

12/5/2019 Community Meeting Posters

Planning for
5255 Mt. Etna Drive



WELCOME!

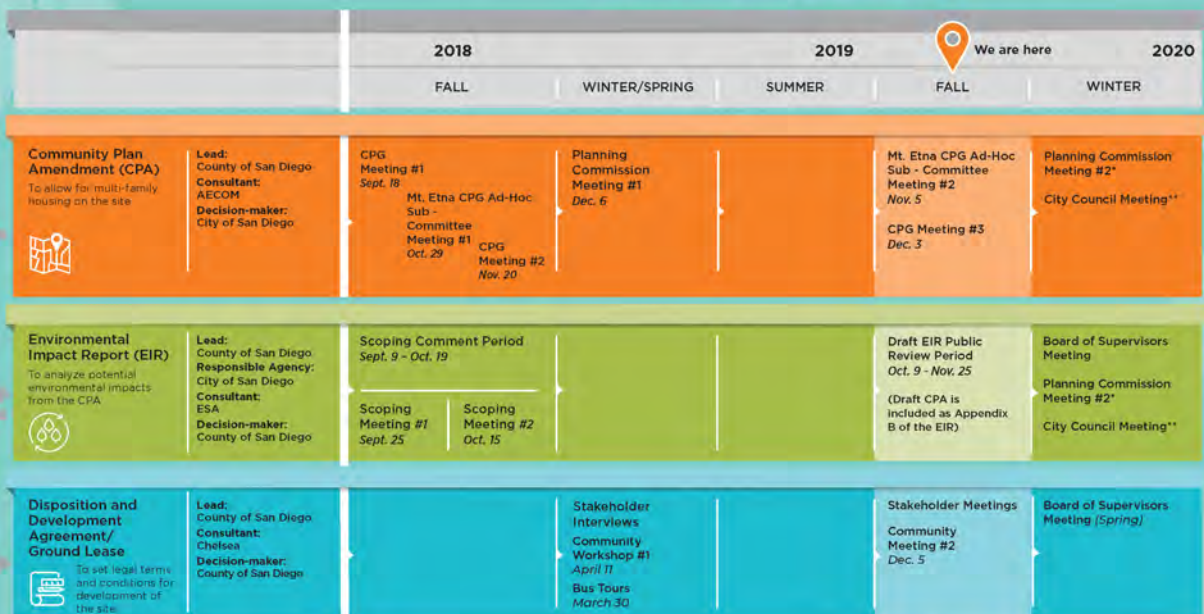
Planning for 5255 Mt. Etna Drive

For more information visit www.5255MTEtnaDrive.com

Planning Process and Opportunities for Public Involvement



The County and Chelsea are committed to open, inclusive and ongoing communication with the community throughout the planning and design processes for the site.



CPG: Community Planning Group
 *Indicates same Planning Commission Meeting
 **Indicates same City Council Meeting

Timeline Subject to Change. Last Updated December 2019

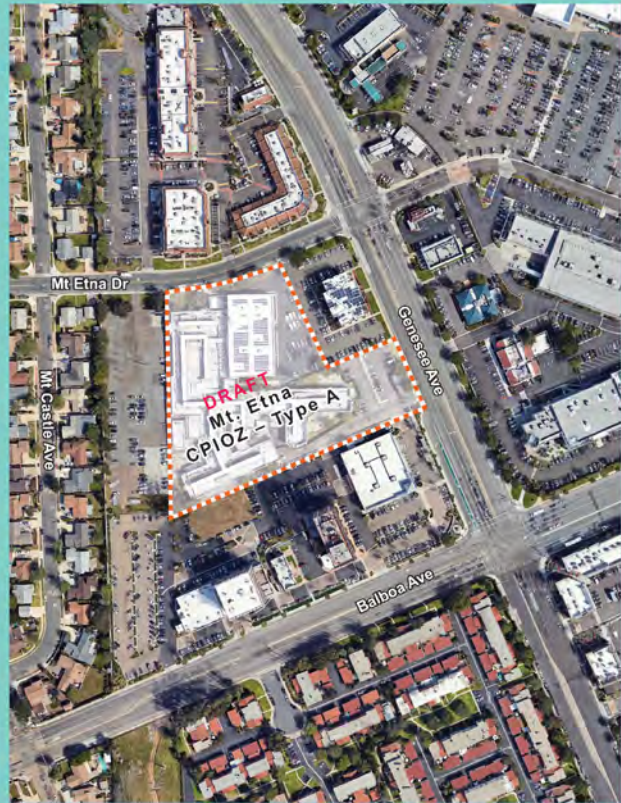
Site Information



The Mt. Etna site supports the opportunity for an affordable home community.

WHY THIS SITE?

- Responds to the affordable home needs of current Clairemont residents
- Contributes to a diversity of housing options in the area
- Provides proximity to commercial areas
- Encourages rehabilitation of the vacant site
- Uses excess County-owned land to provide much needed affordable homes



Creating Affordable Homes for Clairemont



The County has selected Chelsea to construct and manage a proposed affordable home community on the site.

Chelsea proposes to develop a 100 percent affordable home community for:

- Lower- and moderate-income seniors and families earning up to 80 percent of Area Median Income (AMI)
- Persons with a developmental disability, such as cerebral palsy or Down syndrome

Qualifying Income for Proposed Family Apartments

AMI	1 TO 5-PERSON HOUSEHOLDS (2019 FIGURES)
80%	\$59,950 - \$92,450
60%	\$44,940 - \$69,360
50%	\$37,450 - \$57,800
30%	\$22,500 - \$34,700

Qualifying Income for Proposed Senior Apartments

AMI	1 TO 2-PERSON HOUSEHOLDS (2019 FIGURES)
80%	\$59,950 - \$68,500
60%	\$44,940 - \$51,360
50%	\$37,450 - \$42,800
30%	\$22,500 - \$25,700

Source: U.S. Department of Housing and Urban Development

Community Plan Amendment



A Community Plan Amendment (CPA) is required to allow for multi-family homes on the site. The CPA will define the development parameters for the site.

The CPA includes “Supplemental Development Regulations” to ensure high-quality development.

Supplemental Development Regulations address requirements for any of the following:

- Expected Development
- Height, articulation and setbacks
- Spaces that are open to the public, such as a community or senior center
- Screening and fencing
- Pedestrian connectivity
- Property and street landscaping
- Environmental protection standards

IMPORTANT FACTS YOU SHOULD KNOW:

- A CPA and rezone are being sought through the City of San Diego to allow for future multi-family residential use on the site.
- Both the CPA and Environmental Impact Report (EIR) require community input and discretionary action by the City.
- The CPA will outline the parameters and design standards for any future development on the site.
- The CPA process requires an EIR.
- Any proposed project would need to be consistent with the CPA and the EIR.

Environmental Impact Report



CEQA Process



The County solicited public input on the types of environmental issues, mitigation measures, and alternatives to address in the EIR during the environmental scoping period.

The Draft EIR was released for public review during a 45-day comment period.

The Final EIR will address comments raised during the Draft EIR public review period. The CEQA process will conclude with a determination by the County at a public hearing regarding whether to certify the Final EIR.

An Environmental Impact Report (EIR) identifies and examines the likely environmental effects of a proposed project on a variety of resource areas and proposes measures to avoid, minimize, or mitigate them.

Community involvement is essential to the California Environmental Quality Act (CEQA) process, which provides several opportunities for public participation.

The CEQA process for an EIR is made up of three community involvement stages: 1) Scoping, 2) Draft EIR review, and 3) Final EIR certification hearing.

Conclusions of the EIR



The Environmental Impact Report (EIR) included an analysis of the potential environmental effects on traffic, infrastructure, and local schools in addition to other resource areas from the Community Plan Amendment (CPA) using City of San Diego criteria/thresholds.

PROPOSED PROJECT

The proposed project involves a General Plan Amendment (GPA), a Community Plan Amendment (CPA) and rezone of a 4.09-acre project site, and a Disposition & Development Agreement (DDA) and Ground Lease.

- Up to 404 residential dwelling units
- Approximately 1,500 sf of non-residential ground floor public space
- Maximum building height of 70 feet above grade, including accessory building features
- Specific development regulations related to building articulation

CONCLUSIONS

The EIR concludes that the CPA and rezone would not result in significant impacts to many of the resource areas studied including no impacts to public services (i.e., fire, police, schools, libraries, and parks) or utility systems (i.e., water, wastewater, solid waste).

The resource areas listed at right with asterisks (*) require mitigation measures. Of these impacted resource areas, all would be mitigated by measures in the EIR to less than significant levels, except for Transportation/Traffic which was determined to have significant and unavoidable impacts.

The County and City decision-makers must take into account the impacts disclosed in the EIR when making a decision to approve or reject the GPA, CPA, Rezone, DDA and Ground Lease.

The EIR studies determined that 11 out of 15 areas were not impacted. Key areas for consideration are marked with an asterisk (*) below:

- Aesthetics
- **Air Quality***
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- **Hazards and Hazardous Materials***
- Hydrology/Water Quality
- Land Use/Planning
- **Noise and Vibration***
- Population/Housing
- **Transportation/Traffic***
- Tribal Cultural Resources
- Utilities/Service Systems

EIR Alternatives



Project Objectives

Each alternative to the proposed project was measured against its ability to attain the following objectives established by the County:

1. Establish the ability for residential developers to construct affordable homes on surplus County property, consistent with San Diego regional housing policies.
2. Deliver a development-ready site, including demolition and removal of existing onsite structures and related facilities, and provision of stubbed-out utilities.
3. Encourage an increase in the supply and variety of housing types – affordable for people of all ages and income levels – in an area with existing or planned frequent transit service (i.e., transit priority area) and with access to a variety of public and commercial services.
4. Ensure high quality development occurs on the site through the development of architectural and landscape supplemental development regulations.

Alternatives Analyzed

The alternatives analysis focused on substantially lessening the significant impacts of the proposed project, including impacts to Air Quality, Hazards/Hazardous Materials, Noise/Vibration, and Transportation/Traffic.

No Project/No Redevelopment Alternative

- This alternative does not address the critical need for affordable homes
- No redevelopment
- No Community Plan Amendment (CPA) or rezone
- No affordable housing
- No significant impacts to Air Quality, Hazards/Hazardous Materials, Noise/Vibration and Transportation/Traffic
- Does not attain any project objectives

No Project/Existing Community Plan and Zoning Alternative

- This alternative does not address the critical need for affordable homes
- 70,000 sf commercial office use
- No CPA or rezone
- No affordable housing
- Observes the 30-foot height limit
- Increases significant impacts to Transportation/Traffic; lessens significant impacts to Air Quality; and same significant impacts to Hazards/Hazardous Materials and Noise/Vibration
- Does not attain any project objectives

Reduced Intensity Project Alternative

- 312 affordable multi-family homes, however, this does not sufficiently address the critical need for affordable homes
- Requires CPA and rezone
- Defined based on ability to substantially reduce traffic impacts
- Lessens significant impacts to Transportation/Traffic; same significant impacts to Air Quality, Hazards/Hazardous Materials and Noise/Vibration
- Attains many but not all project objectives

Community Input Summary



WHAT WE HEARD	HOW IT WAS INCORPORATED INTO THE CPA AND/OR EIR
Provide Accessible Community Ground Floor Space	CPA: Supplemental development regulations ensure this use would abut a public street (currently Genesee Ave.)
Provide Adequate Onsite Parking	CPA: Parking to be consistent with San Diego Municipal Code EIR: Assumed one space per home Chelsea has committed to providing parking consistent with Affordable Housing Parking Regulations for a medium parking demand.
Ensure Adequate Site Access	EIR: Studied three access options – (1) Mt. Etna Drive only; (2) Mt. Etna Drive and Genesee Ave; and (3) Mt. Etna Drive, Genesee Ave, and Balboa Ave
Address Traffic Concerns	EIR: Studied daily and peak hour traffic, up to three entrance/exit alternatives for the property, and less density alternatives A commercial development within the current zoning could result in 68 percent more traffic when compared to the proposed project.

WHAT WE HEARD	HOW IT WAS INCORPORATED INTO THE CPA AND/OR EIR
Reduce Building Height	The project height is proposed to best respond to the need for affordable homes consistent with the project objectives CPA: Limits building height to 70 feet EIR: Studied building height, bulk, scale, community character, shading, light and glare. Impacts are less than significant. Two other alternatives with the potential for reduced height were evaluated but would not meet project objectives to the same degree as the proposed project.
Reduce Density	The project density is proposed to best respond to the need for affordable homes consistent with the project objectives EIR: County's Disposition and Development Agreement would allow up to 404 homes. Two other alternatives with the potential for reduced density were evaluated but would not meet project objectives to the same degree as the proposed project.
Ensure High Quality Design	CPA: Building articulation standards are included EIR: Adjacent SDG&E property would provide a minimum 150-foot separation between a building and the neighborhood
Provide Adequate Public Services	EIR: Studied public services impacts (i.e., fire, police, schools, libraries, and parks) and utility systems impacts (i.e., water, wastewater, solid waste) <ul style="list-style-type: none"> • No need to expand public facilities • Developer would pay development impact fees to offset increased demand

Regional Housing Needs Assessment (RHNA)



The State of California requires every jurisdiction to produce a Housing Element Plan to meet the housing needs of everyone in the community. The RHNA (pronounced REE-nah) shows the number of new housing units needed, by income, to meet the Housing Element Plan.

Table 1: 2050 Regional Growth Forecast

CHANGE 2008 - 2050						
	2008	2020	2035	2050	NUMERIC	PERCENT
TOTAL POPULATION	3,131,552	3,535,000	4,026,131	4,384,867	1,253,315	40%
HOUSEHOLD POPULATION	3,033,985	3,405,068	3,873,175	4,210,591	1,176,606	39%
TOTAL HOUSING UNITS	1,140,654	1,262,488	1,417,520	1,529,000	388,436	34%
SINGLE FAMILY	692,382	728,566	755,477	761,699	69,317	10%
MULTIPLE FAMILY	405,023	493,243	624,419	732,832	327,809	81%
VACANCY RATE	5.80%	4.90%	4.30%	4.10%	-1.70%	-29%

RHNA CYCLE: 1/1/2013 - 12/31/2020

INCOME CATEGORIES	%	UNITS
VERY LOW	22.50%	36,450
LOW	17.10%	27,700
MODERATE	18.90%	30,610
ABOVE MODERATE	41.50%	67,220
TOTAL		161,980

RHNA CYCLE: 6/30/2020 - 4/15/2029

INCOME CATEGORIES	%	UNITS
VERY LOW	24.70%	42,332
LOW	15.50%	26,627
MODERATE	17.30%	29,734
ABOVE MODERATE	42.50%	72,992
TOTAL		171,685

PROGRESS AS OF 12/31/2018

INCOME LEVEL	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL FOR ALL CATEGORIES
TOTAL HOUSING UNITS PERMITTED	2,974	4,337	2,485	47,565	57,361
RHNA GOAL (5TH CYCLE)	36,450	27,700	30,610	67,220	161,980
PERCENT OF GOAL PRODUCED	8.2%	15.7%	8.1%	70.8%	35.4%
UNITS LEFT TO PERMIT	33,476	23,363	28,125	19,655	104,619

San Diego Region New Housing Units by Income Category 2018

