

RESOLUTION NUMBER R- 299817

ADOPTED ON NOV 0 9 2004

WHEREAS, The Olson Company, LLC, requested an amendment to the Progress Guide and General Plan and the Southeastern San Diego Community Plan to redesignate approximately 4.4 acres from General Commercial Use to Medium-High Density Residential Use (15-30 dwelling units per acre), located at the southeast corner of south 43rd Street and Logan Avenue, and legally described as being a portion of lot 4 of Caruthers Addition, being a subdivision of lots 57, 28, 59 and 60 of Ex Mission Lands as surveyed by M.G. Wheeler for A.E. Horton January 18, 1874, according to Map thereof No. 27, filed in the office of the County Recorder Of San Diego County on October 1, 1880, in the City of San Diego, County Of San Diego, State Of California, described as follows: the westerly 315.70 feet of the north half of said lot and the westerly 245 feet of the south half of said lot 4 excepting those portions lying within parcels 10a, 11a and 12a as described in those certain final orders of condemnation per Document No. 1999-0541041, recorded August 5, 1999 and Parcels 13a, 13b and 14a of Document No. 1998-155847, recorded March 23, 1998, both of official records. Also excepting those portions lying within Logan Avenue, 43rd Street And Newton Avenue; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, on September 30, 2004, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Southeastern San Diego Community Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and

WHEREAS, on November 9, 2004, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress and Guide and General Plan and the Southeastern San Diego Community Plan; and

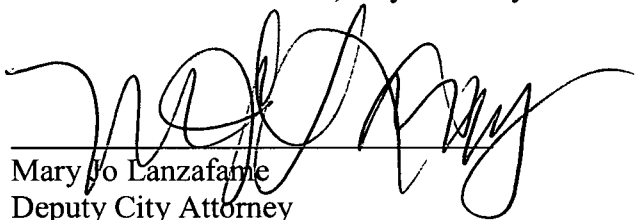
WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Southeastern San Diego Community Plan, attached hereto as Exhibit 1, a copy of which is on file in the office of the City Clerk as Document No. RR-299817.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:cfq
10/25/04
Or.Dept:DSD
R-2005-451
mms#949

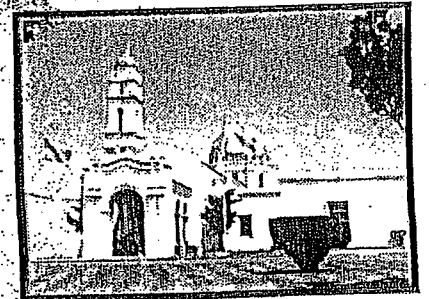
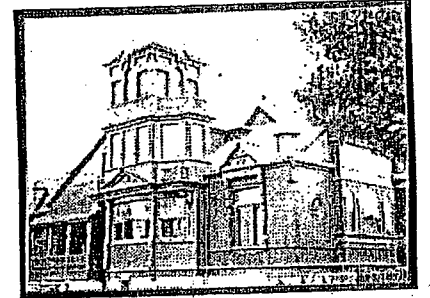
SOUTHEAST SAN DIEGO

COMMUNITY PLAN

DOCUMENT NO. 9999817

NOV 09 2004

FILED
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA



SOUTHEAST SAN DIEGO





City of San Diego
Planning Department M.S. 4C
City of Administration Building
San Diego, CA 92101

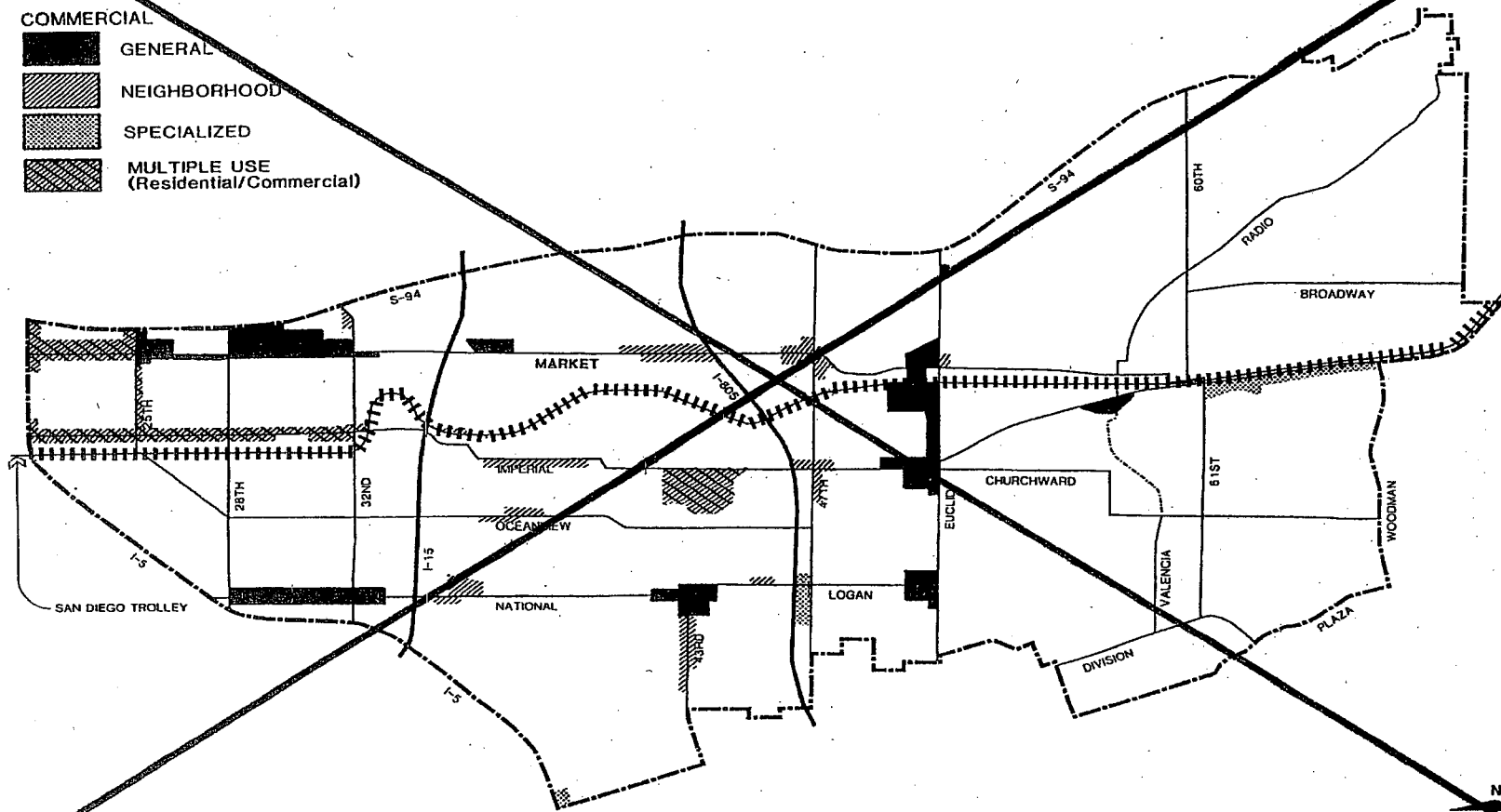
Approved by the City Planning Commission
June 4, 1987
Resolution No. 7046

Adopted by the City Council
July 13, 1987
Resolution No. R-268847
Document No. RR-268847

RECOMMENDED COMMERCIAL DESIGNATIONS

COMMERCIAL

-  GENERAL
-  NEIGHBORHOOD
-  SPECIALIZED
-  MULTIPLE USE
(Residential/Commercial)







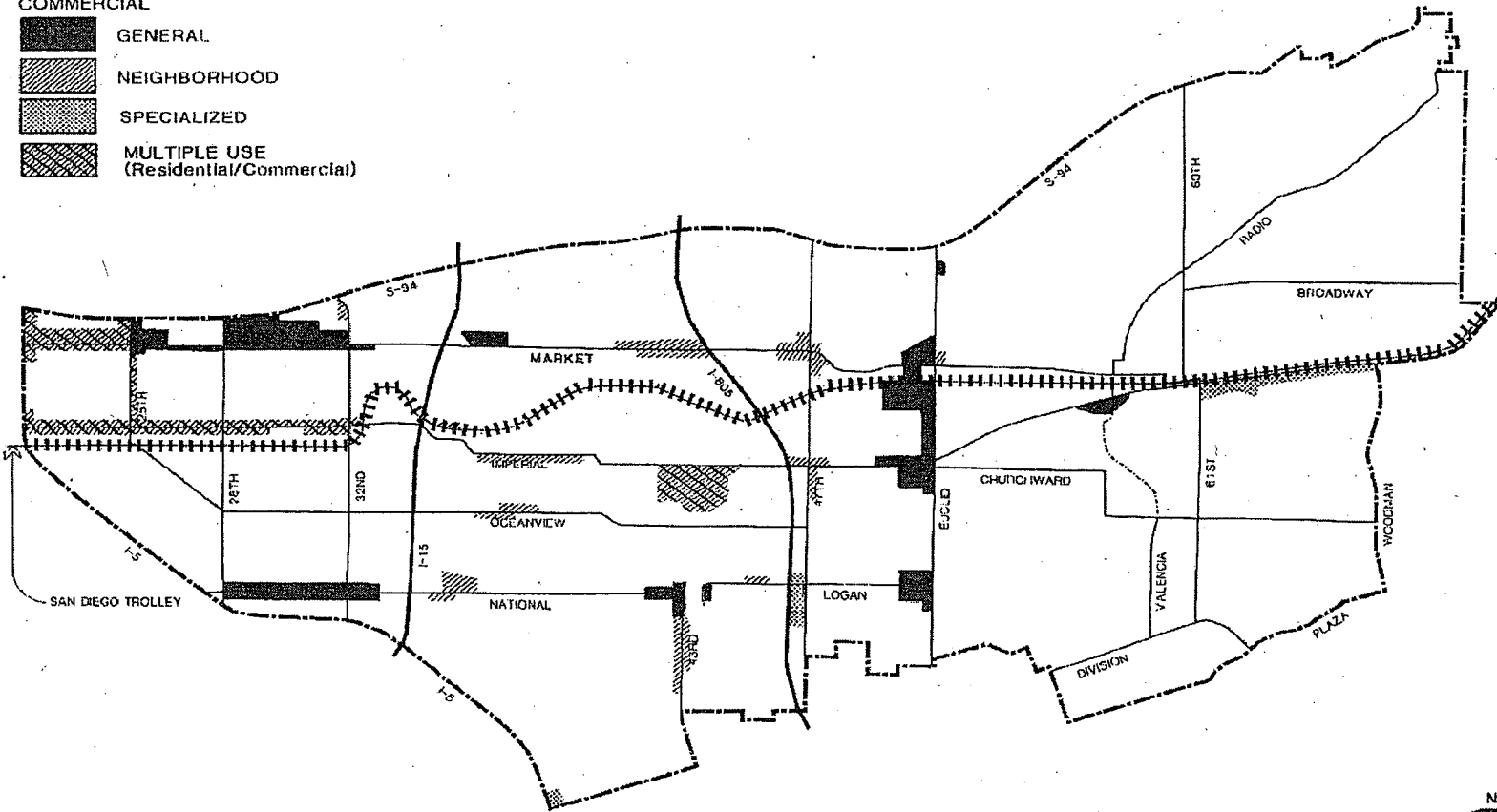
SOUTHEAST SAN DIEGO
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FIGURE 9

RECOMMENDED COMMERCIAL DESIGNATIONS

COMMERCIAL

-  GENERAL
-  NEIGHBORHOOD
-  SPECIALIZED
-  MULTIPLE USE (Residential/Commercial)



SOUTHEAST SAN DIEGO
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FIGURE 9

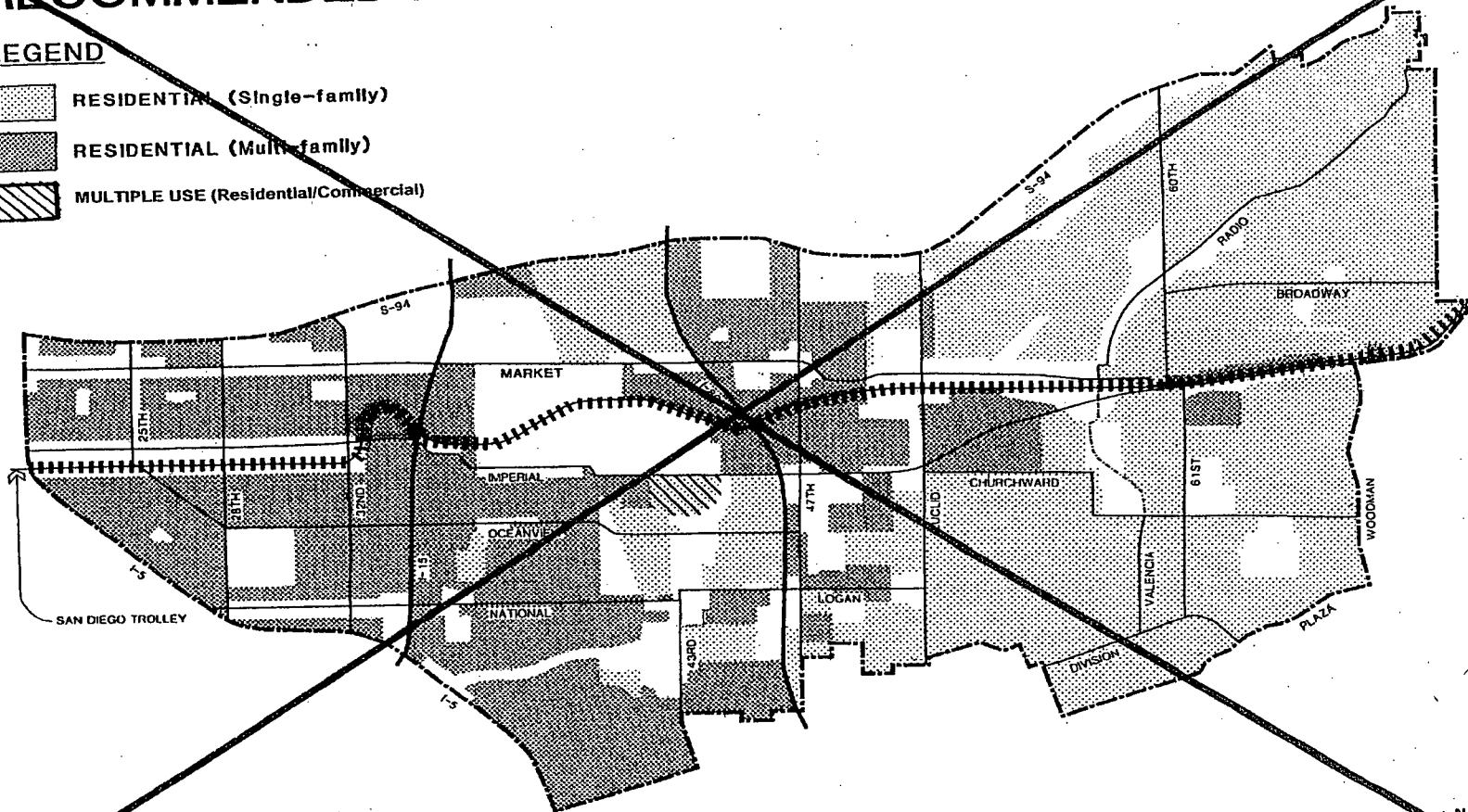
R 299817

ATTACHMENT I

RECOMMENDED RESIDENTIAL LAND USE

LEGEND

-  RESIDENTIAL (Single-family)
-  RESIDENTIAL (Multi-family)
-  MULTIPLE USE (Residential/Commercial)




 **SOUTHEAST SAN DIEGO**
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FIGURE 7

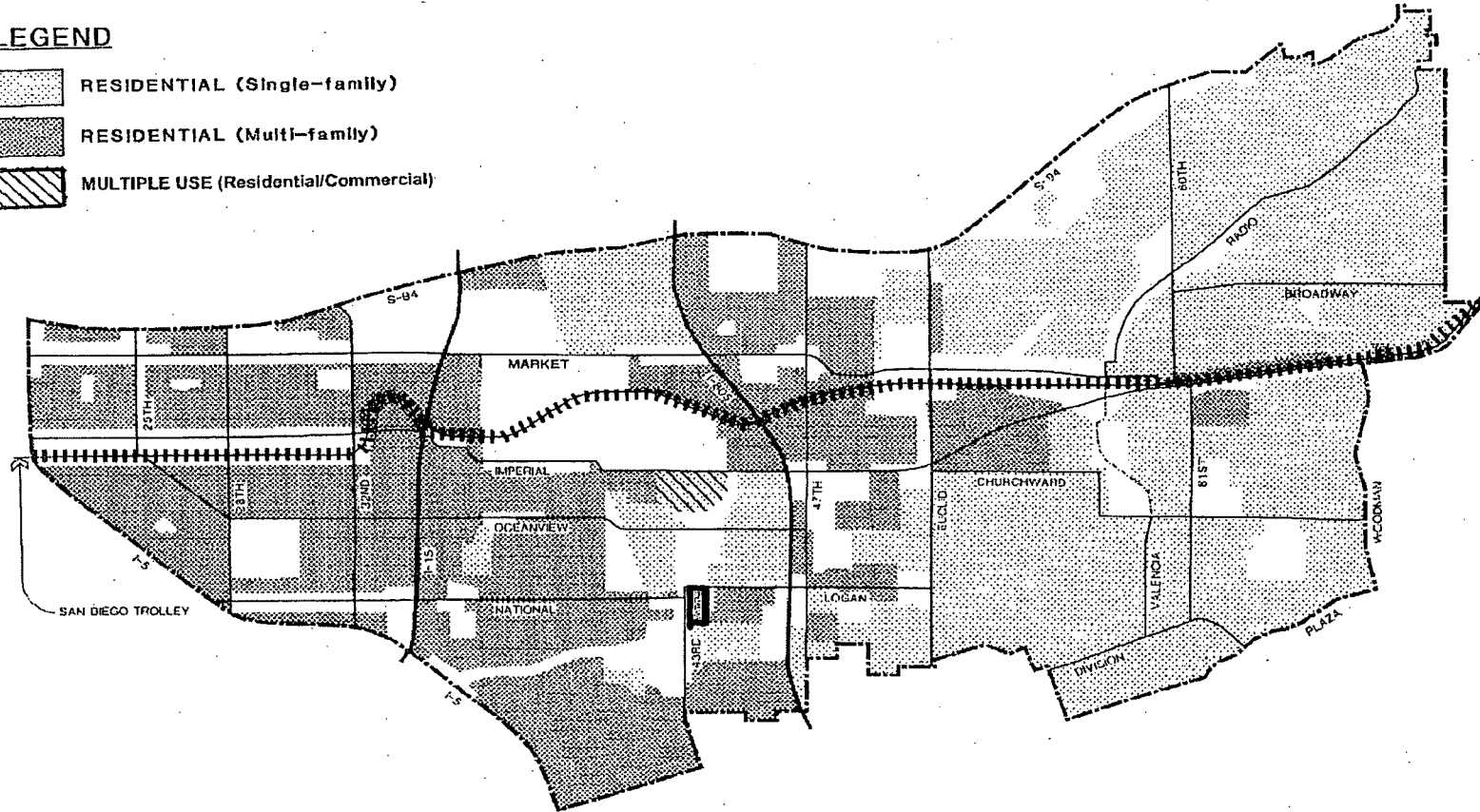
-5- R-299817

ATTACHMENT 1C

RECOMMENDED RESIDENTIAL LAND USE

LEGEND

-  RESIDENTIAL (Single-family)
-  RESIDENTIAL (Multi-family)
-  MULTIPLE USE (Residential/Commercial)



SOUTHEAST SAN DIEGO
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FIGURE 7

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Transportation

National Avenue is the major east-west arterial traversing the Southcrest neighborhood, carrying 12,000 vehicles per day in only two traffic lanes. National Avenue connects the area to downtown San Diego on the west and ends at 43rd Street on the east. Logan Avenue, east of 43rd Street, then becomes the major east-west arterial for the area. The remaining east-west streets serve the residential areas. Traffic is congested along the National Avenue/Logan Avenue corridor, especially during the afternoon rush hours when the area is used by workers from the nearby naval and industrial facilities.

Forty-third Street is the major north-south arterial, with 35th and 38th Streets serving as north-south collectors for the neighborhood. Access to Interstate 805 occurs at the intersection of 43rd Street and the rescinded State Route 252 corridor. On the west, Vesta and Rigel-35th Streets provide access to the industrial area to the south of Interstate 5 in Barrio Logan, while access to State Route 15 is provided by 35th Street to the north.

The following table summarizes recommended land uses in the Southcrest Redevelopment Project area of the neighborhood:

RECOMMENDED LAND USES - SOUTHCREST REDEVELOPMENT PROJECT AREA		ACRES (NET)
LAND USES		
RESIDENTIAL	5 - 10 units/net acre	28.21
	10 - 15 units/net acre	125.10
	15 - 17 units/net acre	25.91
	15 - 30 units/net acre	53.97
COMMERCIAL		49.22
COMMERCIAL/BUSINESS PARK		21.39
PARK		26.14
OPEN SPACE		14.91
		17.06
		14.91
		300.74

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- I. Eliminate illegal, non-conforming, and deteriorated commercial uses.

Illegal, nonconforming, and deteriorated commercial uses are scattered along National Avenue from 36th Street to 43rd Street. The Redevelopment Plan recommends a residential revitalization effort here, eliminating the illegal and deteriorating commercial uses. The plan designates National Avenue for residential densities of 15-30 units per net acre.

Commercial Development

- J. Revitalize the Otto Square Shopping Center.

The Redevelopment Plan proposes the revitalization of the Otto Square Shopping Center which may include expansion of the site northward to Logan Avenue.

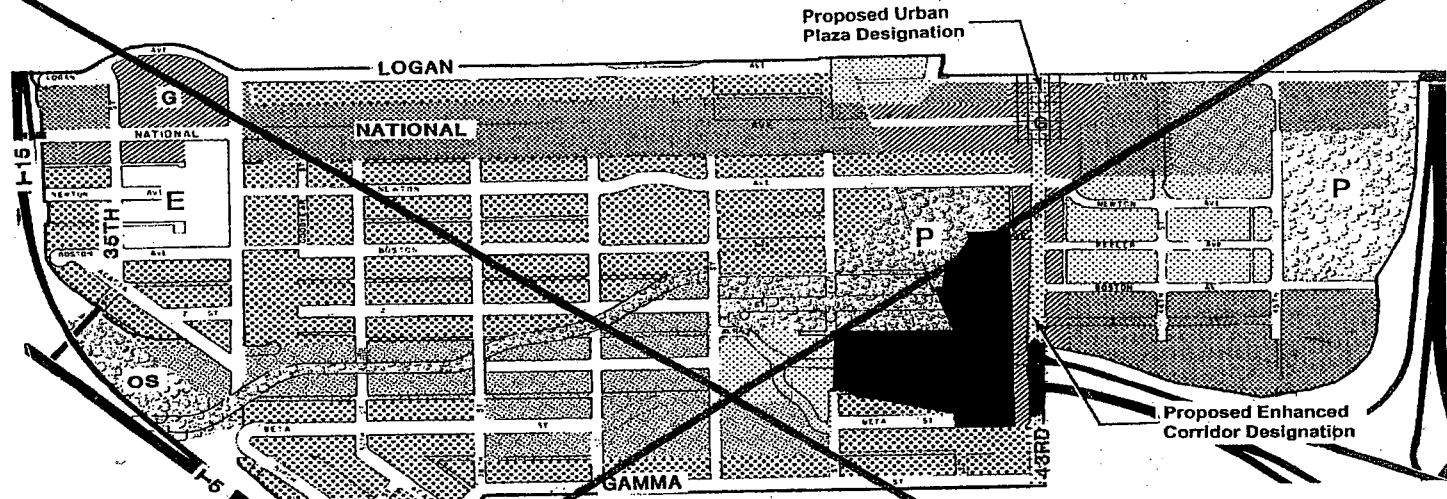
- K. Revitalization of the strip commercial uses along 43rd Street and at the intersection of 43rd Street and National Avenue is recommended through a rehabilitation program.

In addition, realignment of the intersection at 43rd Street and National/Logan Avenues is recommended. Retention of the commercial and institutional uses in this area and development of additional commercial uses on vacant or redeveloped land parcels is also encouraged. Specific development criteria will be prepared for the commercial area along 43rd Street, generally between Gamma Street and Logan Avenue as a part of the final legislation to implement the Project First Class Urban Design Program and this plan. (See Figure 33a.)

- L. An enlargement of commercial-designated areas on the south side of National Avenue at 35th Street is recommended.

This enlargement would result in a shift of 2.5 acres from residential to commercial land uses. Approximately 0.5 acres on the southwest corner of 35th Street and National Avenue is recommended for commercial uses. Additionally, two acres between 35th and 36th Streets, to a depth of 150 feet south of National Avenue, is designated for commercial use.

RECOMMENDED LAND USE



LEGEND

RESIDENTIAL (units per acre)

- 5-10
- 10-15
- 15-17
- 15-30

- COMMERCIAL
- GENERAL
 - N-NEIGHBORHOOD

INSTITUTIONAL

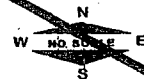
Schools

- Elementary
- Junior High
- Senior High

PARK

OPEN SPACE

BUSINESS PARK/OFFICE COMMERCIAL



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SOUTHCREST

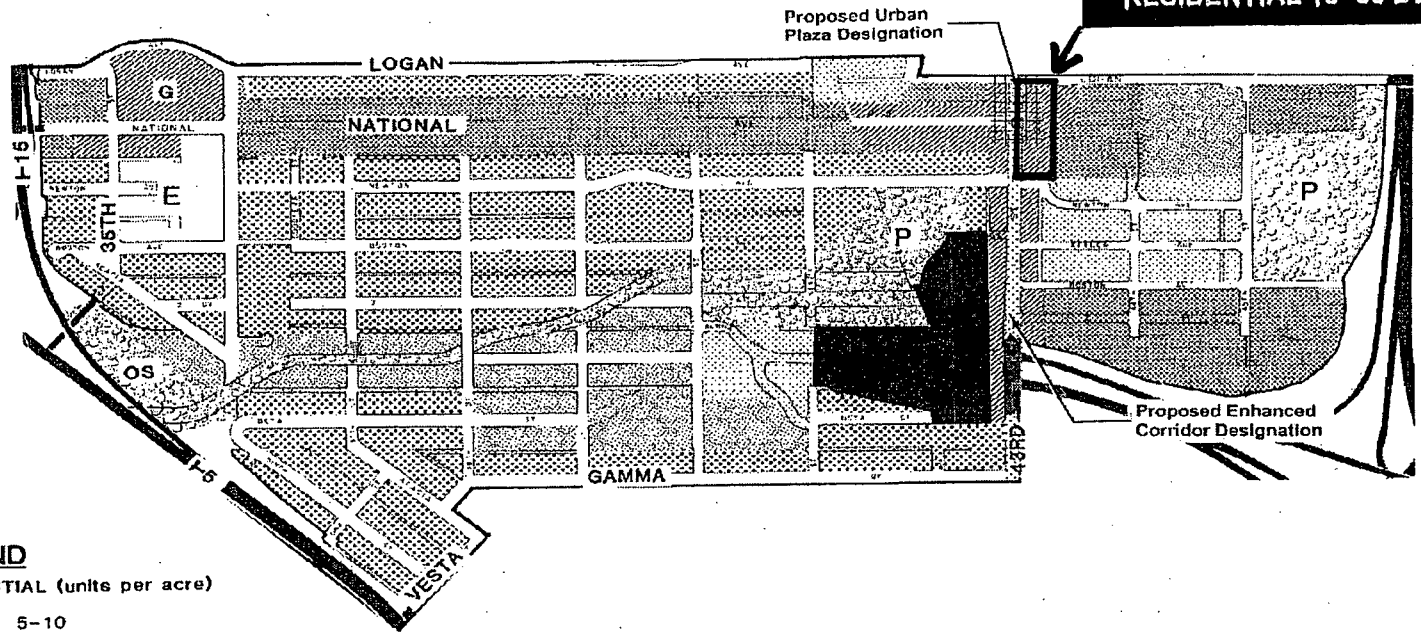
SOUTHEAST SAN DIEGO

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FIGURE 35





RECOMMENDED LAND USE


**REDESIGNATE 3 ACRES FROM
GENERAL COMMERCIAL
TO
RESIDENTIAL 15-30 DU/AC**









LEGEND

RESIDENTIAL (units per acre)

-  5-10
-  10-15
-  15-17
-  16-30

- COMMERCIAL**
-  G-GENERAL
 -  N-NEIGHBORHOOD

-  **E** INSTITUTIONAL
- Schools**
-  E Elementary
-  J Junior High
-  S Senior High
-  **P** PARK
-  **OS** OPEN SPACE

 **BUSINESS PARK/OFFICE COMMERCIAL**



SOUTHCREST

SOUTHEAST SAN DIEGO

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FIGURE 35

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