



November 17, 2008

Honorable President and Members of
the San Diego City Council
202 "C" Street
San Diego, CA 92101

**SUBJECT: MID-CITY COMMUNITIES PLAN AMENDMENT, REZONE AND 2ND PDP
AMENDMENT - CITY HEIGHTS SQUARE, Project No. 95232 (PDP No. 308092,
NUP No. 327436, CUP No. 308101, SDP No. 308102)**

Dear Council President and Council Members:

On behalf of Price Charities and the entire development team, BRG is pleased to submit for the Council's review and approval the proposed amendment to the existing zone at 4300 University Avenue, and to amend the Mid-City Communities Plan to allow a proposed amendment to PDP No. 308092 (other associated permits also require amendment, including NUP 327436, CUP 308101, SDP 308102) relating to the final implementation activity of City Heights Square. The Planning Commission unanimously approved the original PDP in June 2005, and the City Council subsequently approved it by consent. The Planning Commission unanimously approved the 1st Amendment in April of 2006 and approved the Community Plan Amendment Initiation (CPA) on October 18, 2007. The Planning Commission unanimously approved this 2nd Amendment on November 6, 2008.

The project will redevelop the majority of the full block between 43rd Street and Fairmount Avenue, on the north side of University Avenue, with a mixed use five-story multi-family apartment building with some office and ground floor retail, a La Maestra community health clinic (Building 2), 150 units of rental housing for very low income seniors (now occupied Building 3), and a 5,348 square foot public recreation area. The recreation area is now owned by the San Diego Redevelopment Agency and is not part of this request.

The proposed PDP amendment (2nd Amendment) would replace the currently approved commercial office and retail component (Building 1) of the mixed use City Heights Square development with multi-family residential units, office and street-level retail. The proposed residential project would include approximately 92 residential units on four levels, with approximately 3,000 sf of office over street level retail. The project would provide underground parking for the residential units, and on-site surface parking and underground parking for the retail uses. The proposed 2nd Amendment does not include any changes to Buildings 2 or 3.

After over three years of effort to lease this site, Price Charities has been forced to conclude that the demand for new office space in City Heights is not sufficient to allow construction of the
BRG Consulting, Inc. ■ *Environmental Planning and Impact Assessment* ■ *Land Use Planning and Permitting*
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approved office building. To leave the land vacant as it has been for a number of years will be detrimental to the continuing efforts to revitalize the heart of the City Heights community.

Appropriate Use and Design at This Site

The requested community plan amendment and rezone would allow for additional necessary residential development in the City Heights Community. The Mid-City Communities Plan (MCCP) designates the project site as Commercial and Mixed-Use with a residential density of 43 dwelling units (du) per acre. With the proposed PDP amendment, the residential density on the total site would exceed the 43 du per acre currently allowed by the MCCP. Therefore, we propose that the City Heights Community Plan Map be amended to show the entire City Heights Square development project site, except the park, designated as 73 du per acre. There is no request to amend the text of the MCCP.

The rezone is requested to change the zoning of the entire project site to Central Urbanized (CU) CU-2-4. The site is currently a mix of Central Urbanized (CU) CU-2-3 (Commercial) and (CT) CT-2-3 (Commercial-Transition). University Avenue is identified in the MCCP as a Great Street of Mid-City, envisioned as an urban village accommodating commerce, and higher density residential uses. The proposed rezone is compatible with this goal and is consistent with the higher intensity of development of the entire block immediately across University Avenue, to the south of the project site. With its high density residential use, the proposed CU-2-4 zone also provides a better transition from the higher density of the Senior Housing on the north side of the site to the medium high density residential use across University Avenue.

Substantial Community Input

The applicant has sought substantial community participation and feedback on the City Heights Square project from the very earliest stages of project conception through the many design and use changes considered along the way. Starting in August 2007, the applicant utilized Focus Group meetings to obtain community input to help guide the design of the proposed mixed-use residential development. Such input included issues of unit size, number of bedrooms, location and size of washers and dryers, counter space, sink size, cupboard space, storage space, bath tubs vs. showers, bedroom closet space, flooring material, parking, security, location and use of courtyards and play areas, and more.

A Community Design Group was created in 2007 to provide a mechanism for City Heights Advisory Planning Committee (CHAPC), Project Area Committee (PAC), and other community group representatives to give their input on the exterior design and use of the proposed mixed-use development at an early stage, prior to the formal presentations to the CHAPC and PAC. Quite a few improvements to the exterior façade were made by the architect after input from the Community Design Group at four meetings, from November 2007 through May 2008, including reducing the number of colors and the number of different façade materials; activating the street by ensuring that access is from University Avenue; improvements to plaza areas on the corners; elimination of a driveway; and, reduction of affordable units from 15% to 10%. As a result of the design group input on office space and live/work concepts, a consultant study was undertaken which recommended that any live/work units utilize the standard floor plan rather than modifying



units for separate live/work use. Price Charities will continue to meet with the Community Design Group as the project is implemented, to maintain communication with the community on this important project.

At its May 5, 2008 meeting, the CHAPC voted 15/0/0 (Chair not voting) to recommend the project. The PAC similarly recommended approval at its September 8, 2008 meeting.

Sustainability

The applicant has added \$1,000,000 to the project construction budget for sustainable project elements, which will include, but are not limited to installation of photovoltaic solar panels on the roof, capture and re-use of rainwater for landscape irrigation, and use of recycled materials as appropriate.

Conclusion

On behalf of Price Charities, we respectfully request the City Council's approval of the staff recommendation for approval of the proposed project, which enjoys significant community support. We believe you may find the enclosed information to be helpful in your consideration of the request.

We would like to thank City staff for their assistance in processing these respective permits, and the Subsequent Addendum to the Mitigated Negative Declaration.

Thank you for your positive consideration.

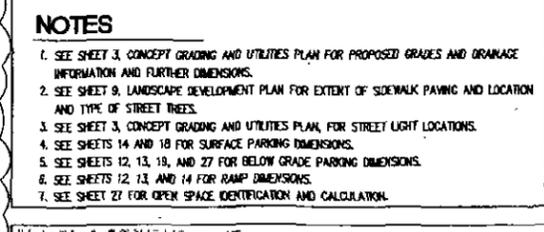
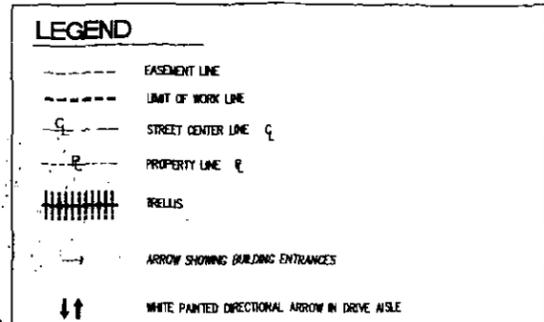
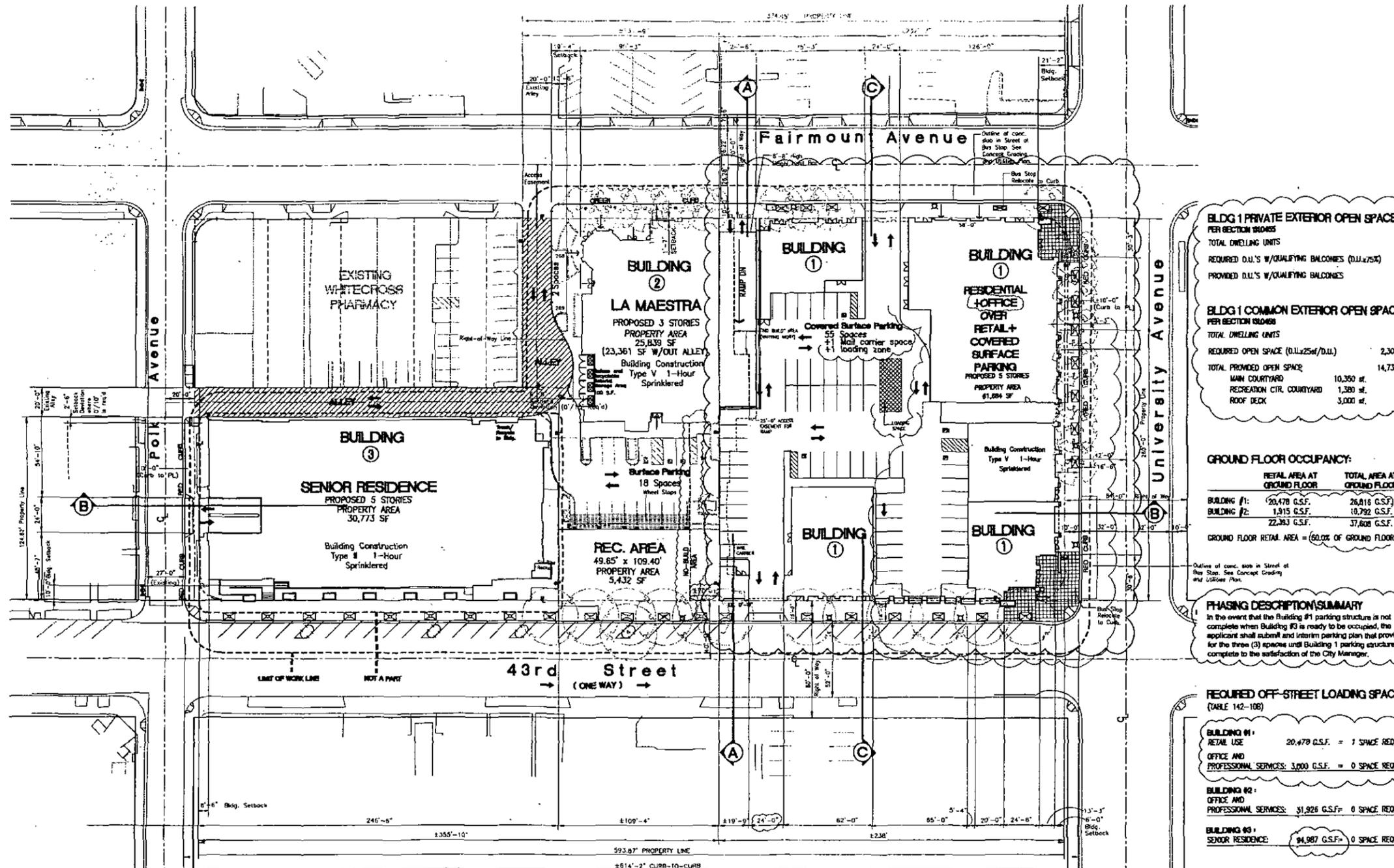
Sincerely,

BRG CONSULTING, INC.

Patricia A. Butler
Executive President, CEO

PAB/mt

- Attachments:
- 1) Site Plan
 - 2) 43rd Street (West) and University Avenue (South) Elevations
 - 3) Fairmount Avenue (East) and North Elevations
 - 4) Corner of University Avenue and Fairmount Avenue Elevation



BLDG 1 PRIVATE EXTERIOR OPEN SPACE PER SECTION BUILDINGS

TOTAL DWELLING UNITS	92
REQUIRED D.U.'S W/QUALIFYING BALCONIES (D.U. x 75%)	69
PROVIDED D.U.'S W/QUALIFYING BALCONIES	70

BLDG 1 COMMON EXTERIOR OPEN SPACE PER SECTION BUILDINGS

TOTAL DWELLING UNITS	92
REQUIRED OPEN SPACE (D.U. x 25% / D.U.)	2,300 sf.
TOTAL PROVIDED OPEN SPACE	14,730 sf.
MAIN COURTYARD	10,360 sf.
RECREATION CTR. COURTYARD	1,380 sf.
ROOF DECK	3,000 sf.

GROUND FLOOR OCCUPANCY:

	RETAIL AREA AT GROUND FLOOR	TOTAL AREA AT GROUND FLOOR
BUILDING #1:	20,478 G.S.F.	26,816 G.S.F.
BUILDING #2:	1,915 G.S.F.	10,792 G.S.F.
BUILDING #3:	22,383 G.S.F.	37,608 G.S.F.
GROUND FLOOR RETAIL AREA = 60% OF GROUND FLOOR AREA		

PHASING DESCRIPTION/SUMMARY
 In the event that the Building #1 parking structure is not complete when Building #3 is ready to be occupied, the applicant shall submit and interim parking plan that provides for the three (3) spaces until Building #1 parking structure is complete to the satisfaction of the City Manager.

REQUIRED OFF-STREET LOADING SPACES (TABLE 142-10B)

BUILDING #1: RETAIL USE: 20,478 G.S.F. = 1 SPACE REQUIRED OFFICE AND PROFESSIONAL SERVICES: 3,000 G.S.F. = 0 SPACE REQUIRED
BUILDING #2: OFFICE AND PROFESSIONAL SERVICES: 1,926 G.S.F. = 0 SPACE REQUIRED
BUILDING #3: SENIOR RESIDENCE: 14,987 G.S.F. = 0 SPACE REQUIRED

PARKING ANALYSIS

OFF-STREET PARKING

BUILDING 1:
 SPACES REQUIRED: RETAIL/RESTAURANT: 2.1 PER 1000 S.F. = (20,478 G.S.F. / 1000) x 2.1 = 43 SPACES
 OFFICE: 2.1 PER 1000 S.F. = (3,000 G.S.F. / 1000) x 2.1 = 7 SPACES
 RESIDENTIAL: 1.75 X 8 (1-BR) UNITS = 14 SPACES
 1.75 X 20 (2-BR) UNITS = 35 SPACES
 2.00 X 68 (3-BR) UNITS = 132 SPACES
TOTAL RESIDENTIAL = 176 SPACES
 SPACES PROVIDED: 55 SPACES AT GRADE COVERED PARKING
 100 SPACES AT GARAGE LEVEL P1
 123 SPACES AT GARAGE LEVEL P2
 287 TOTAL PARKING SPACES PROVIDED
 -3 SPACE ALLOCATED TO BUILDING #3 UNDER SHARED PARKING AGREEMENT
 284 TOTAL PARKING SPACES PROVIDED = 2.84 SPACES PER 1,000 SF
 ADD'L SPACES PROVIDED: 1 MAIL CARRIER
 1 LOADING SPACE
 ACCESSIBLE SPACES PROVIDED: 12 AUTOMOBILE SPACES AND 2 VAN SPACES
 BICYCLE SPACES REQUIRED: 0.1 PER 1000 SF = (172,850 G.S.F. / 1000) x 0.1 = 17 SPACES
 PROVIDED: 6 SURFACE RACKS = 12 BICYCLE SPACES
 RACKS IN GARAGE = 40 BICYCLE SPACES
TOTAL = 52 BICYCLE SPACES
 MOTORCYCLE SPACES REQUIRED: 2% OF MIN. REQUIRED CAR SPACES = 0.02 x 231 = 5 SPACES
 PROVIDED: 8 MOTORCYCLE SPACES IN GARAGE
 1 MOTORCYCLE SPACE IN SURFACE PARKING

BUILDING 2:
 SPACES REQUIRED: RETAIL: 2.1 PER 1000 S.F. = (5,928 S.F. / 1000) x 2.1 = 13 SPACES
 MEDICAL: 3.5 PER 1000 S.F. = (25,997 S.F. / 1000) x 3.5 = 91 SPACES
TOTAL REQUIRED PARKING SPACES = 104
 SPACES PROVIDED: 70 SPACES AT GRADE
 47 SPACES AT GARAGE LEVEL P1
 38 SPACES AT GARAGE LEVEL P2
105 TOTAL PARKING SPACES = 3.29 SPACES PER 1000 S.F.
 ACCESSIBILITY SPACES PROVIDED: 4 AUTOMOBILE SPACES
 BICYCLE SPACES REQUIRED: 0.1 PER 1000 SF = (31,926 S.F. / 1000) x 0.1 = 4 SPACES
 PROVIDED: 6 SURFACE RACKS = 12 BICYCLE SPACES
 MOTORCYCLE SPACES REQUIRED: 2% OF MIN. REQUIRED SPACES = 0.02 x 105 = 2 SPACES
 PROVIDED: NONE

BUILDING 3:
 SPACES REQUIRED: VERY LOW INCOME SENIOR RESIDENCES: 0.50 X 150 (STUDIO-1-BR) UNITS = 75 SPACES
 1.50 X 1 (2-BR MGR.) UNIT = 2 SPACES
 STAFF: 1 SPACE PER EMPLOYEE = 1 x 4 = 4 SPACES
TOTAL REQUIRED PARKING SPACES = 81 SPACES
 SPACES PROVIDED: 78 IN GARAGE
 43 SPACES IN BUILDING #1 ALLOCATED TO BUILDING #3 UNDER SHARED PARKING AGREEMENT
81 TOTAL PARKING SPACES PROVIDED
 ACCESSIBLE SPACES PROVIDED: 2 AUTOMOBILE SPACES
 BICYCLE SPACES: NONE REQUIRED
 PROVIDED: 6 SURFACE RACKS = 12 BICYCLE SPACES
 MOTORCYCLE SPACES REQUIRED: 2% OF MIN. REQUIRED SPACES = 0.02 x 110 = 2 SPACES
 PROVIDED: 2 MOTORCYCLE SPACES IN GARAGE

ON-STREET PARKING

EXISTING ON-STREET PARKING:
 UNIVERSITY AVENUE: 0 PARALLEL SPACES
 FAIRMOUNT AVENUE: 8 PARALLEL PARKING SPACES
 POLK AVENUE: 9 PARALLEL PARKING SPACES
 43rd STREET: 27 DIAGONAL SPACES
44 TOTAL PARKING SPACES

PROPOSED ON-STREET PARKING:
 UNIVERSITY AVENUE: 0 PARKING SPACES
 FAIRMOUNT AVENUE: 5 PARALLEL PARKING SPACES
 POLK AVENUE: 4 PARALLEL PARKING SPACES
 43rd STREET: 35 DIAGONAL SPACES
44 TOTAL PARKING SPACES

SITE PLAN

**CITY HEIGHTS SQUARE
 SAN DIEGO, CALIFORNIA**

DAVID T. LORIMER ARCHITECT & ASSOCIATES, APC
 2224 3RD AVENUE SAN DIEGO, CA 92101
 1514 LARSON STREET SAN FRANCISCO, CA 94108
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 FX: 619-232-8753
 TEL: 415-498-0825
 FX: 415-286-1902
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City Heights Realty, LLC
 4305 University Avenue, Suite 600
 SAN DIEGO, CALIFORNIA 92105
 TEL: (619) 795-2004
 FAX: (619) 255-2710

- OWNER - City Heights Realty, LLC**
4305 University Avenue, Suite 600, San Diego, CA 92105
- OWNER - La Maestra Family Clinic**
4165 Fairmount Avenue, San Diego, CA 92105
- OWNER - City Heights Square, L.P.**
5963 Avenida Encinas, Carlsbad, CA 92008
- OWNER - The Redevelopment Agency of the City of San Diego**
1200 Third Avenue, Suite 1400, San Diego, CA 92101
- ARCHITECT - Building #1**
David T. Lorimer Architect & Associates, 2224 3rd Avenue, San Diego, CA 92101
- ARCHITECT - Building #2**
Richard Yee & Associates, 2015 Hancock Street, Suite 250, San Diego, CA 92110
- ARCHITECT - Building #3**
Dumery & Associates Architects, 2150 West Washington, San Diego, CA 92110
- ENGINEER - Lincoln, Law and Grossman Engineers**
4542 Ruffner Street, Suite 100, San Diego, CA 92111
- ENGINEER - Shivers Greater Engineers, Inc.**
8484 Genesee Avenue, Suite 140, La Jolla, CA 92037
- ENGINEER - Gilman Moody Poterowski, Inc.**
8444 Genesee Avenue, Suite 140, La Jolla, CA 92037
- ENGINEER - Hays, Hanley, Project Principal**
1618 15th Street, San Diego, CA 92101

Contact: **LESLIE LORIMER**, DAVID T. LORIMER ARCHITECT & ASSOCIATES
 2224 3RD AVENUE, SAN DIEGO, CA 92101
 Phone/Fax: TEL: 619-232-6399 FAX: 619-232-8753

Project Address: 4305 UNIVERSITY AVENUE, SAN DIEGO, CA, 92105
 A.P.N.: 471-452-27; 471-452-30; 471-452-37; 471-452-38; 471-452-40; 471-452-42

Project Name: **CITY HEIGHTS SQUARE**

Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 09: _____
 Revision 08: _____
 Revision 07: _____
 Revision 06: _____
 Revision 05: 15 August, 2006
 Revision 04: 18 April, 2006
 Revision 03: January 14, 2006
 Revision 02: December 04, 2007
 Revision 01: April 20, 2005
 1st Amendment: June 23, 2005
 Sheet 6 of 32





43RD STREET ELEVATION
SCALE: 1" = 8'-0"



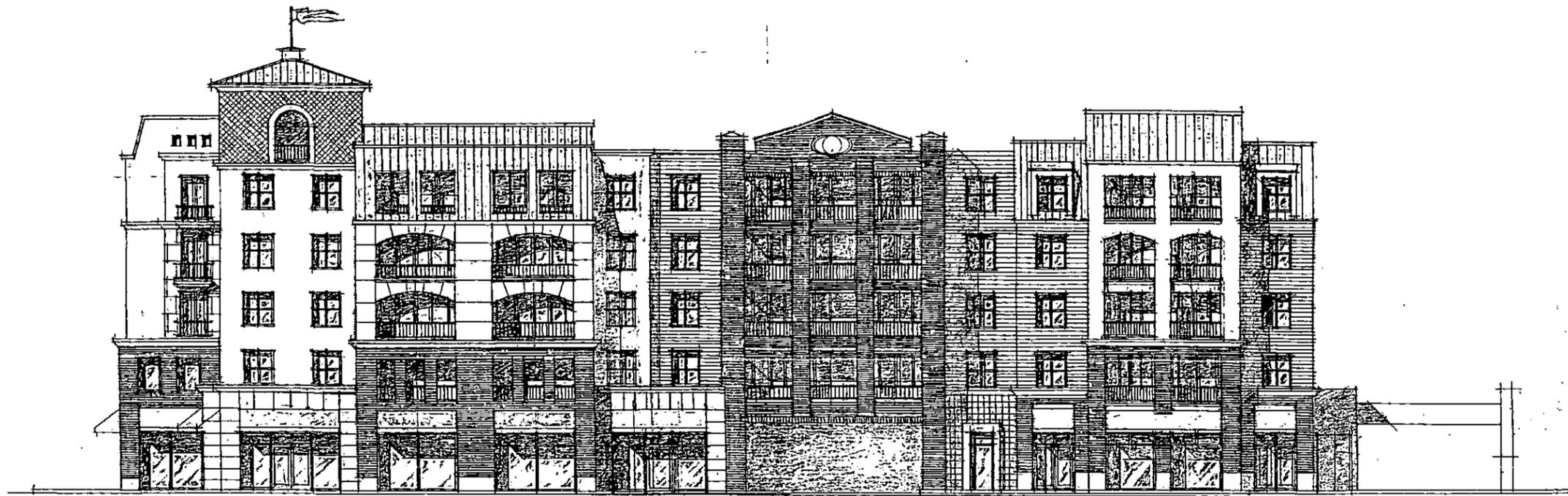
UNIVERSITY ELEVATION
SCALE: 1" = 8'-0"



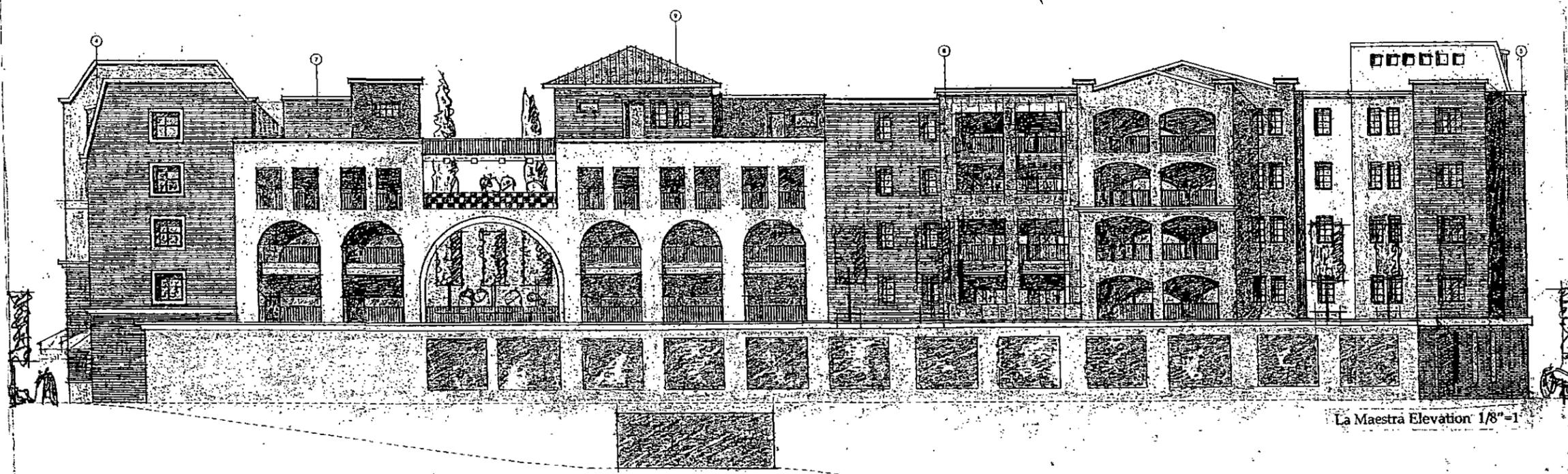
DAVID T. LORIMER ARCHITECT & ASSOCIATES, APC
 224 5th Avenue, # 224, San Diego, CA 92101
 714 595 0200, 619 595 0200, 619 595 0200
 1714 Larkin Street, San Francisco, CA 94109
 www.davidlorimer.com

EXTERIOR ELEVATIONS
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FAIRMOUNT ELEVATION
SCALE: 1" = 8'-0"



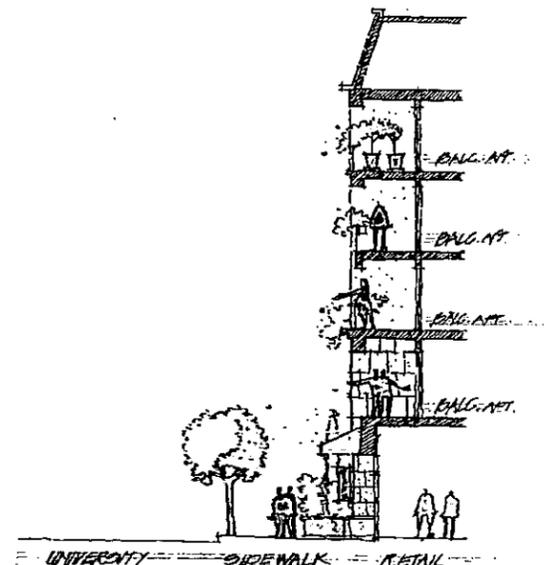
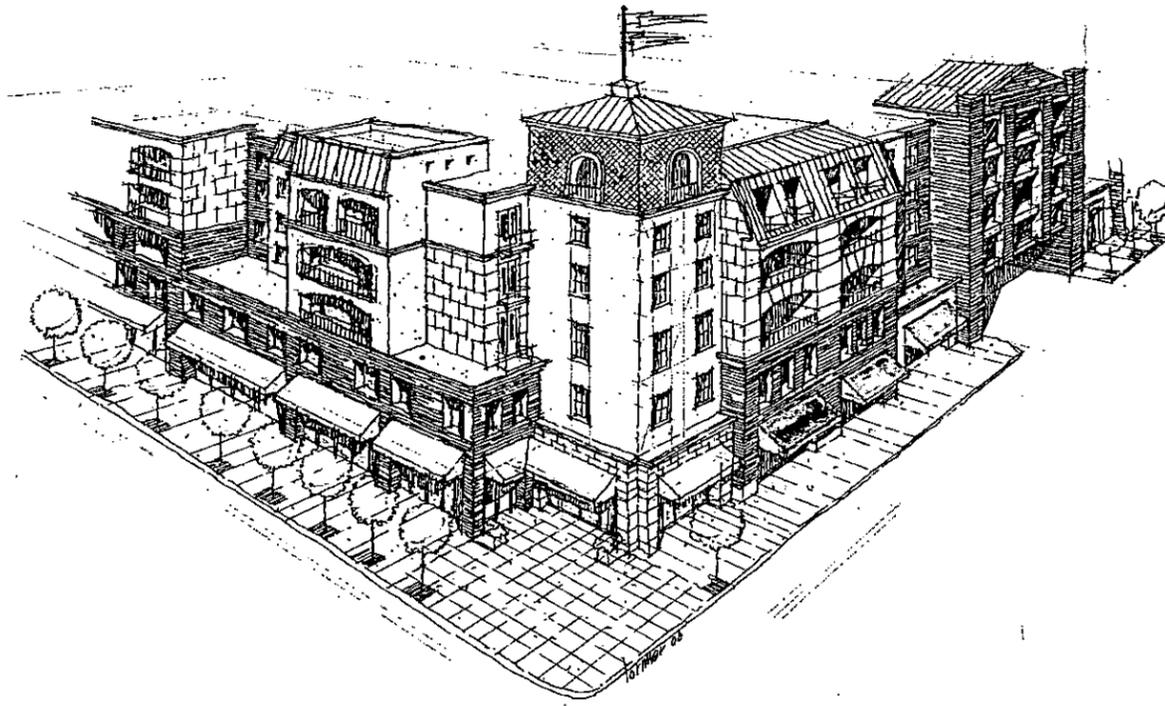
La Maestra Elevation 1/8"=1'

NORTH ELEVATION
SCALE: 1" = 8'-0"

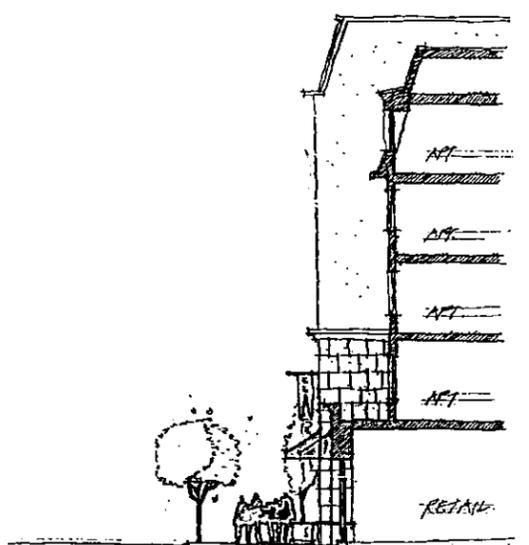

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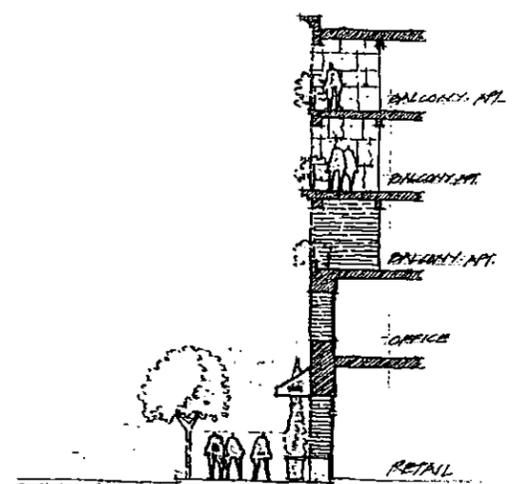
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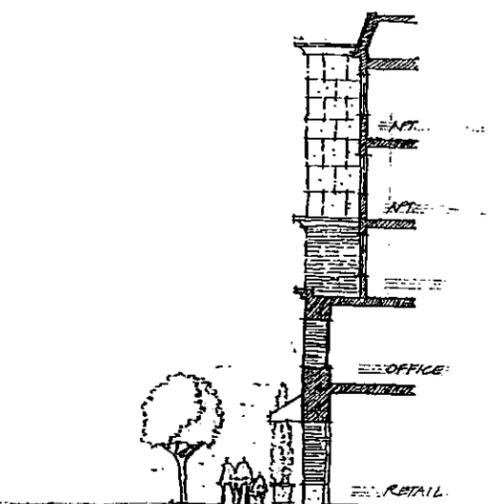
SECTION - RELATIONSHIP OF BALG. OVER
RETAIL - ONE STORY - RETAIL - 4 FLOORS ABOVE



SECTION - RELATIONSHIP OF APARTMENT
SETBACK FROM RETAIL



SECTION - RELATIONSHIP OF BALG. OVER
2ND STORY OFFICE SPACE & ONE STORY
COMMERCIAL



SECTION - RELATIONSHIP OF APARTMENT
SETBACK FROM OFFICE & RETAIL


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