

RESOLUTION NUMBER R- 299505

ADOPTED ON JUL 27 2004

A RESOLUTION INITIATING A COMMUNITY PLAN
AMENDMENT TO ALLOW FOR THE DEVELOPMENT OF A
MIXED-USE PROJECT IN THE ENCANTO NEIGHBORHOOD
AREA AND A RESIDENTIAL PROJECT IN THE CHOLLAS
VIEW NEIGHBORHOOD AREA OF THE SOUTHEASTERN
COMMUNITY PLANNING AREA

WHEREAS, the request for the community plan amendment arose out of developers efforts to facilitate and to allow for the development of mixed-use and affordable residential projects; and

WHEREAS, the two sites are proposed for the plan amendments: approximately 45 acre proposed village site at Euclid and Market and approximately 9 ½ acre site located west of Euclid Avenue and north of Hilltop Drive in the Redevelopment Project Area of the Chollas View neighborhood [Hilltop and Euclid Site]; and

WHEREAS, a community plan amendment to change the land use designations for the village site would allow the development of mixed land uses and needed affordable housing; and

WHEREAS, a community plan amendment to change the land use designations at the Hilltop and Euclid site would allow the development of needed affordable housing within proximity to a trolley station and bus routes; and

WHEREAS, the first step in this process is for the City Council to initiate the community plan amendment which would allow staff to proceed with the analysis of the proposals and preparation of any necessary revisions to adopted documents; and

WHEREAS, in accordance with San Diego Municipal Code section 122.0103(a) the City Council may initiate an amendment to a community plan; NOW, THEREFORE,

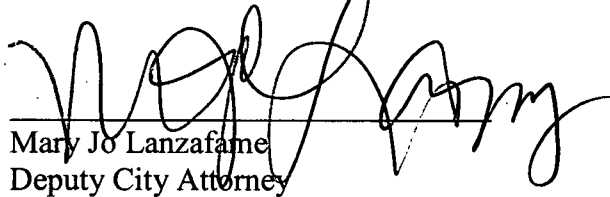
BE IT RESOLVED, by the Council of the City of San Diego, that this Council initiates the plan amendment process to change current land use designations within the boundaries of the proposed pilot village site at Euclid and Market as follows:

1. Approximately 5 acres of land from Industrial to Multiple Use;
2. Approximately 19 acres of land from General Commercial to Multiple Use;
3. Approximately 2 acres of land from Low Medium Residential (10-15 DU/AC) to Medium High Residential (15-30 DU/AC);
4. Approximately 2 acres of land from Industrial to Medium High Residential (15-30 DU/AC);
5. Approximately 2 acres of land from Industrial to General Commercial;
6. Approximately 4 acres of land from Industrial to Institutional; and
7. Approximately 5 acres of land from Medium High Residential (15-30 DU/AC) to High Residential.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that this Council initiates the plan amendment process to change current land use designations within the boundaries of the Hilltop and Euclid site from Low Residential (5-10 DU/AC) to Medium High Residential (15-30 DU/AC).

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanzafame
Deputy City Attorney

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Or.Dept: CD 4
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