



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 10, 2013 **REPORT NO.** PC – 13-106

ATTENTION: Planning Commission Agenda of September 19, 2013

SUBJECT: Initiation of an Amendment to the Torrey Highlands Subarea Plan to redesignate approximately 42 acres from Commercial Regional and Medium High Density Residential to Local Mixed Use located south of State Route 56, east of the planned extension of Camino del Sur, and west of Carmel Mountain Road.

**OWNER/
APPLICANT:** Sea Breeze Properties, LLC

SUMMARY

Issue(s) – Should the Planning Commission INITIATE an amendment to the Torrey Highlands Subarea Plan? The amendment has been requested to redesignate approximately 42 acres from Commercial Regional and Medium High Density Residential to Local Mixed Use located south of State Route 56, east of the planned extension of Camino del Sur, and west of Carmel Mountain Road.

Staff Recommendation(s) – INITIATE the plan amendment process.

Community Planning Group Recommendation(s) – On September 4, 2013 the Rancho Penasquitos Community Planning Group voted 15-0-0 to recommend approval of the initiation of the community plan amendment process.

Other Recommendation(s) – None.

Environmental Impact – This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

Fiscal Impact – Processing costs would be paid by the applicant.

Code Enforcement Impact – None.

Housing Impact – None.

The initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The proposed amendment site is located within the Torrey Highlands planning area and is governed by the North City Future Urbanizing Area (NCFUA) Framework Plan and the Torrey Highlands Subarea Plan (Attachment 1). Torrey Highlands is one of five subareas within the NCFUA. Torrey Highlands is bounded by Black Mountain Ranch on the north and Rancho Penasquitos on the east. It is bounded by Pacific Highlands Ranch and unincorporated areas of San Diego County on the west. On the south it is bounded by the communities of Rancho Penasquitos, and Del Mar Mesa.

The proposed amendment site is located south of State Route (SR) 56, east of Camino del Sur, and west of Carmel Mountain Road. immediately adjacent to open space, and commercial land use designations (Attachment 2). The open space system surrounding the site includes Deer Canyon to the north, and the Del Mar Mesa Preserve to the south and west. The adjacent 11.1 acre property to the west is currently designated as Commercial Limited. The site is currently vacant, undeveloped and a Community Plan Amendment Initiation is being proposed to redesignate that site as Employment Center.

The proposed amendment site consists of 42 acres of undeveloped property located south of SR-56, east of Camino del Sur, and west of Carmel Mountain Road (Attachment 3). The Torrey Highlands Subarea Plan designates the site as Commercial Regional and Medium High Density Residential (20-40 du/acre). The Commercial Regional designation allows for a broad range of commercial uses including neighborhood-serving commercial, area-serving retail, automotive service, commercial recreation facilities, visitor-serving commercial and offices. The approximately 35 acre site was designated Commercial Regional in 2004 to allow for the development of an approximately 274,000 square foot self-storage facility and 250,000 square feet of commercial uses. The remaining 7 acres was designated Medium High Density Residential to allow for a maximum of 242 dwelling units.

The initiation request proposes to redesignate the entire 42-acre site to Local Mixed Use (LMXU) South. The LMXU designation would allow for a variety of neighborhood-serving commercial, employment, civic, and residential uses in a mixed-use environment. The LMXU designation could allow for a wide range of housing types and affordability through the inclusion of townhomes, apartments, duplexes, single-family residential with accessory units, and small-lot single-family.

The existing Local Mixed Use Center is located northwest of the site at the northern intersection of SR-56 and Camino del Sur. The LMXU fosters interaction among community residents by providing a mix of commercial, office and public uses within 1,000 feet of the majority of the residential population. The commercial center is anchored by a grocery store with a mix of restaurant, retail and professional services included. Multi-family housing units are located

immediately adjacent to the commercial center, laid out in a modified grid to promote walkability.

The proposed amendment to redesignate the site as LMXU South would be located within the subregional area of the community and presents opportunities to reconfigure the allowed uses to promote pedestrian activity while maintaining the ability for commercial uses to take advantage of the Camino del Sur and SR-56 freeway interchange. The integration of commercial and residential uses on the amendment site could allow for reduced vehicle demand on the roadway network and increase the opportunity to leverage transit demand management strategies with the adjacent Santa Fe Summit IV amendment site.

If initiated, the introduction of a land use designation that allows a variety of commercial and residential uses on a large parcel would need to address the appropriate density range for residential development and the location of residential uses in relation to SR-56. The potentially adverse noise and air quality impacts of SR-56 on residential uses will need to be addressed through site specific recommendations. The Subarea Plan Community Design Guidelines for the existing LMXU Center provides a framework that could help guide future development on the proposed amendment site.

In addition to site design considerations, the proposed amendment would need to address urban design and circulation compatibility with the adjacent Santa Fe Summit IV proposal. The shared roadway, Camino del Sur, provides a unique opportunity to create a cohesive development that improves multi-modal circulation between the two uses.

There are two other plan amendment initiations in process within the Torrey Highlands Subarea:

- The Carmel Mountain/Del Mar Mesa Natural Resources Management Plan (NRMP) would result in an amendment to the Subarea plan that would add two multi-use trail alignments within the southern portion of the Torrey Highlands Community that connect to the Del Mar Mesa Preserve area via Deer Canyon. The proposed amendment would provide connectivity between Torrey Highlands and the Del Mar Mesa Specific Plan through two multi-use trail alignments adjacent to the residential and employment center areas. The proposed NRMP would result in the consolidation of trail alignments into existing built trails that connect Deer Canyon to the Del Mar Mesa Preserve.
- The proposed Santa Fe Summit IV amendment has been requested to redesignate approximately 11.1 acres from Commercial Limited to Employment Center. The amendment has been requested to redesignate approximately 11.1 acres from Commercial to Employment Center to allow for the development of employment related uses. The proposed amendment is located approximately ¼ of a mile south of SR- 56, along the west side of the planned extension of Camino del Sur.

DISCUSSION

The City is one of few jurisdictions that require either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. The recommendation of approval or denial of the initiation is based upon compliance with the following three required initiation criteria. The Planning & Neighborhood Restoration Department believes that all of the following initiation criteria can be met:

- (1) **The amendment request appears to be consistent with the goals and policies of the General Plan and Torrey Highlands Subarea Plan and any community plan specific amendment criteria:**

The proposed amendment would allow for development of approximately 42 acres within the Local Mixed Use (LMXU) land use designation. The 42-acre site provides an opportunity to implement General Plan policy to plan for and develop a mixed-use project where a site is developed in an integrated, compatible, and comprehensively planned manner.

The LMXU designation permits a variety of commercial and employment related uses integrated with a range of housing types within a mixed-use setting. The proposed amendment could allow for the Subarea Plan goal of a neo-traditional community that promotes multi-modal transportation options. The proposed amendment is consistent with General Plan policies that promote balanced communities and the development of a variety of different types of land uses within a community in order to offer opportunities for a diverse mix of uses. The proposal could also help implement the General Plan and Subarea Plan goal of providing diverse and balanced neighborhoods with housing available for households of all income levels.

The initiation of the proposed plan amendment would provide the opportunity to comprehensively analyze and assess the impacts of the land use changes occurring with the other amendments in process.

- (2) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and**

The proposed amendment appears to offer additional public benefits through the ability to create a compact development in a walkable, mixed-use village. The proposed amendment would have the potential to promote multi-modal oriented uses through the replacement of self-storage with pedestrian-friendly commercial uses.

- (3) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

Although public services appear to be available, a full analysis of public services and facilities (schools, fire stations, police stations, libraries, roads, and parks etc.) will be conducted with the review of the community plan amendment, if initiated.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Torrey Highlands Subarea Plan be initiated.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation and density range for the site;
- Site design considerations for the proposed land use designation;
- Compatibility and integration of new development with adjacent proposed amendment site;
- Impact of potential employment development on public services and facilities, specifically on the roadway network;
- Potential impact to vernal pools and the open space system
- Pedestrian circulation and transportation improvements.
- Cumulative amendments' impacts to implementation of the North City Future Urbanizing Area Framework Plan and Subarea Plan

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

[SIGNED]

Nancy Bragado
Interim Deputy Director
Planning & Neighborhood Restoration

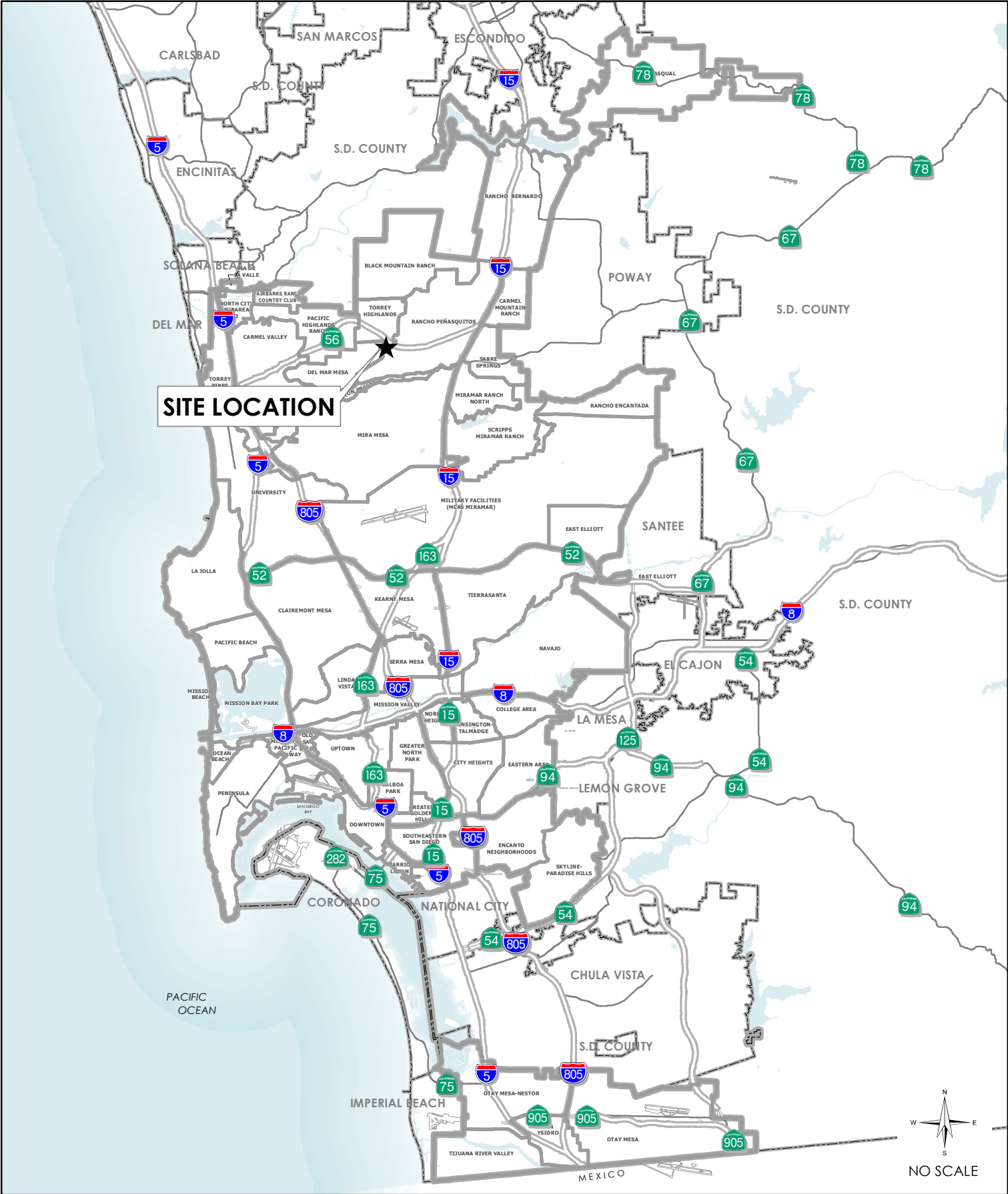
MJP/NB

[SIGNED]

Michael Prinz
Associate Planner
Planning & Neighborhood Restoration

Attachments

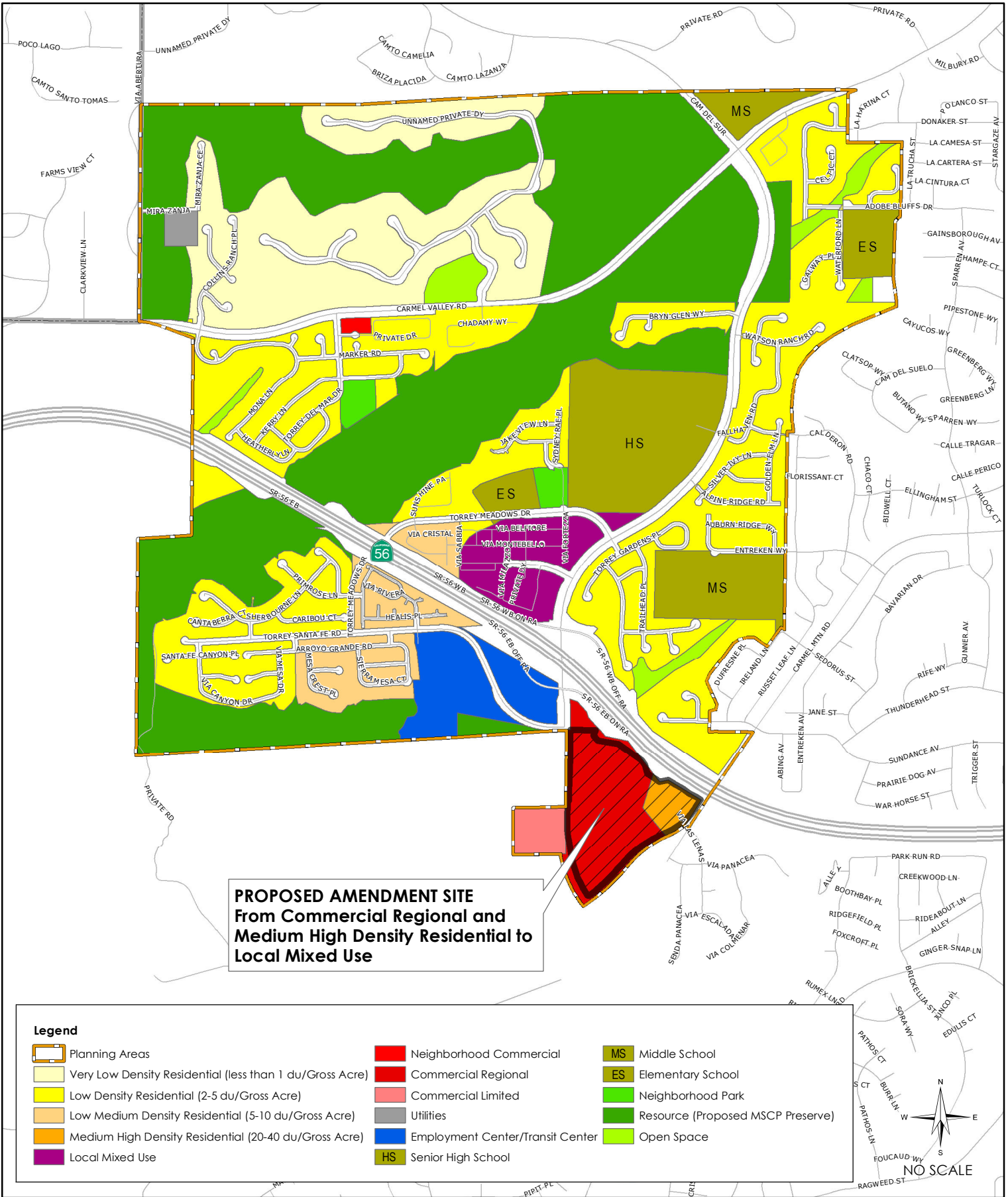
1. Torrey Highlands Vicinity Map
2. Torrey Highlands Subarea Plan Land Use Map
3. Aerial Photo
4. Ownership Disclosure Statement



Torrey Highlands - Vicinity Map

CITY OF SAN DIEGO • Planning and Neighborhood Restoration Department

SanGIS
 THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANGIS Regional Information System which cannot be reproduced without the written permission of SANGIS.
 This product also contains information reproduced with permission granted to RAND MCNALLY & COMPANY by SANGIS. This map is copyrighted by RAND MCNALLY & COMPANY. It is unlawful to copy or reproduce all or any part thereof, whether in part or in whole, without the prior, written permission of RAND MCNALLY & COMPANY.
 Copyright SanGIS 2009. All Rights Reserved. Full text of this legal notice can be found at: http://www.sanGIS.org/8.html_Notice.html



Torrey Highlands - Project Location Map

CITY OF SAN DIEGO • Planning and Neighborhood Restoration Department

SaGIS
 THIS MAP/DATA IS PROVIDED AS A SERVICE OF AN EMBL. EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.
 This product may contain information reproduced with permission granted by RAND McNALLY & COMPANY ("RMC") to SaGIS. This map is copyrighted by RAND McNALLY & COMPANY. It is unlawful to copy or reproduce all or any part thereof, whether for general use or made, without the prior, written permission of RAND McNALLY & COMPANY.
 Copyright SaGIS 2009 - All Rights Reserved. Full text of this legal notice can be found at http://www.saGIS.com/Legal_Notice.

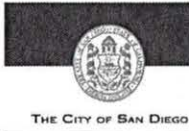


Torrey Highlands - Aerial Map

CITY OF SAN DIEGO • Planning and Neighborhood Restoration Department



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANGIS Regional Information System which cannot be reproduced without the written permission of SANGIS. This product may contain information reproduced with permission from RAND MCNALLY & COMPANY to SanGIS. This map is copyrighted by RAND MCNALLY & COMPANY. It is unlawful to copy or reproduce all or any part thereof, whether for personal or resale, without the prior, written permission of RAND MCNALLY & COMPANY. Copyright SanGIS 2009. All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/csl_Notice.html



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other CPA Initiation

Project Title

Project No. For City Use Only

Merge56

Project Address:

North of Camino del Sur and Carmel Mountain Rd.

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:
Merge56

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Sea Breeze 56 LLC
 Owner Tenant/Lessee
Street Address:
3525 Del Mar Heights, Rd.
City/State/Zip:
San Diego, CA 92130
Phone No: _____ Fax No: _____
(858) 361-8555
Name of Corporate Officer/Partner (type or print):
Gary Levitt
Title (type or print):
President
Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____