



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 30, 2019

TO: City of San Diego Planning Commission

FROM: Jeffrey A. Peterson, Development Project Manager

SUBJECT: Montezuma Hotel, Project No. 574562, Report to the Planning Commission No. PC-19-017, Planning Commission Agenda for June 6, 2019

On March 14, 2019, the Planning Commission heard the Montezuma Hotel Project No. 574562 and voted 6-0-1 to recommend approval to the City Council as outlined in the [Report to the Planning Commission No. PC-19-017](#) and [Memorandum dated March 14, 2019](#). However, during the hearing concerns were raised regarding the rezone designation that would allow for residential development if the proposed hotel project does not go forward. Staff acknowledged these concerns and indicated that they would be addressed in the documents prior to going forward to City Council.

After further evaluation, the following revisions are proposed for the project:

1. The proposed amendment to the College Area Community Plan would change the current land use designation from Low/Medium Density Residential (10-15 du/ac) and General Commercial with Residential (75-110 du/ac) to Visitor Commercial, instead of the previous proposal of Residential Medium with Commercial (15-29 du/ac) designation. The Visitor Commercial designation is used within the community planning area for hotel uses and does not include any residential uses. The proposed revision would not require changes to the original proposed amendment to the General Plan designation.
2. A Community Plan Implementation Overlay Zone (CPIOZ) Type A would be added to the proposed amendment to the College Area Community Plan and the Rezone. This CPIOZ-A would limit the development of the site to allow for 125 hotel rooms and 125 parking spaces.
3. To implement the proposed CPIOZ, a required Municipal Code Amendment and Local Coastal Program Amendment would accompany the project to City Council.

Staff is recommending that the Planning Commission approve a recommendation to the City Council on the proposed revisions to the Amendment to the General Plan and the College Area Community Plan No. 2027061, revisions to Rezone No. 2027063, and recommend adoption of an Ordinance to amend the Land Development Code and Local Coastal Program regarding Chapter 13, Article 2, Division 14 Sections 132.1402 and 132.1403. Attached are the revised documents that address the above referenced revisions.

Page 2
Project No. 574562
May 30, 2019

Respectfully submitted,



Jeffrey A. Peterson
Development Project Manager
Development Services Department

Attachments:

1. GP/CPA Amendment Resolution
2. GP Exhibit
3. College Area Community Plan Exhibit
4. LDC Amendment Ordinance
5. Rezone Ordinance
6. Rezone Exhibit Sheet B-4339
7. PC Recommendation Resolution

(R-2019-)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION APPROVING AN AMENDMENT TO THE COLLEGE AREA COMMUNITY PLAN TO REDESIGNATE LAND LOCATED AT 6650 MONTEZUMA ROAD FROM LOW/MEDIUM DENSITY RESIDENTIAL AND GENERAL COMMERCIAL RESIDENTIAL TO VISITOR COMMERCIAL / COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE - TYPE A, AND TO AMEND THE GENERAL PLAN TO REDESIGNATE LAND FROM RESIDENTIAL TO COMMERCIAL EMPLOYMENT, RETAIL, AND SERVICES DESIGNATION.

WHEREAS, S52 BLUE FALCON, LLC, a California Limited Liability Company, requested an amendment to the General Plan to change the designated land uses for the property located at 6650 Montezuma Road on Figure LU-2 (*General Plan Land Use and Street System*) from Residential to Commercial Employment, Retail, and Services designation; and requested an amendment to the College Area Community Plan to change the designated land use for the property from Low-Medium Density Residential and General Commercial to Visitor Commercial/Community Plan Implementation Overlay Zone (CPIOZ) Type A;

WHEREAS, the site is legally described as Portion of Lot 1 of College Vista, in the City of San Diego, County of San Diego, State of California, according to Map No. 3226, filed in the Office of the County Recorder of San Diego County on May 4, 1955. Together with a portion of Lot 33 of the La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 346, filed in the Office of the Recorder of said San Diego County, March 8, 1887; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision

ATTACHMENT 1

and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and the College Area Community Plan; and

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the General Plan and the College Area Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the General Plan, and the College Area Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Attorney name

Deputy City Attorney

Initials~

Date~

Or.Dept: INSERT~

Case No. 574562

R-INSERT~

Form=inloto.frm(61203wct)



THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised Dec 4, 2018

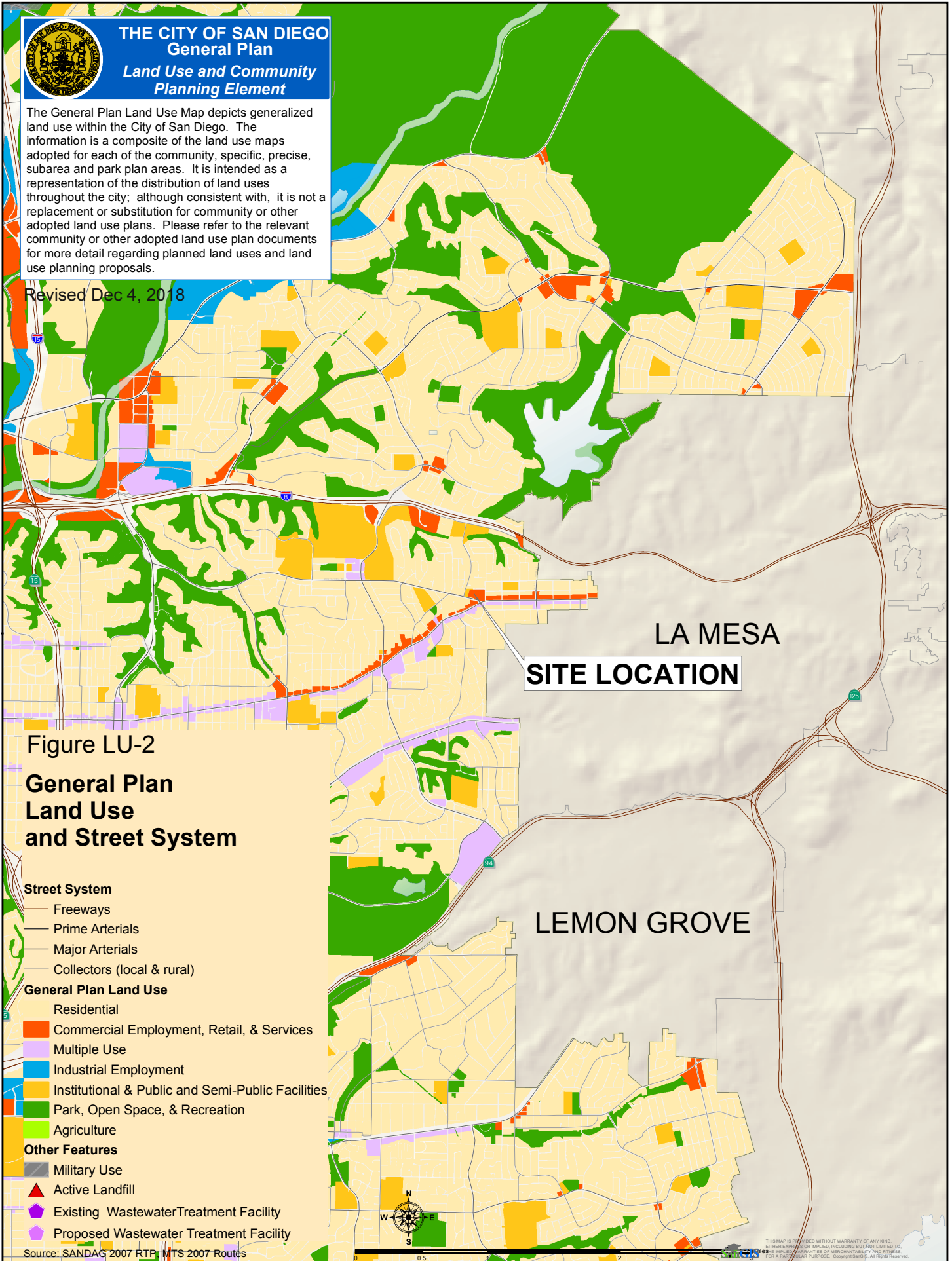


Figure LU-2
General Plan
Land Use
and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP, MTS 2007 Routes



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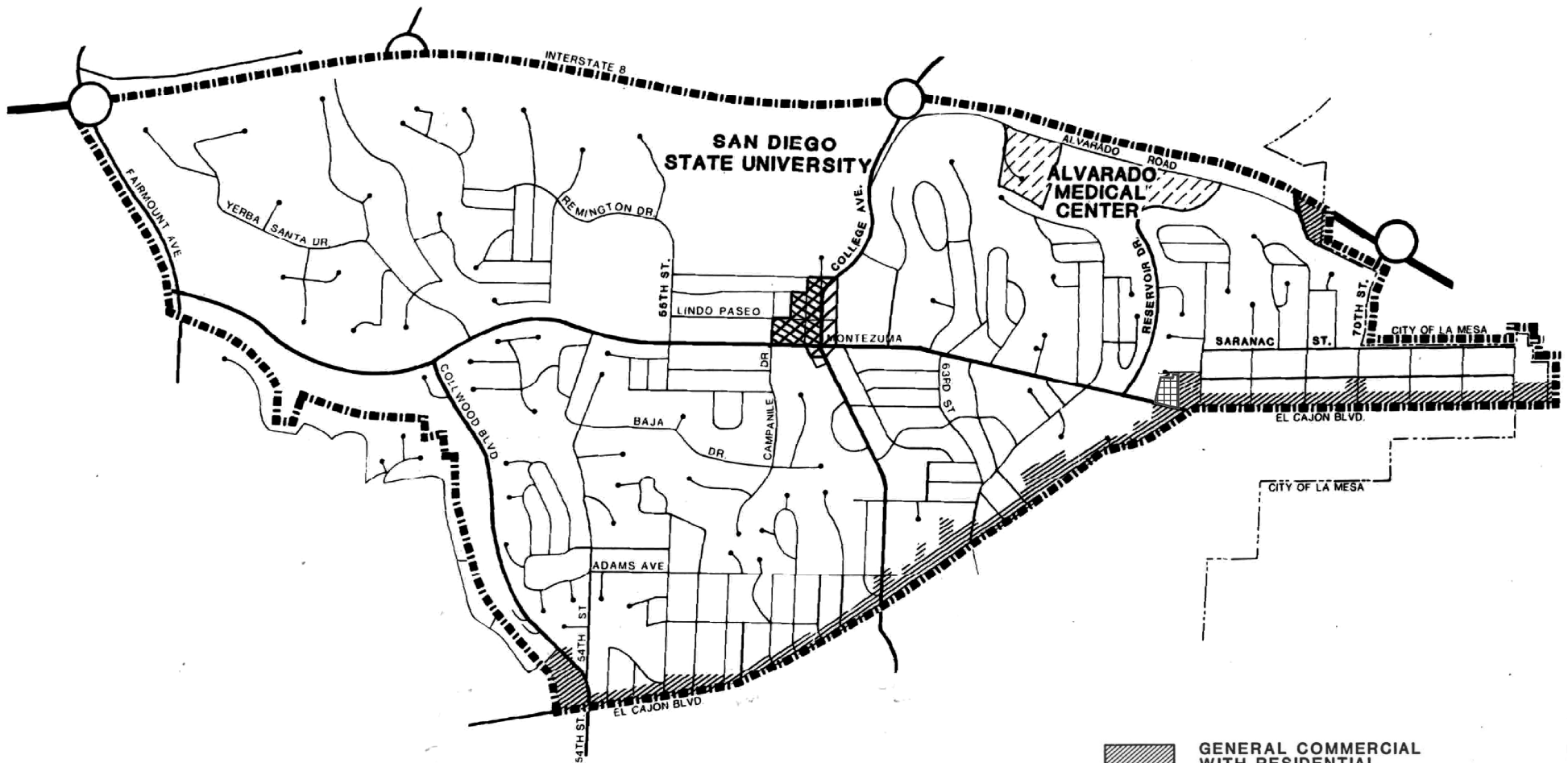
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

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-  GENERAL COMMERCIAL WITH RESIDENTIAL
-  STUDENT ORIENTED COMMERCIAL WITH RESIDENTIAL
-  STUDENT ORIENTED COMMERCIAL
-  MEDICAL OFFICES-HOSPITAL RELATED
-  VISITOR COMMERCIAL

Recommended Commercial Development

College Area Community Plan



COMMUNITY PLAN
IMPLEMENTATION OVERLAY ZONE (CPIOZ)

COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ)

The Community Plan Implementation Overlay Zone (CPIOZ) is applied within the boundaries of the College Area Community Plan per Chapter 13, Article 2, Division 14 of the Municipal Code, as shown on **Figure 26**, to provide supplemental development regulations that are tailored to implement the Community Plan.

CPIOZ-TYPE A SUPPLEMENTAL DEVELOPMENT REGULATION (SDR)

Requirement:



SDR-1 Development within the boundaries of the CPIOZ-Type A (shown in **Figure 26**) shall be limited to Visitor Accommodations uses, which shall not exceed 125 hotel rooms and 125 parking spaces.

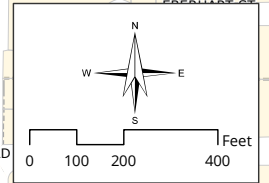
Where there is a conflict between a CPIOZ supplemental development regulation in this section and the development regulation of the applicable base zone, the CPIOZ supplemental development requirement applies.



COLLEGE AREA

MID-CITY EASTERN AREA

 CPIOZ Type A
 Community Plan Boundary



Community Plan Implementation Overlay Zone (CPIOZ) - TYPE A

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck-Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403, RELATING TO THE COLLEGE AREA COMMUNITY PLAN.

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14Q.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
<u>College Area (See Diagram 132-14Q)</u>	<u>B-4339</u>

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D)	B-4331
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-978

(b) [No change in text.]

Table 132-14B

Community Plan Implementation Overlay Zone Applicability

[No change in text.]

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14C

Linda Vista Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14D

Midway-Pacific Highway

Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4331 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14E

Navajo Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14F

Pacific Beach Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14G

Peninsula Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14H

Rancho Bernardo Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14I

Rancho Penasquitos Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14J

University Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14K

Uptown Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-978 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14L

Skyline-Paradise Hills Community Plan Implementation Overlay Zone

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14M

Sherman Heights and Grant Hill Historic Districts

This is a reproduction of Map No. B-4312 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14N

**Mid-City Eastern Area – Chollas Triangle Community Plan Implementation
Overlay Zone**

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14O

Encanto Neighborhoods Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14P

Southeastern San Diego Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

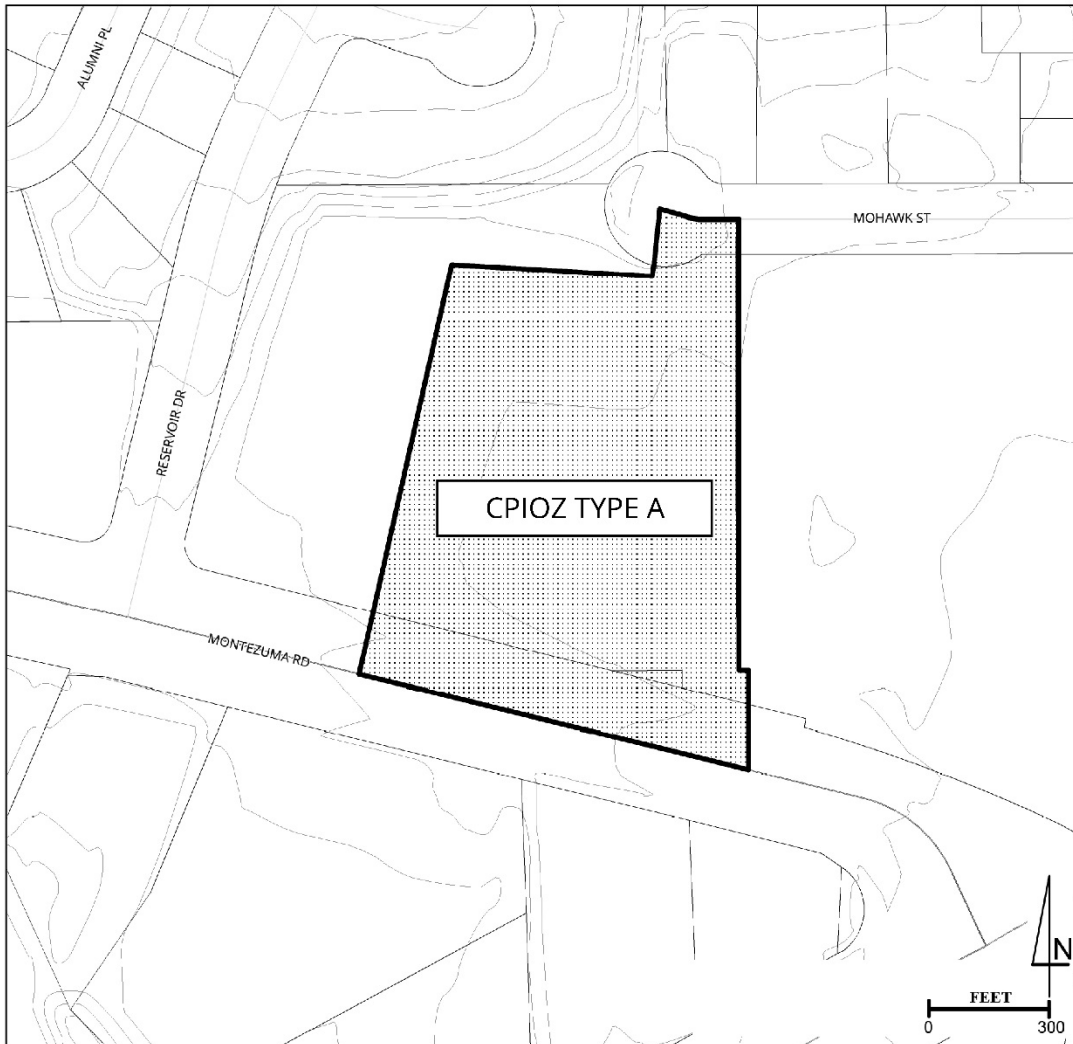


DIAGRAM 132-14Q

College Area Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4339 for illustration purposes only.

XXX:xxx
XX/XX/XXX
Or.Dept: Planning
Doc. No.: XXXXXXXX_X

REZONE ORDINANCE

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING APPROXIMATELY 2.25-ACRES LOCATED AT 6650 MONTEZUMA ROAD IN THE COLLEGE AREA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RM-1-1 (RESIDENTIAL MULTIPLE-UNIT) ZONE TO THE CV-1-1 (COMMERCIAL-VISITOR) ZONE/COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) TYPE A, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0406, 131.0505, 132.1402 AND 132.1403; AND REPEALING ORDINANCE NO. O-18855 (NEW SERIES), ADOPTED OCTOBER 2, 2000, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, S52 BLUE FALCON, LLC, a California Limited Liability Company, requested to rezone approximately 2.25-acres of land (1.86-acres of project site and 0.39-acres of public right-of-way) from the RM-1-1 (Residential Multiple-Unit) zone to the CV-1-1 (Commercial-Visitor) Zone/Community Plan Implementation Overlay Zone (CPIOZ) Type A, in the College Area Community Plan area; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

ATTACHMENT 5

Section 1. That approximately 2.23-acres located at 6650 Montezuma Road, on the northern side of Montezuma Road, between Reservoir Drive and El Cajon Boulevard, within the Central Urbanized Planned District and the College Area Community Plan area, and legally described as Portion of Lot 1 of College Vista, in the City of San Diego, County of San Diego, State of California, according to Map No. 3226, filed in the Office of the County Recorder of San Diego County on May 4, 1955. Together with a portion of Lot 33 of the La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 346, filed in the Office of the Recorder of said San Diego County, March 8, 1887, and the adjacent public right-of-way, as shown on Zone Map Drawing No. B-4339, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the RM-1-1 (Residential Multiple-Unit) zone to the CV-1-1 (Commercial-Visitor) Zone/ Community Plan Implementation Overlay Zone (CPIOZ) Type A, as the zones are described and defined by San Diego Municipal Code Chapter 13 , Article 1, Divisions 4 and 5, Sections 131.0406 and 131.0505, and Chapter 13, Article 2, Division 14 Sections 132.1402 and 132.1403. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-18855 (New Series), adopted O-19273, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, or the date that R-_____ adopting amendments to the General Plan and the College Area Community Plan becomes effective, whichever date occurs later.

ATTACHMENT 5

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless application therefor was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Attorney name
Deputy City Attorney

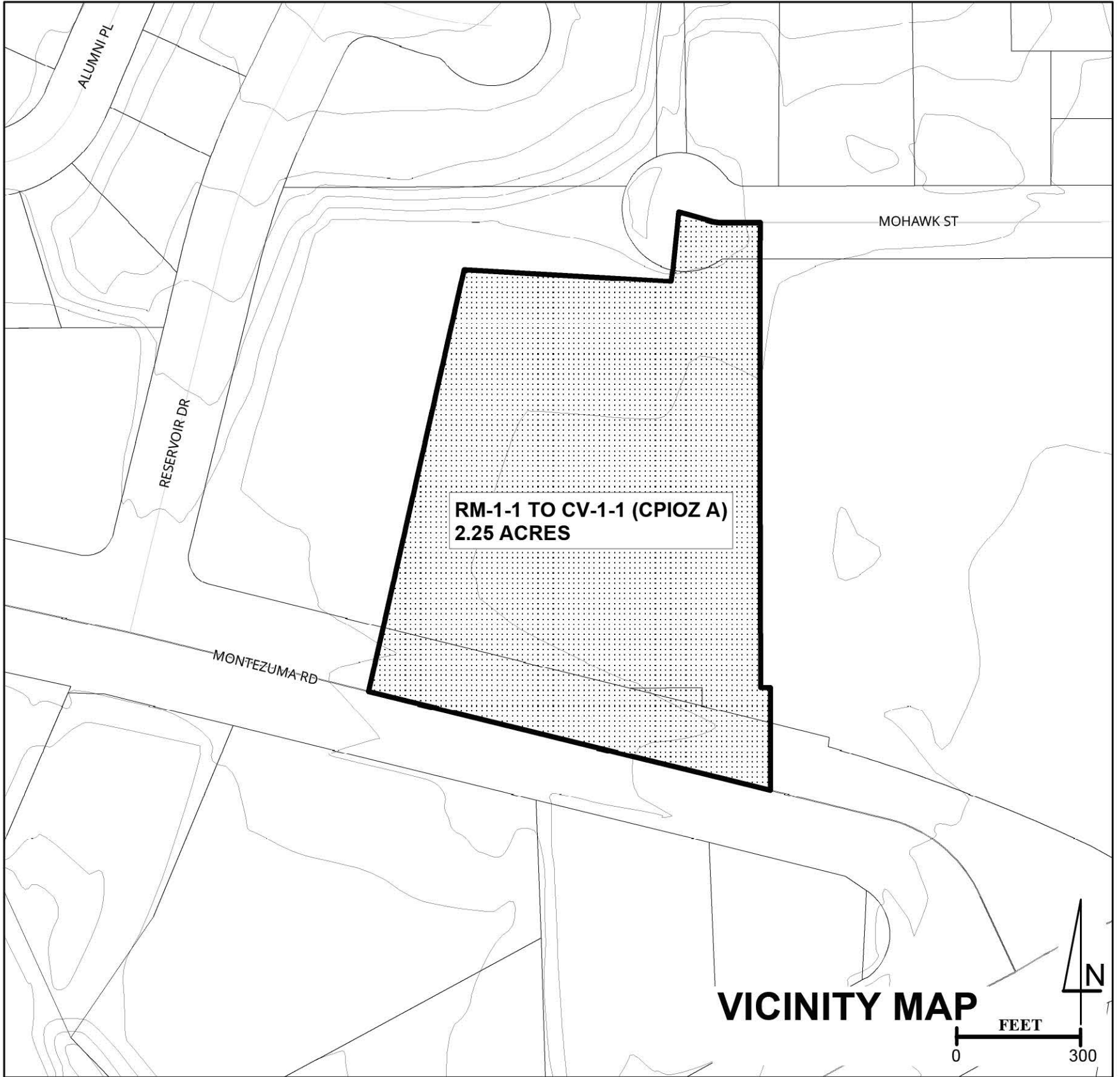
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ATTACHMENT 6

CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



LOT 1*1.80 AC M/L IN LOT 33 MAP 346

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST **CV-1-1 CPIOZ A**
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO. PTS 574562

DEVELOPMENT SERVICES MANAGER

B-4339

APN: 468-120-06

(220-1752) 1-7-19 ldj

PLANNING COMMISSION
RESOLUTION NO. _____-PC

RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN AND THE COLLEGE AREA COMMUNITY PLAN NO. 2027061, REZONE NO. 2027063, AND ADOPTION OF AN ORDINANCE TO AMEND THE LAND DEVELOPMENT CODE AND LOCAL COASTAL PROGRAM; MONTEZUMA HOTEL - PROJECT NO. 574562

WHEREAS, 52 Blue Falcon, LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for an amendment to the General Plan and the College Area Community Plan, Rezone, and Neighborhood Development Permit for the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms on a 1.86-acre site known as the Montezuma Hotel project; and

WHEREAS, on March 14, 2019, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego adoption Negative Declaration 574562, approval of Amendment to the General Plan and the College Area Community Plan No. 2027061, Rezone No. 2027063 and Neighborhood Development Permit No. 2230653; and

WHEREAS, the Planning Commission of the City of San Diego recommended to the Council of the City of San Diego to adopt Negative Declaration 574562, approve an Amendment to the General Plan and the College Area Community Plan No. 2027061, Rezone No. 2027063, and Neighborhood Development Permit No. 2230653 pursuant to Planning Commission Resolution No. 4994-PC.

WHEREAS, on June 6, 2019, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego approval of revised Amendment to the General Plan and the College Area Community Plan No.

ATTACHMENT 7

2027061, approval of revised Rezone No. 2027063, and adoption of an Ordinance to amend the Land Development Code and Local Coastal Program regarding Chapter 13, Article 2, Division 14 Sections 132.1402 and 132.1403; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to approve a revised Amendment to the General Plan and the College Area Community Plan No. 2027061, revised Rezone No. 2027063, and adopt an Ordinance to amend the Land Development Code and Local Coastal Program.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Dated: June 6, 2019
By a vote of: xx:xx:xx

Internal Order Number: 24007373