



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 28, 2008 **REPORT NO. PC-08-023**

**ATTENTION:** Planning Commission, Agenda of March 6, 2008

**SUBJECT:** MESA COLLEGE DRIVE AMENDMENT - PROJECT NO. 139300  
PROCESS FOUR

**REFERENCE:** Planning Commission Report PC-06-177 (Attachment 4)

**OWNER:** San Diego Community College District (Attachment 13)

**APPLICANT:** Latitude 33

**SUMMARY**

**Issue(s):** Should the Planning Commission approve an amendment to Site Development Permit No. 485233 to modify mitigation measures to remove the requirement of a left turn lane on Mesa College Drive at Ashford Street?

**Staff Recommendation:**

1. State for the record that the City of San Diego as the responsible agency under the California Environmental Quality Act (CEQA) has reviewed and considered the Addendum to Mitigated Negative Declaration prepared by the San Diego Community College District, and recommend adopting the Mitigation, Monitoring and Reporting Program.
2. **APPROVE** Site Development Permit No. 485233.

**Community Planning Group Recommendation:** The project area is situated within two separate community planning areas, Clairemont Mesa and Linda Vista.

On October 16, 2007, the Clairemont Mesa Planning Committee voted 10-3-0 to recommend approval of the amendment to delete the requirement for a dedicated left turn lane (Attachment 10).



On November 26, 2007, the Linda Vista Planning Committee voted 9-2-1 to recommend denial of the amendment to delete the mitigation requirement, however specific reasons were not provided in their meeting minutes (Attachment 11).

**Environmental Review:** A Mitigated Negative Declaration (MND) was prepared and revised by the San Diego Community College District as Lead Agency in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addressed the potential impacts including Biological Resources and Traffic. The City of San Diego as Responsible Agency under CEQA has reviewed and considered the Addendum to the MND, State Clearing House No. 2005121106 dated August 7, 2007. Staff concurs with the analysis in the Addendum's traffic study which utilized the City's CEQA thresholds for significant impacts. Other than the eastbound left turn lane on Mesa College Drive at Ashford Street, all other Mitigation, Monitoring and Reporting Program requirements would remain and be implemented with this project to reduce the impacts to a level below significance.

**Fiscal Impact Statement:** All costs associated with the project are being paid by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The proposed amendment to the Site Development Permit would not result in the potential loss or the generation of additional housing units.

## **BACKGROUND**

On June 9, 2005, the San Diego Community College District (SDCCD) Board of Trustees approved a Facilities Master plan for the Mesa College Campus located at 7250 Mesa College Drive. A key component of the approved Master Plan included the development of a parking structure and a new east entry for the college.

On January 8, 2007, the City Council approved a Site Development Permit, a Multi-Habitat Planning Area Boundary Line Adjustment, Street Vacation of the western end of Mesa College Drive and the sale of 2.69 acres of land to the San Diego Community College District (Attachment 4).

As part of that action, the City Council also adopted the associated Mitigation Monitoring and Reporting Program (MMRP) for the project. The MMRP included a traffic mitigation measure requiring an eastbound turn lane on Mesa College Drive at Ashford Street which was to be provided for both interim and future conditions (Attachment 5).

## **DISCUSSION**

Subsequent to the City Council's approval of the project, a study determined that implementation of the proposed left turn lane within the existing Mesa College Drive right-of-way would result in substandard lane widths and the removal of the existing curbside parking. Furthermore, it was determined that an expansion of the right-of-way to accommodate standard lane widths would impact the Kearny Mesa High Educational Complex.

In researching the source of the mitigation measure, it was determined that the following language appeared in the revised traffic study, dated September 28, 2005 (Section VIII), that was not included in the April 15, 2005 study.

In order to provide more capacity and improved circulation on Mesa College Drive for the interim and future conditions, it is recommended that the project provide an eastbound left turn lane on Mesa College Drive at Ashford Street. This improvement would increase capacity and safety at this intersection.

This language was carried forward in subsequent traffic study revisions and was also included in subsequent MND's dated June 28, 2006 and September 1, 2006 as a mitigation measure (Attachment 7).

### **Environmental Analysis:**

According to the traffic study prepared for the Mesa College Facilities Master Plan by Darnell & Associates, dated June 27, 2006, the intersection of Mesa College Drive and Ashford Street currently operates and will continue to operate at Level of Service "A" during both AM and PM peak hours. The analysis includes data for existing and future conditions with and without the parking structure project.

Also according to the traffic study, Mesa College Drive between Armstrong Street and Ashford Street currently operates as Level of Service "B" under existing conditions. The roadway segment is expected to operate at Levels of Service "B" and "C" in the 2010 and 2030 scenarios with or without the proposed parking structure.

The San Diego Community College District and City staff concur that the mitigation measure could be deleted for the MND and the MMRP based on the analysis in the traffic study using the City's CEQA thresholds for significant impacts.

### **Conclusion:**

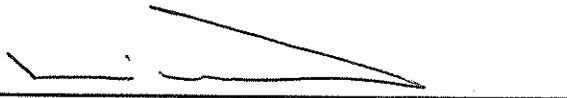
The City of San Diego as Responsible Agency under CEQA has reviewed and considered the Addendum to the Mitigated Negative Declaration; State Clearing House No. 2005121106 dated August 7, 2007. Staff concurs with the analysis in the Addendum's traffic study which utilized the City's CEQA thresholds for significant impacts. Approving the Site Development Permit and adopting the Addendum to Mitigated Negative Declaration will only delete the requirement for the eastbound turn lane on Mesa College Drive at Ashford Street as a mitigation measure.

All other Mitigation, Monitoring and Reporting Program requirements would remain and be implemented with this project to reduce the impacts to a level below significance. There would be no other changes or modifications to the permit or mitigation with the approval of this Site Development Permit (Attachment 6).

### ALTERNATIVES

1. **Deny** Site Development Permit No. 485233 to amend Mitigated Negative Declaration SCH No. 2005121106 to include the Addendum approved by the San Diego Community College District and Dated August 7, 2007 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Program Manager  
Development Services Department



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Project Manager  
Development Services Department

BROUGHTON/HMD

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map Clairemont Mesa and Linda Vista
3. Project Location Map
4. Original Report (with attachments) to the Planning Commission PC06-177, Dated July 13, 2006.
5. Mitigated Negative Declaration SCH# 2005121106, Dated September 1, 2006
6. Addendum to Mitigated Negative Declaration SCH# 2005121106, Dated September 1, 2006.
7. Traffic Study Hard Copy (June 27, 2006); April 15, 2005 & September 28, 2005 CD Rom Disk.
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Community Planning Group Recommendation Clairemont Mesa
11. Community Planning Group Recommendation Linda Vista
12. Project Chronology
13. Ownership Disclosure Statement