



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 31, 2024 REPORT NO. PC-24-056

HEARING DATE: November 7, 2024

SUBJECT: FAMILY HEALTH CENTER OF SAN DIEGO (FHCS) CLINIC
PROCESS FOUR DECISION

PROJECT NUMBER: [PRJ-0692722](#)

OWNER/APPLICANT: Logan Heights Family Center Inc. / Matthew Winter

REFERENCES: [Barrio Logan Planned District Ordinance](#)
[Barrio Logan/Harbor 101 Community Plan](#)

SUMMARY:

Issue: Should the Planning Commission approve a Coastal Development Permit, Site Development Permit, Neighborhood Development Permit, and Conditional Use Permit for the construction of a four-story clinic and administrative office building and a four-story parking garage located at 1825-1873 National Avenue within the Barrio Logan Community Plan area?

PROPOSED ACTION:

1. APPROVE Coastal Development Permit No. PMT-2579784, Site Development Permit No. PMT-2579785, Neighborhood Development Permit No. PMT-3314405, and Conditional Use Permit PMT-3312218.

Fiscal Considerations: Processing costs are funded by applicant deposit.

Community Planning Group Recommendation: On February 16, 2022, the Barrio Logan Community Planning Group recommended approval by a vote of 6-0-0, with the following recommendations: "Add design elements such as public art to relate better to the culture of Barrio Logan. Ensure lighting stays on site and is not overly bright. Add mature landscape giving consideration to roof garden. These are all conditions to "soften" the look to better fit in with the community." The project has implemented these recommendations to the extent feasible. The provision of public art is at the applicant's discretion; however, landscaping and lighting are addressed by permit conditions and plans.

Environmental Review: The project was determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects). The project is not pending an

appeal of the environmental determination. The environmental determination for this project was made on August 9, 2024, and the opportunity to appeal that determination ended on August 23, 2024.

BACKGROUND:

The project site is located within the Barrio Logan Community Plan and Local Coastal Program Land Use Plan (BLCP) area. The project application was filed on January 6, 2022, prior to the abolition of the Barrio Logan Planned District (effective February 26, 2022) and prior to the adoption of the current Barrio Logan Community Plan (effective December 14, 2023). Therefore, the project is subject to the regulations of the Barrio Logan Planned District and the goals and policies of the prior Barrio Logan Community Plan. All San Diego Municipal Code (SDMC) references herein that begin with "152" are to the previous Barrio Logan Planned District Ordinance (BLPDO), Attachment No.7 to this report. All BLCP references are to the [Barrio Logan/Harbor 101 Community Plan](#).

The 1.12-acre project site is located at 1825-1873 National Avenue in the Barrio Logan Planned District-Redevelopment Subdistrict within the BLCP, which designates the site as redevelopment area. It is also within the Airport Influence Area (San Diego International Airport-Review Area 1), the Federal Aviation Authority Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station), the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, the Transit Area Overlay Zone, the Promise Zone, and a Transit Priority Area. The project site is currently developed with surface parking and an existing single-story building (1875 National Avenue). The Logan Heights Family Center operates in an existing facility adjacent to this project site with a Coastal Development Permit, Project No. 91-0606.

DISCUSSION:

Project Description:

The project proposes the demolition of existing structures and parking lots and the construction of a four-story clinic and administration office building and a four-story parking garage. The first floor proposes 8,108 square feet of research and development, 3,814 square feet of business/office space, and 6,515 square feet of healthcare offices. The second floor proposes 6,515 square feet of healthcare offices and 11,870 square feet of business offices. The third and fourth floors would both contain 18,385 square feet of business offices. The proposed clinic building will total approximately 73,592 square feet.

The four-story parking garage will provide 174 parking stalls. Public improvements include landscaping, street trees, a new City-standard curb, gutter, and sidewalk, a Class II bicycle lane adjacent to the project on National Avenue, and a new streetlight.

The applicable BLPDO Redevelopment Subdistrict designates the site for Public and Quasi Public use, which allows Primary Health Care Facilities with the issuance of a CUP.

Permits Required

1. A **Process Two Coastal Development Permit (CDP)** is required per SDMC Section 126.0707(a) for development within the non-appealable area of the Coastal Overlay Zone.
2. A **Process Two Neighborhood Development Permit (NDP)** is required to allow a lot frontage deviation for an in-fill project per SDMC Section 143.0120(a). The project qualifies as an infill project per SDMC Section 143.0915(b)(1) because it is located in the Promise Zone.

Section 152.0319(b) of the BLPDO states that “Lot consolidations created through subdivision maps or by means of building across lot lines or property lines shall be prohibited when such action would create a premise containing over 14,000 square feet of lot area or over 100 feet of frontage along the front property line.” This requirement is intended, among other things, to deter massive, large-scale developments inconsistent with the small-scale pedestrian-oriented objectives of the Redevelopment Subdistrict.

The project proposes to deviate from Section 152.0319(b) by building across 14 legal lots to create a premises that has approximately 350 feet of street frontage and a total area of 49,061 square feet.

Staff supports this deviation because the project, a health clinic, will provide a necessary service to the local community. In the provision of this service, the project provides building articulation, varied building materials, landscaping, and street trees to enhance the pedestrian experience adjacent to the property. Without this deviation, the project site would be limited in size, which would limit the services that it could provide to the community.

3. A **Barrio Logan Planned District Permit, processed as a Process Three Site Development Permit (SDP)** is required per the applicable BLPDO, SDMC Section 152.0202(b)(1) for development within the Barrio Logan Planned District Redevelopment Subdistrict to ensure that developments meet the intent of the subdistrict per SDMC Section 152.0315.

The proposed development meets this intent by implementing all requirements for non-residential development in the Redevelopment Subdistrict, including, but not limited to:

Requirement	Required	Proposed	SDMC
Floor area ratio	1.5	1.5	152.0318(b)
Front Setback	0 feet (with allowances for up to five feet per SDMC Section 152.0318(e)(2)(A))	0 feet	152.0319(c)(2)(A)
Side Setbacks	0-10 feet	10 feet	152.0319(c)(2)(B)
Rear Setback	At least 3 feet	3.5 feet	152.0319(c)(2)(D)

Height	50 feet	50 feet	152.0319(g)
Building wall	At least 65 percent of street frontage	~84 percent	152.0319(e)(2)(A)
Transparency	50 percent of first story street wall	~61 percent	152.0319(e)(2)(B)

The project also meets BLPDO requirements for articulation above the first story, and for providing varied façade treatments along street frontages.

4. A **Process Four Conditional Use Permit (CUP)** is required for the proposed Primary Health Care use per the Barrio Logan Planned District SDMC Section 152.0316 and Table 152-03A, Permitted Land Use Categories. Staff supports this use at this location because it is adjacent to an existing health clinic and will facilitate the continued provision of healthcare services to the local community in support of BLCPP goals and policies. The site is accessible to transit and major roads and the project meets the design requirements of the BLPDO Redevelopment Subdistrict.

The above permits are consolidated for a decision by the Planning Commission pursuant to SDMC Section 112.0103, Consolidation of Processing, with appeal rights to the City Council.

Community Plan Analysis

The proposed project supports the goals, policies, and recommendations of the applicable BLCPP, including, but not limited to, the following:

Encourage the further development of local community services not only for the community's benefit but for the larger metropolitan area as well (Page 91).

The proposed use, a community health center, will serve the community and will be open to those from the surrounding area. In addition, the public improvements implemented by the project, to include landscaping, street trees, new sidewalks, and a streetlight, will be of immediate benefit to the community.

Provide expanded job opportunities in the community (page 105).

The project will develop an underdeveloped site currently occupied by parking and a small building into a community health center that will provide a variety of jobs at many different levels of education and expertise.

Continue to support, coordinate and expand the services delivered by the community social agencies (page 138).

The Family Health Center is an existing service provider at this location, and the proposed project represents a significant expansion of this use to the benefit of the community.

This Plan recommends that bikeways be developed to follow routes that link to surrounding communities as well as to major open spaces (page 169).

The project's public improvements include a Class II bikeway along the project's frontage on National Avenue.

Encourage the development of a self-contained community (page 178).

A self-contained community necessarily includes the provision of healthcare services, which this project will provide.

Provide a basis for the establishment or enlargement of public, quasi-public, institutional or non-profit uses (page 222).

The proposed project is an institutional use that will benefit the community by increasing the availability of healthcare services.

Conclusion:

All issues identified through the review process have been resolved in conformance with the SDMC and adopted City Council policies and regulations. The project complies with the applicable Barrio Logan Planned District Redevelopment Subdistrict regulations and supports the goals, policies, and recommendations of the applicable Barrio Logan/Harbor 101 Community Plan. Staff has prepared draft findings and draft permit conditions in the affirmative and recommends the Planning Commission approve the project as proposed.

Alternatives

1. Approve Coastal Development Permit PMT-2579784, Site Development Permit PMT-2579785, Neighborhood Development Permit No. PMT-3314405, and Conditional Use Permit PMT-3312218, with modifications.
2. Deny Coastal Development Permit PMT-2579784, Site Development Permit PMT- 2579785, Neighborhood Development Permit No. PMT-3314405, and Conditional Use Permit PMT-3312218, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
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Development Services Department



Will Rogers
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit
5. Environmental Exemption
6. Community Planning Group Recommendations
7. Ownership Disclosure Statement
8. Project Plans