



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 6, 2008 **REPORT NO.** PC-08-151
ATTENTION: Planning Commission, Agenda of November 13, 2008
SUBJECT: **PLAYA DEL SOL - PROJECT NO. 4925. PROCESS 5**
**OWNER/
APPLICANT:** Pardee Homes (Attachment 15)

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of a Vesting Tentative Map; Easement Vacations; and a Planned Development Permit to construct 16 multi-story condominium structures consisting of 1,578 multi-family units on a previously graded 45.97 acre site in Planning Area 6 of the California Terraces Precise Plan in the Otay Mesa Community Plan area?

Staff Recommendations:

1. **RECOMMEND CERTIFICATION** by the City Council of Addendum No. 4925 to Final Environmental Impact Report No. 86-1032; and
2. **RECOMMEND APPROVAL** by the City Council of Vesting Tentative Map (VTM) No. 551809; Easement Vacation No. 580203; and Planned Development Permit (PDP) No. 8075.

Community Planning Group Recommendations: On August 16, 2006, the Otay Mesa Planning Group voted 14-2-0 to support the project with the following addressed: 1) consider noise attenuation for the residents; 2) analyze traffic calming measures on Ocean View Hills Parkway; and 3) examine the inclusion of bus transit in the community (Attachment 14). For a discussion of these recommendations, see the Community Planning Group Recommendation Section of this report.

Environmental Review: Addendum No. 4925 to Environmental Impact Report No. 86-1032 (California Terraces Precise Plan) was prepared, circulated and finalized pursuant to the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines. Although no new significant impacts have been identified for the current project, the Mitigation, Monitoring and Reporting Program,(MMRP) prepared for the FEIR, certified in 1994, identified measures which were to be applied to all subsequent projects within the California Terraces Precise Plan area.

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

Code Enforcement Impact: None associated with this action.

Housing Impact Statement:

Housing Impact Statement

The proposed project would provide 1578 multi-family dwelling units within the Otay Mesa Community Plan Area and the California Terraces Precise Plan Area. The proposed project has a Medium High Residential designation with a density range of 30-45 du/ac per the Otay Mesa Community Plan and 30-43 du/ac per the California Terraces Precise Plan. The approximately 45.97 acres would allow the development of 1379-1977 dwelling units. The proposed project's 1578 dwelling units would be within the approved density range and would not adversely affect the residential density goals of the Otay Mesa Community Plan and the California Terraces Precise Plan.

The project is exempt from the City's affordable housing requirements (pursuant to the Subdivision Map Act-Government Code section 66498.1-66498.9) because the Vesting Tentative Map application was deemed completed prior to the adoption of the Inclusionary Housing Ordinance. Consequently, this project is not required to provide, nor is it volunteering to provide any affordable housing units.

BACKGROUND

The 45.97 acre project site is located south of Ocean View Hills Parkway, north of State Route 905 and west of A Street within the California Terraces Precise Plan, Planning Area 6 (PA 6) (Attachment 1). The site is within the Otay Mesa Community Plan area, the land use designation is medium-high residential (Attachment 2). The site is zoned RS-1-14 and RM-3-7, which allows for multi-family residential development.

In 1994, the City of San Diego certified the Final Environmental Impact Report (FEIR) for the California Terraces Precise Plan. The precise plan included approximately 665 acres in the western portion of Otay Mesa and proposed 5,375 residential dwelling units, 24.4 acres of commercial uses, 153.4 acres of open space, four school sites totaling 53.6 acres, three parks

totaling 26.2 acres, and other public facilities. At the time the FEIR was certified, the following actions were approved by the City of San Diego Council: Precise Plan; Master Rezone; Vesting Tentative Map; Hillside Review Permit; Resource Protection Ordinance Permit; Planned Residential Development; Small Lot Overlay Zone, and a Community Plan Amendment. In addition, the original project approvals included a U.S. Army Corps of Engineers 404 Permit, a Biological Opinion from the U.S. Fish and Wildlife Service and a substantial conformance review by the City of San Diego for consistency with the Multiple Species Conservation Program (MSCP).

Currently, the majority of the California Terraces Precise Plan area has been either mass graded or is developed. The proposed project site, known as Playa del Sol, is currently vacant and was mass graded in 1997 and 1999. The project area is not adjacent to the Multiple Habitat Planning Area (MHPA); therefore, MHPA guidelines do not apply.

DISCUSSION

Project Description:

The proposed project consists of 1,578 multi-family units within 16 multi-story condominium structures on a previously graded 45.97 acre site (Attachment 5). The 16 residential buildings would consist of 10 four-story buildings and 6 three-story building. The units would range in size from one to four bedrooms (1,050 square feet to 1,400 square feet). Two levels of underground parking would be provided within each of the residential buildings. The project would also include three 9,600 square-foot recreational buildings and associated common open space.

The project proposes various types of architectural themes, setbacks, fencing, lighting, colors and materials, and landscaping. Proposed indoor recreational facilities include fitness centers, racquet ball courts and assembly rooms. Common space areas would include, but not limited to, three swimming pools, two tennis courts, two 1/2 basketball courts, two sand volleyball courts, picnic areas and three tot lots.

Architectural styles to be implemented are Mediterranean, Early California style, and classical forms of civic architecture. The Mediterranean style will feature flat concrete tile roof tiles, decorative metal railings, decorative window awnings, foam window trim, foam trim bands, wood trellises, stucco walls, and stucco reglets (a narrow flat molding). The Early California style will feature s-shaped concrete tile roof tiles, decorative metal railings, wood brackets at the eaves, foam window trim, foam trim bands, wood trellises, stucco walls, and stucco reglets. The classical style will feature flat concrete tile roof tiles, decorative metal railings, decorative window awnings, foam window trim, foam trim bands, wood trellises, stucco walls, and stucco reglets (Attachment 6). The majority of the proposed parking would be located underground.

Access to the site would be provided from two locations along the future Old Otay Mesa Road/proposed public Street A and Del Sol Boulevard (Attachment 5). The project is in

compliance with the landscaping and parking requirements of the Land Development Code.

Vesting Tentative Map

A Vesting Tentative Map is requested to subdivide the site into three lots for residential condominium development and one a Home Owner's Association lot (Attachment 7).

Easement Vacations

The project is requesting to vacate a retention basin and a temporary construction easement, which are located in the southern portion of the project site. The easements were both necessary for the widening of Otay Mesa Road, but are no longer necessary since the road widening is complete (Attachment 7).

Planned Development Permit

Height Deviations

The applicant is requesting a deviation from the required RM-3-7 height limit of 40 feet to a maximum of 58 feet. The highest roofline of any of the buildings would be 52 feet, the additional 6 feet is for the elevator towers. The rooflines range in height from 40 to 52 feet, and with the elevator towers, the overall heights are 46 to 58 feet high. The tallest structures are located towards the southern end of the project and are generally located away from the existing single-family residences to the north (Attachment 8).

The increase in height is necessary to accommodate the density envisioned by the California Terraces Precise Plan. The height deviation will allow more units to be built on the site than if the 40-foot height limit were strictly applied. Further, to meet the height and density regulations of the RM-3-7 zone the units would have to be smaller. In association with the Otay Mesa Community Plan Update, a survey was conducted by SourcePoint in both single family units and multi-family units in the Otay Mesa and Otay Ranch area to determine household sizes. The survey results established that the multi-family units in the Otay region had an average of 3.45 persons per household. Given the population per household in Otay Mesa is currently 3.45, the provision of smaller units in order to try and reduce the overall building height would not address the housing needs of the area and would be a less desirable project. The project proposes a mix of one, two, three, and four bedroom units based on the demonstrated demand for larger units in this portion of San Diego. By providing a variety of unit types, the applicant would help to make Otay Mesa a more balanced community which is consistent with the Housing Element.

The following Table depicts each building's overall height, as well as, the total height including the elevator towers:

Building Number	Maximum Overall Building Height (without Elevator Tower)	Maximum Building Height with Elevator Tower (adds 6 feet to overall height)
1	52 feet	58 feet
2	52 feet	58 feet
3	52 feet	58 feet
4	52 feet	58 feet
5	52 feet	58 feet
6	52 feet	58 feet
7	52 feet	58 feet
8	51 feet	57 feet
9	51 feet	57 feet
10	52 feet	58 feet
11	41 feet	47 feet
12	42 feet	48 feet
13	42 feet	48 feet
14	42 feet	48 feet
15	42 feet	48 feet
16	40 feet	46 feet

Setback Deviations

The applicant is requesting the following setback deviations to the RM-3-7 zone (Attachment 9).

Lot 1:

- 1) The RM-3-7 zone requires a street side yard setback of 76 feet (or 10 percent of the lot width) along Otay Mesa Road, 30 feet is proposed.
- 2) The RM-3-7 zone requires a street side yard setback of 76 feet (or 10 percent of the lot width) along the northern side of the lot, 15 feet is proposed.

Lot 2:

- 1) The RM-3-7 zone requires a street side yard setback of 76 feet (or 10 percent of the lot width) along A Street, 20 feet is proposed.
- 2) The RM-3-7 zone requires a side yard setback of 76 feet (or 10 percent of the lot width) along the western side of the lot, 12 feet is proposed.

Lot 3:

- 1) The RM-3-7 zone requires a street side yard setback of 75 feet (or 10 percent of the lot width) along Del Sol Boulevard, 40 feet is proposed.
- 2) The RM-3-7 zone requires a side yard setback of 75 feet (or 10 percent of the lot width) along the southeastern side of the lot, 15 feet is proposed.

The setback deviations are supported because the density envisioned in the California Terraces Precise Plan would not be achieved if the setback were strictly applied. There are no other projects in the area that have 67-foot or similar setbacks, therefore the proposed setbacks are consistent with the existing development pattern of Ocean View Hills.

Community Plan Analysis

The proposed project, Planning Area 6 within the California Terraces Precise Plan, would develop 1578 dwelling units on an approximately 45.97-acre site in the Otay Mesa Community Planning Area with a density yield of 34.3 dwelling units per acre. The site is designated in the Otay Mesa Community Plan and the California Terraces Precise Plan as Medium High Residential (30-45 du/ac), and the proposed project would not adversely impact the goals and objectives of the precise plan and the community plan (Attachment 2).

In March 2008, a comprehensive update of the City's General Plan was adopted by City Council and is based on the City of Villages Strategy developed with the Strategic Framework Element. An updated version of the Strategic Framework comprises the introductory chapter of the new General Plan. The following analysis addresses how the project would help implement the City's General Plan, the Otay Mesa Community Plan, and the California Terraces Precise Plan.

The General Plan's Land Use and Community Planning Element includes policy direction to implement the City of Villages Strategy within the context of San Diego's community planning program. The element includes goals for balanced communities and equitable development through the provision of a variety of housing types and sizes with varying levels of affordability in residential and village developments. Specifically, the plan includes the goal of ensuring diverse and balanced neighborhoods and communities with housing available for households of all income levels. The plan also establishes each community plan as an essential component of the Land Use Element, where site-specific land use and density designations and recommendations are provided. The Otay Mesa Community Plan residential objectives include providing a balanced community in terms of housing types and economic appeal, with development to occur only as full community needs and amenities may be met. The proposed project's 1578 dwelling units would be within the approved density range and would not adversely affect the residential density goals of the Otay Mesa Community Plan or the California Terraces Precise Plan. As a planning area within the California Terraces Precise Plan area, the proposed project would provide attached units and would help satisfy the Precise Plan's goal for creating a balanced community. The attached units would be affordable in nature, and would provide alternative housing options to the existing single family development. The proposed project is located near the town center site, with good access to schools, freeways, major circulation roads, and future community services and facilities.

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walkable communities with pedestrian-friendly street, site and building design. The proposed project would be located within walking and biking distance to schools and parks, and open space.

The Urban Design Element of the General Plan is based on the guiding principles of building upon our existing communities, while the goals of the Conservation Element include preservation and management of the natural landforms and open spaces, as well as preservation

of sensitive biological resources. The proposed project, Planning Area 6 within the California Terraces Precise Plan, would build upon the existing community, and provide multi-family dwelling units in close proximity to schools, parks and open space. Of the approximately 665 acres with the California Terraces Precise Plan area, approximately 173 have been preserved as Open Space, with over 65 of those acres within a vernal pool preserve.

The Otay Mesa Community Plan's Community Environmental and Design Element objectives call for a healthful, safe environment that balances development with preservation of environmental elements and natural resources. It further states that projects should preserve unique natural elements, include aesthetic streetscape elements, and employ indigenous landscaping species with low water demand to reduce irrigation demands. The California Terraces Precise Plan's Design Element objectives for attached residential projects include giving consideration to prominent buildings, creating courtyards and open space areas, varying setbacks along roadways, and not accessing garages from major and collector streets.

The proposed project would meet the design objectives of the General Plan, the Otay Mesa Community Plan and the California Terraces Precise Plan by creating a visual landscape buffer between the street and the residential land use, and by providing an interface between parkways and major use areas via a curvilinear streetscape. The proposed project would encourage pedestrian and bicycle movement throughout the site with safe and convenient parkway paths throughout the development that connect to public sidewalks. Further guidelines that the project would implement include direct garage access from inside the project rather than curb cuts to the public street, and screened off-street parking from public streets through the placement of the proposed buildings. The proposed project would also eliminate the need for visually obtrusive sound walls at the southwestern corner of the site by elevating the pad, locate buildings to create courtyards and open spaces that are well defined, utilize drought-tolerant plant species, and provides three common recreational areas for the project that offer numerous amenities for the future residents.

The project would be consistent with the Public Facilities Elements of the General Plan, the Otay Mesa Community Plan and California Terraces Precise Plan through the payment of its fair share of development impact fees to contribute to the parks, library facilities and future demand on Police/Fire services.

The project proposes several deviations from the Land Development Code, many of which could affect the implementation of the California Terraces Precise Plan and the Otay Mesa Community Plan. The applicant is requesting a deviation from the required RM-3-7 height. This increase in height is necessary to accommodate the density envisioned by the California Terraces Precise Plan and to allow the applicant to provide as many units as practical and feasible on this site. The height deviation would allow more units to be built on the site than if the 40-foot height limit were strictly applied. Further, to meet the height and density regulations of the RM-3-7 zone the units would have to be smaller. In association with the Otay Mesa Community Plan Update, a survey was conducted by SourcePoint in both single family units and multi-family units in the Otay Mesa and Otay Ranch area to determine household sizes. The survey results

established that the multi-family units in the Otay region had an average of 3.45 persons per household. Given this population per multi-family household, the provision of smaller units in order to try and reduce the overall building height would not address the housing needs of the area and would be a less desirable project. The project proposes a mix of one, two, three, and four bedroom units based on the demonstrated demand for larger units in this portion of San Diego. By providing a variety of unit types, the applicant would help to make Otay Mesa a more balanced community which is consistent with the Housing Element, and provide affordable (in nature) dwelling units at a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency.

The applicant is also requesting side yard setback deviations in order to accommodate the density envisioned by the California Terraces Precise Plan and the Otay Mesa Community Plan. These deviations will allow for more units to be built on the site than if the standard 10% of the lot width side and street side yard regulations were strictly applied, at a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency. In addition, there are no other projects in the area that provide 67-foot or similar side yard setbacks. Doing so would create large areas of undeveloped land along the street sides of the project as well as along the internal private drives that would not be consistent with the development pattern of Ocean View Hills.

Community Planning Group Recommendations:

On August 16, 2006, the Otay Mesa Planning Group voted 14-2-0 to support the project with the following addressed: 1) consider noise attenuation for the residents; 2) analyze traffic calming measures on Ocean View Hills Parkway and 3) examine the inclusion of bus transit in the community (Attachment 14).

1) Consider noise attenuation for the residents.

The original VTM required noise walls ranging from three to ten feet in height to attenuate noise levels to within City noise standards. A noise review of the proposed project was prepared by RECON Environmental. The study found that the site plan and architectural plans for the proposed project have been revised and the usable outdoor areas are now located in the center of the project site. This revised site design would shield these usable outdoor areas from roadway noise by the multi-family buildings themselves. As such, the need to provide noise barriers along these adjacent roadways identified in the previous FEIR would not be required under the new VTM for the Playa del Sol development.

An interior acoustical study would be required for the proposed project prior to the issuance of building permits to ensure that the interior noise levels would meet the 45 CNEL noise level standards. The interior study would be based on the detailed architectural plans for the multi-family units along Del Sol Boulevard, Ocean View Hills Parkway, Street A, and SR-905. No other noise measures would be required.

2. Analyze traffic calming measures on Ocean View Hills Parkway.

Per the California Terraces Precise Plan, Ocean View Hills Parkway is designated as a 6-lane major street; therefore it would not be appropriate to implement traffic-calming measures. The flow of traffic through the area would be greatly impacted since it has been designed to move traffic through at a certain speed. This suggestion was made by existing residents because they were concerned about increased traffic as a result of this project.

3. Examine the inclusion of bus transit in the community.

The Metropolitan Transit Development Board (MTDB) is responsible for bus service and they currently have no plans to add a bus route along Ocean View Hills Parkway. Therefore, the applicant cannot construct a bus stop; however, the proposed project has provided adequate space for MTDB to construct a bus stop in the future if they decide to do so.

Environmental Analysis:

Transportation/Traffic Circulation

An updated traffic analysis was prepared in March, 2008 to evaluate the possible traffic impacts from development of the Playa del Sol project. The traffic analysis determined that for both near-term and horizon year 2030 conditions, the project is expected to result in no additional significant traffic impacts other than those previously identified in the FEIR for the original VTМ. In accordance with the mitigation measures contained in the California Terraces FEIR, the proposed project would build Street A as a four-lane major street. Additionally, a right-in-out-only access to Otay Mesa Road would be provided at the Street A/Otay Mesa Boulevard intersection. When Street A is completed as four-lane major roadway, the proposed project would signalize the two project driveways on Street A to accommodate left turns in and out of the projects. The Del Sol Boulevard driveway will be signalized when warranted, which is anticipated to occur with the completion of Del Sol Boulevard to the west of the project site.

The California Terraces Precise Plan FEIR also identified impacts and mitigation for freeways I-805 and State Route 905 (SR-905) that would include the addition of high-occupancy vehicle (HOV) lanes. In accordance with the mitigation outlined in the California Terraces FEIR, the proposed project would provide a fair share contribution towards the future SR-905 HOV lanes.

Although the project would not result in significant impacts at the westbound on-ramp to the SR-905/Caliente Avenue, the project applicant would provide a fair share contribution to construct an additional southbound lane at the future SR-905/Caliente Avenue westbound on ramp as a design enhancement to facilitate queuing.

Water Quality

Although the Playa del Sol project represents one of the final planning areas within the California Terraces Precise Plan to be developed, the proposed project represents a new tentative subdivision map with more than 500 dwelling units. As such, a Water Supply Assessment (WSA) pursuant to SB 610 and Water Supply Verification (WSV) pursuant to SB 221 are required of the proposed project. To meet these requirements, the City Water Department prepared a Water Supply Assessment and Verification Report (WSAVR) in April 2008 that identifies existing and planned water supply entitlements, water rights, water service contracts, and agreements relevant to the water supply for the City Water Department's service area, including the proposed project. The WSAVR concluded that water supplies necessary to serve existing demand and future demands within the Water Department's service area including the proposed project, as well as the actions necessary to develop these supplies, have been identified and verified. Therefore, impacts to water supply from the proposed Playa del Sol project would be less than significant.

Conclusion:

Staff recommends that the Planning Commission recommend to City Council approval of the project as proposed because it is consistent with the goals and objective of the Otay Mesa Community Plan and the California Terraces Precise Plan

ALTERNATIVES:

1. Recommend approval by the City Council of Vesting Tentative Map (VTM) No. 551809; Easement Vacation No. 580203; and Planned Development Permit (PDP) No. 8075, with modifications.
2. Recommend denial by the City Council of Vesting Tentative Map (VTM) No. 551809; Easement Vacation No. 580203; and Planned Development Permit (PDP) No. 8075, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Patricia Grabski, AICP
Project Manager
Development Services Department

KGB/PXG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. California Terraces Precise Plan Land Use Map
4. Location Map
5. Site Plan
6. Elevations
7. Vesting Tentative Map
8. Building Height Deviations
9. Setback Deviations
10. Draft Map Conditions and Subdivision Resolution
11. Draft Permit with Conditions
12. Draft City Council Resolution with Findings
13. Draft Planning Commission Resolution with Findings
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Miscellaneous Plans
17. Project Data Sheet



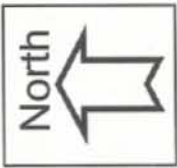
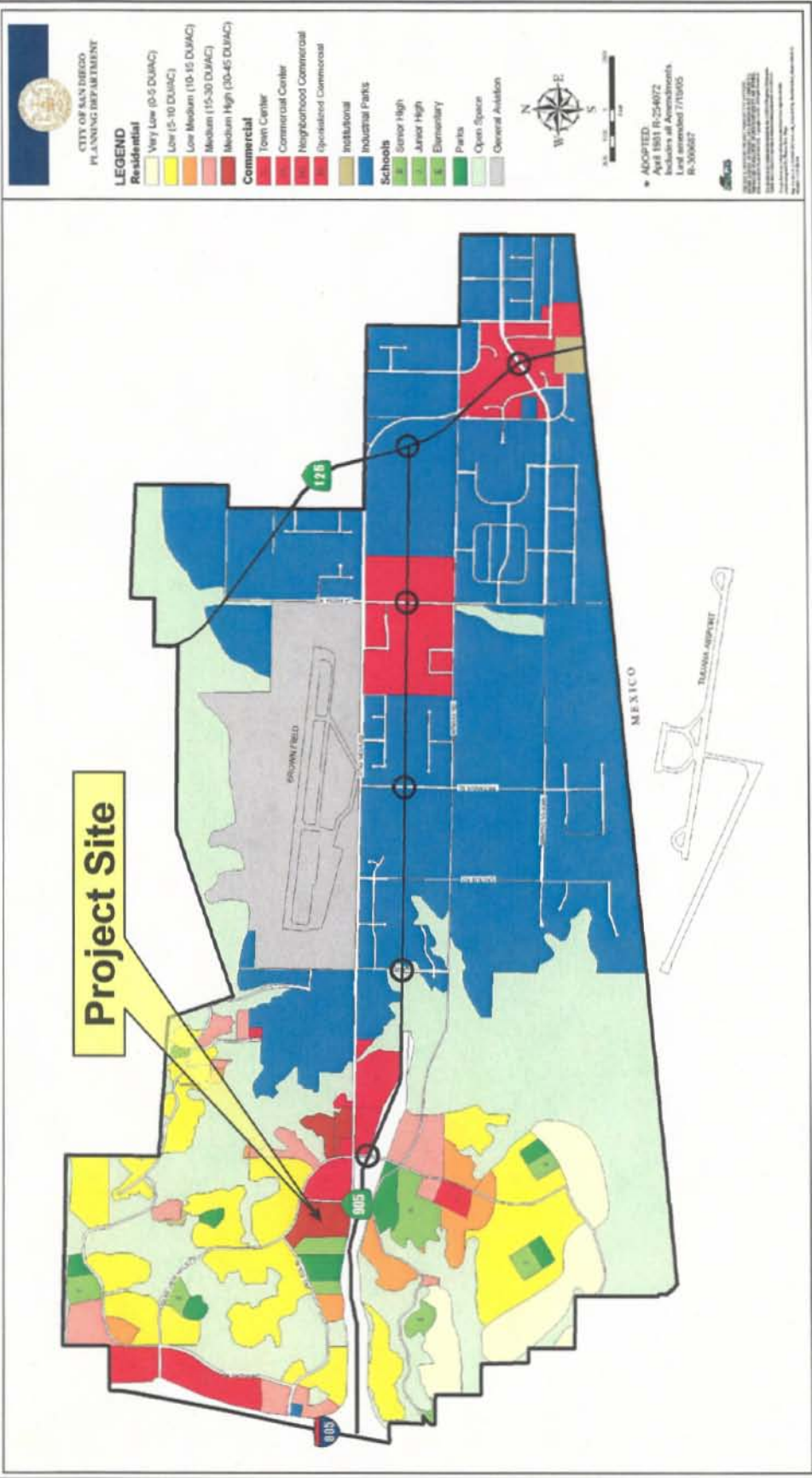
Playa del Sol

Aerial Base Map

File Name: C:\Users\jcm\Documents\Playa del Sol\Map\Aerial Base Map.mxd
Date: 04/11/2013
Time: 10:05:36 AM
User: jcm



OTAY MESA COMMUNITY PLAN LAND USESM



PLAYA DEL SOL – PROJECT NUMBER 4925

