



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 7, 2013 **REPORT NO.** PC – 13-131

ATTENTION: Planning Commission Agenda of November 14, 2013

SUBJECT: Initiation of an Amendment to the Rancho Peñasquitos Community Plan to redesignate approximately 26 acres from Low Density Residential and Open Space to Medium-High Density Residential located at the intersection of Carmel Mountain Road and Camino Del Sur.

**OWNER/
APPLICANT:** Rhodes and Grus Investments

SUMMARY

Issue(s) – Should the Planning Commission INITIATE an amendment to the Rancho Peñasquitos Community Plan? The amendment has been requested to redesignate approximately 26 acres from Low Density (1-5 du/acre) Residential and Open Space to Medium-High Density Residential (22-45 du/acre) located at the intersection of Carmel Mountain Road and Camino Del Sur.

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

Community Planning Group Recommendation(s) – On October 2, 2013 the Rancho Peñasquitos Community Planning Group voted 14-0-1 to recommend approval of the initiation of the community plan amendment process.

Other Recommendation(s) – None.

Environmental Impact – If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

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

Code Enforcement Impact – None.

Housing Impact – If initiated, subsequent approval of the proposed community plan amendment would allow development of new multi-family residential units in the Rancho Peñasquitos community.

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 Rancho Peñasquitos planning area and is governed by the Rancho Peñasquitos Community Plan (Attachment 1). Rancho Peñasquitos is bounded by the communities of Del Mar Mesa, Torrey Highlands and Black Mountain Ranch on the north and west. It is bounded by Interstate-15 and the communities of Carmel Mountain Ranch and Sabre Springs on the east. On the south it is bounded by the Los Peñasquitos Canyon Preserve and the community of Mira Mesa.

The proposed amendment site is immediately adjacent to open space, residential and commercial land use designations (Attachment 2). The open space system surrounding the site includes the Del Mar Mesa Preserve to the west and Darkwood Canyon to the south and east. The proposed amendment site is adjacent to low density residential developments (1-5 du/acre) to the east and south. The adjacent northern properties are the subject of recent Community Plan Amendment initiations. The adjacent 11-acre property to the northwest is currently designated as Commercial Limited. The site is currently vacant, undeveloped and was initiated on September 19th, 2013 to redesignate the site as Employment Center. The adjacent 42-acre property to the north is currently designated as Commercial Regional and Medium High Density Residential (20-40 du/acre). The site is currently vacant, undeveloped and a Community Plan Amendment was initiated on September 19th, 2013 to redesignate the site as Local Mixed Use (Attachment 3).

The proposed amendment site consists of approximately 26 acres of undeveloped property located at the intersection of Carmel Mountain Road and Camino Del Sur. The Rancho Peñasquitos Community Plan designates the site as Low Density Residential (1-5 du/acre) and open space (Attachment 4). The Low Density Residential designation typically allows for single-family detached homes on 8,000-square foot lots or larger, with the development of 5,000-square-foot lots possible on portions of projects through the Planned Residential Development process. The proposed amendment site is located in the Parkview and Peñasquitos Creek neighborhoods. The Parkview and Peñasquitos Creek neighborhoods are situated in the south-central and south-western portions of the community, respectively. The neighborhoods are characterized by predominantly low density residential developments. The terrain is characterized by finger canyon and ridge structures opening out into Peñasquitos Canyon.

The proposed amendment site contains an existing Vesting Tentative Map (VTM 98-0559) that was approved in the spring of 2004. The VTM, also known as Rhodes Crossing, included additional lands, mostly within the Torrey Highlands Subarea, that have since been acquired by

different property owners to be developed separately. The remaining 26 acres proposed to be amended is currently entitled for 52 single-family homes and roughly 3.5 acres of private park space (Attachment 5).

The initiation request proposes to redesignate the site to Medium-High Density Residential allowing for multi-family residential developments between 22 and 45 dwelling units per acre. The designation allows for medium-rise (primarily two or three story) multi-family attached development. This includes development of for sale and apartment projects with subterranean or wrapped parking facilities. The Community Plan identifies the Planned Development Permit process as the mechanism to achieve these densities.

The Community Plan identifies future residential development as a major issue. The remaining available residential land in Rancho Peñasquitos, including this site, is characterized by canyons and hillsides. The Plan states that “many community residents would prefer development at lower densities and clustered to preserve open space and to avoid excessive grading on sensitive slopes.” The Plan’s Residential Element recommends protection of designated single-family areas. Area 8 of the proposed amendment site, totaling approximately 5.26 acres located southwest of the intersection of Carmel Mountain Road and Camino del Sur, is identified as a protected single-family area in the Community Plan. The Plan recommends protecting these areas by not approving “requests for rezoning or other discretionary actions which could result in construction of any type of residential structures other than traditional single-family residential dwellings.”

If initiated, the introduction of a land use designation that allows multi-story residential development on parcels bordering the open space preserve and canyons would need to address edge interface issues between the two land uses. The potentially adverse visual and environmental impacts would need to be addressed through site specific recommendations. The Community Plan’s Community Design and Environment Element identifies guidelines relating to grading, site design, roads and building design. While these guidelines pertain to residential development within the Peñasquitos Canyon special development area located south of the proposed amendment site, many of the strategies are applicable to the proposed initiation site.

In addition to site design consideration of edge effects, the proposed amendment would need to address traffic impacts of noise and congestion, the maintenance of landscaping in new subdivisions, and the architecture, site design and color of residential development on hillsides. Specifically, urban design, public space, and circulation compatibility with the adjacent Merge56 and Santa Fe Summit IV proposals would need to be addressed. The shared roadway, Camino del Sur, provides an unique opportunity to create a cohesive development that improves multi-modal circulation between the sites.

In addition to the present initiation request, there are three amendments that have been initiated in Torrey Highlands (Attachment 3).

- The Carmel Mountain/Del Mar Mesa Natural Resources Management Plan (CM/DMM 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 CM/DMM NRMP Initiation also covers the proposed amendment to the Rancho Peñasquitos Community Plan for planned trail alignments within Black Mountain Open Space Park.

- The proposed Merge56 amendment has been initiated to redesignate approximately 42 acres from Commercial Regional and Medium High Density Residential (20-40 du/acre) 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. The amendment would allow for a mix of housing types (single- and multi-family) integrated with a variety of commercial retail and office uses.
- The proposed Santa Fe Summit IV amendment has been initiated to redesignate approximately 11 acres from Commercial Limited to Employment Center. The amendment would 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, Neighborhoods & Economic Development 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 Rancho Peñasquitos Community Plan and any community plan specific amendment criteria:**

The proposed amendment would allow for development of approximately 26 acres within the Medium-High Density (22-45 du/acre) land use designation. The Medium-High Density land use designation allows for medium-rise (primarily two or three story) multi-family attached developments. This could include development of for sale and rental apartment projects with subterranean or wrapped parking facilities. Currently, the site is designated primarily for Low-Density Residential (1-5 du/acre) with approximately 3.5 acres identified as a private passive

park area. The existing plan designation would allow for a range of residential development of 23-113 single family dwelling units. The proposed amendment would allow for 575-1177 multi-family dwelling units, providing potential for a variety of housing stock, including affordable housing.

The proposed amendment would be consistent with the General Plan and Community Plan goal to provide balanced neighborhoods with a diversity of housing opportunities for a variety of household types, lifestyles and income levels. The proposed amendment would also have the opportunity to balance development with the preservation and maintenance of landscaped and natural open space areas.

The proposed amendment site is located adjacent to the Merge56 and Santa Fe Summit IV amendment initiation sites in the Torrey Highlands subregional area. The Merge56 proposes a 42-acre mixed-use village and Santa Fe Summit IV proposes an 11-acre employment center. The proposed Rhodes Crossing amendment could help implement the City of Villages strategy through the addition of residents in close proximity to commercial and employment uses in a walkable environment. The proposed amendment location could take advantage of its close proximity to the surrounding uses to enhance multi-modal connections within and between the sites.

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. The Camino del Sur roadway serves as a common thread that links the amendments, providing an opportunity to establish a cohesive streetscape design that integrates the communities.

- (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 increase of housing stock at a density range that could allow for housing development of an affordable nature within the San Diego region, at a time when the City of San Diego is searching for areas that can accommodate additional residential units. The proposed plan amendment would also provide an opportunity to expand the open space within Area 2 of the Rhodes Crossing VTM to create a larger vernal pool preserve beyond what was identified within the previously approved development. An additional public benefit could also include the provision of population-based park acreage within close proximity to

future housing that would contribute to the park requirements of the community.

- (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 Rancho Peñasquitos Community 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 adjacent to the open space system;
- Compatibility and integration of new development with the adjacent proposed amendment sites;
- Impact of potential 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.

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
Deputy Director
Planning, Neighborhoods & Economic Development

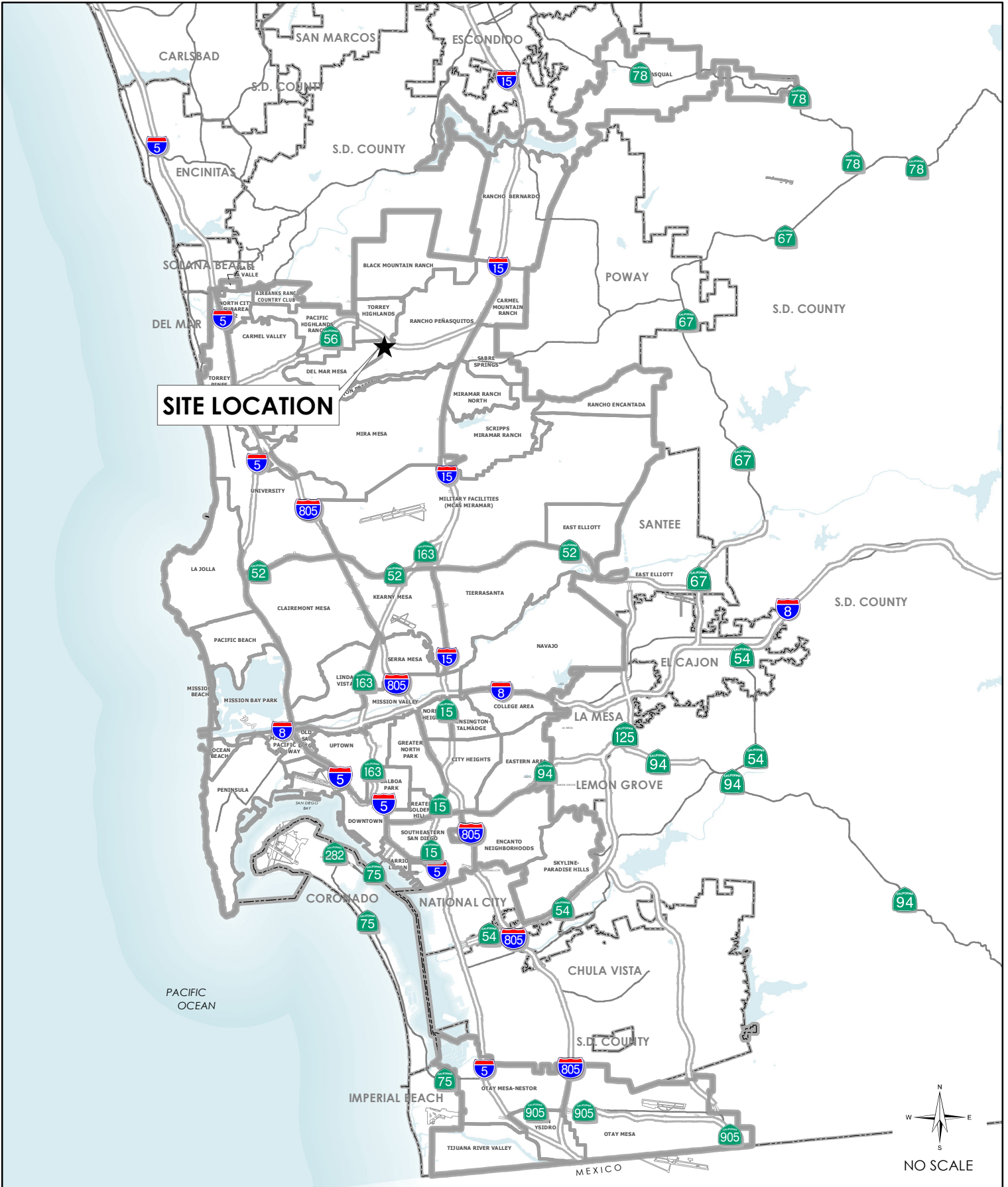
[SIGNED]

Michael Prinz
Associate Planner
Planning

MJP/NB

Attachments

1. Rancho Peñasquitos Vicinity Map
2. Rancho Peñasquitos Community Plan Land Use Map
3. Rancho Peñasquitos Amendment Initiation Sites Map
4. Aerial Photo
5. Rhodes Crossing VTM Lot Overview
6. Ownership Disclosure Statement

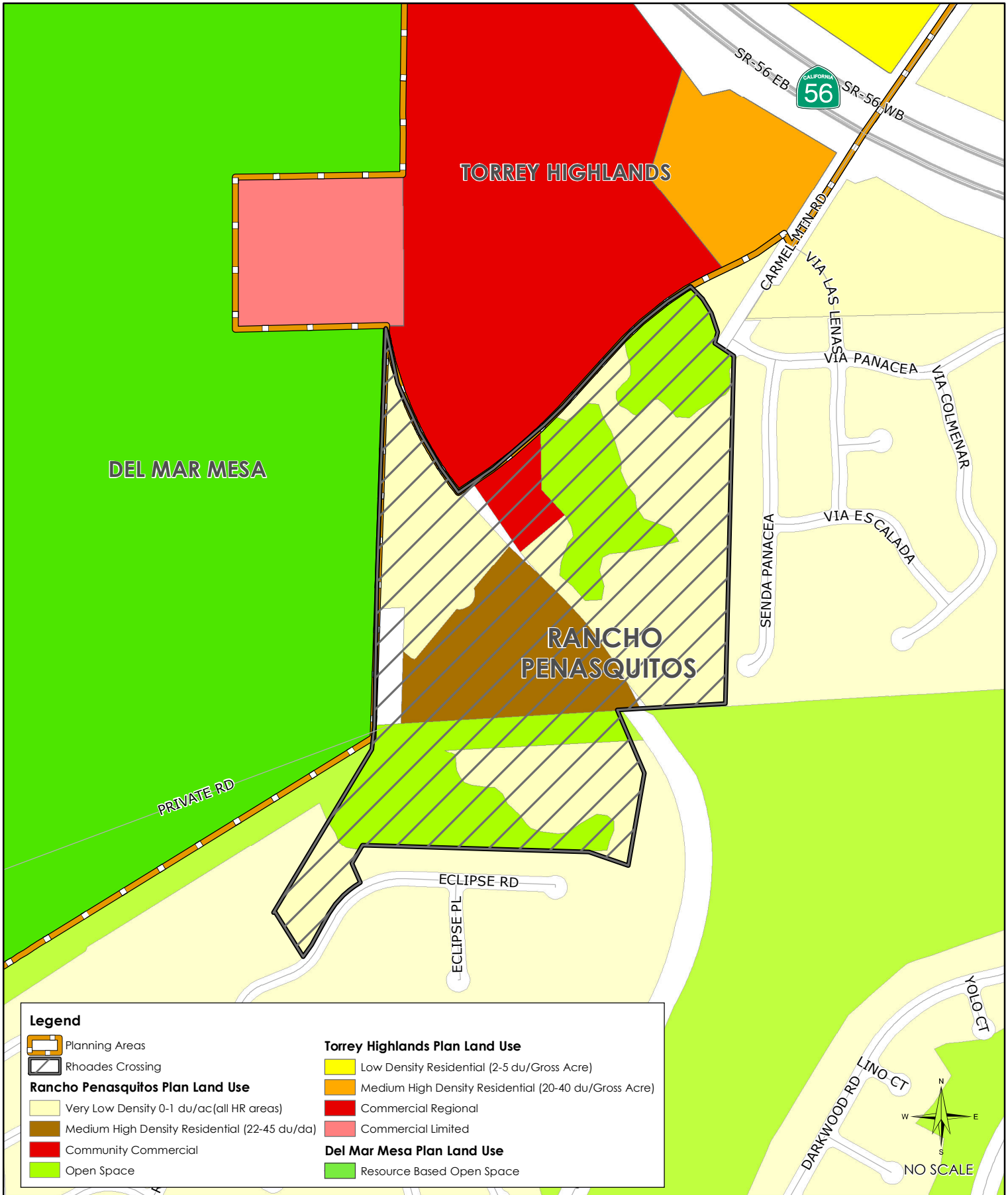


Rancho Penasquitos - Vicinity Map

CITY OF SAN DIEGO • Planning Neighborhoods & Economic Development Department



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Legend

- Planning Areas
- Rhoades Crossing

Rancho Penasquitos Plan Land Use

- Very Low Density 0-1 du/ac (all HR areas)
- Medium High Density Residential (22-45 du/da)
- Community Commercial
- Open Space

Torrey Highlands Plan Land Use

- Low Density Residential (2-5 du/Gross Acre)
- Medium High Density Residential (20-40 du/Gross Acre)
- Commercial Regional
- Commercial Limited

Del Mar Mesa Plan Land Use

- Resource Based Open Space



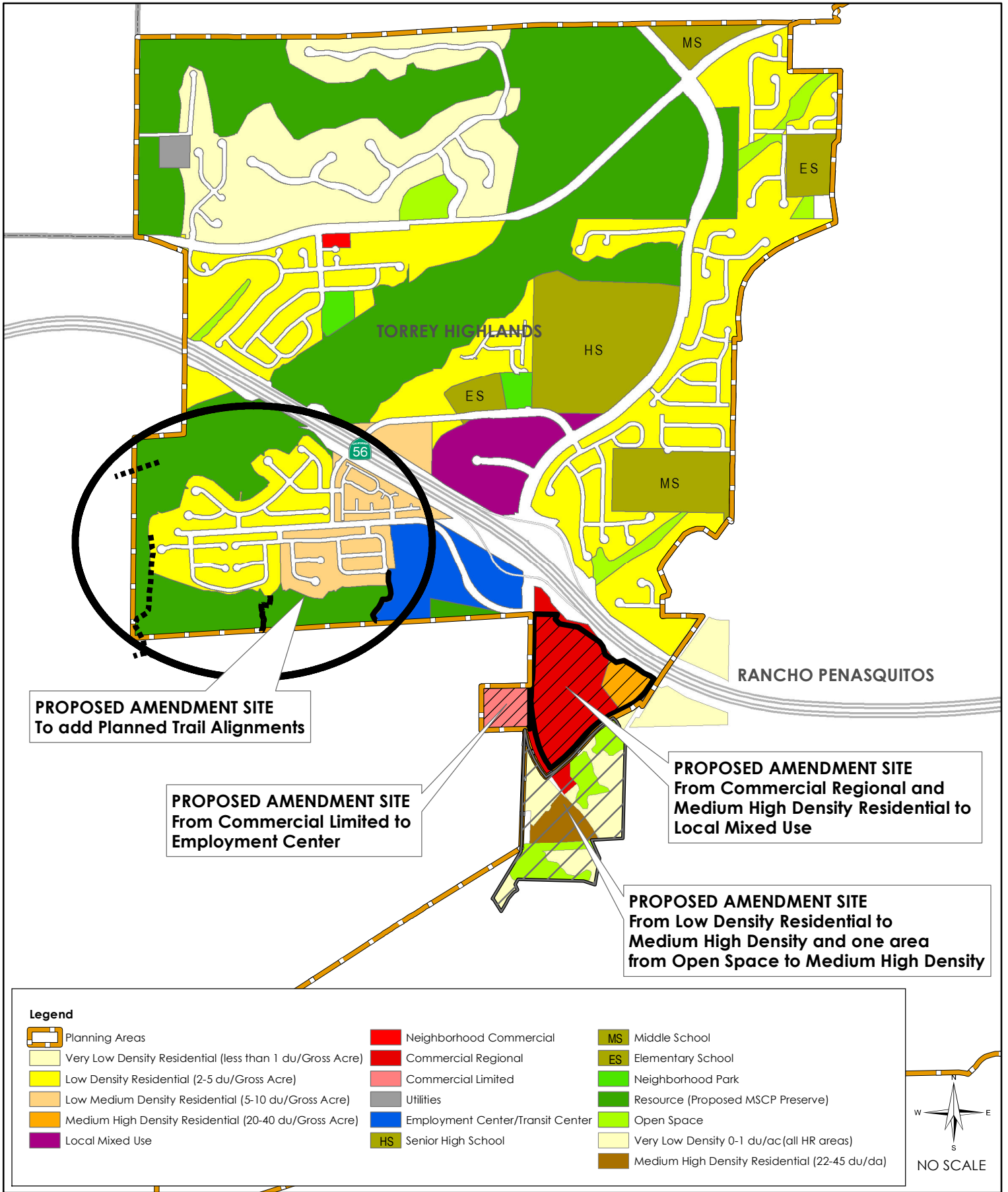
Rancho Penasquitos - Community Plan Land Use Map

CITY OF SAN DIEGO • Planning Neighborhoods & Economic Development Department

Path: L:\GIS\PGIS\Community Planning\Rancho Penasquitos\CPA_PROJECTS\2013_Amendment\RP_RhoadesCrossing_LU.mxd Date: 11/5/2013



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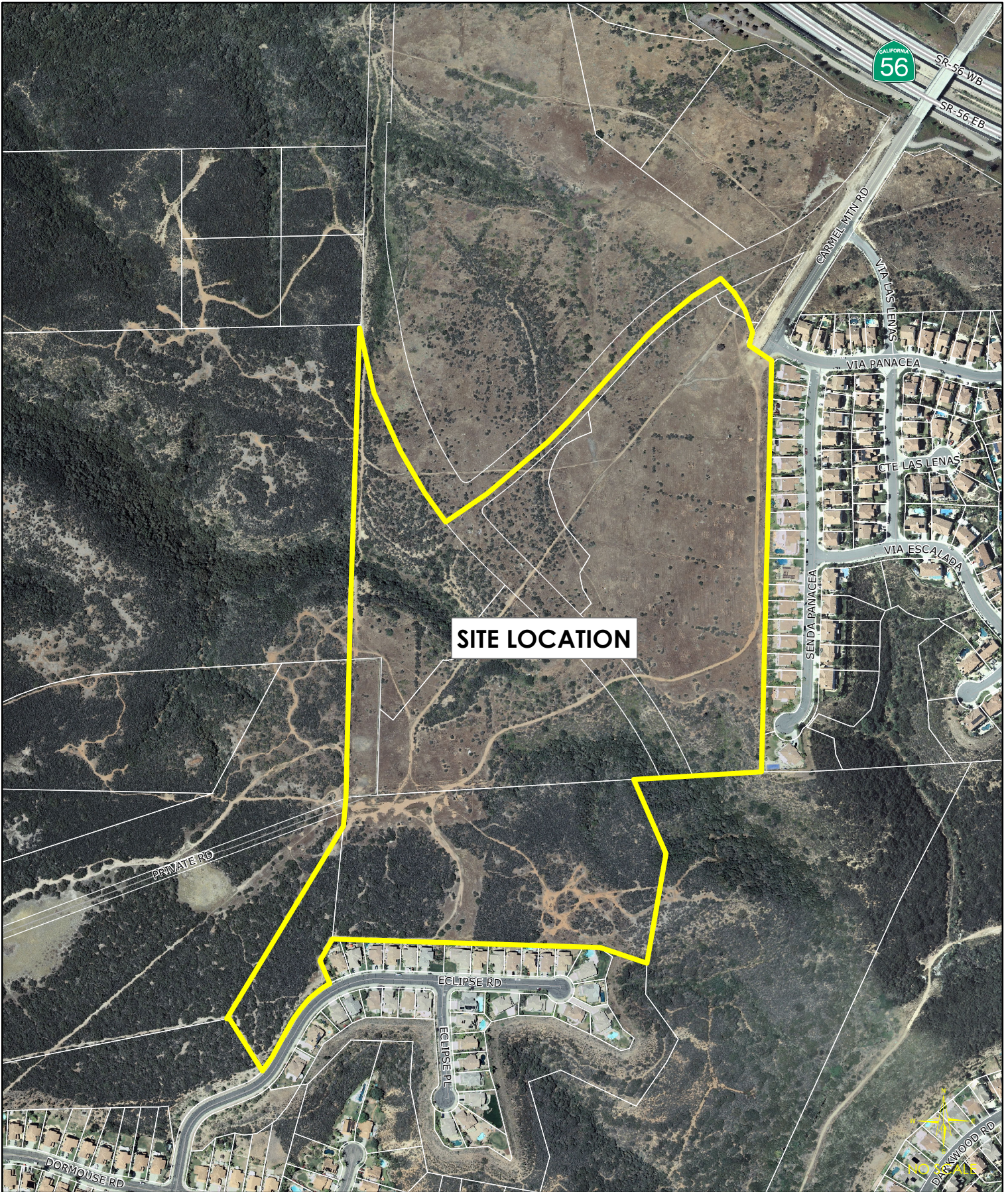


Community Plan Amendment Initiation Sites Map

CITY OF SAN DIEGO • Planning and Neighborhood Restoration Department



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SITE LOCATION



Rancho Penasquitos - Aerial Map

CITY OF SAN DIEGO • Planning Neighborhoods & Economic Development Department

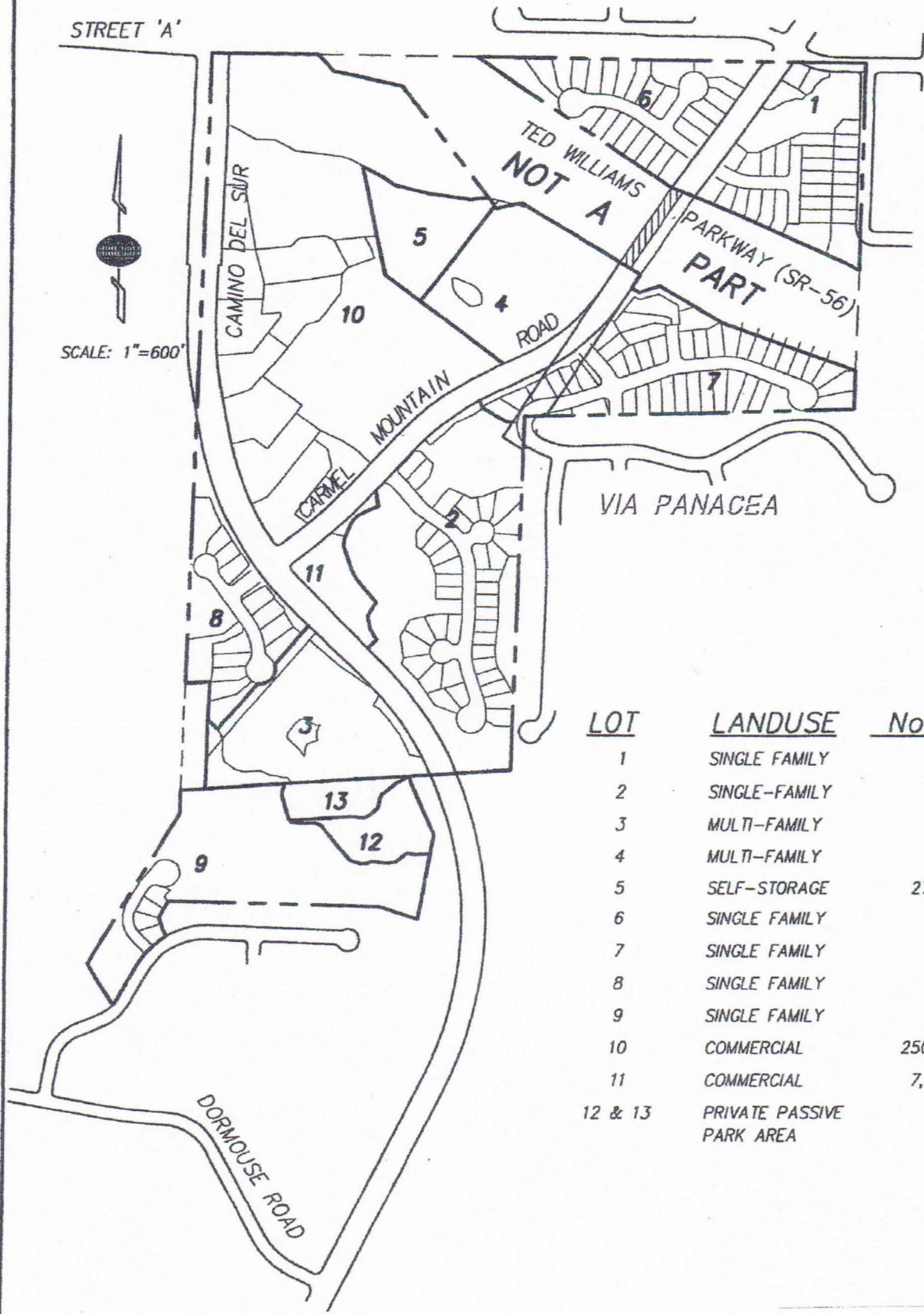


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RHODES CROSSING VTM 98-0559 LOT OVERVIEW



<u>LOT</u>	<u>LANDUSE</u>	<u>No. OF UNITS</u>
1	SINGLE FAMILY	29
2	SINGLE-FAMILY	38
3	MULTI-FAMILY	342
4	MULTI-FAMILY	242
5	SELF-STORAGE	273,855 S.F.
6	SINGLE FAMILY	25
7	SINGLE FAMILY	40
8	SINGLE FAMILY	14
9	SINGLE FAMILY	4
10	COMMERCIAL	250,000 SQ. FT.
11	COMMERCIAL	7,200 SQ. FT.
12 & 13	PRIVATE PASSIVE PARK AREA	0



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 _____

Project Title _____ **Project No. For City Use Only** _____
 Rhodes Crossing Community Plan Amendment

Project Address:
 Intersection of Carmel Mountain Road & Camino del Sur

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:
Rhodes Crossing Community Plan Amendment

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? _____ 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):
Rhodes and Grus Investments, a California Gen. Partnership

Owner Tenant/Lessee

Street Address: 4495 Pow Hwy, A100

City/State/Zip: San Diego, CA 92107

Phone No: (619) 269-9094 Fax No:

Name of Corporate Officer/Partner (type or print):
Keith B. Rhodes MGP

Title (type or print): Managing General Partner

Signature: [Signature] Date: 10-4-13

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: