

LAND USE CONSISTENCY MEMORANDUM

ANZA STREET TOWNHOMES

Anza Street Townhomes

1118 N. Anza Street

El Cajon, CA 92021

PDS2018-TM-5628/REZ-18-003

Prepared for:

SAN DIEGO COUNTY DEPARTMENT OF PLANNING AND LAND USE

AUGUST 2018

(Revised)

PROJECT LOCATION:

The proposed project site is located north of Broadway and west of North Mollison Avenue in the Lakeside Community Plan area, directly adjacent to the border of the City of El Cajon. The site address is 1118 N. Anza Street El Cajon, CA 92021 (Figures 1 & 3)

PROJECT DESCRIPTION:

The Anza Street Townhome property is proposing the subdivision of approximately 3.176 acres into 39 multi-family two-story townhomes within the Lakeside Community Plan area (Pepper Drive-Bostonia) (Figure 2).

The project site consists of five (5) parcels (APNs: 484-092-31,33,34,35 & 484-291-01) which are currently developed with several residences and is surrounded primarily by multi-family residential developments and single family homes (Figure 3).

The property is located within Village Regional Category and the Village Residential (VR-15) category of the County of San Diego General Plan Land Use Designation and is zoned Variable Family Residential (RV). The allowed density of the property is 15 du/ac or 47 du ($3.176 \times 15 = 47.64$ du). The proposed density of the property is 12.28 du/ac ($39 \text{ du} / 3.176 \text{ ac} = 12.28 \text{ du/ac}$).

The project will require a Tentative Map and Rezone. The proposed Rezone will change the building type designator from "F" to "K" to allow for multi-family dwelling units on the same lot. The Tentative Map will be processed for the development of condominiums. Additionally, the project proposes a "J" open space designator to require a minimum of 350 square feet of Private and 150 square feet of Group Usable Open Space per dwelling unit. Access to the site is proposed to be along N. Anza Street via two (2) new existing private driveways.

COMMUNITY PLAN

The Lakeside Community Plan adopted August 3, 2011 (Figure 4) identifies a key residential goal of providing for gradual residential growth, while retaining the rural atmosphere of Lakeside. The plan states that multi-family development shall be concentrated in central Lakeside along Winter Gardens Boulevard and Olde Highway 80 and in Pepper Drive/Bostonia. Additionally, all high density residential development shall be confined to areas that have all necessary public facilities, are within existing sewer districts, and are adjacent to major roads and commercial areas. The proposed Anza Street Townhome project meets all of these criteria, policies, and recommendations.

SURROUNDING AREA:

The property is bordered on its western boundary by the City of El Cajon and the County of San Diego on its north, south, and eastern boundary. The surrounding properties are developed and range from single family, multi-family, commercial, and office uses (Figure 3 & 8).

As such, the following is a breakdown of the surrounding General Plan Land Use Designations, Zoning/Use Regulations, and existing development patterns and building types of properties within a one-half mile radius of the subject property boundaries along with accompanying Land Use and Zoning exhibits for both the City of El Cajon and County of San Diego (Figures 4-8).

NORTHERN BOUNDARY:

County of San Diego:

General Plan Land Use Designations: Village Residential (VR-15);
Neighborhood Commercial; General Commercial; Village Residential (VR-4.3).

Zoning: Residential Variable (RV), Residential Urban (RU); Residential Single (RS), and Commercial and Office.

City of El Cajon:

General Plan Land Use Element: Low Density Residential 3-10 du/ac (LR) and Low Medium Density Residential 10-18 du/ac (LMR)

Zoning: Residential Single Family RS-6 (6,000 SF)

WESTERN BOUNDARY:

City of El Cajon:

General Plan Land Use Element: Low Density Residential 3-10 du/ac (LR), Low Medium Density Residential 10-18 du/ac (LMR), Medium Density Residential 18-20 du/ac (MR), General Commercial (GC), Office/Non-Retail (O/NR), and Industrial Park (IP).

Zoning: Residential Multi-Family RM-2200 (2,200 SF); Residential Multi-Family RM-2500 (2,500 SF); Residential Single Family RS-6 (6,000 SF); General Commercial (C-G); Office Professional (O-P).

SOUTHERN BOUNDARY:

County of San Diego:

General Plan Land Use Designations: Village Residential (VR-15)

Zoning: Residential Variable (RV)

City of El Cajon:

General Plan Land Use Element: Low Density Residential 3-10 du/ac (LR), Medium Density Residential 18-20 du/ac (MR), General Commercial (GC), Elementary School (E) and School Playground/Playfield (SP/IP)

Zoning: Residential Multi-Family RM-2200 (2,200 SF); Residential Multi-Family RM-2500 (2,500 SF); Residential Single Family RS-6 (6,000 SF); General Commercial (C-G); Office Professional (O-P).

EASTERN BOUNDARY:

County of San Diego:

General Plan Land Use Designations: Village Residential (VR-15) and General Commercial.

Zoning: Residential Variable (RV) and Commercial and Office

EXISTING DEVELOPMENT PATTERNS AND BUILDING TYPES:

In looking at the current development patterns and existing building types surrounding the project site, a general search was conducted and Figure 8 was created to show the relationship of the proposed project site to the surrounding neighborhood.

There are only two parcels left undeveloped in the surrounding neighborhood which are very steep and rocky. The majority of the existing building types north and west of N. Anza Street are in the form of detached single-family homes or duplexes. There is an existing multi-family development at the corner of N. Anza Street and Sumner Avenue just south of the project site. Multi-family developments exist along Greenfield Drive to the north and N. 1st Street east of the project site.

The majority of the existing two (2) story multi-family developments in the surrounding area exist to the west of the project site along N. Mollison Avenue. The project site touches three (3) existing multi-family developments along its western boundary. These developments consist of both condominiums and apartments. As required, the project site has access to all necessary public facilities, including sewer, and is adjacent to major roads and commercial areas along Broadway. As such, the proposed project would fit within the existing conditions surrounding the site and would meet the goals of the General Plan, Zoning Plan, and Community Plan to provide for high density multi-family developments within the Pepper Drive/Bostonia area of El Cajon.

CONCLUSION:

As discussed above and as shown on Figures 3 thru 8, the proposed Anza Street Townhome project has been shown to be compatible with neighboring land uses around its property boundary and is fully consistent with the applicable County General Plan and Lakeside Community Planning Area and the underlying Zoning/Use Regulations. The proposed density and the request for a Rezone from a building type designator of "F" to "K" to allow for multi-family dwelling units on the same lot is consistent with existing multi-family developments surrounding the subject property and the proposed project is below the maximum density allowed under the Village Residential (VR-15) designation.

The scale and character of the surrounding community is defined by a mixture of one and two-story homes, multi-family residential, office, and commercial uses. Therefore, the proposed 39 unit townhome development, which proposes multi-family dwelling units on the same lot, can be found to be consistent with the General Plan/Land Use and Zoning guidelines for the County of San Diego and City of El Cajon as designed.

LIST OF FIGURES

Figure 1: Vicinity Map

Figure 2: Proposed Site Layout

Figure 3: Aerial Exhibit

Figure 4: Lakeside Community Planning Area

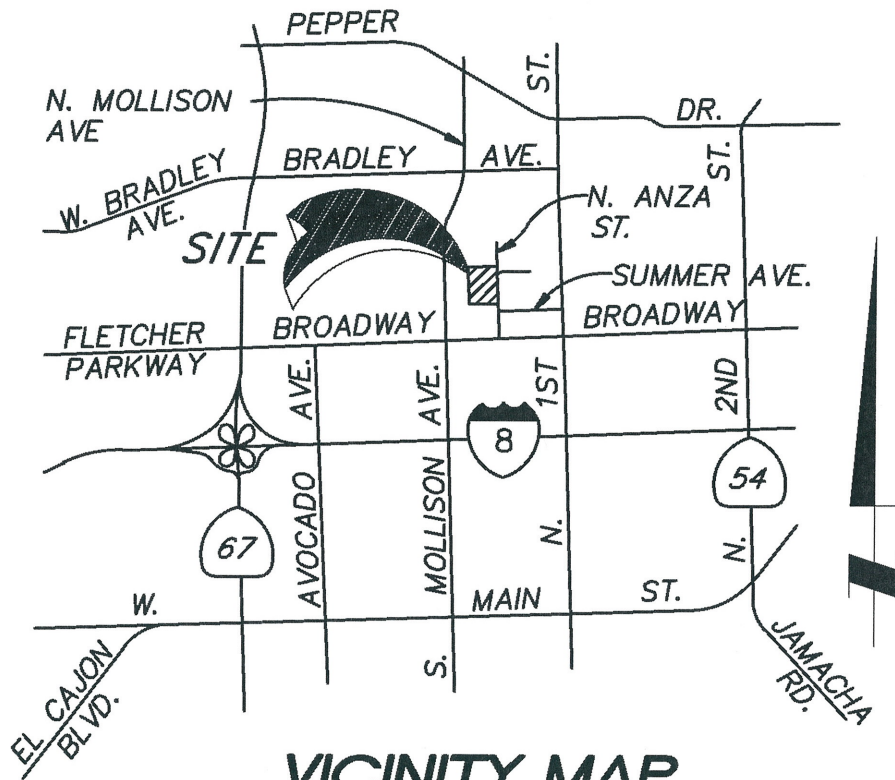
Figure 5: County of San Diego PDS Zoning & Property Information

Figure 6: City of El Cajon Land Use Element

Figure 7: City of El Cajon Zoning Districts

Figure 8: Actual Development Patterns and Building Types Exhibit

FIGURE 1



VICINITY MAP

NOT TO SCALE
THOMAS GUIDE PG. 1251, GRID H-3
57TH EDITION

FIGURE 2

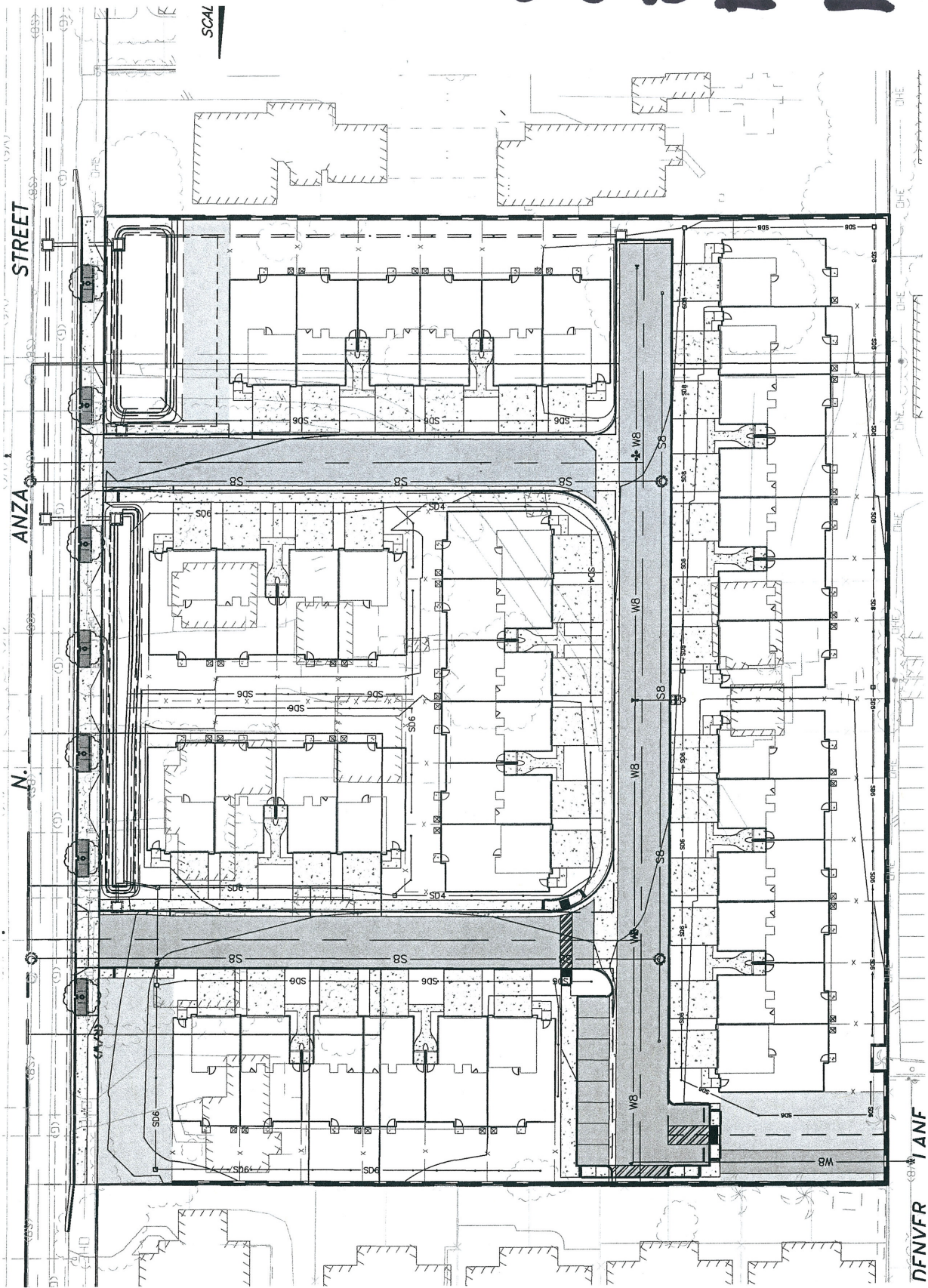
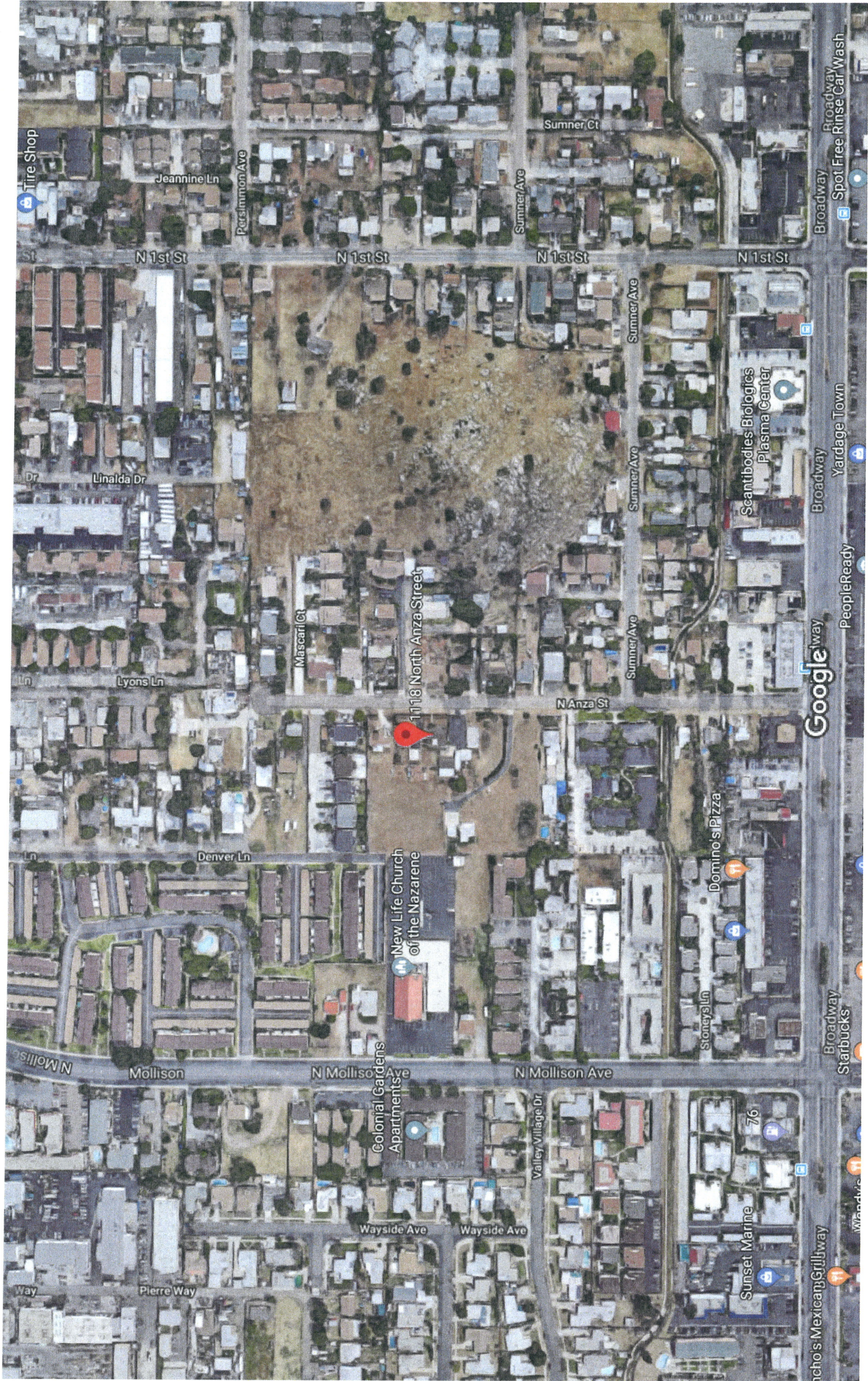


FIGURE 3

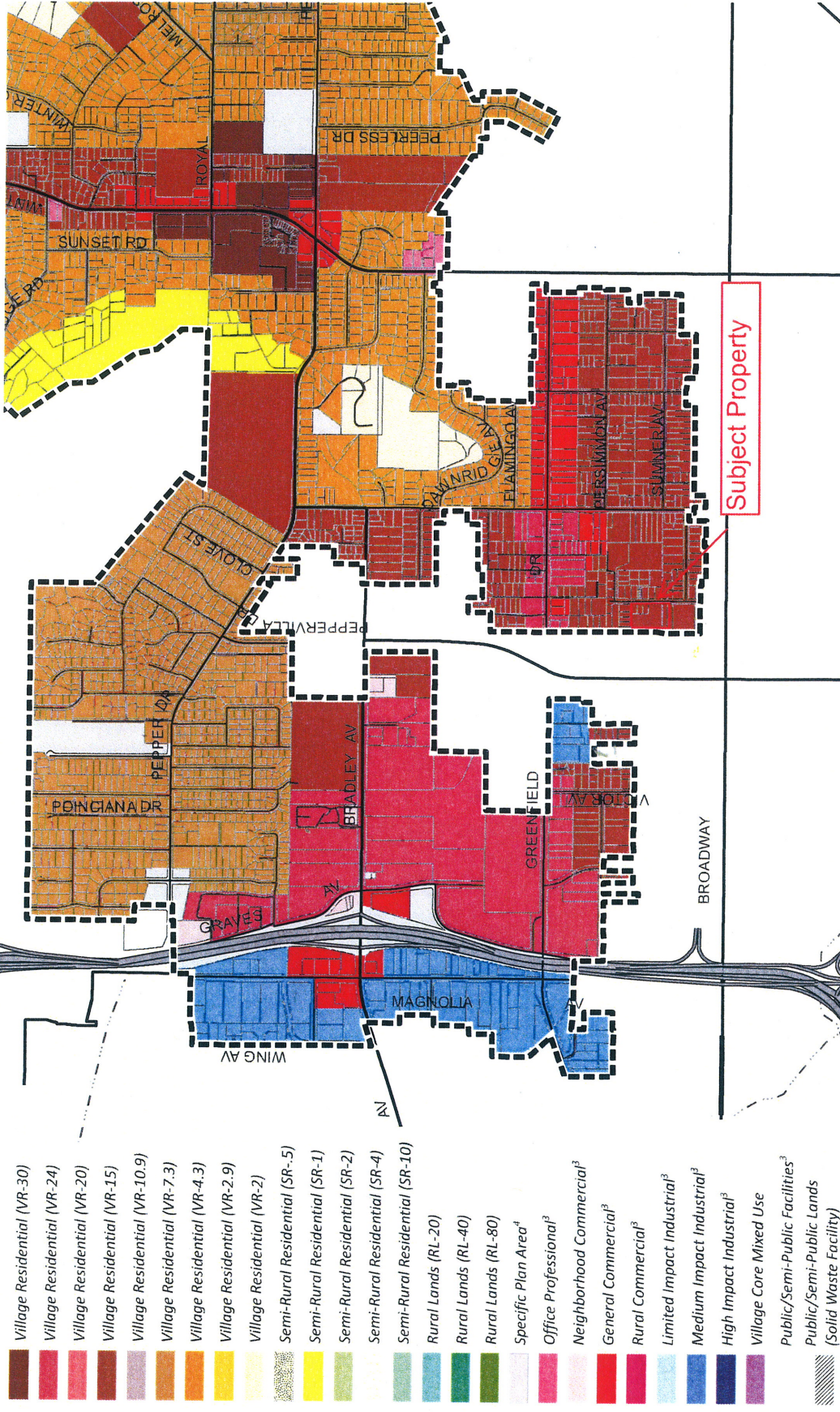


Imagery ©2018 Google, Map data ©2018 Google 200 ft

Lakeside

Community Planning Area

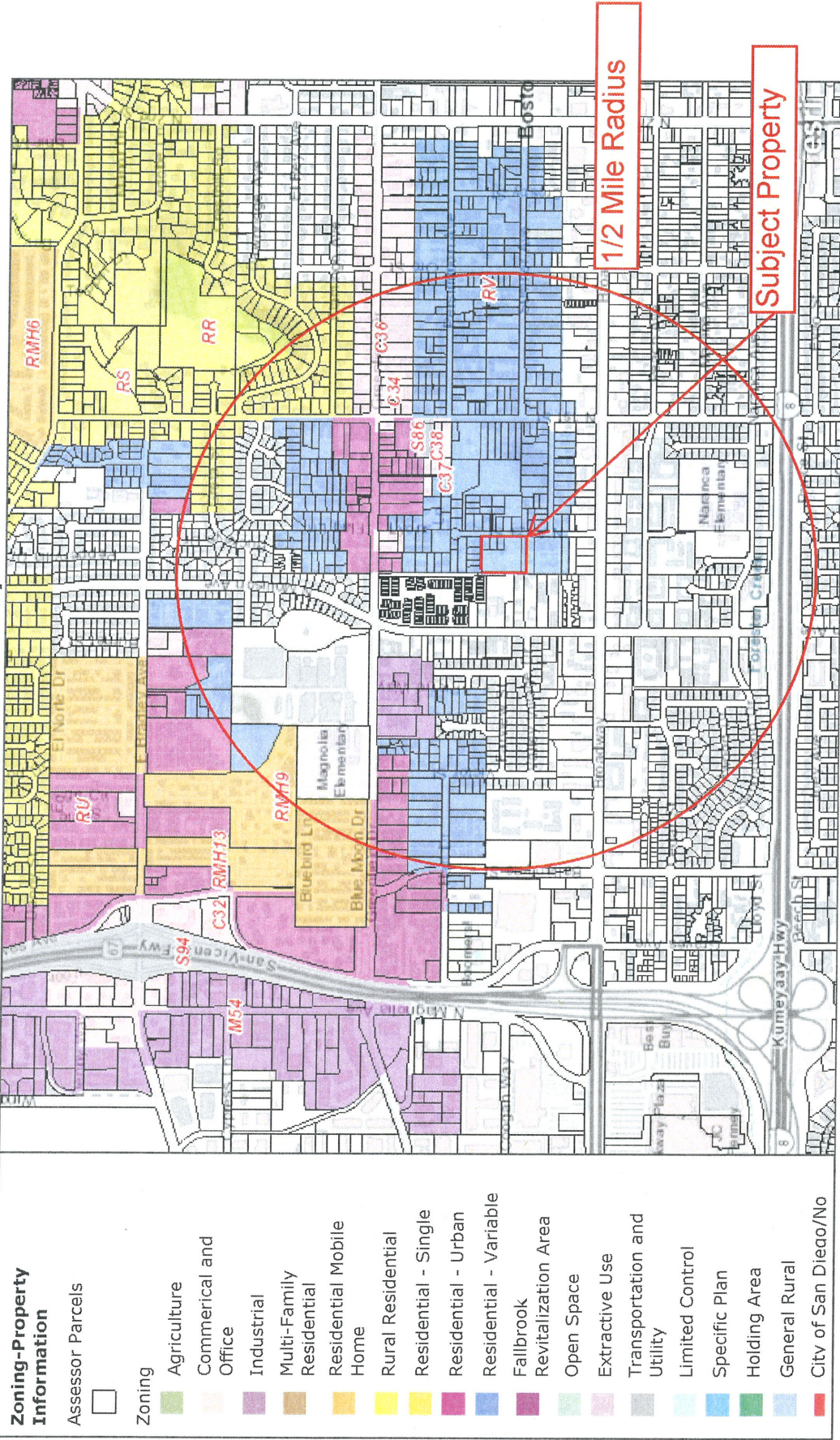
General Plan Land Use Designations^{1,2}



- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area⁴
- Office Professional³
- Neighborhood Commercial³
- General Commercial³
- Rural Commercial³
- Limited Impact Industrial³
- Medium Impact Industrial³
- High Impact Industrial³
- Village Core Mixed Use
- Public/Semi-Public Facilities³
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- County Water Authority Boundary
- Planning Area Boundary

FIGURE 4

County of San Diego - PDS - Zoning & Property Information - Simplified



Provides Zoning and General Plan information for parcels in the unincorporated County of San Diego - This map is easy to use

Esri, HERE | City of El Cajon, SanGIS, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

FIGURE 5

Land Use Element

- LOW LOW DENSITY RESIDENTIAL 0-3 (LLR)
- LOW DENSITY RESIDENTIAL 3-10 (LR)
- LOW MEDIUM DENSITY RESIDENTIAL 10-18 (LMR)
- MEDIUM DENSITY RESIDENTIAL 18-20 (MR)
- HIGH DENSITY RESIDENTIAL 20-30 (HR)
- LOW MEDIUM DENSITY MOBILE HOMES (LMR-MH)
- MEDIUM DENSITY MOBILE HOMES (MR-MH)
- OFFICE/NON-RETAIL (O/NR)
- NEIGHBORHOOD COMMERCIAL (NC)
- GENERAL COMMERCIAL (GC)
- REGIONAL COMMERCIAL (RC)
- LIGHT INDUSTRIAL (LI)
- INDUSTRIAL PARK (IP)
- PUBLIC INSTITUTION (PI)
- AIRPORT (AP)
- ELEMENTARY SCHOOL (E)
- JUNIOR HIGH SCHOOL (JH)
- PAROCHIAL SCHOOL (P)
- HIGH SCHOOL (HS)
- JUNIOR COLLEGE (JC)
- ADULT SCHOOL (A)
- SCHOOL PLAYGROUND/PLAYFIELD (SPP)
- COMMUNITY PARK (CP)
- NEIGHBORHOOD PARK (NP)
- OPEN SPACE (OS)

CITY BOUNDARY AND SPHERE OF INFLUENCE



**City of El Cajon
Planning Division**

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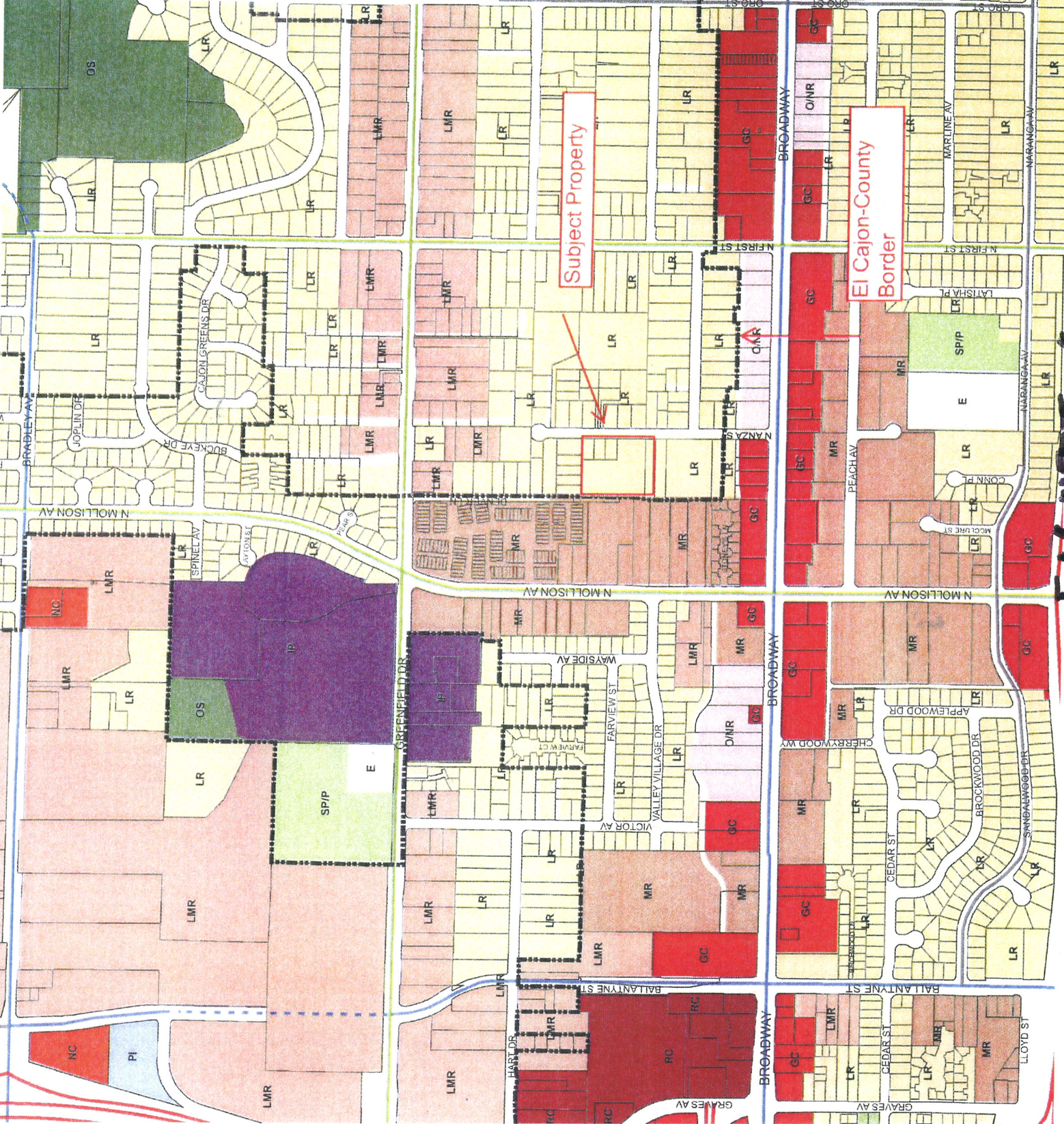


FIGURE 6

Zone District	Description
Residential	Planned Residential Development low/low (3 units per net acre)
PRD-LOW-LOW	Planned Residential Development low (10 units per net acre)
PRD-LOW	Planned Residential Development low-medium (18 units per net acre)
PRD-LOW-MED	Planned Residential Development medium (20 units per net acre)
PRD-MED	Planned Residential Development medium (30 units per net acre)
PRD-HIGH	Planned Residential Development medium (30 units per net acre)
RS-40	Residential, single-family, 40,000 s.f.
RS-20	Residential, single-family, 20,000 s.f.
RS-14	Residential, single-family, 14,000 s.f.
RS-9	Residential, single-family, 9,000 s.f.
RS-6	Residential, single-family, 6,000 s.f.
RM-6000	Residential, multi-family, 6,000 s.f.
RM-4300	Residential, multi-family, 4,300 s.f.
RM-2500	Residential, multi-family, 2,500 s.f.
RM-2200	Residential, multi-family, 2,200 s.f.
RM-1450	Residential, multi-family, 1,450 s.f.
RM-HR	Residential, multi-family, high-rise
O-P	Office Professional
C-N	Neighborhood Commercial
C-G	General Commercial
C-R	Regional Commercial
P	Parking
C-M	Heavy Commercial - Light Manufacturing
M	Manufacturing
O-S	Open Space

Overlays	Description
Hillside	Hillside
Mobile Home	Mobile Home
City Boundary	City Boundary

Montgomery Field ALUCI
 Gillespie Field ALUCP
 Review Area 1
 Review Area 2

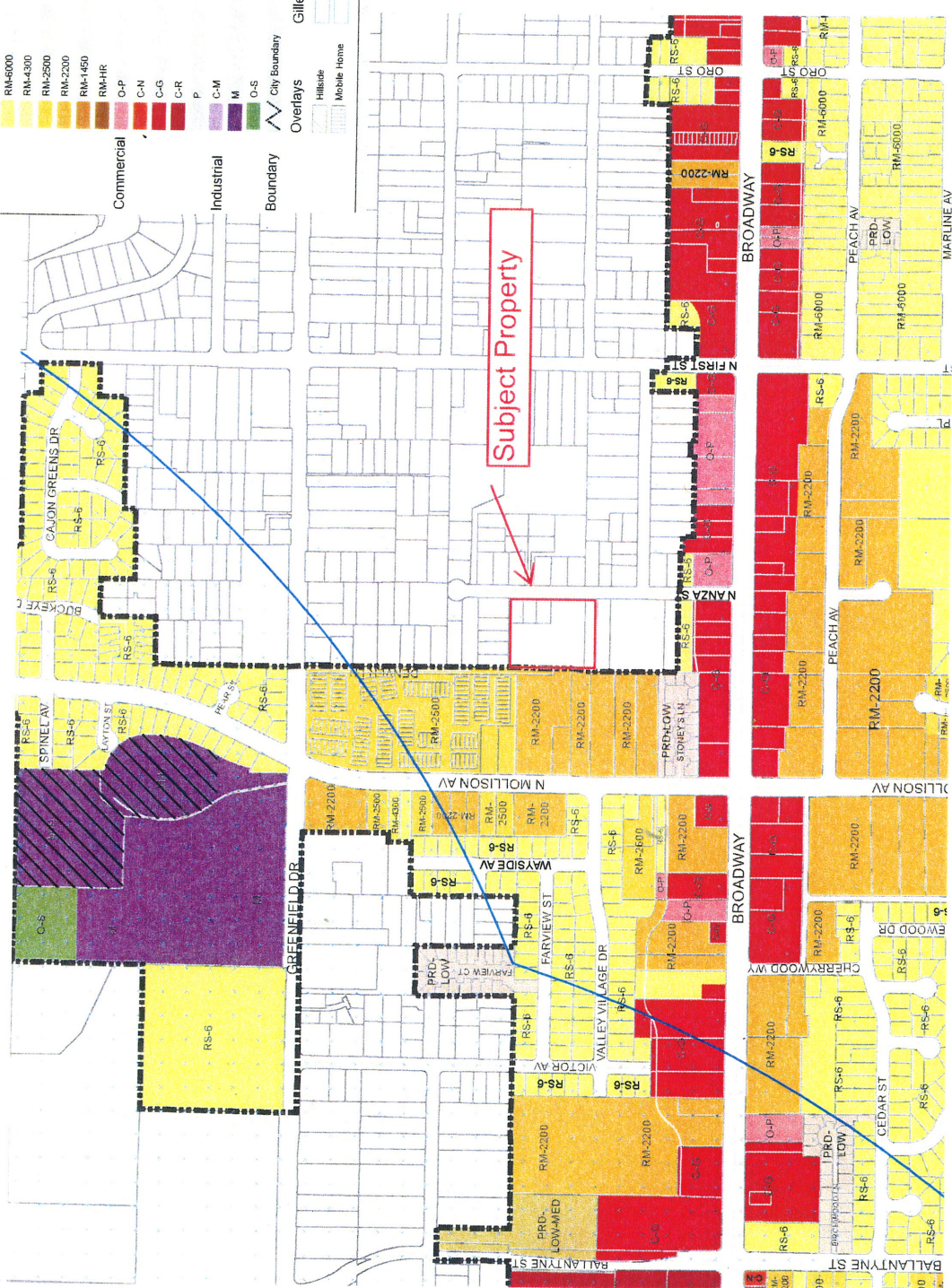
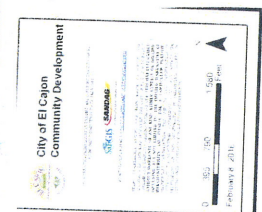


FIGURE 7

ACTUAL DEVELOPMENT PATTERNS AND BUILDING TYPE EXHIBIT

- VACANT LAND
- SINGLE-FAMILY RESIDENTIAL (BUILT-OUT) (INCLUDING DUPLEXES)
- MULTI-FAMILY RESIDENTIAL (CONDOS/APARTMENTS (BUILT-OUT))
- PROJECT SITE: VR-1S (TWO STORY TOWNHOMES)
- CHURCH (BUILT OUT)
- COMMERCIAL (BUILT OUT)

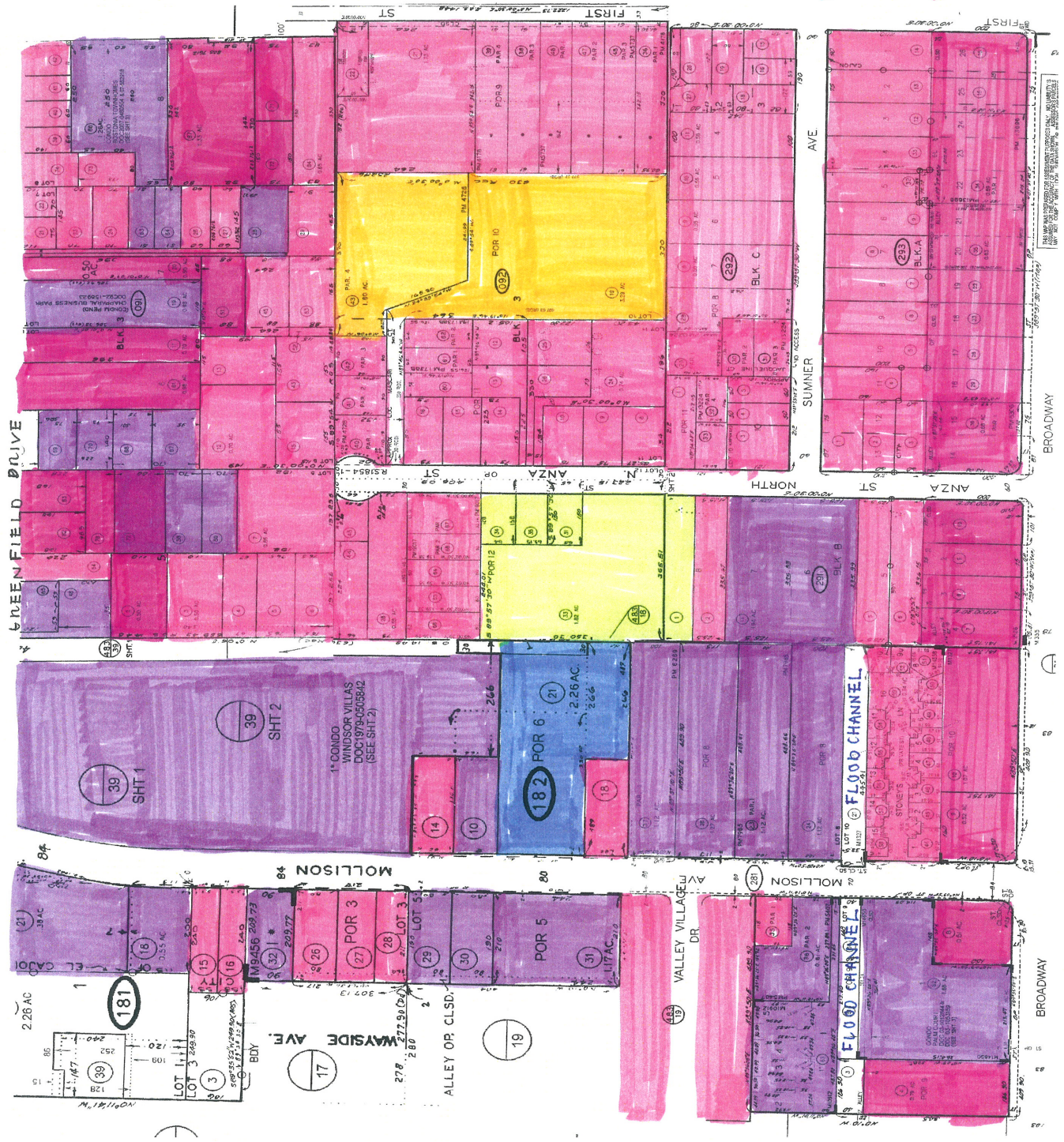


FIGURE 8