



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 19, 2024 REPORT NO. PC-24-051

HEARING DATE: September 26, 2024

SUBJECT: Encanto Neighborhoods Community Plan Amendment Initiation - Holy Cross Cemetery

PROJECT NUMBER: 1100145

OWNER/APPLICANT: The Roman Catholic Bishop of San Diego / Najars Engineering Inc.

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Encanto Neighborhoods Community Plan to add a policy in the Land Use Element to allow for cemetery uses on land designated for residential and adjacent to the existing cemetery with a conditional use permit.

Staff Recommendation: **Approve** the initiation of the community plan amendment process.

Community Planning Group Recommendation: The applicant is anticipating presenting to the Chollas Valley Community Planning Group on November 18, 2024, and will seek recommendation, which will be presented at the Planning Commission hearing if the initiation is approved.

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004 when sufficient information is available to enable meaningful environmental review.

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

Code Enforcement Impact: None.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment will not change the dwelling units allowed by the adopted community plan and zoning; however, it would allow for development of cemetery uses on land designated for residential.

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

The Catholic Diocese owns and operates the approximately 45-acre Holy Cross Cemetery in the Chollas View Neighborhood between 44th and 46th Streets north of Hilltop Drive within the Encanto Neighborhood Community Plan Area (Attachments 1 and 2). The cemetery opened in 1919 and operates under a Conditional Use Permit (CUP 4910) that was approved in 1964. The original CUP has been amended multiple times since its original approval. The cemetery has expanded to the west of 44th Street with additional burial spaces and a maintenance facility. State Route 94 is the north and Interstate 805 is to the west of the cemetery. A mix of single family and multifamily uses are to the south and east of the cemetery (Attachment 3). A majority of the cemetery is designed for individual uses; however, the western portion is designated for Residential - Low Medium (10 to 14 dwelling units per acre). The properties adjacent to the cemetery are designated Residential - Low Medium (10 to 14 dwelling units per acre), and the underlying zone is RM-1-1 (Attachment 4 and 5).

DISCUSSION

Proposed Community Plan Amendment

The initiation request proposes to add the following policy in the Land Use Element in the Encanto Neighborhoods Community Plan and would only apply to the area specified in the policy (Attachment 1 and 2):

- Conditionally allow for cemetery uses on land designated for residential west of the land designated institutional/cemetery, north of Hilltop Drive and east and south of the community plan boundary with a conditional use permit.

The proposed policy would allow for the future expansion of the Holy Cross Cemetery. However, this policy would not preclude existing or future residential uses. A majority of the area where the proposed policy would apply is owned by the Catholic Diocese including a 1.3-acre vacant property at 4470 Hilltop Drive on the northeastern corner of Hilltop Drive and 44th Street. If initiated the applicant has stated their intention to expand the existing cemetery to include additional burial spaces on the vacant property. The proposed policy would also conditionally allow for future cemetery uses on property owned by the cemetery within the area specified in the policy.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that 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 City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning

Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

(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 amendment would be consistent with the General Plan and Encanto Neighborhoods Community Plan. If initiated, the amendment would allow the Holy Cross Cemetery to expand into adjacent properties that it already owns, while offering additional public benefits by creating more burial spaces.

(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.

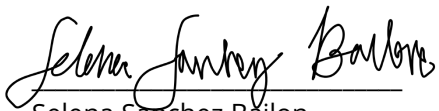
The proposed amendment would provide the public benefit to the community by allowing for the additional burial spaces at a time when San Diego is experiencing a shortage of land available for cemetery uses.

(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.

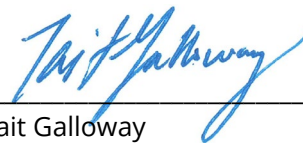
This criterion is not applicable since the proposed amendment would not result in an increase in density or intensity of use.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. 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,



Selena Sanchez Bailon
Associate Planner
City Planning Department

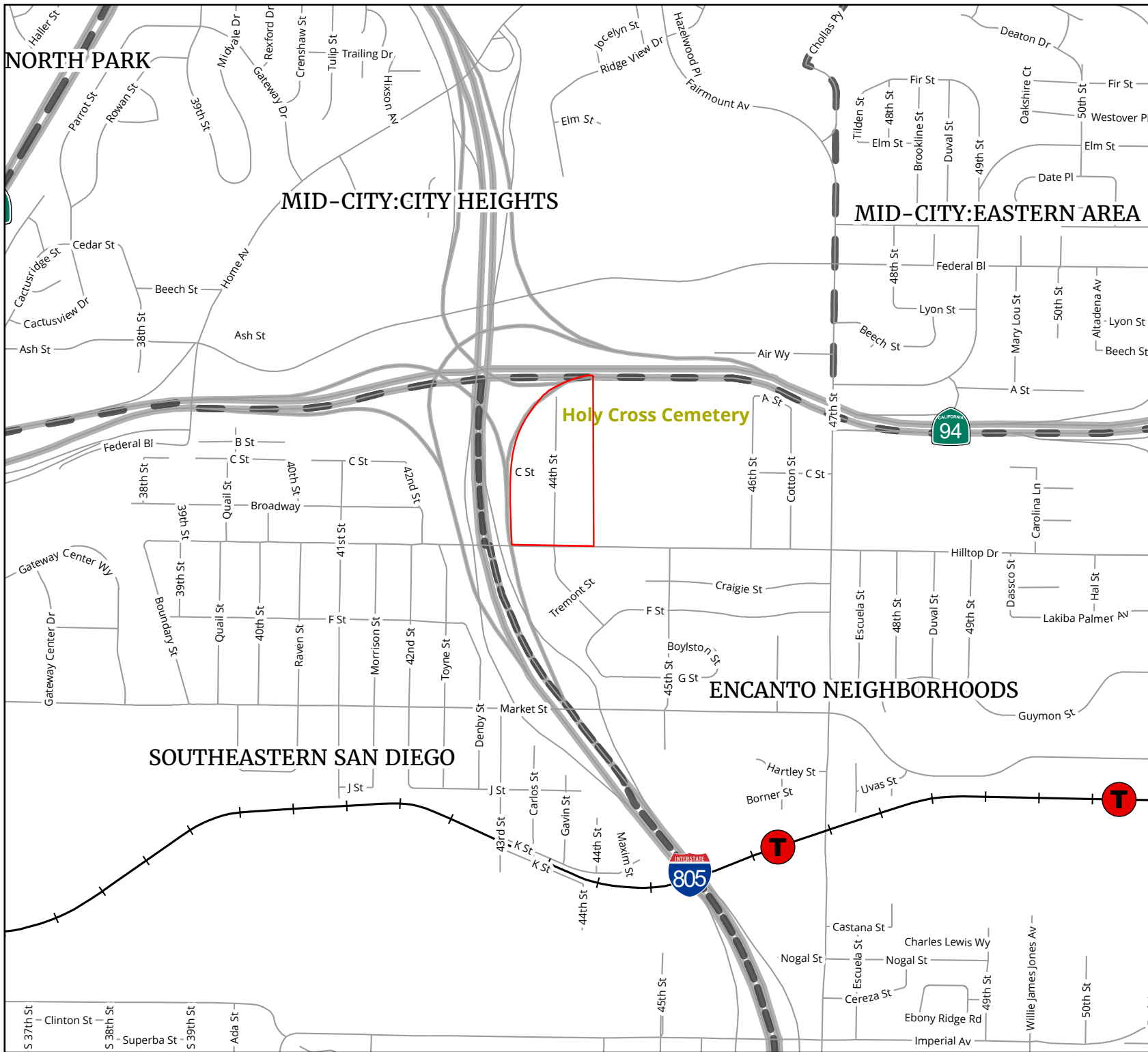


Tait Galloway
Deputy Director
City Planning Department

Attachments:

1. Vicinity Map
2. Aerial Imagery Map
3. Existing Land Use Map
4. Community Plan Land Use Map
5. Current Zoning Map
6. Ownership Disclosure Statement
7. Initiation Request Letter

Vicinity Map



- Proposed Policy Area
- Planning Areas
- T Trolley Stop

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

Proposed Policy Area

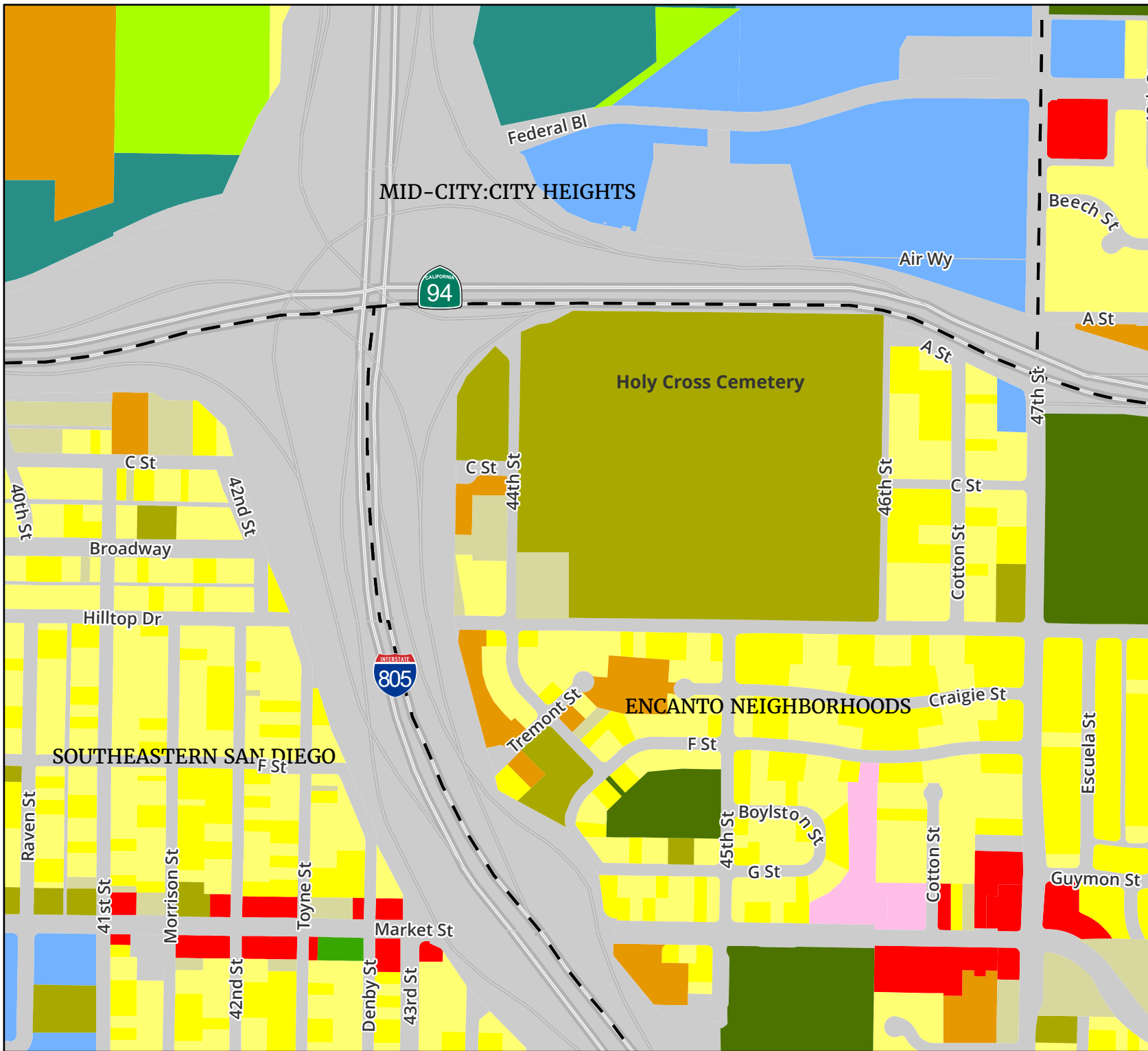
Planning Areas



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Existing Land Use Map



--- Planning Areas

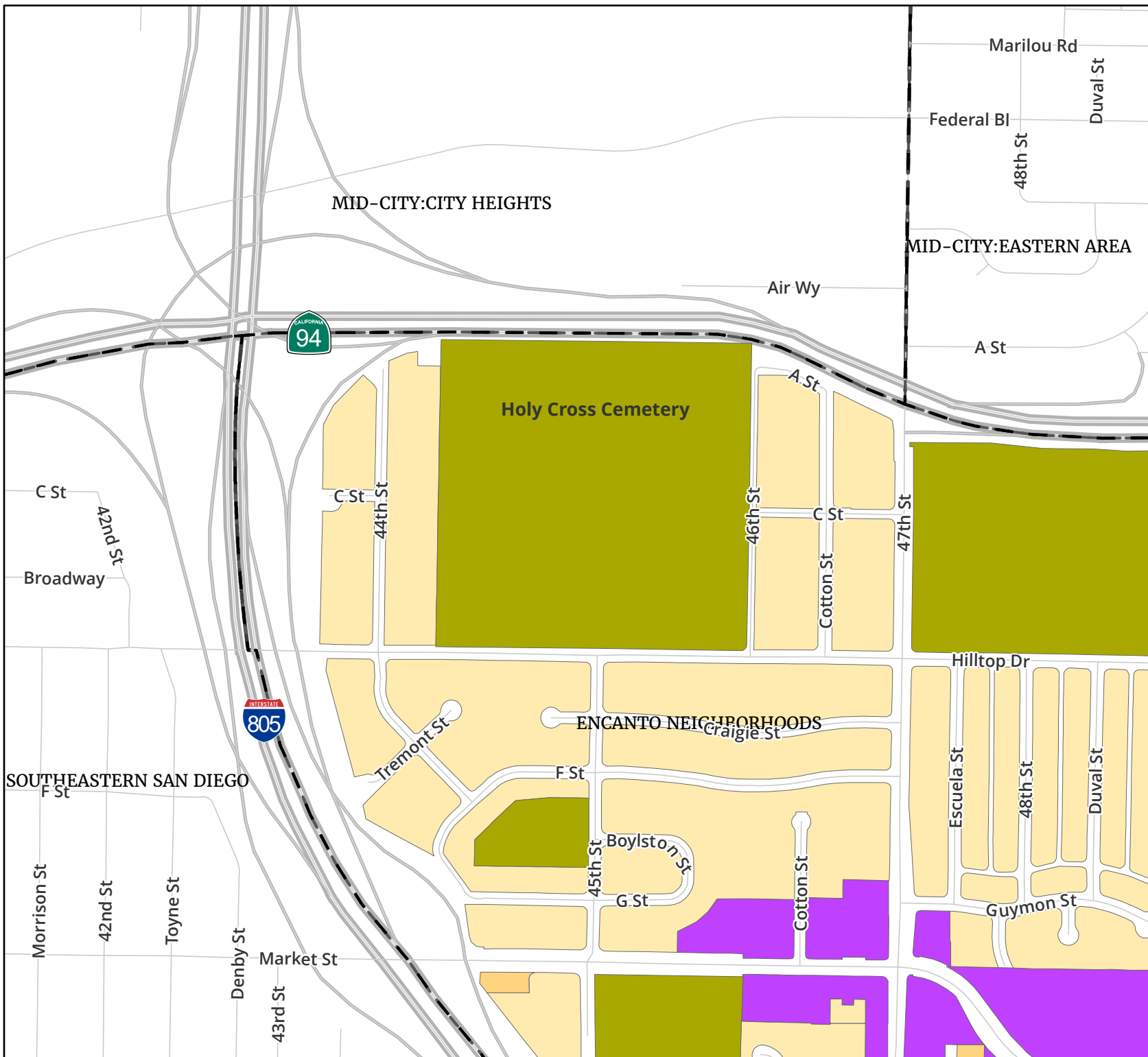
Existing Landuse

- Single Family Detached
- Single Family Attached
- Multiple Family
- Retail, Regional, Wholesale Commercial
- Office Commercial
- Light Industry
- Recreation
- Open Space Parks
- Transportation, Communications, Utilities
- Institutions
- Education
- Agriculture
- Undeveloped

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Community Plan Land Use Map



--- Planning Areas

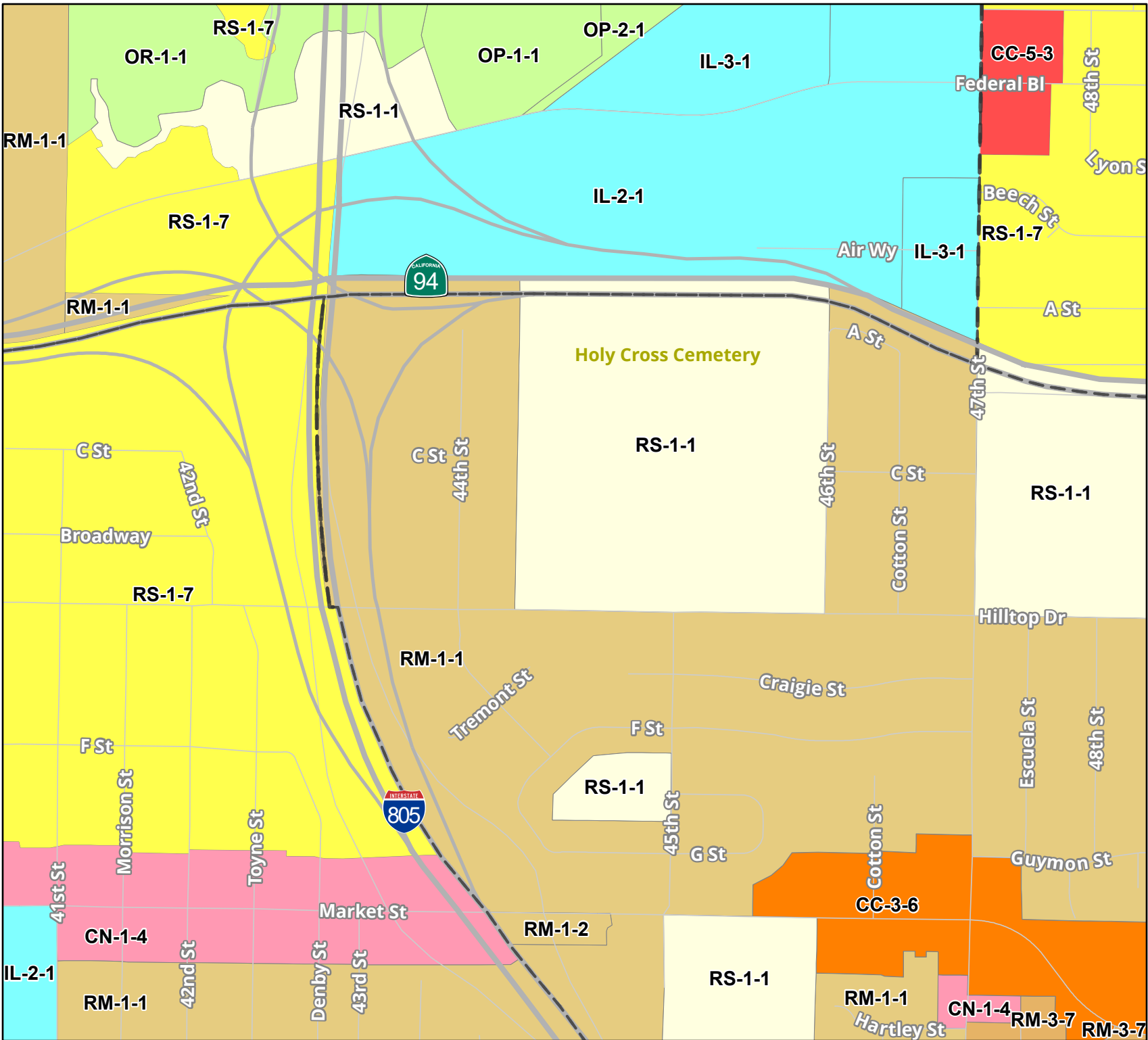
Encanto Plan Land Use

- Community Mixed Use-Medium (30-44 du/ac)
- Residential - Low Medium (10-14 du/ac)
- Residential - Medium (15-29 du/ac)
- Institutional

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Current Zoning Map



--- Planning Areas

Zoning

- CC-3-6
- CC-5-3
- CN-1-4
- IL-2-1
- IL-3-1
- OP-1-1
- OP-2-1
- OR-1-1
- RM-1-1
- RM-1-2
- RM-2-5
- RM-3-7
- RS-1-1
- RS-1-7

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

Project Title: Holy Cross Cemetery **Project No. For City Use Only:** _____
Project Address: 4470 Hilltop Drive San Diego, CA 92102

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ **Corporate Identification No.** 4185588
 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: Roman Catholic Bishop of San Diego Owner Tenant/Lessee Successor Agency
 Street Address: 4470 Hilltop Drive
 City: San Diego State: CA Zip: 92102
 Phone No.: 619-264-3127 Fax No.: _____ Email: mario@holycrosssd.com
 Signature: Mario DeBlasio Date: 6-27-2023
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Mario DeBlasio Owner Tenant/Lessee Successor Agency
 Street Address: 4470 Hilltop Drive
 City: San Diego State: CA Zip: 92102
 Phone No.: 619-264-3127 Fax No.: _____ Email: mario@holycrosssd.com
 Signature: Mario DeBlasio Date: 6-27-2023
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Najars Engineering, Inc.

Najars Engineering
8911 La Mesa Blvd, Suite 201
La Mesa, CA 91942
09/06/2024

To whom it may concern,

Najars Engineering Inc., representing the Catholic Diocese of San Diego, is proposing an amendment to the designated Community Plan outlined for the Encanto Neighborhoods, originally sanctioned on October 22, 2015. We are proposing adding a policy that supports cemetery uses through a Conditional Use Permit (CUP). The Holy Cross Cemetery, established by the Catholic Diocese of San Diego across 40 acres of land encompassing 44th Street, 46th Street, and Hilltop Drive. However, with plot land becoming scarce there is a need to expand to adjacent properties already currently owned by the Catholic Diocese of San Diego.

The addition of this policy aligns with the current goals and standards established in the Encanto Neighborhood Community Plan. It will not alter the community plan's land use as depicted in Figure 2-1. Instead, the policy provides a means for the cemetery to expand into adjacent properties that it already owns, while offering additional public benefits by creating more final resting places for loved ones. This expansion will not lead to higher traffic levels or increased traffic volumes in the neighborhood. The cemetery will continue to serve as an open space, offering valuable visual relief in the urban environment and acting as a distinctive landmark at the northwestern corner of the community, as outlined on page 7-18 of the Encanto Community Plan. Furthermore, this amendment will not increase the density or intensity of traffic within the community, as supported by our Traffic Analysis in compliance with Conditional Use Permit (CUP) requirements.

This amendment is not anticipated to impact the present value or advantages of the community site, as it solely entails the incorporation of land owned by the Catholic Diocese of San Diego to expand the existing cemetery for future burial plots. Given that the areas surrounding the current cemetery are predominantly owned by the cemetery itself, our request does not seek an amendment that would diverge from the existing land use pattern.

Sincerely,

Bashar Najjar, VP

C78159

