



M E M O R A N D U M

DATE: March 29, 2012

TO: Distribution

FROM: Bernard Turgeon, Senior Planner, Planning Division,
Development Services Department

SUBJECT: Review of Draft Carmel Valley Community Plan Amendment; Rezone & Draft
Carmel Valley Planned District Amendment for the One Paseo Project (193036)

A draft Community Plan Amendment (CPA) is available for your review and comment. The CPA constitutes amendments to the City of San Diego General Plan, the Carmel Valley Community Plan and the Carmel Valley Employment Center (Neighborhood 2) Precise Plan. The draft is formatted as a stand-alone document describing changes to the above plans and will be incorporated into the Carmel Valley Employment Center Precise Plan with a subsequent draft.

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

The Carmel Valley Community Plan is the City's adopted land use plan for the approximately 4,300 acre community east of the I-5 freeway, south of the San Dieguito River Valley and north of Los Penasquitos Canyon. The Carmel Valley Employment Center Precise Plan is largely within the existing business park located between the I-5 freeway and El Camino Real and south of Del Mar Heights Road (Attachment – Location Map).

The CPA and Rezone has been requested by Kilroy Realty, LP to allow development of a phased, mixed-use project for 4 previously graded development pads within a 23.6-acre site at the southwest corner of Del Mar Heights Road and El Camino Real. The development project is being processed concurrently with the CPA and Rezone and proposes 536,000 square feet of office space, 270,000 square feet of commercial retail and services, 608 dwelling units, and a 150 room hotel where the existing plan and zone allow development of up to 515,000 square feet of office, light industrial and ancillary retail uses. The proposed project also would include parking, roadway and other infrastructure modifications to support these uses as well as various site amenities such as public space and landscaping.

The proposed CPA would change the General Plan land use designation from *Industrial Employment* to *Multiple Use* and the Community Plan designation from *Employment Center* to *Community Village*. The amendment to the Employment Center Precise Plan would further refine land uses and incorporate project design guidelines as well as new content for various other plan elements.

The Rezone includes a draft amendment to the Carmel Valley Planned District to create a new mixed-use zone, "Mixed-Use Center (MC). The intent of the MC zone is to allow for a diversity of uses including multiple-dwelling units, retail, offices, and commercial services in a compact, multi-functional, pedestrian-oriented mixed use community village.

Generally, the MC zone is based on the citywide Land Development Code regulations of the CC-5-5 Community Commercial zone which is intended to accommodate development with a high intensity pedestrian orientation. The language in the proposed PDO amendment addresses only those areas where the regulations of the MC zone would differ from those of the CC-5 zone.

The documents for the draft CPA and Planned District Amendment are available online at the link below (listed under the Neighborhood 2/Employment Center Precise Plan on the web page): <http://www.sandiego.gov/planning/community/profiles/carmelvalley/plan.shtml>

Please review the draft documents and provide comments on any effects of the proposed change in land use that relate to your agency, discipline or community interest. **Comments are due by Monday, May 14, 2012.** Comments should be provided either by email or postal mail to:

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1222 First Avenue, Mail Stop 413
San Diego, CA 92101
Email: BTurgeon@sandiego.gov Phone: 619-533-6575

Please note that the draft Environmental Impact Report (EIR) is also available for public review and has been distributed separately. A link to information on the availability of that document is included on the web page referenced above.

The Carmel Valley Community Planning Board (Planning Board) will also be reviewing the Precise Plan, Rezone and EIR at future meetings held in the community as well as the development plans for the proposed project. As the City's officially recognized community planning group for the Carmel Valley community, the Planning Board is requested to make a recommendation on the proposal to City staff, the Planning Commission and ultimately the City Council. Planning Board agendas are available at the link below: <http://www.sandiego.gov/planning/community/profiles/carmelvalley/agendas.shtml>

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bernard Turgeon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bernard Turgeon, AICP
Senior Planner

BWT/bwt

Attachment: Location Map

cc: Mel Millstein, Council District 1
Kelly Broughton, Director, DSD
Mary P. Wright, Deputy Director
Rence Mezo, Development Project Manager
Tom Tomlinson, Facilities Financing Manager
Cecilia Gallardo, Assistant Deputy Director
Robert Little, Kilroy Realty LLP
Richard L. Miller, Metroplan