

RESOLUTION NUMBER R- 300944

ADOPTED ON OCT 18 2005

WHEREAS, the Estate of Willie West Kennerly, Fontelle Quin Kennerly, Paul Selwyn Kennerly, the Estate of Alfred Justin Kennerly, James C. Kennerly, and Esperanza Partners, LLC, requested an amendment to the Progress Guide and General Plan and the Southeastern San Diego Community Plan in order to re-designate a 1.02-acre site from Residential – Low Density (5-10 du/ac) and Residential – Low Medium Density (10-15 du/ac) to Residential – Medium – High Density (15-30 du/ac) to allow for construction of twenty nine multi-family units located at 502 62<sup>nd</sup> Street on the northwest corner of Akins Avenue and 62<sup>nd</sup> Street within the Southeastern San Diego Planned District; and

WHEREAS, the site is legally described as Lots 35-37 of Garden Acres according to the Map thereof No. 1797, filed in the office of the County Recorder, July 7, 1924, City of San Diego, County of San Diego, State of California; 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, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General 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 the Council adopts the amendments to the Southeastern San Diego Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR-300944.

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

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas  
Shannon M. Thomas  
Deputy City Attorney

SMT:als  
09/19/05  
Or.Dept:DSD  
R-2006-244  
MMS#2470

Community Plan Amend – Applicant Initiated Amendment 11-01-04

**AMENDMENT  
TO THE  
SOUTHEASTERN SAN DIEGO COMMUNITY PLAN**

On (date to be determined), the City Council adopted an amendment to the Southeastern San Diego Community Plan by Resolution No. (# to be determined) to change land use designations as follows: 1) 0.5 acres from residential - low density (5-10 du/ac) to residential - medium-high density (15-30 du/ac) and 2) 0.52 acres from residential - low-medium density (10-15 du/ac) to residential - medium-high density (15-30 du/ac) on a 1.02-acre site located on the north side of Akins Avenue and west of 62<sup>nd</sup> Street.

On August 25, 2005, the City of San Diego Planning Commission recommended approval of the amendment.

Revised community plan graphic and text are attached. These revisions will serve as an addendum to the Southeastern San Diego Community Plan.

For further information regarding this amendment, please contact the Encanto Neighborhoods Planning Area-Southeastern San Diego Community Planner at (619) 235-5200.

**R-300944**

## Encanto Recommendations

- A. Maintain the character of the rural single-family neighborhood by preserving the R1-6000, R1-10000, R1-15000, and R1-20000 zones.

Preservation of the rural character of Encanto's residential areas is the highest priority for this neighborhood. The existing zoning should be retained, while adding the Hillside Review Overlay Zone in areas where the slopes are in excess of 25 percent. Public improvements should include rolled curbs and natural-appearing materials in the sidewalks, in order to retain the rural character.

- B. Designate the properties north of Akins Avenue between 60th Street and 65th Street for low-medium density residential development (10-15 units per net acre).

In consideration of surrounding land uses and low density R1-6000 zoned residential development to the north, this plan recommends that properties along a portion of Akins be rezoned to a low-medium density of 10-15 units per net acre.

- C. Designate lands in excess of 25 percent slope for the Hillside Review Overlay Zone.

Most of the vacant parcels in Encanto have significant slopes and should be developed according to the standards of the Hillside Review Overlay Zone, in order to preserve as much of the natural topography as much as possible.

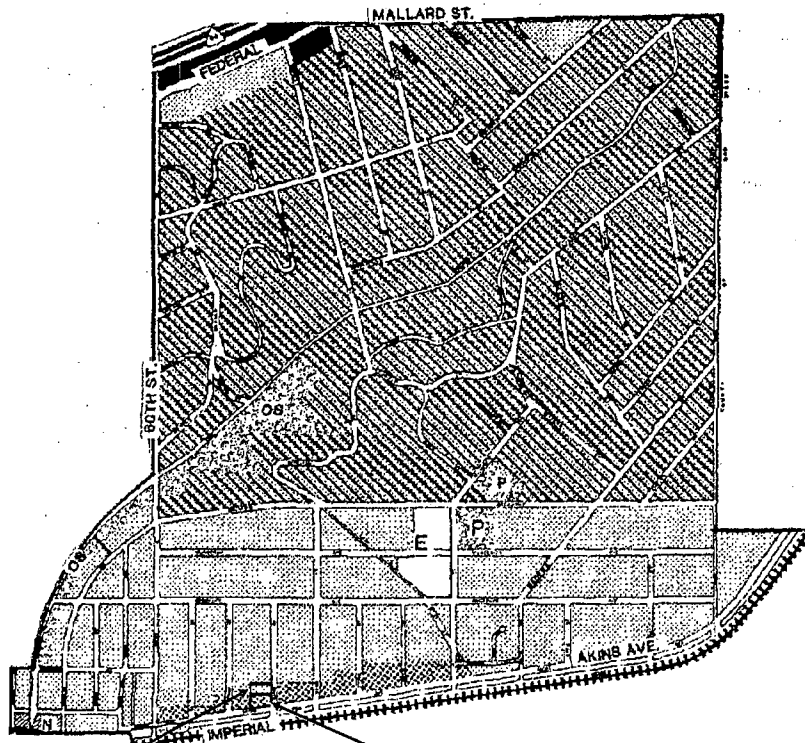
- D. Acquire the eastern branch of Radio Canyon through the City of San Diego's Open Space Acquisition Program.

The City of San Diego should purchase the remaining eastern branch of Radio Canyon as soon as possible in order to complete acquisition of this important natural open space.

- E. The Encanto Elementary School should only be developed with compatible private development after it has been determined that it is not needed for use as a public facility through the Institutional Overlay Zone review process. In the event that residential re-use is considered, the density should be at 5-10 units per acre.

- F. Designate the 1.02-acre site at the northwest corner of Akins Avenue and 62<sup>nd</sup> Street to medium-high density at 15-30 units per acre.

# RECOMMENDED LAND USE



- LEGEND**
- RESIDENTIAL (units per acre)**
- 0-5
  - 6-10
  - 10-15
  - 15-30
- COMMERCIAL**
- NEIGHBORHOOD
  - INDUSTRIAL
  - INSTITUTIONAL
- Schools**
- Elementary
  - Junior High
  - Senior High
  - Trolley Station
- OPEN SPACE**
- OPEN SPACE
  - PARK

Proposed Redesignation from Residential Low Density (5-10 DU/AC) to Residential Medium High Density (15-30 DU/AC)

Proposed Redesignation from Residential Low Medium Density (10-15 DU/AC) to Residential Medium High Density (15-30 DU/AC)



FIGURE 42

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R- 300944