



## Famosa Site Forum Background Information Report

By Jim Hare, Committee Chair

Meeting of October 9, 2018

The meeting of the LRP committee, devoted in its entirety to a discussion of the Famosa Boulevard Housing Commission site, is hopefully the best way for Peninsulans to work through a conflict which has lain in plain sight for nearly three decades: *How do we best advise the City of the proper use of a five acre publicly-owned parcel in our community?* At this moment, the conversation is ours as a community and ours alone. As a committee, we have sought to provide the place to gather and we are prepared to provide all of the time needed to hear and exchange all comments and ideas. Our goal is to determine the best course of action to recommend to the PCPB, should such a recommendation be warranted.

The purpose of this document is to provide all interested parties with information about the Famosa Boulevard Housing Commission site. I have attempted to pull together facts about the site and the history of its consideration for development by the City of San Diego and the City's Housing Authority. My hope in this is to advance the policy discussion by providing a fair background for everyone's use. I take full and sole responsibility for its contents, which I am sure contains a reasonable helping of human errors and omissions. I am distributing it in advance of our meeting of October 9, 2018 to allow for everyone to learn from it and to be able to comment on any of its shortcomings.

### PROPERTY INFORMATION

- Gross Property Size: 4.94 acres [per Grant Deed Resolution<sup>1</sup>]
- Right of Way Dedication Obligation: .53ac [per Grant Deed Resolution<sup>1</sup>]
- Developable Property net of Right of Way Dedication Obligation: 4.41 acres
- Internal Rights of Way Not Deed Obligated and Subject to Vacation<sup>2</sup>: 1.50 acres

### DEVELOPMENT CAPACITY

Source	Use	Max Density	Net Max DUs*	Gross Max DUs <sup>#</sup>
Peninsula Community Plan	Multi-Family 15-29	29 du / ac	127 dwellings	143 dwellings
Zoning 1	RM 3-7 [est. 40%]	1 du per 1000 sf	155 dwellings <sup>2</sup>	173 dwellings
Zoning 2	RM 2-5 [est. 60%]	1 du per 1500 sf		
Grant Deed Resolution	"Low Income Housing"	78 Units	78	78

\*Zoning Maximum on 4.41ac, net of Right of Way Dedication Obligation per the Deed Resolution

<sup>#</sup>Zoning Maximum on the full 4.94 ac site.

Note: Zoning Density Bonus applicable and may provide for a greater unit count [SDMC Ch14,Ar3,Dv7]

Note: Planning Dept memo of 9/24/87<sup>2</sup> calculates vacation ROWs are 65,175 sf, for 60 DUs of the total.

### BACKGROUND AND CONTEXT

A large part of the Famosa Boulevard parcel was a corner of a tract granted in 1874 to the City by DC Collier, and dedicated as Collier Park in 1909<sup>3</sup> The park dedication was rescinded by an ordinance ratified by public vote in the election of June, 1956.<sup>4</sup> Other parts of that tract have been developed into

the YMCA, Corriea JHS, a natural park and Collier neighborhood park on [both on the west side of Nimitz], the Cleator sports fields, and, a small affordable unit residential project at the corner of Famosa and Valeta, near the Slough.<sup>5</sup> In 1972, an easement was granted to San Diego Gas and Electric for the existing 60KV transmission/distribution line bisecting the site.<sup>6</sup>

In 1979, the Famosa site was referred to the Housing Commission, among nineteen various referrals of vacant city land.<sup>7</sup> Later, a proposal for construction of a model development of 78 units of low income housing by a private developer was negotiated, but the project was withdrawn.<sup>8</sup> In 1981, the City Council gave the 4.94 acres to the Housing Authority for the purpose of construction of 78 units of “low income” housing. The action included transfers of \$236,500 to reimburse the City for gas tax obligations on a portion of the site.<sup>9</sup> Beginning in 1982, the Housing Commission tried on several occasions to process vacations of the rights of way and easements within the site, but those actions were denied or deferred by the City Council. From 1984 through 1991, the Housing Commission worked with a selected builder to process actions necessary to sell and develop the site with 78 units, setting a land sale price at that time of just under \$1.5M.<sup>10</sup> The last public hearing on the project by the City Council was on November 11, 1988, at which time actions to [1] vacate internal streets, and [2] remove the low income provision from the grant resolution both were continued.<sup>11</sup> There were no subsequent a hearings on these matters. In 1991, after developer ownership changes, the project was withdrawn.<sup>12</sup>

In 2017, the PCPB voted to support workforce housing opportunities in Peninsula, particularly at the Famosa site.<sup>13</sup> That was followed in early 2018 by the Housing Commission enforcing trespass and obliterating a “pump track” of dirt jumps constructed near the Famosa Boulevard overpass.<sup>14</sup>

In June, 2018, the PCPB had a presentation and, on a second date, a workshop with Housing Commission staff. The result was the PCPB subsequently adopting its present position of [1] rescinding its unqualified support for workforce housing on the site of 2017, pending presentation of an actual project proposal, [2] reiterating a general support for workforce housing in the community, and [3] seeking information from the City as to its desire to actually have the property as open space.<sup>15,16</sup> There was consternation expressed and subsequently discussed at the LRP Committee meeting of September 12, 2018, regarding the process that led to the adoption of the Board’s present position.<sup>17</sup> The present assumed status of the matter is that the Housing Commission is doing due diligence and an evaluation of site suitability for development. No future date for a project proposal has been announced. There has been no response by the City to the request for information on acquisition of the site for open space.

A petition has been posted on *change.org*, which is largely focused on the demand for open space and preservation of the capability of kids to ride bikes there.<sup>18</sup> A second, more formal petition is currently in circulation which calls for prohibition of the use of the site for residential or commercial development by the City or any other entity, preservation of the site, and a rezoning to Open Space Park.<sup>19</sup>

### **Committee Process**

The committee’s approach will be to first hear and clarify each and every concern related to the potential use of the site. The second step will be to decide if there is need to recommend a change in the current PCPB position to defer the matter for review of whatever design might be forthcoming and to seek information on acquisition of the site as park of open space.. No proposal or response from the committee any form will represent a PCPB position without a final action being taken by the Board itself.

## Notes

*I am grateful for the public records request submitted by Catherine Bendixon, which included copies of items 2,3,6,8,10 and 12 below, among the 186 documents produced by the Housing Commission.*

<sup>1</sup>San Diego City Council Resolution R-254594 [to Convey 4.94 acres, with Deed Restrictions and Gas Tax Reimbursement], July 6, 1981

<sup>2</sup> San Diego City Planning Department memo by Ronald L. Smith, File SA 857-504, Subject: Report for Street Action 87-504, September 24, 1987

<sup>3</sup>Exhibit A to San Diego Housing Commission Report 91-221, November 4, 1991.

<sup>4</sup> Ballot Pamphlet for June 5, 1956 Election, Proposition L, RE: Collier Park, Ordinance 6906, annotated with vote totals, as posted on the web page of the City Clerk, City of San Diego.

<sup>5</sup> Per depiction of the parcel included in “History of DC Collier’s Gift of Land for ‘The Children’ and How It Impacts Famosa-Nimitz Proposed Development” *OB Rag* August 1, 2018.

<sup>6</sup>Deed of Easement, Numbered Document 209519, Recorded by the County of San Diego, August 9, 1972.

<sup>7</sup>San Diego City Council Resolution 223353 [to refer 19 City-owned sites as recommended by the Transportation and Land Use Committee], April 24, 1979

<sup>8</sup>San Diego Housing Authority Report Memorandum [Report Background], Agenda of January 15, 1985.

<sup>9</sup>*Id.* San Diego City Council Resolution R-254594, July 6, 1981.

<sup>10</sup> *Id.* Exhibit A to San Diego Housing Commission Report 91-221, November 4, 1991.

<sup>11</sup>San Diego City Council Minutes, Items 338 and 339, August 9, 1988

<sup>12</sup>Baldwin Moore Letter, RE: Request for Withdrawal of Site 428 Deposit Funds, September 9, 1991.

<sup>13</sup>PCPB Letter to Councilmember Zapf RE: Affordable / Workforce Housing in the Peninsula Community, June 15, 2017

<sup>14</sup> “Point Lomans Oppose Plans to build 78 Units on Bike Track – Part of Original Collier Park” *OB Rag* April 20, 2018

<sup>15</sup> PCPB Letter to Councilmember Zapf RE: Intention to rescind PCPB distributed letter on Affordable / Work Force Housing in the Peninsula Community dated 15 June 2017, [LETTER DATE]

<sup>16</sup>PCPB Letter to Councilmember Zapf RE: Work Force Housing in the Peninsula Community and Information Request for the SDHC Famosa and Nimitz Property, July 19, 2018.

<sup>17</sup>PCPB Long Range Planning Meeting Notes, Meeting of September 12, 2018 [Draft]

<sup>18</sup>Petition to Falconer and Zapf, posted to *change.org*: ‘Save Famosa Open Space’

<sup>19</sup>Petition to Falconer and Zapf, signature circulation version