

RESOLUTION NUMBER R- 300982

ADOPTED ON OCT 25 2005

WHEREAS, North Park Apostolic Church, Owner and Champlain Associates, LLC, Permittee, requested an amendment to the Progress Guide and General Plan and the Mid-City Communities Plan in order to redesignate an approximately 3.39-acre site from Residential (11-15 dwelling units per acres) to Residential (26-30 dwelling units per acre), located at 4079 54th Street (Assessor's Parcel Number 472-400-32 & 472-400-36); and

WHEREAS, the site is legally described as Parcel 1 of Parcel Map 6622, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on December 8, 1977 and the north 149.75 feet of Lot 21 of Lemon Villa, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 734, filed in the office of the County Recorder of San Diego County on December 2, 1982, excepting therefrom the north 59.75 feet thereof; also excepting the east 565 feet thereof, also excepting therefrom the west 20 feet thereof as conveyed to the City of San Diego, in Book 6117, Page 541 of Official Records; 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 August 25, 2005, 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 Mid-City Communities 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 OCT 25 2005, the City Council 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 Mid-City Communities Plan; and

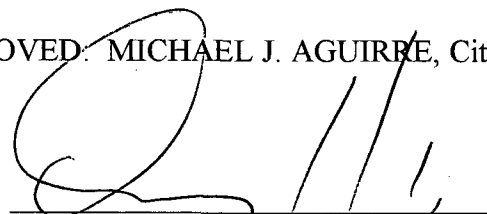
WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Mid-City Communities Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 300982

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



Douglas K. Humphreys
Deputy City Attorney

DK:pev
10/05/05
Or.Dept:DSD
R-2006-334
MMS #2575
Community Plan Amend – Applicant Initiated Amendment 11-01-04

Mid-City Communities Plan

Adopted by The City Council

August, 4, 1998

By Resolution No. R-290608

Amended by The City Council

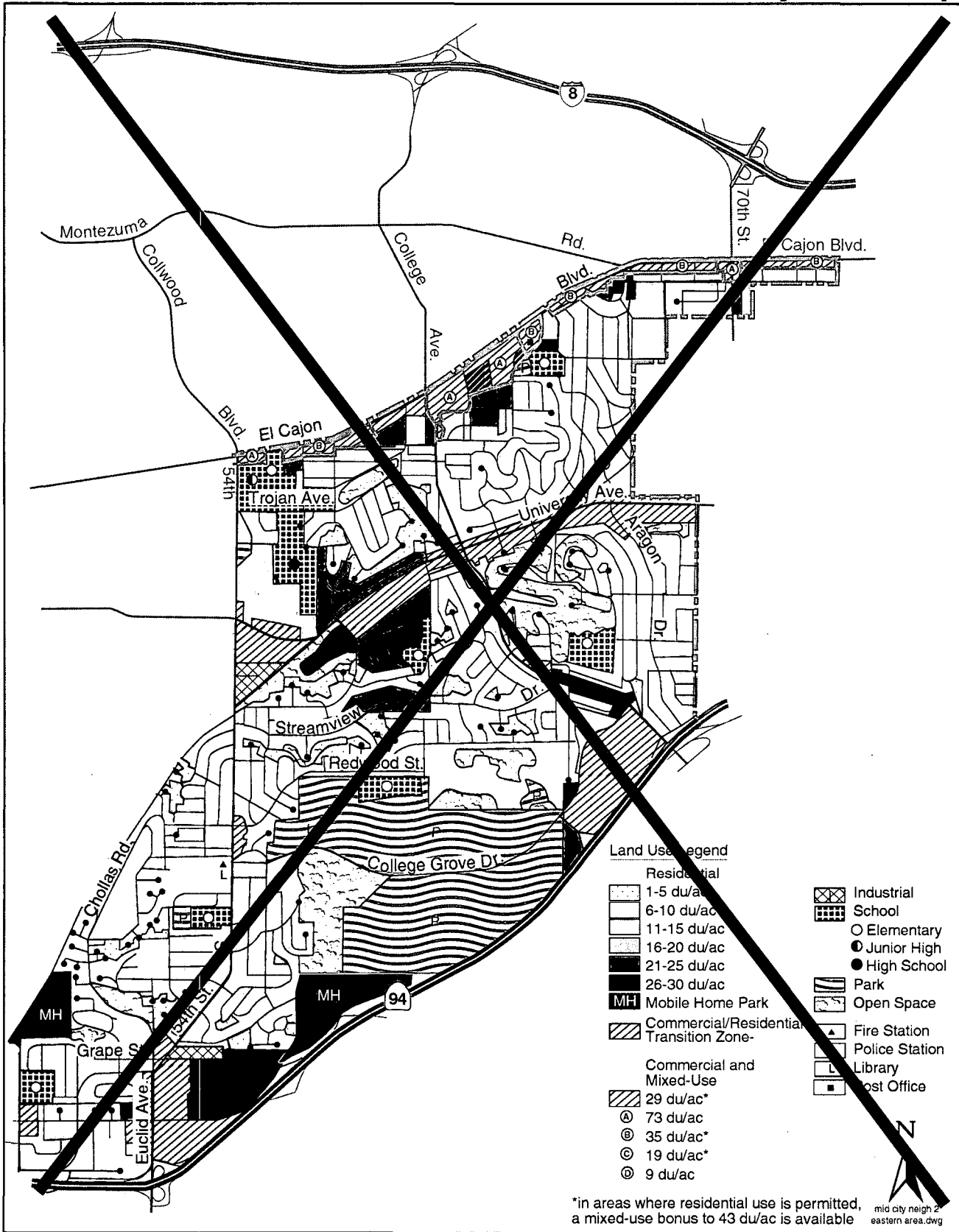
September 23, 2003

Resolution No. R-298418

September __, 2005

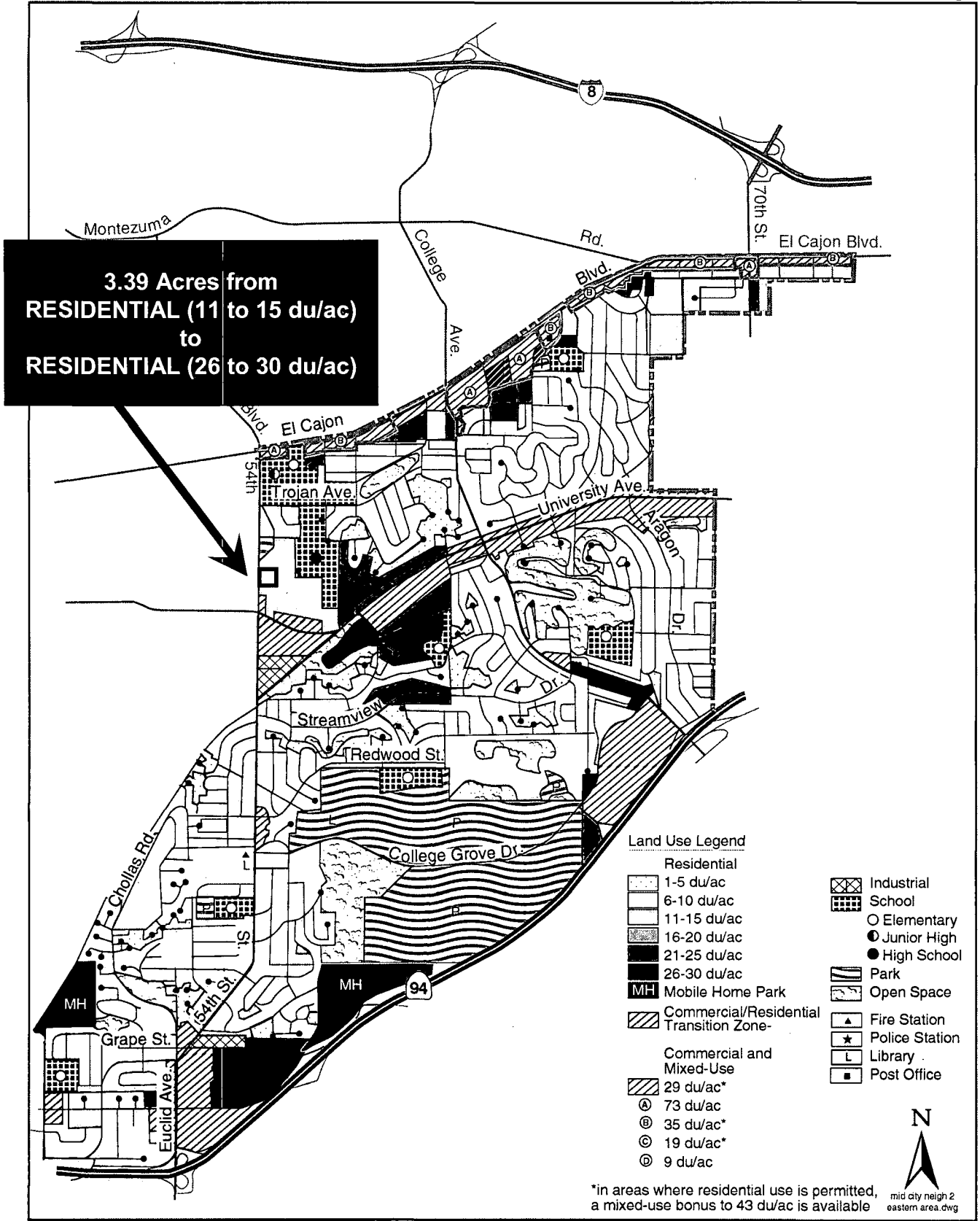
Resolution No. R-xxxxxx

Eastern Area Community Plan Map



R-300982

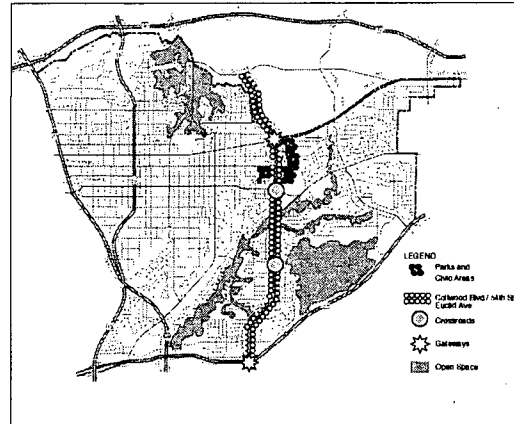
Eastern Area Community Plan Map



R - 300982

- preserve views of the hilly backdrop to the southeast.
- Enhance the streetscape through sidewalk landscaping and street median landscaping.
- Provide a combination of auto- and pedestrian-oriented lighting.
- Enhance crosswalks with patterned paving at key areas where there is an opportunity to link the east and west side of the streets.
- Establish a gateway at Home Avenue and SR-94 providing an identifiable entrance to Mid-city and the International Promenade district.
- Provide sidewalks where missing.

- To reinvigorate commercial activity on Euclid Avenue from 54th Street to State Route 94.



54th Street/Euclid Avenue

54th Street passes through three distinct districts between El Cajon Boulevard and State Route 94. To the north, a center of cultural and institutional facilities lies between El Cajon Boulevard and University Avenue. Among these are Elementary, Middle, and Senior High schools, ~~the Jewish Community Center~~, a small hospital and convalescent home, senior housing, and a community park. Between University Avenue and Euclid Avenue, 54th Street traverses Chollas Creek and several stable single family neighborhoods. Euclid Avenue to State Route 94 is characterized by community serving commercial activity.

Goals

- To foster further development of a civic area between El Cajon Boulevard and University Avenue including cultural, educational, and public health facilities serving the Mid-city population.
- To preserve and enhance single family development between University Avenue and Euclid Avenue.

Recommendations

- Line the street with street trees to encourage walking and reduce heat gain.
- Install pedestrian oriented “acorn” lights to enhance the sidewalk and pedestrian environment.
- Enhance paving at crosswalks to encourage pedestrian movement and reduce vehicle speed.
- Erect gateway signs on 54th Street at El Cajon Boulevard and Euclid Avenue at State Route 94 identifying the Mid-City communities.

At El Cajon Boulevard and University Avenue:

- Educational facilities should be the hub of a major cultural area with theaters, art galleries, with arts and craft shops complimenting the more commercial development a few blocks to the west at 43rd and Fairmount.
- Focus the location of social service facilities such as senior housing and convalescent homes, clinics, doctors

Figure 31
Mid-City Community Plan Map

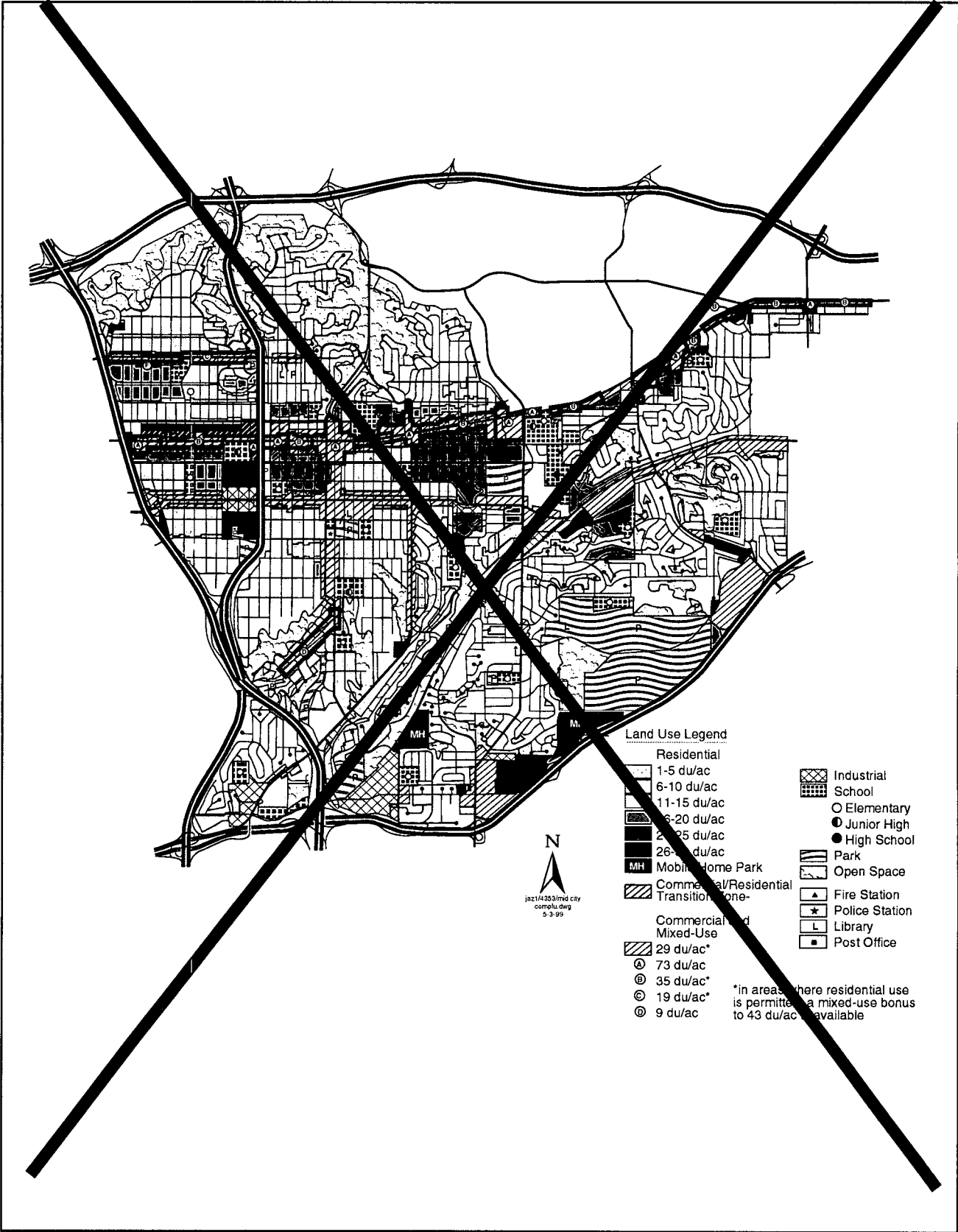
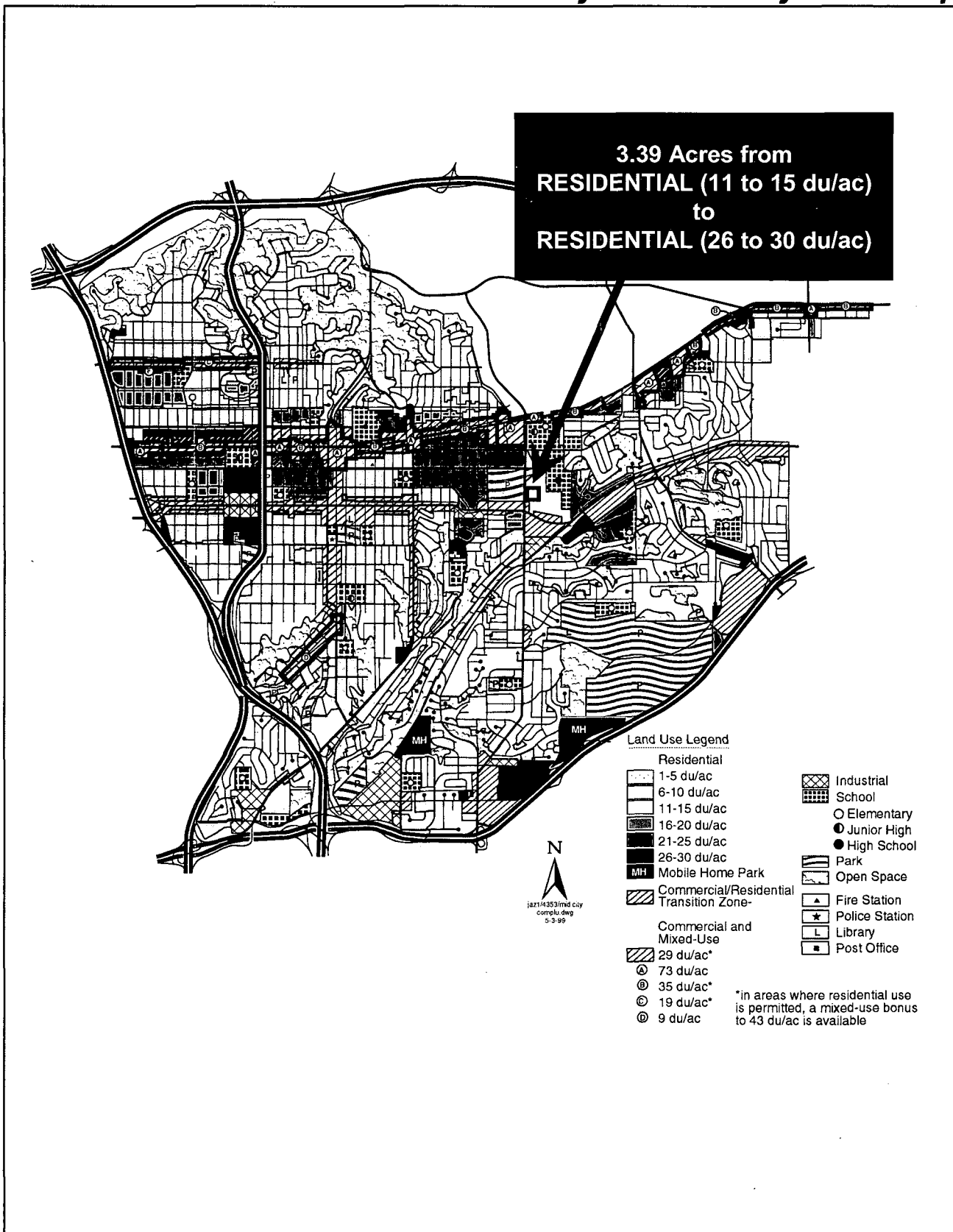


Figure 31
Mid-City Community Plan Map



**3.39 Acres from
 RESIDENTIAL (11 to 15 du/ac)
 to
 RESIDENTIAL (26 to 30 du/ac)**

Land Use Legend

- | | |
|---|--|
| <p>Residential</p> <ul style="list-style-type: none"> 1-5 du/ac 6-10 du/ac 11-15 du/ac 16-20 du/ac 21-25 du/ac 26-30 du/ac MH Mobile Home Park Commercial/Residential Transition Zone- <p>Commercial and Mixed-Use</p> <ul style="list-style-type: none"> 29 du/ac* 73 du/ac 35 du/ac* 19 du/ac* 9 du/ac | <ul style="list-style-type: none"> Industrial School ○ Elementary ● Junior High ● High School Park Open Space ▲ Fire Station ★ Police Station L Library ■ Post Office <p>*in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available</p> |
|---|--|

N
 jaz1143531mid city
 complu.dwg
 5-3-99