

RESOLUTION NUMBER R- 304443

DATE OF FINAL PASSAGE NOV 18 2008

WHEREAS, on NOV 18 2008, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Land Use Plan (Navajo Community Plan); and

WHEREAS, ASN Mission Gorge LLC, A Delaware Limited Liability Company, requested an amendment to the General Plan and the Land Use Plan (Navajo Community Plan) to the remove the Mobile Home Park Overlay Zone to allow for the demolish of an existing 119-space mobile home park and construct a 444-unit rental condominium complex of two, three, and four-story buildings, leasing facility, fitness facility, and club room that would wrap around a 5.5-level parking structure, with 20 percent on-site affordable rental condominium units on a 10.2-acre site located 6850 Mission Gorge Road, the intersection of Mission Gorge Road and Greenbrier Avenue, the site is legally described as Lot 1 of Mission Valley Village Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 6315, filed in the Office of the County Recorder of San Diego County, February 28, 1969; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the 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 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

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 Land Use Plan (Navajo Community Plan), a copy of which is on file in the office of the City Clerk as Document No. RR- 304443.

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

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Marianne Greene
Marianne Greene
Deputy City Attorney

MG:als
10/27/08
Or.Dept:DSD
R-2009-526
MMS#5977

NAVAJO COMMUNITY PLAN

Community Plan Amendment

for the

ARCHSTONE-MISSION GORGE PROJECT

Draft: September 2008

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R-304443

NAVAJO COMMUNITY PLAN AMENDMENTS

The following amendments have been incorporated into this July 2004 posting of this plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Navajo Community Plan adopted	July 29, 1982	3946	December 7, 1982	R-257606
Grantville Amendment- updates existing conditions, provides design guidelines, and establishes supplemental development regulations	January 5, 1989	0333-PC	April 4, 1989	R-273164
The Circulation and Public Transportation Element was added			August 5, 2002	R-296956
<u>Amendment to delete Mobile Home Park Overlay from 10.22-acre site located on the east side of Mission Gorge Road at Old Cliffs Road.</u>	_____, 2008	_____	_____, 2008	_____

RESIDENTIAL

EXISTING CONDITIONS

Navajo is a family-oriented community of attractive single-family homes. In 1968, approximately 95 percent of the population resided in single-family homes. These homes accounted for 92 percent of all dwelling units in the Navajo area.

In 1970, five percent of the population resided in multi-family units, which comprised 28 percent of all dwelling units in the Navajo area. In 1970, almost 75 percent of all dwelling units were owner-occupied, compared to 50 percent in the city as a whole. Vacancy rates were approximately four percent as compared to 5.6 percent for the entire City.



In 1988, single-family homes accounted for 77 percent of all dwelling units in the Navajo area. Multi-family homes accounted for 21 percent of the dwelling units. Vacancy rates were approximately 3.4 percent, while the citywide rate was 4.4 percent. According to 1980 census data, almost 79 percent of all dwelling units are owner-occupied, compared to 50 percent in the City as a whole.

Densities in the single-family residential areas of the community vary from one to six dwelling units per acre. In the multi-family areas, densities vary from 16 dwelling units per acre in the vicinity of Navajo Road and Jackson Drive to 40 dwelling units per acre in Grantville.

At the time the Community Plan was prepared, two mobile home parks were located in the community in the vicinity of Mission Gorge Road: one located near the intersection of Old Cliffs Road and Mission Gorge Road and the other located at the eastern end of Old Cliffs Road. The Mobile Home Park Overlay Zone was applied to both of these areas. The overlay zone provides protection for the residents of the mobile home parks against development of the sites for other uses and ensures the availability of varied housing types to create a more balanced community. In 2008, an amendment to this Community Plan resulted in removing the Mobile Home Park Overlay Zone from the site located near the intersection of Old Cliffs Road and Mission Gorge Road.

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1. All statistics compiled by City of San Diego Planning Department.

- Mobile home parks can provide affordable housing units both for rent and for sale. However, manufactured housing has limited benefit in a high land cost urban environment like San Diego. The ability to house more people and provide more affordable units if developed with multifamily housing has resulted in increased pressure to convert existing mobile home parks to more intensive uses in recent years.

Dwelling Unit Density

Based upon the proposed land use, which assumes that the canyons and sloped areas will remain open, it is projected that by 1990 the number of dwelling units will increase approximately 32 percent above the 1970 level – an increase of some 4,950 units. Approximately one-half of the new housing units will be in the medium density range of 15-29 dwelling units per acre. By 1990, medium density housing will comprise approximately 25 percent of all residential units, compared to eight percent in 1970.

While Navajo will continue to be a relatively low density area, it is proposed that a wide range of residential densities be permitted to develop in the community. This range would include 30-43 (medium-high density), 15-29 (medium density), 10-14 (low-medium density), 5-9 (low density) and 0-4 (very low density) dwelling units per acre of land. These densities will allow single-family houses, duplexes, townhouses, and apartments which will appeal to a wide segment of the population and provide for a diverse balanced population in the community.

To provide a more complete variety of housing types, the Mobile Home Park Overlay Zone should be retained on the existing mobile home park sites. However, it is recognized that pressure to convert existing mobile home parks to more intensive uses has increased in recent years due to high land costs and the ability to house more people and provide more affordable units if developed with multifamily housing. If conversion of mobile home parks to other land uses is proposed, a Community Plan Amendment is required to remove the Mobile Home Park Overlay Zone. Additionally, all procedures outlined in San Diego Municipal Code – **Mobilehome Park Discontinuance and Tenant Relocation Regulations** – shall apply to any proposal involving development of an existing mobile home park.

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The City of San Diego's Municipal Code requires relocation of mobile home park residents being displaced due to the discontinuance of a mobile home park or mobile home space. Therefore, development of any existing mobile home park site within the community shall ensure that the tenant relocation provisions of San Diego Municipal Code are met.

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Site Design

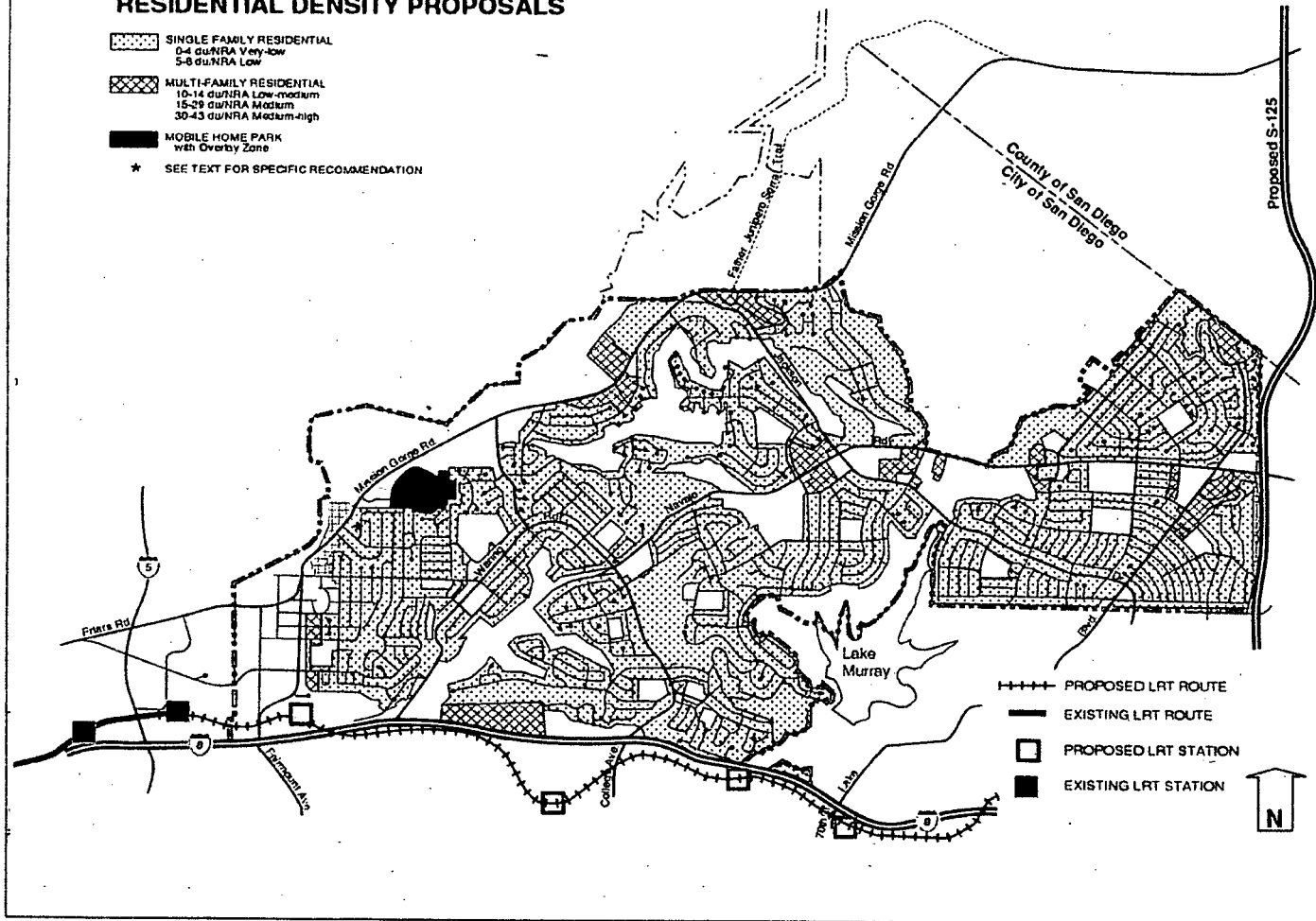
- Fit house to land rather than land to house. Choose the appropriate house plan to fit the basic slope type of the site – up, down, or across slope. Correct selection will minimize grading and preserve the maximum groundcover and trees. Use retaining walls, terraces, split level or platform houses to minimize grading. This would eliminate the need for flat building pads involving extensive earth cuts.



- If earth moving is necessary, re-contour rather than cut and fill. If a new form must be given to the land, the final form should have a strong, smoothly flowing character typical of the existing hills. The basic character of the original site should provide the theme with adjustments to make the slopes gentle. Particular attention should be paid to the transition areas where the existing terrain stops and earthwork begins. Additional shaping in some areas may be necessary due to the unique subsoil and groundwater conditions present.
- Create privacy for each house and protect its outdoor spaces from view and noise. Develop alternate methods of handling setbacks to increase usable open space such as to minimize narrow, useless side yards, as well as to create an interesting streetscape.

RESIDENTIAL DENSITY PROPOSALS

-  SINGLE FAMILY RESIDENTIAL
0-4 du/NRA Very-low
5-8 du/NRA Low
-  MULTI-FAMILY RESIDENTIAL
10-14 du/NRA Low-medium
15-29 du/NRA Medium
30-43 du/NRA Medium-high
-  MOBILE HOME PARK
with Overlay Zone
- ★ SEE TEXT FOR SPECIFIC RECOMMENDATION



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