



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 28, 2020

REPORT NO. PC-20-029

HEARING DATE: June 4, 2020

SUBJECT: Carroll Canyon Golf Community Plan Amendment Initiation

PROJECT NUMBER: 660121

OWNER/APPLICANT: Lansing Industries, Inc./Brooke Peterson, Rick Engineering

### **SUMMARY**

Issue: Should the Planning Commission INITIATE an amendment to the Mira Mesa Community Plan to redesignate approximately 8.4 acre of the 18.4 acre site from Open Space to Commercial Recreation?

Staff Recommendation: Approve the initiation.

Community Planning Group Recommendation: On May 18, 2020, the Mira Mesa Planning Group voted 18-0-0 in favor of initiating an amendment to the Mira Mesa Community Plan (Attachment 1).

Environmental Review: 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 Section 15004.

Fiscal Impact Statement: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

### **BACKGROUND**

#### Site Location and Existing Uses

The 18.4 acre site is located at 5605 Carroll Canyon Road. The subject site is located south of Carroll Canyon Road and east of Nancy Ridge Drive within the Mira Mesa Community Plan area (Attachment 2). The subject site is currently improved with an existing driving range, golf facilities, and surface parking.

#### Adjacent Existing and Community Plan Uses

The subject site is surrounded by industrial park, light industrial, open space, and cemetery uses (Attachment 3). Land designated Open Space and Light Industrial border the site to the south. Land



designated Cemetery borders the site to the northwest, Open Space to the west, and Industrial Park to the north of the subject site (Attachment 4).

#### Community Plan Land Use Designation and Zoning

Approximately 16.4 acres of the 18.4 acre site has a land use designation of Open Space with an underlying AR-1-1 zone, while approximately 1.9 acres on the southwest corner is designated as Light Industrial with an underlying IL-2-1 zone (Attachments 4 and 5).

#### Transit

The subject site is within a Transit Priority Area (TPA). The subject site is served by Metropolitan Transit Service (MTS) rapid bus route 237 and route 921, with a bus stop on Mira Mesa Boulevard and Pacific Heights Boulevard approximately 0.8 miles north of the site and coaster shuttle 973 with a bus stop on Carroll Canyon Rd approximately 0.5 miles west of the site (Attachment 6).

#### Circulation

The subject site fronts Carroll Canyon Road to the north, a Two-Lane Major Arterial, and Nancy Ridge Drive to the east, a Two-Lane Collector and a Class III Bike Route. There are some missing sidewalks along Carroll Canyon Road (Attachment 7).

#### Public Facilities

The subject site is within 1 mile of Fire-Rescue Department Station 41, located on Carroll Road.

#### Housing & Demographics

Approximately 75,000 people live (SANDAG, 2018) and 89,000 people work (Census LEHD, 2017) in Mira Mesa Community Plan Area. The total number of affordable units produced in Mira Mesa that entered into a deed-restriction with the San Diego Housing Commission between 2010 and 2019 was 230 units. These are the units that have been reported to HCD through city's Housing Element Annual Progress Reports.

#### Other Planning Efforts

The subject site is within the ongoing Mira Mesa Community Plan Update. The process is currently underway and is expected to be completed by 2022.

#### Environmentally Sensitive Lands (ESL)

Portions of the subject site are currently designated as AE flood zone, Multi-Habitat Planning Area (MHPA), and slopes that are 25 percent or greater (Attachment 8, 9, and 10). Carroll Canyon creek traverses along the northern portion of the site. According to a Wetland Delineation Report from 1991, approximately 1.69 acres of the subject site is covered by wetlands as defined in the US Army Corps of Engineers (USACE) Wetlands Delineation Manual, which encompass the creek bed and a portion of the banks (Attachments 11 and 12). The subject site is a part of the Carroll Canyon wildlife corridor and a portion of the site is a dedicated open space easement (Attachment 13).

#### Storm Water

The entrance of the subject site and Carroll Canyon Road is a known flood zone. The Transportation and Storm Water Department (T&SW) is currently exploring flood control and sediment capture strategy around the location.

#### Airport Land Use Compatibility

The subject site is within the 65dB CNEL Noise Contour, Transition Zone, and Accident Potential Zone II of MCAS-Miramar Airport Land Use Compatibility Plan (Attachment 14). The existing and proposed uses are permitted with conditions.



## **DISCUSSION**

### Proposed Community Plan Amendment

The initiation request proposes to redesignate approximately 8.4 acres of the property from Open Space to Commercial Recreation to allow for the proposed expansion to the existing golf facilities into a Golf Entertainment Facility. Approximately, 8 acres would remain designation Open Space (Attachment 15). If initiated, the applicant has stated their intention to develop an approximately 55,000 square foot Golf Entertainment Facility, within a 3-story building which would include a driving range with approximately 75 bays, restaurant, event space, and other associated improvements.

### Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

**(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendment could be consistent with the General Plan based on several criteria: (i) employment centers for a strong economy; (ii) balanced communities that offer opportunities for all San Diegans and share citywide responsibilities; (iii) a clean and sustainable environment.

The proposed Plan Amendment would allow for the development of a Golf Entertainment Facility, creating new jobs and recreational opportunities for residents, employees, and visitors to the area. The proposed Community Plan designation of "Commercial Recreation" aligns with the existing use and the proposed use of the property. The General Plan describes the Commercial Recreation land use that "provides for commercial recreation areas that do not meet the definition of population-based or resource-based parks, but that still provide recreational opportunities." While the Mira Mesa Community Plan describes Commercial Recreation land use as a place that "is intended to accommodate recreation facilities for residents and visitors...may be proposed for other sites in the community to locate health clubs, golf driving ranges and other related uses...the site should be chosen to provide easy auto access and not create land use conflicts with residential neighborhoods."

The preservation of sensitive resources is particularly important in the Mira Mesa Community Plan. The subject site includes areas of ESL and Biological considerations: MHPA, Wetlands, Wildlife Corridor, Floodplain and Floodways. The proposed Plan Amendment recognizes the environmental and biological constraints on the property and intends to mitigate the extent of encroachment into ESL and biological resources by staying within the confines of the existing development/disturbed lands, where possible. A Biological Report shall be written to analyze and determine areas of significance.



- (b) **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.**

The subject site is an existing driving range, golf facilities, and surface parking. Due to the property being disturbed, the current Open Space designation in these areas is inappropriate. A designation of Commercial Recreation would be consistent with how the site is currently used and would allow for the proposed project. To minimize the impact within wetlands, floodplain and MHPA, only the most disturbed portion (8.4-acre) is being requested to be redesignated as Commercial Recreation. The remaining areas, in particular the area of steep slopes on the southern portion of the property and the existing stream on the northern portion of the property would keep the Open Space designation and remain undisturbed.

- (c) **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.**

All necessary public services appear to be available to serve the amendment site. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

As outlined above, staff has determined that the proposed initiation can meet all of the initiation criteria. The following issues have been identified by City staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Potential impacts to:
  - Sensitive habitats, MHPA, wetlands, and creek;
  - Wildlife corridor and community-wide open space system;
  - Drainage, hydrology, and flooding;
  - Sediment management and flood control priorities of Transportation and Storm Water Department.
- Prevention and control of fertilizers, pesticides, and other urban pollution into riparian floodplain areas by using techniques such as storm water drainage basins with filtering systems and non-toxic organic products in minimal amounts.
- Appropriate zones to implement the open space and commercial recreation land use designations.

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 staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Senior Planner  
Planning Department



Laura C. Black, AICP  
Deputy Director  
Planning Department



Attachments:

1. Mira Mesa Community Planning Group Draft Minutes for May 18, 2020
2. Vicinity Map
3. Existing Land Use
4. Mira Mesa Community Plan Land Use Map
5. Zoning
6. Existing Transit
7. Existing and Planned Circulation
8. FEMA Floodplain
9. Multi-Habitat Planning Area
10. Steep Slopes
11. Vegetation Types
12. Wetlands Type
13. Open Space Easement
14. MCAS Miramar Airport Land Use Compatibility Plan – Safety Zones and Noise Contours
15. Proposed Community Plan Land Use Amendment Map
16. Ownership Disclosure Statement
17. Initiation Request Letter



## Mira Mesa Community Planning Group Meeting Minutes

**Date/Time:** Monday, May 18, 2020, 7:00pm

Location: Remote access meeting. Registration link for the meeting:

<https://us02web.zoom.us/meeting/register/tZMscu-spjksHNzL50Wi--rhalwZNOFkNfC9>.

**Board Members present:** Ted Brengel, Bruce Brown, Ralph Carolin, Tom Derr, Joe Frichtel, Craig Jackson, Kent Lee, Mary Lightcap, Mike Linton, Justin Mandelbaum, Marvin Miles, Chris Morrow, Harkishan Parekh, Craig Radke, Julia Schriber, Jeff Stevens and Bari Vaz. (34 total participants were on the zoom meeting).

**Mira Mesa Community Plan Update:** Alex Frost of the Mira Mesa Community Plan Update Advisory Committee provided a presentation at 6:00 PM preceding the Planning Group meeting using a different remote access login. See [PlanMiraMesa.org](http://PlanMiraMesa.org) for details.

**Call to Order/Confirm quorum** by Jeff Stevens at 7:00pm.

1. Non-Agenda Public Comments: None
2. Modifications to the Agenda: None
3. Adoption of previous meeting minutes, Jeff Stevens. Minutes approved as written from last meeting on 02/20/2020.
4. Report of the Chair by Jeff Stevens. Mail received:
  - a. Assessment letter for Stone Creek. Few issues remain. We will make a recommendation on that project as soon as the EIR is released and we have a chance to review it.
  - b. Proposed stop sign at Marauder Way and Hillery Drive met the criteria established in Council Policy 200-08 for the installation of an all-way stop.
  - c. Schedule for SDG&E natural gas pipeline. On April 13, San Diego Gas and Electric (SDG&E) began construction on the Black Mountain Road Pipeline 1600 Replacement Project along Black Mountain Road and Mercy Road in the Mira Mesa community of the City of San Diego. The natural gas pipeline safety project will replace 4.1 miles of 1949-vintage pipe. Construction will take place along Mercy Road from Branicole Lane, south on Black Mountain Road and Kearny Villa Road, ending on Kearny Mesa Road, just south of Miramar Road. Additionally, work will take place on Carroll Canyon Road between Black Mountain Road and Interstate 15. April 27-June 29.
5. Approve Annual Report. Vote taken to approve. Motion was made by Craig Jackson and second by Tom Derr. Votes were 17 in favor, none opposed, none abstained.
6. Fill residential vacancy. The board previously reviewed brief bios from two candidates, Lillith Nover and Aaron Barrall. Each candidate introduced themselves. Then a vote was taken by the board members, 4 voted for Aaron Barrall and 13 voted for Lillith Nover. The vacancy is filled.
7. Old Business
  - a. Community Plan Update – Alex Frost summarized this evening’s Community Plan Update meeting on options for the Miramar Gateway area.



**Mira Mesa Community Planning Group  
Meeting Minutes**

8. New Business

- a. Carroll Canyon Golf – CPA initiation – Presentation by Brooke Petersen. A motion to recommend initiation of the Community Plan Amendment was made by Ted Brengel and second by Craig Jackson. Votes were 18 in favor, none opposed, none abstained.

9. Elected Officials/Government Agencies

- a. United States Congress – California 52<sup>nd</sup> District: None present
- b. California Senate – District 39: None present
- c. California Assembly – District 77: None present
- d. San Diego County – Board of Supervisors District 3: None present
- e. San Diego – Mayor’s Office: None present
- f. San Diego – City Council District 6- Luis Pallera presented and will email his comments.
- g. MCAS Miramar: None present
- h. CalTrans/SANDAG: None present

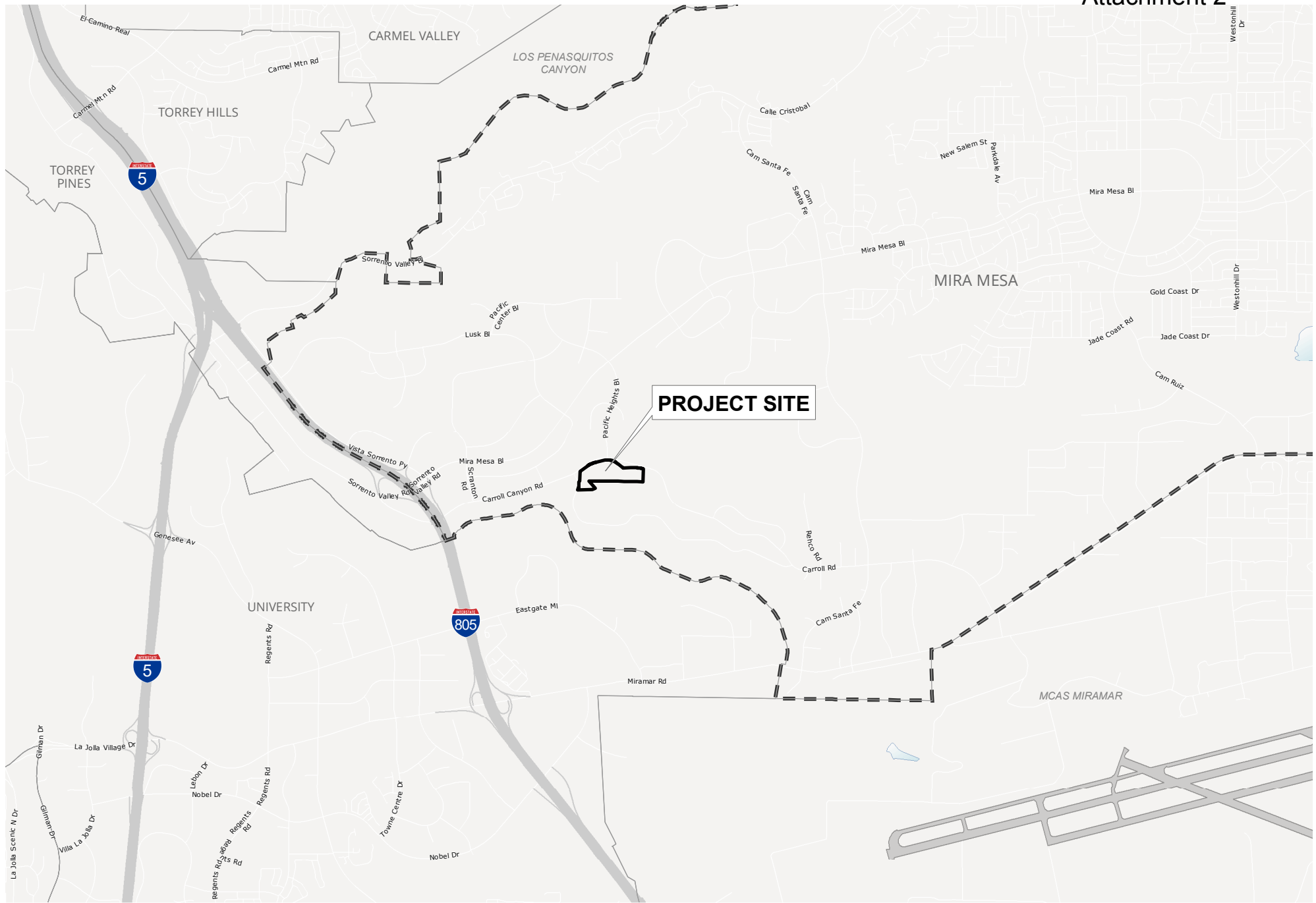
10. Announcements: There will be a memorial service honoring veterans at the Senior Center on Monday May 25<sup>th</sup>.

11. Reports

- a. Stone Creek Subcommittee- EIR document issues are in the process of being resolved.
- b. FBA/Community Park Subcommittee: No report given.
- c. Community Planners Committee –Ted Brengel volunteered to be an alternate member to Jeff Stevens.
- d. Los Peñasquitos Canyon Preserve Citizens Advisory Committee- Update from Pam Stevens that they committee has not been meeting due to the Covid crisis.

12. Meeting was adjourned at 8:09pm.



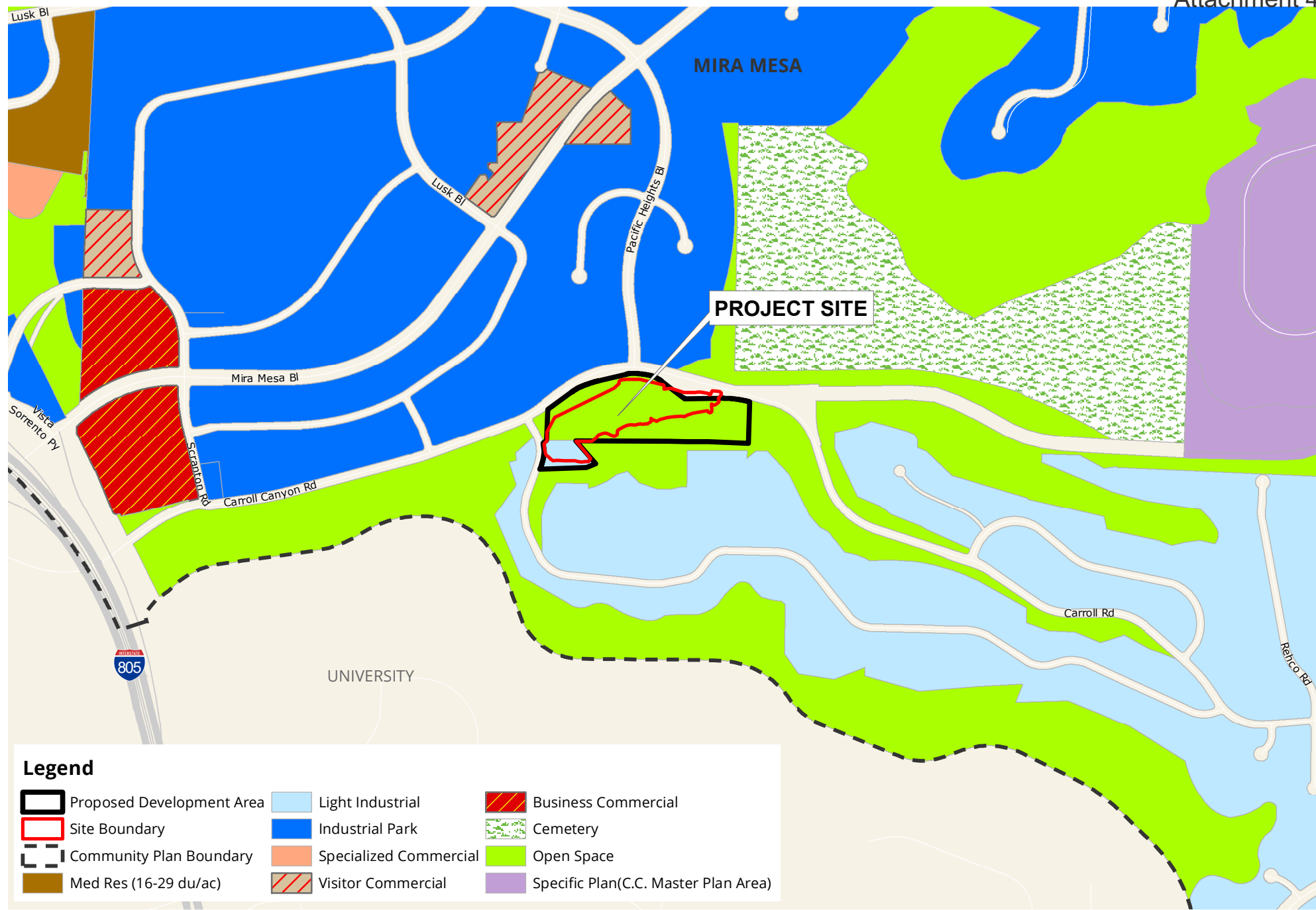


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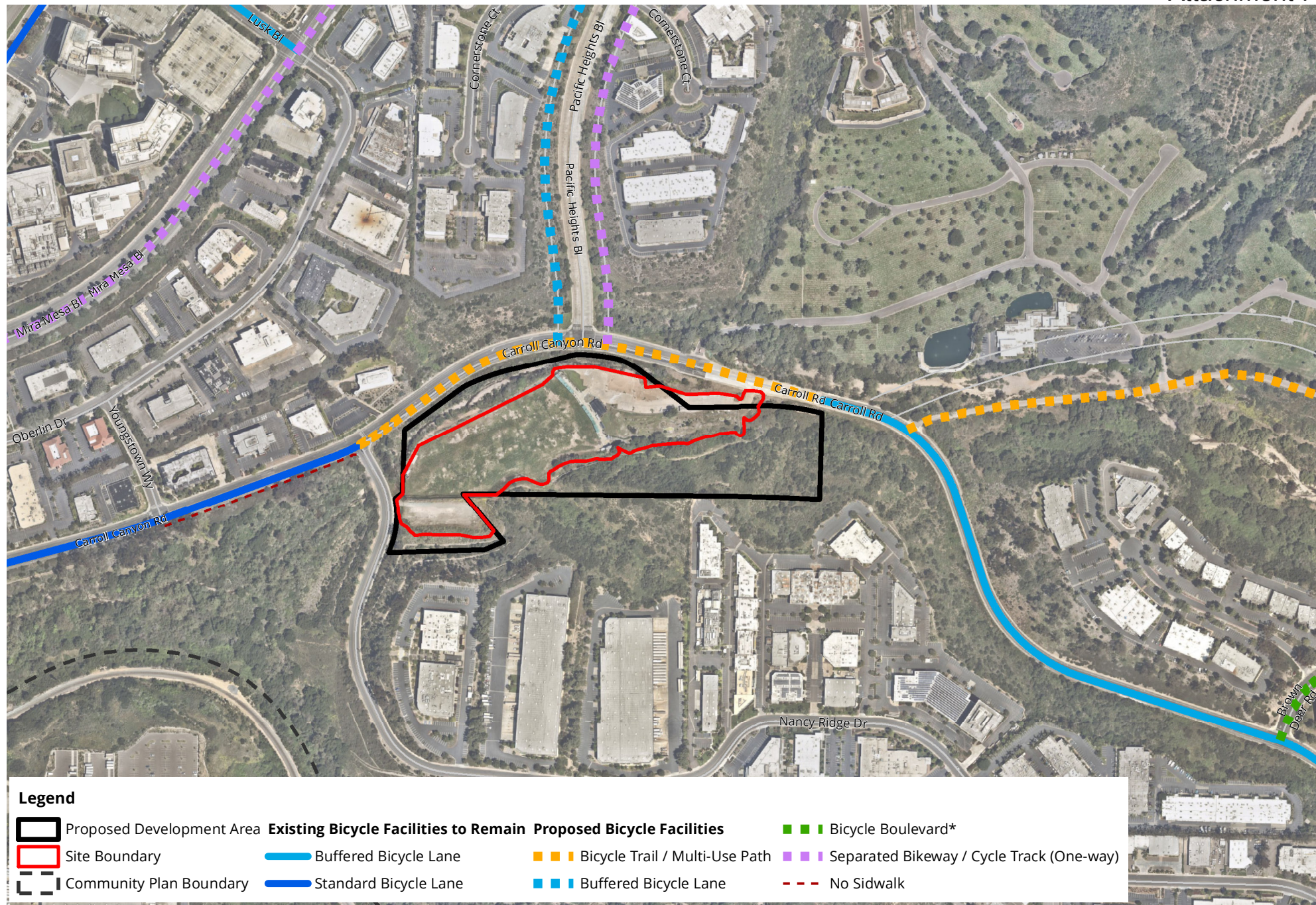




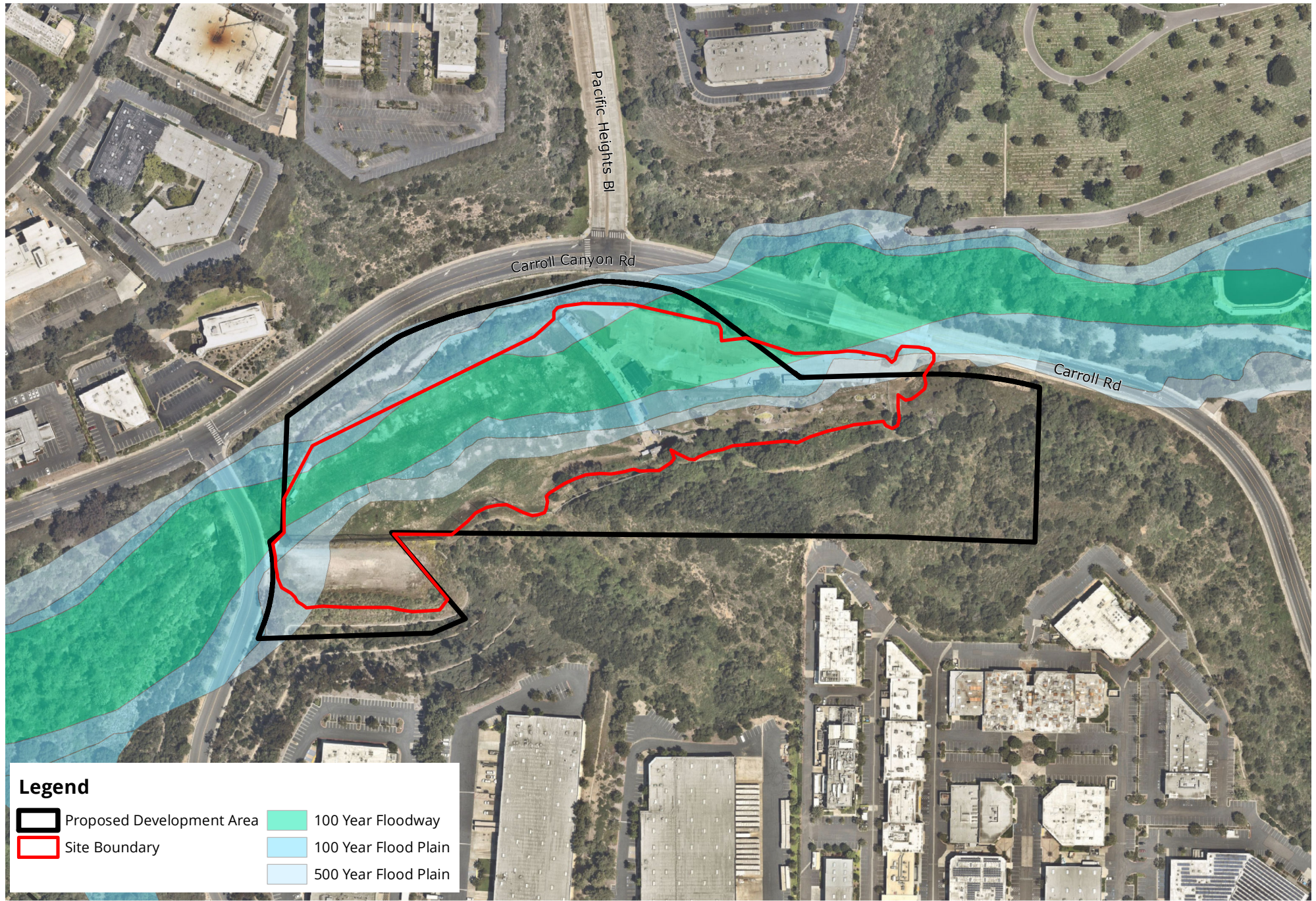
**Legend**

- Proposed Development Area
- Site Boundary
- Community Plan Boundary





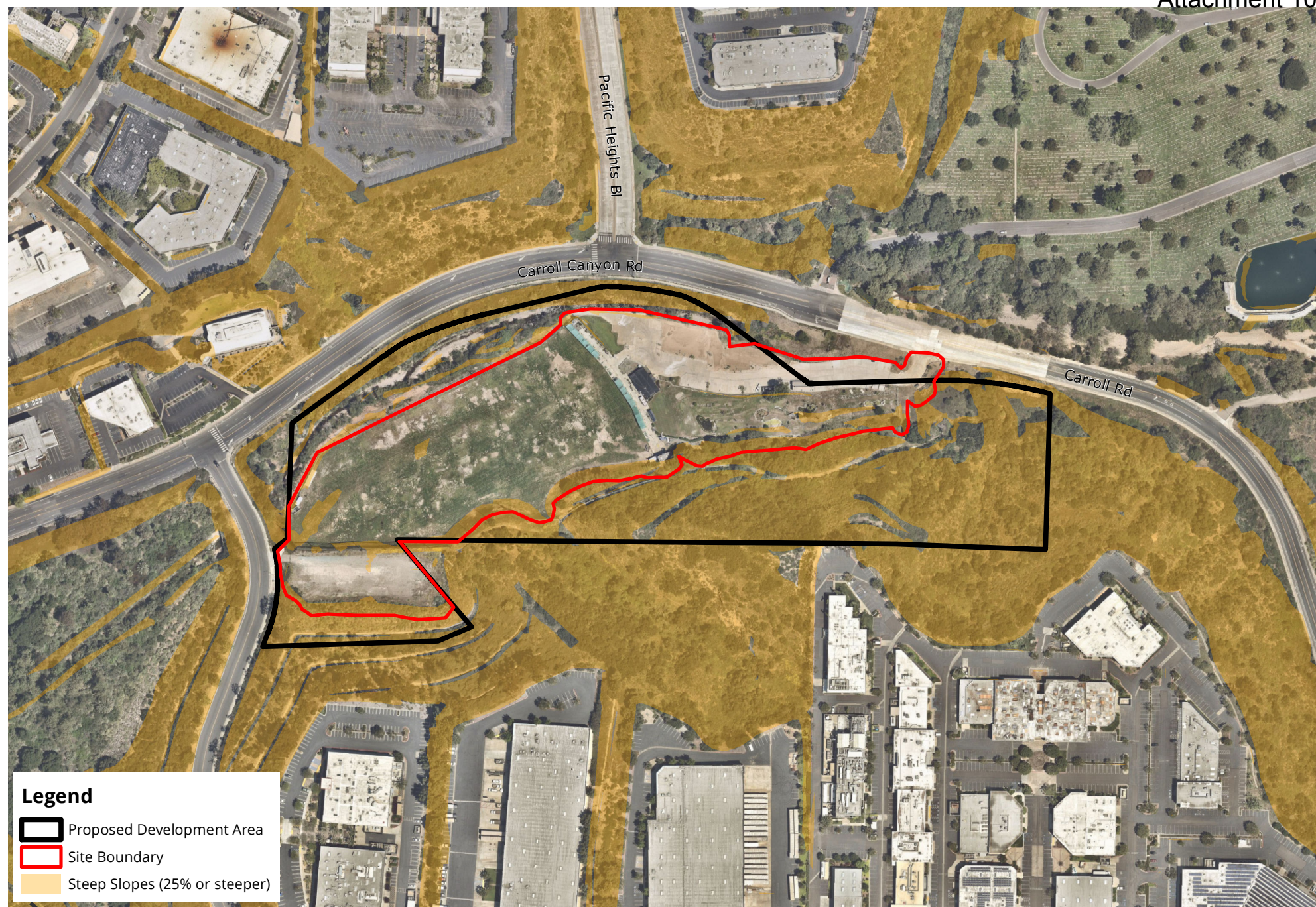






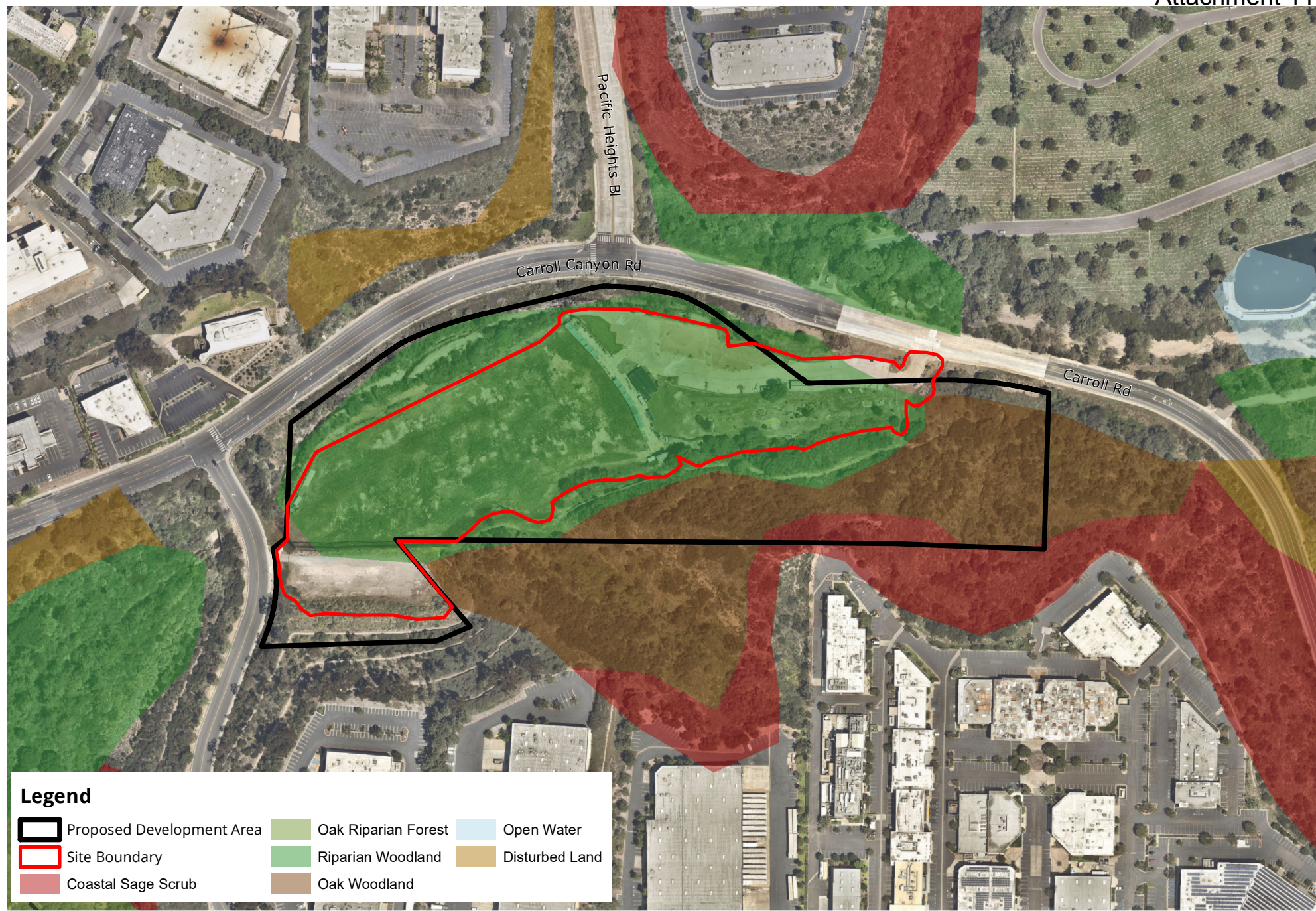




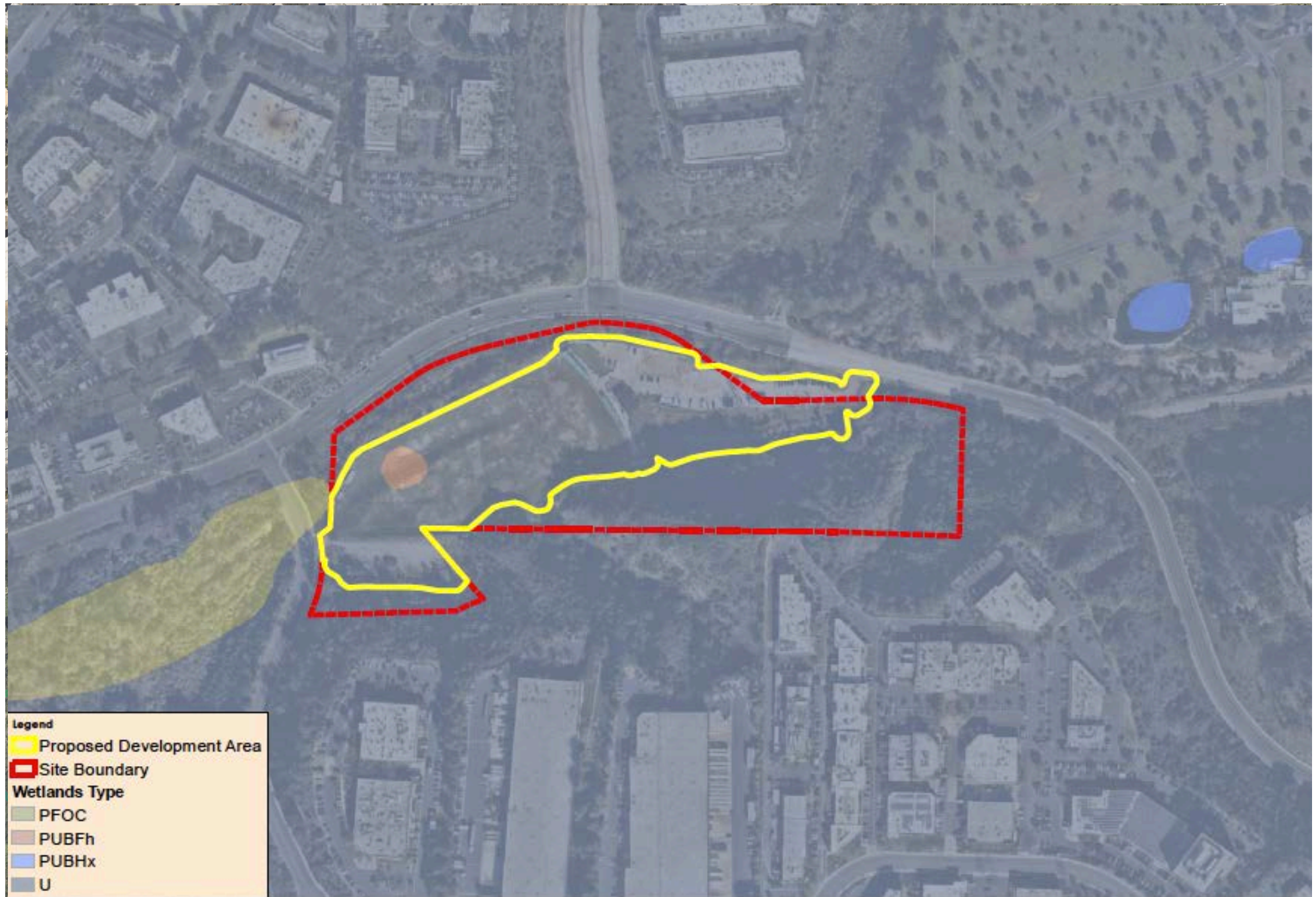


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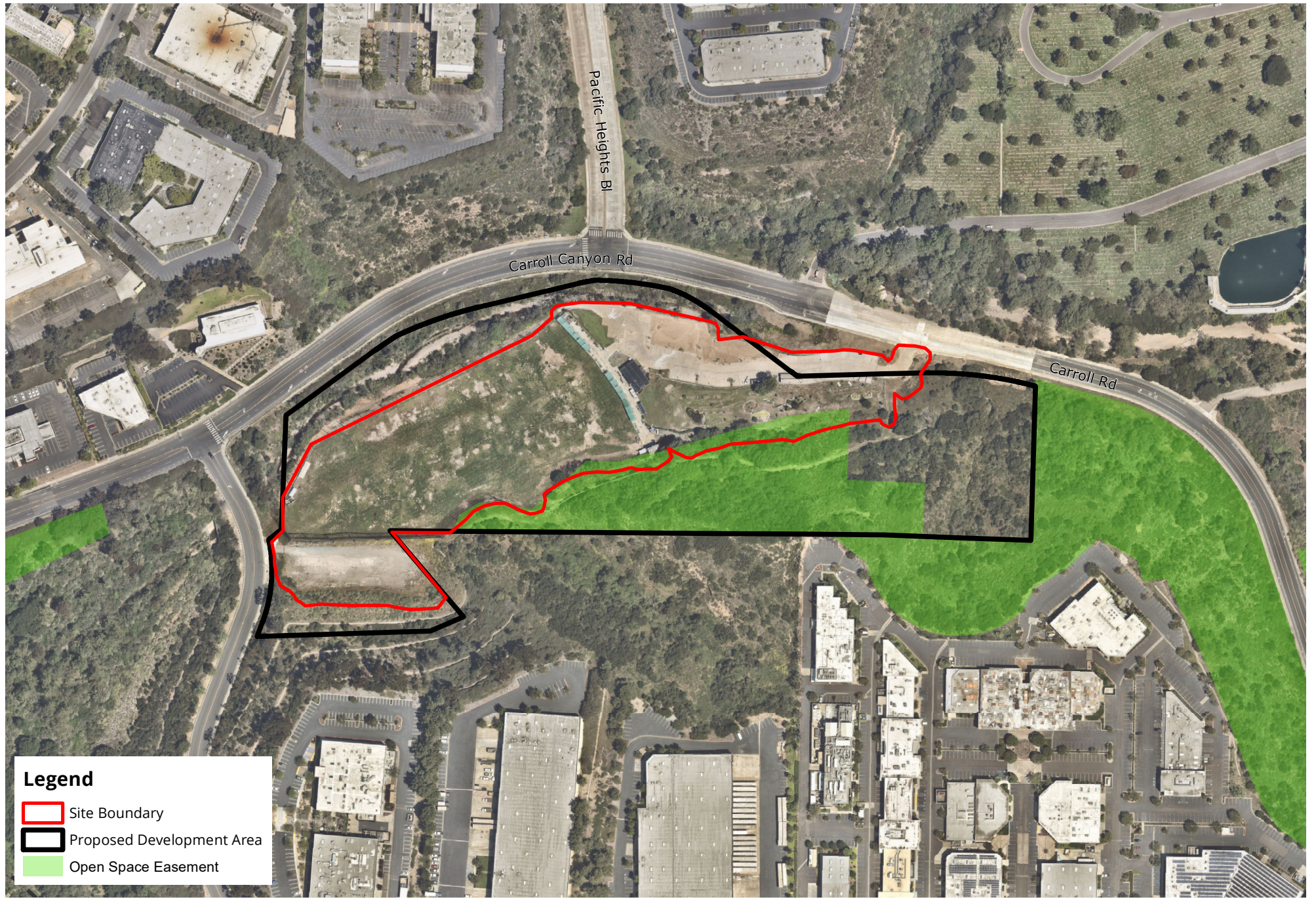






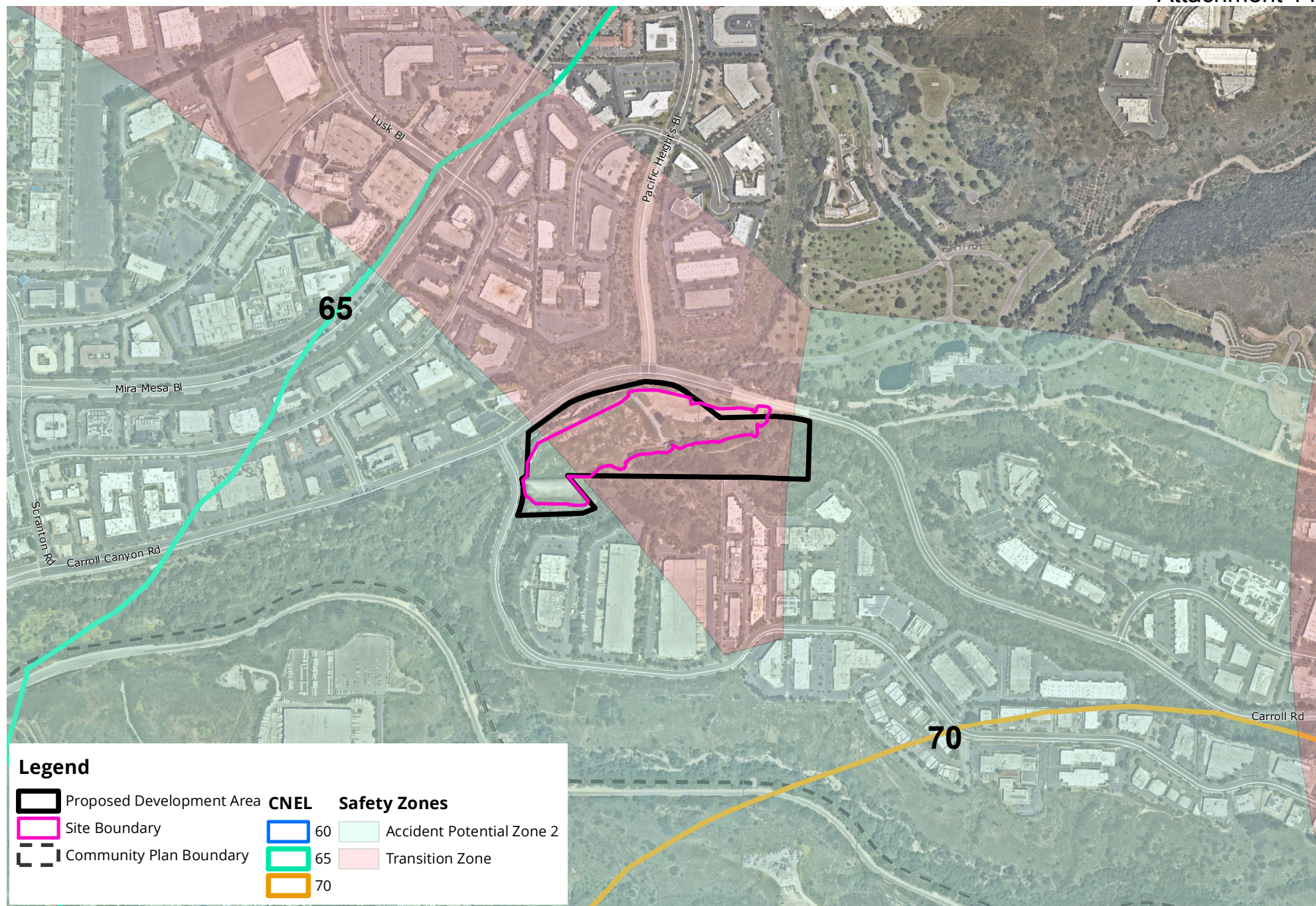






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	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM</b>  <b>DS-318</b>  October 2017
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**Approval 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:** Carroll Canyon Golf

**Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 5605 Carroll Canyon Road  
San Diego, CA 92121

**Specify Form of Ownership/Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? California Corporate Identification No. 2690030

☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: Mr. James Park

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 9510 Fermi Ave

City: San Diego

State: CA Zip: 92123

Phone No.: 619-200-8339

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: James J. Park

Date: 2-26-2020

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: Lansing Industries, Inc.

☒ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 12671 High Bluff Drive, Suite 150

City: San Diego

State: CA Zip: 92130

Phone No.: (858) 523-0719

Fax No.: (858) 523-0826

Email: cmalone@lansingcompanies.com

Signature: [Signature]

Date: 2/20/2020

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: NA

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: NA

City: NA

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: NA

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☒ No



February 28, 2020

City of San Diego Planning Commission  
City of San Diego  
1222 First Avenue, 5<sup>th</sup> Floor  
San Diego, CA 92101

**Re: Initiation of the Mira Mesa Community Plan Amendment to redesignate a portion of the Property from Open Space to Commercial Recreation. 5605 Carroll Canyon Rd, San Diego, CA 92121**

Dear Chairperson Peerson and Planning Commissioners:

On behalf of Lansing Industries, Inc. ("Lansing"), we respectfully submit this request to initiate a plan amendment to the Mira Mesa Community Plan ("Plan Amendment").

**Project Description:**

The Plan Amendment would allow the development of an approximately 55,000 square foot Golf Entertainment Facility, within a 3 story building which would include a driving range with approximately 75 bays, restaurant, event space and other associated improvements ("Project"). The Project is located at 5605 Carroll Canyon Rd, San Diego, CA 92121 ("Property") in the Mira Mesa community planning area of the City of San Diego ("City"). The 18.4-acre Property is located at the southeast corner Carroll Canyon Road and Nancy Ridge Drive, and is currently improved with a driving range, golf facilities and surface parking.

The Property is located within two land use designations of the Mira Mesa Community Plan. The majority of the Property is designated as Open Space, while a small portion on the southwest corner is designated as Light Industrial. The purpose of the Plan Amendment is to redesignate a portion of the Property from Open Space to Commercial Recreation to allow for the proposed expansion to the existing golf facilities into a Golf Entertainment Facility on the Property.

The Property has a number of Environmentally Sensitive Lands (ESL) and biological considerations, which will be addressed throughout the entitlement and environmental review process and discussed below:

**Floodway/Floodplain**

Portions of the Property are currently designated by FEMA as being in an AE flood zone, with a regulatory floodplain and floodway defined. As part of the development process for the Project, the floodway and floodplain will be revised to reflect the proposed condition of the Project. The revisions will be processed with the City of San Diego and FEMA through the CLOMR process,



prior to the issuance of a grading permit. This process will help set the finished floor of the buildings to be 2 feet above the 100-year water surface elevation, as mandated by the City of San Diego floodplain ordinance. Following construction, a LOMR will be prepared and processed with the City of San Diego and FEMA.

#### Multi-Habitat Planning Area (MHPA)

Portions of the Property are also within the Multi-Habitat Planning Area (MHPA). As part of the entitlement process, the Project is proposing that the areas that are currently disturbed be considered for a MHPA Boundary Correction. An MHPA Boundary Adjustment is also proposed in areas where additional encroachment is necessary; however, the encroachment outside of the already disturbed/developed areas is anticipated to be minor. These revisions will be processed with the City of San Diego.

#### Wetland Delineation

A Wetland Delineation Report was performed for the site in 1991, the report stated that “the results of the wetland assessment indicate that 1.69 acres of property are covered by wetlands as defined in the current USACE Wetlands Delineation Manual (USACE Technical Report Y-87-1). The wetlands encompass the creek bed and a portion of the banks”. The report anticipated that the majority of these wetland areas would be impacted at the time of development and provided a mitigation plan. As part of the entitlement process for the current proposed Project a Biological Report will be prepared and submitted which will identify sensitive resources on the Property and further discuss the Wetlands on the Property.

#### Hillside Development

The majority of the southern portion of the Property has slopes that are 25% or greater. As mentioned above, the Project intends to stay within the limits of the already disturbed lands, where possible.

A number of exhibits have been prepared to show the existing and proposed Community Plan land use, existing conditions on the site in terms of ESL, biological resources and APZ (See exhibits 1-9 attached to this letter).

1. Existing Mira Mesa Community Plan Land Use
2. Proposed Mira Mesa Community Plan Land Use
3. FEMA Floodplain
4. Multi-Habitat Planning Area
5. Open Space Easement
6. Steep Slopes
7. Vegetation Types
8. Wetland Type



9. Aircraft Safety Zones

It should be noted that these maps have been made using available data from SANGIS. These areas will be studied in further detail throughout the entitlement and environmental process.

**Plan Amendment Initiation Criteria:** The 2008 General Plan Land Use and Community Planning Element LU-D.10 identifies three relevant criteria for initiating an amendment to a land use plan. As discussed below, the proposed Plan Amendment meets all three criteria.

***a. The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.***

The General Plan serves as a long-range planning document that captures the vision of the City of San Diego for the future. A few of the core values of the City of San Diego General Plan are: (i) employment centers for a strong economy (ii) balanced communities that offer opportunities for all San Diegans and share citywide responsibilities; (ii) a clean and sustainable environment. The Mira Mesa Community Plan similarly seeks to provide direction for the long-term development of the community and find appropriate areas for all land use types. Additionally, the Mira Mesa Community Plan has Community-wide open space system goals that preserve sensitive resources, natural drainage systems and provide opportunities for outdoor recreation.

The proposed Plan Amendment would allow for the development of a Golf Entertainment Facility, creating job opportunities and creating a unique recreational opportunity for residents, employees and visitors to the area. The proposed Community Plan designation of “Commercial Recreation” aligns with the existing use and the proposed use of the Property. The Mira Mesa Community Plan describes the Commercial Recreation land use as a place that “is intended to accommodate recreation facilities for residents and visitors...may be proposed for other sites in the community to locate health clubs, golf driving ranges and other related uses...”. “The sites should be chosen to provide easy auto access and not create land use conflicts with residential neighborhoods.” The proposed Plan Amendment is consistent with and will support policies that promote the creation of balanced communities that enhance and create employment opportunities. The proposed Plan Amendment would not only promote additional employment opportunities in the area, including low and middle income jobs, but it would also provide residents and employees a unique recreational opportunity. The Property is also located within a Transit Priority Area, which provides users of the site a range of alternative modes of transportation to and from the Project.



Preservation of sensitive resources is particularly important in the Mira Mesa Community Plan and as mentioned in the Project Description there are areas of ESL and Biological considerations on the Property, in particular; MHPA, Wetlands, Floodplain and Floodways. The proposed Plan Amendment recognizes the environmental and biological constraints on the Property and intends to mitigate the extent of encroachment into ESL and biological resources by staying within the confines of the existing development/disturbed lands, where possible. A Biological Report will be written to analyze and determine areas of significance.

***b. 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.***

As discussed above, the Property is improved with an existing driving range, golf facilities and surface parking. Due to the Property being disturbed, the current Open Space designation in these areas is inappropriate. A designation of Commercial Recreation would be consistent with how the site is currently used and would allow for the proposed Project.

We recognize that portions of the Property fall within wetlands, floodplain and MHPA and therefore are only requesting that certain areas, in particular areas which are already disturbed be redesignated as Commercial Recreation. The remaining areas, in particular the areas of steep slopes on the southern portion of the Property and the existing stream on the northern portion of the Property would keep the Open Space designation and remain undisturbed. As mentioned above, the proposed Plan Amendment and entitlement process, are proposing an MHPA Boundary Adjustment and Correction as well as a revision of the floodway and floodplain. We believe these changes will reflect a more accurate depiction of what is occurring on the Property today and preserve the most important biological and environmental features on the Property. These processes are intended to run concurrently to the entitlement process.

The proposed Plan Amendment would be an asset to the area, supporting local businesses, creating employment opportunities and an opportunity to attract both local and regional visitors, thereby contributing to the economic vitality of the area and support the economy as a whole. Additionally, there is an abundance of existing business parks surrounding the site which would likely utilize the Project's facilities and amenities. The proposed Plan Amendment and the resulting Project would enhance the use of the Property and increase the employment and recreational opportunities for both residents and employees in the area.

***c. 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.***



The proposed Property is in Sorrento Valley, an area that receives a range of services from the City of San Diego. The proposed Plan Amendment is not anticipated to have an adverse effect on the existing public facilities. There are existing public facilities in both Carroll Canyon Road and Nancy Ridge Drive. An analysis of public services and facilities will be conducted as a component of the Plan Amendment and environmental review process.

We respectfully request that the City Planning staff process and the Planning Commission approve the initiation of the proposed Community Plan Amendment. We believe that the Plan Amendment serves the relevant goals and policies of the Mira Mesa Community Plan and the City of San Diego General Plan and will enable Lansing to move forward with a project that will be an asset to the City of San Diego and the Sorrento Valley/Mira Mesa planning area.

If you have any questions or require any additional information, please feel free to contact me at (619) 291-0707.

Sincerely,

Brooke Peterson, AICP  
Director of Planning



### **Carroll Canyon Golf Project Description:**

The proposed project site is approximately 18.4-acres, located at 5605 Carroll Canyon Road (APN: 341-370-38-00, 341-370-37-00, 343-010-27-00). The majority of the site is zoned AR-1-1, with a small portion on the southwest side (Lot 104) zoned IL-2-1, Lot 104 is also Prime Industrial Land. The site is located within the Mira Mesa Community Planning Area, Transit Priority Area and portions of the site are within Accident Potential Zone 2 (APZ II) and Transitional Zone (TZ). The site has a number of environmental and biological considerations including; floodplain, Environmentally Sensitive Lands (ESL), MHPA and Wetlands. The main access to the site is from Carroll Canyon Road, there is access to Lot 104 from Nancy Ridge Drive. An Environmental Impact Analysis was performed in 1988, along with Wetland Delineation Report in 1991. A Conditional Use Permit, Hillside Review Permit and Resource Protection Overlay Zone Permit were approved for the site in 1992, and a Parcel Map recorded for the property in 1994. The site is currently improved with an existing driving range, golf facilities and surface parking.

The proposed project consists of a Conditional Use Permit Amendment, Site Development Permit, Community Plan Amendment, MHPA Boundary Correction and/or Adjustment and a Lot Line Adjustment to allow for the development of an approximately 55,000 square foot Golf Entertainment Facility, within a 3 story building, which would include a driving range with approximately 75 bays, a restaurant, event space and other associated improvements. All parking will be provided onsite.

**APN:** 341-370-38-00

341-370-37-00

343-010-27-00