

PLANNING COMMISSION  
RESOLUTION NO. 3452-PC.  
Planned Commercial Development Permit 57551  
**MISSION VILLAGE**

WHEREAS, MISSION VILLAGE PROPERTIES, L.P., Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new 160-unit apartment complex with a minimum of 15,000 square feet of ground floor commercial retail space. The existing gas station is permitted via Conditional Use Permit (CUP) 87-0297. CUP 87-0297 is being amended to add an expiration date of February 28, 2012. On February 28, 2012 operation of the gas station is required to cease and the gas station shall be developed with 7,000-square feet of commercial retail use. The Planning Commission, at the January 15, 2004 public hearing, added a condition to require that the ground floor portion of Building 2, fronting Gramercy Drive, shall be developed for commercial use for two years from the issuance of the Certificate of Occupancy at which time it may then be used for residential purposes. The Applicant shall also enter into a secured agreement acceptable to the City of San Diego for \$500,000.00 as assurance for the redevelopment of the gas station on portions of a 9.1-acre site, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit 57551.

WHEREAS, the project site is located at 9160 Gramercy Drive in the CA Zone of the Serra Mesa Community Plan area and;

WHEREAS, the project site is legally described as Lot No.1 and 2, Parcel Map 8791, and;

WHEREAS, on January 15, 2004, the Planning Commission of the City of San Diego considered Planned Commercial Development Permit 57551 pursuant to Section 101.0910 of the Municipal Code (Old Code) of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated January 15, 2004.

**PLANNED COMMERCIAL DEVELOPMENT PERMIT FINDINGS:**

**1. The proposed use will fulfill a community need and will not adversely affect the City's Progress Guide and General Plan or the adopted Community Plan.**

The Mission Village site is 9.1-acres located at the northwest corner of Gramercy Drive and

## ATTACHMENT 20

Ruffin Road, within the Serra Mesa Community Planning area. The Serra Mesa Community Plan designates the site Neighborhood Commercial. This designation allows a wide range of land uses including residential apartments not to exceed 29 dwelling units per acre (du/ac). The site is zoned CA (Area Shopping Center) which also allows for residential development at one dwelling unit per 1500 square feet of lot area.

The project is proposing a minimum commercial retail development of 15,000-square feet with 32,125-square feet of existing office and 160 multi-family apartments at a density of 17.6 du/ac. The ground floor portion of Building 2 fronting Gramercy Drive shall be developed for commercial use for two years from the issuance of the Certificate of Occupancy at which time it may then be used for residential purposes. The Applicant is also required to enter into a secured agreement acceptable to the City of San Diego for \$500,000.00 as assurance for the redevelopment of the gas.

The proposed project is consistent with the Serra Mesa Community Plan by implementing the direction of the plan to provide a neighborhood commercial retail development combined with multi-family units not exceeding 29 dwelling units per acre. The residential component of the project will also fulfill a community need by constructing additional housing and by providing an affordable housing type (apartments).

**2. The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other properties in the vicinity.**

The permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Municipal Code in effect for the project site; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing or working in the area. These conditions include standards which pertain to best management practices, traffic circulation, engineering, utilities, and landscaping. Furthermore, Negative Declaration 6547 has determined that the project will have no impact on the environment.

**3. The proposed use will fully comply with the relevant regulations of the Municipal Code in effect for this site.**

The proposed development consists of seven buildings with the construction of 156 residential units which would be split amongst five buildings ranging in size between 9 units and 34 units. Of these five buildings, four would include only residential space while Building 1 would contain both residential and 8,000 square-feet of ground floor commercial retail space fronting Ruffin Road. The five buildings would not exceed three-stories in height and would include a total of 205,635-square feet of residential space. In addition, the proposal incorporates the construction of covered and non-covered surface parking, pool area, courtyard, and a clubhouse consisting of a community gathering room, exercise room, conference room, leasing office and

lobby.

Residential development within the CA Zone are required to meet the development regulations of the R-1500 Zone. The front yard setback along Gramercy Drive is required to be a minimum 15-feet along 50 percent of lineal footage of the yard and a 20-foot standard front yard setback for the remaining 50 percent of the lineal footage of that yard. However, Building 6, fronting Gramercy Drive, observes an 8-foot setback where a minimum yard setback is required to be a minimum 15-feet along 50 percent of lineal footage of the yard and a 20-foot standard front yard setback for the remaining 50 percent of the lineal footage of that yard.

The street yard setback along Ruffin Road is required to be a minimum 5-feet along 50 percent of lineal footage of the yard and a 10-foot standard side yard setback for the remaining 50 percent of the lineal footage of that yard. Building 1 and 3 observe a 4-foot, 9-inch setback where a minimum setback of 5-feet along 50 percent of lineal footage of the yard and a 10-foot standard side yard setback for the remaining 50 percent of the lineal footage of that yard is required.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Commercial Development Permit 57551 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit 57551, a copy of which is attached hereto and made a part hereof.

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PATRICIA GRABSKI  
Development Project Manager  
Development Services

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LINDA LUGANO  
Legislative Recorder to the  
Planning Commission

Adopted on: January 15, 2004  
Vote of 7 to 0