

# LA MESA

## JEWEL OF THE HILLS

Staff Report Item 12.1  
Authorization for General Plan Amendment  
9407 Jericho Rd



# Background



- 9407 Jericho Rd
  - 3.5 acres
  - Existing church
  - General Plan
    - Site: Urban Residential
      - Single-family
      - 7 – 10 units per acre (25 – 35 units)

# Proposed



- General Plan Amendment to Multiple Unit Residential
  - 18 – 23 units per acre
  - 63 to 81 units possible
- Zone Change
  - Currently Urban Residential (R1)
  - Proposed Multiple Unit Residential (R3)
- Conceptual project
  - 74 units
  - Attached 3-story townhomes

# General Plan Map - Existing



### Legend

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 1 Open Space <small>See Related Specific Plans</small>	<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 7 Multiple Unit Residential <small>18-23 Dwelling Units per Acre</small>	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 13 Commercial Light Industrial
<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 2 Rural Residential <small>1-2 Dwelling Units per Acre</small>	<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 8 Mixed Density Residential <small>7-23 Dwelling Units per Acre</small>	<span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Recreation Uses <small>N - Neighborhood Park C - Community Park R - Regional Park</small>
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 3 Semi-Rural Residential <small>3 Dwelling Units per Acre</small>	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 9 Local Serving Commercial	<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Public Use <small>CC - Civic Center PSF - Public Safety Facility PWF - Public Works Facility GA - Other Government Agencies E - Elementary School MS - Middle School HS - High School</small>
<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 4 Suburban Residential <small>4 Dwelling Units per Acre</small>	<span style="background-color: #FF8C00; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 10 Downtown Commercial	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Transportation Uses <small>FWY - Freeway RAIL - Trolley Right of Way T - Trolley Station</small>
<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 5 Urban Residential <small>7-10 Dwelling Units per Acre</small>	<span style="background-color: #FF6347; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 11 Mixed Use Urban <small>24-40 Dwelling Units per Acre</small>	
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 6 Restricted Multiple Unit Residential <small>14 Dwelling Units per Acre</small>	<span style="background-color: #DC143C; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 12 Regional Serving Commercial	

Data Sources:  
SanGIS  
City of La Mesa

Existing General Plan - Urban Residential

# General Plan Map - Proposed

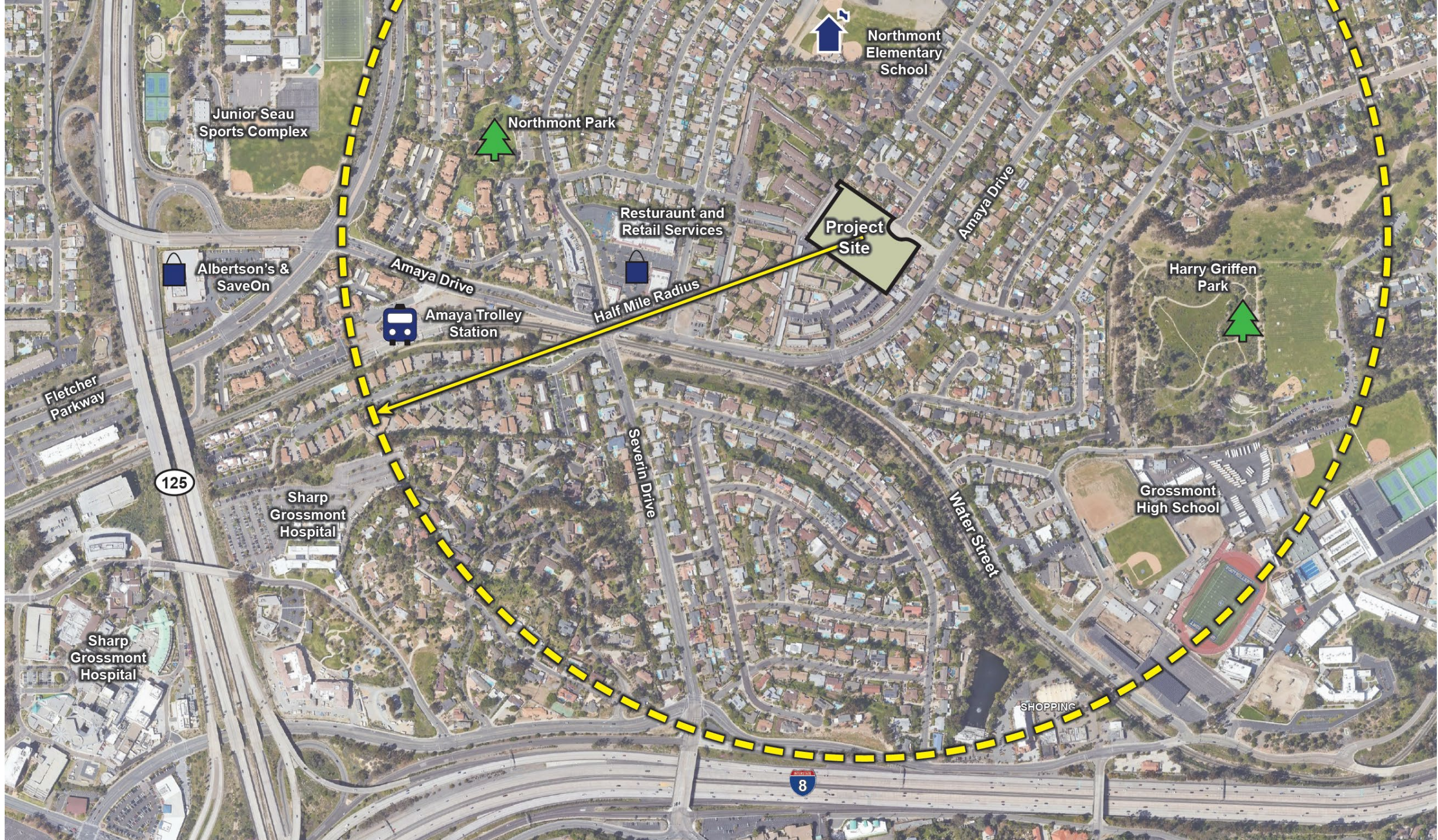


### Legend

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 1 Open Space <small>See Related Specific Plans</small>	<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 7 Multiple Unit Residential <small>18-23 Dwelling Units per Acre</small>	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 13 Commercial Light Industrial
<span style="background-color: #FFFACD; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 2 Rural Residential <small>1-2 Dwelling Units per Acre</small>	<span style="background-color: #FFA07A; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 8 Mixed Density Residential <small>7-23 Dwelling Units per Acre</small>	<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Recreation Uses <small>N - Neighborhood Park C - Community Park R - Regional Park</small>
<span style="background-color: #F0F8FF; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 3 Semi-Rural Residential <small>3 Dwelling Units per Acre</small>	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 9 Local Serving Commercial	<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Public Use <small>CC - Civic Center PSF - Public Safety Facility PWF - Public Works Facility GA - Other Government Agencies E - Elementary School MS - Middle School HS - High School</small>
<span style="background-color: #FFF5EE; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 4 Suburban Residential <small>4 Dwelling Units per Acre</small>	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 10 Downtown Commercial	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Transportation Uses <small>FWY - Freeway RAIL - Trolley Right of Way TS - Trolley Station</small>
<span style="background-color: #FFFFE0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 5 Urban Residential <small>7-10 Dwelling Units per Acre</small>	<span style="background-color: #FF69B4; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 11 Mixed Use Urban <small>24-40 Dwelling Units per Acre</small>	
<span style="background-color: #FFF5EE; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 6 Restricted Multiple Unit Residential <small>14 Dwelling Units per Acre</small>	<span style="background-color: #DC143C; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> 12 Regional Serving Commercial	

Data Sources:  
SanGIS  
City of La Mesa

Proposed General Plan - Multiple Unit Residential



Northmont Elementary School

Junior Seau Sports Complex

Northmont Park

Resturaunt and Retail Services

Project Site

Amaya Drive

Albertson's & SaveOn

Amaya Trolley Station

Half Mile Radius

Harry Griffen Park

Fletcher Parkway

125

Sharp Grossmont Hospital

Severin Drive

Water Street

Grossmont High School

Sharp Grossmont Hospital

SHOPPING

8

### Existing Slope

- Slope offsite - sloping down from single family lots
- Neighboring homes sit above project

### Typical Three-Story Townhome Building

- 3 building types
- 3 floor plan variation
- Maximum height of 35-38 feet, eaves at 30' for fire access
- Min. 72 SF private open space per unit

### Common Open Spaces

- Amenity opportunities such as seating areas, tot lot, bbq grills, fire pit, dog bad station
- Open spaces help soften and buffer homes to adjacent neighborhood, enhance streetscene, and improve pedestrian experience

### Internal Street

- 26' width for two way traffic, fire, and trash access
- Looping road with 20' inside radii and access off Jericho Road
- Curb adjacent sidewalk along one side for pedestrian circulation throughout the site

### Edge Slope Condition

- Re-construct slope based on site grading and City standards
- Incorporation of retaining walls to stabilize developable pad and existing adjacent properties' slopes
- Neighboring homes sit below project site



## Project Summary

Property Size: 3.49 Acres

No. of Units: 74 Three-Story Townhomes<sup>2</sup>

- 10 - Plan 2532: 1210 SF, 2 bed., 2.5 baths, 2-car garage
- 33 - Plan 1633: 1497 SF, 3 bed., 3 baths, 2-car garage
- 31 - Plan 1636: 1791 SF, 4 bed., 4 baths, 2-car garage

Density: 21.2 du/ac

Proposed Setbacks:

- Front (To Jericho Road): 15' to building
- Side (N and S Bndy): 10' to building minimum
- Rear (W Bndy): 17' to building minimum

Parking Required:

- Resident: 2 Spaces per Unit (1 covered)
- Guest Spaces: 0.4 of one space per DU required shall be assigned as guest (31 spaces)

Parking Provided:

- Resident: Private 2-car garage per unit
- Guest Spaces<sup>3</sup>: 17 spaces

Open Space Required:

- Total: 26,200 SF (340 SF per unit)
- Private Open Space minimum dimension of 6 feet

Open Space Provided:

- Total: 30,356 SF (410 SF per unit)
- Private Porches (6' min. dim., 72 SF min area): 3,410 SF
- Private Decks (6' min. dim., 72 SF min area): 7,771 SF
- Common Open Space: 19,175 SF

Notes:

1. Maintains existing knuckle geometry and location.
2. Type VB construction with NFPA 13D automatic sprinkler system.
3. Guest parking reduced per AB 2097. Guest spaces are 9' x 19' for perpendicular spaces, 8' x 23' for parallel spaces.
4. Total private open space reflects the total private provided open space which exceeds the standard limiting it to 100 SF per home. Provided open space limiting the private amount to 7,400 SF would total 26,575 SF (359 SF per unit).
5. Existing General Plan: Urban Residential
6. Existing Zoning: R1
7. Proposed General Plan: Multiple Unit Residential
8. Proposed Zoning: R3
9. Assessor's Parcel Numbers: 486-670-18-00

# General Plan Amendment



- General Plan Amendments are legislative actions
  - Should reflect policy priorities
  - Desired direction for land use development
- Authorization to proceed
  - City Council consideration before accepting application
  - If authorized, would move through typical review process
    - Public hearings at Planning Commission and City Council
    - Public notice
  - Not considering project or committing to eventual approval



# Recommendation



Authorize submittal of the application  
for a General Plan Amendment