



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 20, 2024 REPORT NO. PC-24-027

HEARING DATE: June 27, 2024

SUBJECT: MIDWAY - PACIFIC HIGHWAY COMMUNITY PLAN AMENDMENT  
INITIATION - POST POINT

PROJECT NUMBER: PRJ-1111194

OWNERS/APPLICANTS: CSHV Post Pointe, LLC / HV/CAL I Midway Owner, LLC

### SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Midway - Pacific Highway Community Plan to redesignate a 16.05-acre site between Midway Drive and Barnett Avenue from Business Park - Residential Permitted (0-44 du/ac) to Residential High (45-73 du/ac) and Residential Very High (74-109 du/ac)?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On April 17, 2024, the Midway - Pacific Highway Planning Group voted unanimously in support of initiating an amendment to the Midway - Pacific Highway Community Plan (Attachment 1).

City Strategic Goal: The proposed amendment to the Midway - Pacific Highway Community Plan is consistent with the City of San Diego Strategic Plan Goal to Create Homes for All of Us.

Environmental Impact: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Considerations: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The adopted community plan allows up to 706 homes on the 16.05-acre site. If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone could allow for the development of up to a total of 1,332 homes.

**The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.**

## BACKGROUND

Community plans are a component of the City's General Plan. Community plans build upon the more general citywide policies established in the General Plan with policy recommendations that apply at the community and neighborhood level. Community plan updates will ensure consistency between the General Plan and community plan land use policies and infrastructure strategies.

### The Midway - Pacific Highway Community Plan

The Midway - Pacific Highway Community Plan was comprehensively updated in 2018. The community planning area spans 1,324 acres and includes land use and design policy guidance specific to villages and districts. The subject site is within the Dutch Flats Urban Village area.

The Community Plan envisions Dutch Flats as an employment and residential-focused urban village. The integration of retail, park, public space, and residential uses within the village along new streets and pedestrian and bicycle infrastructure will create a walkable, transit-oriented, mixed-use employment village. Plazas or urban greens will function as focal points within the village by providing social and recreation opportunities for residents, employees, and visitors. The public spaces will be connected via the community's green street and multi-use urban path networks to other parks, San Diego Bay, the San Diego River, and Mission Bay. To encourage pedestrian activity, buildings will front onto streets, pedestrian paths, and public spaces and incorporate active street-level uses. Improved pedestrian and bicycle facilities along Pacific Highway will facilitate access to the Old Town Transit Center, and the integration of a rapid bus station into the village will support transit use by employees, residents, and visitors.

### Site Location

The proposed community plan amendment initiation is proposed on a site consisting of two separate parcels. Both parcels are in the west portion of the Community Planning Area within the Dutch Flats Urban Village area, as shown in Attachment 2.

### Current Development

The subject site is the location of the former United States Postal Office Distribution Center which closed in 2012. A development was approved for two multifamily residential buildings on Parcel 1. Both residential apartment structures are similar in design, consisting of a three-story building wrapped around an at grade parking garage. The multifamily development contains a total of 658 homes consisting of studios, one - bedroom, two-bedroom, and three-bedroom homes.

*Parcel 1:* (Assessor Parcel Number 450-480-14-00) is a 11.59-acre property that contains the Post Point Apartments - phase one and phase two which at completion will have 658 homes. Phase 1 is complete with 405 homes built and phase 2 is under construction with 253 homes.

*Parcel 2:* (Assessor Parcel Number 450-480-13-00) is a 4.46-acre property that contains the vacant building previously used as a United States Postal Office Distribution Center.

### Existing Adjacent Land Uses

The properties surrounding the subject site are community serving retail shopping centers and the Navy Regional Plant Equipment Office to the north, military multifamily homes to the west, a neighborhood retail shopping center to the east, and the Marine Corps Recruit Depot San Diego to the south, as shown in Attachments 3 and 4.

### Adjacent Existing Community Plan Land Use Designations

The subject site is bounded by Community Commercial - Residential Permitted (0-44 du/ac) and Military to the north, Military to the south, Business Park - Residential Permitted (0-44 du/ac) and Community Commercial - Residential Prohibited to the west, and by Community Commercial - Residential Permitted (0-44 du/ac) and Military to the south.

### Community Plan Use Designation

The Midway - Pacific Highway Community Plan designates the subject site as Business Park - Residential Permitted (0-44 du/ac) as shown in Attachment 5. The land use designation promotes mixed employment-residential use development with employment generating uses as the primary use and encourages residential homes.

### Zoning

*Base Zone:* The subject site is zoned CO-3-1 (Commercial-Office), allowing a mix of office uses to serve as a high-intensity employment center in addition to complementary retail uses and residential uses, with a maximum density of 1 home for each 1,000 square feet of lot area, as shown in Attachment 6.

*Overlay Zones:* The subject site is within the Dutch Flats Urban Village Community Plan Implementation Overlay Zone (CPIOZ) - Type A, which contains site specific supplemental development regulations to ensure that sites within the village boundaries incorporate spaces that implement planned linear parks, as shown in Attachment 7.

The subject site is in the Airport Land Use Compatibility Overlay Zone. The location of the subject site contains noise contours ranging from 60-65 community noise equivalent level (CNEL) and 65-70 CNEL which allows residential with noise attenuation. The subject site is not within the safety zones. A future development could be subject to Federal Aviation Administration (FAA) review depending on the proposed building heights.

### Mobility

*Transit:* The subject site is in a Transit Priority Area and Sustainable Development Area. The subject site is served by Metropolitan Transit Service (MTS) bus routes 10, 28, and 35. Multiple bus stops are located along Rosecrans Avenue and two on Pacific Highway, as shown in Attachment 8. In addition, the Old Town Transit Center is less than a mile from the subject site and provides access to additional MTS bus routes, the San Diego Trolley, and Coaster commuter rail. Future transit facilities near the subject site, including bus stops on Rosecrans Avenue, are included in the San Diego Regional Plan and shown on Attachment 9.

*Streets:* The subject site currently faces Barnett Avenue and Midway Drive, which also serve as main access points to the subject site. These streets currently operate as 4-lane collectors with center left turning lanes, as shown in Attachment 10. The community plan street classification shows that Barnett Avenue and Midway Drive are planned as future 4-lane Major Arterial streets, as shown in Attachment 11.

*Bicycle:* The Midway - Pacific Highway Community Plan proposes a Class I bicycle path along Midway Drive and a Class II bicycle lane on Barnett Avenue, as shown in Attachment 12. Barnett Avenue has an existing Class II buffered bicycle lane.

### Existing Public Facilities and Services

*Schools:* Multiple schools outside the Midway - Pacific Highway Community Planning Area serve the area. Three schools, Saint Charles Borromeo Academy high school (private), High Tech Middle School (charter) and Dewey Elementary School (public), are located approximately 0.5 miles to 1.2 miles south of the subject site in the Peninsula Community Planning Area.

*Parks:* The subject site is located approximately one mile north of NTC Community Park. The community plan identifies that a 3.7-acre Dutch Flats Green Neighborhood Park on a majority of the subject site with the following amenities: multi-purpose turf areas, picnic

area, children’s play area, comfort station, small multi-purpose courts, walkways, and landscaping. The community plan also identifies an approximately 1-acre linear park on the subject site.

*Library:* The Point Loma/Hervey Library is approximately 2 miles west of the subject site and the Mission Hills Library is approximately 3.7 miles east of the subject site serve the Midway - Pacific Highway Community Planning Area.

*Public Safety:* The subject site is served by the Police Department's Western Division Station. The nearest fire station is San Diego Fire Station No. 20, located approximately 1.9 miles west of the subject site.

### Housing and Population

In 2022, the [San Diego Association of Governments](#) (SANDAG) estimated that the Midway - Pacific Highway Community Planning Area had a household population of approximately 5,406 people. This is a nine percent increase from SANDAG's estimated 4,971 household population in 2010. In 2022, the community had 2,088 homes, of which five were single family-detached, 521 were single family-attached, and 1,562 were multifamily homes. Between 2010 and 2022, the community added 259 homes, representing a 14 percent increase. The community has approximately 2.88 persons per household.

Year	Homes	Household Population
2010	1,829	4,971
2022	2,088	5,482
<b>Change</b>	<b>259</b>	<b>511</b>

SANDAG: Housing & Population Estimates, 2010 and 2022

### Affordable Housing

According to the [San Diego Housing Commission](#), there are 455 deed-restricted homes in the Midway - Pacific Highway Community Planning Area.

### Opportunity Area

The 2024 California Tax Credit Allocation Committee Opportunity Area Map shows that the subject site is within a low resource area. The opportunity map shows the opportunity areas by census tracts based on economic, environmental and educational indicator scores.

### Other Planning Efforts

*Midway - Rising:* On March 28, 2024, the Planning Commission approved a community plan amendment and specific plan initiation on a 51.34-acre site located south of Interstate 8

and west of Interstate 5 within the Midway - Pacific Highway Community Planning Area. The initiation of the community plan amendment could allow for the development of up to 4,627 homes, including 2,000 affordable homes, 14 acres of public spaces and parks, a multi-purpose entertainment center, and up to 145,000 square feet of commercial and retail uses.

**DISCUSSION**

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Midway - Pacific Highway Plan to redesignate the 16.05-acre subject site in the Dutch Flats Urban Village from the current Business Park – Residential Permitted (0-44 du/ac) land use designation to Residential – High and Residential – Very High and a corresponding rezone. The adopted land use designation allows up to 706 homes. The proposed land use designations would allow up to 1,332 homes which is an increase of 626 homes above the adopted community plan. The approved Post Point development will have 658 total homes when completed. The proposed community plan amendment would provide additional capacity for a total of 674 homes above the approved Post Point development.

*Parcel 1:* The applicant is requesting to redesignate the 11.59-acre Parcel 1 from Business Park – Residential Permitted (0-44 du/ac) to Residential – High (45-73 du/ac) and rezone from CO-3-1 to RM-4-10. The adopted land use designation allows up to 510 homes. However, 658 homes are built or under construction. The proposed land use designation would allow up to 846 homes. The proposed land use designation would conform with the residential development.

*Parcel 2:* The applicant is requesting to redesignate the 4.46-acre Parcel 2 from Business Park – Residential Permitted (0-44 du/ac) to Residential – Very High (74-109 du/ac) and rezone from CO-3-1 to RM-4-10. The adopted land use designation allows up to 196 homes. The proposed land use designation would allow up to 486 homes.

Site	Acres	Adopted Density	Adopted Homes	Proposed Density	Proposed Homes	Increase Homes
<b>Parcel 1</b>	11.59	0-44 du/ac	510	45-73	846	336
<b>Parcel 2</b>	4.46	0-44 du/ac	196	74-109	486	290
<b>Total</b>	<b>16.05</b>		<b>706</b>		<b>1,332</b>	<b>626</b>

Initiation Criteria

The City is unique among jurisdictions and the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are

components of the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three initiation criteria in the General Plan. The City Planning Department has provided an overview of how the proposed amendment addresses the following initiation criteria:

**(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed community plan amendment to allow additional homes on the subject site would be consistent with the goals and policies of the General Plan and Midway - Pacific Highway Community Plan. The proposed amendment furthers the General Plan's community and neighborhood-specific strategies and implementation measures to achieve equitable development. The proposed amendment would be consistent with General Plan policies LU-C.3 by increasing the City's supply of land designated for residential and LU-H.3 by potentially offering a variety of housing types. The proposed community plan amendment would be consistent with community plan policy LU-4.6, which encourages the integration of residential uses with employment uses in the village.

**(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

The proposed community plan amendment would provide additional public benefit to the community by providing increased residential development when the City and the larger region are facing a housing shortage and rising home prices. The additional multifamily homes on the site would increase the housing supply and support Citywide housing production goals in the Housing Element. The subject site is in a Transit Priority Area and Sustainable Development Area and would further help the City to meet its climate goals in the Climate Action Plan

**(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

All necessary public services appear to be available. If the amendment to the community plan and rezone request is initiated, an analysis of public services and facilities will be conducted with the review of the amendment.

## Conclusion

As outlined above, City Planning Department staff has determined that the proposal can meet all the initiation criteria. If initiated, City Planning Department staff would work with the applicant to address the following issues, as well as others that may be identified by the Planning Commission and through the community plan amendment review process:

- Evaluate the proposed land use designations, residential density ranges, and zoning for the site;
- Review site designs for consistency with community plan policies;
- Encourage the provision of on-site affordable homes;
- Incorporate neighborhood serving commercial and dining uses to reduce the need for residents to drive;
- Incorporate home-occupation amenities, shared resources, and facilities such as conference rooms or co-work spaces;
- Provide active transportation measures, such as on-site bicycle repair or pedestrian scale lighting;
- Provide a parkway consistent with the Street Design Manual for a 4-lane major street.
- Provide active ground-floor uses in buildings with frontages along streets, public spaces, and parks;
- Ensure conformance with the Dutch Flats Urban Village CPIOZ–Type A supplemental development regulations in the community plan including the development of a linear park;
- Provide an onsite park consistent with the Community Plan;
- Provide amenities, public spaces, and pedestrian-scale elements associated with the proposed development consistent with the Community Plan;
- Ensure the connectivity of pedestrian and bicycle facilities to better integrate the subject site with surrounding development;
- Incorporate sustainable development features; and
- Ensure Climate Action Plan consistency.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposed community plan amendment and rezone. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.



Respectfully submitted,

*Megan Covarrubias*

---

Megan Covarrubias  
Senior Planner  
City Planning Department


*Tait Galloway*

---

Tait Galloway  
Deputy Director  
City Planning Department

Attachments:

1. Midway - Pacific Highway Community Planning Group Letter
2. Vicinity Map
3. Aerial Imagery Map
4. Existing Land Use Map
5. Planned Land Use Map
6. Current Zoning Map
7. District and Villages Map
8. Transit Route Map
9. Planned Transit Route Map
10. Roadway Classifications Map
11. Planned Roadway Classification Map
12. Planned Bicycle Network Map
13. Applicant's Initiation Request Letter
14. Ownership Disclosure Statement

Page 3	City of San Diego · Information Bulletin 620	August 2018
	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1>Community Planning Committee Distribution Form</h1>
	Project Name: Post Point CPA for Phase C	Project Number: PRJ-1111194
Community: Midway-Pacific Highway		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: April 17, 2024
# of Members Yes 13	# of Members No 0	# of Members Abstain 0
Conditions or Recommendations:		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Jason Vieira		
TITLE: Chair		DATE: May 02, 2024



Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

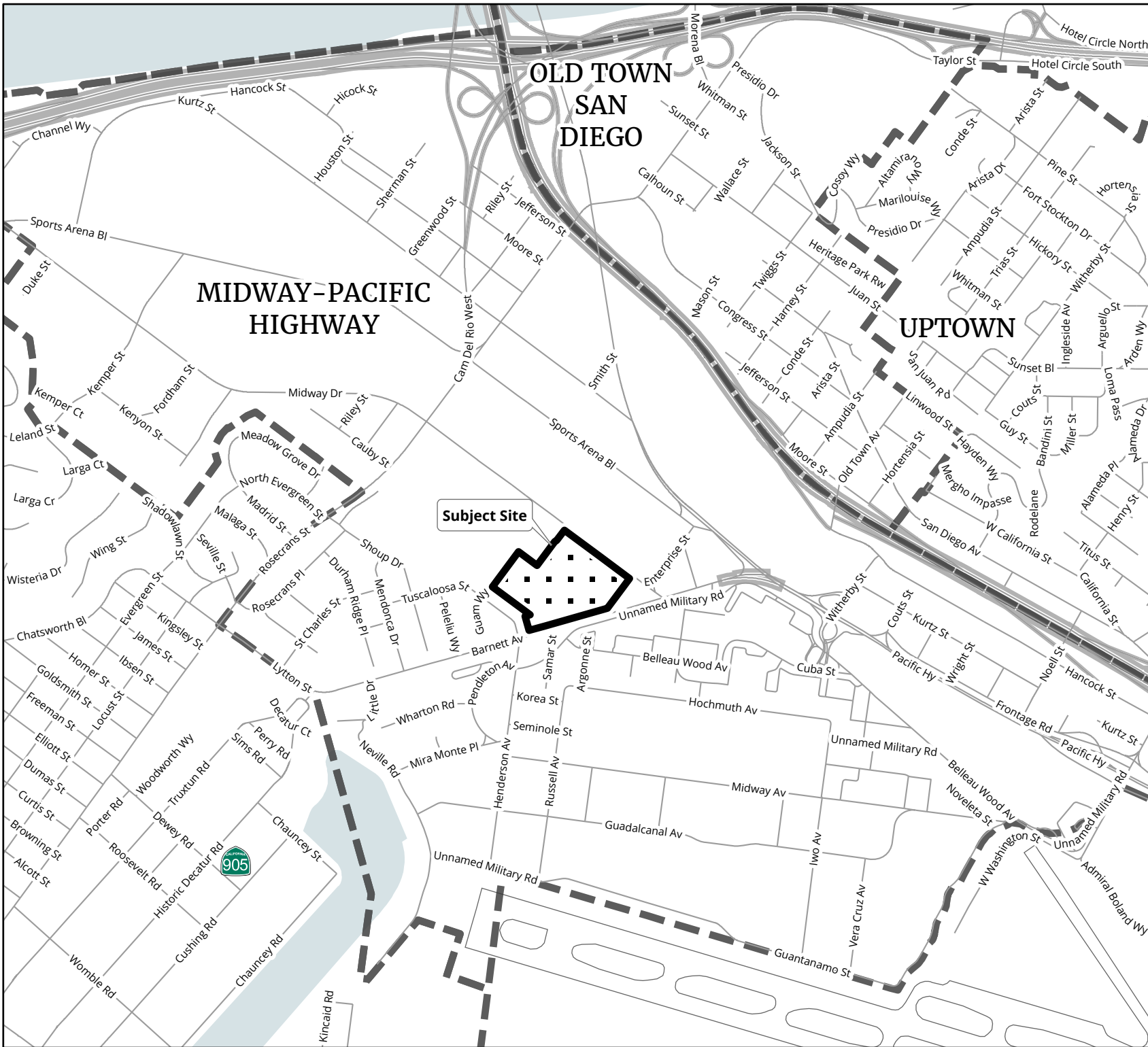
Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

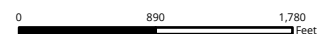
Date: 5/8/2024

**DRAFT**  
**Vicinity Map**

-  Subject Site
-  Planning Areas





General Disclaimer:  
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



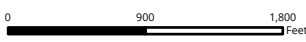


Aerial Imagery Map

-  Subject Site
-  Planning Areas

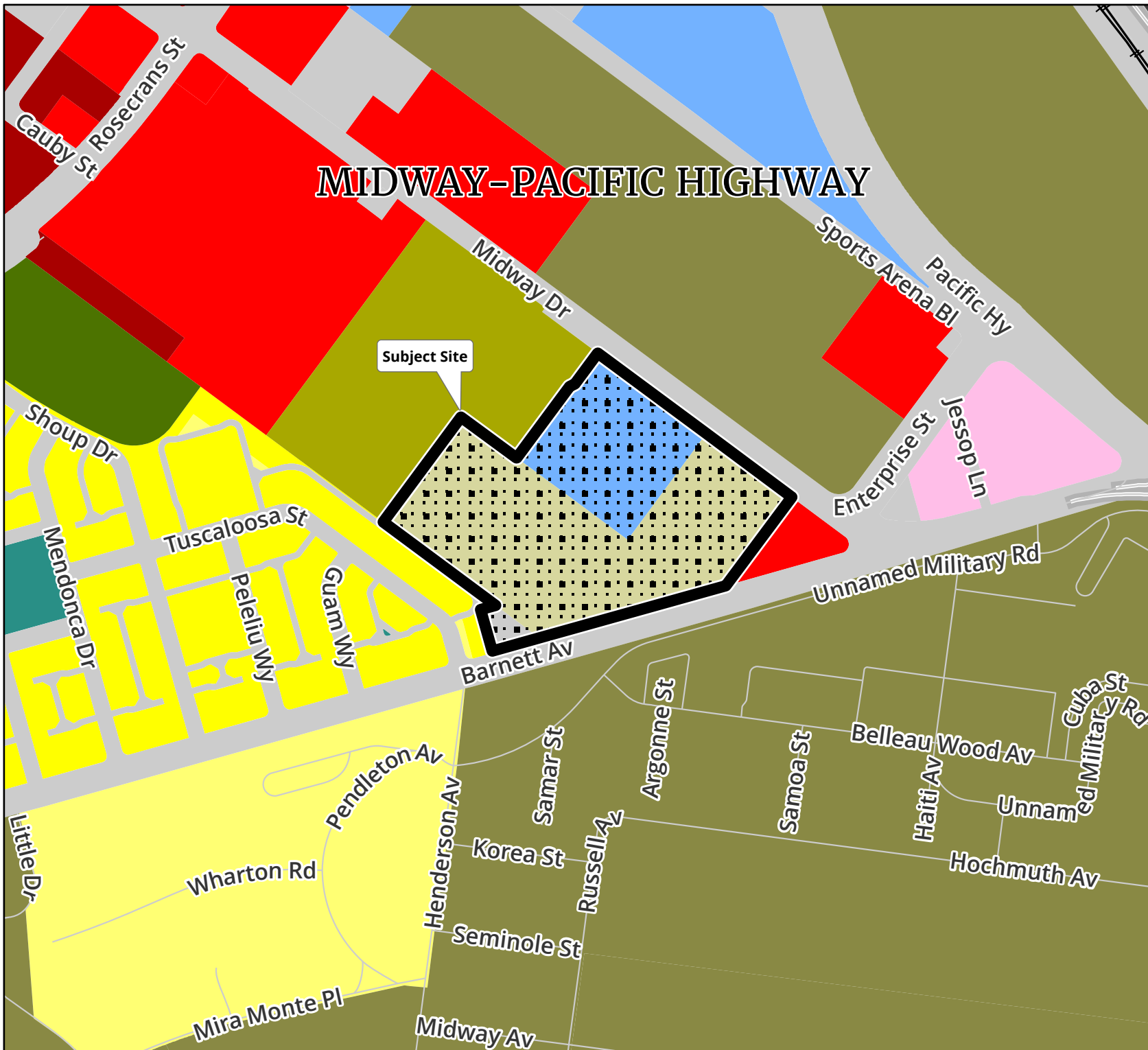


General Disclaimer:  
 This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.





Existing Land Use Map



Subject Site

Planning Areas

Existing Landuse

RESIDENTIAL

- Single Family Detached
- Single Family Attached

COMMERCIAL

- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

INDUSTRIAL

- Light Industry

PARKS AND RECREATION

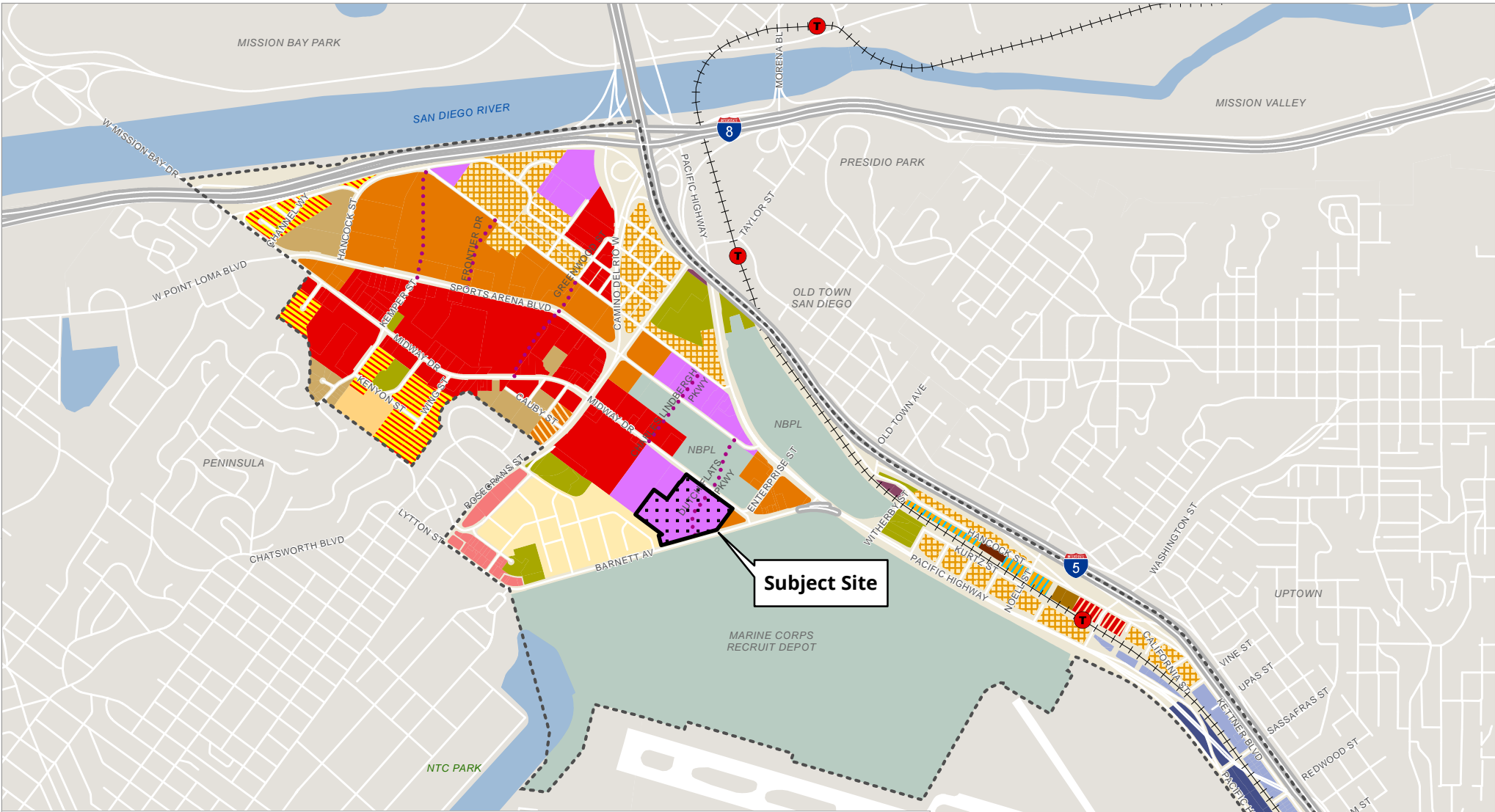
- Recreation

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Institutions
- Education
- Military use
- UNDEVELOPED
- Undeveloped

Existing Land Use Data Source: City Planning Department Land Use Inventory (LUI) database as of 2018. Data compiled during the Midway Community Plan Update.





- |  |   |
|--|---|
| Subject Site   | Community Commercial - Residential Permitted (0-54 du/ac) |
| Community Plan Area Boundary                                 | Community Commercial - Residential Permitted (0-73 du/ac) |
| Future Streets (Conceptual)                                  | Mixed Commercial Residential (0-44 du/ac)                 |
| Residential - Low Medium (10-14 du/ac)                       | Mixed Commercial Residential (0-73 du/ac)                 |
| Residential - Medium (15-29 du/ac)                           | Mixed Commercial Residential (0-109 du/ac)                |
| Residential - Medium High (30-54 du/ac)                      | Business Park - Residential Permitted (0-44 du/ac)        |
| Residential - High (45-73 du/ac)                             | Heavy Commercial  |
| Residential - Very High (74-109 du/ac)                       | Institutional   |
| Neighborhood Commercial - Residential Permitted (0-54 du/ac) | Urban Industrial  |
| Community Commercial - Residential Prohibited                | Military  |
| Community Commercial - Residential Permitted (0-44 du/ac)    | Port Properties (See Port Master Plan)                    |

0 400 800 1,600 Feet

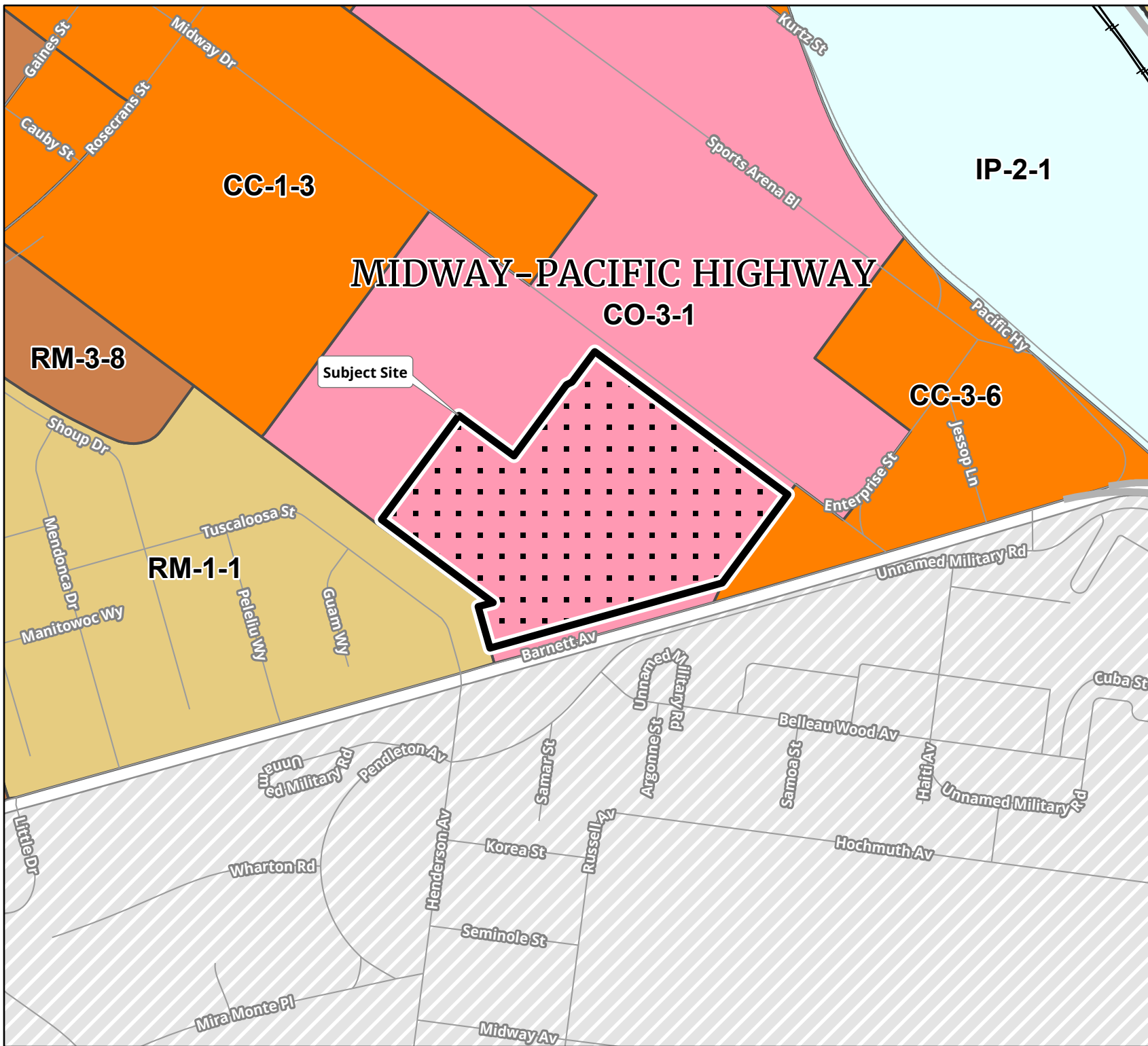
Copyright 2012 SanGIS - All Rights Reserved. Full text of this legal notice can be found at: [http://www.sangis.org/Legal\\_Notice.htm](http://www.sangis.org/Legal_Notice.htm)

Current Zoning Map

- Subject Site
- Planning Areas
- Military Use

Zoning

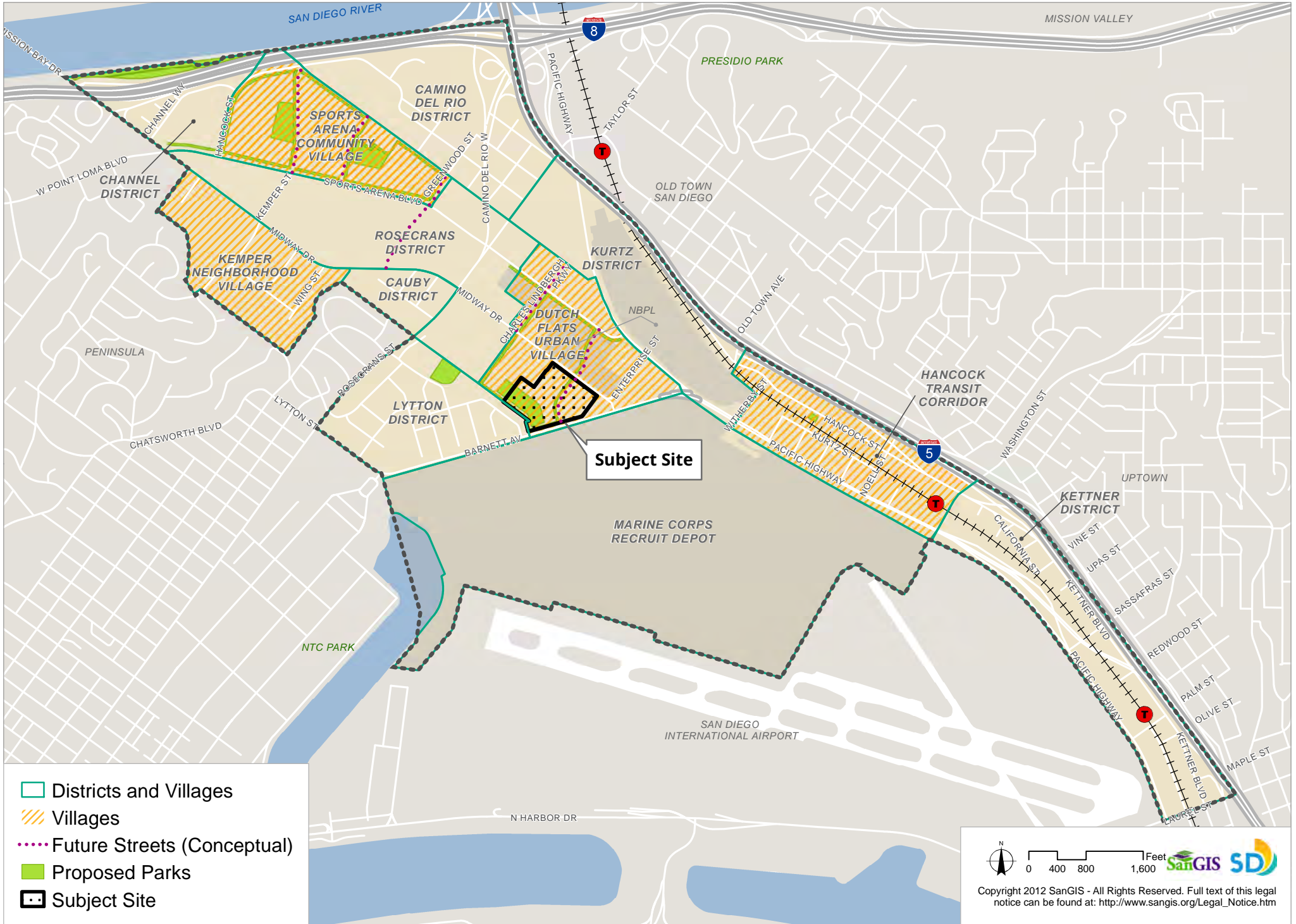
- CC-1-3
- CC-3-6
- CC-3-7
- CC-3-8
- CO-3-1
- IP-2-1
- OTMCR-1-2
- OTRM-2-2
- RM-1-1
- RM-3-8



General Disclaimer:  
 This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.











DRAFT  
Transit Map




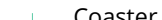
Transit Stops


-  Transit Station
-  Bus Stop


Bus Routes

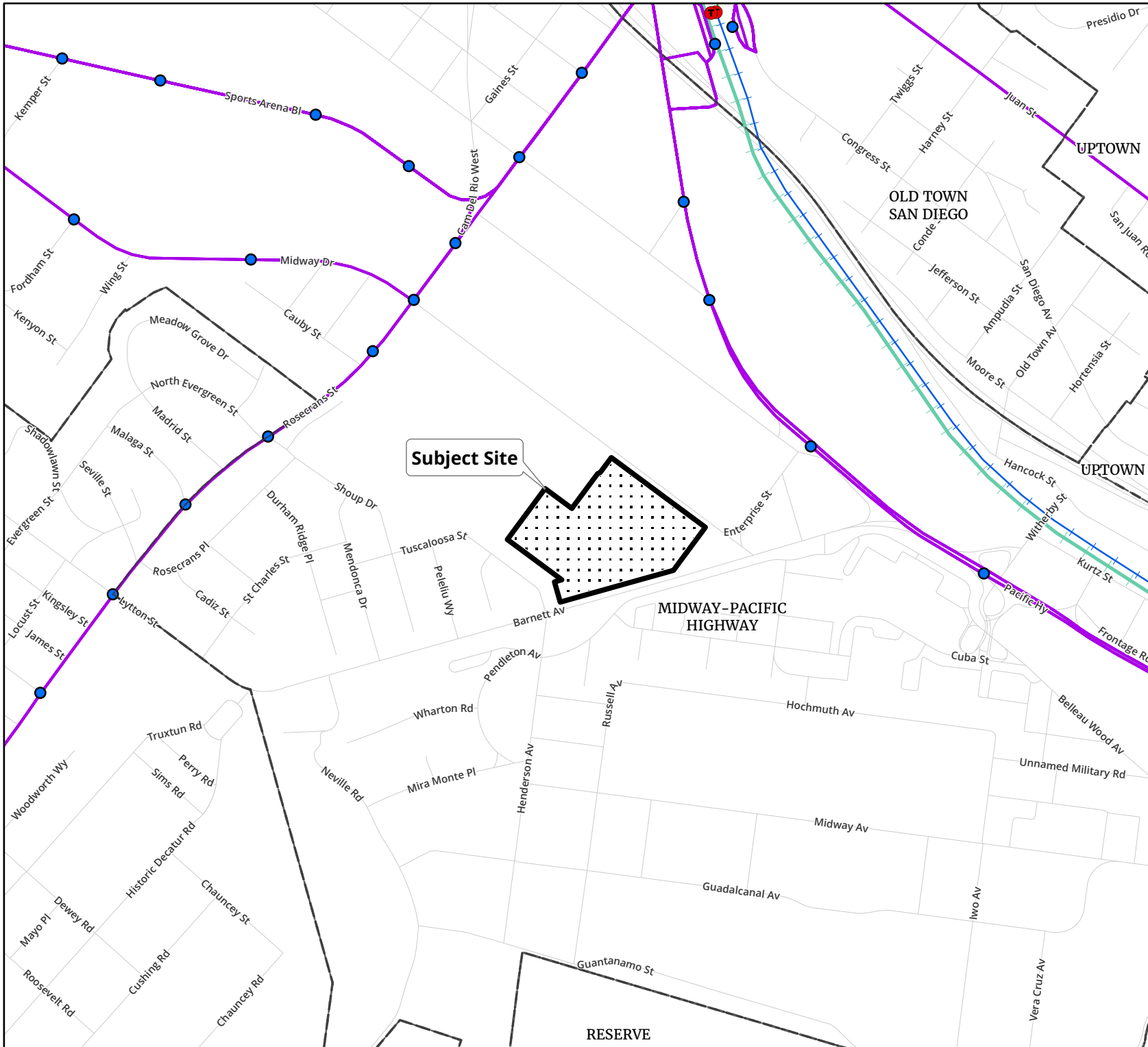
-  Bus

Light Rail Routes

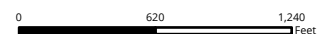
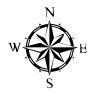
-  Blue Line
-  Green Line
-  Orange Line
-  Coaster

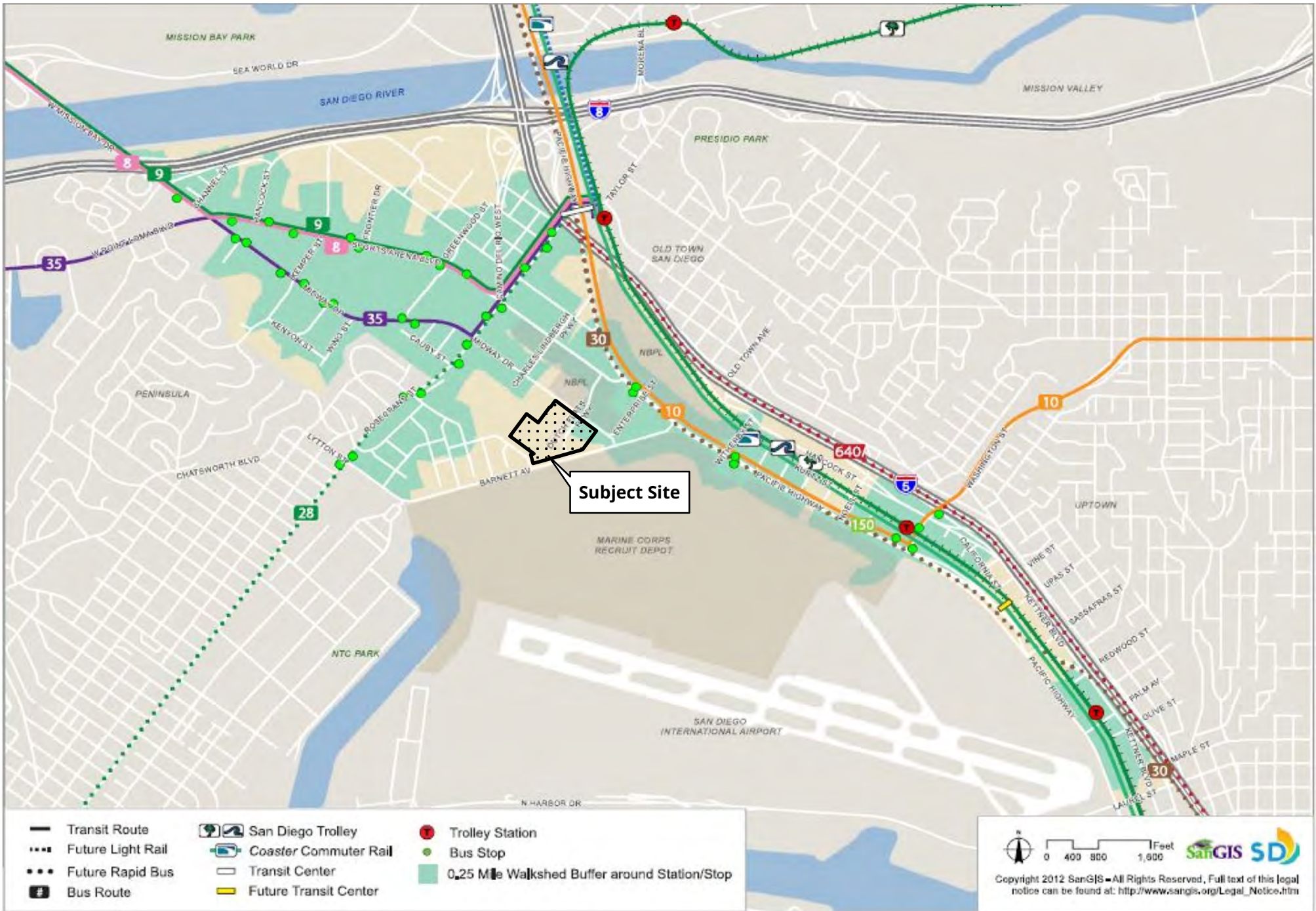
-  Planning Areas

-  Subject Site

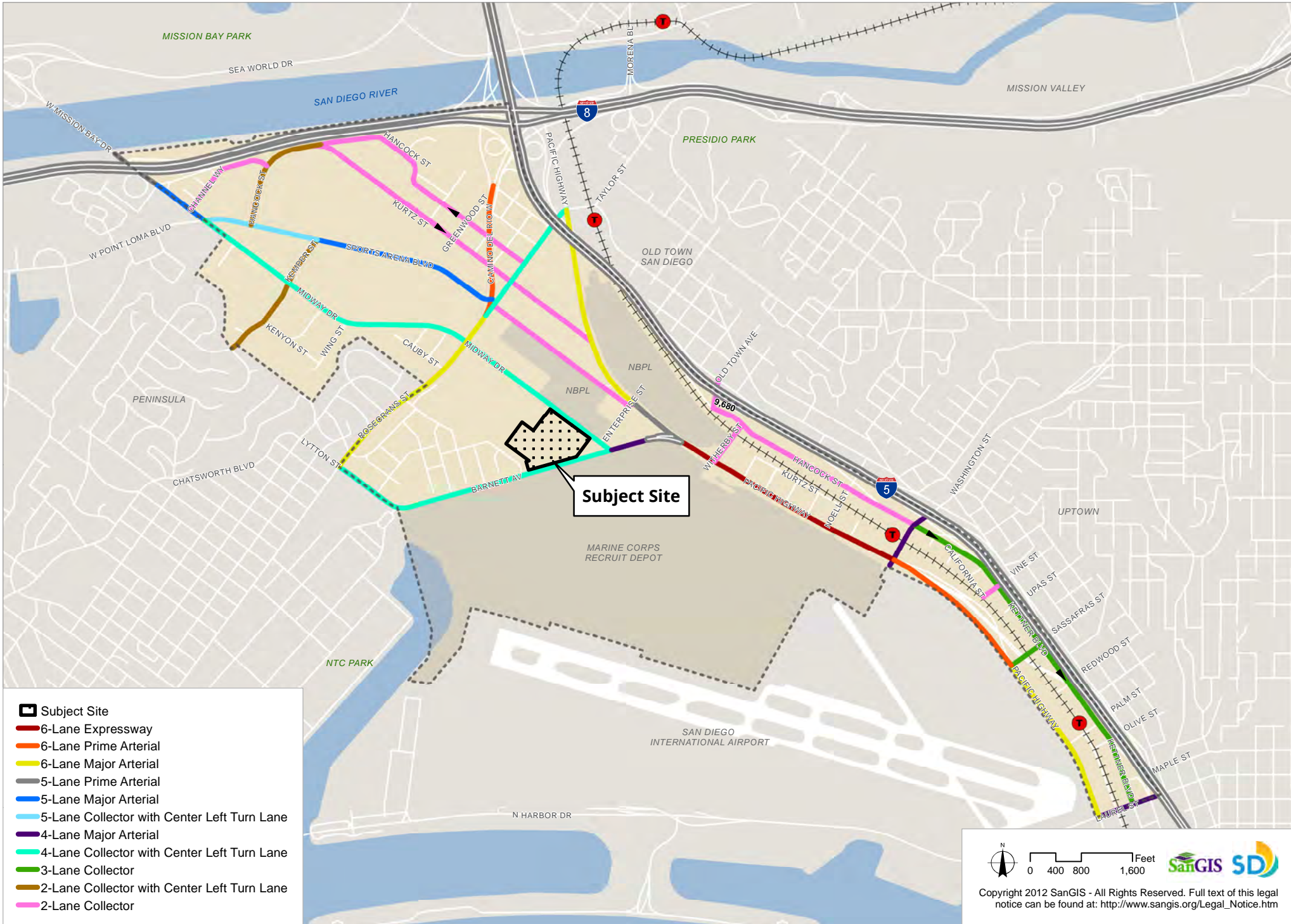


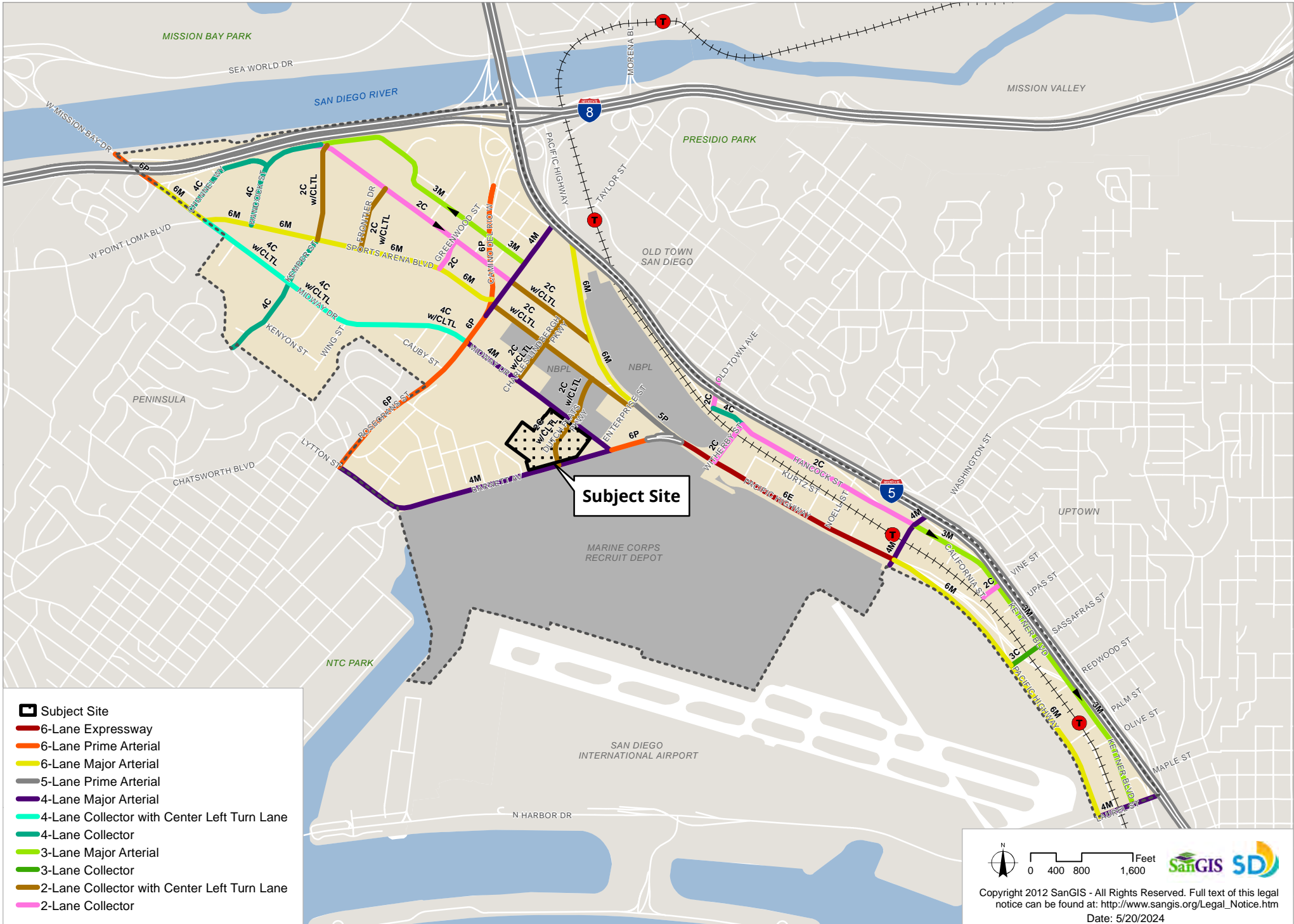
General Disclaimer:  
 This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



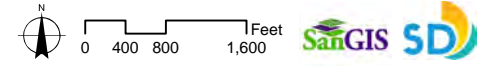




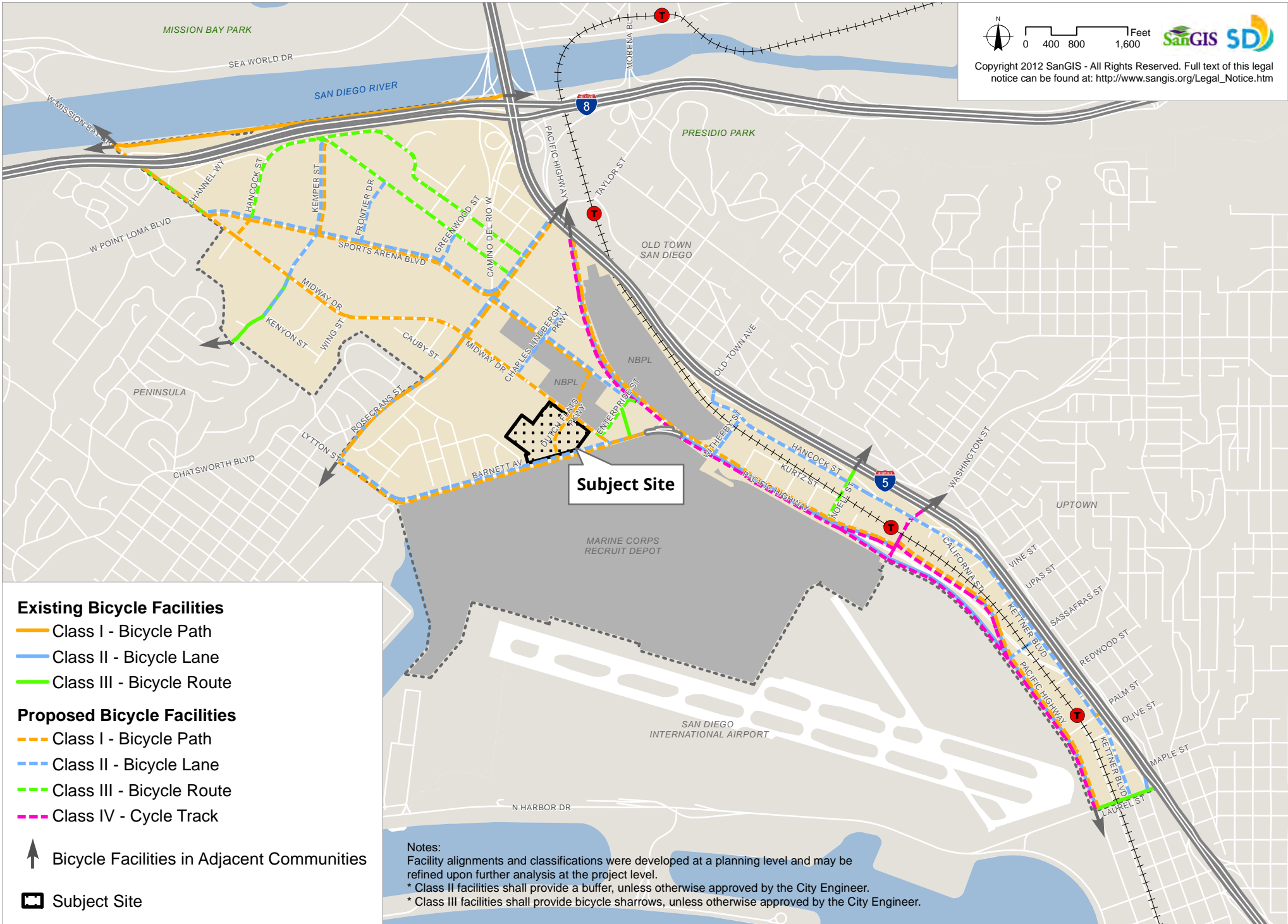








Copyright 2012 SanGIS - All Rights Reserved. Full text of this legal notice can be found at: [http://www.sangis.org/Legal\\_Notice.htm](http://www.sangis.org/Legal_Notice.htm)



**Existing Bicycle Facilities**

- Class I - Bicycle Path
- Class II - Bicycle Lane
- Class III - Bicycle Route

**Proposed Bicycle Facilities**

- - - Class I - Bicycle Path
- - - Class II - Bicycle Lane
- - - Class III - Bicycle Route
- - - Class IV - Cycle Track

Bicycle Facilities in Adjacent Communities

Subject Site

**Notes:**

Facility alignments and classifications were developed at a planning level and may be refined upon further analysis at the project level.  
 \* Class II facilities shall provide a buffer, unless otherwise approved by the City Engineer.  
 \* Class III facilities shall provide bicycle sharrows, unless otherwise approved by the City Engineer.



FRH Realty LLC

5355 Mira Sorrento Place, Suite 100, San Diego, California 92121 | Main: 858.457.2123

---

December 28, 2023

Ms. Liz Saidkhanian  
Development Project Manager  
City of San Diego  
9485 Aero Drive  
San Diego, CA 92123

RE: Midway-Pacific Highway Community Plan Amendment initiation request for Post Point Apartments located at 3250 Barnett Drive, 3280 Barnett Drive and 2535 Midway Drive;

Dear Ms. Saidkhanian,

FRH Realty LLC, Authorized Agent for CSHV Post Pointe LLC and HV/Cal I Midway Owner LLC, presents this initiation request to proceed with a Community Plan Amendment (CPA) to the Midway-Pacific Highway Community Plan. The proposed amendment includes two parcels of the decommissioned United States Post Office distribution center located at 2535 Midway Drive, San Diego, CA. This site was subdivided into two parcels to contemplate a redevelopment of the site into a residential and commercial/office site with two ownership entities. Collectively for this request, the site is referred to as "Post Point". The current site conditions consist of:

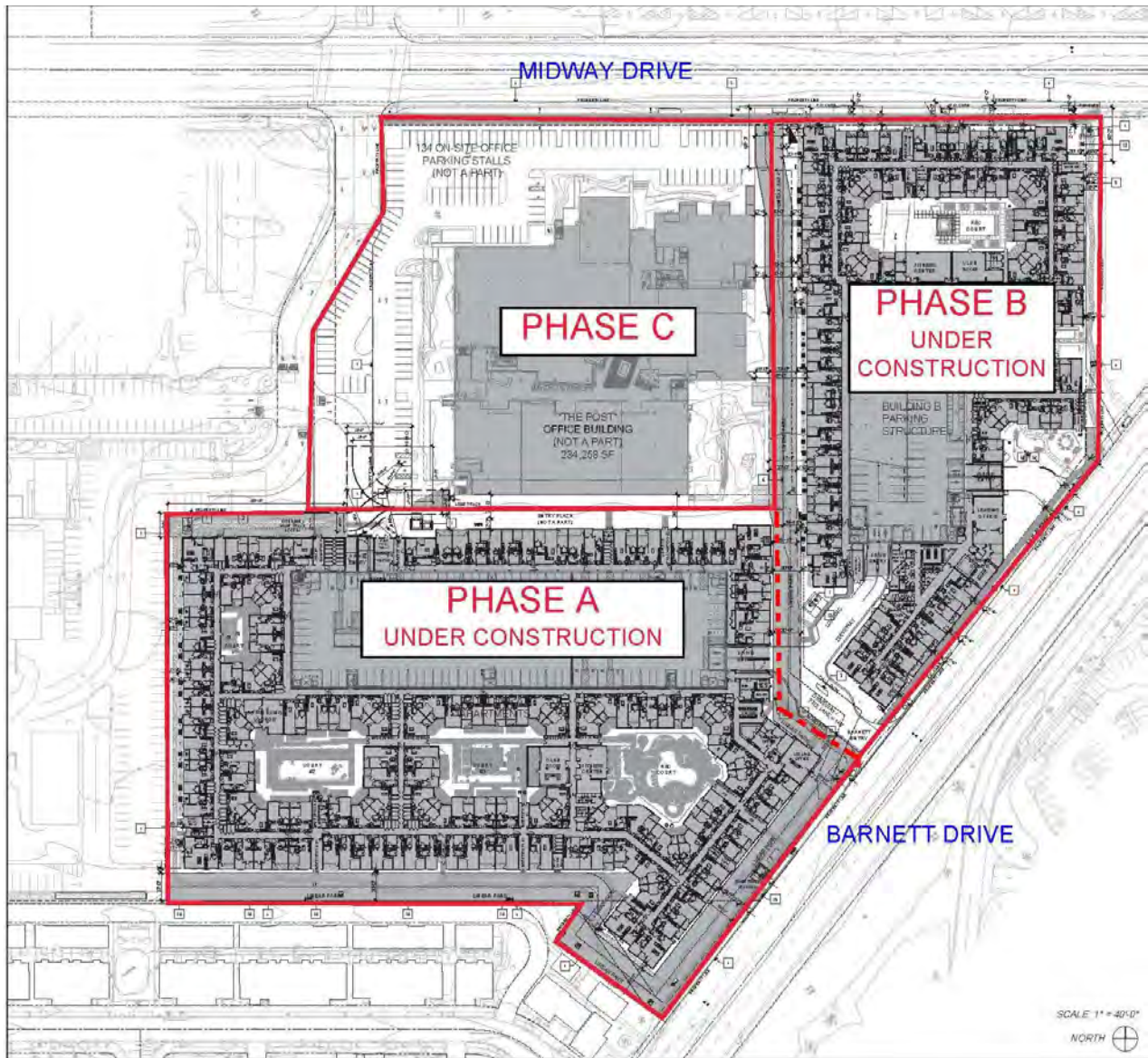
CSHV Post Pointe LLC property:

- 3250 Barnett Drive, Bevel Apartments (Post Point Apartments Phase A), 405 units of multi-family residential under construction on Parcel 1 of Parcel Map 21693; consists of a three-story residential building wrapped around a four level at grade, two level subterranean parking garage.
- 3280 Barnett Drive, Bowen Apartments (Post Point Apartments Phase B), 253 units of multi-family residential under construction on Parcel 1 of Parcel Map 21693; consists of a three-story residential building wrapped around a four level at grade parking garage.

HV/Cal I Midway Owner LLC property:

- 2535 Midway Drive, (Post Point Phase C), vacant partially demolished former United States Post Office distribution center on Parcel 2 of Parcel Map 21693.

(See Site Configuration Exhibit on Next Page)



Post Point Site Configuration

This request is to progress to a Community Plan Amendment (CPA) to re-designate the entire site from Business Park – Residential Permitted (Mixed-Use; 0-44 DU/AC) to

1. Residential – Very High (74-109 DU/AC) on Phase C and
2. Residential-High (45-73 DU/AC) on Phases A and B.

The exiting land use designation is shown on Figure 2-1 from the Community Plan and detailed further on Figure 2-5 with the Dutch Flats Urban Village designation shown below.



FIGURE 2-1: LAND USE MAP

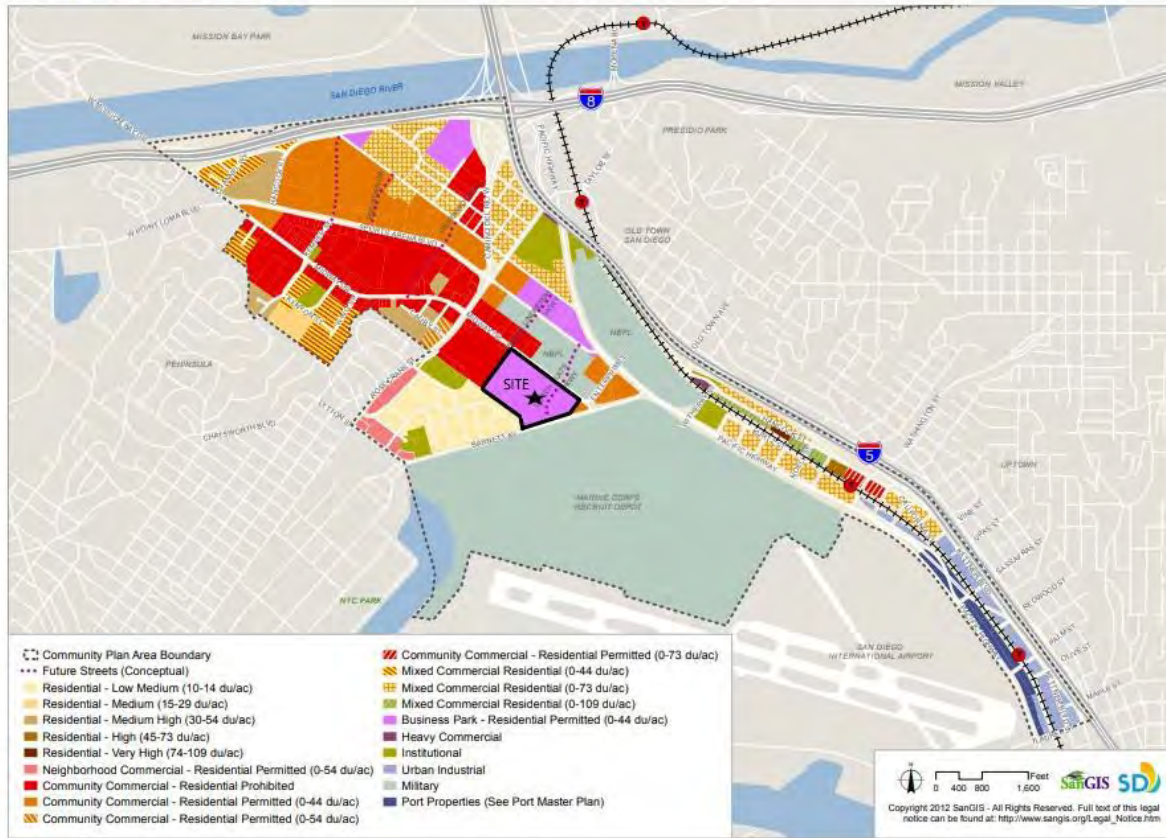


FIGURE 2-5: DUTCH FLATS URBAN VILLAGE





Upon approval of the initiation of the CPA, the amendment application will be accompanied by a concurrent application for rezone from Commercial- Office CO-3-1 to Residential-Multi Unit RM-4-10. The current base zone designation of CO-3-1 allows for residential development of Phases A and B with a deed restriction recorded on the Phase C parcel to meet the required minimum 25% commercial use square footage necessary to comply with the zoning.

The proposed amendment and rezone would allow for residential development on Phase C for up to 310 – 450 units (2535 Midway Drive) in four stories of a residential multi-family building over an at-grade parking level. As a stand-alone request, the change of use of Phase C from deed restricted commercial to multi-family residential would create a legal non-conforming use on Phase A and B due to the community plan and zoning mixed-use requirements. Phase A and B are included in this request to approve initiation of the CPA to ensure legally conforming uses.

In addition to the CPA and rezone request, a parcel map to split Phase A and B into separate parcels will be initiated to allow all three phases to operate independently.

### **Initiation Criteria**

This proposed amendment to the land use designation in the Midway-Pacific Highway Community Plan is compliant with the three initiation criteria indicated in the General Plan LU-D.10 Section.

#### **1. The amendment requested appears to be consistent with the goals and policies of the General Plan and the community plan and any community plan specific amendment criteria:**

The Midway-Pacific Highway Community Plan includes a variety of goals and policies related to encouraging distinctive villages, economic activity, variety of housing options and mobility systems which this amendment would be consistent. This proposed amendment intends to utilize an optimal land use for the site location within the community, providing housing options, residential homes in proximity of commercial offices and shopping (existing and proposed) while meeting the goal of a walkable village atmosphere.

The development type for Residential – Very High (74-109 DU/AC) and Residential – High (45-73 DU/AC) contemplate “development typically consisting of a large block of residential units where parking is usually provided underground or within a structure.” and Residential – Very High (74-109 DU/AC) expands the goal of the Land Use to specify “advantageous site conditions or smaller residential unit sizes can facilitate development at this density”. While this site is in a Transit Priority Area that does not require parking for residential uses, Phases A and B under construction provide parking structures wrapped by the residential buildings on site. Phase C will also have the ability to use the additional parking in Phase A structure that was originally contemplated to be shared with the office as well as surface parking within the structure onsite at Phase C. In addition, Phase C will add to the variety of unit types under construction at Phases A and B. The unit types current and proposed range from studios, one-, two- and three-bedroom units and sizes varying from 460 s.f. to 1,460 s.f. to provide housing options at the proposed density. The amendment to allow residential development on Phase C will also replace the

vacant unused office building with much needed housing units. This diversity in housing types and the change in use of Phase C is consistent with the following General Plan Policies:

- LU-H.3 - “Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments” Housing provided with this proposal will include different sizes and types of units which allow for varying rental levels.
- LU-C.3 - “Maintain or increase the City’s supply of land designated for various residential densities as community plans are prepared, updated or amended.” There is currently very little Residential – Very High or Residential - High land use designations in the Midway-Pacific Highway Community Plan area. The proposed amendment increases variety of densities for residential projects.
- UD-B.2 (a) - “Incorporate a variety of unit types in multifamily projects” The units under construction on Phase A and B and proposed with future Phase C provide a variety of unit types in the multifamily project.
- UD-B.2 (d) - “Identify sites for revitalization and additional housing opportunities in neighborhoods” The current state of Phase C is a vacant, partially demolished office building unusable without tenant improvements that are not marketable in the near future. Development of Phase C into housing opportunities will provide revitalization to the site that currently includes a potential nuisance building. Building Phase C into residential use will complete the revitalization of the United States Post Office property.

The site is located in the Dutch Flats Urban Village and while the General Plan Village Propensity map identifies this specific site toward the low propensity end, the modification to residential use will encourage the Urban Village to thrive. Residential uses tend to encourage a sense of community providing a place for people active at all hours either living, shopping and working in the same vicinity. Integration of residential units in the vicinity of recently developed Liberty Station as well as the proposed redevelopment of the SPAWAR government facility and the Sports Arena grounds will meet the Dutch Flats Urban Village Policy (LU-4.6) to “encourage the integration of residential uses with the employment uses in the village.” In addition, the General Plan Urban Village Land Use Category includes an emphasis to integrate commercial and residential use. The proposed amendment will provide high-intensity residential housing units in near proximity to diverse commercial, office, retail and employment centers.

**2. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan police or site design:**

The proposed amendment provides public benefit to the community compared to the existing land use designation of commercial by providing much needed housing to the community and the City of San Diego. The existing structure located on proposed Phase C is currently a vacant partially demolished commercial/office building with no application anticipated for tenant improvements in the near future. The change in land use designation would improve the site characteristics, utilizing the property for best use to add approximately 350 dwelling units of housing capacity. Phase A and B are contributing 658 multi-family dwelling units to regional housing needs with the current entitlement but would be legally non-conforming should the

change in land use designation occurs on phase C only. Phase A and B are included in the proposed amendment to ensure zoning compliance as standalone projects.

**3. Public facilities appear to be available to serve the proposed increase in density/intensity or their provision will be address as a component of the amendment process:**

There are adequate public facilities available to serve the change of land use designation. Phases A and B currently have connection to all utilities from Barnett Drive and Midway Drive. Development of Phase C contemplates connection to water, sewer, storm drain and San Diego Gas and Electric facilities that currently exist in Midway Drive frontage.

The site is in a Transit Priority Area where residential parking requirements are zero stalls per unit, however Phase A and B already provide onsite parking garages to serve the residents. Phase C anticipates utilizing parking in the adjacent parking garage of Phase A as well as onsite at grade parking structure below the residential use and surface parking. The capacity of the parking garage on Phase A with 6 levels of parking is well overparked at 995 stalls serving 405 dwelling units. Public transportation is provided in the community with bus stops within a half mile on Rosencrans Street and Pacific Highway and the Old Town Trolley Station within a mile of the project site.

In addition, with the change of land use designation on Phase C from commercial to residential, there is a reduction in peak hour trips associated with traffic that would exist should Phase C be built to its current commercial capacity (utilizing the City of San Diego Land Development Code Trip Generation Manual, 6 peak hour trips per multifamily unit at 350 dwelling units generates 2,100 peak hour trips whereas 234,000 commercial office generates approximately 3,950 peak hour trips).

We look forward to working with Staff to achieve the optimal land use of the revitalization of the United States Post Office site with the initiation of the Community Plan Amendment to the Midway-Pacific Highway Community Plan.

Thank you.

Shannyn Henkel  
FRH Realty LLC  
[ShannynH@ffres.com](mailto:ShannynH@ffres.com)  
858-922-3478

May 2, 2024

Megan Covarrubias  
San Diego City Planning Department  
202 C St MS 413  
San Diego, CA 92101

RE: Supplemental Letter to Midway-Pacific Highway Community Plan Amendment Initiation Request for Post Point Project located at 3250 Barnett Drive, 3280 Barnett Drive and 2535 Midway Drive; PRJ-1111194

Dear Ms. Covarrubias,

FRH Realty LLC, Authorized Agent for CSHV Post Pointe LLC and HV/Cal I Midway Owner LLC, previously submitted a Community Plan Amendment Initiation request to the Midway-Pacific Highway Community Plan for the Post Point Project on December 28, 2023, assigned PRJ-1111194.

This Supplemental Letter is provided as clarification to the request regarding the range of dwelling units desired with Phase C of the Post Point Project and the proposed mechanism to satisfy the Inclusionary Housing Ordinance.

#### Dwelling Units

The Post Point Project request includes a Community Plan Amendment to re-designation the site from Business Park – Residential Permitted (Mixed-Use; 0-44 DU/AC) to:

1. Residential – Very High (74-109 DU/AC) on Phase C and
2. Residential-High (45-73 DU/AC) on Phases A and B (currently under construction)

The amended designation of Phases A and B will achieve zoning compliance to allow stand-alone projects at a range of 521-846 dwelling units (currently under construction for 658 dwelling units).

The initial request for Phase C identified a range of 310-450 dwelling units.

**Based on the calculation for Residential-Very High designation on 4.46 acres of Phase C, the Community Plan Amendment Initiation request is hereby modified to 330 to 486 dwelling units on Phase C.**

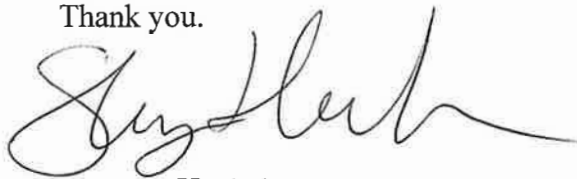
Inclusionary Housing Ordinance Compliance

The Inclusionary Housing Ordinance requirement was met for Phases A and B by a previous Inclusionary Housing In-Lieu Fee payment at Building Permit issuance.


**The requirement on Phase C will be met either by payment of the Inclusionary Housing In-Lieu Fee or by providing Affordable Housing Units onsite at the threshold applicable at the time of the project application.**

We look forward to Staff's continued cooperation to facilitate this request.

Thank you.

A handwritten signature in black ink, appearing to read "Shannyn Henkel". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Shannyn Henkel  
FRH Realty LLC  
[ShannynH@ffres.com](mailto:ShannynH@ffres.com)  
858-922-3478

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
---	---	--	---

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  **Other** Community Plan Amendment/Rezone

**Project Title:** Post Point Apartments Community Plan Amendment **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 2535 Midway Drive, 3250 Barnett Avenue, 3280 Barnett Avenue, San Diego, CA

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General – What State? DE Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: HV Cal I Midway Owner LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 400 Howard Street

City: San Francisco State: CA Zip: 94105

Phone No.: 415-67-06214 Fax No.: \_\_\_\_\_ Email: derek.helgeson@blackrock.com

Signature:  Date: February 6, 2024

Additional pages Attached:  Yes  No  
 Authorized Person of BlackRock Realty Advisors, Inc., its Authorized Agent

**Applicant**

Name of Individual: Fairfield, Authorized Agent  Owner  Tenant/Lessee  Successor Agency

Street Address: 5355 Mira Sorrento Place, Ste 100

City: San Diego State: CA Zip: 92121

Phone No.: 858-922-3478 Fax No.: \_\_\_\_\_ Email: shenkel@gmail.com

Signature: Shannyn Henkel Digitally signed by Shannyn Henkel  
Date: 2024.01.18 16:24:17 -08'00' Date: January 1, 2024

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: CSHV Post Pointe LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 400 Howard Street

City: San Francisco State: CA Zip: 94105

Phone No.: 415-670-6214 Fax No.: \_\_\_\_\_ Email: derek.helgeson@blackrock.com

Signature:  Date: February 6, 2024

Additional pages Attached:  Yes  No  
 Authorized Person of BlackRock Realty Advisors, Inc., its Authorized Agent