



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 8, 2009

REPORT NO. PC-09-086

ATTENTION: Planning Commission, Agenda of October 15, 2009

SUBJECT: PACIFIC HIGHLANDS RANCH VILLAGE - PROJECT NO. 7029.
PROCESS 4

OWNER/

APPLICANT: Gonsalves Ownership and Pardee Homes, Owners/
Pardee Homes, Applicant (Attachment 18)

SUMMARY

Issue(s) - Should the Planning Commission approve a mixed-use development combining market-rate and affordable housing, community serving commercial retail and office space, an urban plaza and a parcel for future development of a public library on a 27.67 acre site within the Pacific Highlands Ranch Subarea planning area?

Staff Recommendation -

1. **Certify** that the information contained in LDR No. 7029 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that the Pacific Highlands Ranch Village Project Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR (LDR No. 96-7918) reflect the independent judgment of the City of San Diego as Lead Agency; stating for the record that said Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR have been reviewed and considered prior to approving the project, **Adopt** the project-specific Mitigation, Monitoring and Reporting Program; and
2. **Approve** Vesting Tentative Map No. 433521; Planned Development Permit No. 12852, Site Development Permit No. 433515 and Conditional Use Permit No. 628324.

Community Planning Group Recommendation - There is no officially recognized community planning group for the Pacific Highlands Ranch community. For information purposes, plans for the proposed project were forwarded to the adjacent community



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planning group in Carmel Valley. On January 13, 2009 and on July 8, 2008 the Carmel Valley Community Planning Board voted unanimously to support the proposed project.

Environmental Review - The City of San Diego as Lead Agency under CEQA has prepared and completed Findings to the Master Environmental Impact Report (MEIR) No. 7029, Project No. 7029, dated September 18, 2009. Based on an initial study, the City of San Diego has determined the Pacific Highlands Ranch Village project would not cause any significant effect on the environment not examined in the previously certified MEIR.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - Pursuant to the Housing Element of the Pacific Highlands Ranch Subarea III Plan, the proposed project would provide affordable housing units. The Housing Element of the Pacific Highlands Ranch Subarea Plan requires that twenty percent of the units be provided for occupancy by, and at rates affordable to, families earning no more than sixty-five percent of the median area income. The proposed project is consistent with the Pacific Highlands Ranch Subarea Plan Housing Element and more specifically, the Master Affordable Housing Program entered into by the City, the Housing Commission and Pardee Homes. The proposed project would include 294 dwelling units: 222 or 214 market rate and 72 or 80 affordable housing dwelling units, contingent on the optional elementary school in Unit 22, in accordance with the policies and requirements of the Municipal Code and the Pacific Highlands Ranch Subarea III Plan.

BACKGROUND

In October of 1992, the City Council adopted the North City Future Urbanizing Area (NCFUA) Framework Plan. This framework plan established 5 subareas comprising 12,000 acres stretching easterly from Interstate 5 and Carmel Valley, to the Rancho Peñasquitos and Rancho Bernardo communities. On July 20, 1999, the City Council adopted the Pacific Highlands Ranch Subarea Plan (Subarea Plan) (Attachment 1). The State Coastal Commission modified and certified the Subarea Plan on March 10, 1999. The San Diego City Council accepted and approved the State action on July 20, 1999 evidenced by Resolution Number R-291920.

The Pacific Highlands Ranch Subarea Plan is located in the northwest portion of the NCFUA and is bounded on the north by Black Mountain Ranch Subarea I, Del Mar Mesa Subarea V to the south, Torrey Highlands Subarea IV lies to the east, and the Carmel Valley community is to the west (Attachment 2). Pacific Highlands Ranch encompasses approximately 2,652 acres in the central portion of the NCFUA. The Subarea Plan land use plan includes approximately 1,300 acres or 48 percent of MHPA open space, up to 5,470 new residential units, three elementary schools, one junior high school, one senior high school, a community park, two neighborhood

parks, a branch library, fire station, employment center, transit center, a private high school/church facility, and a mixed-use core. Extensive multiple use, equestrian, hiking, biking and walking trails are proposed throughout the subarea to connect the neighborhoods to schools, the town center, and other regional trail systems.

The Pacific Highlands Ranch Village project is proposed on a 27.67 acre site located primarily in the west-central portion of the Subarea Plan (Attachment 3). The site is designated by the Subarea Plan for a mixed use project. The site is zoned CC-1-3 and Urban Village Overlay Zone. The existing elevations on-site range from approximately 254 feet above mean sea level (MSL) on the northern end of the site to approximately 288 feet above MSL at the southern portion of the site. To the north are the Johnston and Beck properties each developed with one single family home and the vacant Lin property. To the northwest and west across Carmel Valley Road are two Pardee Homes' single family developments. To the southwest across Carmel Valley Road is a yet-to-be constructed Pardee Homes single family development. To the south across Village Center Loop Road is the new Pacific Highlands High School. To the southeast is the yet-to-be developed 13.49 acre community park. To the east is a Standard Pacific development of multi-family homes. The project site has been mass graded and is presently vacant (Attachment 4).

The proposed project would implement portions of the Subarea Plan. The Pacific Highlands Ranch Village represents one phase of an on-going, long-term development effort to establish a master planned mixed-use community that emphasizes resource protection, pedestrian circulation, community facilities, and residential neighborhoods providing a variety of housing types.

Previously approved Pardee Homes projects within Pacific Highlands Ranch include:

- Pacific Highlands Ranch Unit 1: 97 single-family homes, was approved on January 20, 2000;
- Pacific Highlands Ranch Units 2-4: 287 single-family homes, 92 affordable housing units, and an elementary school site, approved on July 19, 2001;
- Pacific Highlands Ranch Units 5-11: 999 single-family dwelling units, 108 affordable housing units, a 15-acre elementary school/neighborhood park site and a 2.6 acre private community recreation center, approved on September 24, 2002;
- Pacific Highlands Ranch Units 12-16: 694 multi-family dwelling units, of which 234 are designated affordable units, and forty-seven single-family dwelling units, dedication of a 16.71 acre employment center subdivision with a 100-space Park and Ride facility, a 67.25 acre high school site, 13.49 acre community park, and 20.09-acre open space located inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area, approved on February 25, 2003;
- Pacific Highlands Ranch Units 17-22A: 677 single-family dwelling units, a private community recreational center, 60 affordable housing units, dedication of an approximately 11.01 acre elementary school site, dedication of approximately 42.22 acres of open space inside the City's Multiple Species Conservation Program, Multi-Habitat Planning Area and dedication of approximately 14.02 acres of urban amenity open space, approved on September 21, 2004; and

- Pacific Highlands Ranch Units 23-28: approved on November 14, 2006 and would develop 144.8 acres or 48% of the 299.2 acre site in six development units, local and regional public improvements, a fifteen acre school and park site, contribution of land to and construction of a portion of a regional trail system, and the preservation of 154.4 acres in the City's Multiple Habitat Planning Area. Within the development area would be 474 single family detached dwelling units and 96 multi-family attached affordable dwelling units affordable to persons earning no more than sixty-five percent of the area median income, and a school site in Lot "L" set aside for the Del Mar Union School District.

Other projects also previously approved by the Planning Commission within Pacific Highlands Ranch include the Kasai Mondeck Property comprised of 74 dwelling units, the Barczewski Property comprised of 132 dwelling units and the Cathedral High School Project.

DISCUSSION

Project Description

The project proposes a mixed-use development combining market-rate and affordable housing, community serving commercial retail and office space, an urban plaza and a parcel for future development of a public library on a 27.67 acre site within the Subarea Plan planning area. Specifically the project would develop 294 residential units, 195,000 square feet of commercial retail space, 20,000 square feet of commercial office space, a proposed parcel for a future public library and a civic use area (Attachment 5).

The project proposes to develop 294 dwelling units in five development phases, reserve a three-acre site for the development of a library, local and regional public improvements and a transit center. Of the 294 dwelling units, 72 or 80 dwelling units would be housing units affordable to persons earning no more than sixty-five percent of the area median income. The number of affordable units varies as a result of an option the Solana Beach School District has to purchase the previously approved Unit 22. Consistent with the Master Affordable Housing Program, the affordable units which would be constructed in Unit 22 would be relocated to the Village should the School District exercise its option.

The project proposes a mixed use development with ten percent mixed use, thirty-one percent residential uses, twenty-one percent public uses and thirty-eight percent commercial uses. The floor area ratio would be approximately 1.05 which represents approximately 1,091,446 square feet of floor area on the 23.85 net acre site, after all public dedications. The project would provide 675 parking spaces to meet the demand and requirements for residential dwelling units and 1,514 spaces for the commercial development where 563 and 1,263 spaces are required, respectively. Several parking areas and structures would be constructed for the project. Building Eight would have two below grade parking levels, Building Six would have one below grade parking level, Building Four would have one below grade parking level, and Building Five would have two levels below grade and four levels above grade.

General Plan & Community Plan Analysis

The Pacific Highlands Ranch Subarea Plan (Subarea Plan) serves as the City's adopted community plan for this area and contains the more detailed area-specific land use recommendations required by the City-wide General Plan. The project application was submitted prior to approval of the 2008 General Plan and as such the policies of the 1979 General Plan applies, although the Subarea Plan is the most current plan for review of development projects. The Subarea Plan guides future development of the planning area designating a mix of mainly residential land uses around a commercial town center and an interconnected open space system that is part of the City's regional Multiple Species Conservation Program preserve. The Subarea Plan's main objectives are: preservation and enhancement of natural resources; development of a walk-able, mixed-use commercial Town Center with a public use element; and provision of a variety of housing types, including an inclusionary housing component.

The project site is located within the central portion of the planning area identified in the Subarea Plan as the Town Center. The Town Center includes approximately 205 acres intended to serve as the "retail, commercial, employment and social hub of the community." The land uses planned for the Town Center are: Core Residential (CR), Employment Center (EC), Senior/Junior High School, Community Park, Village and Civic Use Area with Library (Attachment 6).

The 27.67 acre project site is located entirely within the 33 acre Village mixed-use designation. The Subarea Plan Village is the residential, commercial and civic core of the Town Center. The Subarea Plan specifically allocates 500 residential units, 150,000 square feet of retail space and 150,000 square feet of office space within the Village divided proportionally among four property ownerships. A five acre Civic Use Area is identified for open air public gatherings and civic activities which would include a public library. The Civic Use Area may also include community meeting rooms, outdoor meeting areas and landscaped areas. The Civic Use Area may either be developed by the City or incorporated as an integral element of the private commercial project.

The proposed development has been designed to allow for the following configuration of uses: 195,000 square feet of commercial services and retail sales, 20,000 square feet of office, 294 residential dwelling units, and five acres of civic activities. The civic use component includes provision of a three acre site for the future development of a branch library and two acres of centrally organized common spaces to accommodate a variety of community activities. The project accommodates transit and common open space fronting Village Center Loop Road. The transit stop would be along a reconfigured existing Village Loop Road. Transit would be accommodated within close proximity to other Town Center uses such as the high school, community park, employment center and core residential areas as required by the Subarea Plan. Future transit center improvements such as an office and covered seating can be added to the adjacent common area or incorporated into the design of the library by utilizing the grade separation of the site from the street.

The project would increase retail oriented space by 45,000 square feet above what the Subarea Plan identified. Staff has determined the increase would provide a more attractive mixed-use development for a primarily residential community while balancing the need for commercial services. The Subarea Plan allows the actual square footage of retail and office space to be modified to respond to market demands as long as a total of 300,000 square feet is not exceeded and 100,000 square feet of retail is provided.

Community Design

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths, and focus community activities around a central radial development pattern. The Subarea Plan identifies the following community design goal for the Village: “to create a pedestrian-oriented environment which will feature a mix of residential and commercial uses. A main street will serve as the central spine for the village and lead directly to the major focal point, the civic use area. Integration of the community park and main street is the central organizing element of the village.” To accomplish this goal, building intensities and densities in the Village are higher to encourage an active center, support transit and reduce automobile use. Buildings are to front the street and sidewalk with entries, architectural features and pedestrian-oriented activities.

City staff encouraged the applicant to develop a site plan that implements the design objectives of the Subarea Plan and is responsive to various site constraints, including multiple ownerships within the village, irregular lot patterns and the previous shift of the community park site to the east with construction of the High School. Establishing a fine-grained development pattern is also constrained by the Village’s semi-circular shape between two major roads as well as the location requirements for new driveways and intersections. The proposed block sizes and street network includes restricting automobile traffic from some streets to allow realization of planned land use intensity while minimizing pavement area and potential pedestrian/automobile conflicts.

The Subarea Plan establishes a range of pedestrian and automobile emphasis within the Village depending on proximity to Carmel Valley Road, the major street bisecting the community. The Village is divided into three zones between Carmel Valley Road and Village Center Loop Road (Attachment 7). The project site encompasses all three zones. Zone 1 is the outer edge of the Village and is identified for auto-emphasis and larger users, such as a supermarket, that require large development pads typical of an automobile-oriented commercial development pattern. The project proposes a supermarket and parking lot within this zone as allowed by the Subarea Plan. The other two zones are identified for pedestrian emphasis and may contain commercial, office and residential uses.

Within Zone 2, the project proposes residential, commercial retail, including a cinema theater and parking uses. Pedestrian emphasis increases within Zone 2 by eliminating surface parking lots and by incorporating detailed building facades and reduced or eliminated building setbacks. Internal circulation would also be minimized by locating convenient access to parking for commercial uses near the western portion of Village Center Loop Road. The parking design minimizes pavement as well as pedestrian/auto conflicts by providing both on-street parking spaces as well as a multi-level parking structure. The parking structure would be concealed on

all sides by the proposed buildings. Although the cinema theater would be classified as a larger user suitable only within Zone 1, the proposed design locates the theater adjacent to the central plaza where theater pedestrian traffic would enliven the space, particularly in the evenings, consistent with the pedestrian emphasis envisioned for Zone 2.

The civic use area and library site are proposed within Zone 3 as well as office and residential uses. Automobile access would be restricted within Zone 3 to create pedestrian avenues linking the main plaza and to increase pedestrian appeal, safety and movement. Zone 3 shares the same building design treatments to emphasize pedestrian activity as in Zone 2.

At the plan level, the Subarea Plan's circulation system bisects the Village with two perpendicular streets. Additional streets are to occur at the project level to establish the final network. The proposed project would establish the final street network for a majority of the Village. A four-lane public street, Street "A", is proposed as the primary access from Carmel Valley Road. A three-lane street, Street "B", would provide access to the other property ownerships located to the east. A pedestrian promenade, a public street and a private driveway would provide access through the site to Village Center Loop Road. Pedestrian emphasis would be incorporated into the street design by including fifteen foot wide sidewalks, street trees, curb extensions, bike lanes and both angled and parallel parking.

The project would implement a "Main Street" design concept as envisioned by the Subarea Plan by establishing a hierarchy of automobile and pedestrian zones along the central corridor. City staff encouraged the applicant to orient the "Main Street" along a formal central axis to open up the development to views of the future park and the distant landform of Santa Monica Ridge. Common areas along the central corridor would include a pedestrian promenade, a landscaped village square and an overlook plaza. The pedestrian promenade would simulate the design of a typical multi-modal street by incorporating sidewalks and street trees. An emergency access lane would also occur in this location. Minimum dimensions were provided by City staff to the applicant for each of these common areas to ensure an appropriate relationship between the proposed buildings to provide views and space for community events. The Landscape Development Plan contains sufficient design detail to physically define each space while ensuring some design flexibility for programming different activities and events.

The pedestrian promenade, village square and overlook plaza as well as a small linear park and landscaped seat-wall are proposed to meet the two acre Civic Use Area requirement of the Subarea Plan. The linear park would provide a pedestrian path, seating and accent plantings and a link between the Village Center Loop Road and the village square. A multi-level landscaped seat-wall is proposed between the overlook plaza and the street to accommodate an approximately ten foot grade separation. The seat-wall would provide a visually interesting foreground to the plaza and ancillary seating for the adjacent transit stop. The proposed design of the Civic Use Area separates the common areas into smaller, manageable spaces yet maintains more formal elements to provide clear visual and pedestrian connections.

The residential portion of the project consists of medium-high density attached multi-family apartments and attached multi-family townhouses. Commercial and residential uses are mixed within the project either vertically within the building design or horizontally by providing

inviting pedestrian access at appropriate locations within the project. The location of residential buildings would be used to define streets and improve pedestrian safety. All residential parking would be below grade in parking structures. Design details promoting pedestrian safety have also been incorporated into building facades, landscape treatments and street improvements.

Affordable Housing Policy

The General Plan incorporates goals to balance social and housing needs within each community of the City of San Diego to provide housing choices for all income levels. Council Policy No. 600-19, Fostering of Balanced Community Development for the City of San Diego, includes direction to develop balanced communities in the newly developing areas of the City. The 1992 North City Future Urban Area (NCFUA) Framework Plan recognized that market economics would not result in the production of housing units affordable to low-income households and housing for persons with special needs without inducements to include affordable housing in development projects. An affordable housing component is required of all residential development projects located in the NCFUA by the Framework Plan and the City's planned residential development regulations. The Subarea Plan incorporates these provisions which require either twenty percent of total units be set aside for occupancy by and at rates affordable to families earning no more than sixty-five percent of area median income or land be dedicated of an equivalent value.

The applicant, in conjunction with the San Diego Housing Authority and City staff, has developed a Master Affordable Housing Program (Program) for Pardee's ownership within Pacific Highlands Ranch consistent with the provisions of the Subarea Plan. The Program addresses the affordable housing requirement based upon the ultimate build-out of the applicant's entire ownership within the subarea. The Program allows flexibility in the location of affordable units within different development units. As such, the Program provides for some flexibility in providing the affordable units at the project-specific level with assurances that full compliance with the affordable housing requirement of the Subarea Plan would be achieved.

The Program presumes affordable housing units would be located within each residential development rather than concentrating affordable housing at only one location. This distribution of affordable housing would better achieve the Subarea Plan's objective to vary housing types throughout the community. Conformance of the proposed project with the Master Affordable Housing Program is evaluated below.

Affordable Housing Program

The 27.67 acre project site is composed of two ownerships, Pardee Homes and the Gonsalves Ownership. The Gonsalves Ownership is composed of related family member owned California limited liability companies. Pardee Homes proposes to build 159 or 151 market rate and 60 or 68 affordable housing dwelling units, contingent on the optional elementary school in the approved Unit 22. The Gonsalves Ownership proposes to build 63 market-rate units and 12 affordable

housing dwelling units. This proposal conforms to the policies and requirements of the Municipal Code and the Subarea Plan.

The owners of the Village at Pacific Highlands Ranch, in conjunction with the Executive Director of the Housing Authority and City staff, have developed an Affordable Housing Tentative Map Condition (Attachment X, Condition #12) which provides the mechanism to fulfill the affordable housing obligation. The Master Affordable Housing Program (Program) for all of Pardee's ownership within Pacific Highlands Ranch identifies several locations for the affordable housing units. As a result of implementing the Program a balanced community would be achieved.

The Program anticipates construction of an exact number of affordable units in relation to the construction of a corresponding number of market rate units. The Program requires four affordable units to be built for every twenty-one market rate units constructed. The Program anticipates there may be occasions where the number of affordable units constructed and occupied may temporarily fall behind or be ahead of the number of affordable units required to be constructed and occupied.

Pardee Ownership

The proposed project represents the last map within Pardee's ownership in Pacific Highlands Ranch and the last location identified for affordable housing by the Program. The proposed project is designed to accommodate all of the remaining affordable housing units required by the Program for Pardee's ownership. Of the total 3,019 total market rate homes planned, 576 affordable housing units would be provided for a total of 3,595 housing units for Pardee's ownership. In addition, the proposed project would accommodate any additional affordable units required if the optional elementary school site in Unit 22 is ultimately built as market rate housing. The Solana Beach Elementary School District has an option to purchase a large portion of Unit 22 for school development. If the school is not constructed, the site is approved for fifty-five single-family dwelling units. An additional eight affordable units would be provided in the proposed project should that occur. The total number for Pardee Homes' ownership would then increase to 584 affordable housing units, and 3,066 market rate units for a total of 3,650 housing units. Within the proposed project Pardee's ownership would include either 60 or 68 affordable housing units contingent on the optional elementary school site in Unit 22 of Pacific Highlands Ranch.

Assuming the school is built in Unit 22, the proposed project would provide thirty one-bedroom, twenty two-bedroom and ten three-bedroom affordable housing dwelling units. If the school is not built in Unit 22, the proposed project would provide thirty-two one-bedroom, twenty-four two-bedroom and twelve three-bedroom affordable housing dwelling units. All of the affordable housing units would be inter-mixed with the market rate units.

Gonsalves Ownership

The Gonsalves Ownership would include a total of seventy-five dwelling units. Twelve of these units would satisfy the Affordable Housing requirements of the Program and the remaining sixty-

three dwelling units would be market rate units. Of the twelve affordable housing dwelling units, there would be two one-bedroom, six two-bedroom, and four three-bedroom units. The proposed project is the only project within the Gonsalves Ownership and these affordable housing units wholly satisfy the Subarea Plan affordable housing requirement for the property.

Urban Village Overlay Zone

The proposed project is subject to the Urban Village Overlay Zone (UVOZ). The UVOZ provides regulations that allow a variety of uses, flexibility in site planning and development regulations and a greater intensity of land use than generally permitted in other City-wide zones. The intent of the Urban Village Overlay Zone is to create a mixture of land uses in a compact pattern that would reduce automobile dependency, improve air quality and promote high quality, interactive neighborhoods. The urban village would be characterized by interconnected streets, building entries along these streets and architectural features and outdoor activities that would encourage pedestrian activity and transit accessibility. Within the UVOZ, proposed subdivisions with new streets would be designed in a modified grid pattern to provide strong connections and the ability to reach local destinations without crossing major streets or primary arterials. Commercial and mixed-use buildings would orient pedestrian entrances to the street and parking areas would be located underground or to the rear of the buildings. Pedestrian paths would be provided to connect commercial building entries with adjacent streets, other uses and other parcels. Pedestrian paths would be visually distinguishable from other hardscaping. Building facades would be varied and articulated to provide visual interest for pedestrians.

The UVOZ requires a minimum percentage of each mixed-use, residential and public land use component. The minimum percentage of mixed-use in the UVOZ is ten percent, the minimum amount of residential is twenty percent and the minimum amount of public use is ten percent. The project proposes a mixed use development with ten percent mixed-use, thirty-one percent residential uses, twenty-one percent public uses and thirty-eight percent commercial uses. Within the UVOZ, the mixed-use core component is to be at least ten percent of the site and combine public, commercial, and residential uses together within the core of the project area. The mixed-use core is required to be the most intensely developed component of the urban village. Retail uses should be located within the core area and residential uses may be in separate buildings or above commercial uses in the same building.

The second land use component of the UVOZ is residential. The residential component is required to be a minimum twenty percent of the site. The project proposes the residential land use be thirty-one percent of the site. The residential component includes a mixture of housing densities, ownership patterns and building types. The combined mixed-use core and residential components of the Urban Village Overlay Zone requires an average density of at least eighteen dwelling units per net acre and a maximum permitted density as permitted by the base zone regulations. The combined average density of the mixed use and residential land use of the proposed project equals thirty dwelling units per acre.

The third land use component of the Urban Village Overlay Zone requires public land and is required to be at least ten percent of the site. The public land component consists of parks, plazas, squares, town halls and other community facilities open to the public which contribute to

the civic and recreational life of the community. The public land use component is required to be the focus of the urban village and should be located next to public streets, residential areas and retail uses. Public uses may be privately or publicly owned. The public land use component of the proposed project would equal twenty-one percent of the site. The proposed project implements the goals and objectives set forth in the Subarea Plan and complies with the requirements of the Urban Village Overlay Zone.

Planned Development Permit Deviations

The project proposes six deviations to be implemented in various locations throughout the project. The six deviations would address ground floor use restrictions, maximum building height, minimum lot width, minimum lot frontage, building setbacks and trellis structures on the roof of the parking garage of Lot 8/Building 5 rather than trees in containers. The first would allow a deviation to LDC Section 131.0540(c) for ground floor use restrictions, deviations two through five address requirements of LDC Section 131.0531, Table 131-05E for maximum building height, minimum lot width; minimum lot street frontage; minimum front yard setback; and minimum rear yard setback. The sixth deviation would allow a deviation to LDC Section 142.0406 and Table 142-04D to provide trellis structures on the roof of a parking garage rather than trees in containers. All other development requirements including density, floor area ratio, street design, grading, landscape would be met in compliance with the regulations of the Land Development Code. The specific locations and description of each deviation is shown on the project plans on sheet 3 of 34 (Attachment 8).

Residential Ground Floor Restrictions

San Diego Municipal Code Section 131.0540(c) states: “Ground *Floor* Restriction. Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-4-4, CC-4-5, CC-5-4, CC-5-5, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A. Within the Coastal Overlay Zone, required parking cannot occupy more than 50 percent of the ground floor in the CV-1-1 or CV-1-2 zones.” The vertical and horizontal mixture of uses specified in the Subarea Plan causes a conflict with the Land Development Code where residential units are located on the ground floor and the front half of the lot. This conflict occurs within the proposed project at Lot 6/Building 4, Lot 7/Building 5, Lot 16/Building 6, and Lot 14/Building 8 and all buildings of Lot 18. All of these instances are located within Zones 2 and 3 of the Subarea Plan, which emphasize a mixture of uses and pedestrian activity. No part of the project site is located within the Coastal Overlay Zone.

Consistent with the Subarea Plan, and the Urban Village Overlay Zone, the overall objectives and goals of the Village is to integrate land uses vertically and horizontally in a compact manner, reduce automobile dependency and promote high quality, interactive neighborhoods. As discussed under the Land Use section of the Subarea Plan, Zones 2 and 3 of the proposed project would be comprised of a mixture of commercial and residential uses. The proposed project has been designed to minimize automobile-orientation and/or limited access, reduced or eliminated setbacks and encourage pedestrian movement and safety. As the majority of the parking would either be located under ground or within a wrapped parking structure, there would be nominal

street parking fronting residential buildings which in turn would result in limiting the potential for areas of conflict between pedestrians and automobiles.

Building Height

The Subarea Plan identifies higher intensity uses to be located in the core of the community. As the focal point of the community, the proposed project is intended to draw residents from the surrounding neighborhoods. The architecture for the project would include elements of an early California architectural theme. With the higher density and intensity in the core of the community the applicant is requesting a deviation from the maximum height for specific buildings (Attachment 9). Specifically, buildings with a fourth level, either all residential or mixed-use, and the seventy-five foot tower element abutting the core of Village Square/Civic-use area are the locations of the proposed height deviation.

Except for the tower element associated with Building 5, the height deviation is a function of the site grading necessary to match the roadway elevations along Carmel Valley Road, the Village Center Loop Road, ADA requirements or roof lines associated with the architectural style. The existing grade differential between Carmel Valley Road and Village Loop Road is approximately thirty feet. On the northwest side of the site, access into the site would be from the proposed Street 'A' which is proposed to be at grade with the existing Carmel Valley Road. The existing Village Center Loop Road intersects existing Carmel Valley Road at two places and decreases in elevation in between the intersections. The low point of Carmel Valley Road is 254 feet above mean sea level and represents a vertical decrease from each intersection of twenty and thirty feet, respectively.

Minimum Lot Width, Frontage and Setbacks

The Subarea Plan policies suggest uses be integrated vertically and horizontally. Due to the unique property configuration in two and three dimensions and the intent to emphasize pedestrians over automobiles, several lots have unique configurations and/or lack public street frontage. The lots that deviate from the minimum 100' public street frontage requirement are Lots 8, 11, 12, 13, 15, 16, 17, 19, and 20. The street frontage along these lots varies from zero to eighty-two feet. The lots that deviate from the underlying zone based on the minimum 100' lot width are Lots 5, 9, 11, 12, 13, 16, and 19. The width of these lots varies from 61 feet to 87 feet. The underlying CC-1-3 Zone requires a zero or ten foot front and rear setback, however Lot 14 is situated in a manner that the rear setback is proposed to be less than ten feet.

The Subarea Plan envisions a variety and blending of lot sizes and configurations to establish a pedestrian-oriented community. The proposed project would include commercial space and attached dwelling units on differing lot configurations and sizes that reflect the uses necessary to satisfy the Subarea Plan design goals and criteria. Implementing the land uses envisioned by the Subarea Plan results in a number of instances where the minimum street frontage, lot width and building setback for a number of lots become pragmatically difficult under the Urban Village Overlay Zone and CC-1-3 zone requirements.

Parking Structure Roof Deck Trees

San Diego Municipal Code Section 131.0540(c) requires one tree within thirty feet of each parking space. The purpose of providing trees within parking lots is to create shading of the pavement to reduce the heat island effect of large expanses of pavement. The proposed trellis structures would provide a quality and quantity of shading on the parking deck of Lot 8/ Building 5 superior to living trees in containers. The shade created by trellis structures would be immediate and permanent upon completion of the project. Trees installed in containers on the top deck of the parking structure would experience a shorter life cycle than if planted in the ground and never attain the amount of shade as would be permanently provided by the trellis structures. The regulation requires approximately twenty trees on the roof of proposed Lot 8/Building 5 parking structure. In lieu of trees in containers the proposal is to provide approximately 11,680 square feet of permanent trellis structure. Upon completion of construction the trellis structures would provide instantaneous shading of the covered area on the roof while reducing the reflected heat from the parking structure.

Based upon the Subarea Plan goals and the architectural theme of the community and project, the requested deviations would result in a superior project and implements the Subarea Plan goals and objectives of higher densities in the Village, mixing of uses, encourages pedestrian activity while creating a cohesive design.

Grading Design

The site was mass graded in accordance to Mass Grading Plan for Pacific Highlands Ranch, Units 5, 7, 10, 12, 13, 14, & 16 as approved by drawing 32010-D. The mass grading provided fill material for the public high school and surrounding areas and to accommodate the proposed drainage system. The proposed Vesting Tentative Map would grade the site to allow the development of public roads, private driveways, park areas, parking lots and structures, commercial and residential buildings.

The grading plan proposes retaining walls in nine locations with an approximate total length of 1,630 feet and a maximum height of seven feet. The nine retaining walls would be located on Lots 1, 2 and 22. Additional walls, under three feet in height, may be required based upon precise final engineering and field conditions. The maximum height of cut slopes would be five and one half feet and the maximum fill slope would be eleven feet. The site grading proposes a balance of earthwork with fill estimated at approximately 157,000 cubic yards and an equal amount of cut. The estimate accounts for shrinkage of fill and general adjustments. No import or export of material is anticipated. One hundred percent of the site is proposed to be graded with the estimated earthwork quantities representing approximately 11,350 cubic yards per acre or an average of 3.5 feet of vertical change per acre over the entire site.

Architectural Features

The architecture of the proposed project features a Mission/early California style compatible with the local climate. The use of arches, white stucco, clay tile roofs, ornamental woodwork and decorative shutters would establish the architectural motif for the core of the Pacific Highlands

Ranch community (Attachment 10). The architectural character would be further expressed by the use of colonnades, archways and trellises. A modern departure to the historic architectural theme would be provided in the overall height and stature of the buildings to accommodate the density envisioned in the Subarea Plan. The tower elements at the intersection of Streets 'A' and 'B' are intended to provide a focal point for the community and a visual corridor along the main axis of the civic use area into the community park and open space beyond.

Landscape Development Concepts

The overall theme and aesthetic landscape character of Pacific Highlands Ranch borrows from the heritage of Rancho Santa Fe and other similar early California ranch communities. The surrounding hillsides and arroyo areas further reinforce the character established for the community. Natural landforms and the Multiple Habitat Preservation Areas contribute to distinguishing Pacific Highlands Ranch. The proposed project is consistent with the greater Pacific Highlands Ranch development plan. The community landscape design includes water conservation, storm water and urban run-off management and water quality measures, as well as, reclaimed water piping for landscape irrigation of all common areas, streetscapes, schools and public parks (Attachment 11). All project common and public areas would be irrigated with reclaimed water when it becomes available.

Green Technologies and Energy Efficiency

The proposed project would incorporate design elements from the applicant's LivingSmart Program to improve energy efficiency in the design, construction, and use of the housing units. This program includes features that are environmentally sensitive, energy conscious and creates a healthier living environment for the residents. An evolving palette of options would be available and may change as technological advances become available to builders and consumers. The applicant would incorporate the following features into the project:

Ecological Building Features

- Sealed Duct Systems
- Minimum R30 Ceiling Insulation
- Fluorescent Lighting
- EnergyStar® Appliances
- Third-Party Energy Inspection
- Flooring from Recycled Wood
- Engineered and Certified Wood
- Cellulose Attic Insulation
- Low VOC Paint
- Energy Efficient Three-Coat Stucco
- Water Heaters with an Energy Factor of 60 or Greater
- HVAC Systems Exceeding Title 24 by fifteen percent
- Water-Saving Faucets and Fixtures
- Multi-Programmable Irrigation Clocks

Sustainability Features

- Designed to meet LivingSmart standards
- Establish energy efficiency for the proposed buildings and systems
- Reduced ozone depletion by not using CFC-based refrigerants
- Proposed Transit stop
- Reduced heat island effect by the use of impervious surfaces and incorporating underground parking structures
- Reduce air pollution by providing bicycle and motorcycle parking spaces
- Minimizes amount of runoff into non-irrigated areas
- Included native and naturalized, drought-tolerant landscaping
- Use of recycled water for irrigation systems
- Provide areas for storage and collection of recyclables
- Incorporate erosion and sedimentation control plan, manage and control waste for all construction activities
- Integrates recycled and rapidly renewable materials where possible
- Homebuyers would be provided with energy saving options to increase the efficiency of the homes

Circulation

The street layout of the proposed project is designed to accommodate pedestrians, slow automobile traffic and provide on-street parking (Attachment 12). The various access points to the project would emphasize direct access from the north, south, and east. It is anticipated Street 'B' would connect easterly to the undeveloped parcels in the Subarea Plan area. As recommended by the Subarea Plan, the street system and pedestrian connections for the proposed project would serve to frame the community park, provide visual clarity and a sense of orientation. While more automobile-oriented uses would be located abutting Carmel Valley Road, the internal public streets and private driveways would be oriented to pedestrians.

The project would include the construction of several public streets and two private driveways. Street 'A' would be four lanes, Streets 'B' and 'C' would be two lanes. Private driveways 'D' and 'E' would both be two lanes. Street 'A', 'B' and 'C' are each collector streets. Carmel Valley Road is the major street bisecting the Pacific Highlands Ranch community and provides direct access to State Route 56. Traffic signals would be provided at the intersections of Street 'A' and Carmel Valley Road and at 'C' and Village Center Loop Road. Additionally, a traffic signal exists at private Driveway 'E' and the Village Center Loop Road. The transit center would be located along the Village Center Loop Road, adjacent to future library site and Village Square.

The proposed project is estimated to generate 16,014 trips with 603 AM peak hour trips and 1,520 PM peak hour trips. The project is subject to the Transportation Phasing Plan of the Subarea Plan. The proposed project would not result in any significant traffic impacts on the surrounding roadway network with the completion of the network to the satisfaction of the City Engineer.

Water Quality

The MEIR identified temporary water quality impacts associated with increased sedimentation from grading and long-term impacts from runoff over impervious surfaces at project completion. Short-term construction impacts would be mitigated through the implementation of a Storm Water Pollution Prevention Plan (SWPPP) which requires erosion and sedimentation features such as straw logs, silt fences and hydro-seeding to be placed adjacent to and in areas being actively graded. Long-term discharge of residential urban pollutants such as pesticides, herbicides, fertilizers, heavy metals, grease and oil would be managed via collection into public storm drains, routing through dissipation devices, and holding water in seven detention basins within the MHPA. The basins would clean the water by allowing settlement of particles and reducing pathogens via solar exposure. Water discharge, through evaporation or water filtering through the soil bottom, would provide ground water recharge and wildlife habitat enhancement. The detention basins would be owned and maintained privately. Access to these facilities would be provided using existing trails. The basins would be monitored and maintained by the applicant through a City-approved program. Direct impacts to water quality from erosion, sedimentation and urban runoff, during and after development, would be mitigated through these measures to below a level of significance.

A SWPPP would be filed addressing construction and post-construction BMPs and storm water requirements in accordance with state and federal guidelines. Best Management Practices addressing water quality control measures include the prevention of erosion or sedimentation build up, source control measures for fuel and lubricants used during construction and post-construction use of fertilizers, pesticides, or other pollutants, the maximization of porous surfaces in developed areas, and good maintenance practices.

Environmental Analysis

City staff conducted an Initial Study which determined the proposed project could have a significant environmental effect. Subsequent revisions in the proposed project design would create the specific mitigation identified in the Findings. The revised project would now avoid or mitigate potentially significant environmental effects identified by earlier staff analysis. A Mitigation, Monitoring, and Reporting Program, as specified in the Findings, would be required to address the potential impacts resulting from the implementation of the project. Mitigation would be required in the following areas: Transportation/Circulation; Land Use/Multiple Species Conservation Program; Biological Resources; Historical Resources; Paleontological Resources; Air Quality; and Utilities. No other mitigation would be required to reduce impacts as a direct result of the project.

The Pacific Highlands Ranch Village project is a subsequent project to the Master Environmental Impact Report (MEIR). Based on the Initial Study and pursuant to Section 21157.1 of the Public Resources Code, the City has made the following determinations:

- a. The proposed project was considered within the scope of analysis of the MEIR.

- b. The proposed project would not cause any significant effect on the environment that was not examined in the MEIR.
- c. All feasible mitigation measures set forth in the MEIR which are appropriate to the project have been incorporated into the project.
- d. No new or additional mitigation measures or alternatives are required.
- e. No new environmental document or findings pursuant to Section 21081 of the Public Resources Code are required.

In accordance with Section 21157.1 of the Public Resources Code, Findings to MEIR have been prepared.

Water Supply

A Water Supply Assessment and Water Supply Verification report (WSA/WSV) has been prepared by the City of San Diego Public Utilities Department (June 2009) in compliance with the requirement of SB 610 and SB 221. The WSA/WSV prepared for the project identified the water demand projections of the project are included in the forecasts included in the Urban Water Management Plan (UWMP) and other water resources planning documents of the Public Utilities Department, the San Diego County Water Authority (CWA), and Metropolitan Water District (MWD). Water supplies necessary to serve the existing demands, projected demands of the project, and future demands within the Public Utilities Department's service area, as well as the actions necessary to develop these supplies, have been identified in the water supply planning documents of the Public Utilities Department, the CWA, and the MWD.

The WSA/WSV compares the projected water usage of the proposed project to the planned usage anticipated for the site by the 2005 Urban Water Management Plan (UWMP). The WSA/WSV states that because the projected water use, 97,116 acre feet per year [af/y] or 90,322 acre feet/year [af/y] with the use of water efficient fixtures and appliances, would be less than what was anticipated for the site by the Urban Water Management Plan at 120,442 af/y there is sufficient water supply available for the proposed project.

Additionally, the proposed project would install infrastructure in order to accommodate the future use of reclaimed irrigation water on-site. While the project would incrementally contribute to the significant cumulative impact identified in the MEIR, the project would not result in any new impacts beyond those analyzed in the MEIR and site-specific mitigation implementing the MEIR for water conservation would be required.

Conclusion

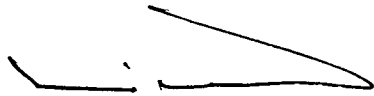
Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 13, 14 and 15), and draft conditions of approval (Attachments 13 and 16). Staff is recommending the Planning Commission approve the project as proposed.

ALTERNATIVE

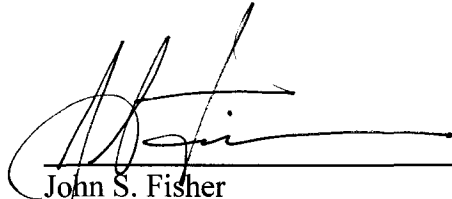
1. **Approve** Vesting Tentative Map No. 433521; Planned Development Permit No. 12852, Site Development Permit No. 433515 and Conditional Use Permit No. 628324, **with modifications.**

2. **Deny** Vesting Tentative Map No. 433521; Planned Development Permit No. 12852, Site Development Permit No. 433515 and Conditional Use Permit No. 628324, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



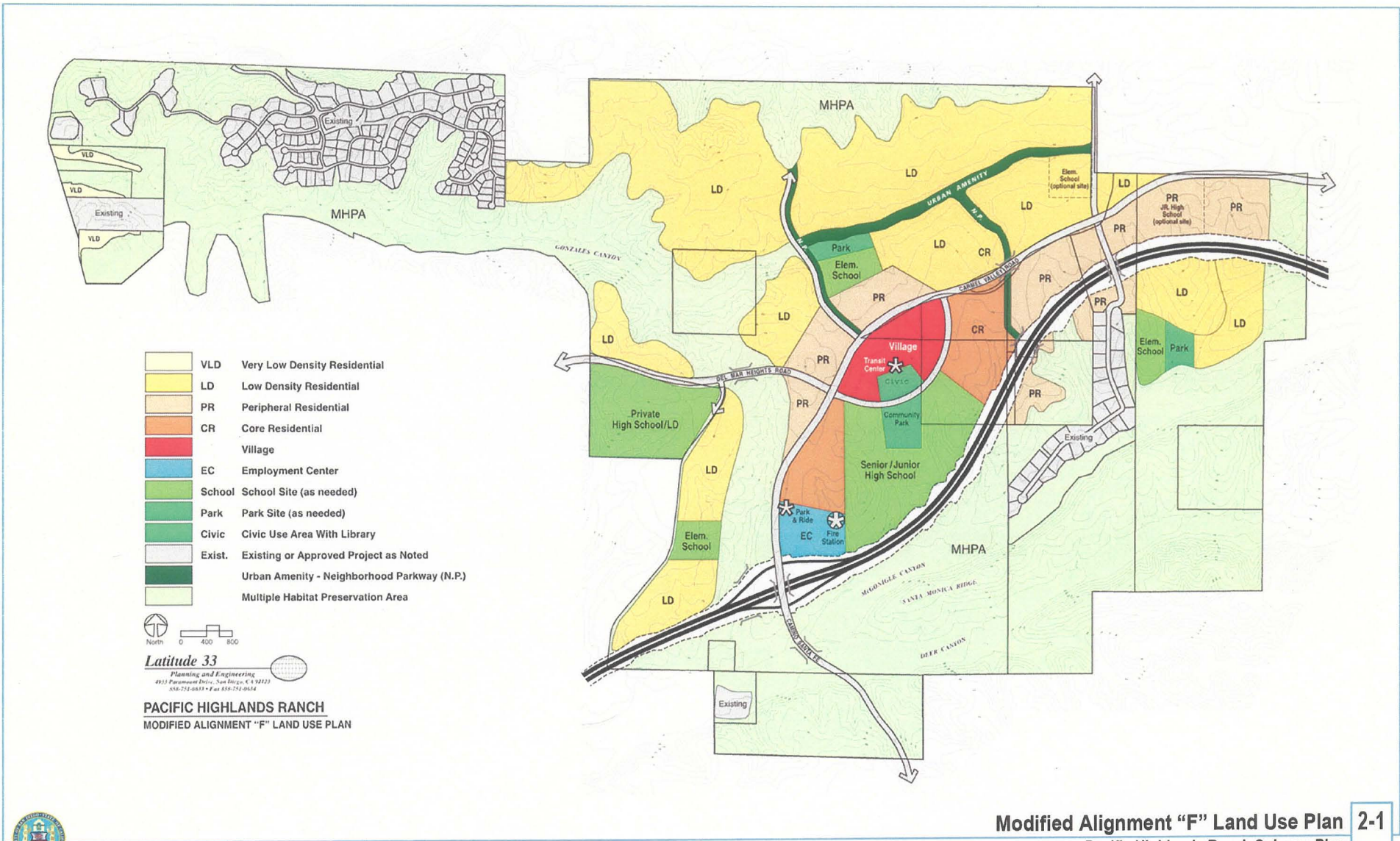
John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON:JSF

Attachments:

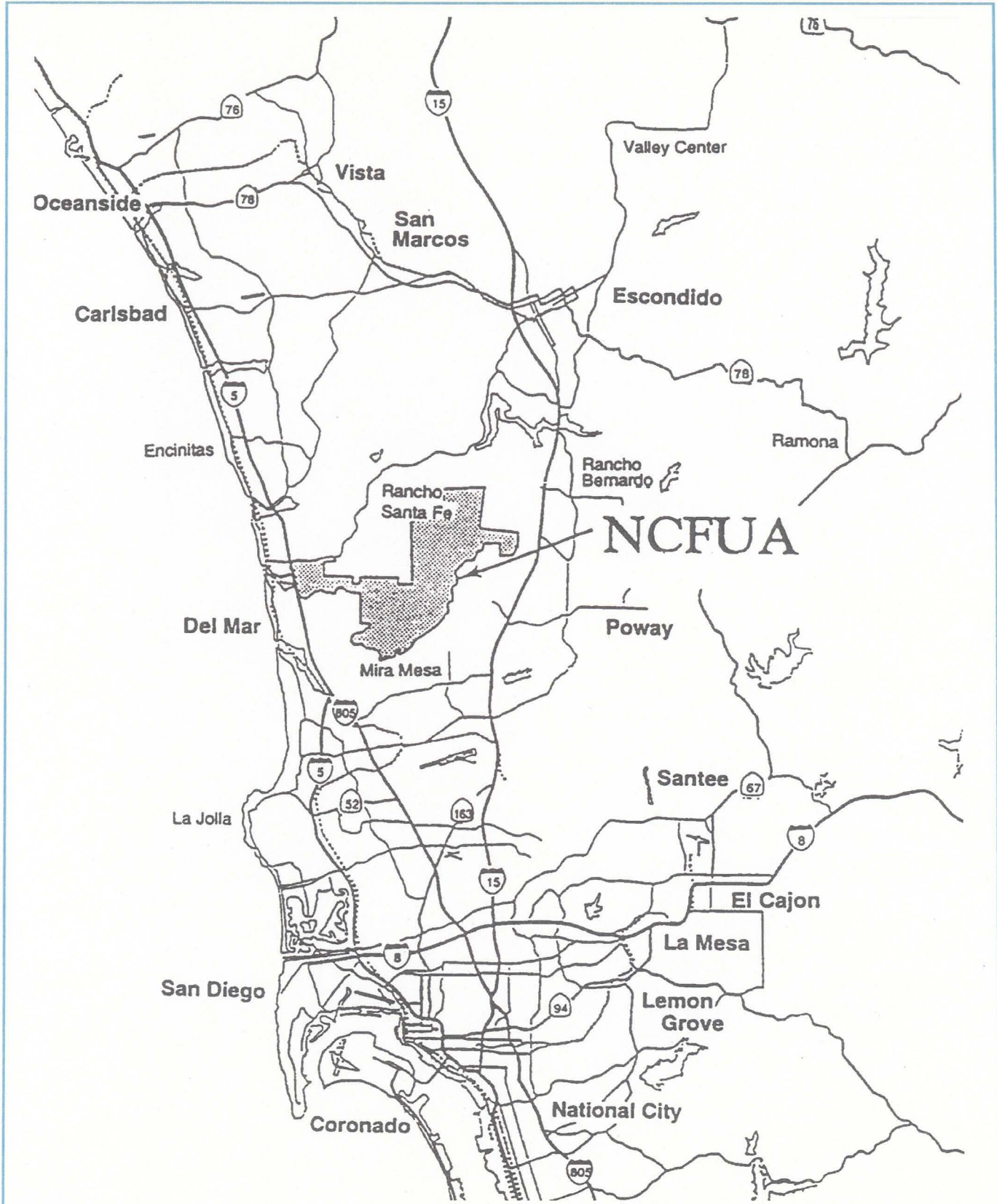
1. Subarea Plan Land Use Map
2. Subarea exhibit 1-1
3. Subarea exhibit 1-3
4. Aerial Photograph
5. Conceptual Site Plan
6. Subarea exhibit 2-3
7. Subarea exhibit 2-4
8. Project plans, sheet 3 of 34
9. Roof Height exhibit, sheet 34B of 34
10. Architectural elevations, sheets 22-31 of 34
11. Landscape Development Plan, sheets 9-13 of 34
12. Site Plan, sheet 14 of 34
13. Draft Map Conditions and Subdivision Resolution
14. Draft Permit Resolution with Findings
15. Draft CEQA Resolution
16. Draft Permit with Conditions
17. Community Planning Group Recommendation

18. Ownership Disclosure Statement
19. Project Data sheet
20. Project Chronology
21. Remaining Project plans (under separate cover)

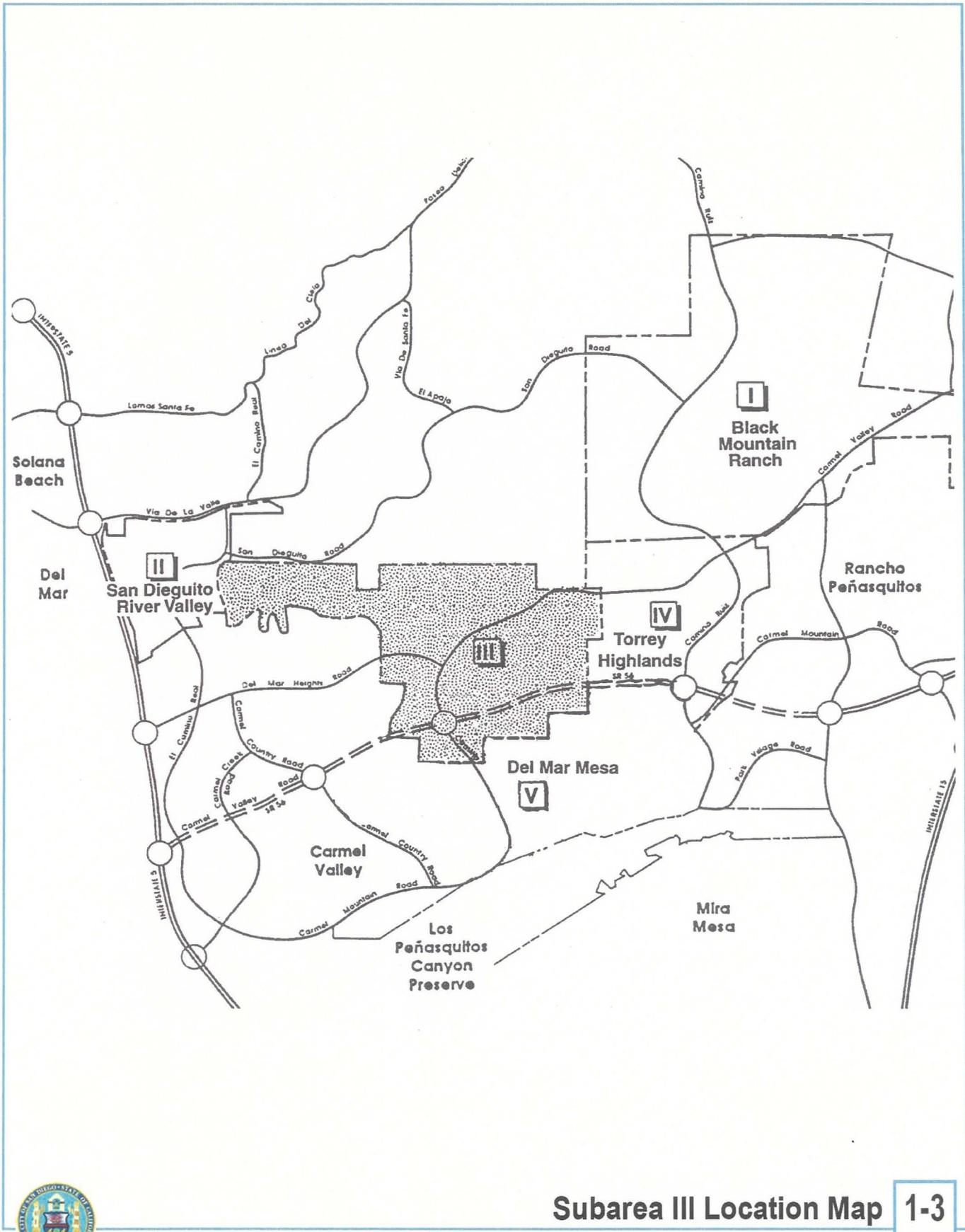


Modified Alignment "F" Land Use Plan 2-1
 Pacific Highlands Ranch Subarea Plan EXHIBIT





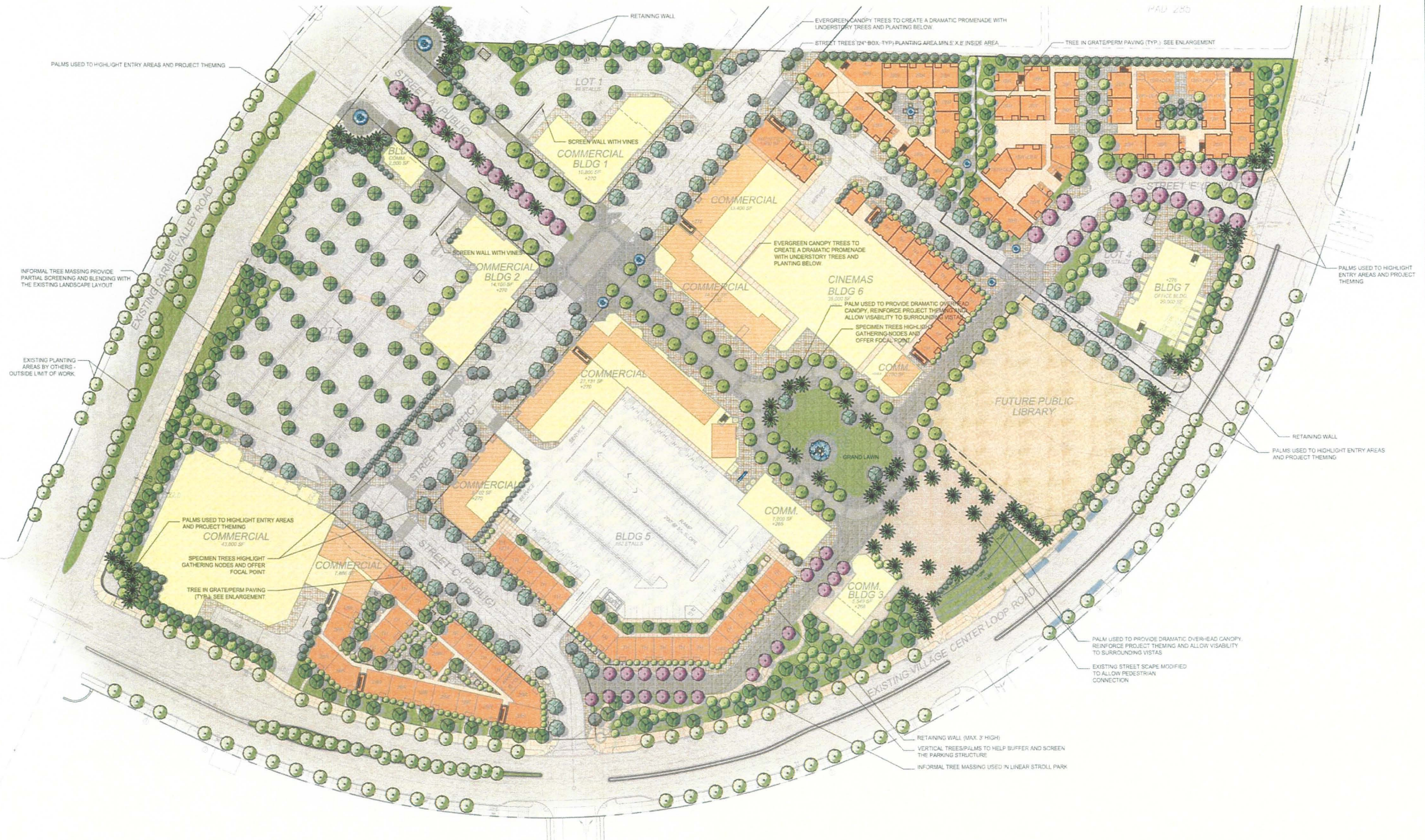
NCFUA Location Map 1-1
Pacific Highlands Ranch Subarea Plan **EXHIBIT**

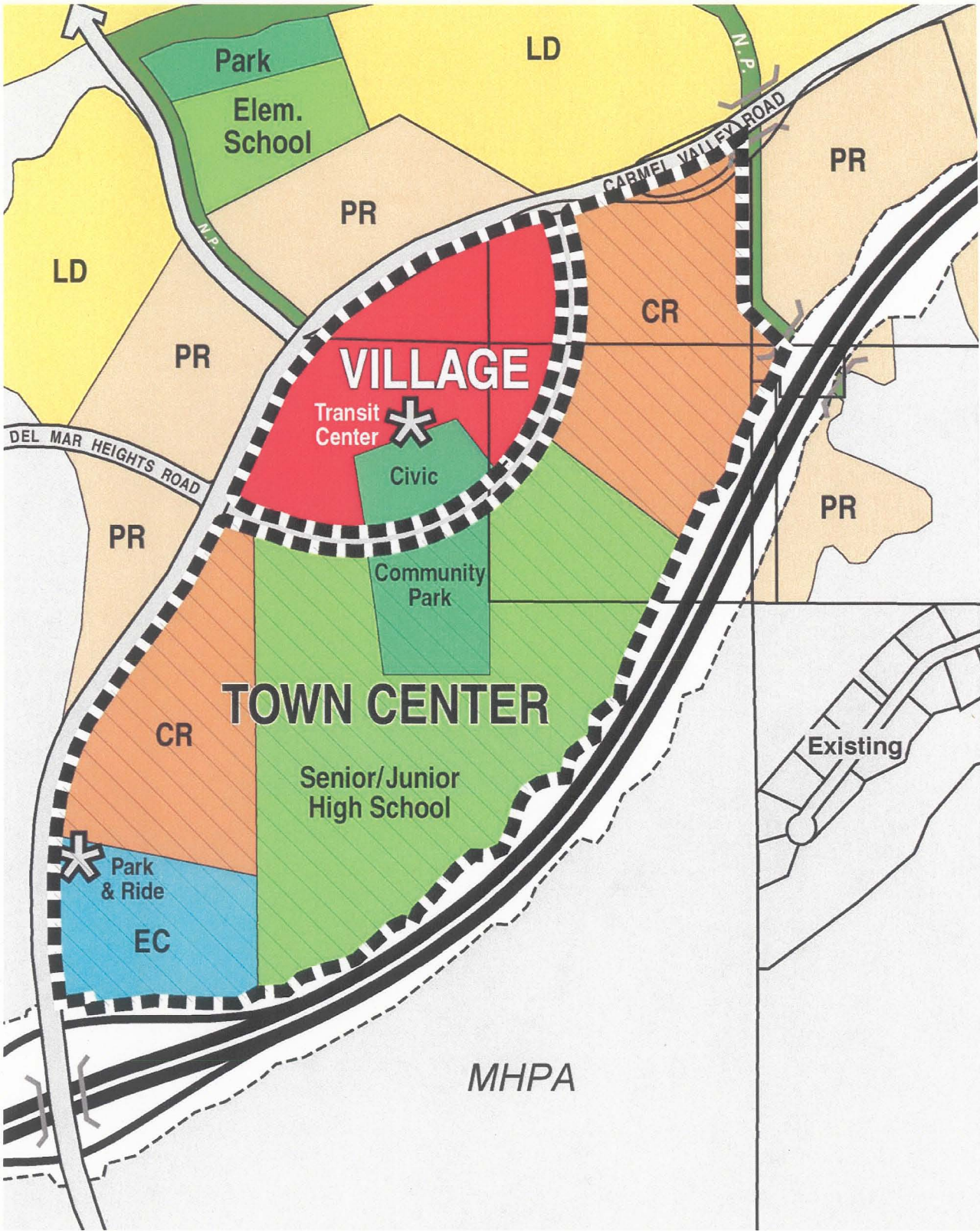


Subarea III Location Map 1-3
Pacific Highlands Ranch Subarea Plan EXHIBIT

THE VILLAGE AT PACIFIC HIGHLANDS RANCH
PROJECT LOCATION MAP





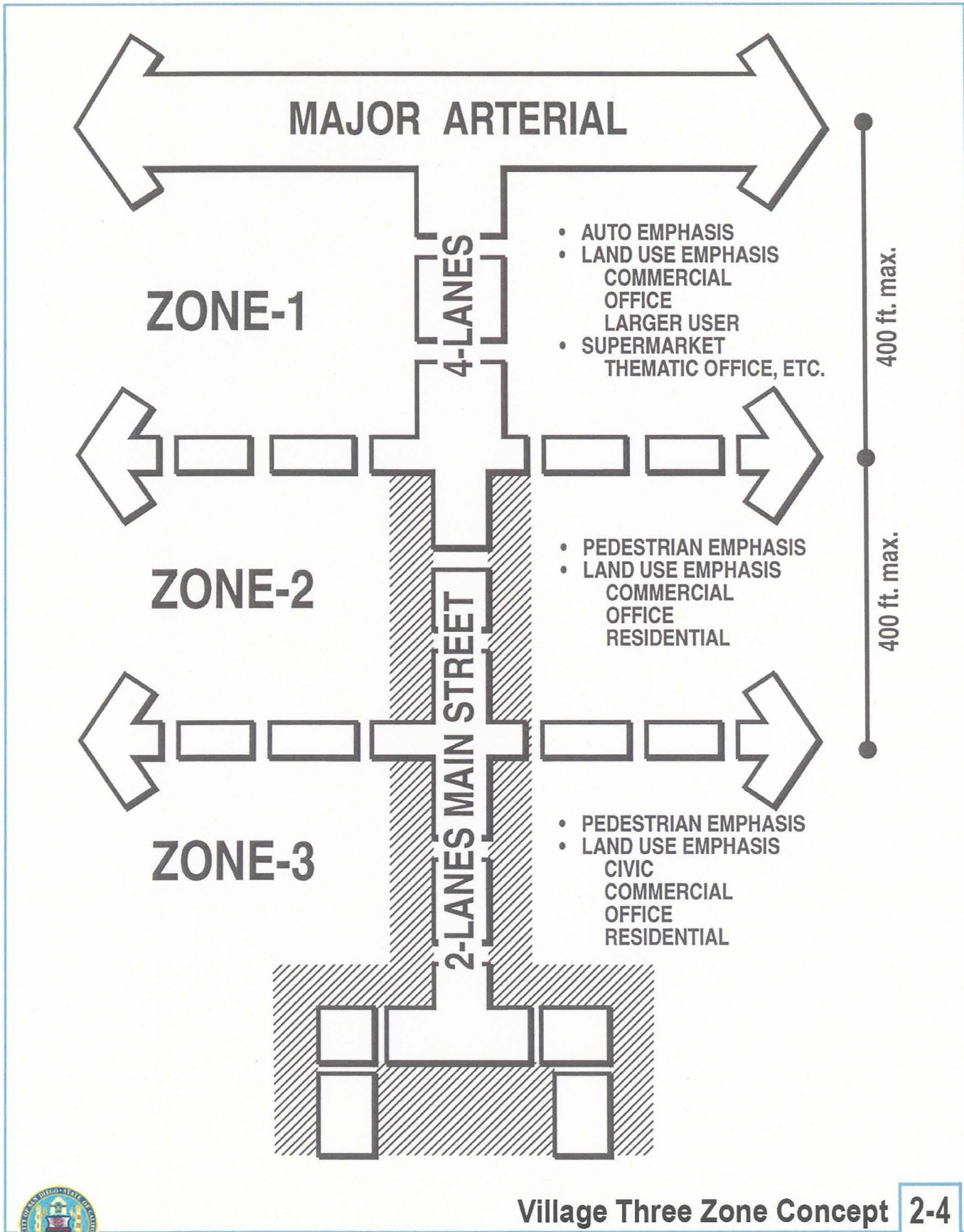


Town Center Alt. "F" Land Use Concept

2-3

Pacific Highlands Ranch Subarea Plan

EXHIBIT



Village Three Zone Concept **2-4**
Pacific Highlands Ranch Subarea Plan **EXHIBIT**