



conditions (Attachment 11).

**Environmental Review:** Mitigated Negative Declaration No. 88113 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce potential impacts to a level below significance.

**Fiscal Impact Statement:** None with this action. A deposit account is maintained for this project by the applicant.

**Code Enforcement Impact:** None with this action

**Housing Impact Statement:** The College Area Community Plan designates the site for High-Density Residential at 45-75 dwelling units per net residential acre. Based on the community plan residential density, the .63-acre site could accommodate 28 to 47 residential units. The project would consist of 45 residential condominiums and two fraternity chapter houses with living quarters. With the demolition of four existing single family residences, the project would result in a net increase of 41 residential units and two fraternity chapter houses in the College Area Community. No affordable housing units would be provided by this project. Although the proposed project is located in the College Redevelopment Project area, no redevelopment funds are being used to finance this project.

## **BACKGROUND**

The Plaza Linda Paseo project site is located on the south Side of Linda Paseo Avenue between 55<sup>th</sup> Street and Campanile Drive, just north of Montezuma Road, within the College Area Community Plan (Attachments 1 and 2). The project site is located within the RM-3-9 zone, the Core Subarea of the College Community Redevelopment Project Master Project Plan, and the Parking Impact Overlay Zone. The RM-3-9 zone is a multi-family residential zone permitting a base density of one unit per 600 square feet of lot area. The subject site is 27,269 square feet in size. The College Area Community Plan and the College Community Redevelopment Project Master Project Plan designate the site for high-density residential use (45-75 dwelling units/acre) and the existing western most lot is designated for fraternity use (Attachment 4).

The site is currently developed with four single family dwellings on four separate lots (Attachment 1). The site is surrounded by SDSU Extension/KPBS building and parking structure to the north, high-density multi-family residences to the south, and single-family residences to the west and east. The properties to the west, however are designated for fraternity use should they be redeveloped.

The proposed mixed-use development project requires the following discretionary actions:

1. A Planned Development Permit to address the requirements of the College Community Redevelopment Project Master Project Plan (MPP) and for proposed deviations;

2. A Site Development Permit for the Community Plan Implementation Overlay Zone (Area B) and for exceeding the multiple dwelling unit intensities for consolidated lots per Municipal Code Section 126.0502 (b) (4);
3. A Conditional Use Permit for the fraternity use;
4. A Vesting Tentative Map for the proposed condominiums.

The College Area Community Plan (CACP) was last amended by the City Council on August 3, 2002, and reflects the long range goals of a portion of this site being devoted to fraternity use (Attachment 4). The CACP references the College Community Redevelopment Project (CCRP), and requires the creation of a Master Project Plan to implement the College Area Community Plan and the College Community Redevelopment Project, as well as aid in the redevelopment of five subareas surrounding San Diego State University (Attachment 3). The Master Project Plan (MPP) for the College Community Redevelopment Project was approved by the City Council on October 12, 1993. This project site is within the "Core Subarea" of the CCRP (Attachment 3). The Core Subarea Design Manual was adopted by the City Council on August 12, 1997. Both the MPP and Core Subarea Design Manual contain guidelines and regulations regarding the development of this project site.

## **DISCUSSION**

### **Project Description:**

The project proposes the demolition of four single dwelling units and the construction of an approximately 71,401 square foot mixed-use development. The development would include 45 residential condominium units, two fraternity houses of six and three bedrooms respectively and 3,345 square feet of commercial retail space in four commercial condominium units over two levels of subterranean parking (Attachment 7).

The development would be constructed as two five-story buildings over the subterranean parking structure. Approximately 28,300 cubic yards of earth would be excavated, approximately 30 feet deep. Project features include a plaza area that separates the fraternity uses from the other residential units and a courtyard with hardscape and landscape improvements. Vehicular access to the proposed project would be from the south alley at the southwest corner of the project site. This access point leads down into the first and second level subsurface parking garage which combine for 132 parking spaces where 122 are required, three of which would be accessible spaces. Additionally, five motorcycle spaces and 57 bicycle spaces would be provided. No surface parking would be provided.

The site is approximately 1.6 miles from the City of San Diego's Fire Station 10, which is located at 62<sup>nd</sup> and Acorn Streets. The response time from this station would be approximately 3 minutes. Also, this property is located within the City Police Department's Mid-City Division, which has an average response time of 6.0 minutes. This proposed development would not affect these response

times as this area is already served by these public services.

### Planned Development Permit/Site Development Permit/Conditional Use Permit

As indicated above, the site is located within the College Community Redevelopment Project Area. This document discusses the need for a Planned Development Permit for any use, and a Conditional Use Permit for a fraternity use. The requested Planned Development Permit has incorporated the requested deviations, as allowed through that process. The Land Development Code requires sites within the Community Plan Implementation Overlay Zone (Area B) to obtain a Site Development Permit to ensure those requirements within the community plan have been met.

### Deviations

As allowed through the Planned Development Permit and Site Development Permit processes, the applicant is requesting four deviations to accommodate the proposed development, all of which are supported by staff and the community:

- **Front Yard Setback:** The project proposes to deviate from the Manual to allow a 3-foot front yard setback when approximately 75% of the building is to be built to the property line, and 25% is to be set back, and allows for balconies to project up to three feet beyond the property line. The MMP states on page 14 that, "Generally, buildings are to be sited at or within 10 feet of the property line..." and the Manual states on page 24 that typical frontages for residential projects "would involve approximately 75% to the line, 25% set back". The proposed project does conform to the MMP, but does not completely comply with the Manual because the two buildings along the Lindo Paseo Avenue frontage are located three feet from the property line. The project is proposing the 3-foot front yard setback in order to ensure that the balconies on the east building do not project beyond the property line. In the event that the balconies became an issue and had to be removed, it would require major construction that would affect the overall appearance of the building. In addition, all of the units facing Lindo Paseo Avenue in the east structure would no longer have balconies and private open space. Locating the building at the property line would result in balconies projecting over the sidewalk. For the proposed fraternity use and housing structure, the first floor is located three feet from the property line in order to accommodate the proposed mailboxes. The United States Post Office does not allow mail boxes to be placed more than 25 feet from the curb (the public right-of-way varies between 15 and 20 feet in width).
- **Building Height:** The project would deviate from the Manual to allow the building height along the Lindo Paseo Avenue frontage to exceed four stories. The maximum height along Lindo Paseo Avenue would be five stories for the east structure. The fraternity structure would be limited to four stories, thereby complying with the Manual. The College Area Community Council (CACC) requested that the proposed project limit its overall height as much as possible, even though buildings are allowed



to be up to eight stories (but not along the street frontage). The project's design allows for the maximum amount of units to be built on the site which is located within walking distance of a major university, a transit/trolley station and general commercial services.

- **Private Open Space:** The applicant is requesting a deviation from the RM-3-9 private open space requirements (SDMC Section 131.0455(c)) which requires that private open space shall not be closer than nine feet to the front property line. The proposed project would have private open space in the form of balconies and patios within nine feet of the front property line in order to comply with the Core Sub-Area Design Manual as much as possible.
- **Personal Storage Space:** The applicant is requesting a deviation from the required 240 cubic feet of personal storage space per unit (SDMC Section 131.0454). Seventeen of the proposed units will have 240 c.f. of personal storage space. Thirty of the units will range from 200-220 c.f. The manner in which parking is assigned to the units will determine the amount of storage per unit. The worst-case scenario would be that some of the units would have a minimum of 100 c.f. of overhead storage (each parking space has a 100 c.f. overhead storage bin). Personal storage has been provided mainly with overhead cabinets located at the end of most parking spaces and some full height storage closets. Compliance with the regulation would result in losing some of the excess parking and bicycle spaces (the project currently provides an excess of eleven parking spaces as well as 27 bicycle stalls). Since the provision of parking as well as encouraging alternative modes of transit are key issues for this area, this proposed project aims to provide more of these options rather than provide the maximum amount of storage space for each of the units.

### Vesting Tentative Map

The applicant is requesting a Vesting Tentative Map to construct up to 47 residential and 4 commercial condominium units. The applicant's proposal includes spaces for two fraternity houses of three and six bedrooms respectively. One of the residential units to be demolished is the current fraternity house for Alpha Gamma Omega. This fraternity would relocate to one of the proposed fraternity units in this development. The balance of the site (common area) will be owned by the to-be-formed Homeowners' Association.

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion involves an inordinate cost to the development. The undergrounding request, cost estimate and letter from SDG&E have been included as Attachment 12.

The applicant will be required to underground all existing and new service to the site per Condition No. 7 of the draft Tentative Map resolution (Attachment 8).

The neighborhood currently contains power poles and overhead utilities lines in the alley south of the Lindo Paseo Avenue right-of-way. The utility lines to these poles extend to other properties located north and south of the alley. The pole closest to this property, which carries the line serving this site, is located at the southeast corner of the subject property with the next pole to the west across the alley serving development that fronts on Montezuma Road. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 7J, and the date for undergrounding has not been established (Attachment 13).

### **Community Plan Analysis:**

The proposed project consists of 45 dwelling units, two fraternity chapter houses including living quarters and 3,345 square feet of commercial. The College Area Community Plan designates the subject site for High-Density Residential at 45 to 75 dwelling units per net residential acre (Attachment 2). Based on the 0.626-acre project site, 28 to 47 dwelling units could be developed on the site. Although the proposed project site is located in an area primarily designated for residential development, the community plan identifies that small scale commercial uses may develop in portions of the Core Sub-Area designated for residential development. The 3,345 square feet of commercial proposed would primarily serve the needs of residents of the development and others in close proximity. A portion of the project site is also located within an area designated for fraternity use. The community plan and the College Area Redevelopment Master Project Plan (MPP) identify areas within the redevelopment area for fraternities and sororities to locate for the purpose of limiting the impacts of sororities and fraternities on surrounding neighborhoods. As proposed, the project would implement the land use designation in the community plan and the MPP.

The proposed project would also meet the recommendations in the community plan, MPP, and the Core Sub Area Design Guidelines to create and locate additional student housing within close proximity to the San Diego State University campus and to develop strong pedestrian orientation between the university campus and new residential development. The majority of the residential units would be contained within a five-story modern structure with ground floor commercial fronting on Lindo Paseo. Bridges would join this structure with the fraternity chapter houses and additional commercial space fronting on the plaza. Parking would be accommodated within two levels of underground parking.

A deviation is proposed to the Core Sub Area Design Manual to allow for a five-story structure. In order to maintain a pedestrian scale and maintain continuity in the Residential District, the Manual recommends that the building height at the street frontage be limited to four stories and elsewhere up to eight stories. The mass of the structure will be minimized through an increased setback and enhanced landscaping in the public right-of-way. A variety of finishes including stucco and corrugated aluminum would also be used to break up the large surface areas of the proposed buildings. Balconies and storefront windows would also provide additional articulation

and interest to the street façade. The buildings would be sited close to the property line to provide direct pedestrian access. Street trees and landscaping would be provided to soften the street frontage and a meandering sidewalk would be provided to enhance the pedestrian environment.

The community plan also recommends that plazas, seating areas and landscaped areas be provided in all mixed-use projects in order to provide passive recreational areas. The project would include two plaza areas that would interface with the proposed commercial areas and connect to the proposed new sidewalk and landscaping in the public right-of-way. Pedestrian circulation and orientation would be further enhanced within the project through shade trees and enhanced decorative paving. In addition to promoting and enhancing pedestrian activity, the proposed project would provide bicycle storage areas to accommodate bicycling as an alternative form of transportation.

Given the lack of neighborhood parks and recreational areas in the College Area, the community plan recommends that on-site recreational facilities be proposed with new multi-family residential projects in order to help meet the immediate recreational needs of residents. The provision of a landscaped central courtyard with seating and a barbecue area would implement the community plan's recommendation for incorporating on-site recreational facilities.

Therefore, the project as proposed would not adversely impact the goals and recommendations in the College Area Community Plan.

#### **Environmental Analysis:**

A Mitigated Negative Declaration (Project No. 88113) has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The proposed project includes mitigation measures to offset potential impacts to the environment in the areas of paleontological resources and transportation/circulation.

As discussed within the Mitigated Negative Declaration, the project is underlain by the Mission Valley geologic formation, which has produced very rare marine fossils and has been assigned a high resource potential for fossils. The proposed grading for this project exceeds the City's thresholds of significance for potential impacts to paleontological resources. Implementation of the Mitigation, Monitoring and Reporting Program will ensure paleontological monitoring will occur during ground excavations exceeding ten feet in depth and will respond to this environmental concern.

The project would generate approximately 471 Average Daily Trips (ADTs), with 30 occurring in the AM peak hour and 45 occurring in the PM peak hour. Based on the number of ADTs, a traffic study would generally not be warranted. However, due to the traffic volumes using the surrounding road network during the school year months (August-May), City staff required the applicant to prepare a traffic impact analysis to evaluate existing conditions, existing conditions plus the project, horizon year conditions, and horizon year conditions plus the project.

Based on the review of the traffic data and the additional ADTs that would be generated from the proposed project using both the near-term and horizon year scenarios, the analysis identified significant traffic impacts by 2030 and has recommended mitigation that would improve traffic circulation in the horizon year, 2030 and reduce project-related impacts to traffic/circulation to a level below significance. The mitigation would be in accordance with the mitigation described in the College Area Redevelopment EIR. The applicant would have the option of constructing a traffic signal at either Lindo Paseo/Campanile Drive or Hardy Avenue/Campanile Drive, and would include an interconnect to the existing signal at Montezuma Road/Campanile Drive.

In addition to the above issue areas, historical resources (architecture), was considered during the environmental review of the project and were determined not to be significant.

### **Project-Related Issues:**

#### **Community Input**

The proposed project has been the subject of several community meetings with both the College Area Community Council (CACC - the recognized community planning group) and the College Community Project Area Committee (PAC – the communication link between the Redevelopment Agency and the community).

The CACC recommended approval of the proposed project on July 12, 2006, by a vote of 12-0-0 with no conditions or recommendations (Attachment 11).

#### **Conclusion:**

In summary, staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted College Area Community Plan, College Community Redevelopment Project Master Project Plan, Core Subarea Design Manual, the RM-3-9 Zone (with the exception of the deviations requested). Draft conditions of approval have been prepared for the project (Attachments 8 and 9) and Findings required to approve the project are included in the draft resolutions (Attachments 8 and 10).


### **ALTERNATIVES:**

- 1. Approve Site Development Permit No. 367073, Planned Development Permit No. 280940, Conditional Use Permit No. 282236 and Vesting Tentative Map No. 365815, with modifications.**



2. **Deny Site Development Permit No. 367073, Planned Development Permit No. 280940, Conditional Use Permit No. 282236 and Vesting Tentative Map No. 365815, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

  
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Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Redevelopment Subareas
4. Proposed Land Use – University & Redevelopment Area
5. Project Location Map
6. Project Data Sheet
7. Project Plans
8. Draft Map Conditions and Subdivision Resolution
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. College Area Community Council Recommendation
12. Undergrounding of Utilities Information
13. Undergrounding Schedule
14. Ownership Disclosure Information
15. Project Chronology