



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 10, 2015

TO: Public Distribution

FROM: Bernard Turgeon, Senior Planner, Planning Department

SUBJECT: Public Review Draft Carmel Valley Community Plan Amendment for the One Paseo project (PTS 451328)

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A draft Community Plan Amendment (CPA) is available for your review and comment. The CPA constitutes amendments to the City of San Diego General Plan, the Carmel Valley Community Plan and the Carmel Valley Employment Center (Neighborhood 2) Precise Plan. Linked to the General Plan, the Carmel Valley Community Plan and related neighborhood development plans provide community-specific land use recommendations for the approximately 4,300 acre community east of the I-5 freeway, south of the San Dieguito River Valley and North of Los Penasquitos Canyon.

The proposed draft CPA document is comprised of the following components:

- Carmel Valley Neighborhoods Land Use Map – Revised to show the site redesignated from ‘Employment Center’ to ‘Community Village’;
- Carmel Valley Community Plan – Text changes added to the 1975 Plan to accommodate the proposed land use change;
- Carmel Valley Employment Center Precise Plan –Text to include reference incorporating separate Precise Plan document;
- One Paseo Precise Plan Amendment (December 2015).

It is the policy of the City of San Diego to solicit input on proposed amendments to adopted land use plans prior to a future decision at a public hearing before the City Council. Your input is requested on the specific changes made to the adopted plans and/or to identify any issues that should be addressed prior to a future decision.

This CPA has been requested by Kilroy Realty, LP to allow development of a mixed-use project for 4 previously graded development pads within a 23.6-acre site at the southwest corner of

Del Mar Heights Road and El Camino Real. The proposed development project is being processed concurrently with the CPA. The CPA proposes the following allocation of land uses:

- 608 multi-family residential dwelling units
- 95,871 square feet of retail commercial use
- 280,000 square feet of office commercial use
- Areas for civic use, open space and parking

### **Project History**

The 23.6 acre site was the subject of a previous approval by the City Council on February 23, 2015 of a larger mixed-use project that included 735,000 square feet of commercial uses and 608 multi-family dwellings. That approval included the following actions:

- Adoption of a resolution certifying EIR No. 193036 approving findings, a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program
- Adoption of a resolution amending the General Plan, the Carmel Valley Community Plan and Employment Center Precise Plan
- Introduction of an ordinance to amend the Carmel Valley Planned District Ordinance to create the CVPD-MC Zone
- Introduction of an ordinance rezoning the property from CVPD-EC to CVPD-MC Zone
- Approval of Vesting Tentative Map No. 714401, public right-of-way vacation and easement vacation
- Adoption of Site Development Permit No. 714398, Conditional Use Permit No. 977693 and Neighborhood Development Permit No. 1124983.

In response to a qualified referendary petition, the City Council rescinded the amendments to the General Plan, Community Plan and Precise Plan, rather than placing the matter on a city-wide ballot. Following the decision of the City Council, the project applicant initiated a community engagement process over a revised development project, and subsequently submitted the current development application for the proposed CPA, an amendment to the Carmel Valley Planned District-Mixed Use Center Zone, and a Site Development Permit/Neighborhood Development Permit/Vesting Tentative Map.

### **Review & Provide Comment**

The documents for review of the draft CPA are available online at the link below:  
<http://www.sandiego.gov/planning/community/profiles/carmelvalley/plan.shtml>

Please review the draft documents and provide comments by **Monday January 11<sup>th</sup>, 2016**.

Comments should be provided either by email or postal mail to:

Bernard Turgeon, Senior Planner

1010 Second Avenue, Suite 1100, M.S. 413

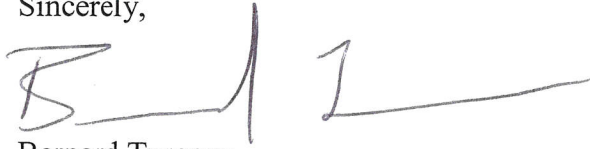
San Diego, CA 92101

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If you have any questions or need assistance, please contact me by email or phone.

Sincerely,

A handwritten signature in black ink, appearing to read "Bernard Turgeon". The signature is stylized with a large initial "B" and a long horizontal stroke extending to the right.

Bernard Turgeon  
Senior Planner

BWT/bt

Attachment: Location Map

cc: Renee Mezo, Development Project Manager, City of San Diego  
Kimberly Elliott, V.P. Development & Government Affairs, Kilroy Realty Corporation





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## Project Vicinity Map

ONE PASEO

Figure 2-2