

PTS 675732

# El Camino Real Assisted Living

SAN DIEGO PLANNING COMMISSION

DECEMBER 2024



**PMB**  
THE FRESHWATER GROUP



**DUDEK**

**SheppardMullin**

**WATG**

# El Camino Real Assisted Living



St. Sarkin Armenian Church

PROJECT SITE

Villas at Stallions Crossings

Harvest Evangelical Church  
Phase II

Harvest Evangelical Church

# Project Description

SIZE	<b>105,568 SF (3.97 Acres)</b>
ROOMS/UNITS	<b>105 Units Total</b> <ul style="list-style-type: none"><li>• Assisted Living: 87 Units with 104 Beds</li><li>• Memory Care: 18 Units with 20 Beds</li></ul> <p>Assisted Living includes: 15 studios, 55 one-bedroom, 17 two-bedroom units</p>
PARKING	<b>57 Spaces</b> Exceeds SDMC Parking Requirement (42 spaces)
LANDSCAPING	<b>29,967 SF Total</b>
COMMUNITY PLAN AREA	<b>North City Future Urbanizing Area, Subarea II</b>
LAND USE DESIGNATION	<b>General Plan</b> Residential, Park, Open Space, & Recreation <b>NCFUA Framework Plan</b> Very Low Density Residential and Environmental Tier



# Regulatory Framework

## SITE LAND USE DESIGNATIONS

### General Plan

Residential and Park, Open Space & Recreation

### North City Future Urbanizing Area (NCFUA) Framework Plan

Subarea II within the Coastal Zone

Very Low-Density Residential & Environmental Tier

## SITE ZONING

### AR-1-1

Agricultural Residential (one dwelling unit per acre)

### CUP Ordinance Adoption

Enables Assisted Living Facility CUP consistent with federal, state, and local statutory requirements

### Qualifies for Reasonable Accommodation

to allow disabled residents the opportunity to live on the residentially zoned land

## PROPOSITION A LANDS

### Designated as Prop A Lands

in the General Plan, which includes low-density, residential, open space, natural resource-based park and agricultural land use

### Land Use Element - Section J

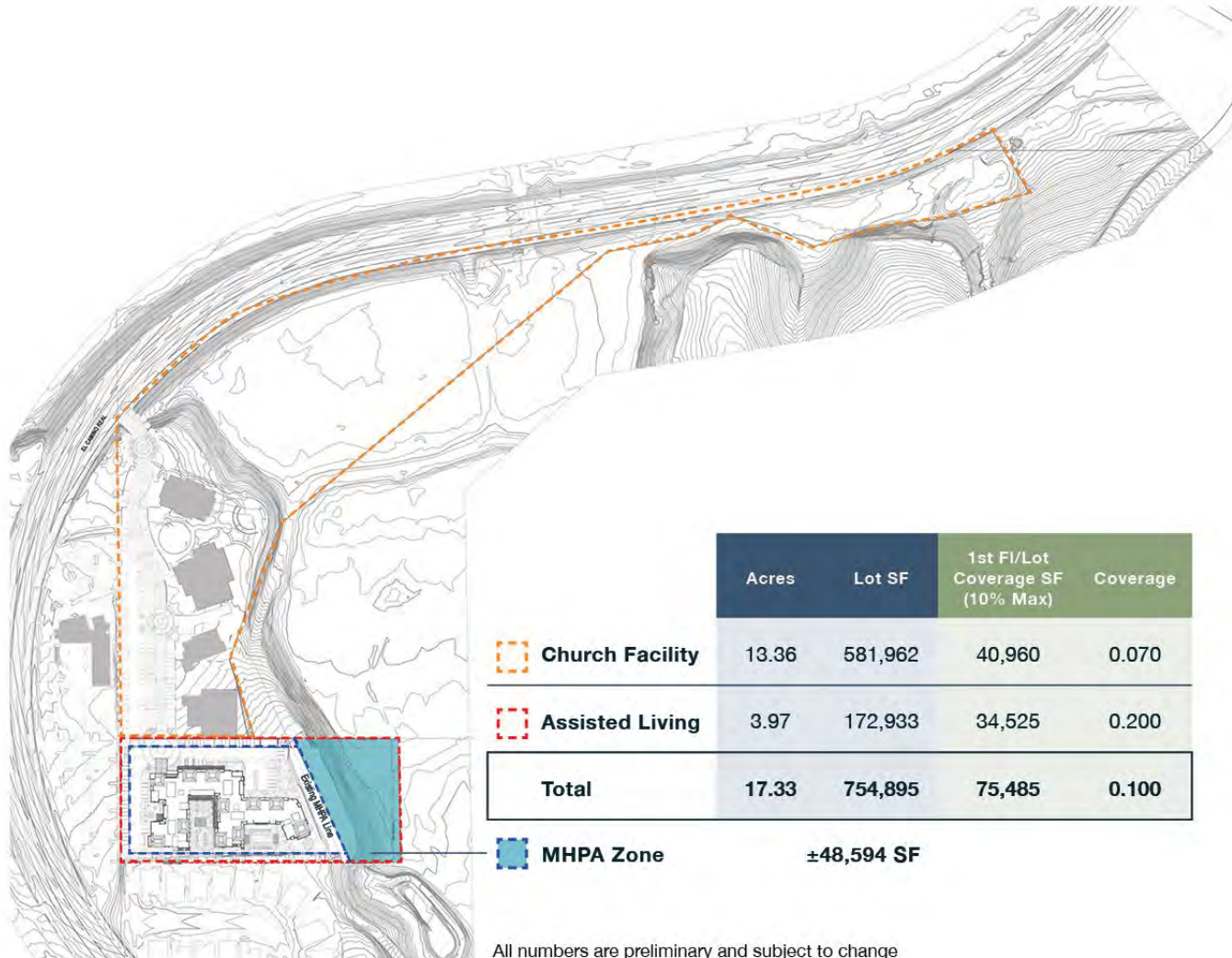
established the following goals for Prop A lands:

- ✓ Future growth & development consistent with current land use intensity (A1-1)
- ✓ Continued adherence to NCFUA Framework Plan and other adopted subarea plans

**The Assisted Living Facility is consistent with the current land use designation & zoning with Reasonable Accommodation<sup>1</sup> and uncodified CUP.**

<sup>1</sup> as required by law

# Development Area & Discretionary Approvals



All numbers are preliminary and subject to change

- **Uncodified Ordinance**
- **Site Development Permit (SDP) Amendment**
- **Conditional Use Permit (CUP) Amendment**
- **Neighborhood Use Permit (NUP)**
- **Coastal Development Permit (CDP) Amendment**
- **Final SEIR**

# Open Space

## 28.2%

of the project preserved in perpetuity through a Covenant of Easement

## 45.6%

of the project includes open space and landscaped areas



- St. John Garabed Church
- El Camino Senior Housing
- MHPA boundary

# Site Plan



St. John Garabed Armenian  
Church Youth Center

Gonzales Canyon

Harvest Evangelical Church

ZONE 1

MEMORY CARE

ASSISTED LIVING

ZONE 2

Limit of Bush  
Management Zone 2

EXISTING WALL

EXISTING 6' H WALL

PROPERTY LINE

Villas at Stallions Crossings

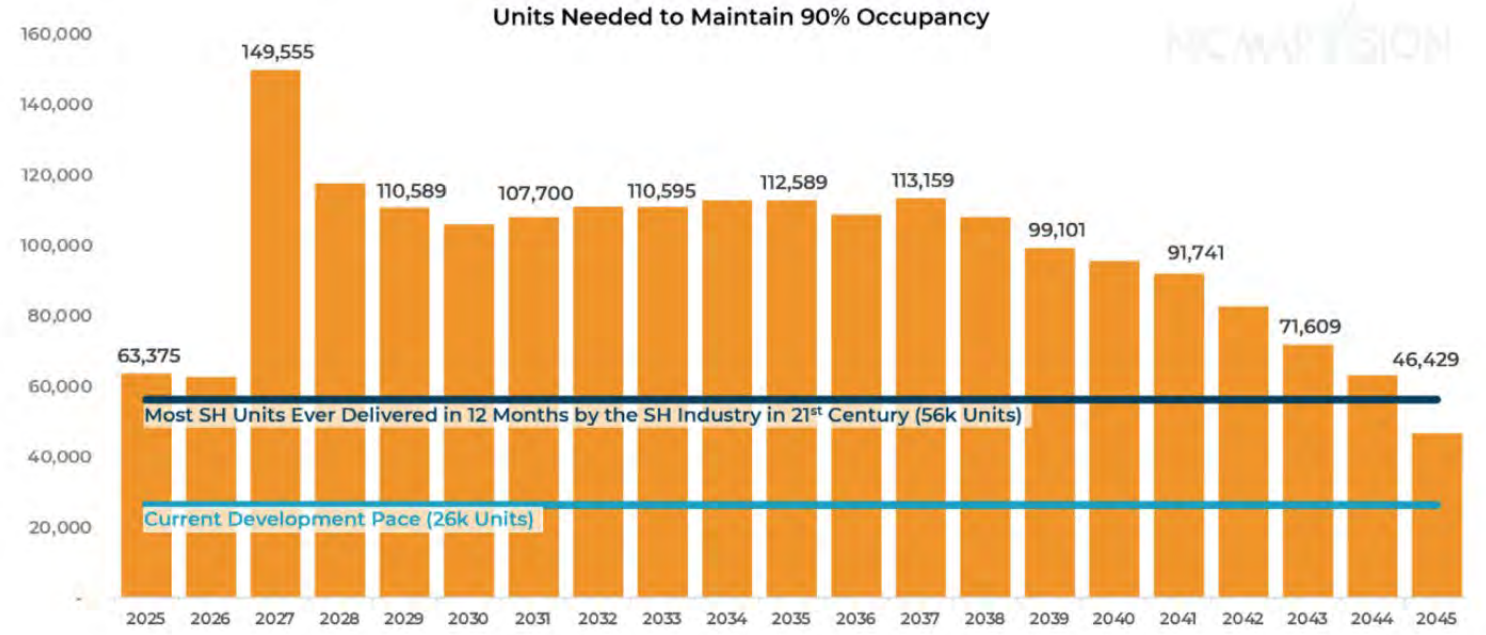
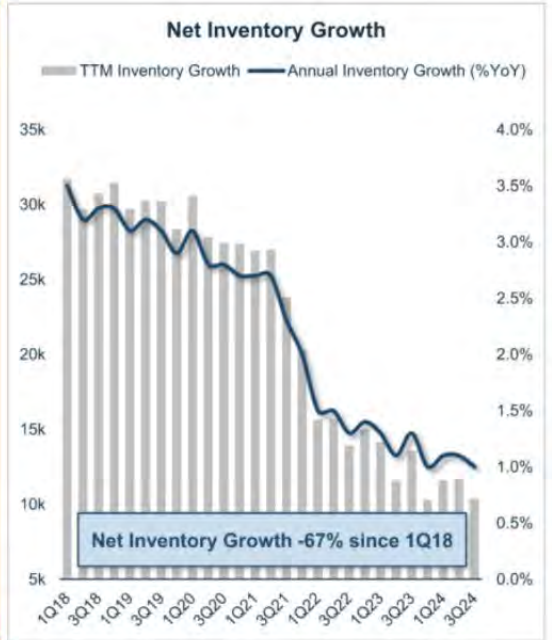
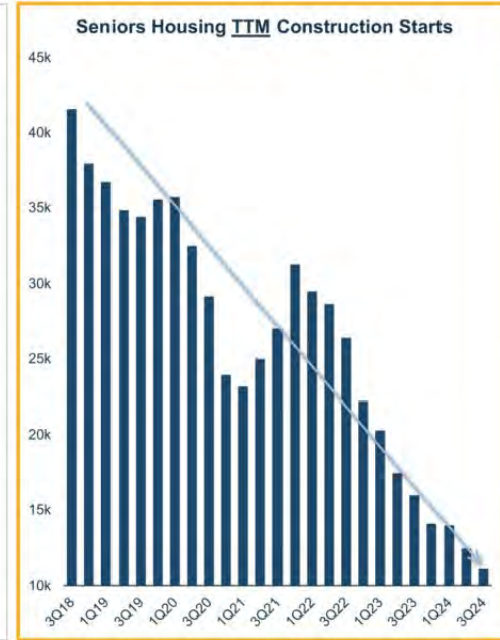
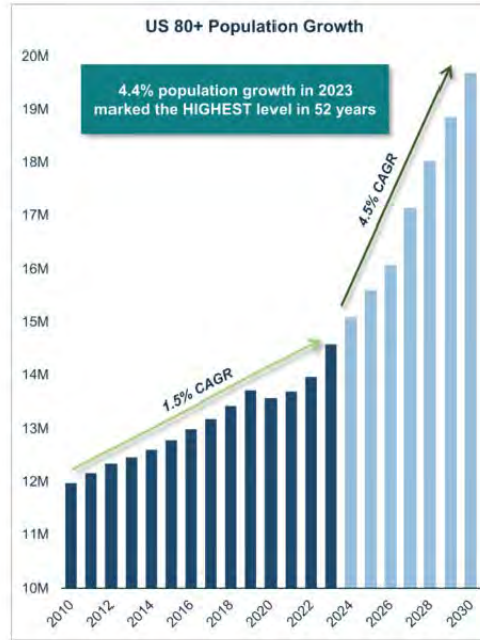
# Supply + Demand Imbalance in Senior Housing

## National

550,000 Unit Shortfall by 2030 due to:

- 1) An Aging Population
- 2) Difficulty Developing New Projects

Sources:  
 Organization for Economic Co-operation and Development; NIC MAP Vision; National Investment Center for Senior Housing & Care  
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# Urgent Need for New Senior Housing

## San Diego

San Diego: Little to No New Senior Housing Construction in Recent Years

Decline in Family Caregivers Further Emphasizes Substantial Gap in Senior Care

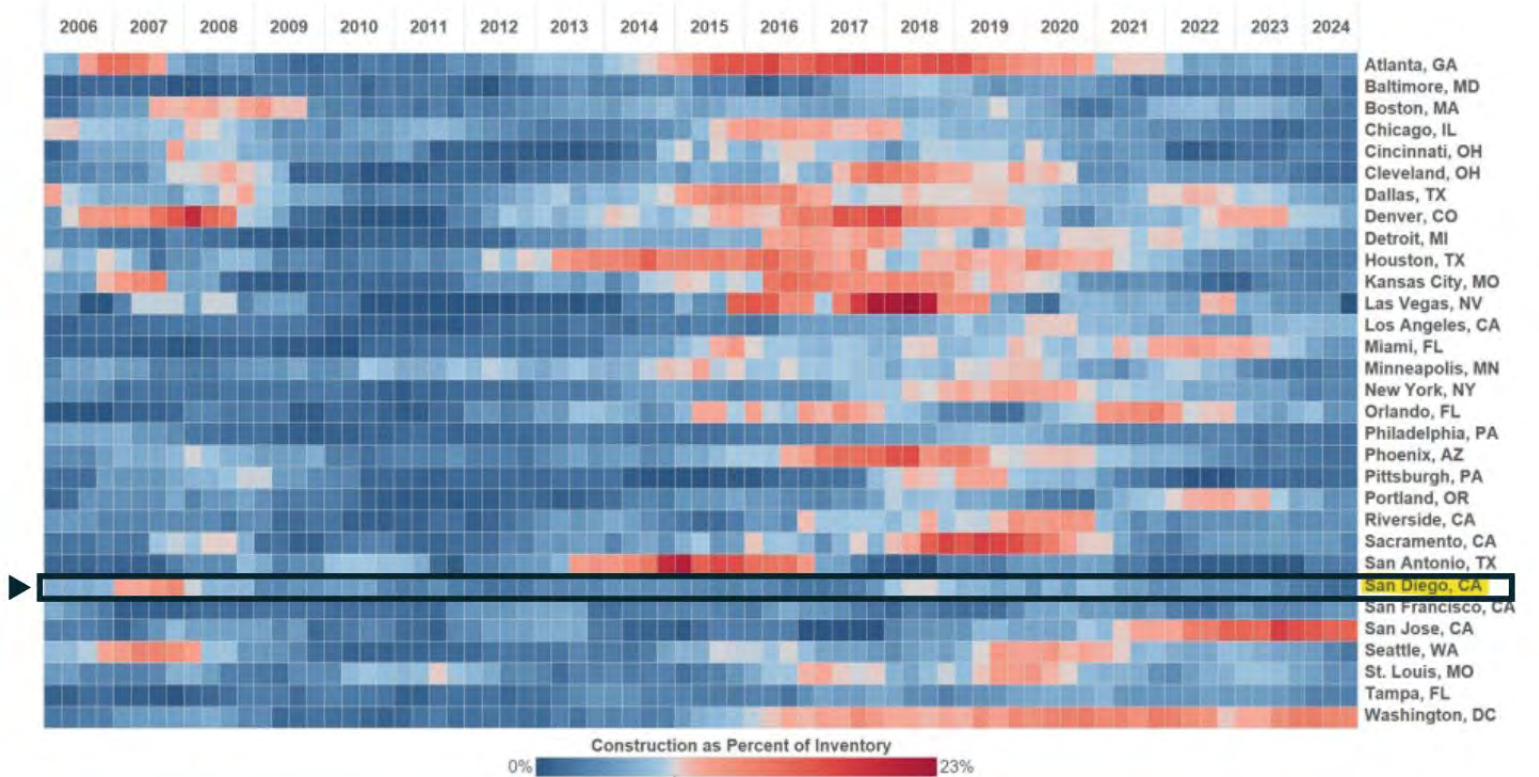
**44%** SD Senior Housing Properties **OVER 25 YEARS OLD**

**3** Senior Communities within a 3-Mile Radius of the Project  
AVG. FACILITY AGE: **21 YEARS**

**8** Senior Communities within a 5-Mile Radius of the Project  
AVG. FACILITY AGE: **19 YEARS**

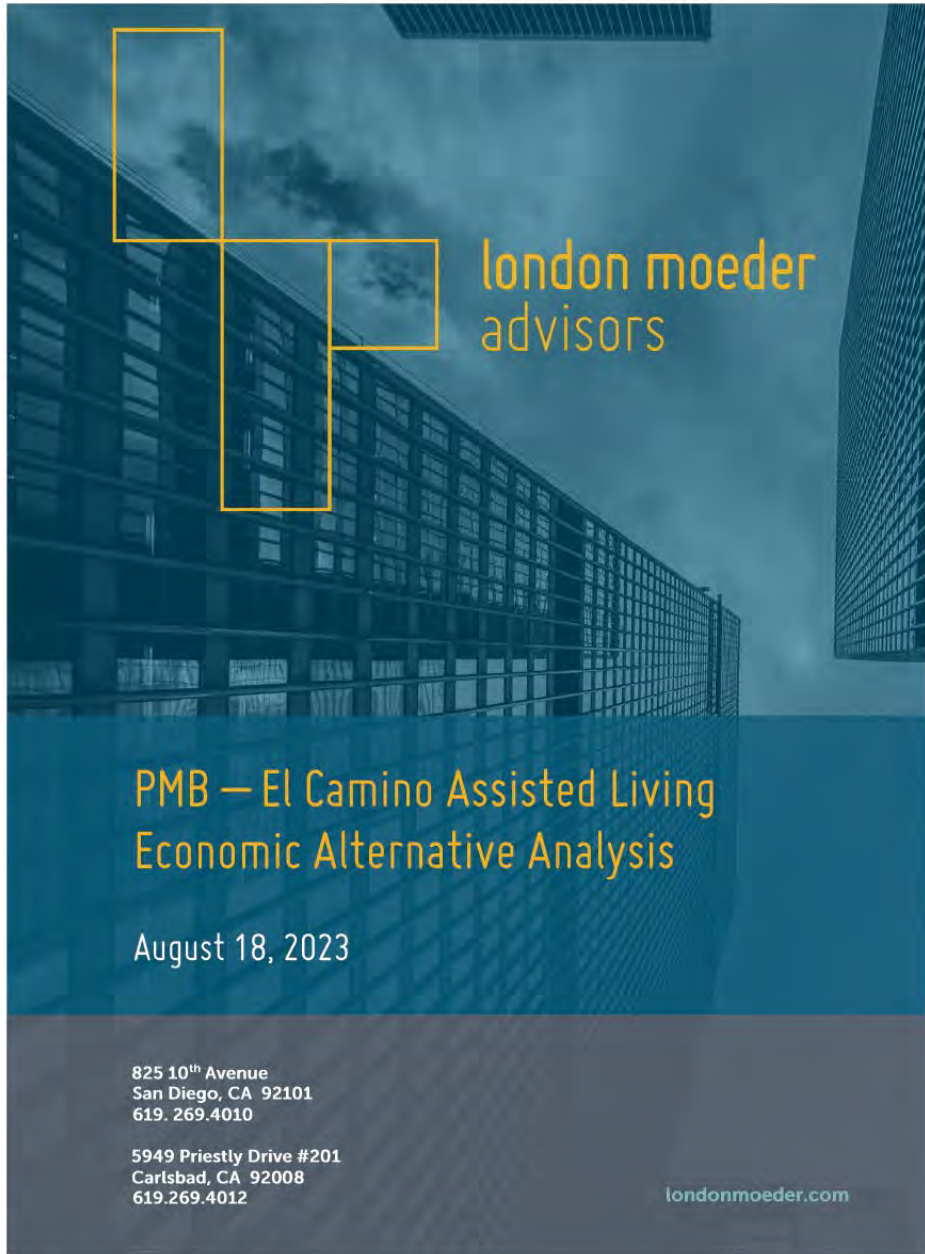
Sources:  
Source: NIC Map data, powered by NIC MAP Vision  
USE (ESRI 2024)

SENIOR HOUSING CONSTRUCTION AS % OF INVENTORY (PRIMARY MARKETS) 2006-2024



### SAN DIEGO COUNTY DEMOGRAPHIC

	Age	2024	2029	% Change
Adult Caregivers	45-54	401,511	413,566	+ 3.0%
	55-64	376,933	358,061	- 5.0%
Senior Population	75-84	166,649	205,124	+ 23.1%
	85+	65,401	72,132	+ 13.3%



EL CAMINO REAL ASSISTED LIVING

# Economic Analysis

Conducted by London Moeder Advisors, peer reviewed on behalf of the City by Economic and Planning Systems.

DEVELOPMENT SCENARIOS STUDIED	DETERMINATION
Subject Project at 105 rooms	Slightly over the threshold of feasibility
Alternative 1 at 100 rooms	Infeasible
Alternative 2 at 68 rooms	Infeasible

- Due to the **intensive staffing of assisted living & memory care facilities**, it is difficult to operate at lower room counts.
- 105-rooms were determined to be slightly over the threshold of feasibility, compared to the ideal number of **125-150 rooms**.
- Increases in construction costs, interest rates, and operating expenses, in addition to capital markets challenges, have made it difficult to develop assisted living in recent years.
- **Long entitlement and construction periods** have been a large contributor to the limited supply of quality assisted living facilities.

# The proposed project provides the following benefits:



## Provides Options for Seniors

Enables seniors to stay in their community and downsize from their single-family homes

## Reduces Home Care Strain

Reduces caregiver burden, especially in light of demographic trends that put further strain on at-home care

## 600+ New Jobs Created

500+ construction jobs  
100+ long-term operations jobs

## Age-in Place Senior Programming

Enhances quality of life for seniors, improving health, wellness and reduced social isolation

## Provides Critical Social Infrastructure

The City of San Diego can expand its offerings to its senior and aging population

## Increases Social & Intergenerational Engagement

Proximity to churches provide volunteer opportunities and connections with seniors

# Land Use

**The project is consistent with the City's General Plan and North City Future Urbanizing Area (NCFUA) Framework Plan goals & policies.**

## **General Plan**

Residential and Park, Open Space & Recreation

## **North City Future Urbanizing Area (NCFUA) Framework Plan**

Subarea II within the Coastal Zone - Very Low-Density Residential & Environmental Tier

## **AR-1-1 Zoning (Agricultural/Residential)**



# Fire Safety

## **WILDFIRE**

**The project complies with State & City code and compliance measures, and designed to require minimal resources for protection.**

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## **EVACUATION**

**The project would not adversely impact residents' ability to evacuate nor will it impact first responders to access the area.**

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## **EMERGENCY ACCESS**

**The project complies with both the City and the County's standards for adequate emergency access.**

# Conceptual View - Entry Driveway



SCALE & ARTICULATION



FROM MISSIONS TO IRVING GILL

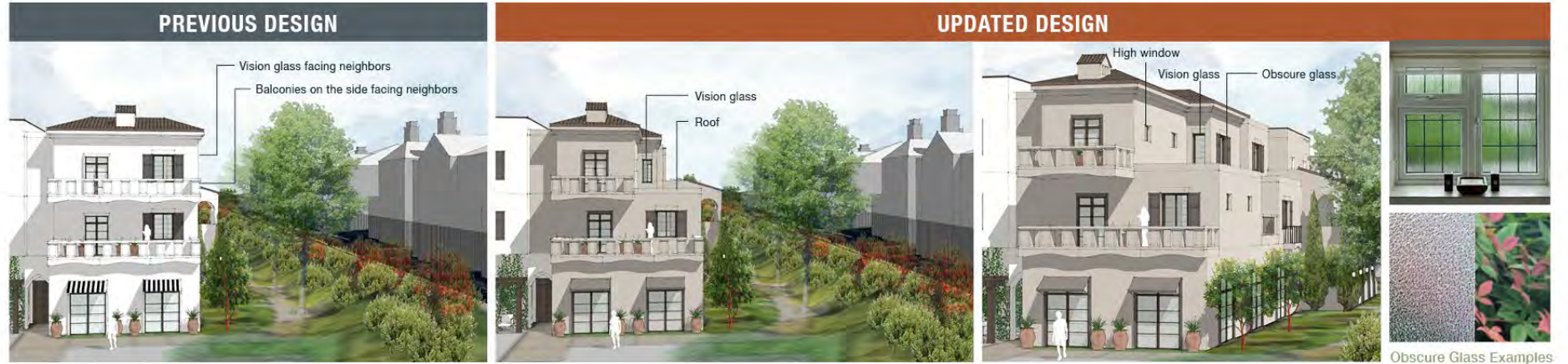


BLURRING BOUNDARIES + BRINGING NATURE CLOSER

# Community Character

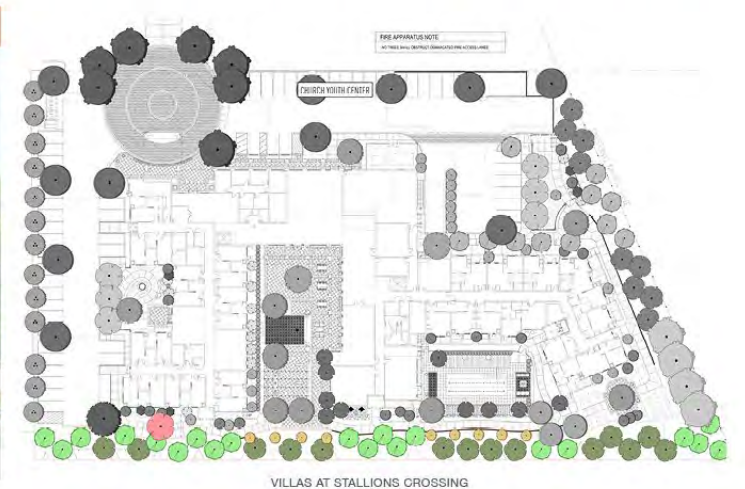
## Protecting Neighbor Privacy

- ✓ High Windows
- ✓ Obscure Glass for Windows Facing Stallions Crossing
- ✓ Roofs Added to Increase Setbacks & Privacy



## Adhering to Existing Architectural Language

- ✓ Materiality Revised to Compliment Surrounding Structures
- ✓ Mediterranean Aesthetic

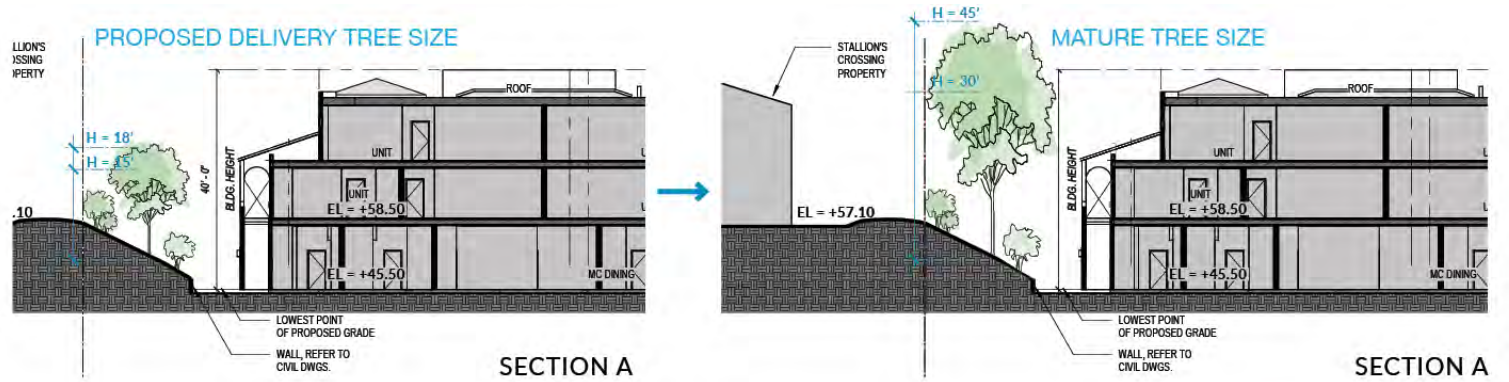


## Heavier Foliage Along the South & East Adjacent to Stallions Crossing & MHP

# Community Character

## Complies with the Climate Action Plan

- ✓ CAP Checklist and New CAP Consistency Regulations
- ✓ Payment into the Urban Tree Canopy Fund
- ✓ 70 Additional Trees to be Planted
- ✓ 215 Trees Total Included



## Minimize Visual Impact

- ✓ 3-Story Structure to Read as 2-Story
- ✓ Increased Landscaping, Setbacks and Modified Building Design to Reduce Visibility along Stallions Crossing Property Line





# Traffic

**The project would not cause adverse impacts on traffic operations to any roadway segments or intersections in the vicinity and no improvements would be required.**

## VMT ANALYSIS

### Transportation VMT CEQA Analysis

- ✓ 234 daily trips generated
- ✓ Small Project — generates less than 300 ADT
- ✓ Less-than-significant VMT impact

Church Project's EIR was pre-VMT standard (used LOS)

## ACCESS ANALYSIS

### LMA Process Adopted 2020

LMA was not required; the project traffic engineer conducted an Access Analysis to provide further traffic evaluations as part of the project.

Access Analysis presents reliable historical data appropriately updated to reflect existing conditions in 2021, including the Church as described in the 2014 Church EIR.

# Biological Resources



**Indirect impacts to Biological Resources fully mitigated through a combination of Mitigation Measures, Project Design Features, and Construction Measures.**

- ✓ 100 feet wetland buffer
- ✓ Biofiltration for pollutant control to prevent pollution into the MHPA
- ✓ Protection of on-site MHPA area in perpetuity through a Covenant of Easement
- ✓ A qualified biologist shall survey habitat areas within the MHPA for construction noise levels

# Noise

## **Construction Noise – Fully Mitigated through:**

- ✓ Administrative controls
- ✓ Engineering controls
- ✓ Install noise abatement on the site's southern boundary

## **Operational Noise – No Operational Noise Impacts:**

- ✓ Low-intensity use project
- ✓ Less-than-significant noise impacts at Stallions Crossing, the nearest residential receptor

# El Camino Real Assisted Living

## ✓ Consistent with Land Use Plans, Policies & Regulatory Framework

- Located within Prop A Lands designated as Residential and Park, Open Space and Recreation in the General Plan's Land Use Element and NCFUA Framework Plan's Very Low Density Residential and Environmental Tier.
- Consistent with the City's General Plan and NCFUA Framework Plan land use designations, goals & policies to implement zone AR-1-1.
- An assisted living facility use is permitted with a CUP on Prop A lands in the AR-1-1 zone.

## ✓ Compatible with the Surrounding Community Character

- Located on land designated for development, in the General & NCFUA Framework Plan in between existing institutional and residential uses.
- Designed to minimize height, bulk, and scale, and includes enhanced landscaping and architectural features similar to those prevalent in the surrounding community.

## ✓ Preserves On-Site Biological Resources

- No direct impacts to sensitive habitat/species and includes a covenant of easement over lands in the MHPA.
- Provides a 100' wetland buffer, adheres to the MSCP Land Use Adjacency Guidelines & implements mitigation to avoid construction impacts.
- Implements species-specific noise mitigation measures to avoid impacts to nesting birds.

## ✓ Provides Much Needed Care Services for the Senior and Aging Population

- Frees up single-family homes for new families.
- Provides options for seniors to move into a facility in their community and downsize from single-family homes.
- Reduces home health caregiver burden, especially due to demographic trends that further strain at-home care.

Thoughtfully planned & appropriately located on a site designated for development, consistent with the City's Land Use Plans while serving San Diego's aging population



APPLICANT



LAND USE



CIVIL & TRAFFIC



ENVIRONMENTAL



LEGAL



ARCHITECTURE & DESIGN

