



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: February 6, 2025 REPORT NO. PC-25-006

HEARING DATE: February 13, 2025

SUBJECT: Uptown - 3510 Dove Court Community Plan Amendment Initiation

PROJECT NUMBER: PRJ-1127217

OWNER/APPLICANT: Mayo Management Trust / Safdie Rabines Architects

### **SUMMARY**

Issue: Should the Planning Commission INITIATE an amendment to the Uptown Community Plan to redesignate a 0.45-acre portion of a 0.64-acre site from Open Space to Residential Low (5-9 du/ac).

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

Community Planning Group Recommendation: On November 12, 2024, the Uptown Planning Group voted 10-2-2 in favor of initiating an amendment to the Uptown Community Plan (Attachment 1).

Environmental Review: This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004 when there is sufficient information 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 could allow for up to three additional homes. The subject site is within the Highest Resources Opportunity Area as shown on the 2025 California Tax Credit Allocation Committee Opportunities Area Map.

### **BACKGROUND**

#### Site Location

The 0.64-acre subject site is located at 3510 Dove Court within the Uptown Community Plan area (Attachment 2).

### Existing Uses

The 0.19 portion of the subject site has a single-family home fronting Dove Court. The 0.45-acre portion of the subject is undeveloped hillside fronting on West Walnut Avenue and Bear Drive.

### Existing Adjacent Uses

The subject site is surrounded by residential uses. Bear Drive/West Walnut Avenue has 14 single-family homes (Attachment 3).

### Community Plan Land Use Designation

The subject site has two Community Plan land use designations. The 0.19-acre portion of the subject site has a Residential-Low (5-9 du/acre) land use designation, and the 0.45-acre portion of the subject site has Open Space land use designation (Attachments 4).

### Zoning

The subject site has two underlying base zones. The 0.19-acre portion of the subject site has a RS-1-7 underlying base zone and the 0.45-acre portion of the subject site has OR-1-1 underlying base zone (Attachments 5).

### Very High Fire Hazard Severity Zones

The subject site is within the Very High Fire Hazard Severity Zone.

### Multi-Habitat Planning Area

The subject site is not within the Multi-Habitat Planning Area.

### Transit

The subject site is within a Transit Priority Area (TPA). The subject site is served by Metropolitan Transit Service local bus routes 3, 10, 11, and 83, with multiple bus stops on Reynard Way, Pennsylvania Avenue and Goldfinch Street (Attachment 6).

### Circulation

The 0.19-acre portion of the subject site fronts Dove Court on the north and the 0.45-acre portion of the subject fronts Bear Drive/West Walnut Avenue on the south which are local streets as identified in the Uptown Community Plan (Attachment 7). Bear Drive/West Walnut Avenue is an approximate 690-foot street sloping downward from Dove Court. The Community Plan identifies a planned Class III bicycle route along Goldfinch Street/Reynard Way (Attachment 8).

### Public Facilities

The subject site is within 1 mile of the Mission Hills - Hillcrest Knox Library, located on Washington Street. The site is just over 0.5 miles of Fire-Rescue Department Station 8, located on Goldfinch Street. Florence Elementary School and Grant TK-8 School is within 0.5 mile of the subject site. A few open space areas and parks are near the subject site including the Curlew Canyon Open Space, located 0.75 miles south of the subject site, Bankers Hill Open Space, located just over 1 mile south of the subject site, and Mission Hills Park/Pioneer Memorial Park, located just over 1 mile northwest of the subject site.

### Housing & Demographics

As of 2023, SANDAG estimated approximately 42,107 people living in Uptown. This is a 0.6 percent increase from the 41,862 people living in the community in 2020. As of 2023, there were 25,083 homes

in Uptown. Between 2020 and 2023 the community added 880 new homes, which is a 3.5 percent increase. As of 2023, there were 761 existing affordable homes in Uptown.

Historic Resources:

The existing residence on the site is a designated historical resource (No. 1037).

**DISCUSSION**

Proposed Community Plan Amendment

The initiation request proposes to redesignate a 0.45-acre portion of the 0.64-acre subject site, designated as Open Space to Residential Low (5-9- du/acre) to be consistent with the remainder of the property. This proposal would also require a rezone for the portion zoned OR-1-1 to RS-1-7 which would apply the same zone for the entire property. The RS-1-7 zone has a minimum lot size of 5,000 square feet and permits one dwelling unit per lot. If initiated, the applicant has stated their intention to subdivide the 0.64-acre subject site to create four legal lots (Attachment 10). This would create three new lots in addition to the existing single-family home on the subject site.

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 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 City 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 appears to be consistent with the General Plan and Uptown Community Plan. If initiated, the amendment would have the potential to accommodate additional housing opportunities, consistent with the General Plan's Housing Element, which has a key goal of ensuring the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth. The Housing Element underscores the imperative to identify and assess avenues for increasing housing opportunities, particularly in areas designated for single-family residential densities, (HE-A.5). The amendment would also help implement the General Plan Land Use Element by increasing the City's supply of land designated for various residential densities (LU-C.3). The Uptown Community Plan Land Use Element also encourages a diverse mix of housing types consistent with allowable densities, for all age, income, and social groups (LU-2.1) The addition of three single-family residences supports this inclusive approach by creating additional housing options.

The proposed amendment aligns with the General Plan's Urban Design Element which emphasizes the design of subdivisions be compatible with the existing lot pattern established within neighborhoods (UD-C.3). The addition of three single family residences would be compatible with the surrounding neighborhood. The site is within the Mission Hills neighborhood which is a residentially focused neighborhood consisting of predominantly single-family homes.

The site appears to have been previously graded and has existing retaining walls, steps, and concrete pads. The Uptown Community Plan Conservation Element emphasizes that where development in open space is permitted, restrict development to allow only limited, low intensity uses located and designed in a manner that respects the natural environment and conserves environmentally sensitive lands and resources (CE-2.11).

- (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 benefit to both the community and the city. The proposed amendment would allow for additional housing capacity near transit to help provide housing opportunities and allow for more homes that San Diegans of all income levels can afford. The proposed additional homes would be within the Transit Priority Area which supports the City's Climate Action Plan to reduce greenhouse gas emissions by locating homes near transit.

- (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 is initiated, an analysis of public services and facilities would be performed with the review of the amendment.

As outlined above, staff has determined that the proposed initiation can meet all initiation criteria. If initiated, fire and emergency vehicle access, the land's environmental value, and compliance with environmentally sensitive land regulations, along with any other potential issues that may arise, would be analyzed and evaluated through the community plan amendment review process.

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,


  
\_\_\_\_\_  
Apharna Padmakumar  
Associate Planner  
City Planning Department

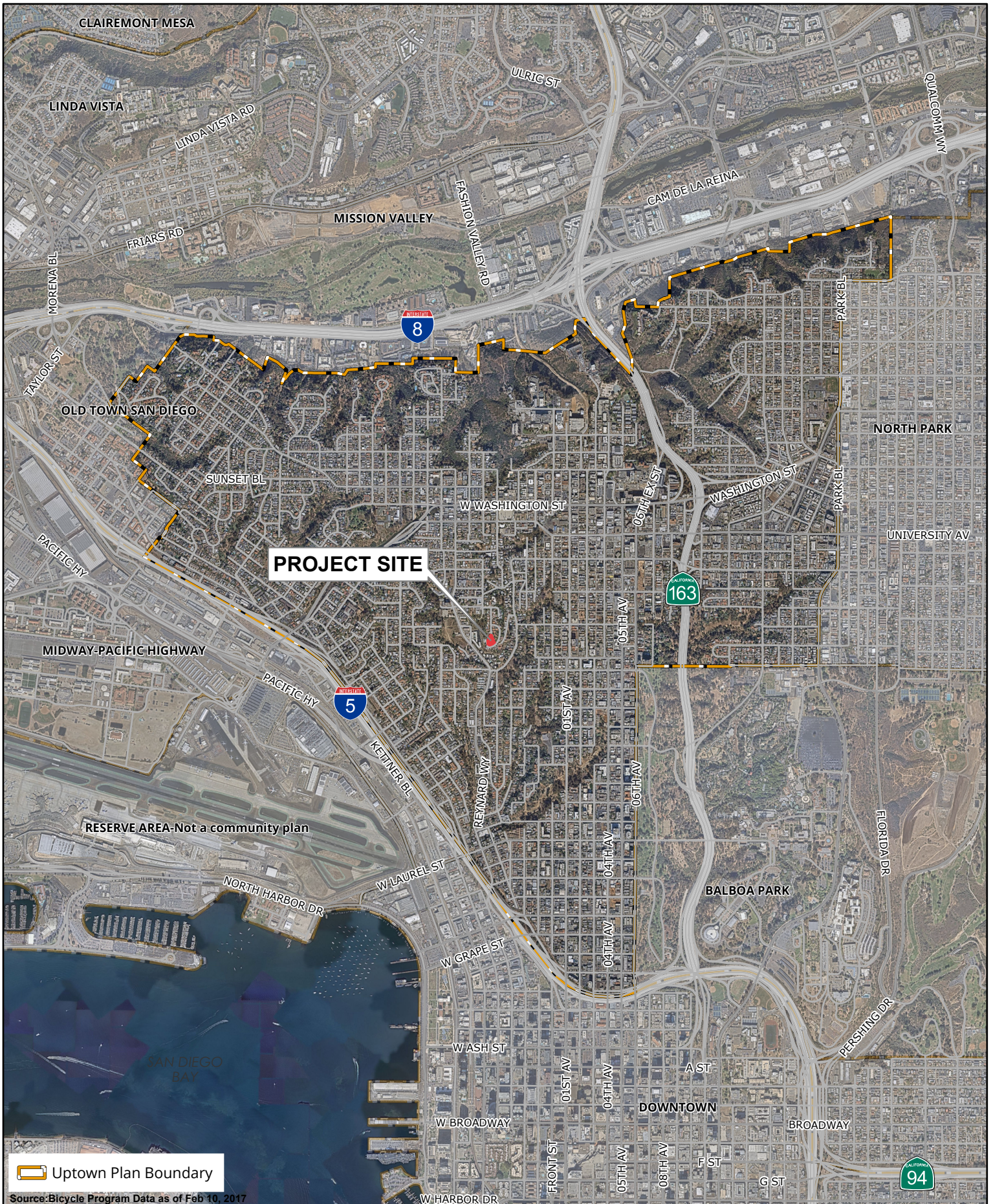
  
\_\_\_\_\_  
Coby Tomlins  
Program Manager  
City Planning Department

  
\_\_\_\_\_  
Tait Galloway  
Deputy Director  
City Planning Department

Attachments:

1. Uptown Community Planning Group Vote from November 12, 2024
2. Aerial Map
3. Existing Land Use Map
4. Community Plan Land Use Map
5. Current Zoning Map
6. Uptown Transit Facilities Map
7. Planned Street Classifications Map
8. Bicycle Facilities Map
9. Ownership Disclosure Statement
10. Initiation Request Letter
11. Draft Planning Commission Resolution

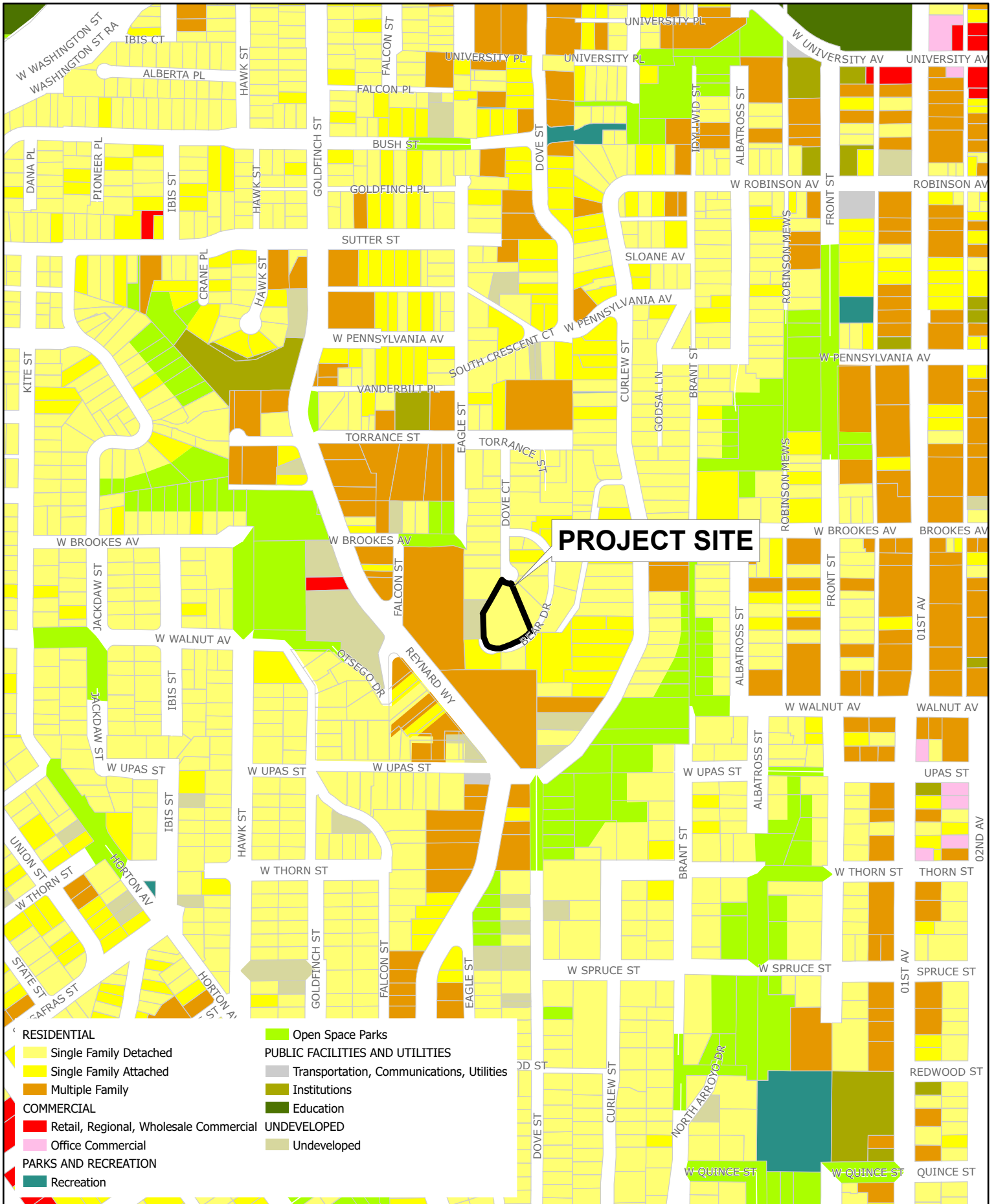
<b>Page 3</b>	<b>City of San Diego · Information Bulletin 620</b>	<b>August 2018</b>
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1 style="margin: 0;">Community Planning Committee Distribution Form</h1>
Project Name: 3510 Dove Court Community Plan Amend		Project Number: PRJ-1119622
Community: Uptown		
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> .  Select "Search for Project Status" and input the Project Number to access project information.		
<input checked="" type="radio"/> 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:  November 12,
# of Members Yes 10	# of Members No 2	# of Members Abstain 2
Conditions or Recommendations: No Conditions		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Michael Singleton		
TITLE: Chair of UpCPG		DATE: December 06, 2024



Uptown Plan Boundary

Source: Bicycle Program Data as of Feb 10, 2017



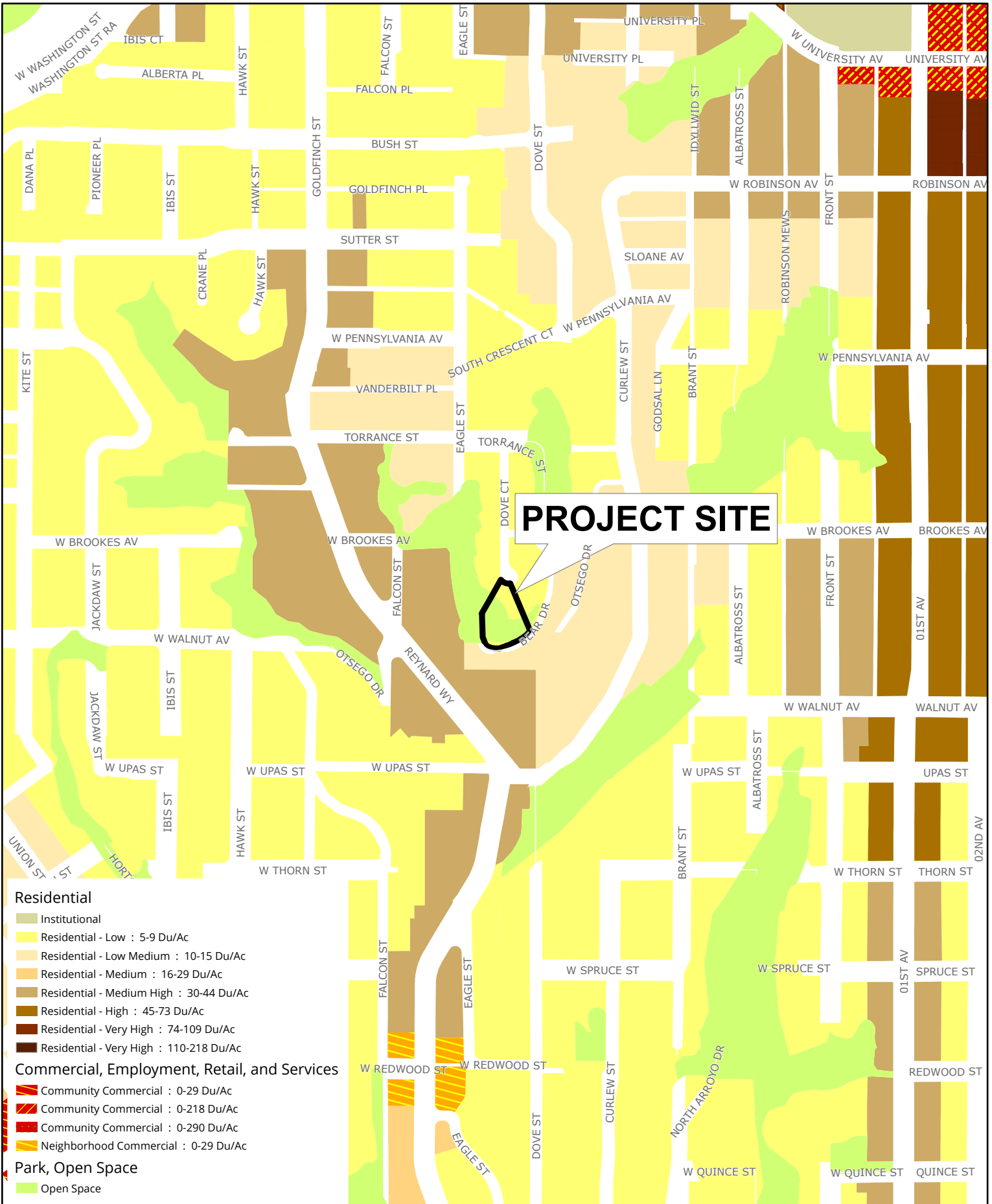


**PROJECT SITE**

- |  |   |
|--|---|
| <b>RESIDENTIAL</b>                     | Open Space Parks                          |
| Single Family Detached                 | <b>PUBLIC FACILITIES AND UTILITIES</b>    |
| Single Family Attached                 | Transportation, Communications, Utilities |
| Multiple Family                        | Institutions                              |
| <b>COMMERCIAL</b>                      | Education                                 |
| Retail, Regional, Wholesale Commercial | UNDEVELOPED                               |
| Office Commercial                      | Undeveloped                               |
| <b>PARKS AND RECREATION</b>            |   |
| Recreation                             |   |







**Residential**

- Institutional
- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac
- Residential - High : 45-73 Du/Ac
- Residential - Very High : 74-109 Du/Ac
- Residential - Very High : 110-218 Du/Ac

**Commercial, Employment, Retail, and Services**

- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-218 Du/Ac
- Community Commercial : 0-290 Du/Ac
- Neighborhood Commercial : 0-29 Du/Ac

**Park, Open Space**

- Open Space

Document Path: L:\GIS\PGIS\Community Planning\Uptown\Adopted Plan\Amendments\Draft\Uptown3610\_Dove\_C\Community\_Plan\_LandUse.aprx

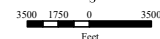
**DRAFT**



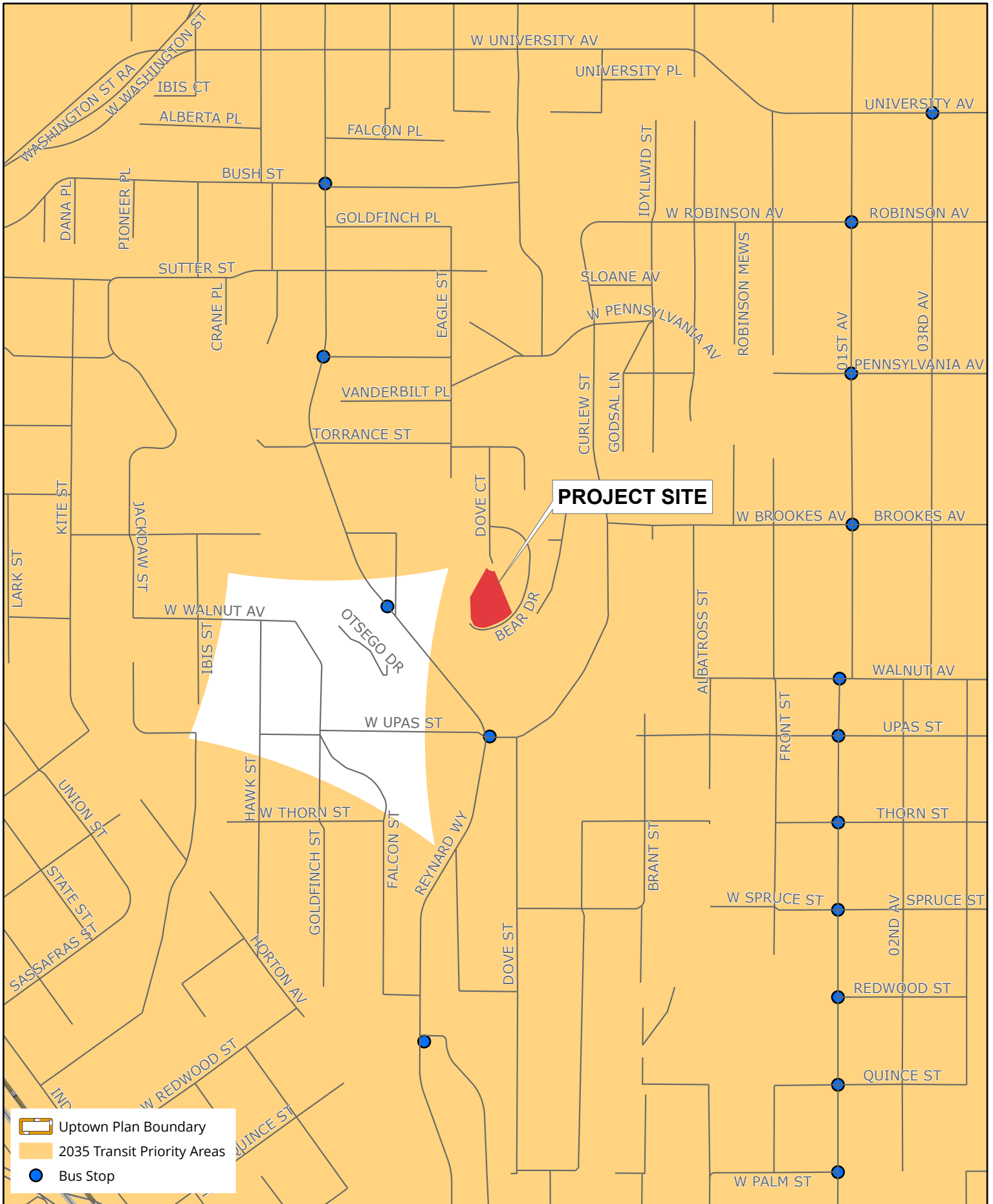
**SanGIS**

Date: 1/22/2025

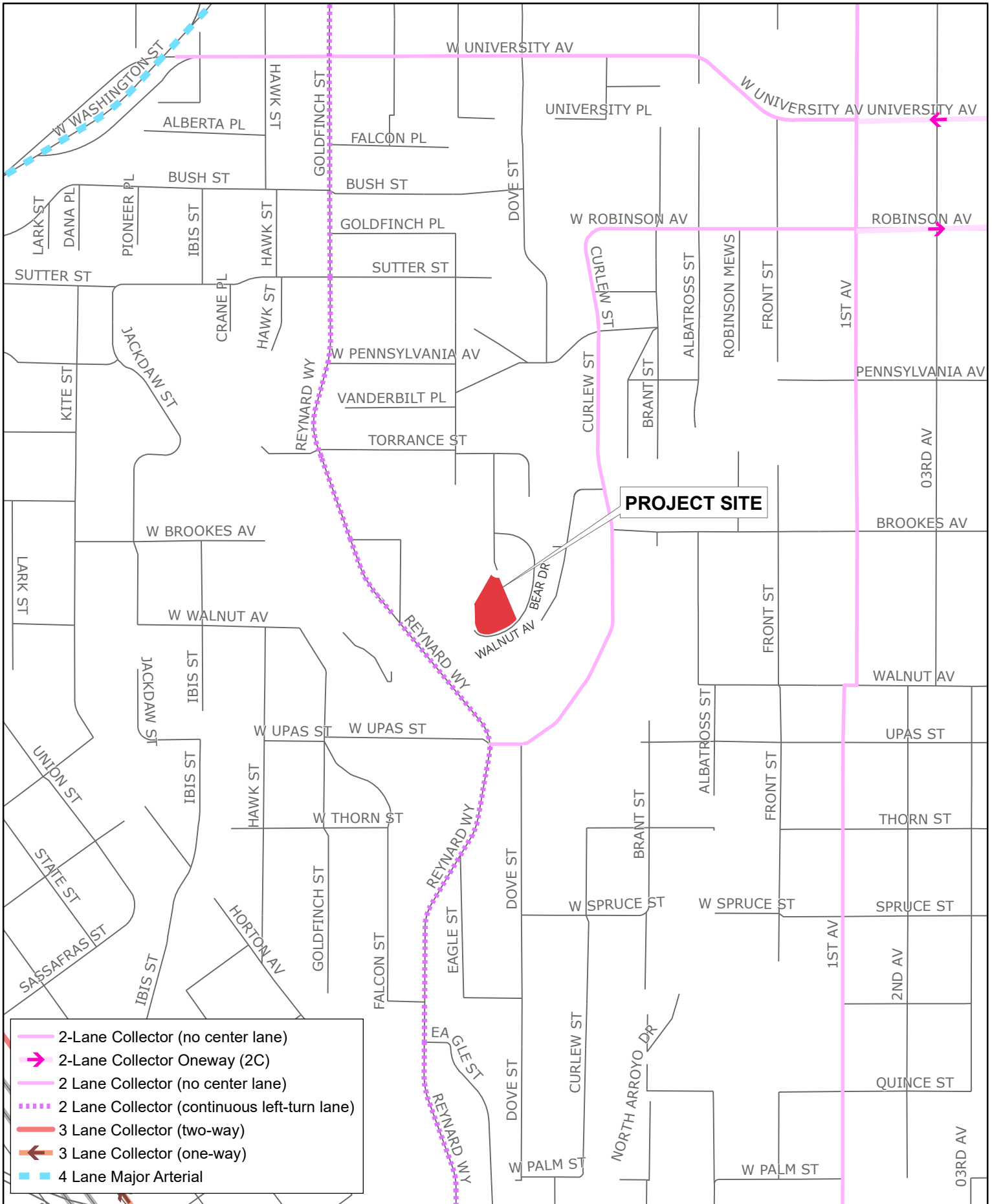
THIS MAP IS ONLY A REPRESENTATION OF THE DATA AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO ANY DEVELOPMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO ANY DEVELOPMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO ANY DEVELOPMENT.



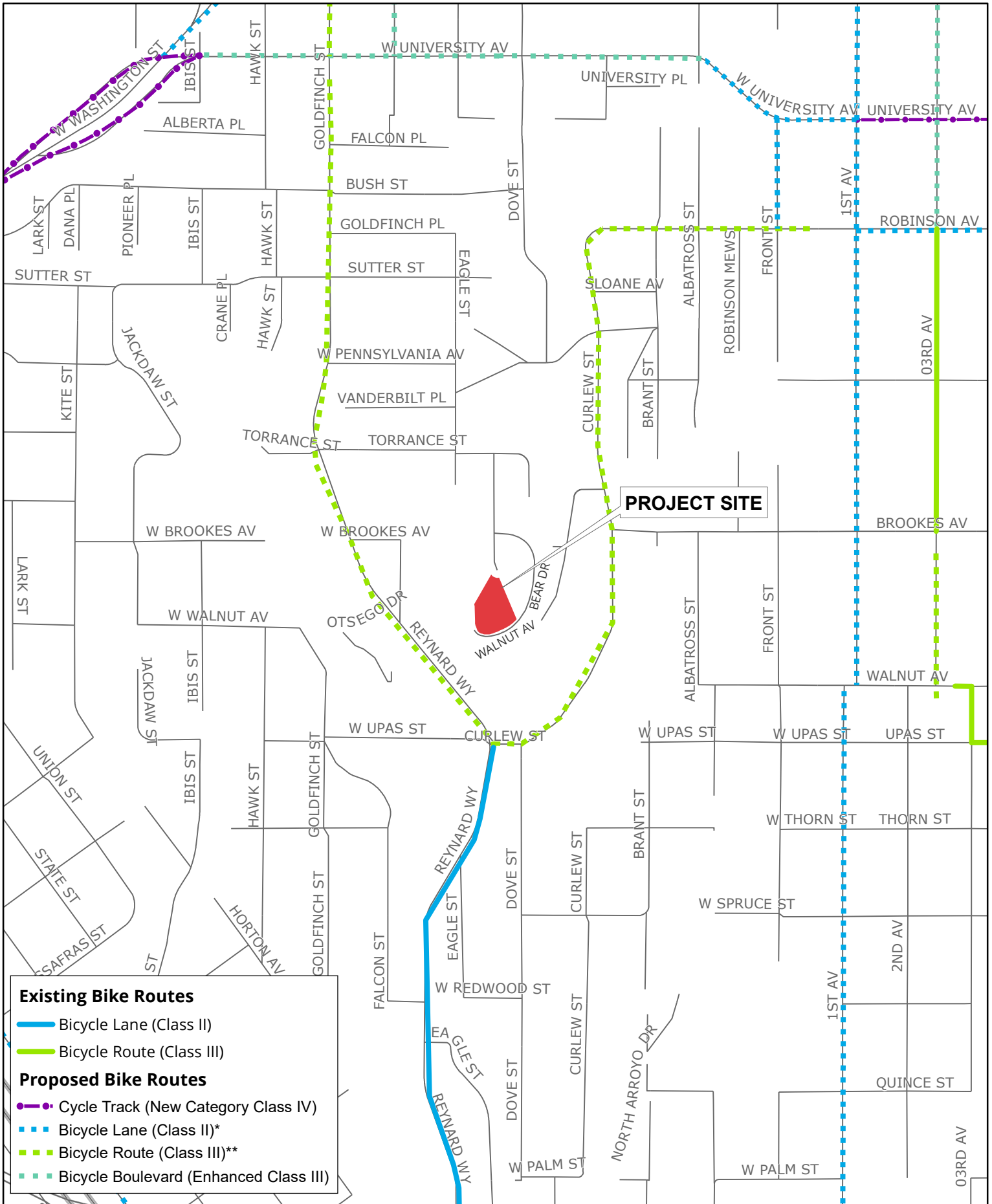




Document Path: L:\GIS\GIS\Community Planning\Uptown\Adopted Plan\Amendments\Draft\Uptown3510\_Dove\_CitTransit\_Map\_with\_TPA.aprx



Document Path: L:\GIS\PGIS\Community Planning\Uptown\Adopted Plan\Amendments\Draft\Uptown3510\_Dove\_C6Street\_Classifications\_Planned.mxd



**Existing Bike Routes**

- Bicycle Lane (Class II)
- Bicycle Route (Class III)

**Proposed Bike Routes**

- - - Cycle Track (New Category Class IV)
- - - Bicycle Lane (Class II)\*
- - - Bicycle Route (Class III)\*\*
- - - Bicycle Boulevard (Enhanced Class III)

Document Path: L:\GIS\PGIS\Community Planning\Uptown\Adopted Plan\Amendments\Draft\Uptown3510\_Dove\_C6Bicycle\_Facilities.mxd





**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**  
  
October 2017

**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 Rezone

**Project Title:** 3510 Dove Court **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 3510 Dove Court San Diego, CA 92103

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ 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: Bryan Mayo  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2961 1st Ave  
 City: San Diego State: CA Zip: 92103  
 Phone No.: 512 422 - 1816 Fax No.: \_\_\_\_\_ Email: mayo.bryan@gmail.com  
 Signature: Bryan Mayo Date: 7/4/2024  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Bryan Mayo  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2961 1st Ave  
 City: San Diego State: CA Zip: 92103  
 Phone No.: 512 422 1816 Fax No.: \_\_\_\_\_ Email: mayo.bryan@gmail.com  
 Signature: Bryan Mayo Date: 7/4/2024  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: N/A  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**City of San Diego**  
**Project Management**  
**Development Services Department**  
 1222 First Avenue, MS-0  
 San Diego, CA 92101-4153

Friday, November 22, 2024

**RE: Letter of Initiation**

**Site Address**

3510 Dove Court, San Diego, CA 92103

**Legal Description**

APN 451-400-22-00

*“That portion of lot 5 of inspiration view, and that portion of walnut street adjoining said lot 5 on the south closed to public use January 4, 1926, by resolution 36398 of common council of the city of San Diego, lying northerly and east of the northerly line of walnut avenue as now located, according to map no. 1854 filed in the office of the county recorder of San Diego County September 2, 1925.*”

To the Project Reviewer,

We are pleased to submit our letter requesting to initiate an amendment to the Uptown Community Plan and rezone a portion of 3510 Dove Court from OR-1-1 to RS-1-7 in order to create three additional legal lots and additional housing opportunities. After reviewing the General Plan Land Use Policy LU-D.10, this letter addresses the criteria for initiating amendments:

- 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
- 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
- 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

Additionally, as suggested by the City Planning Department, we presented our proposal to the Uptown Community Planning Group to obtain their recommendation. Our project was set as an Agenda Action Item on Tuesday, November 12<sup>th</sup>, with a majority vote in favor of approving the proposed rezone of OR-1-1 to RS-1-7.

**BACKGROUND AND DESCRIPTION**

Historically, prior to the 2016 Uptown Community Plan amendment, 3510 Dove Court was divided into two zones: RS-1-7 on the upper portion along Dove Court and RS-1-1 for the remaining lower portion along Bear Drive. The Uptown Rezone was adopted in 2017 from the 1988 Community Plan to be consistent with the 2008 San Diego General Plan and City’s Climate Action Plan. Consequently, under Ordinance Number: O-20771, a rezone of 1,875 acres within the Uptown Community was approved. The lot’s zone boundary line was modified to allow for a greater portion of the site to be in the RS-1-7 zone surrounding the footprint of the existing house and the remainder was downzoned to OR-1-1.

Currently, the property comprises two zones: RS-1-7 on the upper 29% at Dove Court and OR-1-1 on the lower 71% at Bear Drive. The existing residence, historically designated as Historical Resource No. 1037, is located within the RS-1-7 portion of the site. The 27,827 sq ft (0.64 ac) property is an irregularly shaped lot that has a sloped topography, and dual frontage extending from Dove Court downward to Bear Drive with both streets being cul-de-sacs. A portion of the lower site has 1:4 slopes but has been highly disturbed and graded throughout. A series of old, crumbling retaining walls, steps, and concrete pads cover the site. At the base of the site, along Bear Drive, there is a four-foot concrete retaining wall. The lower, southern portion of the site contains neglected and sparsely landscaped areas and several trees. The site does not contain contiguous areas of native or naturalized vegetation.

There are two single-family residences located to the west of the property; 3520 Dove Court zoned RS-1-7 and 3501 Bear Drive zoned OR-1-1. The adjacent property to the east is a single-family residence on a lot comprised of zones RS-1-7 and OR-1-1. The adjacent properties to the south, located across Bear Drive, are multi-family residences in the RM-1-1 zone. Across the adjacent properties to the south and west, are apartment buildings with parking lots in the RM-3-7 zone.

### **RESPONSE TO GENERAL LAND USE PLAN POLICY LU-D.10 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**

Recognized as both residential and open space in the General Plan's and Uptown Community Plan's land use designation, the proposed amendment seeks to address San Diego's critical housing needs by changing a portion of the existing land use designation from open space (OR-1-1) to residential (RS-1-7). This change aims to create three additional legal lots and thereby expand housing opportunities within the community. This initiative aligns with the primary housing goals and objectives outlined in both the General Plan and Uptown Community Plan.

Guided by the General Plan's Land Use Element, the overarching aim is to steer future growth and development towards a sustainable citywide pattern while preserving and enhancing the quality of life in our neighborhoods. Moreover, the Housing Element 2021-2029 underscores the imperative to identify and assess avenues for increasing housing opportunities, particularly in areas designated for single-family residential densities, as outlined in Policy HE-A.5.

The unused, disturbed hillside of the property represents a valuable opportunity to contribute to this goal. By designating this land for single-family residential densities, we can create new housing opportunities that benefit the community by meeting the demand for housing options. This development aligns with the General Plan's Urban Design Element, which, as referenced in the Uptown Community Plan, emphasizes respecting existing neighborhood lot patterns to uphold community character. Policy UD-B.3 advocates for designing subdivisions that seamlessly integrate with established development frameworks, promoting continuity and compatibility. Per Table 2-3 outlining the Uptown Community Plan land use designations, the target density intensity of the Residential – Low land use designation for RS-1-7 zones is 5-9 dwelling units per acre, and with the proposed rezone and TM, the new lot configuration provides 6.3 DU/acre, making this property more consistent with the land use designation target density intensity range. Additionally, it underscores the need for lot divisions to maintain a portion within areas of less than 25 percent gradient, ensuring harmonious integration within the landscape.

Furthermore, the Uptown Community Plan's Land Use Policy LU-2.2 notes the commitment to fostering rental and ownership opportunities across various housing typologies. Developing the lower portion of the 3510 Dove Court lot for single-family residential densities supports this inclusive approach by creating additional housing options, thus catering to the needs of the community and enhancing the overall neighborhood quality of life.



**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**

Amending the land use designation of the lower portion of the 3510 Dove Court lot from open space to residential would provide significant benefit to both the community and the city. As outlined in the General Land Use Plan, Table LU-4, and the Uptown Community Plan, Table 2-3, open space is defined as the "preservation of land that has distinctive scenic, natural, or cultural features; contributes to community character and form; or contains environmentally sensitive resources." One of the goals of the Land Use Element for open spaces is to preserve natural hillsides and canyons. Presently, the property is underutilized and the lower portion of the site, once part of a natural canyon, has been heavily disturbed by previous grading, crumbling retaining walls, steps, and concrete pads, and does not contain environmentally sensitive land. Given the site's larger size compared to surrounding properties, it demands substantial maintenance. The open space is hidden from major streets, consequently the open space is not a valued feature for the broader neighborhood.

Therefore, this site is ideal for infill development, offering an excellent opportunity to increase housing availability. Given that San Diego is facing a significant housing crisis, repurposing this land for residential use would contribute to alleviating the shortage, helping to meet the growing demand for housing in the community.

**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**

The existing single family home located on the project site is currently serviced by an existing 8" PVC water main in Dove Court for all domestic and irrigation demand, an existing 6" CP Sewer Main in Dove Court, a 2" gas main in dove court, and existing electric facilities in Dove Court. Along with this, the site is bordered to the south by Bear Drive which has an existing 2" gas main, existing electrical infrastructure, and a stub out for an existing 6" AC water main that services the existing homes to the south of the project site on Bear Drive. There are also 2 existing hydrants adjacent to the project site, one in the SE corner of the project site along Bear Drive and one north of the site at the intersection of Bear Drive and Dove Court.

In order to support the proposed density of the site, a private sewer pump system will be installed for proposed Lots 2, 3, and 4, which will outlet into a proposed private manhole along the North property line of proposed lot 1. This internal site routing of the private pressure sewer system will be accompanied by a proposed private sewer easement. The private manhole in Lot 1 will then outlet to a standard 6" PVC sewer lateral that will outlet via gravity into a new proposed manhole at the end of the existing public system within Dove Court. To provide water to proposed Lots 2, 3, and 4, a 6" water main extension is being proposed within Bear Drive in order to provide standard ¾" water services to each of the new proposed Lot 2, 3, and 4 frontages. Gas and Electric can be provided to Lots 2, 3, and 4 with the existing infrastructure along Bear Drive and Lot 1 is already fully serviced by existing infrastructure within Dove Court. All fire flow requirements can be met with the 2 existing hydrants in Bear Drive and Dove Court. In terms of fire and emergency vehicle access, the existing cul-de-sac in Dove court has historically provided all required access for Lot 1 without issue. There are existing homes that have emergency vehicle and trash access to the south and southwest of the project site along Bear Drive. While this historical access is being maintained, to go along with the water main installation, this project also proposes to upgrade the existing pavement within Bear Drive, maximize the drivable width, and maintain a standard historical roadway cross section to expand accessibility down Bear Drive. Note that there is an existing signed and striped fire turnaround to the south of Bear Drive on an adjacent project site (635 Bear Drive) that is being maintained. This project is proposing to expand the limits of this turnaround into Lot 2 in order to improve the fire apparatus turnaround capabilities for the surrounding area. An autoturn analysis has been prepared for a standard City of San Diego Fire Department Apparatus template showing that the proposed access is satisfactory to complete a turnaround.

With this, the existing and proposed public and private facilities will sufficiently serve the proposed increase in density.

**UPTOWN COMMUNITY PLANNING MEETING**

Uptown Community Planning Group (UpCPG) meeting was held on Tuesday, November 12<sup>th</sup>, 2024, from 6:00 PM – 8:30PM at the St. Paul’s Cathedral – Great Hall in the city of San Diego where we presented our proposal to rezone the lower portion of the lot from OR-1-1 zone to RS-1-7. This was set as an action item to receive community feedback and UpCPG recommendation of approval. The presentation highlighted the existing conditions, existing and proposed zoning, and responses of the three General Plan Land Use Policy Criteria. The UpCPG Board made a motion to recommend approval of the rezone with a majority vote being in favor (10 approved, 2 disapproved, and 2 abstained).

Thank you for your review of this project. Let us know if you have any questions, and we look forward to your response.

Regards,

**Taal Safdie, FAIA**  
*Principal*

**PLANNING COMMISSION INITIATION APPROVAL RESOLUTION**

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_

INITIATING AN AMENDMENT TO THE Uptown Community Plan to redesignate a 0.45-acre portion of a 0.64-acre site from Open Space to Residential Low (5-9 du/ac).

WHEREAS, on February 13, 2025 the Planning Commission of the City of San Diego held a public hearing to consider a request to amend the Uptown Community Plan to redesignate a 0.45-acre portion of a 0.64-acre site from Open Space to Residential Low (5-9 du/ac).

WHEREAS the 2008 General Plan will be amended as the Uptown Community Plan is a component of the adopted General Plan; and

WHEREAS, the Planning Commission considered Report No. PC-25-006 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Community Plan and General Plan Amendment based on its compliance with the initiation criteria found in policy LU-D.10 of the Land Use Element of the General Plan and specifically addressed in Report No. PC-25-006; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to analyze and evaluate fire and emergency vehicle access, as well as others that may be identified as outlined in Report No. PC-25-006.

BE IT FURTHER RESOLVED that the Planning Commission approved a motion to approve staff's recommendation to approve the initiation of the Community Plan Amendment process.

BE IT FURTHER RESOLVED that this initiation does not constitute an endorsement of a project proposal. This action allows the future development project to become a complete submittal and will allow staff analysis to proceed.

---

Apharna Padmakumar,  
Associate Planner  
City Planning Department

Dated: February 13, 2025

By a vote of: