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RESOLUTION NUMBER R- 303269
DATE OF FINAL PASSAGE DEC - 4 2007

WHEREAS, COMM 22, LLC, requested an amendment to the Southeastern San Diego Community Plan and an amendment to the Progress Guide and General Plan in order to redesignate land uses located at 2101 Commercial Street, from Industrial and Residential to Community Commercial, (see attached legal description, Exhibit "B"); 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 October 11, 2007, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Southeastern San Diego Community Plan and the Progress Guide and General 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, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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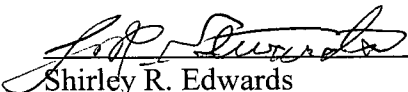
WHEREAS, on DEC - 4 2007, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Southeastern San Diego Community Plan; and

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 the Council adopts the amendments to the Southeastern San Diego Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 303269.

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

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Shirley R. Edwards
Chief Deputy City Attorney

SRE:pev
10/16/07
Or.Dept:DSD
R-2008-337
MMS #5477
Community Plan Amend - Applicant Initiated Amendment 11-01-04

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CITY OF SAN DIEGO
COMMUNITY DEVELOPMENT DEPARTMENT
RECEIVED

R- 303269

Legal Description

Exhibit "B"

Real property in the City of San Diego, County of San Diego, State of California, described as follows:

Parcel A:

Lots 39 to 44 inclusive in Block 227 of Mannasse and Schiller's Addition, according to the Map thereof No. 209 filed in the Office of the Recorder of San Diego County, July 11th, 1870.

Together with those portions of Fractional Lots 45 to 48, in Block 227 of Mannasse and Schiller's Addition, being a Subdivision of Pueblo Lot 1157, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 209 filed in the Office of the Recorder of said San Diego County, July 11, 1870.

Also together with those portions of Lots 1, 2 and 3 in Block 64 of Sherman's Addition, according to Map thereof No. 856 filed in the Office of the Recorder of San Diego County, February 18, 1899, lying South of the South line of Irving Avenue as conveyed to City of San Diego by John J. McCook by Deed dated June 15, 1893 and recorded in Book 222 Page 183 of Deeds in records of San Diego County, in the Office of the County Recorder of San Diego County.

Parcel B:

Fractional Lots eighteen (18) to twenty-two (22) inclusive in Block two hundred twenty-eight (228) of Mannasse and Schiller's Addition, according to Map thereof made by Chas A. Fox, No. 209, filed in the Office of the County Recorder of said San Diego County, July 11, 1870, excepting therefrom that portion of Lots eighteen (18) and nineteen (19) conveyed to the City of San Diego, and also excepting those portions of Lots eighteen (18), nineteen (19) and twenty (20), lying North of a line running parallel with and twelve (12) feet distant Southerly from the Northerly boundary line of said Mannasse and Schiller's Addition.

Together with Lots twenty-three and twenty-four in Block two hundred twenty-eight of Mannasse and Schiller's Subdivision of Pueblo Lot 1157, according to the Map thereof No. 209, filed in the Office of the Recorder of said San Diego County, July 11, 1870.

Also together with that portion of Beardsley St. vacated in Resolution No. 49206 dated February 25, 1929.

RECORDED
JUL 12 1870
COUNTY RECORDER
SAN DIEGO COUNTY

R. 303269

Parcel C:

Lots eight, nine, ten and eleven in Block two hundred thirty-eight of the Subdivision of Pueblo Lot 1157, commonly known as Mannasse and Schiller's Addition, according to Map thereof No. 209, filed in the Office of the County Recorder of San Diego County, July 11, 1870.

Together with that portion of Lots three to eight inclusive lying Northeasterly of Irving Avenue as now extended in Block sixty-four of Sherman's Addition, according to Map thereof No. 856, filed in the Office of the County Recorder of San Diego County, February 18, 1899.

Parcel D:

Fractional Lots 1 to 5 inclusive and Lots 6 to 8 inclusive in Block 237 of Lincoln Park, in the City of San Diego, County of San Diego, State of California, according to Map No. 478 filed in the Office of the Recorder of said San Diego County, January 4, 1888; also Fractional Lots 30 to 33 inclusive in Block 238 of San Diego Land and Town Company's Addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 379 filed in the Office of the Recorder of said San Diego County, October 30, 1886.

Together with that portion of Lots nine, ten and eleven in Block two-hundred thirty-seven of Lincoln Park, according to Map thereof No. 478 filed in the Office of the Recorder of San Diego County, January 4, 1888, which lie within the Southwest Quarter of Pueblo Lot 1154.

Parcel E:

Lots ten, eleven and twelve (10, 11 and 12) of Fractional Block sixty-five (65), heretofore conditionally deeded to the City of San Diego Board of School Trustees, of Sherman's Addition to San Diego as per official Map on file in County Recorder's Office of the County of San Diego and State of California.

Together with Lots one (1) and two (2) in Block sixty-five of Sherman's Addition, according to the Map thereof No. 856, filed in the Office of the Recorder of said San Diego County, February 18, 1899.

Also together with Lot three (3) in Block sixty-five (65) of Sherman's Addition, according to Map thereof No. 856, filed in the Office of the County Recorder of said San Diego County, February 18, 1899.

Also all those portions of Lots eighteen (18), nineteen (19) and twenty (20), in Block two hundred twenty-eight (228) of the Subdivision of Pueblo Lot 1157, commonly known as Mannasse and Schiller's Addition, according to Map thereof No. 209, filed in the Office of the County Recorder of said San Diego County July 11, 1870, that lie North of a line parallel with and 12 feet distant at right angles Southerly from the North boundary line of said Mannasse and Schiller's Addition. Excepting from said portion of Lot 16 that portion thereof that was conveyed to the City of San Diego by Deed from Celia Schiller recorded in Book 237, Page 75 of Deeds.

538-100-26, 27, 28 and 29; 538-120-01 and 17; 535-660-34; 535-640-13, 14, 15 and 16

R. 303269

Residential Objectives

1. Respect the housing character, scale, style and density of existing residential neighborhoods.
2. Preserve, restore and rehabilitate residences and/or neighborhoods with historical significance. (Information on historic structures and districts is detailed in the Neighborhood Element of the Plan.)
3. Encourage and accommodate orderly new development that is consistent with the community goals and objectives.
4. Require high quality developments in accordance with the design guidelines as established within the plan and as recommended by Project First Class.
5. Maintain or increase the level of owner occupancy in the community to increase maintenance of properties and to increase pride in individual neighborhoods.

Residential Recommendations

1. Residential Density Designations
 - a. To maintain the scale and spacing of development, approximately 30 percent of the community should be developed as "very low" (0-5 du/ac) or "low" (5-10 du/ac) density residential as shown on the community plan map (Figure 47) and Figure 7.
 - b. Areas designated for 10-15 dwelling units per acre generally coincide with areas presently zoned R-3000. This density is recommended for a majority of the central and western subareas, where the existing land use is typically 12-15 units per acre. In order to maintain the low visual scale of the community, the 30-foot height limitation of the R3000 Zone should be adhered to.
 - c. Provision of higher density residential use should not conflict with existing low scale, low density areas. Portions of the plan area are designated for densities of up to 30 dwelling units per acre with an additional area designated for densities between 30 and 74 dwelling units per acre. The areas designated for ~~these densities of up to 30 dwelling units per acre~~ include parts of Shelltown, and Southcrest, the northern portion of Lincoln Park, and along portions of Naranja Street, Imperial Avenue, National Avenue, and Market Street. This plan has designated areas for this density to reflect existing development, provide incentives for redevelopment and to take advantage of access to the trolley corridor. ~~The development of higher density residential development should be restricted to these areas.~~ The areas designated for densities of 30 to 74 dwelling units per acre include the southern portion of Commercial Street between 21st Street and Commercial Avenue (Figure 7).
 - d. Preserve the existing low residential densities in areas where a low density residential development pattern already exists and where the existing zoning is R1-5000, R1-6000 R110000 or R1-20000.

The community plan designations for land use could result in a total of 29,000 to 31,000 dwelling units or a decrease of about 18 percent in the existing zoning capacity.

- b. Publicly sponsored redevelopment, with an emphasis on rehabilitating existing commercial buildings, is provided for in the Preliminary Dells Imperial Redevelopment Plan and the Central Imperial Redevelopment Plan. The community plan recommends that priority be given to redevelopment efforts along Imperial Avenue from 25th Street to State Highway 15.
 - c. Logan-Euclid Professional Business Association. This area should be given priority for landscaping improvements and other assistance because of the owner's willingness to invest. This area could serve as a model for a joint public/private revitalization project. The traffic island here could be landscaped.
9. Public Parking. Public parking lots are needed in areas of higher density or more intense commercial activities, such as Imperial Avenue between 25th and 30th, and 63rd and 66th Streets. The funding of these parking areas and their maintenance could be obtained through Business Improvement Districts or Special Assessment Districts. These parking areas should be highly visible from the public streets to increase safety and should be well-lighted and landscaped. In addition, the Euclid Trolley Station should be expanded to the west if this additional area is determined to be needed by MTDB.
 10. Alcohol Sales - Conditional Use Permit. The Alcohol Beverage Conditional Use Permit pilot program for new liquor licenses or a change in license should be continued. The number of commercial establishments selling alcoholic beverages in Southeastern San Diego should be reduced in neighborhoods experiencing high level of crime.
 11. Multiple-Use. Areas designated for multiple use (commercial/residential) should be established along major streets near residential areas as illustrated in the Neighborhood Element of this plan (p. 157-315), and in redevelopment areas. Areas designated for multiple-use may be developed commercially or residentially. Careful site planning will be required to provide a buffer area between residential and commercial development. This blending of uses will act as a buffer between the commercial and residential zones, can aid in the preservation and re-use of historically significant structures and allows for development flexibility to create new opportunities for redevelopment. All other commercially designated areas should not be permitted to develop residentially to assure that needed commercial services are provided.
 12. Urban Plazas and Landscaped Settings. Create urban plazas in park-like setting along Chollas Creek from Imperial Avenue near Interstate 805 on the north to National Avenue on the south which consist of landscaping, enhanced paving, and a location for public art.
 13. Commercial Street Revitalization. The southern portion of Commercial Street, between 21st and Harrison Avenue is designated Community Commercial (see Figure 7). The Community Commercial Designation provides for mixed use areas with retail, service, civic, office and residential uses for the community along transit corridors. The residential density range associated with the Community Commercial Designation is 30 to 74 dwelling units per acre.

Industrial Recommendations

1. Proposed Industrial Sites. The community plan land use map will provide for a slight increase in the total of industrial land use acreage allowed by existing zoning. Industrial sites in the community plan are designated in six consolidated industrial development centers. These include:

1. Commercial Street (Generally from Interstate 5 to approximately Bancroft Street);
2. National Avenue (33rd Street to State Highway 15);
3. Southcrest East (41st Street to 43rd Street);
4. Market Street East (Market Street generally from 49th Street to Merlin Drive, with the exception of the intersection Market Street and Euclid Avenue);
5. Gateway Center West (32nd Street to State Highway 15);
6. Gateway Center East (State Highway 15 to Boundary Street);
7. Market Street Industrial Park (Market Street from Boundary Street to 41st Street);
8. Federal Boulevard (just east of 60th Street to the City Limits);
9. Imperial Avenue (State Highway 15 to 36th Street).

Most of the industrial centers listed above lie within the Redevelopment Agency project areas. The Redevelopment Agency should provide assistance for the assembly of land parcels in these areas. The Redevelopment Agency involvement should also assist in the application of design review for industrial parks at these centers.

2. Lot Sizes. The industrial centers listed above should be designed to allow the assembly of large parcels for major industrial users.
3. Use Restrictions.
 - a. Industrially designated areas should be reserved for industrial and/or office park uses and should not be pre-empted by commercial or residential uses. This should be implemented through zoning or planned district regulations.
 - b. Auto dismantling, junk yards, outdoor open storage and recycling industries should be prohibited in the Southeastern San Diego community. Compliance with this restriction should be required within ten years of adoption of the applicable zoning regulations.

During preparation for the arrival of the San Diego Trolley, many of the industrial developments along Commercial Street participated in a revitalization program which resulted in a general cleanup of the area. However, many of the properties remain in a state of disrepair and are in need of redevelopment.

Schools

The neighborhood has one elementary school, Burbank Elementary School, located on Evans Street between Irving Avenue and Julian Avenue. With an enrollment of over 600, the school has increased beyond district projections and now has plans for expansion. (See Public Facilities section.)

Logan Heights Objectives

1. Revitalize the commercial uses along Imperial Avenue and Commercial Street, improving building facades and landscaping.
2. Improve the appearance of Imperial Avenue, Commercial Street, and Oceanview Boulevard.
3. Rehabilitate the industrial uses along Commercial Street and increase the amount and quality of screening of industrial uses.
4. Preserve this community's well-maintained and historically significant residential units. Allow redevelopment on underutilized or poorly maintained lots, but preserve the area's development pattern of small houses along the street with additional units towards the rear of lots.

Logan Heights Recommendations

- A. Rezone both sides of Commercial Street to a light industrial zone that limits the range of uses permitted and requires aesthetic screening of all industrial uses, with the exception of the southern portion of Commercial Street between 21st Street and Harrison Avenue, which should be rezoned to CC-3-5.

Commercial Street is presently occupied with industrial uses including auto dismantling facilities, heavy manufacturing, boat building, and outdoor storage. Although these uses play an important role of the economy of Southeastern San Diego, it is important that these uses not be offensive or in conflict with surrounding land uses. This plan recommends that Commercial Street be rezoned from the existing M-2 and M-1 zones to a light industry and service zone for uses such as small and incubator businesses, wholesaling and office space. The alley system should be used as much as possible for service and parking access, reducing conflict with the trolley. Development regulations should ensure that industrial uses are screened by walls or berms.





compatible private development. In the event that residential development is considered for the site, the density should be compatible with the density recommended in this plan (15-17 units per acre).

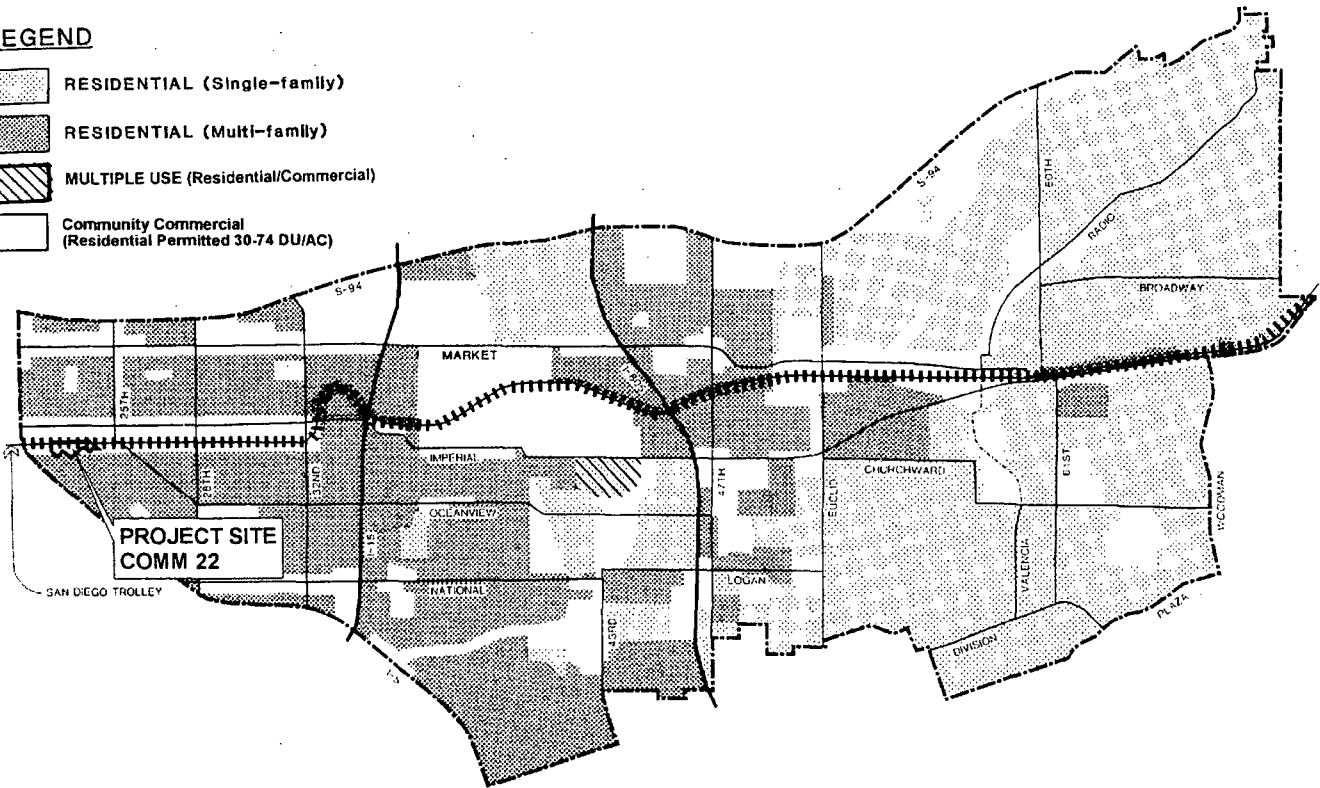
F. The low-medium density (10-17 dwelling units per net acre, MF-2500 and MF-3000 zones) multi-family portions of the neighborhood should be identified as "Special Character Multi-Family Neighborhoods" that would be protected with development standards recommended by the Urban Design Element.

G. Rezone the southern side of Commercial Street between 21st Street and Harrison Avenue to CC-3-5 to allow a mix of pedestrian-oriented, community serving commercial uses and high density residential uses. Revitalization efforts may incorporate mixed-use development with residential densities greater than 30 dwelling units per acre. Revitalization effort should also incorporate transit oriented design to maximize the use of the existing trolley system.

RECOMMENDED RESIDENTIAL LAND USE

LEGEND

-  RESIDENTIAL (Single-family)
-  RESIDENTIAL (Multi-family)
-  MULTIPLE USE (Residential/Commercial)
-  Community Commercial
(Residential Permitted 30-74 DU/AC)

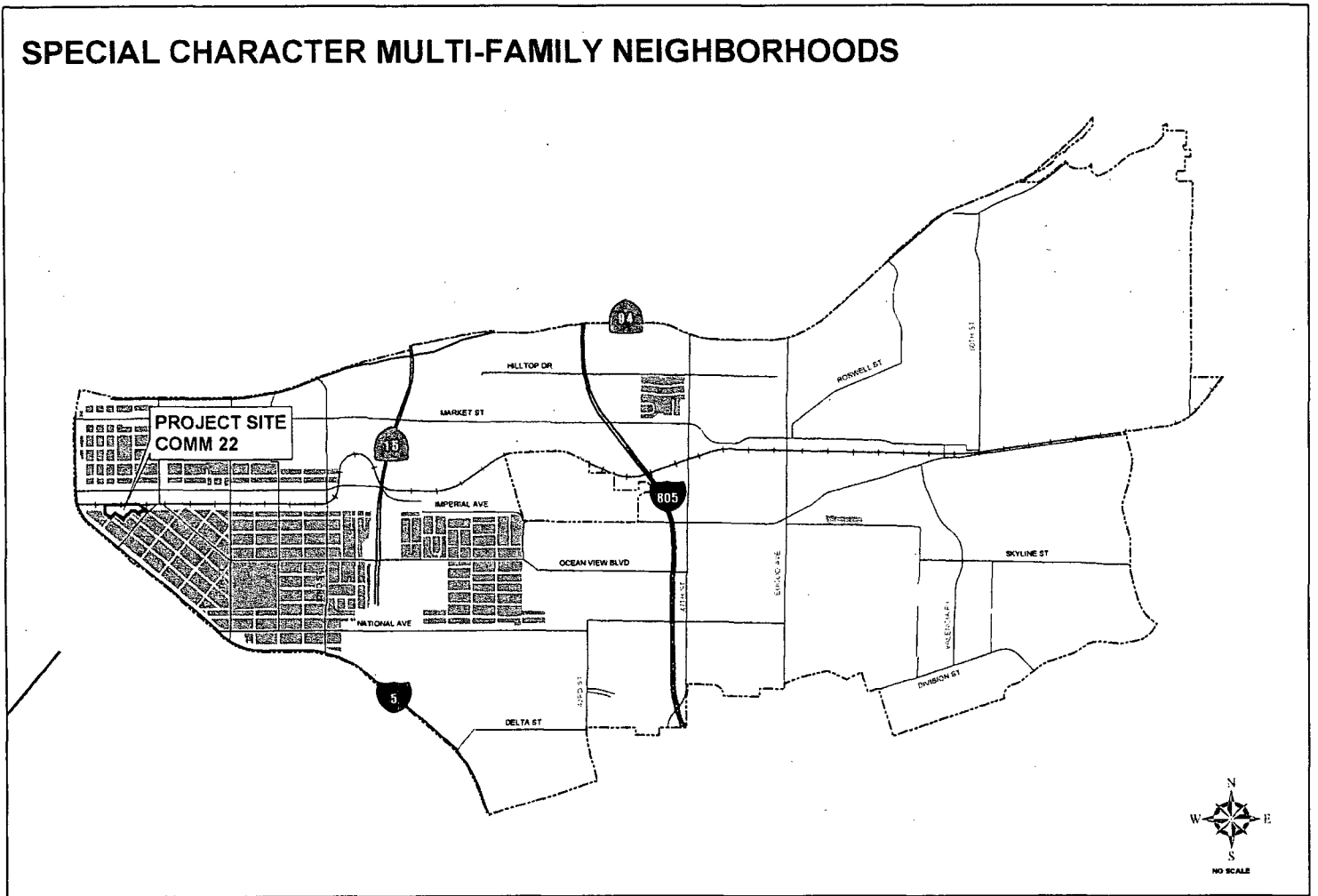


SOUTHEAST SAN DIEGO
CITY OF SAN DIEGO · PLANNING DEPARTMENT

PROPOSED
FIGURE 7

R- 303269

SPECIAL CHARACTER MULTI-FAMILY NEIGHBORHOODS








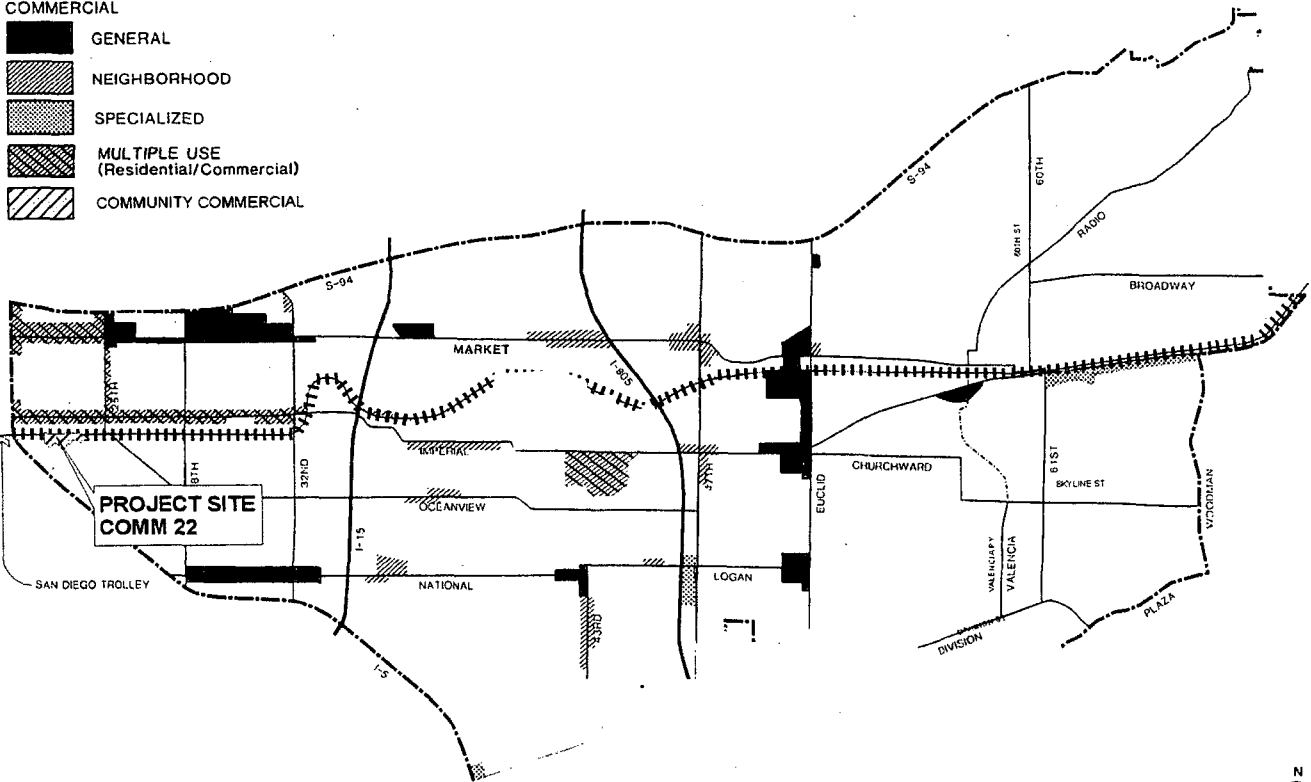
SOUTHEASTERN SAN DIEGO
CITY OF SAN DIEGO · PLANNING DEPARTMENT

PROPOSED
FIGURE 7B

R- 303269

RECOMMENDED COMMERCIAL DESIGNATIONS

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

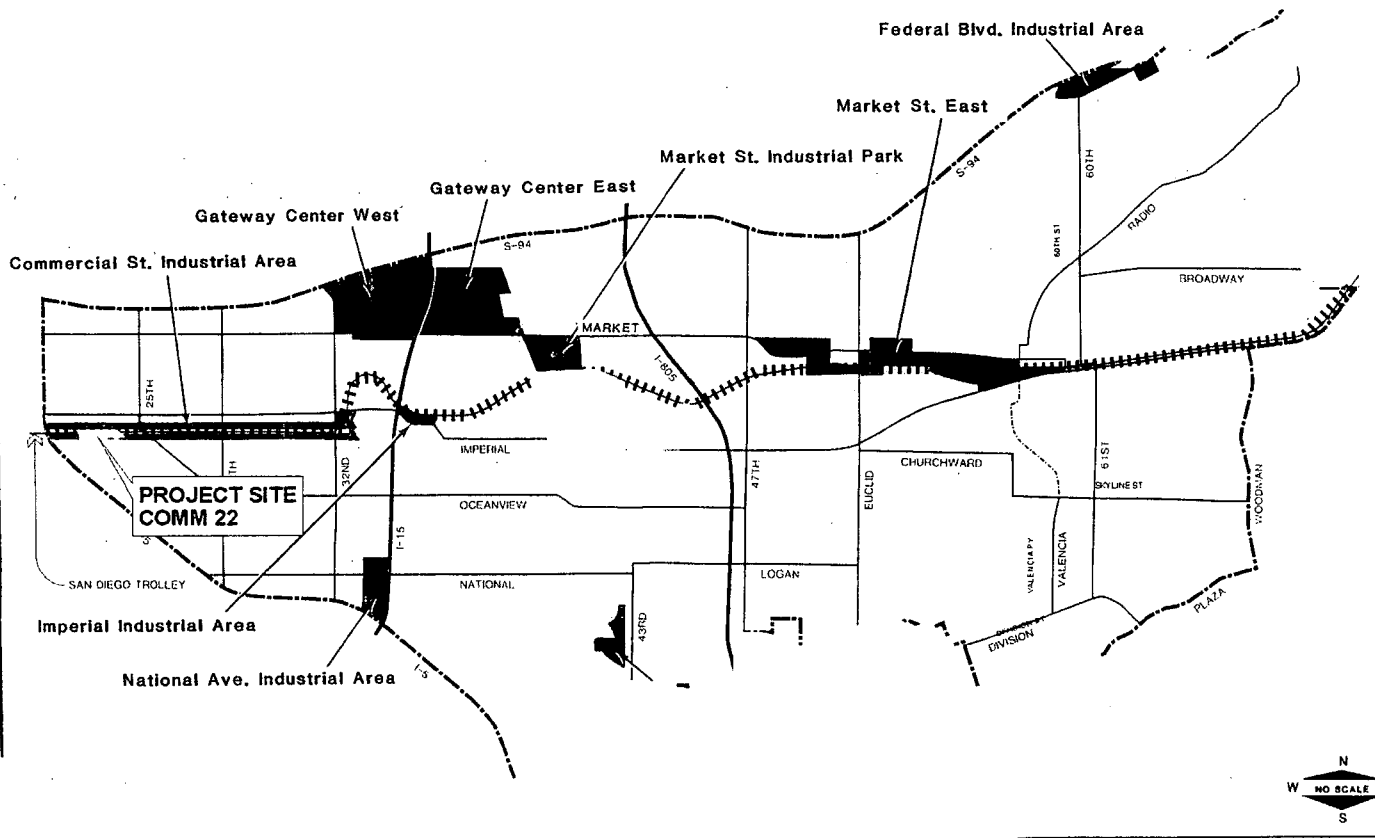


SOUTHEAST SAN DIEGO
CITY OF SAN DIEGO · PLANNING DEPARTMENT

PROPOSED
FIGURE 9

R- 303269

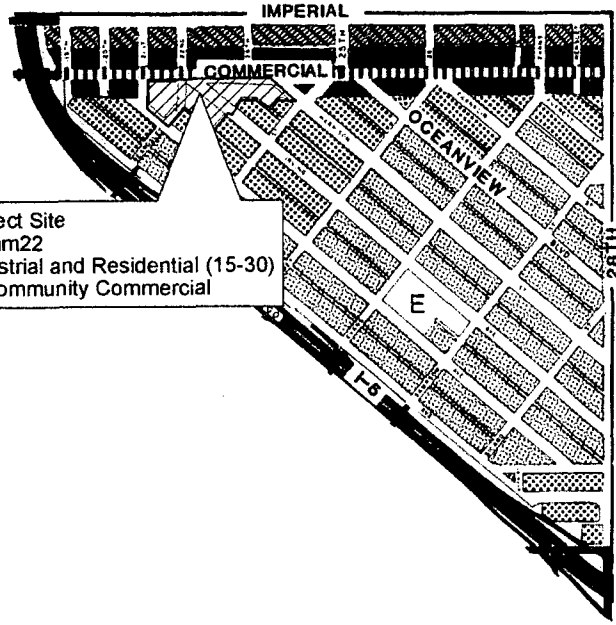
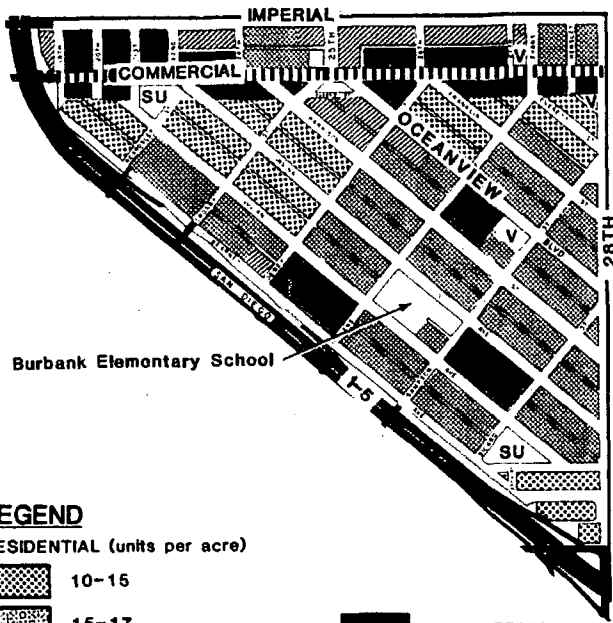
RECOMMENDED INDUSTRIAL DESIGNATIONS



R- 303269

EXISTING LAND USE

RECOMMENDED LAND USE



LEGEND

RESIDENTIAL (units per acre)

- 10-15
- 15-17
- 30-45

MULTIPLE USE (Residential/Commercial)

COMMERCIAL

- G-GENERAL
- N-NEIGHBORHOOD

COMMUNITY COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

Schools

- E Elementary
- J Junior High
- S Senior High
- P Private
- SU School Use

VACANT



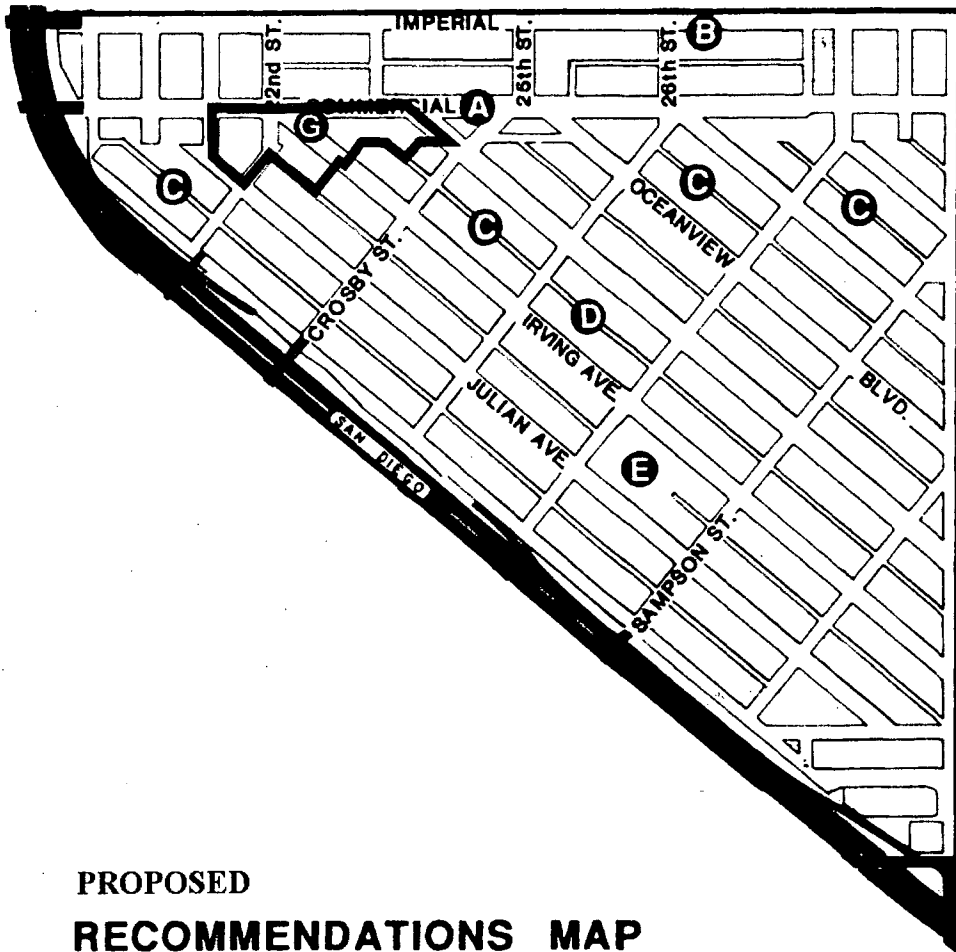
LOGAN HEIGHTS

SOUTHEAST SAN DIEGO

CITY OF SAN DIEGO · PLANNING DEPARTMENT

PROPOSED
FIGURE 28

R- 303269



**PROPOSED
RECOMMENDATIONS MAP**

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