



THE CITY OF SAN DIEGO

## Report to the Planning Commission

**DATE ISSUED:** August 8, 2019

**REPORT NO.** PC-19-069

**HEARING DATE:** August 15, 2019

**SUBJECT:** Carmel Mountain Ranch Community Plan Amendment Initiation – Alante

**Project Number:** 637948

**OWNER/**

**APPLICANT:** New Pointe Communities, Inc.

### **SUMMARY:**

**Issue(s):** Should the Planning Commission INITIATE an amendment to the Carmel Mountain Ranch Community Plan to re-designate an approximately 0.46-acre site at 10211 Rancho Carmel Drive from Low Medium Residential at 6-29 du/ac to Very High Residential at 75-109 du/ac?

**Staff Recommendation(s):** INITIATE the plan amendment process.

**Community Planning Group Recommendation(s):** The Carmel Mountain Ranch/Sabre Springs Community Committee voted 11-1-1 on June 12, 2019 to recommend denial of the initiation (Attachment 1).

**Environmental Impact:** This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should the 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:** No fiscal impact. All processing costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact:** Under the current zoning the proposed site could be developed with 13 dwelling units.

If initiated, subsequent approval of the proposed Community Plan Amendment and revised zoning would allow up to 50 dwelling units on site.

## **BACKGROUND**

### Site Location

The 0.46-acre site, located at 10211 Rancho Carmel Drive in the Carmel Mountain Ranch Community Plan area, is currently occupied by a former two-level park and ride facility (Attachment 2). Primary access to the site is from Rancho Carmel Drive with secondary access from the Provencal Place cul-de-sac. The site was placed for sale by City's Real Estate Assets Department in 2015 after the opening of MTS Sabre Springs/Penasquitos Transit Station, located a quarter mile south of the former park and ride. New Pointe Communities, Inc. is in the process of purchasing the site from the City.

### Adjacent Uses

The subject site is bounded by the former Carmel Mountain Golf Course to the north, multifamily residential to the east, retail commercial to the south, the former golf course and Carmel Mountain Recreation Center opposite to the west. The retail commercial center and Recreation Center are both accessed from Provencal Place.

### Mobility

The Sabre Springs/Penasquitos Transit Station is located one quarter mile south of the subject site at 13538 Sabre Springs Parkway, putting the subject site within a Transit Priority Area (TPA). Rancho Carmel Drive is classified in the Carmel Mountain Ranch Community Plan as a 4-lane major street with a Class 1 bicycle lane on the west side and a Class II bike lane on the east side. MTS bus Routes 235, 290, and 944 provide services to the Sabre Springs/Penasquitos Transit Station located one-quarter mile south of the site.

### Public Facilities

The Carmel Mountain Recreation Center and Community Park are located directly opposite and west of the subject site. Shoal Creek Elementary School is located one-half mile east of the subject site. Los Penasquitos Elementary School is one-half mile west of the subject site. Morning Creek Elementary School is three-quarters of a mile south of the subject site. The City of San Diego Fire Rescue Department Station within the vicinity includes Fire Station 42 located two miles to the north of the site at 12110 World Trade Drive. The closest San Diego Police Department office is located at 13396 Salmon River Road in Rancho Penasquitos, two miles west of the site.

### Community Plan Designation and Zoning

The Community Plan designates the site as Low Medium Density Residential at 6-29 du/ac (Attachment 3). The site is zoned RM-1-2 (Attachment 4).

### Housing & Demographics

As of 2018, SANDAG estimated there were approximately 13,328 people living in the Carmel Mountain Ranch Community Planning Area. This is almost a 9 percent increase from the 12,226 people living in the community in 2000 as reported by the US Census. In 2018, the Community had 5,069 housing units with a vacancy rate of 1.6 percent and a persons-per-household rate of 2.63. Between 2000 and 2016 the Community added 346 housing units which is a 7 percent increase. In 2000, the Community had 4,723 housing units with a 4 percent vacancy rate and persons per household rate of 2.90.

### Other Planning Efforts

A request to initiate an amendment to the Carmel Mountain Ranch Community Plan has been submitted to the City for the former Carmel Mountain Golf Course to allow for a mix of residential uses. This item was heard by the Planning Commission on July 25, 2019.

## **DISCUSSION**

### Community Plan Amendment Proposal

The community plan amendment proposes to revise the land use designation from Low Medium Density Residential (6-29 du/ac) to Very High Residential (75-109 du/ac). The applicant is also proposing to rezone the property from RM-1-2 to RM-4-10. If initiated, the site would represent an opportunity to implement Transit Priority Area (TPA) goals to increase housing affordability for multifamily projects, implement the Climate Action Plan (CAP) and City of Villages Strategy by providing additional housing opportunities within a TPA near a retail center and recreation area. This will help to support implementation of the CAP.

### Community Planning Group

The Carmel Mountain Ranch/Sabre Springs Community Committee (CMR/SSCC) voted 11-1-1 on June 12, 2019 to recommend denial of the initiation. The meeting minutes for the June 12, 2019 meeting reflect their opposition to the initiation (Attachment 1). Concerns centered on bulk and scale, potential impact on private views, the inclusion of affordable housing having a negative effect on property values, and the inability for the proposed community plan amendment to meet the initiation criteria.

### 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 Planning Commission or City Council initiation before the plan amendment process and accompanying project may proceed. Community plans are a component of the City's General Plan. The proposed amendment is anticipated to result in revisions to the Community Plan and may include changes to the General Plan land use map. A recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan:

**(1) The amendment request appears to be consistent with the goals and policies of the General Plan and Carmel Mountain Ranch Community Plan and any community plan specific amendment criteria:**

The Land Use and Community Planning Element of the General Plan has goals for balanced communities and equitable development that ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels. The proposal would implement General Plan policies for balanced communities including providing a variety of housing types and sizes in residential and village developments (LU-H.3)

The Climate Action Plan has a policy (Strategy 3) to implement transit-oriented development within Transit Priority Areas in support of a goal of promoting effective land use to reduce vehicle miles traveled. The proposal, for added housing within a TPA, would implement this policy.

The Housing Element of the Carmel Mountain Ranch Community Plan has objectives to accommodate a variety of residential options, through a diversity of project types and economic appeal. The proposed amendment would implement these goals and policies by providing

additional housing where none currently exist and the potential for a mix of housing product types.

- (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 would benefit the community by providing additional housing opportunities, including the potential for the inclusion of on-site affordable housing units, during a time at which the City Council has declared a housing state of emergency, and implement the following General Plan policies:

- Seeking attainment of community balance with respect to utilization of affordable housing resources. (HE-I.1)
- Encouraging location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income developments. (HE-I.8)
- Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration (LU-H.2)

- (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.**

The Carmel Mountain Ranch Community planning area is an urbanized community and all necessary public services appear to be available. However, a full analysis of public facilities would be included as part of the Community Plan Amendment analysis should this request be initiated.

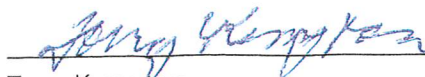
#### Additional Issues

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 zoning for the site
- Need for additional public services and facilities.
- Bulk and scale in relationship to existing development in the surrounding neighborhood.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, the applicant has not submitted a site-specific development 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, and any associated discretionary permits.

Respectfully submitted,



Tony Kempton  
Associate Planner  
Planning Department



Laura C. Black, AICP  
Deputy Director  
Planning Department

TK/lcb/tg

Attachments:

1. Camel Mountain Ranch/Sabre Springs Planning Group Minutes of June 12, 2019
2. Vicinity Map
3. Project Location and Adopted Land Use Map
4. Zoning Map
5. Ownership Disclosure Statement

**Wednesday, June 12, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128**

- I. Call to Order and Welcome by Chairman - Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes from Last Meeting
- III. Introduction of Board Members
- IV. CMRCC Business
  - A. Public Comment - Non-agenda items (3 minute limit)
  - B. Neighborhood Police Report - Officer Julie Dragt
  - C. CMR Fire Station -
  - D. State Senator Brian Jones - Representative
  - E. Assemblyman Brian Maienschein - Representative, Rick Hauptfeld
    - 1. AB565 Public health workforce planning: loan forgiveness, loan repayment, and scholarship programs
    - 2. AB845 Continuing education: physicians and surgeons: maternal mental health
    - 3. Their office is a resource and can connect you to others
  - F. Supervisor Kristin Gaspar - Representative
  - G. Councilman Mark Kersey - Representative, Brittney Siordia
    - 1. They have their most recent newsletter out
      - a) Addresses new budget
      - b) Seniors to protect against fraud
    - 2. Maintenance on golf course
      - a) If it is a fire hazard, the best contact is fire or code enforcement
        - (1) This is privately owned, so City doesn't have a ton of jurisdiction
      - b) Details of code violation should be public information
  - H. Mayor Kevin Faulkner - Representative
  - I. San Diego Planning Dept. - Tony Kempton
    - 1. Giving background to Parking Garage property
      - a) Property was put up for sale in 2015; underutilized parking & sold recently
      - b) Hearing with the planning commission 9am on August 15th
        - (1) Anyone can speak
        - (2) 12th floor of City Administration building (202 C Street)
  - J. Congressman Scott Peters - Representative
  - K. Rich Holstrom - CMR United
    - 1. CMR United is a 501(c)3 of homeowners and business owners
    - 2. To provide community council with relevant info RE: alternative uses so that we can make informed recommendation
    - 3. Evident that owners of the golf course and New Urban West do not intend to listen to us; the initiation request and rezone is considered private information only
    - 4. They want to preserve and protect green environment
    - 5. They want to create a unified effort to look at alternative uses
    - 6. They believe that it is the community's wish that the CMRSSCC votes against this
    - 7. See attached presentation text at end of meeting minutes
    - 8. Questions/Comments

- a) PACS will not consider anyone but NUW at this point, so has CMR United considered negotiating with NUW? Resident feels it may be more appropriate to negotiate with them.
    - (1) The letter was in response to negotiating and they had talked to other enterprises
    - (2) Yes, they would consider negotiating with NUW but not PACS
  - b) It's been made clear what this committee is for and not for and they realize our hands are tied in terms of maintenance. Who should we contact?
    - (1) We've had the fire department in here to discuss the situation and who to contact when (December 2018)
    - (2) We've had NUW in here and they were successful with at least minimal maintenance
    - (3) We try our best to serve CMR
  - c) We need to have this room packed every time; Resident has been following other situations and we need people to see this and get fired up. We have to show that we are united. The plans for other places need to go up so that we know what could happen here.
    - (1) Reach out to city council, too. You can start here, but then it goes to the planning commission, and then city council.
  - d) Is this board really representing us?
    - (1) We were elected by the community
    - (2) We volunteer, and legally cannot be biased; we must dismiss ourselves from a vote that may benefit us.
  - e) Is there a conditional use permit violation?
    - (1) Yes, a letter has been issued.
- L. Dan Rehm of Hunsaker & Associates on behalf of New Pointe Communities, Inc.
- 1. Presenting application of the initiation request
    - a) They are trying to assess whether the idea has enough merit to continue in research and planning
    - b) Application is to develop the old park & ride
    - c) Use existing structure as parking garage and then build 48-unit apartment
    - d) Rezone & amendment to general plan & community plan
    - e) RM402 → RM410
    - f) Request that committee approves so that they can further study and then come back with more detailed proposal and plan
  - 2. Summary - request that CMRSSCC approves and supports request so it can move forward to planning commission; they believe that it stands on its own merits (see criteria below)
  - 3. Three criteria to evaluate merit of initiation request
    - a) Amendment appears to be consistent with general and community plan
      - (1) Consistent with City plan - city villages strategy
        - (a) New high growth close to transit and shopping (¼ mile from transit station)
    - b) Provides additional benefits to community compared to the current situation
      - (1) Provides housing - affordable and market-rate

- (a) 31% low/medium income (this is basically that of being a teacher or firefighter)
    - (2) Clean up a public nuisance
  - c) Public facilities available to service
    - (1) Streets will handle capacity
    - (2) Utilities are here
- 4. Questions/Comments
  - a) Concern to committee that a vote yes would be setting a precedent for any future votes
  - b) What is considered changing of the community plans?
    - (1) Traffic, adjacent land use, etc. - everything is considered
  - c) Concern: this is a nice community and affordable housing might make it not a nice community
  - d) Please consider the decrease in value of property next to development
  - e) What does affordable mean?
    - (1) <https://www.sdhc.org/wp-content/uploads/2018/05/AMIIncomeLimits.pdf>
  - f) We need to consider where the people who use the park & ride for parking will go
- M. Chair's Report
- N. Golf Course Subcommittee Report - Chairman, Rick Smith
  - 1. At the last meeting they had a full house and heard from NUW
  - 2. NUW is continuing with the geo-technical reconnaissance and maintenance encouragement
  - 3. Next meeting: June 25th 6:30-8pm at the Library and they will be considering the NUW subcommittee request
- O. Park & Ride/New Pointe Subcommittee Report - Chairman, Brian Hollandsworth
  - 1. They have reviewed the letter that NP sent to the planning commission
  - 2. In the research that was pulled, current zoning is neighborhood commercial (not low/medium?)
    - a) January 5th 1988 city council meeting minutes
  - 3. The parking garage was built for a purpose and rezoning does not match that
  - 4. We should not be considering this.
  - 5. In terms of the fit to the current community plan, it does not
    - a) Not consistent with current zoning nor heights in the area (this would be upzoning by 8 zones)
  - 6. There are lots of reasons why this is a parking garage to serve others
  - 7. They are not opposed to building more housing, but there are smarter ways.
  - 8. Bus routes are not compatible - if you want to go down the street to Ralphs, you must take the bus to RB and then transfer back
  - 9. There is no additional parking anywhere for street parking
  - 10. Redfin walkability score is 27/100
  - 11. Utilities are potentially an issue
  - 12. They have evaluated facts and their recommendation is to vote not to forward the initiation request based on all this
    - a) Not consistent with the plan
    - b) No added benefits
    - c) Public facilities potentially not there



**Wednesday, June 12, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128**

13. Questions/Comments

- a) Historically, the park & ride isn't what it was meant for?
  - (1) When the city lease with CalTrans ended, it went up for sale; CMR deeded the lot to the City since it had the lease
- b) If the initiation request is approved, the issues discussed would be studied
- c) The parking for the small shopping center is its own, and does not include the park and ride

P. Old Business:

Q. New Business:

R. Action Items: Vote/Recommendation on New Pointe Communities, Inc. Initiation Request

1. Motion & Second to bring a vote to approve

- a) Vote to Approve initial request
  - (1) Aye: 0
  - (2) Naye: 12
  - (3) Abstain: 1

2. Motion & Second to bring a vote to deny

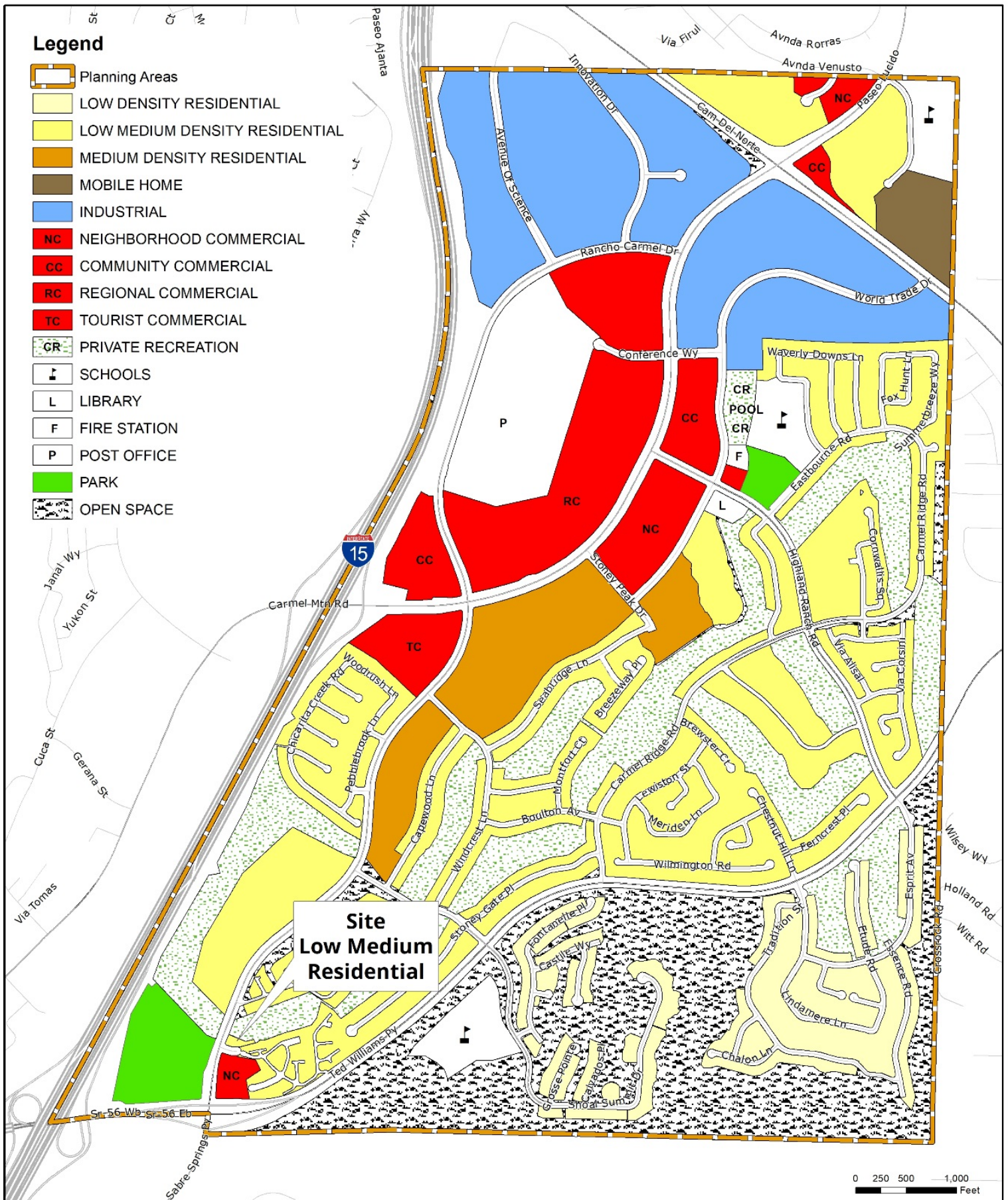
- a) Vote to deny initiation request
  - (1) Aye: 11
  - (2) Naye: 1
  - (3) Abstain: 1

V. Adjournment

**Next Meeting: Wednesday, July 10, 2019 at 6:30pm  
Carmel Mountain Ranch Recreation Center  
10152 Rancho Carmel Dr., San Diego, CA 92128**












	<b>City of San Diego 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 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:** Alante **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 10211 Rancho Carmel Drive, San Diego, CA

Future Ownership- New Pointe Investment 46, LLC

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

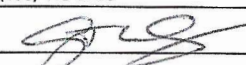
☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201804310105  
☐ Partnership ☐ Individual

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: City of San Diego ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 202 C Street  
 City: San Diego State: CA Zip: 92101  
 Phone No.: N/A Fax No.: N/A Email: N/A  
 Signature: \_\_\_\_\_ Date: May 20, 2019  
 Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: New Pointe Communities ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency  
 Street Address: 16880 W Bernardo Drive, Suite 110  
 City: San Diego State: CA Zip: 92127  
 Phone No.: (858) 415-8700 Fax No.: (858) 415-8701 Email: scsandstrom@newpointedevlop.com  
 Signature:  Date: May 20, 2019  
 Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: N/A ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No

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