

DATE ISSUED: September 22, 2005 **REPORT NO. PC-05-262**

ATTENTION: **Planning Commission, Agenda of September 29, 2005**

SUBJECT: SABRE SPRINGS - SAVANNAH TERRACE
PROJECT NO. 17749
PROCESS NUMBER 5

REFERENCE: INITIATION OF AN AMENDMENT TO SABRE SPRINGS
COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL
PLAN
REPORT NO. PC-03-138

**OWNER/
APPLICANT:** PARDEE HOMES, OWNER & APPLICANT (Attachment 16)

SUMMARY

Issue(s): Should the Planning Commission recommend approval to City Council for a Community Plan Amendment, Rezone, Planned Development Permit and Map Waiver for two parcels for the development of forty-two (42) new residential condominium units on one parcel located on Poway Road between Savannah Creek Drive and Creekview Drive, and development guidelines for future development on a parcel located at the southeastern corner of Poway Road and Springhurst Drive within the Sabre Springs Community Planning area?

Staff Recommendations:

1. Recommend to City Council to **Certify** Mitigated Negative Declaration Project No. 17749, and **Adopt** Mitigation, Monitoring and Reporting Program; and
2. Recommend to City Council to **Approve** Community Plan Amendment No. 40451, Rezone No. 40450, Planned Development Permit No. 95020, Map Waiver No. 95709.

Community Planning Group Recommendation: The Sabre Springs Planning Group met on September 16, 2004 and voted 5-0-0 to recommend approval of the proposed project with a modification in the design guidelines for Parcel 31 for future development

to read “Uses that are compatible with the community and with the nearby elementary school.”

Environmental Review: A Mitigated Negative Declaration, No. 17749, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact: All costs associated with the processing of this project are paid for by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: The applicant proposes to reduce the number of residential units assigned to Parcel No. 15 by 42 to accommodate the additional 42 units on Parcel No. 16 for no net increase in total units for the community. Parcel No. 15 was not developed to maximum potential, thus shifting units to Parcel No. 16 allows the realization of 42 units which would have otherwise not been constructed.

The applicant will meet the requirements of the Inclusionary Housing Ordinance through the payment of ‘In-Lieu’ fees to help with the provision of affordable units within the City of San Diego. No units considered affordable to low-income households will be included in Parcel No. 16.

Public Services and Facilities Impact Statement: The current citywide staffing ratio for police officer to population is 1.66 officers per 1000 residents based on a residential population of 1,263,000 (2004 SANDAG) and a budgeted strength of 2103 officers. This does not include the population increase from visitors and employees commuting to work in the community. The proposed project, with 42 multi-family units will result in a permanent population increase of approximately 110 residents based on the averaged household size of 2.61 (2000 Census), resulting in the need for an additional .18 percent of a police officer.

The proposed project area’s station is currently staffed at 78 percent of optimal patrol strength. Without additional officers it is likely that police times will increase. Additional officer(s) and related equipment assigned to Northeastern Division would help maintain the existing staffing ratio.

Fire and Safety First Response Impact Statement: The project will be served by Poway Fire Station No. 1 located at 13050 Community Road, as the City of San Diego has an automatic aid agreement with the City of Poway, meaning the closest station to an incident responds regardless of which city it is located in. Station No. 1 houses one

engine and one ambulance, with six firefighters, including five paramedics, on duty each shift.

Response time for Poway Engine No. 1 is 5.0 minutes, within the national standard of 5 minutes. All first-alarm units for an effective fire force arrive within 6.8 minutes, within the 9 minute national standard. Poway Engine No. 1 responded to 1,683 incidents in FY '03, exceeding the national standard of 1,500 incidents per engine. San Diego Engine No. 40, the next engine to arrive, responded to 1,118 incidents in FY '03, within the national standard of 1,500 incidents per engine company; however, they were not available for incidents in their response area 13.43% of the time.

The project will add responses to an area where engine companies already operate over capacity for the number of yearly incidents per national standard. Response times will increase with community build-out and the increased traffic from new growth. It is difficult to anticipate response times and service level at community build-out, but the engine companies servicing this area are already at capacity for the number of yearly incidents a unit is capable of responding to. It is anticipated that future traffic improvements would do little to solve the response time issue. The addition of a new engine company in the Scripps Ranch area would mitigate this issue by having another available to respond to the project area.

BACKGROUND

Since adoption in 1982, the Sabre Springs Community Plan has been amended five times. The latest was approved in 1998. By 2003, the great majority of the Sabre Springs community had either been built or was in the process of development.

On June 5, 2003 the Planning Commission held a public hearing to consider a request to initiate amendments to the Progress Guide, General Plan, and the Sabre Springs Community Plan. The proposal consisted of re-designating a 2.22-acre parcel (Parcel No. 16) from 'Community Commercial' to 'Medium Density Residential', and re-designating a 2.5-acre parcel (Parcel No. 31) from 'Institutional' to 'Community Commercial'. On June 5, 2003 the Planning Commission could make the required findings and voted 6-0 to initiate the amendments. Further background information on these two parcels is separated by parcel as follows:

Parcel No. 16:

Parcel No. 16 is a previously graded, oblong-shaped 2.22-acre vacant lot located east of Interstate 15 at the northwest corner of Poway Road and Creekview Drive in the CC-1-3 zone within the 'Community Commercial' land use designation of the Sabre Springs Community Planning area. It is the sole remaining parcel of a larger area originally designated for commercial use in the original 1982 Sabre Springs Community Plan. Since then, all surrounding parcels originally designated as commercial have been re-designated residential. At the time their residential use was approved, several City Council members recommended changing Parcel

No. 16's use to residential also. Now, Parcel No. 16 is bounded by residential uses to the west, north and east.

Parcel No. 31:

Parcel No. 31 is a previously-graded, triangular-shaped 2.5 acre vacant lot located east of Interstate 15 at the southeast corner of Poway Road and Springhurst Drive in the RM-1-1 zone, within the 'Institutional' land use designation of the Sabre Springs Community Planning area. It was designated 'Institutional' to allow for the expansion of an adjacent church to the east on Parcel No. 32. The acquisition never occurred as the ownership of the existing church changed, and subsequent prospective religious organizations have found the site unsuitable for their use. The site falls 35 feet in elevation from north to south, so it is necessary to lift the site to approximately the elevation of Poway Road. The fill slopes required to achieve this reduce the net usable acreage for development to 1.5 acres. Experience has shown this is insufficient for both a religious structure and the required on-site parking.

DISCUSSION

Project Description:

The proposed project is a Community Plan Amendment/Rezone/Planned Development Permit/Map Waiver to waive the requirements for a Tentative Map, Process 5, City Council decision. The proposed Community Plan Amendment and Rezone would include rezoning Parcel No. 16 from CC-1-3 (Commercial) to RM-2-5 (Residential) and Parcel No. 31 from RM-1-1 (Residential) to CC-1-2 (Commercial). The proposed planned development permit would govern the residential development proposed for the 2.22ac reParcel No. 16 and future commercial development on the 2.5 acre Parcel No. 31 via design guidelines and conditions. The proposed map waiver would waive the requirement for a Tentative Map to develop 42 condominiums on Parcel No. 16. This project proposes no development on the 2.5 acre Parcel No. 31 at the present time.

Parcel No. 16:

The site is approximately 600 feet in length from east to west, and approximately 160 feet wide. Previously graded, it rises approximately sixteen (16) feet in elevation from Savannah Creek Drive east to Creekview Drive. The proposed development would create four terraces rising approximately seventeen (17) feet from west to east, in increments of four (4) feet or so per terrace. Two (2) retaining walls ranging from one to seven (1-7) feet in height support the parcel's lowest, westernmost terrace. From the northwest corner, one leg of a wall extends approximately forty (40) feet to the east and the other extends approximately 130 feet south before ending approximately twenty (20) feet from the site's southwest corner. The corner is exposed slope leading up to the lowest terrace. Approximately twenty (20) feet east of that corner begins a second wall, extending nearly 115 feet along Poway Road. From the southeast corner at Creekview and Poway Road, a third wall begins some twenty (20) feet west and

extends approximately 150 feet along the southern boundary on Poway Road. A fourth wall, in the site's interior, runs north to south, separating the highest, eastern terrace at Creekview Drive and Poway Road from the next terrace to the west. It has a height of approximately 3.5-feet.

On Parcel No. 16, each two story building would consist of four (4) two-bedroom condos and two (2) three-bedroom condominiums. The two-bedroom units would range in size from 998 square feet to 1151 square feet. The three-bedroom units would each have 1270 square feet. Each 29-foot tall building would provide four two-car garages and two one-car garages on the first level. Ten surface parking spaces would be provided adjacent to the buildings and 19 parallel spaces would be provided along Catarina Street, a private street running along the site's northern boundary, for a total of 99 spaces. Of the two required accessible parking spaces, one would be garaged. Four motorcycle spaces are provided.

The buildings would be stucco with tile roofs, with ornamental metal railings along the staircases, balconies, and the lower portion of selected windows on the common area facades facing away from the alleyways. Upstairs balconies will feature arched colonnade-type enclosures incorporating ornamental metal railing. The landscaping would continue the theme used throughout Savannah Terrace. All retaining walls would be screened with cascading vines.

Vehicular access to the proposed development occurs at both Savannah Creek Drive and Creekview Drive. Savannah Creek Drive vehicular access is limited to west-bound vehicles along Poway Road since there is no median gap. The signalized intersection of Creekview Drive and Poway Road allows site access from Poway Road and the Creekview Drive. Creekview and Savannah Creek Drives both intersect with Catarina Lane which parallels Poway Road along the northern site boundary. Vehicular access into the proposed development is via four *cul-de-sac* type alleyways coming off Catarina Lane. The proposed project is surrounded by contiguous sidewalks which enter the site along the four alleyways.

The proposed project is surrounded by Savannah Terrace, a similar development, to the west, north and east. At the June 13, 2002, Planning Commission hearing for Savannah Terrace, Commissioners expressed interest in residential use on Parcel No. 16 similar to Savannah Terrace. At the subsequent City Council Hearing on Savannah Terrace, October 29, 2002, City Council members also discussed the advantages of developing Parcel No. 16 with residential use. The project is located approximately one mile east of Interstate 15 on Poway Road where a Park'n'Ride lot provides bus service to downtown San Diego.

The proposed redesignation of Parcel No.16 to multi-family residential from Community Commercial (CC) would be in keeping with the surrounding land use designation as it exists currently in the Sabre Springs Community Plan. The proposed rezone of the site from CC to RM-2-5 would allow for a maximum of approximately 64 dwelling units on this site. The project proposes the construction of 42 units within seven (7) six-unit buildings.

Parcel No. 31:

Due to constraints imposed by its small size, triangular shape and steep slope, Parcel No. 31 has remained vacant for over 20 years since the adoption of the first Sabre Springs Community Plan in 1982. The site is surrounded by institutional (church & daycare) to the south and east, an elementary school to the southwest, and low-density residential to the north. The proposed redesignation of Parcel No. 31 to specialized commercial from institutional would allow the applicant maximum flexibility in development of the site. Not all the permitted uses for CC-1-2, the zone proposed for Parcel No. 31, are considered appropriate, given its context. Therefore, language has been included in the proposed Community Plan Amendment and Design Guidelines for Parcel No. 31, as well as conditions in the Planned Development Permit (PDP), which clearly identify the permitted and non-permitted uses.

Community Plan Analysis:

Parcel No. 16

Parcel No. 16 is a 2.22 acre property located along the north side of Poway Road and is surrounded on three sides by residential development. The surrounding residential development is built at a density of approximately 16 du/ac.

The proposed redesignation of Parcel No. 16 from community commercial to medium density residential (15-30 du/ac) would be characteristic of existing development along the north side of Poway Road between Sabre Springs Parkway and the San Diego/Poway City limit. The proposed land use designation for Parcel No. 16 would accommodate development with a density similar to the surrounding residential development of approximately 16 du/ac. It will be compatible with the surrounding development through use of similar housing types, materials, textures, and colors, and will carry the same landscape theme found throughout Savannah Terrace.

As stated above, vehicular and pedestrian access to Parcel No. 16 will be accommodated through two existing access points for Savannah Terrace. Pedestrian circulation will be accommodated through a connection to the pedestrian network in Savannah Terrace and through the two aforementioned vehicle access points. All paths within the project area are delineated with enhanced paving and meet Title 24 accessibility guidelines. The pedestrian network in Savannah Terrace will also provide Parcel No. 16 with access to the bike trail north of the site, Morning Creek Elementary School, and Commercial Services to the west. An existing transit stop is located directly south of Parcel No. 16 near the intersection of Poway Road and Creekview Drive providing service to Rancho Penasquitos, Rancho Bernardo, and to the City of Poway. Park 'n' Ride facilities are located in the commercial center to the west and at the intersection of Ted Williams Parkway and Sabre Springs Parkway, both providing service to Downtown San Diego. Caltrans' Managed Lanes project and SANDAG's proposed Bus Rapid Transit station located at Ted Williams Parkway and Sabre Springs Parkway will provide additional transit opportunities for residents of Parcel No. 16 and Savannah Terrace as a whole. A condition of the Planned Development Permit (PDP) for Parcel No. 16 requires an information sheet be made available to

future residents of Parcel No. 16, and Savannah Terrace as a whole, which will provide information regarding transit opportunities within the Sabre Springs community.

The Sabre Springs Community Plan (SSCP) was originally adopted in 1982 and anticipated development of 5,290 dwelling units. The SSCP and the Sabre Springs Public Facilities Financing Plan (PFFP) also provided for public facilities to adequately serve that number of units. Those facilities have since been constructed; however, the required acreage of useable, population-based park land was not realized due to actual site constraints (topography) and to not achieving joint use of the adjacent elementary schools for which credit was given. The number of units identified in the SSCP has been reduced over time to 4,108 due to a series of plan amendments and residential development below maximum allowed densities. The applicant is proposing to reduce the number of units assigned to Parcel No. 15 by 42 to accommodate the additional 42 units on Parcel No. 16 for no net increase in total units for the community. Parcel 15 had not developed to its maximum potential, thus the shifting of units to Parcel 16 allows the realization of units which would have otherwise not been constructed. Although there is no net increase in total residential units for the community, Facilities Benefit Assessment fees shall be collected in the amount of \$112,056.00 for the additional 42 units, to satisfy park requirements and other public facilities needs.

The residential element of the SSCP lists several objectives for residential development within Sabre Springs. These include an emphasis on providing relatively small, affordable attached housing units, in response to planning area constraints and demographic and market trends, and providing for new residential construction which accommodates moderate income households. Residential development of Parcel No. 16 will provide multi-family housing opportunities in an area not previously approved for residential development. The applicant will meet the requirements of the Inclusionary Housing Ordinance through the payment of 'In-Lieu' fees to help with the provision of affordable units within the City of San Diego. No units considered affordable to low income households will be included with development of Parcel No. 16.

Parcel No. 31

Parcel No. 31 is a 2.5 acre, triangular shaped parcel located on the southeast corner of Poway Road and Springhurst Drive. Church and daycare facilities are adjacent to the south and east, Creekside Elementary lies southwest of the site, and low density residential (5-10 du/ac) is located both to the north and to the west. Originally, Parcel No. 31 was designated 'Institutional' in anticipation of its acquisition by the church on adjacent Parcel No. 32. That acquisition never occurred inasmuch as the church on Parcel No. 32 changed ownership. Parcel No. 31 has been problematic for other religious organizations who have considered the site over the last two decades. The principal difficulty is that the 2.5 acre parcel nets out approximately 1.5 usable acres. This unusual difference between gross acreage and net usable acreage is the result of a drop in elevation of more than 35 feet from the north end of the parcel to the south end, a sewer access easement to the south, and a community monument sign on the north. The applicant has indicated that several religious organizations were able to accommodate a structure on the site, but they were unsuccessful in meeting on-site parking requirements.

Any development proposed for Parcel No. 31 shall be reviewed via a Substantial Conformance Review (SCR) through a Noticed Decision process (Process 2). A Process 2 SCR is a decision by staff that requires input from the Community Planning Group and is appealable to the Planning Commission. The goal of the SCR is to determine if the proposed project is consistent and in conformance with the previously approved Planned Development Permit and the Design Guidelines for Parcel No. 31. This includes a review of the proposed project against the permit conditions, environmental documentation and applicable land use policies.

The proposal to redesignate Parcel No. 31 to specialized commercial is the result of many discussions between the applicant, City staff, and the community planning group. At the June 5, 2003, initiation hearing at Planning Commission, the applicant proposed a Community Commercial designation for Parcel No. 31. Commissioners requested that the applicant and City staff look into the applicability of a Community Commercial designation at this site, and whether an alternative designation would be more appropriate.

The goal of the applicant is to provide the greatest amount of flexibility for development of Parcel No. 31, while at the same time, remain sensitive to the concerns of the community and adjacent uses. To achieve their goal, the applicant has included language in the proposed SSCP text that identifies certain uses that should not be located at the site; yet, are allowed by the proposed implementing zone (CC-1-2). Language and conditions are also included in the accompanying Planned Development Permit (PDP) and Design Guidelines identifying both permitted and prohibited uses, all of which are allowed by the CC-1-2 zone. Due to the restrictions on use included in the proposed community plan text and the PDP as well as the size of the site, Planning staff feels that Community Commercial would not be the appropriate designation for Parcel No 31. However, staff does agree with the applicant that there are several uses permitted by the CC-1-2 zone which are feasible at this site.

In order to accomplish their goal, and to gain staff support for the proposed implementing zone with restrictions on certain uses, the applicant is proposing a Specialized Commercial designation for Parcel No. 31. This designation is used within the existing SSCP at two locations. One site is located at the northwest corner of Sabre Springs Parkway and Poway Road, the other at the northwest corner of Sabre Springs Parkway and Ted Williams Parkway (SR 56). The Specialized Commercial designation is also identified as a commercial land use designation in the Progress Guide and General Plan. This designation typically includes uses that provide specialty goods and services, retail activities, and freestanding uses usually not found in shopping centers. The proposed Specialized Commercial designation for Parcel No. 31 will function as a small commercial site providing convenience and specialized goods and services.

Although the redesignation of Parcel No. 31 to Specialized Commercial will result in the loss of institutionally designated land, there will be no real loss to the community. As stated above, it was anticipated that Parcel No. 31 would be purchased by the adjacent church use, hence the Institutional designation. Because that purchase never took place, Parcel No. 31 has remained undeveloped for nearly twenty years as the rest of the community developed around it. Any

demand for institutional facilities by residents of Sabre Springs has been met by either the existing institutional site adjacent to Parcel No. 31, or by existing institutional sites in surrounding communities and the City of Poway. The change to Specialized Commercial will provide the community with additional commercial services which would have otherwise been lost due to approval of Savannah Terrace and the proposed redesignation of Parcel No. 16 from Community Commercial to Medium Density residential.

In order to ensure appropriate commercial development of Parcel No. 31 with regards to bulk, scale, materials, and use, as well as the implementation of recommendations found in the SSCP, the accompanying PDP and Design Guidelines require a Substantial Conformance Review in accordance with a Process 2 decision. This will allow community planning group and planning staff review of the proposed development prior to the issuance of building permits.

Environmental Analysis:

Biological Resources/Land Use Adjacency

Parcel No. 16:

A biological report was prepared to determine the general condition of the resources on-site and to assess whether the resources occurring or potentially occurring on-site would impose biological constraints to the development. The site is not within or adjacent to the Multiple Habitat Planning Area (MHPA) of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan. The site has been previously graded and is devoid of vegetation except for scattered non-native weedy plant species and a few native plant species around the perimeter of the site. No sensitive plants, sensitive vegetation communities, or sensitive or common wildlife were observed or detected during the survey or are expected to occur on the parcel. Therefore, no mitigation is required for the proposed development on Parcel No. 16.

Parcel No. 31:

Biological resource conditions, and those potentially occurring, were assessed as to whether they would constrain future development. The MHPA occurs within the southern corner of the parcel along the Peñasquitos Creek to the south and southeast. The previously-graded site matches the elevation of Poway Road and Springhurst Drive, contains scattered non-native weedy and ornamental plant species and native plant species and disturbed and developed land. No sensitive or narrow endemic plant species, sensitive vegetation or wildlife were observed or are expected to occur. Several sensitive wildlife species have a potential to occur along Peñasquitos Creek. Indirect impacts to avian species may occur from future construction noise if active nests are within 300 feet for raptors and 500 feet for least Bell's vireo. Significant impacts might require mitigation, if present. Direct impacts to the MHPA are not likely though indirect impacts are possible. Mitigation outlined in the Mitigated Negative Declaration would reduce potential impacts to birds and land use adjacency below significance.

Noise

Potential traffic noise impacts in exterior use areas were assessed at Parcel 16. Outside MCAS Miramar's 60 CNEL contour, both parcels are adjacent to Poway Road and will be affected by traffic noise. Future projected traffic noise is estimated to be 75 dB(A) CNEL at the site's property line. Noise levels were modeled at the patios on Pads 1 through 7 including the effects of shielding provided by the surrounding project buildings. Exterior noise levels at the ground-floor patios at the buildings on Pads 2 and 4 through 6 are projected to exceed the 65 dB(A) CNEL exterior noise standard without mitigation. Solid noise barriers here would reduce traffic noise impacts to 65 dB(A) CNEL or below. Mitigation measures outlined in Section V. of the MND reduce traffic noise to a level below significance.

Project-Related Issues:

The Environmental Initial Study of the proposed project identified potentially significant impacts in the area of noise, biological resources and biological resources/land use adjacency.

Parcel No. 16: Noise from traffic was identified as an impact to the dwelling units proposed on Building Pads 2, 4, 5 and 6. In order to mitigate these impacts, sound barriers are to be noted on the construction plans and implemented for development on Parcel No. 16.

Parcel No. 31: Potential biological impacts include those to raptors and the least Bell's vireo. To mitigate raptor impacts, no mature trees shall be removed during the breeding season. Any mature tree removal during breeding season may require measures identified in the MND No. 17749 to avoid construction-related impacts prior to grading permit issuance, the start, during and post-construction activities. Potential impacts to the least Bell's vireo require construction plan notes prohibiting clearing, grubbing, grading or other construction activities from March 15 - September 15, until an approved biological resource survey indicates none are present within any wetland areas subject to noise levels exceeding 60/dB(A). If present, potential impacts must be mitigated to the satisfaction of the City Manager. Adjacency to the MHPA requires verification by Assistant Deputy Director of Land Development Review and the project biologist that construction follows MSCP's Land Use Adjacency Guidelines.

A Planned Development Permit governing both sites was recommended by City staff to govern development of these two (2) parcels. Regarding Parcel No. 16, most earlier residential development in Sabre Springs was usually governed by Planned Residential Development permits (PRDs), now known as Planned Development Permits (PDPs). A PDP would provide for community and city staff input into the development process and would help ensure that development on these sites is compatible with and connected to the surrounding Sabre Springs community. Finally, a PDP will allow for implementation of the Sabre Springs Community Planning Group's recommendation that certain uses be expressly prohibited on Parcel No. 31 which might otherwise be allowed elsewhere within the CC-1-2 zone. This has been achieved through the addition of conditions. Engineering review staff indicated the project required a satisfactory Water Quality Technical Report (WQTR) identifying Best Management Practices (BMPs) to be followed by the project.

Deviations: For Parcel No. 16, the side yard deviation reduces a required side yard to 5-feet, where 59-feet is required per SDMC § 131.0443(e)2a, while the rear yard is reduced to 12 -feet where 15-feet is required. Since each of the aforementioned yards sit along private driveways interior to the project, and not along public streets, the reduced setbacks can be supported. Allowing the deviation would make the project a more desirable project in that it provides for the appropriate density, allows for a mix of unit types, integrates well with the surrounding and existing condominium project, and allows for improved site planning by providing access paths and required parking for the density proposed. The site also sits adjacent to a existing bus stop located directly in front of this development and on Poway Road providing the density enhanced transportation opportunities for the overall project.

Parcel No. 31 will be processed at a later date via a Substantial Conformance Review (SCR) Process Two decision, and will need to adhere to the development regulations and Design Guidelines, or will be required to process an amendment to this discretionary action, as appropriate for required deviations.

Critical Project Features to Consider During Substantial Conformance Review:

Land Use:

Parcel No. 16: Land use on Parcel No. 16 shall be limited to medium-density residential.

Parcel No. 31: Land use on Parcel No. 31 shall encourage the site's use as a specialized commercial center for professional offices, convenience uses that serve residents and visitors, eating and drinking establishments, and other uses that have low appeal to students from nearby Creekside Elementary School.

Intensity of Development:

Parcel No. 16: The proposed rezoning of Parcel No. 16 to RM-2-5 limits the density of dwelling units to the range of from 15 to 30 dwelling units per acre.

Parcel No. 31: The proposed rezoning of Parcel No. 31 to CC-1-2 is intended to allow certain suitable types of development allowed elsewhere in the CC-1-2 zone (while prohibiting unsuitable types through conditions in the PDP). This is done to allow the developer greater opportunities to develop a site which has remained undeveloped for more than twenty years owing to its particular characteristics.

Site Design:

Parcel No. 16: The design of development proposed for Parcel No. 16 shall blend in with the type of design found in the existing residential development surrounding Parcel No. 16.

Parcel No. 31: Since most visitors arriving at Parcel No. 31 will be arriving by car, the site

should be designed to promote efficient vehicular access while encouraging safe pedestrian access.

Parking/Circulation:

Parcel No. 16: Vehicular access into Parcel No. 16 shall be off of Catarina Lane accessible from Poway Road via Creekview Drive and Savannah Creek Drive. Pedestrian circulation should provide for uninterrupted flow from along Poway Road and also from the surrounding Savannah Terrace development, with actual pedestrian access into the site from Catarina Lane via the four alleyway entries.

Parcel No. 31: Vehicular ingress and egress shall be provided from Springhurst Drive which is both efficient and minimizes impacts to onsite and offsite traffic circulation, while providing pedestrian linkages to the site from offsite pedestrian circulation systems.

Architecture:

Parcel No. 16: The architecture of development proposed for Parcel No. 16 should maintain the continuity of the architectural streetwall along Poway Road as it exists on the developed parcels surrounding Parcel No. 16.

Parcel No. 31: The architecture of any development proposed for Parcel No. 31 shall have building or walls which feature articulated and varied masses and heights, with variation occurring at the street level as well, and shall feature a variety of roof forms. The overall design should be in scale with the surrounding Sabre Springs community and feature a variety of forms and surfaces to promote interest from the adjacent streets and neighborhoods.

Accessory Uses/Structures:

Parcel No. 16: Any accessory structures proposed for residential development on Parcel No. 16 shall conform to those as permitted within the site's proposed redesignation to RM-2-5 and to the overall esthetic qualities of the surrounding residential development.

Parcel No. 31: Any accessory uses and/or structures shall conform to those permitted within the site's proposed rezoning as CC-1-2 and shall conform to the proposed Parcel No. 31 Design Guidelines.

Environmental Documents:

Parcel No. 16: A noise study and a Water Quality Technical Report (WQTR) shall be submitted for any Substantial Conformance Review which may be conducted for any development proposed for Parcel No. 16.

Parcel No. 31: A noise study, a biological report and a Water Quality Technical Report (WQTR)

shall be submitted for any development proposed for Parcel No. 31.

Landscaping:

Parcel No. 16: Any landscaping proposed as part of development on Parcel No. 16 shall relate to the themes and materials present in the residential development found on the parcels surrounding Parcel No. 16.

Parcel No. 31: The landscaping for any proposed development on Parcel No. 31 should break up large parking areas with landscape planters, utilize trees in patio dining areas to provide shade, vary the texture and color of paving materials to accent and delineate pedestrian from vehicular areas, provide benches, tables and umbrellas for pedestrian and bicyclist use, employ vines on trellises, or architectural accents to break expansive walls with no windows, and should provide outdoor lighting, particularly in plaza areas, to promote nighttime use and overall security.

Conclusion:

The WQTR was deemed adequate to safeguard against impacts to water quality, and the project now features the requested pedestrian linkages now to the larger, surrounding pedestrian system. The Initial Study conducted for the proposed project identified potential impacts to residents of the proposed condominiums on Parcel No. 16 from traffic noise. For Parcel No. 31, potential impacts involving biological resources (possible raptor species and least Bell's vireo impacts) and biological resources/land use adjacency (adjacent to MHPA) were identified in any future development proposed for this parcel. The Mitigation, Monitoring and Reporting Program (MMRP) contained in Mitigated Negative Declaration (MND) No. 17749 prepared for this project contains mitigation measures which reduce these impacts to environmentally insignificant levels.

The proposed project resolves two of the last remaining land use questions in the Sabre Springs community. It completes the re-designation of land use for the area comprised of Parcel No. 16 and its adjacent parcels from commercial to medium-density residential designation which was begun in 2002. It recognizes the changed circumstances regarding Parcel No. 31 and its formerly anticipated, though unrealized acquisition by the adjacent church. Experience has shown the site incapable of supporting another church, independent with its own on-site parking, due to the small net usable acreage remaining after grading. The proposed project resolves this by re-designating Parcel No. 31 as specialized commercial, and grants the owner greater leeway in future development by rezoning it CC-1-2, thereby allowing a broader range of suitable uses than would be available under a more restrictive zone.

On the other hand, the Sabre Springs Community Planning Group expressed its desire that certain, unsuitable uses which are allowed in the CC-1-2 zone elsewhere, be prevented from occurring on Parcel No. 31. These uses were characterized by the group as any which would encourage students of the Creekview Elementary School across Springhurst Drive to cross this busy street. This is achieved through the Planned Development Permit (PDP) proposed to

govern development of Parcels No. 16 and 31. The PDP with its Design Guidelines for Parcel No. 31 also allows for input from the community and City staff, and will further ensure that the development of Parcel No. 16 and any proposed, future development of Parcel No. 31 will fit in appropriately with their respective contexts and with the larger, Sabre Springs community as a whole.

ALTERNATIVES

- 1. Approve Community Plan Amendment, Rezone No. 040450, Planned Development Permit No. 095020, Map Waiver No. 095709, with modifications.**
- 2. Deny Community Plan Amendment, Rezone No. 040450, Planned Development Permit No. 095020, Map Waiver No. 095709, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Jeffrey Strohming
Acting Deputy Director.
Customer Support & Information Division
Development Services Department

Robert P. Tucker, AICP
Development Project Manager
Development Services Department

Betsy McCullough
Deputy Director
Planning Department

HALBERT/RPT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Land Use Plan Graphics and Text
6. Draft Parcel No. 31 Design Guidelines
7. Community Plan Amendment Resolution

8. Map Waiver Exhibit
9. Project Elevations
10. Draft Map Waiver Resolution
11. Draft Planned Development Permit
12. Draft Planned Development Permit Resolution
13. Draft Rezone Ordinance
14. Rezone B Sheet
15. Community Planning Group Recommendation
16. Ownership Disclosure Statement
17. Project Chronology

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