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May 31, 2018

Mr. Brian Schoenfisch, Program Manager
 Planning Department
 City of San Diego
 1010 Second Avenue, Suite 1200, M.S. 413
 San Diego, CA 92101

Re: Navajo Community Plan Amendment Initiation Request for 5551-1/3 College Avenue

Dear Mr. Schoenfisch:

Light on a Hill, LLC, owner of 5551-1/3 College Avenue in the Navajo Community of the City of San Diego, and All Peoples Church, applicant, request initiation of an amendment to the Navajo Community Plan. If the initiation is approved, the amendment application will be accompanied by a Planned Development Permit for a 950-seat church, and a Site Development Permit due to the presence of Environmentally Sensitive Lands (biological resources) on the site. The site is not located within or adjacent to the City’s Multi-Habitat Planning Area.

As outlined in Preliminary Review 604285, the Planning Department proposed three options for processing the CPA. Consistent with one of those options, the applicant proposes to additionally designate the parcel for church use in a manner consistent with other churches in the Navajo Community.

Current Land Use Designation	Low Density Residential (1-4 DU/AC) Low Medium Density Residential (5-9 DU/AC)
Proposed Land Use Designation	No Change
Current Zone	RS-1-7
Proposed Zone	No Change

The proposed change to the Navajo Community Plan is to Figure 24, “Other Community Facilities”. The change would add a “Church” designation to this site. This is consistent with how other churches in the community are designated. There are no proposed amendments to the text of the plan.

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Initiation Criteria

The proposed land use plan amendments are compliant with the three initiation criteria found in the General Plan, LU-D.10:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The Navajo Community Plan includes a variety of goals, policies and land uses; however, institutional uses are not addressed, other than in the section, "Other Community Facilities", and more specifically Figure 24, "Other Community Facilities" that identify sites for church, fire station, library, etc. Several sites are identified as "Church", irrespective of the underlying zone.

As described in General Plan Table LU-4, the Institutional and Public and Semi-Public Facilities land use designation "provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: airports, military facilities, community colleges, university campuses, landfills, communication and utilities, transit centers, water sanitation plants, schools, libraries, police and fire facilities, cemeteries, post offices, hospitals, park-and-ride lots, government offices and civic centers."

- b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The proposed amendment provides additional public benefit to the community as compared to the existing land use designation by adding an option to accommodate a church in the community in addition to the low/low medium residential use.

- c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Public facilities are available to serve the project. This amendment applies to an infill site in the Navajo Community that was previously approved for 24 single family residences. College Avenue has four lanes and is served by Metropolitan Transit System Bus Route 14 and 115 with bus stop located at the intersection of College Avenue and Del Cerro Boulevard (approximately 350 feet north of the project site and the intersection of College Avenue and Rockhurst Drive (approximately 900 feet north of the project site). The project would connect to an existing water main at Del Cerro Boulevard.

Best regards,

Kathleen Riser
Atlantis Group
Senior Land Use Consultant

Mr. Brian Schoenfisch
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Attachments

- A: Site Map
- B: Land Use Amendment—Figure 24
- C: General Application
- D: Fees

CC: Ms. Laura Black, Deputy Director, Planning Department
Ms. Lisa Lind, Senior Planner, Planning Department
Pastor Robert Herber, All Peoples Church
Executive Pastor Kendall Laughlin, Jr., All Peoples Church