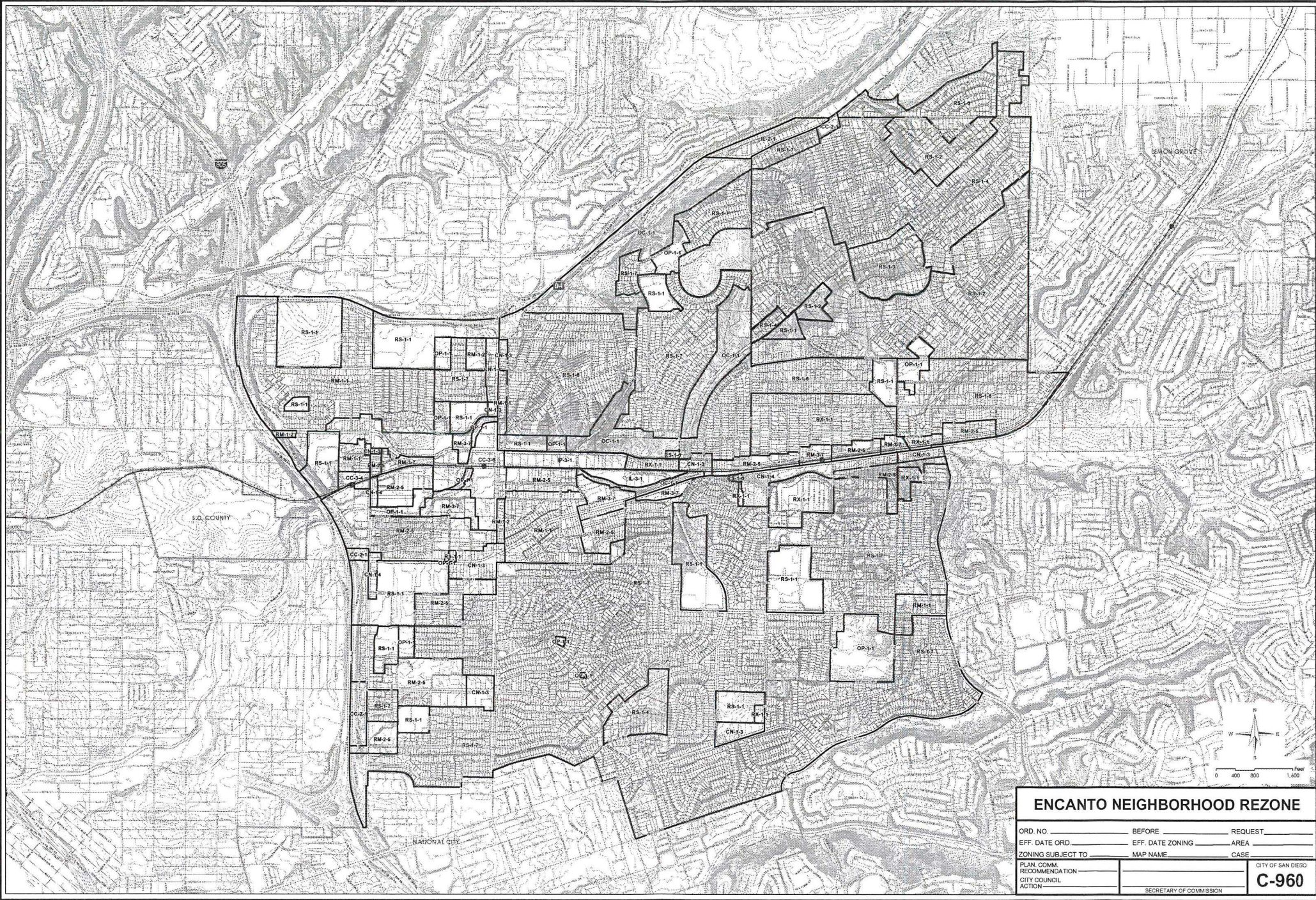


Fig 2.3: Land Use Change and Village Boundaries





ENCANTO NEIGHBORHOOD REZONE		
ORD. NO. _____	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____
PLAN COMM. _____	CITY OF SAN DIEGO	
RECOMMENDATION _____	C-960	
CITY COUNCIL _____	SECRETARY OF COMMISSION _____	
ACTION _____		