

RESOLUTION NUMBER R- 305582

DATE OF FINAL PASSAGE JAN 26 2010

A RESOLUTION APPROVING COLLEGE AREA COMMUNITY
PLAN AMENDMENT NO. 594852 FOR THE AZTEC COURT
APARTMENTS PROJECT NO. 165908.

WHEREAS, Aztec Court, LLC, a California limited liability company, requested an amendment to the College Area Community Plan to allow development of a multi-family residential project, the Aztec Court Apartments, located at 6237 Montezuma Road, by re-designating the parcel, Lot 191 [APN 467-171-31-00] from Low Medium Residential to High Residential. The site is legally described as Lot 191 of Collwood Park Unit No. 2, according to Map thereof No. 2495, filed August 12, 1948 together with that portion of the south six feet of Montezuma Road adjoining said Lot 191 on the north as closed to public use by Resolution No. 184453, recorded August 6, 1965, as File No. 141427, Official Records, 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 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 December 10, 2009, 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, a public hearing is required by law implicating due process rights of individuals affected by the decision,

and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on JAN 26 2010, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the College Area Community Plan; and

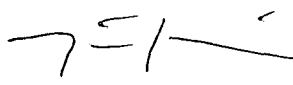
WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts College Area Community Plan Amendment No. 594852, a copy of which is on file in the office of the City Clerk as Document No. RR- 305582 and which is attached hereto as Exhibit A and incorporated by reference herein.

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

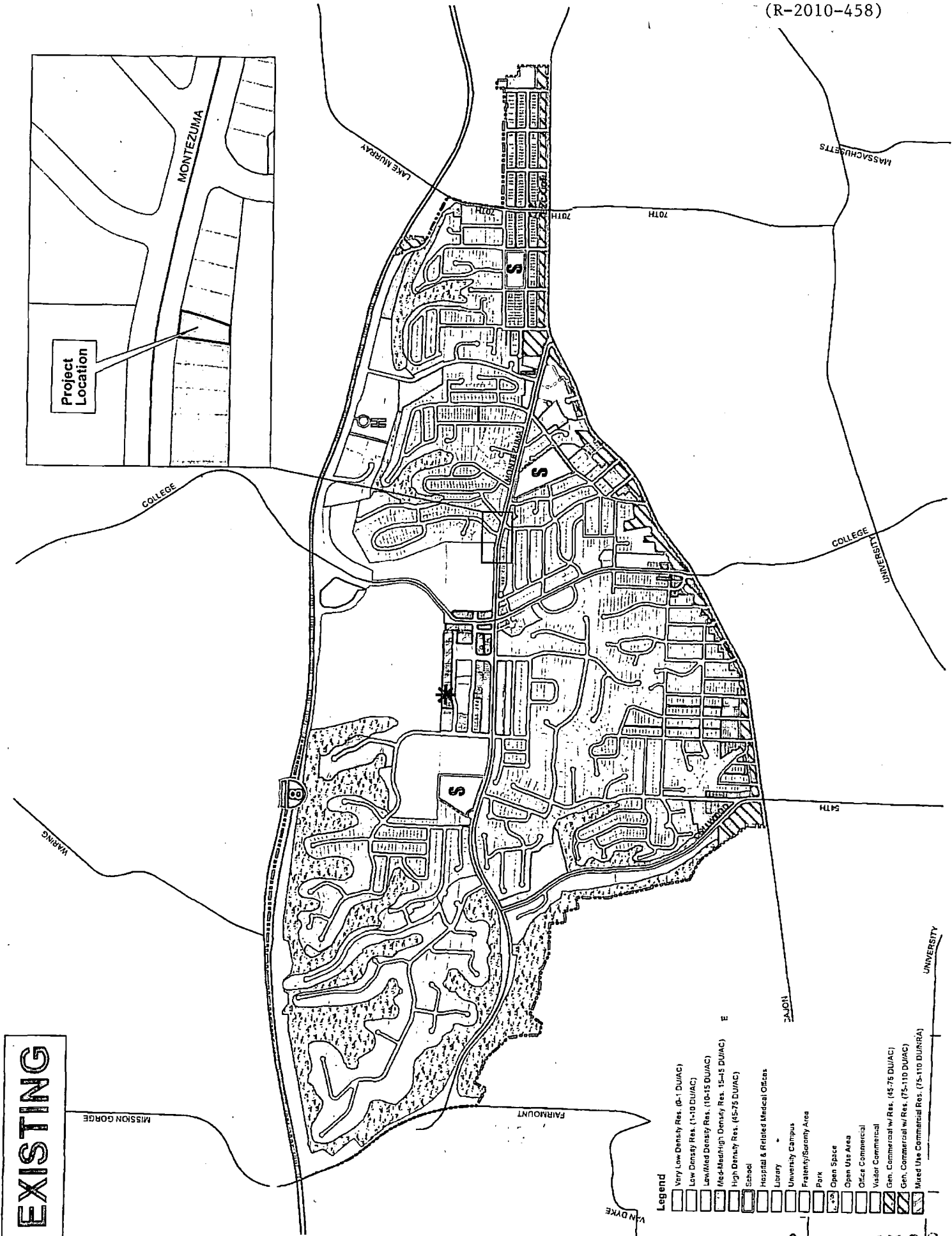
APPROVED: JAN I. GOLDSMITH, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:js
12/23/2009
01/07/2010 Rev.
Or.Dept:DSD
R-2010-458
MMS#11233



EXISTING

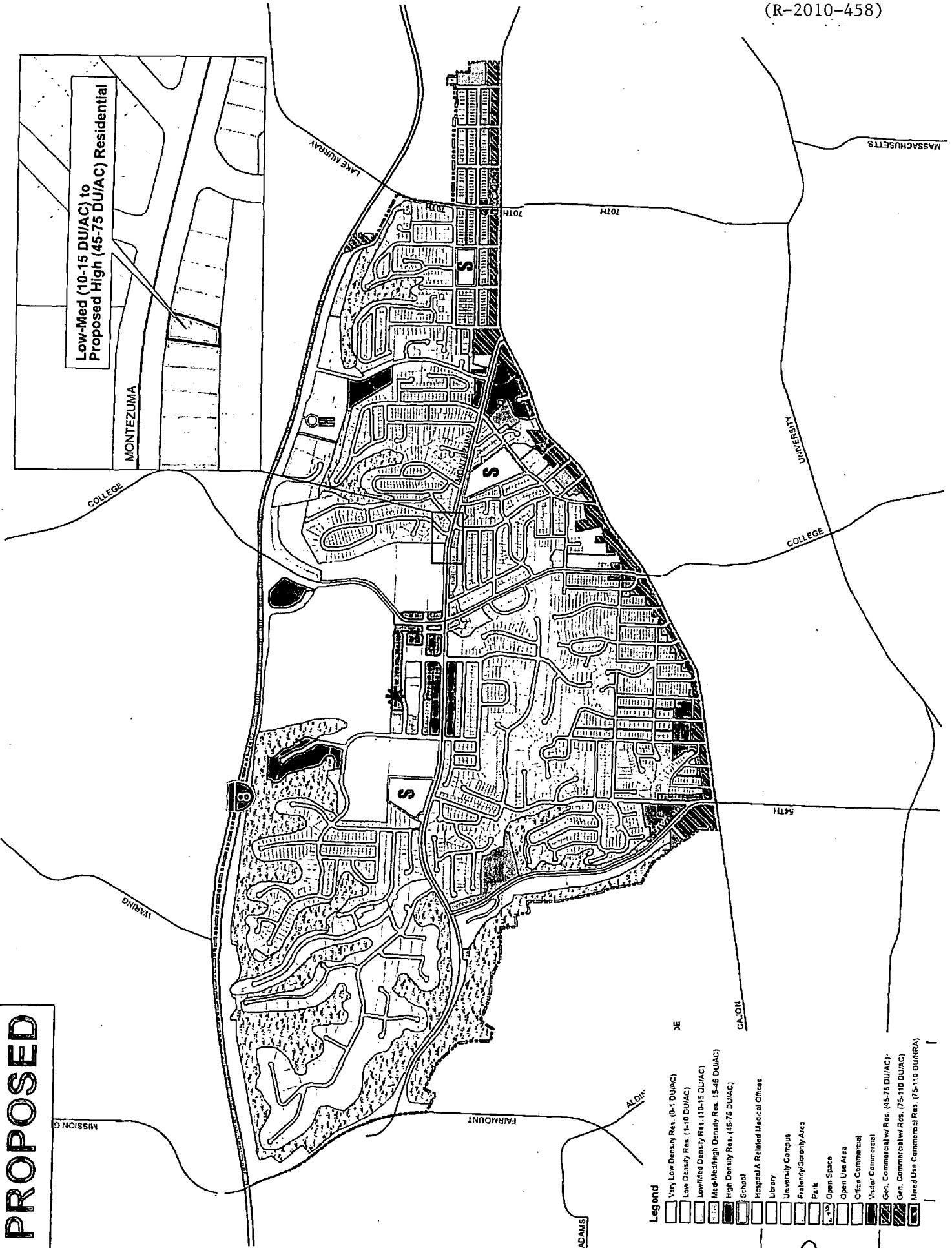
Project Location

- Legend**
- Very Low Density Res. (R-1 DU/AC)
 - Low Density Res. (R-1-10 DU/AC)
 - Low/Mid Density Res. (R-10-15 DU/AC)
 - Mid-High Density Res. (R-15-18 DU/AC)
 - High Density Res. (R-25-75 DU/AC)
 - School
 - Hospital & Related Medical Offices
 - Library
 - University Campus
 - Fraternity/Sorority Area
 - Park
 - Open Space
 - Open Use Area
 - Office Commercial
 - Visitor Commercial
 - Gen. Commercial w/ Res. (C-5-75 DU/AC)
 - Gen. Commercial w/ Res. (C-75-110 DU/AC)
 - Mixed Use Commercial Res. (C-15-110 DU/AC)

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PROPOSED

Low-Med (10-15 DU/AC) to
Proposed High (45-75 DU/AC) Residential



- Legend**
- Very Low Density Res. (0-1 DU/AC)
 - Low Density Res. (1-10 DU/AC)
 - Low/Med Density Res. (10-15 DU/AC)
 - Med/Med-High Density Res. (15-45 DU/AC)
 - High Density Res. (45-75 DU/AC)
 - School
 - Hospital & Related Medical Offices
 - Library
 - University Campus
 - Fraternity/Society Area
 - Park
 - Open Space
 - Office Commercial
 - Visitor Commercial
 - Gen. Commercial w/ Res. (45-75 DU/AC)
 - Gen. Commercial w/ Res. (75-110 DU/AC)
 - Mixed Use Commercial Res. (75-110 DU/AC)

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EXISTING

Project Location

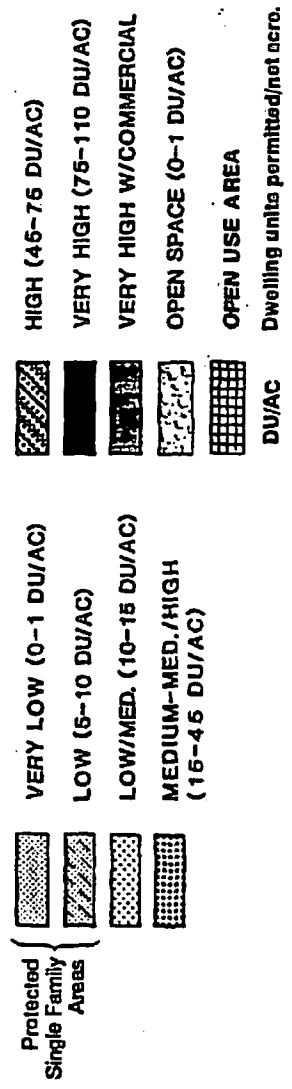
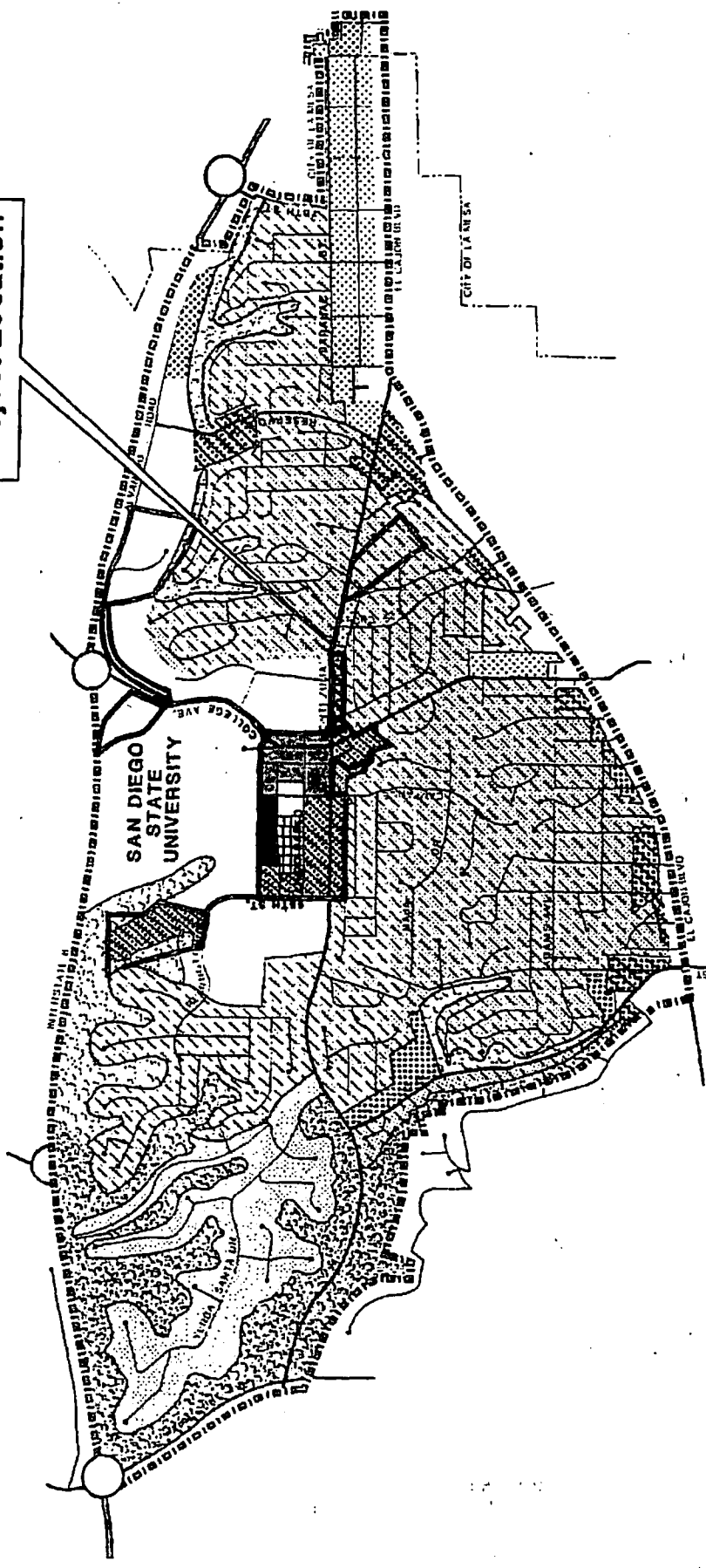
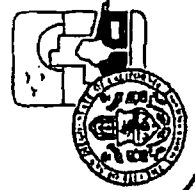


FIGURE 6

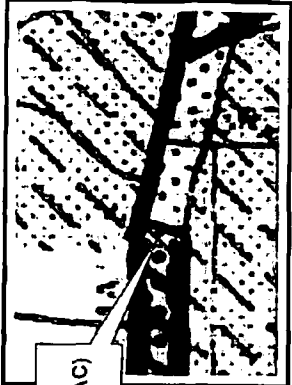
RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



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PROPOSED



Low-Med (10-15 DU/AC) to
Proposed High (45-75 DU/AC)
Residential

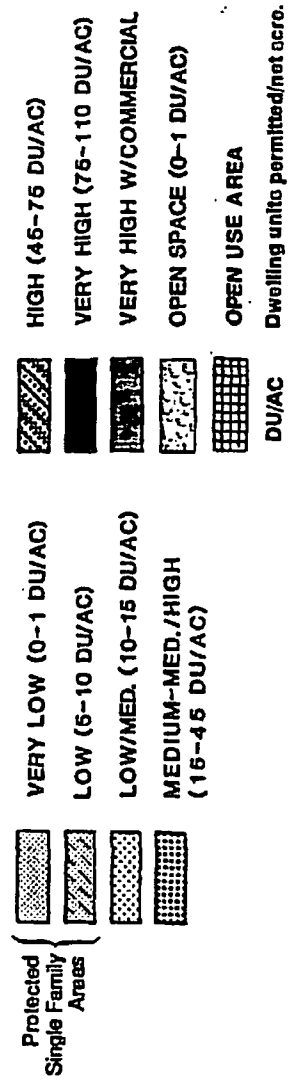
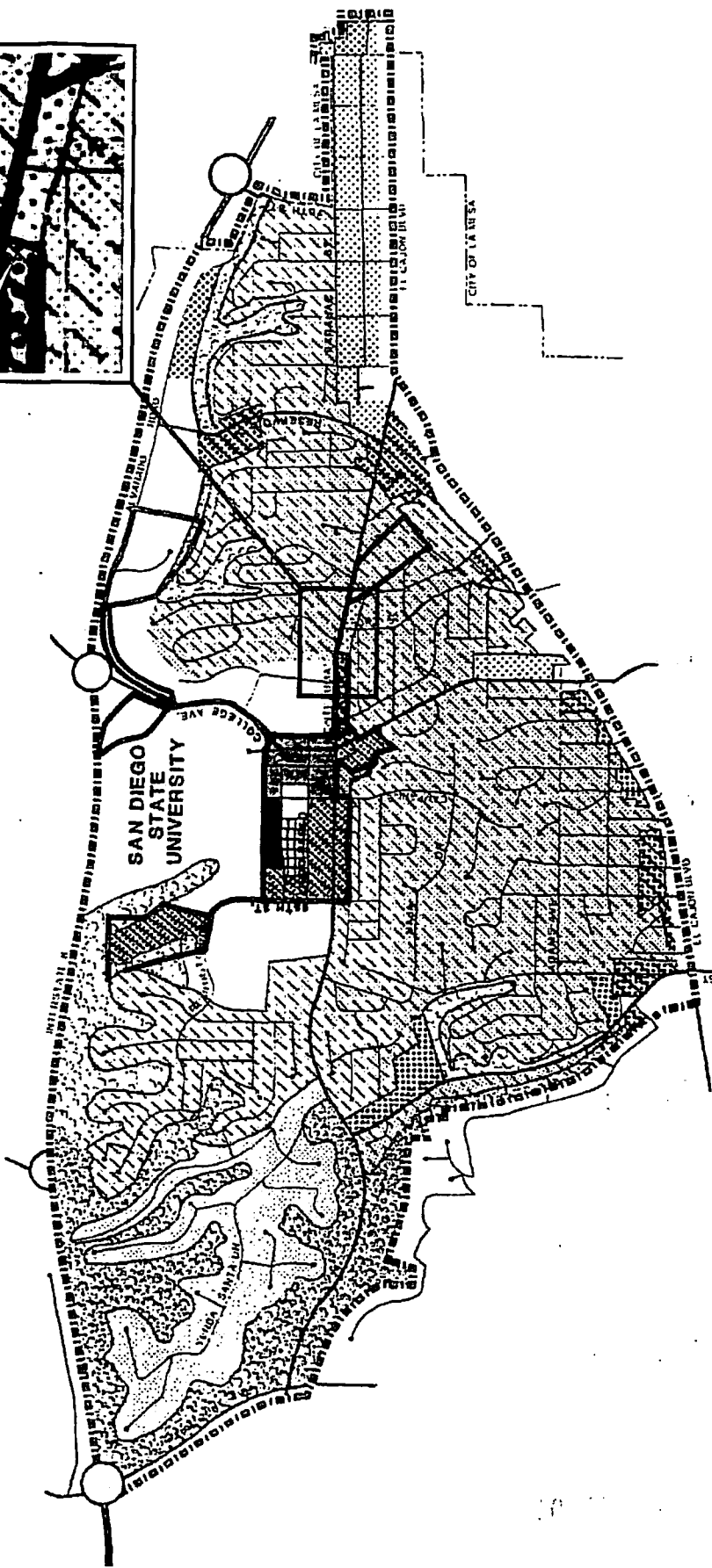
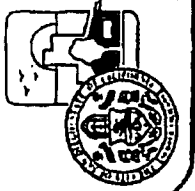


FIGURE 6

RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



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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	9,314 9,327
Total Increase of Units	1,914 1,927
Percent Increase	14%