

RESOLUTION NUMBER R- 305185

DATE OF FINAL PASSAGE JUL 28 2009

A RESOLUTION APPROVING AN AMENDMENT TO THE  
GENERAL PLAN AND THE COLLEGE AREA COMMUNITY  
PLAN.

WHEREAS, Plymouth Health Investments, LLC, a Delaware limited liability company, Owner, and DMC-San Diego 2, L.P., a Delaware limited partnership, Applicant, requested an amendment to the College Area Community Plan and an amendment to the General Plan to redesignate 9.99 acres located at 6599 Alvarado Road in the College Area Community Plan area from Institutional use to Residential use; and

WHEREAS, the site is legally described as Lot 5 of Alvarado Plaza Unit 3, according to Map No. 6072, filed March 20, 1968, in the Office of the San Diego County Recorder; 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, on June 18, 2009, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the College Area Community Plan; 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

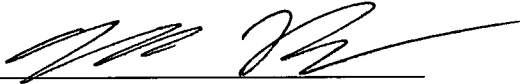
WHEREAS, on July 28, 2009, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the College Area Community Plan; and

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 amendment to the College Area Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 305185.

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

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Keith Bauerle  
Deputy City Attorney

KB:pev:hm  
06/26/09  
10/16/09 COR.COPY  
Or.Dept:DSD  
R-2009-1317  
MMS #9645

1, 1987, the vacancy factor for the 92115 zip code area, which includes the College Area community, was 3.5 percent. Most of the housing units were in sound condition. The rental vacancy rate in 1987 was 7.7 percent. The median value of housing according to the 1980 census was \$92,700 compared to a citywide value of \$90,700, and median rent was \$288 per month compared to a citywide figure of \$249.

**TABLE 2**  
**Population and Housing Characteristics -1988**

Total Population	19,000
Total Housing Units	7,500
Single-Family Units	3,900
Multifamily Units	3,600
Average Family Size	2.15
Overall Community Density	9 people/acre
Average Family Income	\$22,000
Median Housing Value	\$92,700

Sources: U.S. Census, 1980; Population, Housing Inventory Data, January 1, 1988, City of San Diego

The overall profile of the community is that of a middle class community beginning to age but still somewhat family oriented. The overall density of the community is low (nine people/acre), while the relative wealth (income, housing value, rent) is higher than average. Even though there is a significant nonresident population, the community is still a stable, established area.

**Table 3**, below, represents projected growth in the College Area community based on the recommendations of this Plan. All new housing units are projected to be multifamily units with the number of single-family units remaining the same as in 1988. These projected numbers may not be used as absolute quantities representing future growth. These numbers are included for planning purposes only and represent gross estimates that do not reflect changing economics or social factors in the City or the region. They are included here only as possible future quantities (based on recommended land uses and densities) to be compared with existing numbers.

**TABLE 3**  
**Projected Population and Housing Units**

Total Population	22,000
Total Housing Units	8,750
Total Increase of Units	1,250
Percent Increase	14%

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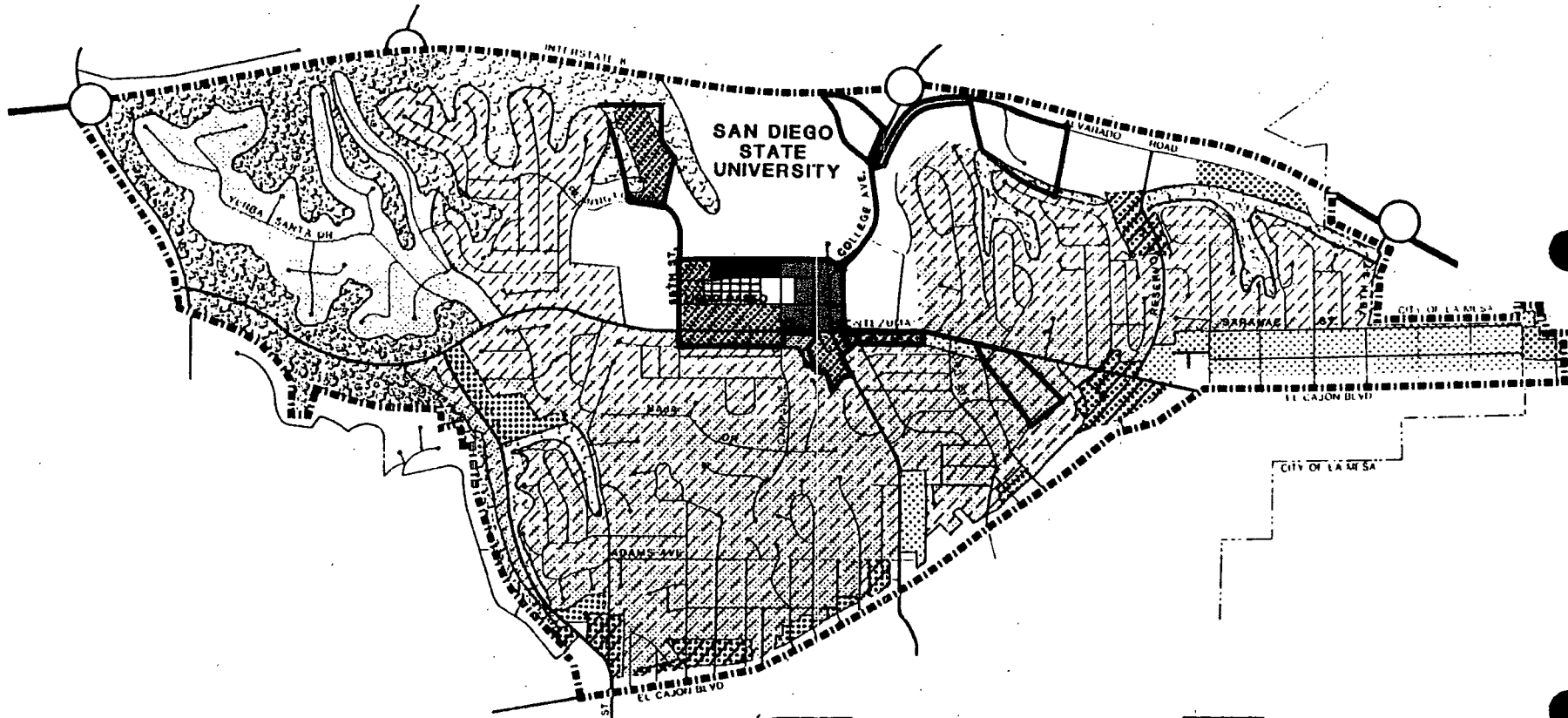
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SAN DIEGO, CALIFORNIA

## EXISTING CONDITIONS: HOSPITALS

Alvarado Medical Center is located within the plan area and provides a full range of hospital services, including emergency medical services to the area residents. ~~The medical offices adjacent to the Alvarado Medical Center are a part of this hospital facility. They~~ Adjacent medical offices are well integrated into the complex and are linked by sidewalks and driveways to other parts of the medical complex. The 200-bed Kaiser Hospital near Zion Avenue and Mission Gorge Road also serves the plan area. Mount Helix General Hospital and Grossmont Hospital are within convenient distance in the City of La Mesa.

## RECOMMENDATIONS: HOSPITALS

1. The community should monitor hospital facilities within and adjacent to the planning area to ensure adequate hospital service for community residents.
2. Development in the office area adjacent to Alvarado Medical Center should emphasize medically-oriented and university-related office.
- 4.3. A pedestrian circulation system linking office development with the medical center should be maintained.



Protected Single Family Areas		VERY LOW (0-1 DU/AC)		HIGH (45-75 DU/AC)
		LOW (5-10 DU/AC)		VERY HIGH (75-110 DU/AC)
		LOW/MED. (10-15 DU/AC)		VERY HIGH W/COMMERCIAL
		MEDIUM-MED./HIGH (15-45 DU/AC)		OPEN SPACE (0-1 DU/AC)
				OPEN USE AREA
			DU/AC	Dwelling units permitted/net acre.

# RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN  
CITY OF SAN DIEGO • PLANNING DEPARTMENT

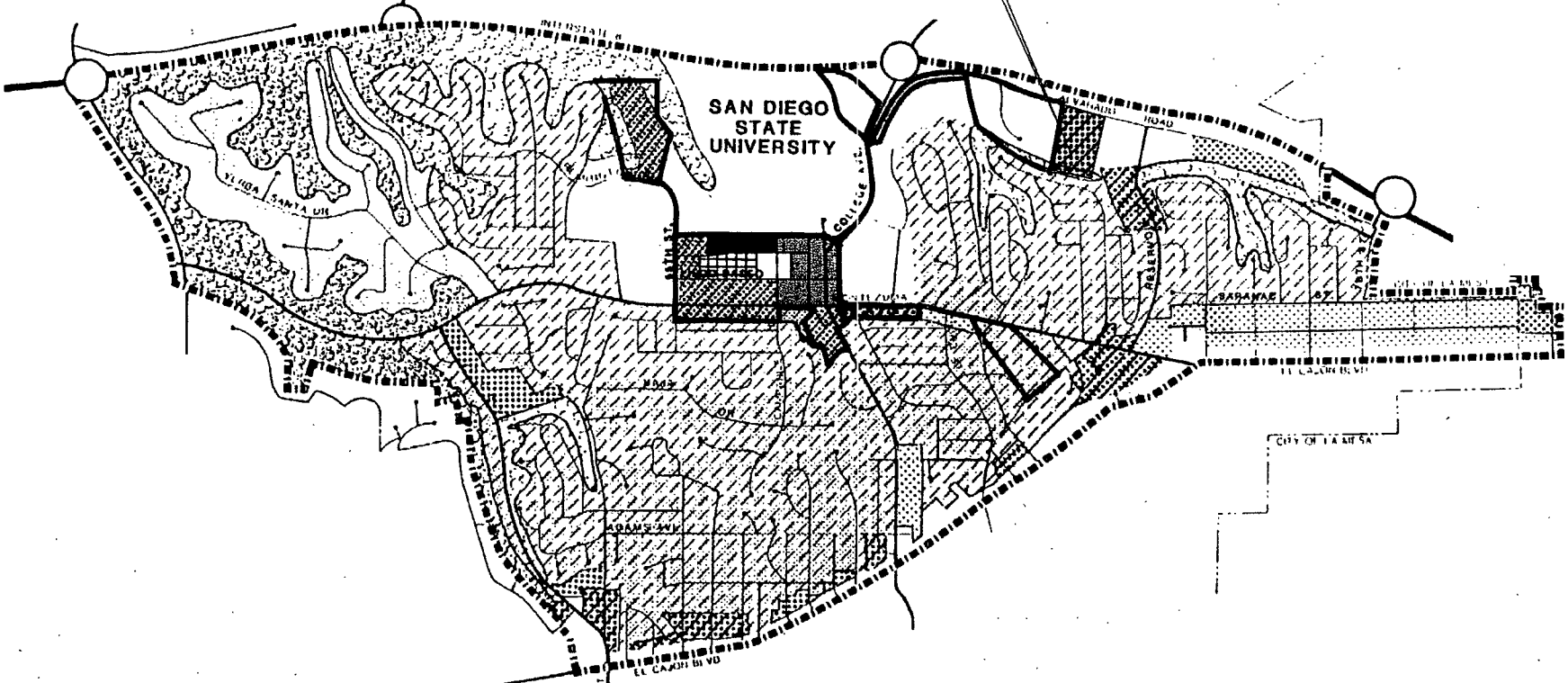


FIGURE 6

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Site: Proposed High (45-75 DU/AC)



Protected Single Family Areas		VERY LOW (0-1 DU/AC)		HIGH (45-75 DU/AC)
		LOW (5-10 DU/AC)		VERY HIGH (75-110 DU/AC)
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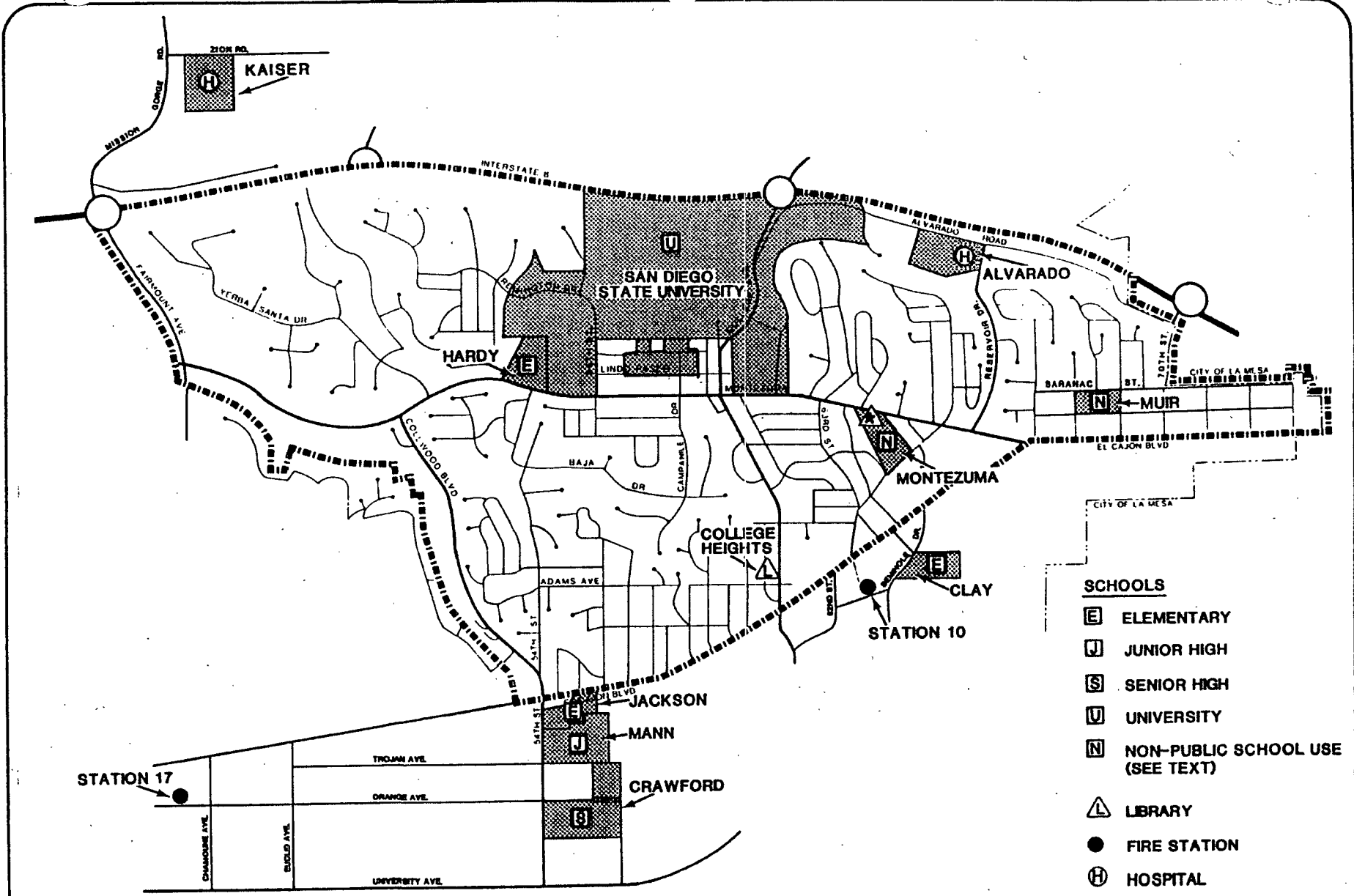
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FIGURE  
**6**

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- SCHOOLS**
- E** ELEMENTARY
  - J** JUNIOR HIGH
  - S** SENIOR HIGH
  - U** UNIVERSITY
  - N** NON-PUBLIC SCHOOL USE (SEE TEXT)
- △** LIBRARY
  - FIRE STATION
  - H** HOSPITAL
  - △** SEE NOTE

NOTE: The northern portion of the Montezuma Elementary School site may develop with a library (see SDSU Element).

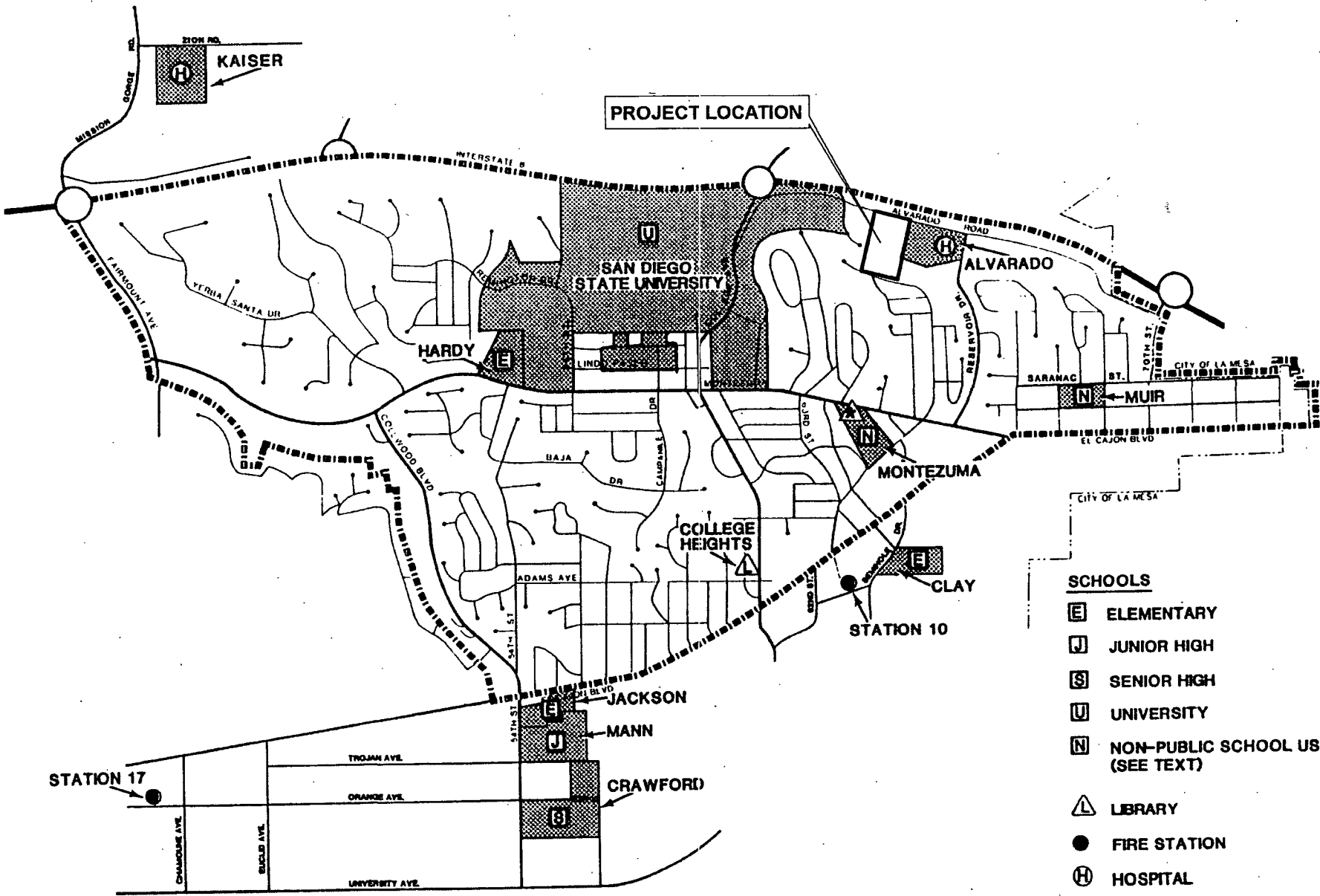
**PUBLIC FACILITIES**  
**COLLEGE AREA COMMUNITY PLAN**  
 CITY OF SAN DIEGO • PLANNING DEPARTMENT



**FIGURE 22**

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- SCHOOLS**
- [E] ELEMENTARY
  - [J] JUNIOR HIGH
  - [S] SENIOR HIGH
  - [U] UNIVERSITY
  - [N] NON-PUBLIC SCHOOL USE (SEE TEXT)
- [△] LIBRARY
  - [●] FIRE STATION
  - [H] HOSPITAL
  - [▲] SEE NOTE

NOTE: The northern portion of the Montezuma Elementary School site may develop with a library (see SDSU Element).

**PUBLIC FACILITIES**

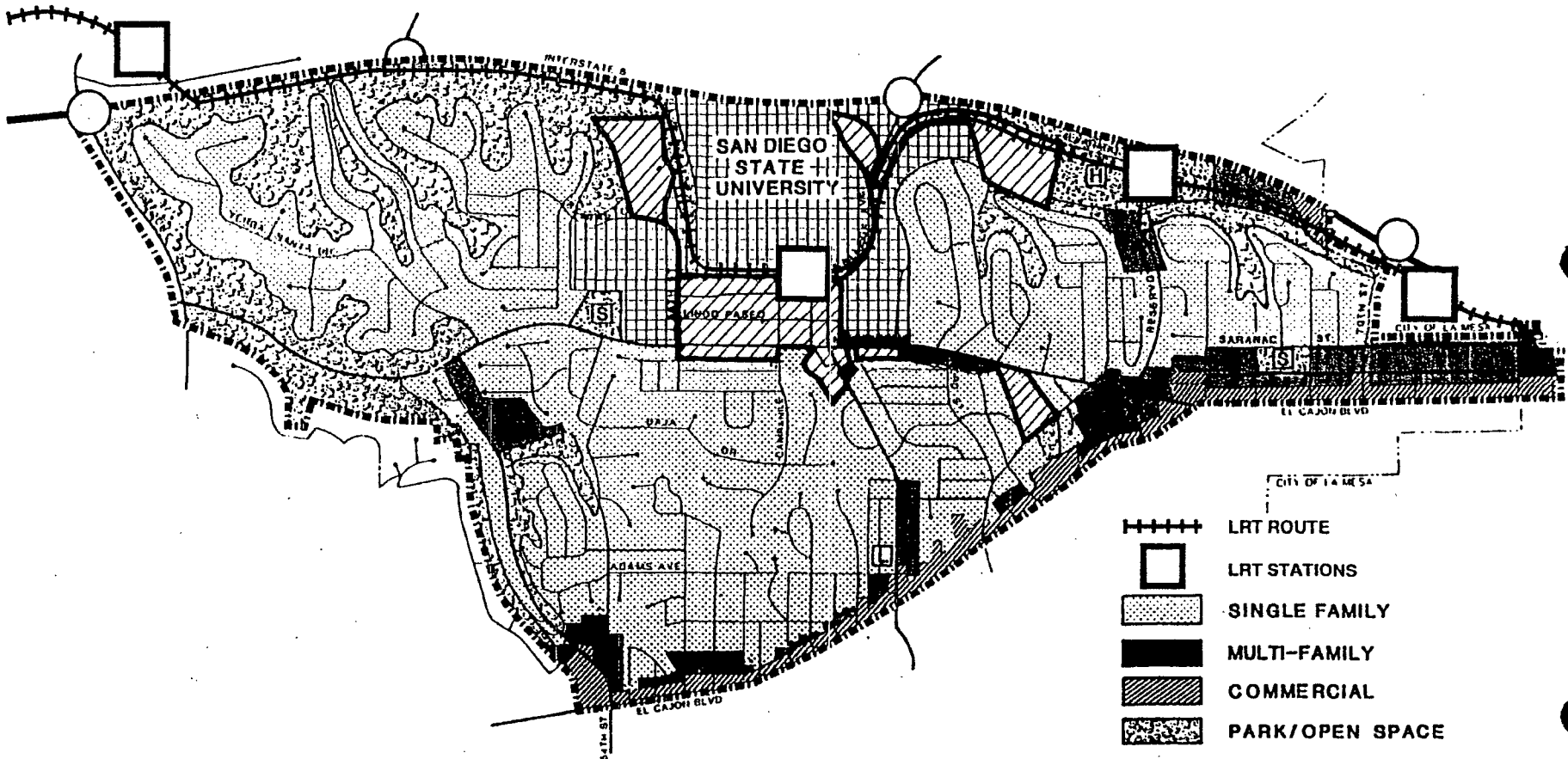
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FIGURE  
**22**

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- +++++ LRT ROUTE
- LRT STATIONS
- ▨ SINGLE FAMILY
- MULTI-FAMILY
- ▧ COMMERCIAL
- ▩ PARK/OPEN SPACE
- ▦ UNIVERSITY CAMPUS
- ▨ REDEVELOPMENT PROJECT AREA (see fig. 7B)
- ▩ INSTITUTION
  - ⌘ HOSPITAL
  - ⌘ LIBRARY
  - ⌘ SCHOOL

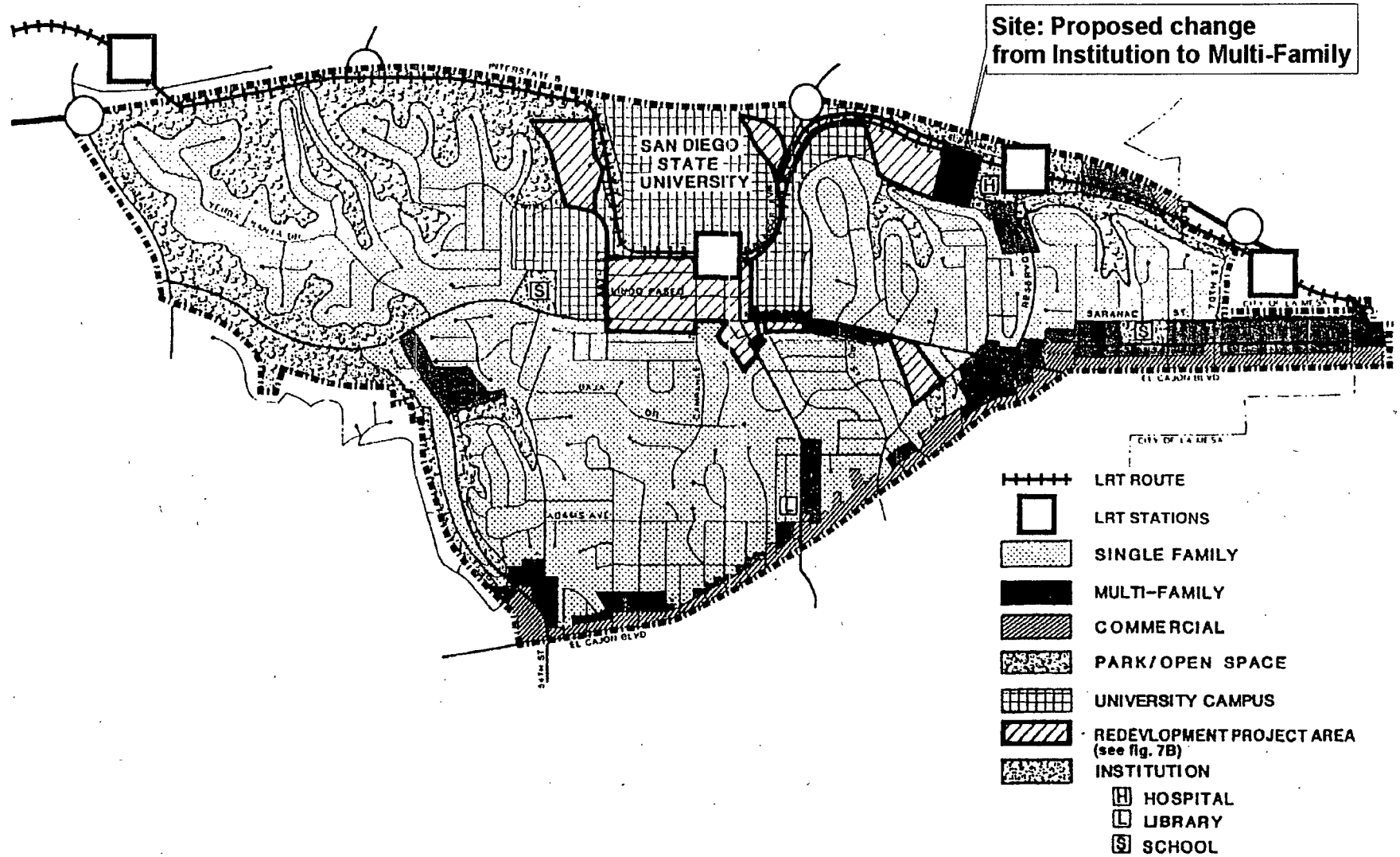
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# COMMUNITY PLAN MAP

COLLEGE AREA COMMUNITY PLAN  
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