



San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **ITEM 1: Uptown - 3510 Dove Ct Community Plan Amendment Initiation** **PRJ No. 1127217**

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 944 0367**

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TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

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City Planning Department

Uptown Community Plan Amendment Initiation
3510 Dove Ct
PRJ-1127217

Item #1
February 13, 2025

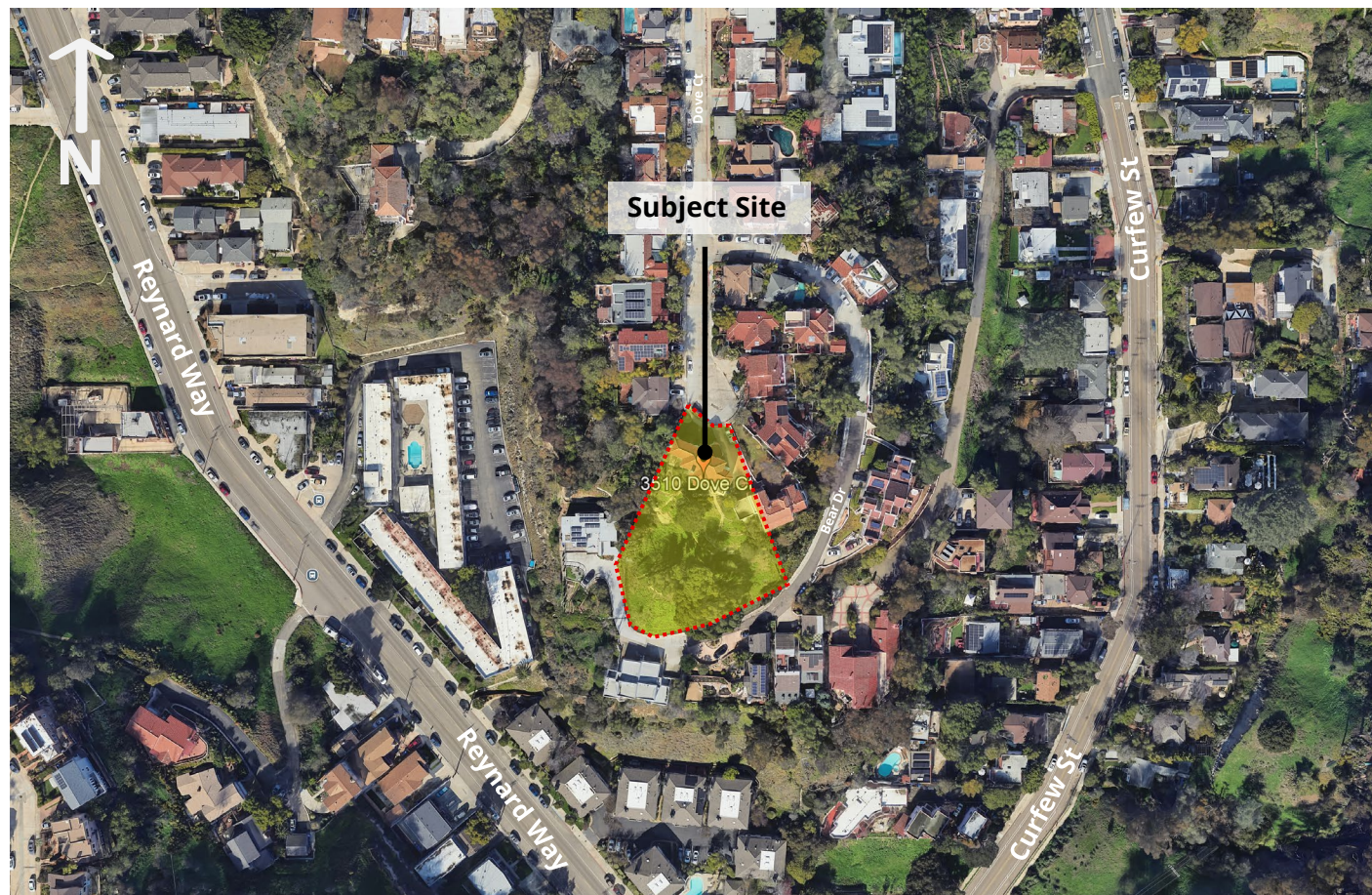


Uptown Community Plan Amendment Initiation:

- **Re-designate a 0.45-acre portion of the property (within the total 0.64-acre site) :**
 - From: Open Space to
 - To: Residential Low (5-9 du/ac).
- **Development Potential**
 - To allow 3 additional lots to be created.

Subject Site:

- 0.64 acres
- Existing Use:
Single Family home with an undeveloped hillside of 0.64 acres
- Existing Adjacent Uses:
Residential Uses





Grant K-8 School

Hillcrest/Knox
Branch Library

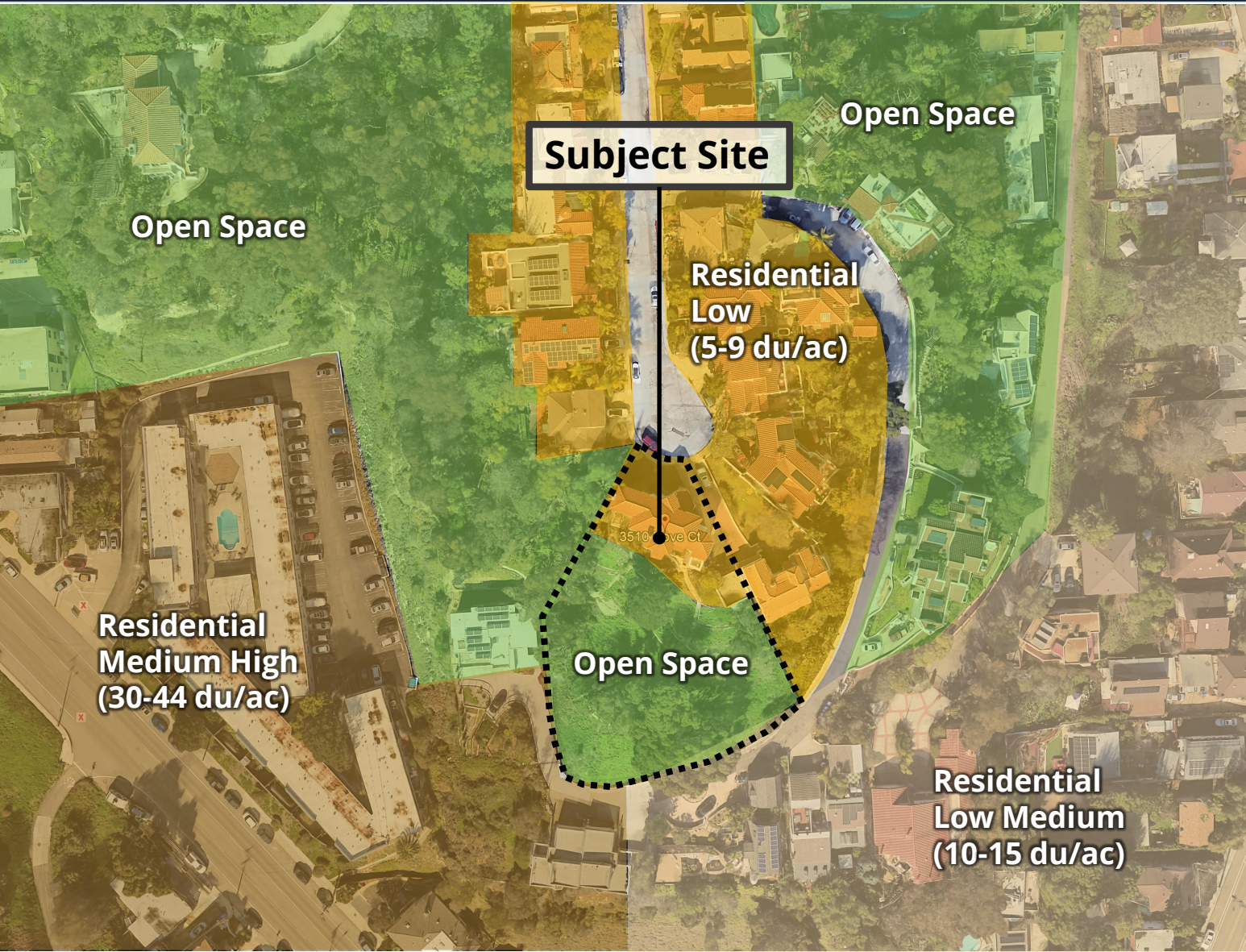
Mission Hills Park

Florence Elementary
School

SD Fire Rescue
Dept. Station 8

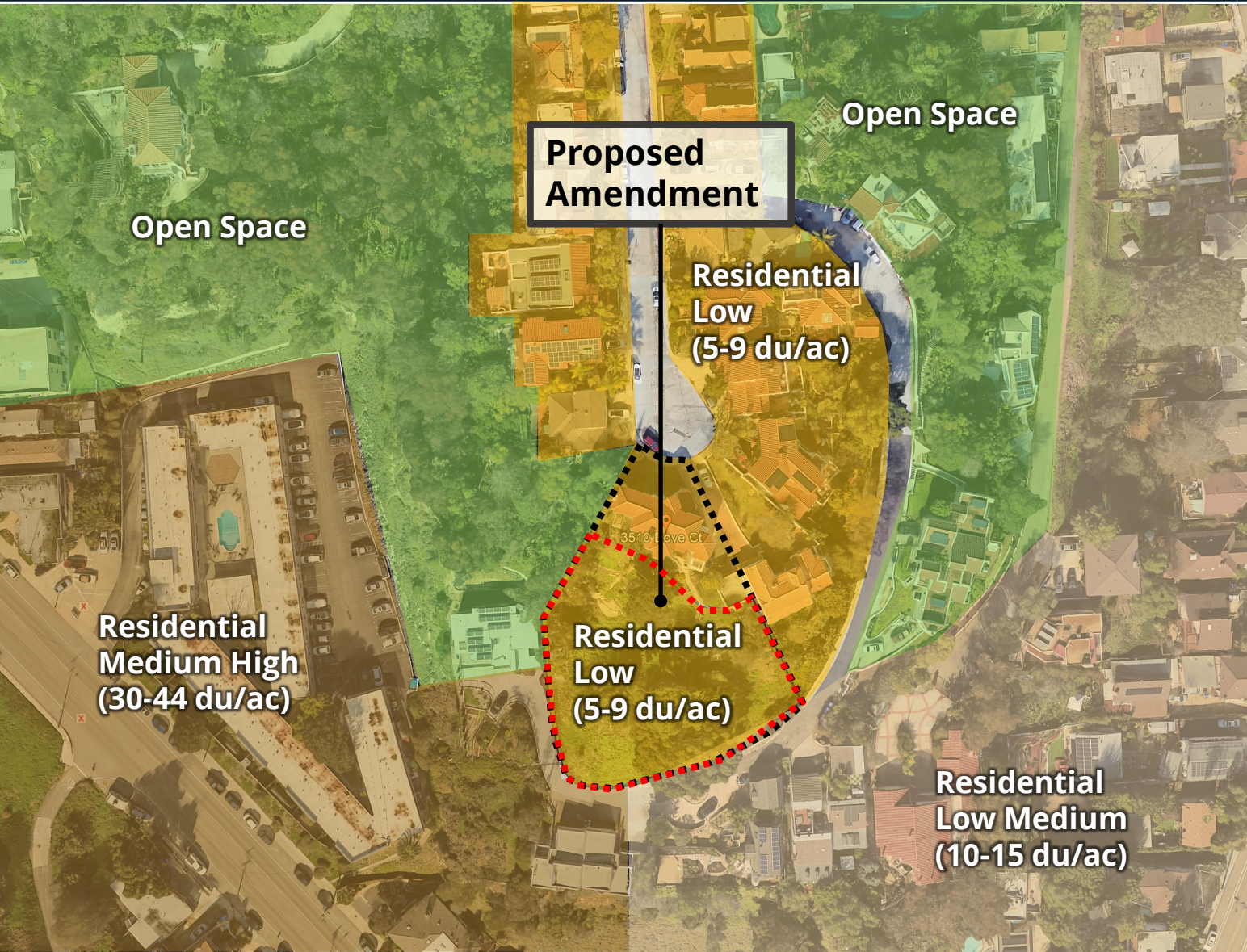
3510 Dove Ct



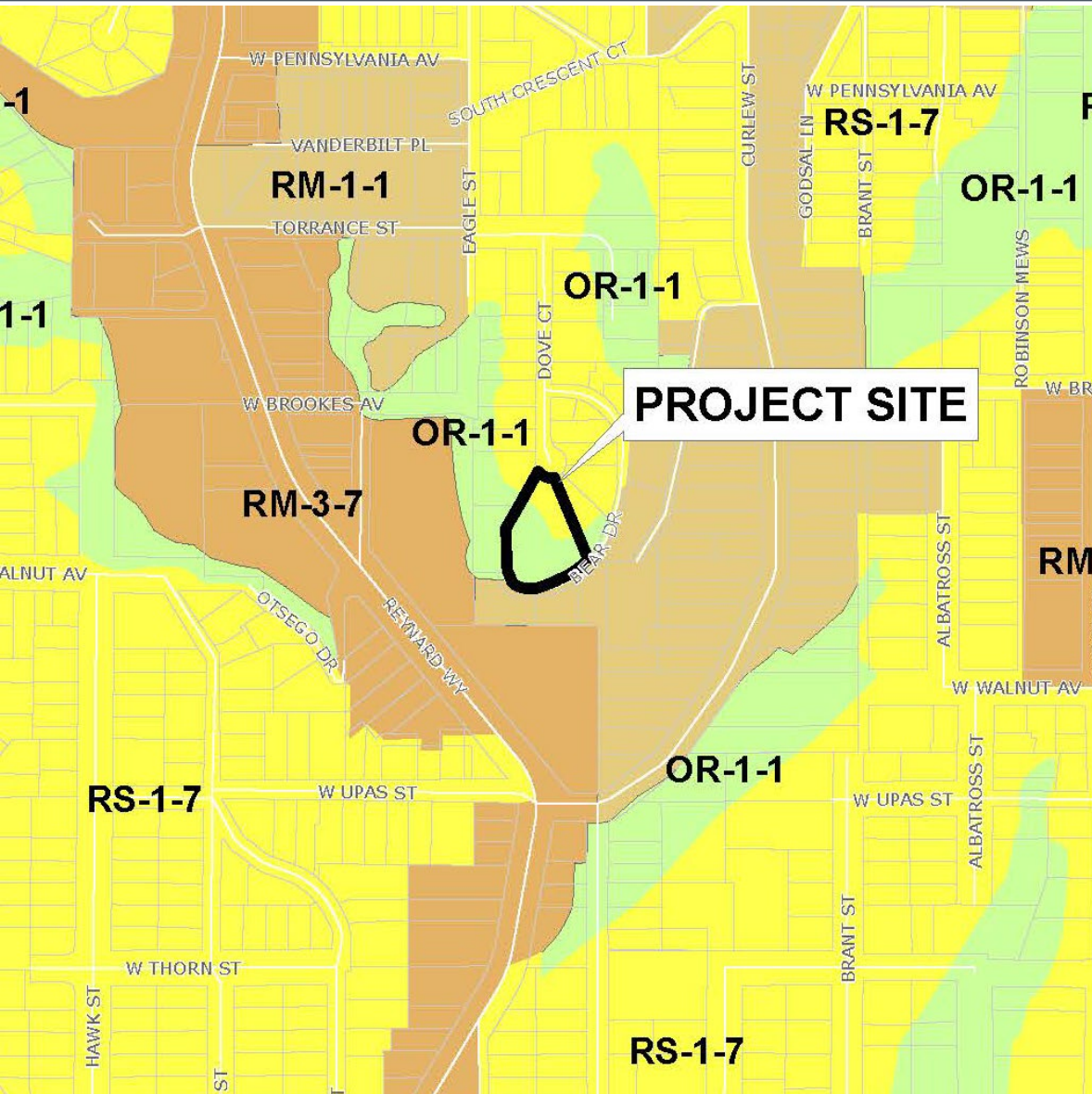


Adopted Land Use:

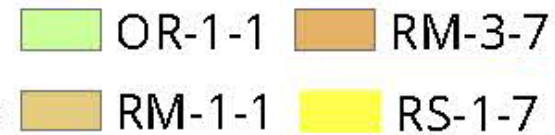
Open Space and Residential Low (5-9 du/ac)

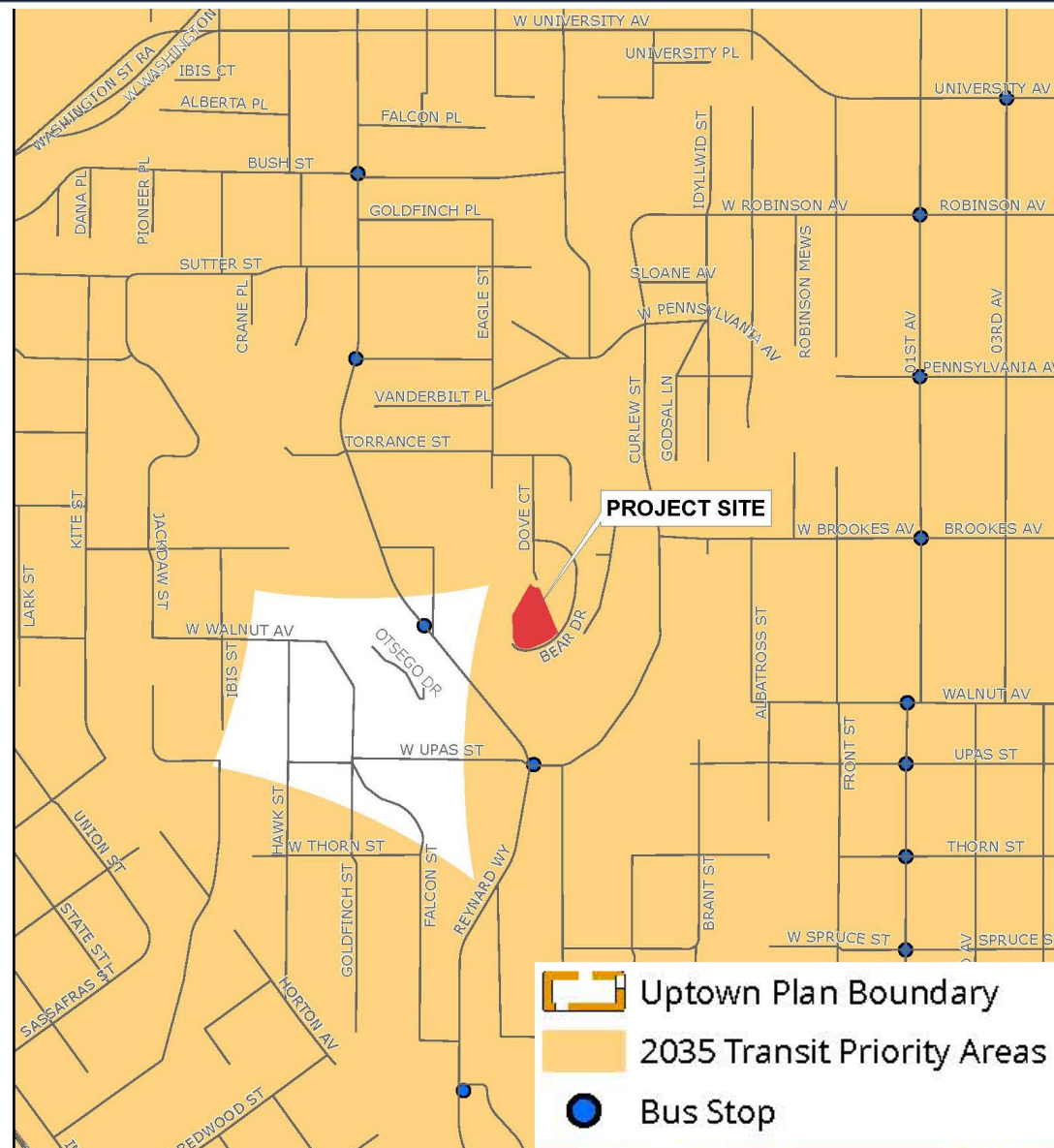


Proposed Amendment:
Residential Low
(5-9 du/ac)



- RS-1-7 and OR-1-1
(Residential Low and Open Space)







Uptown Community Plan Area

Year	Population	Homes
2023	42,107	25,083
2020	41,862	24,203
Change between 2020-2023 (%)	0.6%	3.5%

As of 2023 there are 761 existing Affordable Homes.



1. Consistency with Goals and Policies of the General Plan and Community Plan

The proposed amendment would implement General and Community Plan goals for:

- Accommodating additional housing opportunities for all income groups, consistent with the General Plan's Housing Element; and
- Increasing the City's supply of land designated for various residential densities; consistent with the Uptown Community Plan's Land Element; and
- Supporting walkability and be compatible with the existing lot pattern established within neighborhoods, consistent with the General Plan's Urban Design Element.
- Consistent with the Uptown Community Plan's Conservation Element, restrict development to only allow limited, low-intensity uses located and designed in a manner that respects the natural environment. The site is not within a natural open space area as it appears to have been previously graded and has existing retaining walls, steps, and concrete pads. The site is also not within MHPA.



2. Additional Public Benefit

- Increase housing capacity near transit; and
- Propose dwelling unit is within the Transit Priority Area which supports the City's Climate Action Plan to reduce green house gas emissions

3. Availability of Public Facilities

- All necessary public services appear available; and
- Further analysis would be conducted as part of the Community Plan Amendment Process
- 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.



CPG Recommendation:

On November 12th 2024, the Uptown Planning Group voted: 10-2-2 to recommend approval of the initiation.

Staff Recommendation:

Approve the Initiation of an Amendment to the Uptown Community Plan.



City Planning Department

Questions

Item #1