



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 28, 2008 **REPORT NO. PC-08-054**

ATTENTION: Planning Commission, Agenda of June 12, 2008

SUBJECT: EXTENSION OF TIME FOR MESA COMMONS TENTATIVE MAP - PROJECT NO. 149118 - PROCESS 4.

REFERENCE: Planning Commission Report No. PC-04-183 (Attachment 5).

**OWNER/
APPLICANT:** Mesa Commons I & II, LLC (Attachment 14)

SUMMARY

Issue(s): Should the Planning Commission approve an extension of time for a Tentative Map for the development of a mixed-use project proposing a 52 unit residential and commercial development in the College Area Community Planning area?

Staff Recommendation:

1. **APPROVE** the Extension of Time for Tentative Map No. 525251; and
2. **APPROVE** waiver to the requirements to underground existing overhead utilities.

Community Planning Group Recommendation: On January 9, 2008, the College Area Community Council voted 12-0-1 to recommend approval of the project with no recommended conditions.

Environmental Review: The Negative Declaration No. 33812 (Attachment 7) that was prepared for the original project remains in effect. There are no changes to the project scope and the request for an Extension of Time would not result in any environmental impacts. The activity is not a separate project for purposes of CEQA review per CEQA Guidelines Sections §15060(c)(3) and 15378(c).

Fiscal Impact: None. All of the costs associated with processing this application are paid for by the applicant through a deposit account.



Code Enforcement Impact: None.

Housing Impact Statement: The project proposes no affordable housing units on or off-site. Instead, the applicant intends to pay an in-lieu fee per the Inclusionary Housing Ordinance.

BACKGROUND

The 2.26 acre-site is located at 6456 El Cajon Boulevard, in the RM-1-2 zone within the College Area Community Planning area (Attachment 2). On December 2, 2004, the Planning Commission voted 6-0 to recommend approval of the project to the City Council. The City Council approved the Mesa Commons project on March 1, 2005 with Ordinance Number O-19361, Resolution Numbers R-300177, R-300178, R-300205, and R-300176, filed in the Office of the City Clerk, for the Rezone, Amendment to the Progress Guide/General Plan and the College Area Community Plan, Easement Abandonment and Tentative Map, Planned Development Permit, Site Development Permit, and certifying Negative Declaration LDR No. 33812.

Prior to the expiration of the Tentative Map, the applicant filed an application for an Extension of Time to extend the approved project for an additional two years to allow time to record the Final Map and process the building plans. Since the City Council's adoption of the project approvals (as described above) in March 2005, the grading plans and the public improvement plans have been approved and signed; however, the permits to proceed with the work have not been issued because the Final Map has not been recorded. No permits may be issued until the Final Map is recorded. The Final Map is currently in review. The Extension of Time application would allow the applicant to record the Final Map after the original Tentative Map expiration.

DISCUSSION

Project Description:

The Extension of Time application would allow the owner/developer an additional two years to record the Final Map and begin development of the Mesa Commons project. An Extension of Time application limits the City in its review. No new condition or modification of an existing condition may be attached to the approval of an extension, unless new conditions are mandated to comply with state or federal law or are necessary to protect the health or safety of the residents of the proposed subdivision or the immediate community.

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25,

Underground Conversion of Utility Lines at the Developer's Expense, in that the conversion is a requirement of a condominium conversion of an existing development and the conversion involves a short span of overhead facilities less than a full block in length and the conversion would not represent a logical extension to an undergrounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 5 of the draft Tentative Map resolution (Attachment 8).

The neighborhood currently contains power poles and overhead utility lines within the rights-of-way across the street on the south side of El Cajon Boulevard and across the street on the north side of Catoctin opposite the project site. There are no existing power poles within the right-of-way adjacent to this property and the drop lines servicing the existing commercial and residential structures are attached to the overhead wires mid-span. Both the Planning Commission and City Council approved the underground waiver previously in association with the Tentative Map. The Citywide Underground Conversion Program Master Plan indicates that the project is located in Residential District 7G3. The allocation year for funding of this area is 2041 (Attachment 12).

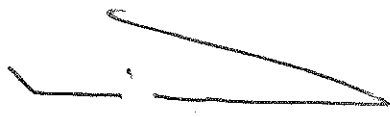
Conclusion:

The approval of the Extension of Time would allow the owner/developer an additional two years to develop the project. Staff has determined the required findings can be supported. Staff recommends the Planning Commission approve the project.

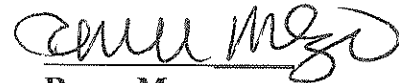
ALTERNATIVES:

1. **Deny the Extension of Time for Tentative Map No. 525251, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



**Mike Westlake
Program Manager
Development Services Department**



**Renee Mezo
Development Project Manager
Development Services Department**

WESTLAKE/RM

Attachments:

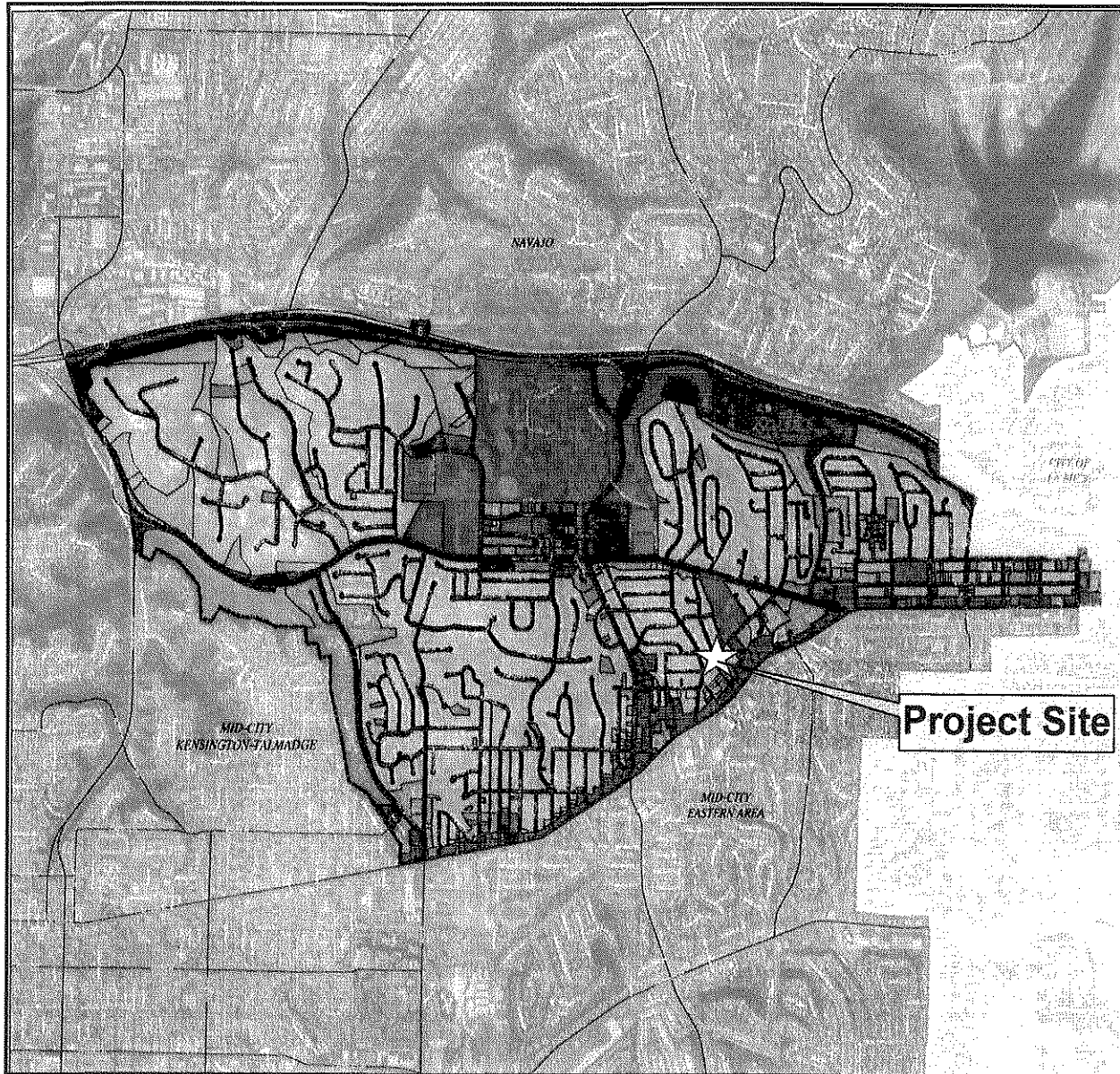
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Approved Tentative Map No. 93414
6. Planning Commission Report No. PC-04-183 (no attachments)
7. Negative Declaration No. 33812
8. Draft Tentative Map Resolution with Findings
9. Community Planning Group Recommendation
10. Project Chronology
11. Ownership Disclosure Statement
12. Utility Undergrounding Master Plan



Aerial Photo

MESA COMMONS EXTENSION OF TIME – 6456 EL CAJON BOULEVARD
PROJECT NUMBER 149118





Map ONE

College Area Existing Conditions

Land Use

Legend

- Single Family Residential
- Multi Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Communications/Utilities/Transportation/Related
- Industrial
- Specialty/Office
- Park/Open Space
- Private Recreation
- Undeveloped

Single Family - single family detached housing units, on lots smaller than 1 acre.
Multi Family - includes building units on one or more urban lots. Includes duplexes, triplexes, rowhouses, townhomes, and SFDs in Center City.
Group Quarters - includes dormitories, convalescent or retirement homes not associated with a health facility, boarding houses, and long-term care facilities.
Commercial - includes community neighborhood and specialty shopping centers, office buildings, banks, post offices, and dry cleaning, which include walk and drive front retail. May include retail use or residential use of commercial or residential areas adjacent to recreational developments.
Industrial - heavy industry, light industry which includes: industrial parks, office/industrial use, chemical laboratories, light industry generally located along major arteries or clustered in specific areas which include manufacturing areas such as timber, food processing, paper mill, steel, clay, and glass. High industrial uses in more urban areas and recycling centers. Warehousing, public storage - mostly large buildings located near freeways, industrial or city commercial areas.
Communications and Utilities/Transportation/Related - TV and radio broadcasting stations, utility structures, electrical power generating plants, water and sewage treatment facilities and surface parking lots. Transit Centers include:
Industrial - Logistics, Storage, Storage - ports, ports, ports and for storage and other public services, such as railroads, facilities, maintenance, and public social welfare agencies, insurance agencies, and transit sites.
Schools - includes public and private schools, colleges, and other sites.
Park - primarily parks with recreational uses and centers including park or water of the City of San Diego, or parks or lakes of water, but not golf courses, water fields, or springs. Another neighborhood parks with a high level of use are also included as such.
Private Recreation - May include health spas, recreation areas, parks, and other uses which are not subject to residential development or a separate parcel rules. Also includes Clubhouses.
Open Space - includes all open space, but not any process, built or undeveloped, and parks with limited development and access.
Undeveloped - Areas that have not been developed or graded. May include land with development potential.

Project Site



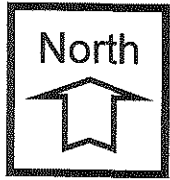
City of San Diego
Planning Department
October 8, 2003

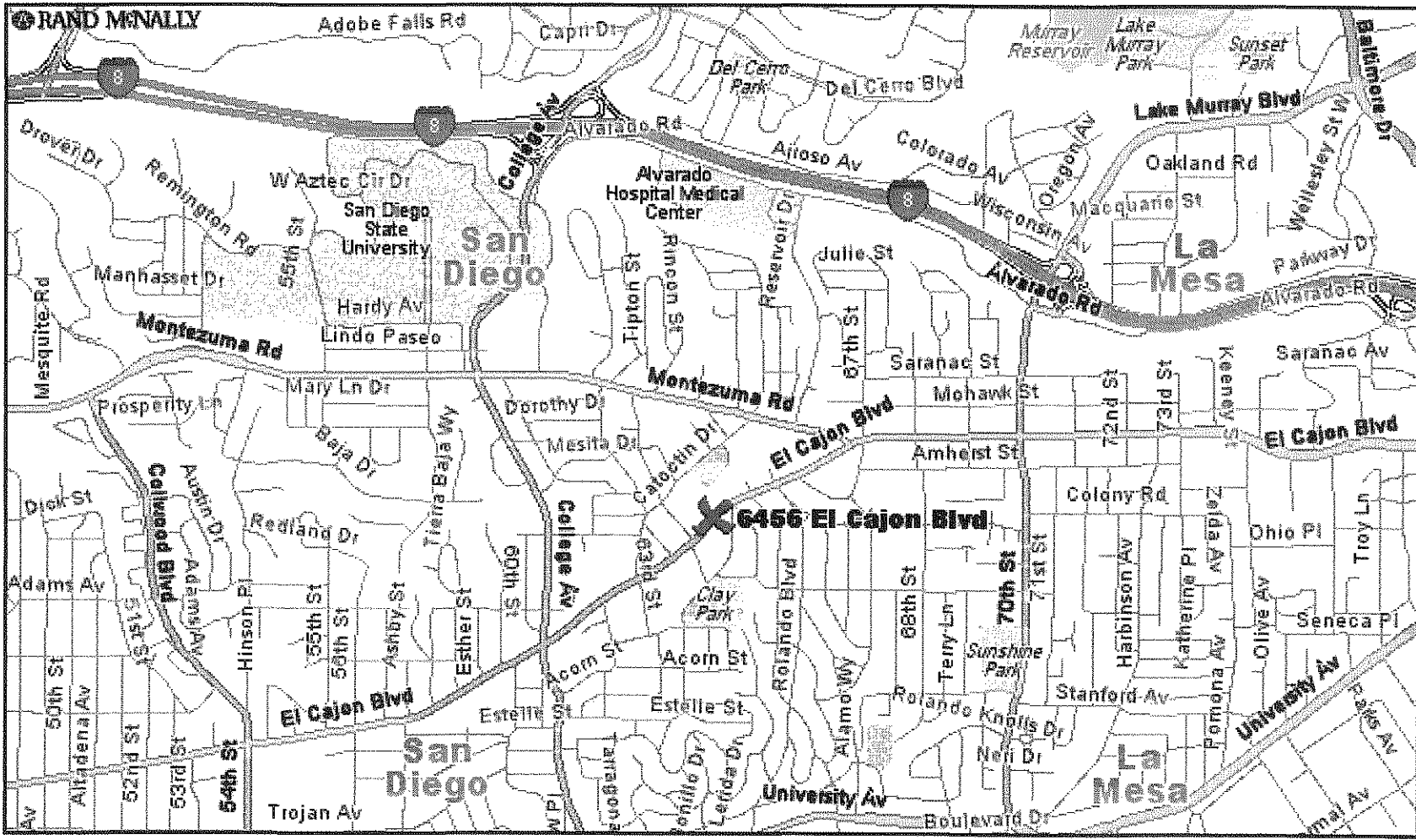
City of San Diego Planning Department
1000 La Jolla Village Drive, Suite 1000, San Diego, CA 92161
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College Area Community Land Use Map

MESA COMMONS EXTENSION OF TIME - 6456 EL CAJON BOULEVARD
PROJECT NUMBER 149118





Project Location Map

MESA COMMONS EXTENSION OF TIME – 6456 EL CAJON BOULEVARD

PROJECT NUMBER 149118



PROJECT DATA SHEET			
PROJECT NAME:	Mesa Commons– Project No. 149118		
PROJECT DESCRIPTION:	Extension of Time for the Tentative Map		
COMMUNITY PLAN AREA:	College Area Community plan		
DISCRETIONARY ACTIONS:	Tentative Map		
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (Allows residential development up to 9 dwelling units per acre), and Commercial with high Density Residential.		
ZONING:	RM-1-2		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE	
	NORTH:	Single-Family Residential; RS-1-7.	Single -family residential development
	SOUTH:	Commercial; CU-2-3	Commercial and Multi-family
	EAST:	Single and Multi-family Residential; RS-1-7.	Single and Multi-Family residences, Park and School
	WEST:	Commercial; CU-2-3	Commercial Retail & Motel
DEVIATIONS OR VARIANCES REQUESTED:	None		
COMMUNITY PLANNING GROUP RECOMMENDATION:	The College Area Community Council voted January 9, 2008, 12-0-1 to recommend approval of the project.		



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 24, 2004

REPORT NO. PC-04-183

ATTENTION: Planning Commission, Agenda of December 2, 2004

SUBJECT: MESA COMMONS - PROJECT NO. 33812 - PROCESS 5.

REFERENCE: Planning Commission Resolution No. 3382-PC Initiating an Amendment to the College Area Community Plan and the Progress Guide and General Plan (Attachment 5).

OWNER/
APPLICANT: Carter Reese No. 15 L.P.

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council that the City Council approve an application for a General Plan/Community Plan Amendment, Rezone Action, Planned Development Permit, Site Development Permit, Tentative Map and Easement Abandonment for the development of a mixed-use project proposing 52 residential units and 2,833 square-feet of commercial retail space in the College Area Community Planning area?

Staff Recommendation:

1. Recommend the City Council **CERTIFY** Negative Declaration No. 33812; and
2. Recommend the City Council **APPROVE** Planned Development Permit No. 93412; and
3. Recommend the City Council **APPROVE** Site Development Permit No. 93413; and
4. Recommend the City Council **APPROVE** Tentative Map No. 93414; and
5. Recommend the City Council **APPROVE** Rezone Action No. 93415; and
6. Recommend the City Council **APPROVE** General/Community Plan Amendment No. 93416; and
7. Recommend the City Council **APPROVE** Easement Abandonment No. 93417.



R-300176 *Shu* R-300178 R-300205

6. Recommend the City Council **APPROVE** General/Community Plan Amendment No. 93416; and
7. Recommend the City Council **APPROVE** Easement Abandonment No. 93417.

Community Planning Group Recommendation: On October 13, 2004, the College Area Community Council voted 15-2-0 recommending approval of the project with conditions to provide traffic bollards in order to prevent access to El Cajon Blvd. through the project from Catoctin Drive, a stop sign for vehicles exiting the parking area onto Catoctin Drive, and the addition of a tot lot. These recommendations have been incorporated into the final project design and are discussed in greater detail within this report.

Environmental Review: Negative Declaration No. 33812 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact: None. All of the costs associated with processing this application are paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: According to the College Area Community Plan, the proposed 2.26-acre project site is comprised of 1.19 acres designated for General Commercial with High-Very High Residential at 45 to 110 dwelling units per acre and 1.07 acres designated form Low Residential at 1 to 10 net residential units per acre. Based on these recommended residential densities, 55 to 142 housing units could potentially be allowed on this site. Changes based on the proposed community plan amendments would reduce the potential yield for the project site from 29 to 70 dwelling units. The project proposes the removal of one single family residence to accommodate a total of 52 units consisting of 47 for-sale units and 5 rental units above commercial. As a result, the net gain of residential units to the College Area community would be 51 units. The project proposes no affordable housing units on or off-site. Instead, the applicant intends to pay an in-lieu fee per the Inclusionary Housing Ordinance.

BACKGROUND

The project site is located at 6456 El Cajon Boulevard within the College Area Community Planning area (Attachment 3). The 2.26-acre site is more or less configured as an “S-shaped” lot with street frontages on both El Cajon Boulevard and Catoctin Drive (Attachment 6). The site includes two separate land use designations and two different underlying zones therefore, development on the property is regulated by both the Land Development Code for Citywide Zoning (RS-1-7) and the Central Urbanized Planned District Ordinance (CU-2-3). The College

variety of land uses including a private school site, single and multi-family residential development, to the north, east and west, and commercial service and retail development to the south along the El Cajon Boulevard commercial corridor.

On May 29, 2003, the Planning Commission initiated an amendment to the College Area Community Plan and the Progress Guide and General Plan to re-designate the 2.26-acre site from General Commercial and Very High Residential density to General Commercial and Medium and Medium-High Residential density and Low Residential to Low-Medium Residential density. In addition to analyzing the project within the context of the College Area Community Plan, the Planning Commission directed City staff to address issues concerning access to the adjacent Asestine School site and the Montezuma Neighborhood Park, the feasibility of meeting recommended plan densities and an evaluation of not reducing residential densities for the proposed project along the El Cajon frontage as it relates to the commercial corridor. These issues are discussed in greater detail in the General/Community Plan Amendment Analysis (Attachment 5).

In addition to the General/Community Plan Amendment and Rezone, the project is requesting several other discretionary actions. The application is requesting a Site Development Permit to combine and consolidate the existing lots for the purpose of the development, a Planned Development Permit to allow deviations from the development regulations of the Land Development Code and the Central Urbanized Planned District Ordinance, an Easement Abandonment, and a Tentative Map to sell the individual condominium units. These actions are also discussed in greater detail within this report.

DISCUSSION

Project Description:

The Mesa Commons project proposes a mixed-use development consisting of 52 residential units and 2,833 square-feet of commercial retail space. The project includes a serpentine private drive through the S-shaped lot with ingress and egress from either El Cajon Boulevard or Catoctin Drive. The residential component includes 16 row homes, 31 condominium units and five rental units. The commercial component provides 2,833 square-feet of retail space that would front El Cajon Boulevard.

The row home element of the proposed project includes four groupings of three-story buildings with four units each. The units are all accessed from Catoctin Drive and each unit has a two-car garage fronting the private drive. The row home design includes a 1,733 square-foot model and a slightly smaller 1,664 square-foot model. Both designs include three bedrooms, three bathrooms and a family/bonus room as well as common living and dining areas off the kitchen. The row homes have staggered setbacks and private yards and generally provide a compatible and transitional land use between the older single-family neighborhood to the north and the multi-family and commercial land use to the east, west and south.

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The condominium element of the proposed project is designed as a three-story structure over a subterranean parking garage accessed via the private drive from El Cajon Boulevard. The 31-unit condominium component is best described as stacked flats or townhomes with unit sizes ranging between 1,220 square-feet to 1,832 square-feet. Designs include two and three bedroom models with one and two-story units. Each unit includes at least one private balcony and many of the units have small private exterior courtyards. The residential land use and density would be consistent with the proposed RM-1-2 zone and the bulk and scale of the proposed building is compatible with the surrounding neighborhood.

The mixed-use commercial/residential element of the proposed project includes 2,833 square-feet of retail space fronting El Cajon Boulevard with five residential rental units located on the second floor of the structure. The five apartment units are each 793 square-feet with two-bedrooms and one bathroom. Each unit includes an exterior private balcony and assigned off-street parking. The commercial element is conceptually illustrated as four separate retail spaces however one or more retailers could occupy the area. Off-street parking for the commercial space is provided behind the building so as to not to be visible from the street frontage. The building elevation fronting El Cajon Boulevard is designed to include visual interest and a pedestrian scale with several off-setting planes, decorative elements and arched storefront doors and window transparencies. The mixed-use commercial/residential element does not adversely affect the land use designation of the College Area Community Plan and provides a compatible transition to the higher density residential portion of the project.

Community Plan Analysis:

According to the College Area Community Plan, there are two different land use designations applied to the property. The southern portion of the site, which is approximately 1.19 acres, is designated for General Commercial with High to Very High Residential at 45 to 110 dwelling units per acre emphasizing mixed-use development. Under the current land use designation, this portion of the site could be developed with 54 to 131 dwelling units along El Cajon Boulevard which is a major east-west transportation corridor serving both the College Area and Mid-City communities. The northern portion of the site along Catoctin Drive, which is approximately 1.07 acres, is designated for Low Residential at 1 to 10 dwelling units per acre and emphasizes residential housing that is single-family in nature. Under the existing land use designation, this portion of the project site could be developed with 1 to 11 single-family detached units.

The applicant has requested that the property be redesignated from General Commercial with High to Very High Residential at 45 to 110 dwelling units per acre to General Commercial with Medium to Medium High Residential at 15 to 45 dwelling units per acre along the El Cajon

The redesignation is being requested due to the development requirements set forth for the RS-1-7 Land Development Code zone, which do not allow an attached housing product. Further, the proposed project does not meet the minimum density due to the irregular lot shape along El Cajon Boulevard and therefore is requesting a plan amendment and rezone for this portion of the project as well.

A comprehensive analysis of the land use issues and project impacts has been provided by the Planning Department staff (Attachment 5). The analysis focused on elements of the College Area Community Plan as well as the land use issues identified by the Planning Commission as part of the May 29, 2003, Community Plan Initiation. The analysis included the project's compatibility with the goals and objectives of the Progress Guide and General Plan's Strategic Framework Element and the Transit-Oriented Development Guidelines; the comparison of current land use and zoning designations with proposed land use and zoning designations, and the feasibility of meeting recommended densities for the proposed project site. The analysis also considered impacts on the community circulation system; housing availability and affordability; pedestrian amenities and streetscape improvements associated with new residential and commercial structures, and access to Montezuma Neighborhood Park. The analysis also included impacts to park and open space resources in the community; the adequacy of public facilities to service additional residential development within the community; impacts to surrounding single-family neighborhood character and finally, an evaluation of the possibility of not reducing density for the proposed project along El Cajon Boulevard with respect to the densities along the El Cajon Boulevard corridor.

Based on the comprehensive analysis, staff has determined that the proposed General/Community Plan Amendment and Rezone action would not adversely impact the overall goals and recommendations of the community plan.

Environmental Analysis:

An Initial Study was conducted which determined that the proposed project would not have a significant effect on the environment and that an Environmental Impact Report would not be required. The following environmental issues were considered during the environmental review of this project and determined not to be significant: land use, human health and safety, geology/soils, biological resources, noise, and water quality.

Because there are no adverse significant environmental impacts, and no environmental mitigation was required, Negative Declaration No. 6199 was prepared for this project. The Negative Declaration fulfills the California Environmental Quality Act (CEQA) for review.

Project-Related Issues:

Discretionary Permits

The Mesa Commons project is requesting several discretionary approvals in order to develop the

Based on the comprehensive analysis, staff has determined that the proposed General/Community Plan Amendment and Rezone action would not adversely impact the overall goals and recommendations of the community plan.

Environmental Analysis:

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Because there are no adverse significant environmental impacts, and no environmental mitigation was required Negative Declaration No. 6199 was prepared for this project. The Negative Declaration fulfills the California Environmental Quality Act (CEQA) for review.

Project-Related Issues:

Discretionary Permits

The Mesa Commons project is requesting several discretionary approvals in order to develop the site with the proposed residential densities and mix of housing types. In addition to the General/Community plan Amendment and Rezone from RS-1-7 to RM-1-2, the application is requesting a Planned Development Permit, Site Development Permit, Tentative Map and an Easement Abandonment.

The Site Development Permit is required pursuant to Section 126.0502(b)(4) of the Land Development Code because the project exceeds the established threshold for multi-family development of four units in the RM-1-2 Zone when the project combines existing lots in order to provide the development area.

The Planned Development Permit is required pursuant to Section 126.0602(b)(1) of the Land Development Code because the project is requesting deviations to the development regulations of the underlying zone. The project proposes deviations to the minimum front yard setback and maximum height limit in the RM-1-2 Zone, and deviations to the minimum side and rear yard setbacks in the CU-2-3 Zone. The project also proposes minor deviations to general development regulations including the inclusion of a tandem parking space, required bicycle spaces and right-of-way width. Staff has reviewed and considered each of the requested deviations and determined that they are minor in scope, provide for a superior overall project and that the project as a whole is consistent with the purpose and intent of the RM-1-2 and CU-2-3 Zones.

The neighborhood currently contains power poles and overhead utility lines within the rights-of-way across the street on the south side of El Cajon Boulevard and across the street on the north side of Catoctin opposite the project site. There are no existing power poles within the right-of-way adjacent to this property and the drop lines servicing the existing commercial and residential structures are attached to the overhead wires mid-span. The Citywide Underground Conversion Program Master Plan indicates that the project is located in Residential District 7G. The allocation year for funding of this area has not yet been determined by Council District 7 (Attachment 19)

Community Planning Group

The College Area Community Council voted 15-2-0 recommending approval of the project. Included in the motion to approve the project, the Community Council provided three specific conditions that they wanted applied to the site design to address vehicular circulation through and from the site. In response, traffic bollards have been included at the midway point of the driveway to preclude access to El Cajon Blvd. through the project from Catoctin Drive in order to prevent "cut through" traffic that the Council viewed as a potential hazard. Additionally, a stop sign has been included for vehicles exiting the project parking area on to Catoctin Drive. Finally, the Community Council requested the provision of a tot lot or other active outdoor recreation area. All of these recommendations have been incorporated into the final project design.

Critical Project Features to Consider During Substantial Conformance Review

Significant design features considered as a part of the project review included the overall site plan and physical layout of the site. Any request for substantial conformance should not increase the residential density for the area developed with row home style units as this area was considered as a suitable transition between existing single-family development and the mixed-use residential and commercial elements. Nor should any proposed modification decrease the commercial area or the number of rental units provided. Design modifications should not increase the degree of non-conformity to the approved deviations relative to minimum setbacks and structural height. Any revision to the site plan should not affect the vehicle and pedestrian circulation or the landscape materials and locations including enhanced paving elements.

Conclusion:

The Mesa Commons project proposes a mixed-use residential and commercial development with an assortment of housing types and unit sizes. The project is located within the core of the College Area community on a site that includes both vacant undeveloped land and two existing structures in various states of decline and disrepair. The project proposes an amendment to the College Area Community Plan and a Rezone action to allow for the mix of residential unit types and the proposed densities. The residential element is compatible with the surrounding neighborhood that includes significant elements of both single-family and multi-family development, while the proposed commercial component is consistent with existing development

design.

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Significant design features considered as a part of the project review included the overall site plan and physical layout of the site. Any request for substantial conformance should not increase the residential density for the area developed with row home style units as this area was considered as a suitable transition between existing single-family development and the mixed-use residential and commercial elements. Nor should any proposed modification decrease the commercial area or the number of rental units provided. Design modifications should not increase the degree of non-conformity to the approved deviations relative to minimum setbacks and structural height. Any revision to the site plan should not affect the vehicle and pedestrian circulation or the landscape materials and locations including enhanced paving elements.

Conclusion:

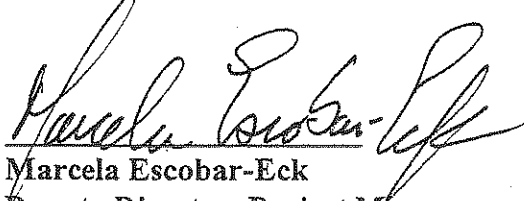
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The project has been reviewed in accordance with all applicable development regulations including the Land Development Code, Central Urbanized Planned District Ordinance, Progress Guide and General Plan, College Area Community Plan, the Subdivision Map Act and the California Environmental Quality Act. Staff has considered the issues and determined the project complies with the applicable development regulations and would be consistent with the purpose and intent of the underlying zone. Further, staff has analyzed the proposed General/Community Plan Amendment and concluded the project would not adversely impact the overall goals and recommendations of the College Area Community Plan. Staff believes the proposed mixed-use infill project is well designed and overall would be an asset to the neighborhood. Therefore, staff has provided the required findings to affirm the project and recommends that the Planning Commission forward this application to the City Council with a recommendation to approve the project.

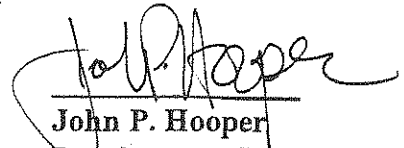
ALTERNATIVES:

1. Recommend that the City Council **Approve** Planned Development Permit No. 93412; Site Development Permit No. 93413; Tentative Map No. 93414; Rezone Action No.

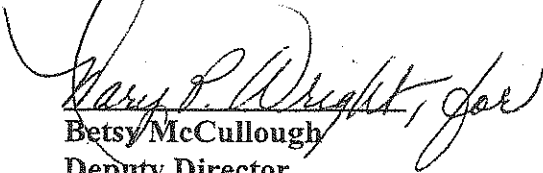
Respectfully submitted,



Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department



John P. Hooper
Development Project Manager
Development Services Department



Betsy McCullough
Deputy Director
Planning Department

HALBERT/JPH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Initiation Resolution and Community Plan Analysis
6. Project Site Plans and Tentative Map
7. Draft Land Use Plan Graphics
8. Draft Map Conditions and Subdivision Resolution
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Draft Community Plan Amendment Resolution
12. Rezone - B Sheet
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Chronology
16. Master Undergrounding Schedule



BINDER

Negative Declaration

Land Development
Review Division
(619) 446-5460

Project No. 33812
SCH No.: 2004101020

SUBJECT: Mesa Commons: PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE MAP, AND EASEMENT ABANDONMENT (Process 5) to allow construction of 52 multi-family residential units and 2,833 square feet of retail use on a 2.26-acre site located at 6456 El Cajon Boulevard. A total of 121 parking spaces would be constructed on-site, a portion of which would be provided in a semi-subterranean parking garage. Demolition of all existing structures on-site would be required. The project site lies within both the CU-2-3 and RS-1-7 Zones. A rezone is proposed from RS-1-7 to RM-1-2. The site is also within the Central Urbanized Planned District, Transit Oriented Development Overlay Zone and the College Area Community Plan area (Portions of Parcels 1, 2, 3, 4, and 5, Map 1634). Applicant: Carter Reese & Associates.

Update: Minor revisions to this document have been made when compared to the draft Negative Declaration. The changes do not affect the environmental analysis or conclusion of this document. All revisions are shown in a **strikeout/underline** format.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:
None required.

- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego
Council District 7, Councilmember Madaffer (MS 10A)
College Rolando Community Service Center (455A)

Development Services Department (MS 501)
Library (MS 81)
Mid-City Community Service Center (295)
Planning Department, Marlon Pangilinan (MS 4A)

Other Interested Organization and Individuals

U.S. Fish & Wildlife Service (23)
Audubon Society (167)
California Department of Fish and Game (32A)
California Native Plant Society (170)
Center for Biodiversity (176)
College Area Community Council (456)
Eastern Area Planning Committee (302)
El Cajon Boulevard Business Improvement Association (286)
Endangered Habitats League (182)
Kensington Talmadge Planning Committee (290)
Mel Shapiro (300)
Rolando Community Council (288)
Sierra Club (165)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

Allison Raap Low
Anne Lowry, Senior Planner
Development Services Department

October 5, 2004
Date of Draft Report

November 10, 2004
Date of Final Report

Analyst: Lowry



STATE OF CALIFORNIA
 Governor's Office of Planning and Research
 State Clearinghouse and Planning Unit

Arnold
 Schwarzenegger
 Governor



Jan Boel
 Acting Director

State Clearinghouse Data Base

November 4, 2004

Anne Lowry
 San Diego County
 1222 First Avenue, 5th Floor
 San Diego, CA 92101

Subject: Mesa Commons
 SCH#: 2004101020

Dear Anne Lowry:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on November 3, 2004, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
 Director, State Clearinghouse

SCH# 2004101020
 Project Title Mesa Commons
 Lead Agency San Diego County

Type Neg Negative Declaration
Description Planned Development Permit, Site Development Permit, Community Plan Amendment, Rezone, Tentative Map, and Easement Abandonment to allow construction of 52 multi-family residential units and 2,833 square feet of retail use on 2.28-acre site. A total of 121 parking spaces would be constructed on-site, a portion of which would be provided in a semi-subterranean parking garage. Demolition of all existing structures on-site would be required. The project lies within both the CU-2-3 and RS-1-7 Zones. A rezone is proposed from RS-1-7 to MR-1-2. The site is also within the Central Urbanized Planned District and the Transit Oriented Development Overlay Zone.

Lead Agency Contact

Name Anne Lowry
Agency San Diego County
Phone 619 446 5368
email
Address 1222 First Avenue, 5th Floor
City San Diego
Fax
State CA **Zip** 92101

Project Location

County San Diego
City
Region
Cross Streets El Cajon Boulevard and Catalina Drive
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways SR 163
Airports
Railways
Waterways San Diego River
Schools
Land Use Mixed land use. Zoned CU-2-3 and RS-1-7.

Project Issues Geologic/Seismic; Noise; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wildlife; Landuse

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 11; Integrated Waste Management Board; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 10/05/2004 **Start of Review** 10/05/2004 **End of Review** 11/03/2004

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5360 - Fax



Ms. Anne Lowry
City of San Diego
1222 First Ave., Fifth Floor
San Diego, CA 92101

November 2, 2004

Re: Mesa Commons Negative Declaration
SCH# 2004101020


Dear Ms. Lowry:

Thank you for the opportunity to comment on the above-referenced document. The Commission was able to conduct a Sacred Lands File search of the proposed project area, which identified no recorded Native American sites within the project area. However, the lack of recorded sites does not preclude the possibility that cultural resources may be present. To adequately assess the specific related project impacts on cultural resources, in accordance with the CEQA Guidelines (15063 (d) (3)), regarding the conclusion that the project will cause no identifiable impacts to cultural resources, the Commission recommends that all of the following actions be taken.

- (1) > Contact the appropriate California Historic Resources Information Center for a records search. The records search will determine:
- If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- > If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
- The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- > Lack of surface evidence of archaeological resources does not preclude their subsurface existence.
- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should consider avoidance, as defined in Section 15370 of the CEQA Guidelines, when significant cultural resources could be affected by the proposed project.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains and cemeteries in their mitigation plans. Health and Safety Code §7050.5, CEQA §15064.5 (e) and Public Resources Code §5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Early consultation with tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed is a list of Native Americans individuals/organizations that may have knowledge of cultural resources in the project area. The Commission makes no recommendation of a single individual or group over another. Please contact all those listed; if they cannot supply you with specific information, they may be able to recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If you have not received a response within two weeks' time, we recommend that you follow-up with a telephone call to make sure that the information was received.

Sincerely,


Carol Gaubatz
Program Analyst
(916) 653-8251

CC: State Clearinghouse

Response to Comments

- (1) Comment noted. The initial historical resource evaluation for this project was conducted in consultation with qualified City staff in accordance with the City's Historical Resource Guidelines. This included a review of the Environmental Analysis Section's Historical Resources Sensitivity Map, as well as archaeological reports and site records for projects within a one-mile radius of the proposed project site. The records search failed to indicate the presence of archaeological resources within the project site or in the vicinity that could be impacted with implementation of the proposed project. Other factors that were considered included that the entire project site had been previously graded. Based on the above factors, EAS staff determined that there was a very low potential to impact historical resources within the previously disturbed project site and monitoring would not be required.

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 33812
SCH No.: 2004101020

SUBJECT: Mesa Commons. PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE MAP, AND EASEMENT ABANDONMENT (Process 5) to allow construction of 52 multi-family residential units and 2,833 square feet of retail use on a 2.26-acre site located at 6456 El Cajon Boulevard. A total of 121 parking spaces would be constructed on site, a portion of which would be provided in a semi-subterranean parking garage. Demolition of all existing structures on-site would be required. The project site lies within both the CU-2-3 and RS-1-7 Zones. A rezone is proposed from RS-1-7 to RM-1-2. The site is also within the Central Urbanized Planned District, Transit Oriented Development Overlay Zone and the College Area Community Plan area (Portions of Parcels 1, 2, 3, 4, and 5, Map 1634). Applicant: Carter Reese & Associates.

I. PURPOSE AND MAIN FEATURES:

The project proposes the construction of a mixed-use development on an irregular, "S" shaped 2.26-acre site located at 6456 El Cajon Boulevard, and extends north to Catoctin Drive (see Figures 1 and 2). The portion of the site fronting onto El Cajon Boulevard would have 2,833 square feet of retail space on the first floor and five rental apartments on the second floor (see Figure 3).

Directly behind this building would be 31 residential units over a semi-subterranean parking garage. These units would be three stories in height, placed on the podium deck of the parking garage, and situated around the perimeter of the parking deck to create a central courtyard. There would also be a recreation room/common area on the first level of the podium deck. A central elevator and two exterior stairways would provide access from the parking garage to all of the residential units (see Figure 4).

The portion of the site fronting onto Catoctin Drive would have 16 row homes in a total of four buildings, with four units per building. The row home units would be staggered within each building, and three stories in height with individual garages on the ground floor. The access drive to the row homes would also curve in a serpentine fashion extending through the entire development as a private road, and providing access for project residents to both El Cajon Boulevard and Catoctin Drive. The new residences within Mesa Commons would also have access to Montezuma Park via a path leading directly from the north side of the flats building to the south end of the park.

The project site is split between two zones: 1.19 acres are zoned CU-2-3 within the Central Urbanized PDO (southern one-half of the site), and 1.07 acres are zoned RS -1-7 within the Land Development Code (northern one-half of the site). A total of 61 units would be allowed on the project site. The applicant is requesting a rezone of the 1.07

acres from RS-1-7 to RM -1-2. Because the RS-1-7 zone allows for one unit per 5,000 square feet or 9 dwelling units in the designated area, the RM-1-2 rezone would allow one unit per 2,500 square feet or 19 units in the designated area (applicant proposes 16 units). The purpose of the rezone would be to facilitate the placement of single family Row Homes, currently not permitted in the RS-1-7 zone that would be more compatible with the corresponding high density residential development allowed for El Cajon Boulevard frontage. The CU-2-3 Zone would remain unchanged.

Amendments to the College Area Community Plan is proposed to redesignate approximately 1.19 acres of the project site from General Commercial with High – Very High Residential (45 – 110 du/ac) to General Commercial with Medium – Medium High Residential (15 – 45 du/ac) and 1.07 acres from Low Residential (1 – 10 du/ac) to Low – Medium Residential (10 – 15 du/ac).

A Planned Development Permit (PDP) is required for certain proposed deviations in project setbacks and height limit (Row Homes would exceed height limit by 7'-8") for deviations from development regulations established by Exhibit A, specifically for setbacks and a height deviations of 7'-8" for the Row Homes. A Site Development Permit (SDP) is required for the proposed exceedance in the number of multi-family units allowed in the RS-1-2 zone (would exceed by four units), lot consolidations, as well as the addition of units exceeding the four unit threshold established for the overall development and as established per the RM-1-2 zone.

II. ENVIRONMENTAL SETTING:

The proposed project is located on a flat 2.26-acre site which is in an irregular "S"-shaped configuration, within the Rolando community. The site bounded on the northwest by Catoctin Drive, beyond which are single-family residences, on the northwest by a single-family residence and Aseltine School now under construction and Montezuma Park, on the west by Best Western Hotel, on the southeast by El Cajon Boulevard, on the southwest by Howard Johnson Motel, and on the west by single-family residences. The site has an elevation of approximately 465 feet above mean sea level.

Presently, the site consists of a single-family residence and garage fronting onto Catoctin Drive, with associated landscaping that includes a cluster of mature trees and some scrubs. The property south of the residence has been previously graded with sparse vegetation. The only other buildings on-site is an older two-story, 11,000-square-foot commercial building fronting onto El Cajon Boulevard now occupied by the Greater Joy Baptist Fellowship Church and a small accessory building. The surrounding property is paved with asphalt.

The site is located within the College Area Community Plan area and is designated for General Commercial with High – Very High Residential land uses on the southern one-half of the site that is situated along El Cajon Boulevard, and Low Residential uses on the northern one-half portion of the site fronting onto Catoctin Drive. Because the site is situated along El Cajon Boulevard, a mass transit corridor, the project must also adhere to the City's Transit Oriented Development Guidelines. The project site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA).

The project site would be provided with fire protection services from Battalion 4, located at 4605 62nd Street, San Diego, CA 92115, with a response time of approximately four minutes. Police protection services would be provided by the Mid-City Police Division, located at 4310 Landis, San Diego, CA 92105 with a response time of approximately six

minutes. Park facilities would be provided to the project by the adjacent Montezuma Park, a neighborhood park facility which lies just to the northeast of the project site. The College Heights Branch Library located at 4710 College Avenue would be the closest library facility to the project site.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Land Use

As discussed above, the project site lies within the College Area Community Plan area, and within two land use designations, "General Commercial with High – Very High Residential (45 – 110 dwelling units per acre)" and a "Low Residential (1 – 10 dwelling units per acre)." The Low Residential designation is designed to protect single family areas, which is vastly lower in density than the adjacent General Commercial with Residential designation.

In order to balance out the residential densities of the two land use designations to accommodate the proposed multi-family residential component of the Mesa Commons development, the applicant is proposing an amendment to the College Area Community Plan. The amendment would redesignate approximately 1.19 acres on the project site from "General Commercial with High – Very High Residential (45 – 110 du/ac)" to "General Commercial with Medium – Medium High Residential (15 – 45 du/ac)." The amendment would also redesignate 1.07 acres of the project site from "Low Residential (1 -10 du/ac)" to "Low – Medium Residential (10 – 15 du/ac)." Approval of this amendment would eliminate the project's potential land use inconsistency with the community plan.

Human Health and Safety

A report entitled, *Phase I Environmental Site Assessment Mesa Commons 6456 El Cajon Boulevard, San Diego, California*, dated July 31, 2004, was prepared for this project by Southern California Soil & Testing, Inc. This assessment includes an evaluation of the potential for soil and/or groundwater contamination by hazardous materials from past and present uses of the project site and adjoining properties.

According to the assessment, a review of the files maintained by the San Diego County Department of Environmental Health (DEH), Site assessment and Mitigation Division (SAM), the City of San Diego, and the San Diego Fire Prevention Bureau, indicated that underground storage tanks (USTs) had never been permitted and/or registered for any of the individual parcels that comprise the subject site. The SAM and San Diego records, as well as the business directories and Sanborn maps, indicate the former or current presence of USTs on five properties within an approximate 1,100-foot radius of the project site. Soil and/or groundwater contamination has been identified at four of the five UST sites, however none of them are up gradient from the Mesa Commons site. Thus, the potential for the migration of subsurface contaminants from the off-site USTs onto the project site is low.

In addition, none of the businesses that have been tenants of the project site have been registered with DEH as users or storagers of potentially hazardous materials since 1984, when DEH started keeping records. Inside the church on El Cajon Boulevard, and the

residence on Catoctin Drive, there were several consumer/retail containers of paint, paint thinner, and everyday cleaning projects. The general appearance of the property was good, with no visible signs of staining on the ground, no extraneous trash, and no distressed vegetation.

A brief inspection of the buildings on-site was also made to evaluate the potential for asbestos-containing materials (ACMs). Samples were taken from the buildings and submitted to Scientific Laboratories of California for analysis. No ACMs were detected. A brief inspection was made as well to evaluate the potential for lead-based paints, for which three samples were submitted to Del Mar Analytical for analysis. The sample from the church building was lead-free, but the paint samples from the Catoctin residence tested positive for lead.

Overall, the findings of the assessment suggest that the potential for contamination from on-site sources is low, as well as the potential for existing off-site contamination to affect the site. A Phase II investigation would not be required. The removal and disposal of the lead-based paint materials on-site should be done in accordance with State agency regulations (Cal-OSHA and Cal-EPA) and San Diego County Air Pollution Control District Rule 361.145 Standards for Demolition and Renovation to ensure that no hazards would occur to the demolition crews or adjacent residents.

Geology/Soils

A geotechnical report entitled, *Report of Preliminary Geotechnical Investigation Mesa Commons 6456 El Cajon Boulevard, San Diego, California*, dated July 24, 2003 was prepared for this project by Southern California Soil & Testing, Inc. In general, the findings of this study indicate that the site is suitable for the proposed development. The main geotechnical conditions affecting the proposed development of the property consist of compressible fill and colluvial deposits, expansive soils, as well as potential cut/fill transition under the proposed semi-subterranean garage.

The compressible soils and colluvial deposits underlie the site to depths ranging from about 1 ½ to 3 feet. However, up to 9 ½ feet of compressible soils and colluvial deposits exist in the easternmost portion of the site. These materials are considered unsuitable in their present condition for the support of settlement sensitive improvements and would require removal and replacement with compacted fill.

Moderately and highly expansive fill and colluvial soils were encountered throughout the site. The report recommends the expansive soils be mixed with non-expansive on-site soils to create a moderately expansive mixture, or removed from the site, or stockpiled for later use in landscaping.

Further, it is assumed that the proposed parking garage finish grade elevation would be about five feet below the existing grade. This configuration would likely result in a cut/fill transition pad, with most of the pad underlain by formational soils. To correct this condition, the report recommended that all footings be founded in formational soils or that the cut portion of the pad be undercut. If all footings would extend into formational soil, increased slab-on-grade thickness and reinforcement is recommended.

In conclusion, should the project adhere to the recommendations outlined in the geotechnical report, any potential geotechnical impacts to the project would be considered below a level of significance. No additional mitigation measures are required within this environmental document.

Biological Resources

Due to a cluster of mature trees/scrubs located on the single-family residence property at 4867 Catoctin Drive which are proposed to be demolished, and the possibility for raptor nesting on-site, a tree inventory and raptor survey were requested. Approximately 17 mature trees/large scrubs on 4876 Catoctin Drive property, of which only one is native (Western Cottonwood); no specific native woodland habitats exist on or adjacent to the property. The non-native trees/scrubs include olive tree, tea tree, pepper tree, myoporum, tipu tree, primrose tree and gourd. Overall, the project would not remove any native trees that are physically associated with any native woodland habitat, as evaluated in accordance with the habitat-based approach of the City's Multiple Species Conservation Program (MSCP), and no mitigation would be required for the removal of the native cottonwood on-site (per the City's *Biological Guidelines*).

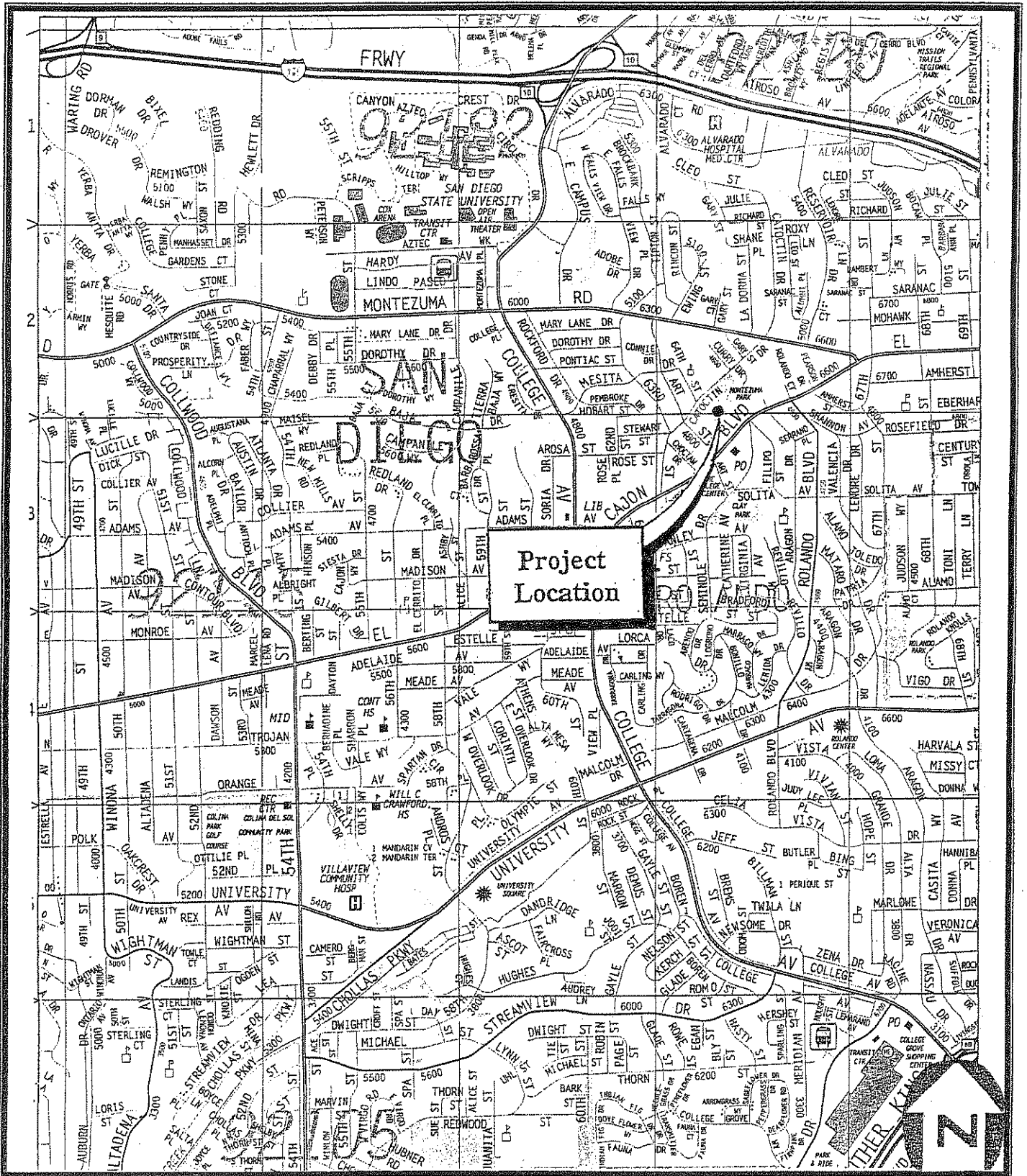
Note, however, mature trees proposed to be removed within the public right-of-way are considered to be city property and must be approved through the issuance of a Street Tree Permit by the City's Urban Forester, Streets Division. Tree replacement may be required at appropriate ratios.

Raptor surveys were conducted by a EAS staff biologist on both August 30, 2004 and September 1, 2004, during which time no active or remnant raptor nests were observed. A Cooper's hawk (immature) was observed perching in a tree on the project site. The bird was observed flying over to an adjacent open space park (Montezuma Park) and returned back to the project site to perch in a Western Cottonwood tree. The bird remained on the property for approximately five minutes and flew off. The perimeter of the adjacent park was surveyed and yielded no active or remnant raptor nests. The limits of the area support intermittent foraging opportunities for raptors due to the existing ruderal/disturbed habitat on-site and on the surrounding parcels. Also, no active nests or remnant nests were identified during the two surveys. Based on this information, EAS has determined that the potential for raptor nesting in this area is very low and that no further raptors surveys would be required prior to demolition activities for the project.

Noise

Due to the close proximity of the proposed project and a portion of its residential units to El Cajon Boulevard a noise assessment was required. Based on the report entitled, *Acoustical Site Assessment Mesa Commons Mixed Use Project - San Diego, CA*, dated July 28, 2004, and prepared by Investigative Science and Engineering, Inc., the primary source of future noise near the project would be from the combination of vehicular traffic along El Cajon Boulevard and Catoctin Drive. These roadway segments are expected to have a worst-case future traffic volume of 14,928 average daily trips (ADT) and 3,030 ADT, respectively.

Based on the results of the acoustical modeling within the report, no exterior usable/livable areas required for the project would exceed the City of San Diego's 65 dB (A) Community Noise Equivalent Level (CNEL) noise threshold due to traffic generated noise. Exterior open space requirements apply only to the RM-1-2 Zone (north half of site), and not to the CU-2-3 Zone (south half of site fronting onto El Cajon Blvd.). Thus, no exterior noise mitigation, such as noise walls or the like, would be required for the proposed project.



Mesa Commons

Location Map

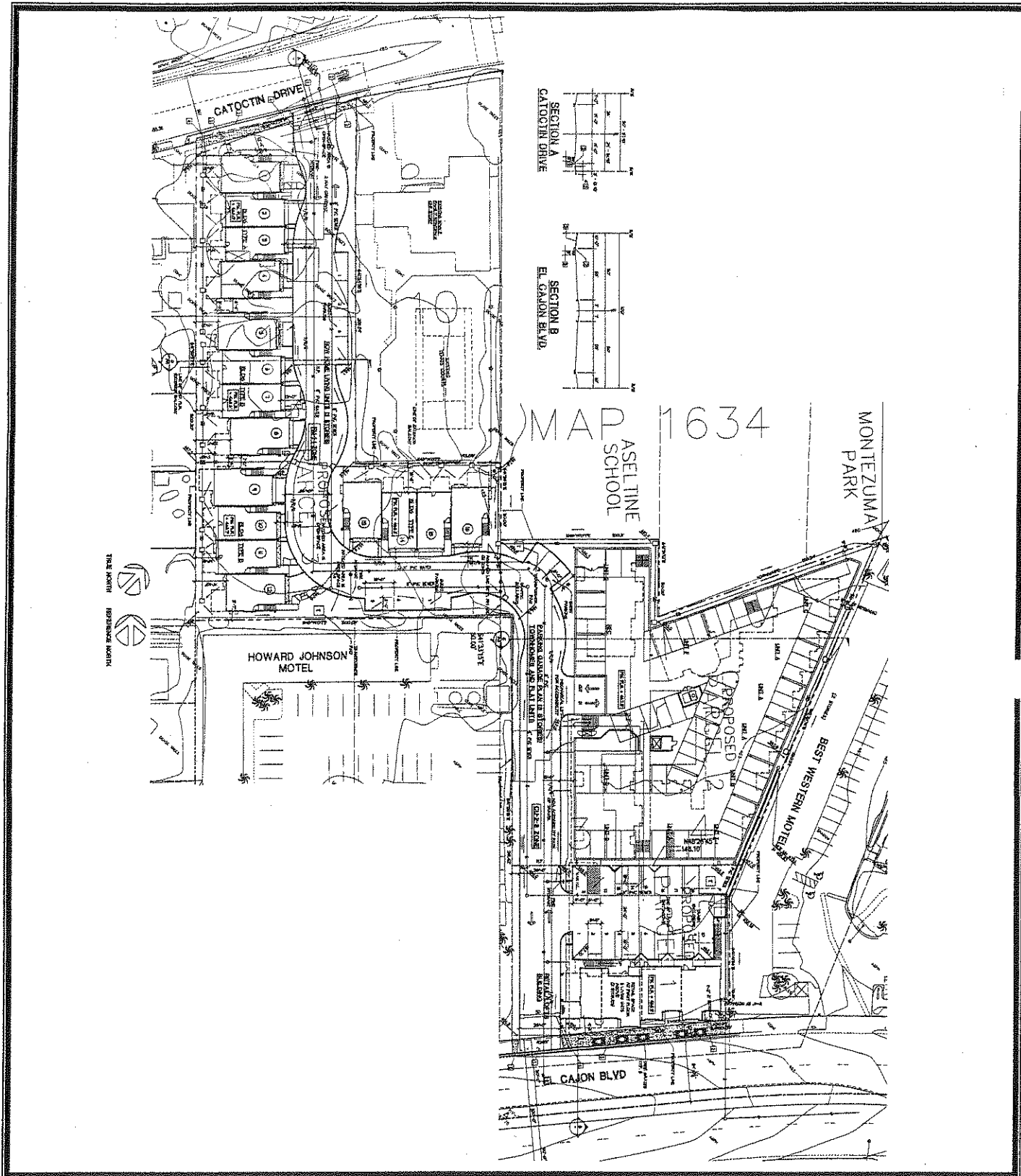
Environmental Analysis Section Project No. 33812

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

1





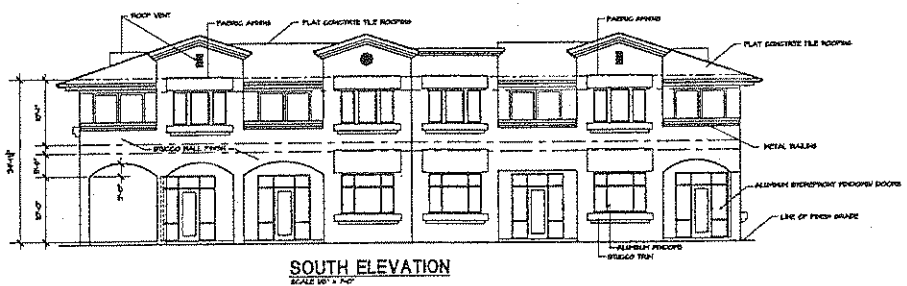
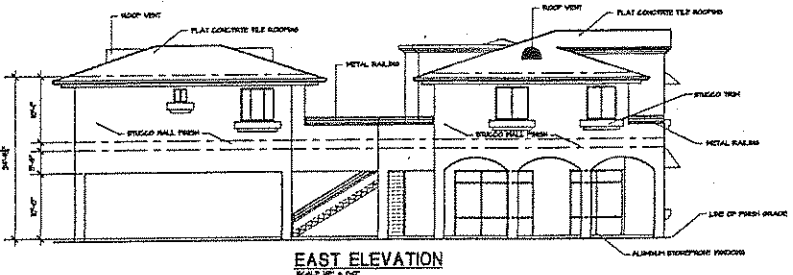
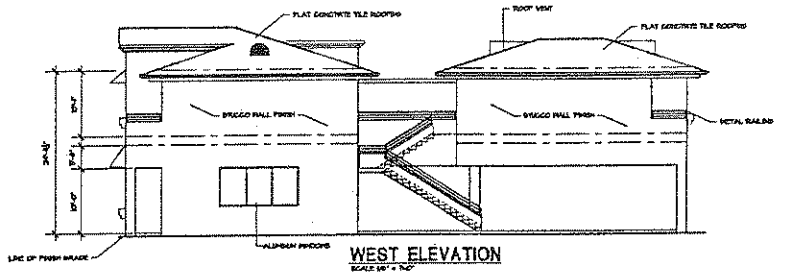
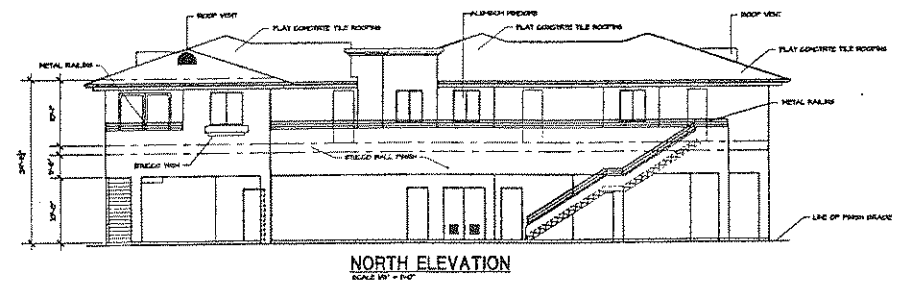
Mesa Commons

Site Plan

Environmental Analysis Section Project No. 33812
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Figure
 2



Mesa Commons

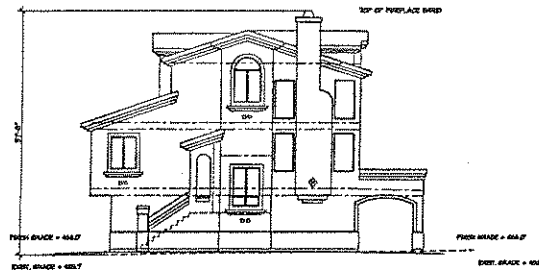
Retail and Apartments-Elevations
Environmental Analysis Section Project No. 33812
CITY OF SAN DIEGO • DEVELOPMENT SERVICES



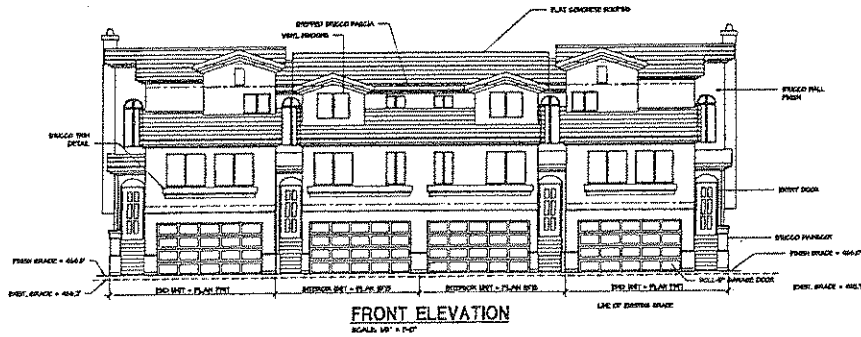
Figure
3



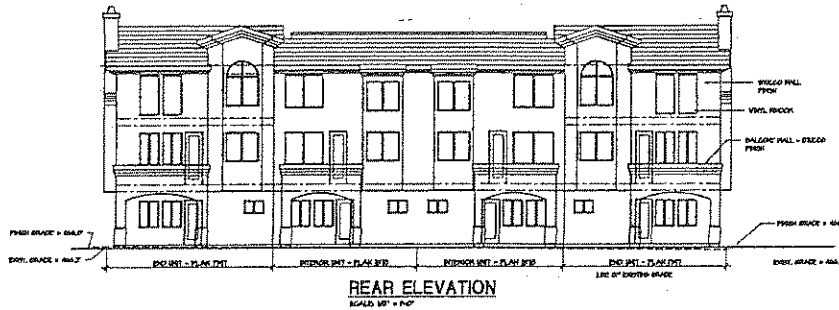
SIDE ELEVATION - SIDE ENTRY
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Mesa Commons

Row Homes-Elevations

Environmental Analysis Section Project No. 33812
CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Figure
5

Initial Study Checklist

Date: May 24, 2004

Project No.: 33812

Name of Project: Mesa Commons

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

(INSERT DISCUSSION AND INDICATE YES, MAYBE OR NO FOR EACH ITEM)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <i>No such vistas or views identified on or adjacent to the project site.</i>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <i>No such negative aesthetics would be created by the proposed project.</i>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <i>Proposed project would be compatible with surrounding development.</i>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area?	—	—	<u>X</u>

No such alteration would result from the proposed project.

- | | |
|---|-----------------------------------|
| <p>E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
<i>A cluster of mature trees on the very northwest end of the site would be removed. A tree inventory would be required. See discussion in the Initial Study, Section I.V, Biological Resources.</i></p> | <p>— <u>X</u> —</p> |
| <p>F. Substantial change in topography or ground surface relief features?
<i>Site topography would remain relatively flat, but with a semi-subterranean garage.</i></p> | <p>— — <u>X</u></p> |
| <p>G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?
<i>No such losses or modifications would occur with the project.</i></p> | <p>— — <u>X</u></p> |
| <p>H. Substantial light or glare?
<i>Project would not create substantial light or glare.</i></p> | <p>— — <u>X</u></p> |
| <p>I. Substantial shading of other properties?
<i>The project would not result in substantial shading of adjacent properties.</i></p> | <p>— — <u>X</u></p> |

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

- | | |
|---|-----------------------------------|
| <p>A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?
<i>Project site is within a urban area, and is not suitable for mining of mineral resources.</i></p> | <p>— — <u>X</u></p> |
|---|-----------------------------------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <i>Project site is within an urban area where no agricultural lands exist.</i>	—	—	<u>X</u>
 III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <i>Project would not generate substantial traffic or other means of air emissions.</i>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>See III.A. Project would not contribute substantially to an existing or projected air quality violation.</i>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <i>No such sensitive receptors on or adjacent to the project site.</i>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <i>No such odors would result from the proposed project.</i>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <i>Dust could be generated temporarily during construction only and would be controlled with standard dust suppression practices.</i>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <i>Project is a three-story development that would not alter the air movement of the area.</i>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <i>No such alterations would result from the proposed project.</i>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <i>A small cluster of mature trees exist on the northwestern most end of the site. A tree inventory would be required as well as a raptor survey. See Initial Study discussion, Section IV, Biological Resources.</i>	—	<u>X</u>	—
B. A substantial change in the diversity of any species of animals or plants? <i>No such substantial changes would result from the proposed project.</i>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <i>Any project landscaping would have to adhere to the City's Landscape Standards.</i>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <i>See IV.A.</i>	—	<u>X</u>	—
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <i>No such habitat exists on site.</i>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	—	—	<u>X</u>

		<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<i>No such wetlands exist on or adjacent to the project site.</i>				
G.	Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <i>The proposed project is consistent with all applicant habitat conservation plans.</i>	—	—	<u>X</u>
V.	ENERGY – Would the proposal:			
A.	Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <i>Project would not result in excessive use of fuel or energy.</i>	—	—	<u>X</u>
B.	Result in the use of excessive amounts of power? <i>Project would not result in excessive use of power.</i>	—	—	<u>X</u>
VI.	GEOLOGY/SOILS – Would the proposal:			
A.	Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <i>According to the City's Seismic Safety Study maps, the project site lies within the geologic hazard category no. 53 with level or sloping terrain, unfavorable geologic structure, low to moderate risk. See Initial Study discussion, Section IV, Geology/Soils.</i>	—	—	<u>X</u>
B.	Result in a substantial increase in wind or water erosion of soils, either on or off the site? <i>No such increase would result, either on- or off-site from the proposed project.</i>	—	—	<u>X</u>
C.	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>Site contains compressible soils and colluvial deposits. A geotechnical investigation would be required. See Initial Study discussion, Section IV, Geology/Soils.</i>	—	<u>X</u>	—

VII. HISTORICAL RESOURCES – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. Alteration of or the destruction of a prehistoric or historic archaeological site?
<i>Project is not located within the City's mapped historical resources sensitivity area. Existing structures (one single-family residence and one larger commercial building) on-site are older than 45 years in age. Building records and photographs were submitted with the initial plan set; buildings are not potentially historic. No recorded archaeological/historical sites exist on-site.</i> | — | — | <u>X</u> |
| B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?
<i>See VII.A.</i> | — | — | <u>X</u> |
| C. Adverse physical or aesthetic effects to an architecturally significant building, structure or object?
<i>See VII.A.</i> | — | — | <u>X</u> |
| D. Any impact to existing religious or sacred uses within the potential impact area?
<i>See VII.A.</i> | — | — | <u>X</u> |
| E. The disturbance of any human remains, including those interred outside of formal cemeteries?
<i>See VII.A.</i> | — | — | <u>X</u> |

Yes Maybe No

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

- A. Create any known health hazard (excluding mental health)? X
Due to sites within the project vicinity that are on the County of San Diego Environmental Assessment Listing and the ages of the existing buildings on-site that may contain asbestos and/or lead-based paint, a Phase I Site Assessment would be required. See Initial Study discussion, Section IV, Human Health and Safety.
- B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? X
Project does not propose to routinely transport, use or dispose of hazardous materials.
- C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? X
See VII.A.
- D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? X
No such impairment or interference with plans would result from the project.
- E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? X
Project is not located on such a site.
- F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
of hazardous materials into the environment? <i>No such hazardous materials would be maintained on-site, therefore no such potentially significant hazard would exist.</i>	—	—	<u>X</u>

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

- | | | | |
|--|---|---|----------|
| A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.
<i>All storm water regulations apply to the project; Best Management Practices would be incorporated into the project for both pre and post construction. See Initial Study discussion, Section IV, Water Quality.</i> | — | — | <u>X</u> |
| B. An increase in impervious surfaces and associated increased runoff?
<i>Project would result in a minor increase to impervious surfaces. See IX.A.</i> | — | — | <u>X</u> |
| C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?
<i>No substantial alterations would result from the proposed project.</i> | — | — | <u>X</u> |
| D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)?
<i>See IX.A.</i> | — | — | <u>X</u> |
| E. A potentially significant adverse impact on ground water quality?
<i>No such adverse impacts would result.</i> | — | — | <u>X</u> |
| F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
<i>No such exceedances would result from the proposed project.</i> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <i>Project proposes an amendment to the College Area Community Plan to change the General Commercial designation on-site from High-Very High to Medium-Medium High Residential AND from Low Residential to Low-Medium Residential. See Initial Study discussion, Section IV, Land Use.</i>	—	<u>X</u>	—
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <i>The proposed project is consistent with the College Area Community Plan.</i>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <i>The proposed project is consistent with applicable environmental plans and would not have a negative environmental effect.</i>	—	—	<u>X</u>
D. Physically divide an established community? <i>The proposed project would not divide the community.</i>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <i>Proposed project site is not with a Comprehensive Land Use Plan of any airport.</i>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p><i>The residential use with some retail proposed for this project would not result in an increase in existing ambient noise levels.</i></p>			
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance?	—	—	<u>X</u>
<p><i>No such exposures would result, with the potential exception during construction. All construction related noise must comply with the City's Noise Ordinance.</i></p>			
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?	—	—	<u>X</u>
<p><i>No such exposures would result from the proposed project.</i></p>			
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature?	—	—	<u>X</u>
<p><i>Grading operations would only extend to approximately five feet in depth for the semi-subterranean garage.</i></p>			
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	—	—	<u>X</u>
<p><i>Project would not induce substantial population growth in this area.</i></p>			
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	<u>X</u>
<p><i>Project would not displace substantial numbers of existing housing.</i></p>			
C. Alter the planned location, distribution, density or growth rate of the population			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
of an area? <i>Project would not alter the population characteristics of the community.</i>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <i>Urban, developed area – fire protection is provided.</i>	—	—	<u>X</u>
B. Police protection? <i>Urban, developed area – police protection is provided.</i>	—	—	<u>X</u>
C. Schools? <i>Urban, developed area – schools facilities existing.</i>	—	—	<u>X</u>
D. Parks or other recreational facilities? <i>Urban, developed area – recreational facilities existing Site is adjacent to Montezuma Park.</i>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <i>Urban, developed area – services provided.</i>	—	—	<u>X</u>
F. Other governmental services? <i>Urban, developed area – services provided.</i>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>No such substantial physical deterioration of such facilities would result from this project.</i>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <i>Project proposes to provide 12,264 square feet of recreational, court yard, and common area on-site, which exceeds their open space square footage zoning requirement.</i>	—	—	<u>X</u>

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/community plan allocation? <i>Traffic projected to occur from this project site was not enough to warrant a traffic study.</i>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <i>See XVI.A.</i>	—	—	<u>X</u>
C. An increased demand for off-site parking? <i>No increase demand for off-site parking would occur with the project.</i>	—	—	<u>X</u>
D. Effects on existing parking? <i>Adequate on-site parking would be provided with no effects on adjacent properties.</i>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <i>No such impact would result as the project would not add a substantial amount of trips to the existing and planned transportation systems.</i>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <i>No such areas on or adjacent to the project site.</i>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <i>Project would be designed to engineering standards.</i>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <i>Project would not conflict with any such plans or programs.</i>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <i>Urbanized area, all such utilities exist.</i>	—	—	<u>X</u>
B. Communications systems? <i>Urbanized area, all such utilities exist.</i>	—	—	<u>X</u>
C. Water? <i>Urbanized area, all such utilities exist.</i>	—	—	<u>X</u>
D. Sewer? <i>Urbanized area, all such utilities exist.</i>	—	—	<u>X</u>
E. Storm water drainage? <i>Urbanized area, all such utilities exist.</i>	—	—	<u>X</u>
F. Solid waste disposal? <i>Urbanized area, all such utilities exist.</i>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <i>No such excessive amounts of water would be used.</i>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <i>Project is required to comply with the Landscape Standards of the City of San Diego.</i>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Yes Maybe No

- | | | | |
|--|----------|----------|-----------------|
| <p>A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<i>No such impacts would result from the project.</i></p> | <p>—</p> | <p>—</p> | <p><u>X</u></p> |
| <p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)
<i>The project would not result in such impacts.</i></p> | <p>—</p> | <p>—</p> | <p><u>X</u></p> |
| <p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
<i>The proposed project would not be a significant contributor to cumulative impacts.</i></p> | <p>—</p> | <p>—</p> | <p><u>X</u></p> |
| <p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?
<i>The project would not result in any such environmental impacts.</i></p> | <p>—</p> | <p>—</p> | <p><u>X</u></p> |

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ Site Specific Report: _____.

III. Air N/A

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

___ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report: _____.

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

___ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report: Tree Inventory and Raptor Bird Survey Results, September 1, 2004, by Paul Schlitt, City of San Diego.

V. **Energy N/A**

VI. **Geology/Soils**

- City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report: Report of Preliminary Geotechnical Investigation Mesa Common 6456 El Cajon Boulevard, San Diego, California, dated July 24, 2003 by Southern California Soil & Testing, Inc.

VII. **Historical Resources**

- City of San Diego Historical Resources Guidelines.
- City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:

___ Site Specific Report:

VIII. Human Health / Public Safety / Hazardous Materials

X San Diego County Hazardous Materials Environmental Assessment Listing, 2004

___ San Diego County Hazardous Materials Management Division

___ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 2004.

___ Airport Comprehensive Land Use Plan.

X Site Specific Report: Phase I Environmental Site Assessment Mesa Common 6456 El Cajon Boulevard, San Diego, California, dated July 31, 2004 by Southern California Soil & Testing, Inc.

IX. Hydrology/Water Quality

X Flood Insurance Rate Map (FIRM).

___ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

___ Clean Water Act Section 303(b) list, dated May 19, 1999,
http://www.swrcb.ca.gov/tmdl/303d_lists.html.

X Site Specific Report: Water Quality Technical Report – Storm Water Management Plan, Mesa Commons Development, dated March 2004, by Pountney Psomas.

X. Land Use

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

___ Community Plan

X Site Specific Report: Acoustical Site Assessment Mesa Commons Mixed Use Project – San Diego, CA, dated July 28, 2004, by Investigative Science and Engineering, Inc.

X San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ City of San Diego Progress Guide and General Plan.

___ Site Specific Report: : _____.

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report: _____.

XIII. Population / Housing

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Series 8 Population Forecasts, SANDAG.

___ Other: _____.

XIV. Public Services

___ City of San Diego Progress Guide and General Plan.

___ Community Plan.

XV. Recreational Resources

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources: _____.

XVI. Transportation / Circulation

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report: _____.

XVII. Utilities

___ _____.

XVIII. Water Conservation

_____ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

Executive Board: DRAFT Meeting Minutes, version 01
Meeting Date/Time: Wednesday, January 9, 2008• 7:00 PM
Meeting Location: College-Rolando Library Community Room

I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members

CACC President Doug Case called the meeting to order at 7:07 PM.

Pledge of allegiance led by Joe Jones.

Executive Board attendance reflected in table below.

Board Members				
Steven Barlow	Present			
Jim Boggus, Vice President			Absent – excused	
Doug Case, President	Present			
Dan Cornthwaite, Treasurer			Absent – excused	
Ann Cottrell	Present			
Jeremy Ehrlich			Absent	
Sally Ellis	Present			
Judi Hopps	Present			
Joe Jones	Present			
Rev. Doug Knutson-Keller			Absent	
Mike Matthews, SDSU AS Appointee			Absent	
Charles Maze, Secretary	Present			
Martin Montesano			Absent	
John Mullen			Absent	
Rob Nelson	Present			
Rosary Nepi	Present			
Thomas Phelps	Present			
Jan Riley	Present			
Tyler Sherer, SDSU Appointee	Present			
Harold Webber	Present			
TOTALS	13	0	7	

II. Administrative and House Keeping Announcements

III. Approval of Current Agenda

Motion - Approve current agenda

(Motion - Doug Case)

(13-0-0) Approved unanimously.

IV. Approval of Minutes - June 13, November 14, and December 12

Minutes passed out to board. Motion trailed to end of meeting to give board time for review and correction.

V. Adoption and Approval of Consent Agenda - None

VI. Public Comment on Non-Agenda Items

- A. Mike Schaffer – Suggest CACC file appeal on lot split at 5115 63rd Street. Will discuss issue further during new business section of meeting.
- B. Presentation by Lisa Silverman of Mid-City Community Action Network and Social Advocates for Youth/San Diego regarding alleged illegal sale of drug paraphernalia at smoke shops in the College Area (5 minutes). Handouts

VII. Report of Government Liaisons

- A. Marisa Luque – Council District 7 Representative, Jim Madaffer
IBA asked to review High Occupancy Policy (HOP); there are two drafts A & B for council review; drafts will be available by end of week of RHO and HOP on the City's website; the dates for council review and vote are unknown at this time.
- B. SDSU Police Chief John Browning
Kids back next week.
In response to a question from board member, Steven Barlow, about the result of a student demonstration on campus last year regarding bike access on campus, bicycles are only allowed on SDSU campus exterior roads and side roads and not sidewalks similar to city policy. Skateboards and bikes are not allowed on campus sidewalks as they pose a hazard to pedestrians. Skateboards are never allowed on SDSU sidewalks because they are designated toys and case danger to pedestrians. Bicycles are allowed on campus roads on weekends and after 10 pm when pedestrians are less likely to be present.
- C. Jason Farran – County Supervisor Ron Robert's Office - absent
- D. Scott Brown – Mid-City SD Police, cell phone 619-277-9932
Temporarily assigned to Mid-City area; grew up on area.
Part of Administrative Citation Program and going to all meetings and hearings.
Suggestions to deal with this problem in our neighborhood:
- 1) As a Community group, need to go after owners.
2 or 3 times a year new students arrive and want to party; pressure from community groups on to the owners of these homes; add clauses to the leases about parties, etc.
 - 2) Continue information flow
Every kids knows about the Administrative Citation Program; many articles in Daily Aztec Newspaper; continue flow of information to students
 - 3) Neighbors must call the SD Police about problems
The police have choices and options how they can react to the events based on circumstances:
 - a. can tell the kids to be quiet and go to bed;
 - b. Can issue warnings
 - c. Can issue Administrative Citations

but they can't do anything, if neighbors don't call.

Trying to get filing process to inform officers of situation on houses when they are called; there used to be 60 officers on police second watch, now there are only 20 officers.

The public are allowed to go to the administrative citations meetings; call Mid-city for more information

Two directories handle the Administrative Citation meetings and process

Community Comment - After Captain Swanger came into the community, the number of houses in the CAP program reduced.

Bill Hagen – Chair of Mid City Community Court comment – the number of noise complaints has been going down over all.

Any fines less than \$1000 were reduced by the hearing judge; most fines were reduced. If Fine is reduced than they are placed on a one year probation. If there is any further noise related incident, then the original fine is levied plus new charges.

There have been different hearing judges; one judge has a mediation background and seemed more open to fine reduction.

The hearings are public record; call Mid City Police office for time and date.

Neighbors from block (of cited house) may go to hearing and request to be heard.

87 Individuals cited so far; the # is at the line board at Mid-City

Address	Citations	\$	Notes
4424 44 th St			Hearing date - Dec 14, 2007 Waiting
5002 54 th St	x3		Hearing date - Dec 14, 2007 Waiting
6470 Montezuma			Hearing date - Dec 14, 2007 Waiting
4794 63 rd	x2	\$1489	
5634 Mary Lane	x1	\$1000 \$1603	Owner Tenant
5080 Leo	x1	\$1000	
5049 54 th	x3	\$876.30	
5460 55 th	x10 x4	\$250	
5578 Mary Lane	x2	\$1045	
4730 College	x5	\$300	
5160 63 rd	x2	\$1608	

E. Deanneka Goodwin – US Representative Susan Davis' Office

Monthly newsletter passed out; enews available every six weeks

Jan 31st is the deadline for new border crossing requirements; the date when a passport is required is TBD

US Rep Office is looking for college interns; submit names if interested.

VIII. **Treasurer's Report** (Dan Cornthwaite, Treasurer) – Ill; Report next month

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
TENTATIVE MAP NO. 525251
MESA COMMONS EXTENSION OF TIME– PROJECT NO. 149118
DRAFT

WHEREAS, MESA COMMONS I & II, LLC, Applicant/Subdivider, submitted an application with the City of San Diego for a two year Extension of Time for Tentative Map No. 525251 for the subdivision of a 2.26-acre site and to waive the requirements to underground existing overhead utilities. The project site is located at 6456 El Cajon Boulevard in the RM-1-2 Zone of the College Area Community Plan legally described as portions of Parcels 1 through 5, Alvarado Heights, Map No. 1634 as provided on Tentative Map No. 93414; and

WHEREAS, the Map proposes the subdivision of a 2.26-acre site into three lots for a 52 unit residential and commercial development including 47 residential condominiums; and

WHEREAS, the Negative Declaration No. 33812 that was prepared for the original project remains in effect. There are no changes to the project scope and the request for an Extension of Time would not result in any environmental impacts. The activity is not a separate project for purposes of CEQA review per CEQA Guidelines Sections §15060(c)(3) and 15378(c).

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on June 12, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 525251 including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map) and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 525251.

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).

ATTACHMENT 8

3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that:

The conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.

10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 525251, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to MESA COMMONS I & II, LLC, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Extension of time for the Tentative Map will expire on June 12, 2010.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map shall be recorded in the Office of the County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 93412; Site Development Permit No. 93413 and Tentative Map 525251.
5. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

AFFORDABLE HOUSING

6. Prior to recordation of the Final Map, the Subdivider shall pay an Inclusionary Affordable Housing In-lieu Fee of \$128,688.00, pursuant to the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

ENGINEERING

7. Prior to building occupancy, the applicant shall conform to section 62.0203 of the Municipal Code, "Public Improvements Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public-right-of-way, satisfactory to the permit-issuing authority.
8. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
9. Prior to the issuance of any construction permit, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
10. Prior to the issuance of any constructions permit, the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
11. The drainage system proposed for this subdivision, as shown on the approved tentative map, is private and subject to approval by the City Engineer.

ATTACHMENT 8

12. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer
13. The subdivider shall install a 26-foot driveway on El Cajon Boulevard, close the existing driveway on Catoctin Drive and install a 26-foot driveway on Catoctin Drive.
14. Prior to the issuance of grading permits, a geotechnical investigation report shall be required that specifically addresses the proposed grading plans and cites the City's Job Order No. and Drawing No. The geotechnical investigation shall provide specific geotechnical grading recommendations and include geotechnical maps, using the grading plan as a base, that depict recommended location of subdrains, location of outlet headwalls, anticipated removal depth, anticipated over-excavation depth, and limits of remedial grading.
15. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRC.
16. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.
17. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
18. The subdivider shall replace the sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on El Cajon Boulevard and Catoctin Drive.
19. The subdivider shall vacate a portion of Catoctin Drive and a portion of El Cajon Boulevard and shall dedicate right-of-way on El Cajon Boulevard sufficient to produce a uniform 8.60 foot curb-to-property line distance, and shall dedicate right-of-way on Catoctin Drive sufficient to produce a 10 foot curb-to-property line distance.

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20. The subdivider shall obtain an Encroachment Maintenance Removal Agreement, for a D-25 curb outlet on Catoctin Drive and El Cajon Boulevard and a D-27 sidewalk underdrain on El Cajon Boulevard.
21. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
22. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
23. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions, which are shown on the tentative map and covered in these special conditions, will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

24. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
25. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
26. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map

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are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

27. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivide lands prior to filing any parcel or final map encumbered by these easements.

SEWER AND WATER

28. Prior to the issuance of any building permits, the developer shall abandon certain on-site public sewer mains or they will be converted to private, satisfactory to the Metropolitan Wastewater Department Director. Any associated public easements shall be vacated, satisfactory to the Metropolitan Wastewater Department Director.
29. Prior to the issuance of any building permits, the developer shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public rights-of-way, satisfactory to the Metropolitan Wastewater Department Director. Minimum easement width for sewer mains with manholes - 20 feet. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Metropolitan Wastewater Department Director.
30. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.
31. No approved structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement or public right-of-way prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.
32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
33. The developer shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved plans will require modification based on the accepted sewer study.
34. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide. Proposed facilities that do not meet the current standards shall be re-designed.
35. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

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36. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the City Engineer and the Water Department Director. If more than two fire hydrants or thirty (30) equivalent dwelling units are located on a dead end main then the Subdivider shall install adequate facilities to provide a redundant water supply.
37. The Subdivider shall grant a 24-foot, fully paved, drivable water easement to incorporate the public water facilities, including the meters and fire hydrants located on the project site, to provide the City legal access to the proposed water facilities, in a manner satisfactory to the Water Department Director and the City Engineer.
38. If the Subdivider makes any request for new water facilities (including services or fire hydrants), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
39. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved tentative map may require modification to comply with standards.

GEOLOGY

40. Prior to the issuance of a grading permit, a geotechnical report shall be submitted and approved by the City Engineer in accordance with the City of San Diego's Technical Guidelines for Geotechnical Reports."

An updated geotechnical report will be required as grading plans are developed for the project. The geotechnical consultant must review, sign and stamp the grading plans as part of the plan review and grading permit issuance process. A Final As-Built Report is required within 15 days of completion of grading operations.

Additional geotechnical information such as verification of as-graded or existing soil conditions needed for design of structure foundations will be subject to approval by Building Development Review prior to issuance of building permits.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).

ATTACHMENT 8

- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- The development may be subject to payment of a park fee prior to the filing of the Final Map in accordance with San Diego Municipal Code.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JUNE 12, 2008.

By

Renee Mezo
Development Project Manager
Development Services Department

Job Order No. 43-0263

IX. Committee Reports

A. Planning Committee (Doug Case for Tom Phelps, Chair)

1. **Rezoning and Plan Amendment Request – 6237 & 6245 Montezuma Road, APN No. 467-171-31 and 467-171-32 (Action Item)** – Initiation of an amendment to the College Area Community Plan to re-designate two lots (lots 191 and 192) from low-medium residential (10-15 du/acre) (RM-1-1 zone) to a higher density residential designation of (45-75 du/acre) (RM-3-9 zone) that is consistent with an adjacent third lot (lot 190) at 6229 Montezuma Road owned by the same entity that is already in the RM-3-9 zone with a designation of (45-75 du/acre).

Participants / Presenters: Leo L. Alcala, Owner
Stosh Podeswick, AIA, Stosh Thomas Architects

Notes - 40 units adjacent to property previously in development and passed through CACC from same Architectural firm. Similar product. This is an INITIAL ASSESMENT ONLY.

Motion- Approve the initiation of an amendment to the College Area Community Plan to re-designate two lots (lots 191 and 192) from low-medium residential (10-15 du/acre) (RM-1-1 zone) to a higher density residential designation of (45-75 du/acre) (RM-3-9 zone) that is consistent with an adjacent third lot (lot 190) at 6229 Montezuma Road owned by the same entity that is already in the RM-3-9 zone with a designation of (45-75 du/acre).

(Motion - Committee)

(12-0-1) Approved with Chair abstaining

2. **Tentative Map Extension for Mesa Commons I (Action Item) and Update on Mesa Commons II (Information Item)** – Mesa Commons is a proposed mixed use residential and retail project located on a 2.25-acre site in an S-shape design that runs north and south and connects the east-west retail corridor of El Cajon Boulevard with single-dwelling residences on Catocin Drive. A mixture of 47 for-sale flats and townhomes, approximately 3,000 square feet of retail, and 5 rental apartments are proposed for construction.

Participants / Presenters: Allen Eads, Phoenix Scene Homes

Notes: Carter Reese → DR Horton → Phoenix Realty

This is an extension to a city deadline so the new developers can move forward, with the original plans, as approved by CACC. Property is at 6456 El Cajon Blvd.

Motion – Approve the Tentative Map Extension for Mesa Commons I.

(Motion - Committee)

(12-0-1) Approved with Chair abstaining

3. **Collwood Project Update (Information Item)** – The Dinerstein Companies are proposing to tear down the existing Collwood Pines Apartments (4929 Collwood Blvd.) and replace it with a 4-story, 261-unit apartment project. They are proposing to build a wrap design where the parking is above grade in a parking structure wrapped with the residential units. The proposed project complies with the College Area Community Plan as well as the City of San Diego General Plan.

Participant / Presenter: Joshua Vasbinder, Dinerstein Companies

Notes: INFO ONLY, Came before CACC planning six months ago for info item and here again with more info and status report. Project is Process 4 - will be requesting deviation for 1) Height; and 2) Retaining Wall. Considering shuttle for residents, building more parking than required. Will return Feb or March for action, hope to demo end of summer, construction projected 18

months, open tentatively 2010. Height 12 of 15' above allowed 45'; tallest point of proposed project is 57' 7".

B. Projects, Finance & Beautification Committee Meeting

1. Committee Meeting on Tuesday, January 8, 2008
2. Agenda distributed

C. Other Committees – no reports

X. Delegate Reports

A. Community Planners Committee (CPC) (Doug Case, Representative) – no meeting in Dec.

B. Crossroads Redevelopment Project Area Committee (PAC) (Charles Maze, CACC representative)

1. CenterPoint Project status with Douglas Wilson and JPI
2. Five Year Implementation Plan

XI. Unfinished Business - None

XII. New Business

A. Mike Schaffer – CACC file appeal on lot split at 5115 63rd Street.

Further discussion of issue from Public comment: CACC made recommendation to City Council which was ignored; City Council approved project; developer is same one mini dorm developer that City Attorney vowed would never do more projects in San Diego.

Motion – CACC will file appeal of City Council vote on lot split at 5115 63rd Street.

(Motion – Harold Webber)

(12-0-1) Approved with Chair abstaining.

Ann Cottrell, Chair of Code Enforcement and Compliance Committee, will take lead

B. Nominating Committee needs assistance for upcoming elections in March

Martin Montesano, Current Chair

Sally Ellis and JanRiley volunteered to help.

C. Bylaws Committee needs assistance to review new CACC Bylaws

Doug Case, Current Chair

Tyler Sherer and JanRiley volunteered to help.

XIII. Trailed Items**A. Approval of Minutes - June 13, 2007**Motion - Approve June 13, 2007 Minutes

(Motion - Doug Case)

(12-0-1) Approved with Chair abstaining.

B. Approval of Minutes - November 14, 2007Motion - Approve November 14, Minutes

(Motion - Doug Case)

(12-0-1) Approved with Chair abstaining.

C. Approval of Minutes - December 12, 2007Motion - Approve December 12, 2007 Minutes

(Motion - Doug Case)

(12-0-1) Approved with Chair abstaining.

XIV. Announcements

A. Update on Jim Boggus - Serious case of shingles, treatable but not curable, still incapacitated. Jan suggested CACC send him a get well card. Doug will do so for CACC.

B. March elections – those running must have been to at least two meetings in the previous year. To vote must show drivers license or business residence paperwork for local area to be added to the eligible voting roles. Although there will now be two separate legal entities, CACC and the CACPB, the election will be for both in the same way that the city council is also the redevelopment board.

XV. AdjournmentMotion - Adjourn the meeting PM.

(Motion-Harold Webber)

(13-0-0) Approved unanimously.

Minutes respectfully submitted by Charles Maze, Secretary

Approved March 12, 2008

DEVELOPMENT SERVICES
Project Chronology
 MESA COMMONS EXTENSION OF TIME; PROJECT NO. 149118

	Action	Description	City Review Time	Applicant Response
1/31/08	First Submittal	Project Deemed Complete		
3/15/08	All issues resolved	First assessment letter sent to applicant.	44 days	
5/8/08	Public Hearing-Planning Commission	Planning Commission Hearing - First Available		54 days
TOTAL STAFF TIME**			44 days	
TOTAL APPLICANT TIME**				54 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	98 days	

**Based on 30 days equals to one month.

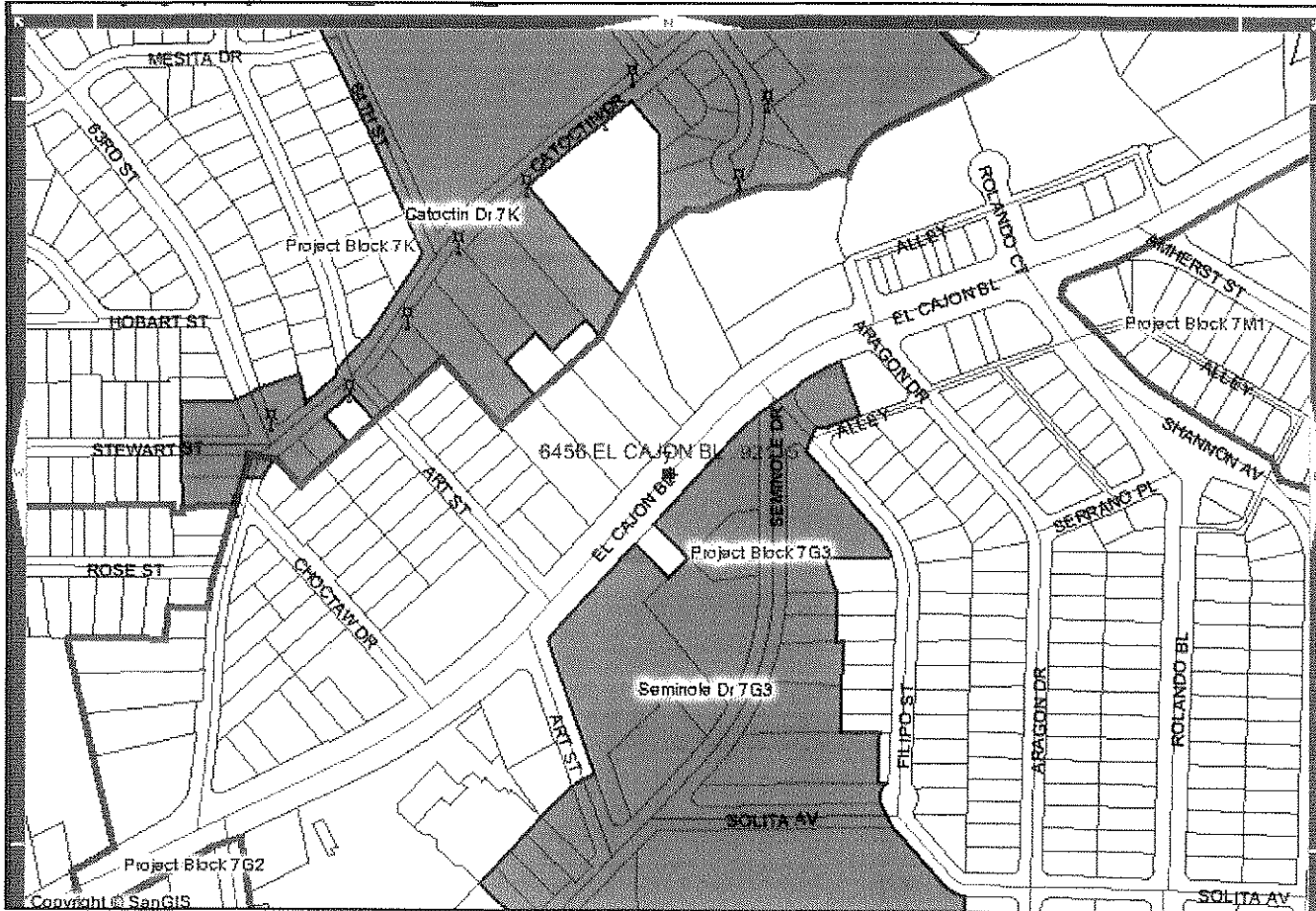
OWNERSHIP DISCLOSURE

Mesa Commons Tentative Map Extension of Time
Project No. 149118

Owner:

Mesa Commons I & II, LLC.

Keith B. Rosenthal
E. Ron Orgel
J. Micheal Fried
Jeffrey H. Stark



Identify Results

Council Districts

Council District: 7
 Member Name: Jim Madaffer
 Office Phone: (619) 236-6677

Utilities Undergrounding Projects

Project Name: Project Block 7G3
 Year Allocated: 2041
 Project Start: May 31, 2043
 Project End: May 31, 2045
 Contact Person: Carol Drummond
 Phone #: 6195333841
 Email: undergrounding@sa
 Website: www.sandiego.gov
 Council District: 7
 Phase: unallocated

Block 7G3 Undergrounding Mapping

MESA COMMONS EXTENSION OF TIME – 6456 EL CAJON BOULEVARD
PROJECT NUMBER 149118



Project Name	Year Allocated	Council District	Phase
Project Block 7Y	2032	7	unallocated
Project Block 7K	2033	7	unallocated
Project Block 7B	2034	7	unallocated
Project Block 7S2	2035	7	unallocated
Project Block 7G1	2036	7	unallocated
Project Block 7H3	2037	7	unallocated
Project Block 7B1	2038	7	unallocated
Project Block 7S1	2039	7	unallocated
Project Block 7Z	2040	7	unallocated
Project Block 7G3	2041	7	unallocated
Project Block 7V	2042	7	unallocated
Project Block 7AA1	2043	7	unallocated
Project Block 7H2	2044	7	unallocated
Project Block 7C	2045	7	unallocated
Project Block 7V1	2046	7	unallocated
Project Block 7I2	2047	7	unallocated
Project Block 7C1	2048	7	unallocated
Project Block 7J1	2049	7	unallocated
Project Block 7AA	2050	7	unallocated
Project Block 7M1	2051	7	unallocated
Project Block 7W	2052	7	unallocated
Project Block 7X	2053	7	unallocated
Project Block 7I	2054	7	unallocated
Project Block 7IND	2055	7	unallocated
Project Block 7Mil	2060	7	



City's Undergrounding Master Plan – Block 7G3

MESA COMMONS EXTENSION OF TIME – 6456 EL CAJON BOULEVARD

PROJECT NUMBER 149118