

I. INTRODUCTION

A. PURPOSE AND INTENT

1. Document Purpose

This document serves as a Specific Plan of development for *Mission City*, an approximately 225.2 acre area located in the City of San Diego, California. This Specific Plan amends the Northside Specific Plan approved for the project site in 1984. It provides detailed text and exhibits describing the range of residential uses, the variety of multiple uses, retail commercial, office and business park opportunities, recreational amenities and open space features which can occur in *Mission City*. Formulated upon guidelines which promote a contemporary mix of land uses and efficient circulation system, this document will guide the build-out of *Mission City* in a manner which is consistent with City policies and standards and State requirements.

The purpose of this Specific Plan is to allow for development of a high quality project. This Specific Plan achieves this goal through the establishment of land uses and design guidelines, and through the development of a specific set of zoning regulations applied to *Mission City*. When adopted by City legislative action, the Specific Plan document will serve both planning and regulatory functions.

2. Specific Plan Goals and Objectives

Mission City will include a range of Medium-Low and Medium density residential products, together with commercial and office land uses, in a well planned arrangement. Project goals and objectives were developed early in the planning process and include the following:

- Responding to market demand for residential products, office and commercial uses in the Mission Valley area.
- Develop Specific Plan land uses which provide for compatibility with adjacent development and natural features surrounding the project site.
- Respond to goals and objectives of the Mission Valley Community Plan.
- Facilitate efficient vehicular, bicycle and pedestrian flow within and through the project area.
- Respond to the manufactured site conditions.

These goals create the framework from which this Specific Plan is based.

The *Mission City* Specific Plan has been designed with an overall theme that supports individualized, complementary land uses in each planning area. *Mission City* will provide an integrated working and living environment with an emphasis on a sense of community and balanced lifestyles. The project is designed to implement the following specific project objectives:

- To serve as a multiple use area in accordance with the community plan land use designation, providing a variety of uses including residential, commercial, office, recreation and entertainment uses.
- To reflect anticipated market needs and public demands by providing a diversity of housing types.
- To provide a range of high-quality small lot detached and attached housing to serve a spectrum of buyers and renters.
- To complete reclamation and reuse of the site as the post mining phase.
- To attract commercial uses oriented to serve neighborhood and community needs, those of persons employed on-site, and off-site users accessing the site from the surrounding circulation system.
- To attract commercial and business park and office users that will provide employment opportunities for area residents.
- To create a strong, pedestrian, bicycle and vehicular linkage from the planned LRT station at the southern edge of the property through the site in a safe environment which will encourage use and accessibility.
- To phase development with respect to the logical extension of infrastructure and services.
- To develop a strong community identity that enhances the value and quality of the project site and the existing surrounding development.
- To create a visually attractive development by consistent application of architectural and landscape guidelines.
- To serve as an important revenue source to the City of San Diego through sales taxes, property taxes and project-related fees.

3. Authority and Scope

The *Mission City* Specific Plan document has been prepared and established under the authority granted to the City of San Diego by the California Government Code, Title 7, Division 3, Articles 8 and 9, Sections 65450 and 65507. The State of California, under the authority of these code sections, encourages cities to adopt Specific Plans either by resolution to establish a policy document, or by ordinance to establish a regulatory document. This Specific Plan document is intended to be a regulatory document and is subject to City Council approval. When adopted by City legislative action, the Specific Plan document will serve both planning and regulatory functions. The *Mission City* Specific Plan contains the standards, procedures and guidelines necessary to accomplish this purpose.

Concurrent with this Specific Plan, zoning regulations will be applied to *Mission City*. These include those established within the City's Land Development Code (September 9, 1997) and the *Mission City* Overlay. Zoning is described in Chapter IX, IMPLEMENTATION, of this Specific Plan.

Adoption of the *Mission City* Specific Plan by the San Diego City Council will establish the City's official development policy for *Mission City*. All future development plans, tentative parcel and/or subdivision map(s), or other similar entitlements for properties located within the boundaries of this Specific Plan shall be consistent with the regulations set forth in this document and with all other applicable City regulations and ordinances.

All regulations, conditions and programs contained herein shall be deemed separate, distinct and independent provisions of the *Mission City* Specific Plan. In the event that any provision is held invalid or unconstitutional by a state or federal court of competent jurisdiction, the validity of all remaining provisions of this Specific Plan shall not be affected.

B. LOCATION AND ACCESS

The *Mission City* project site is located within the city limits of the City of San Diego, San Diego County, California, as shown in Figure I-1, *Regional Map*. The project's vicinity is illustrated on Figure I-2, *Vicinity Map*. Located between Interstate 15 (I-15) and I-805 and north of I-8, the *Mission City* project site is afforded excellent regional accessibility. Friars Road traverses the center of *Mission City* and, via off-ramps at I-15 and I-805, provides a local connection to these regional highways as well as direct access to *Mission City*.

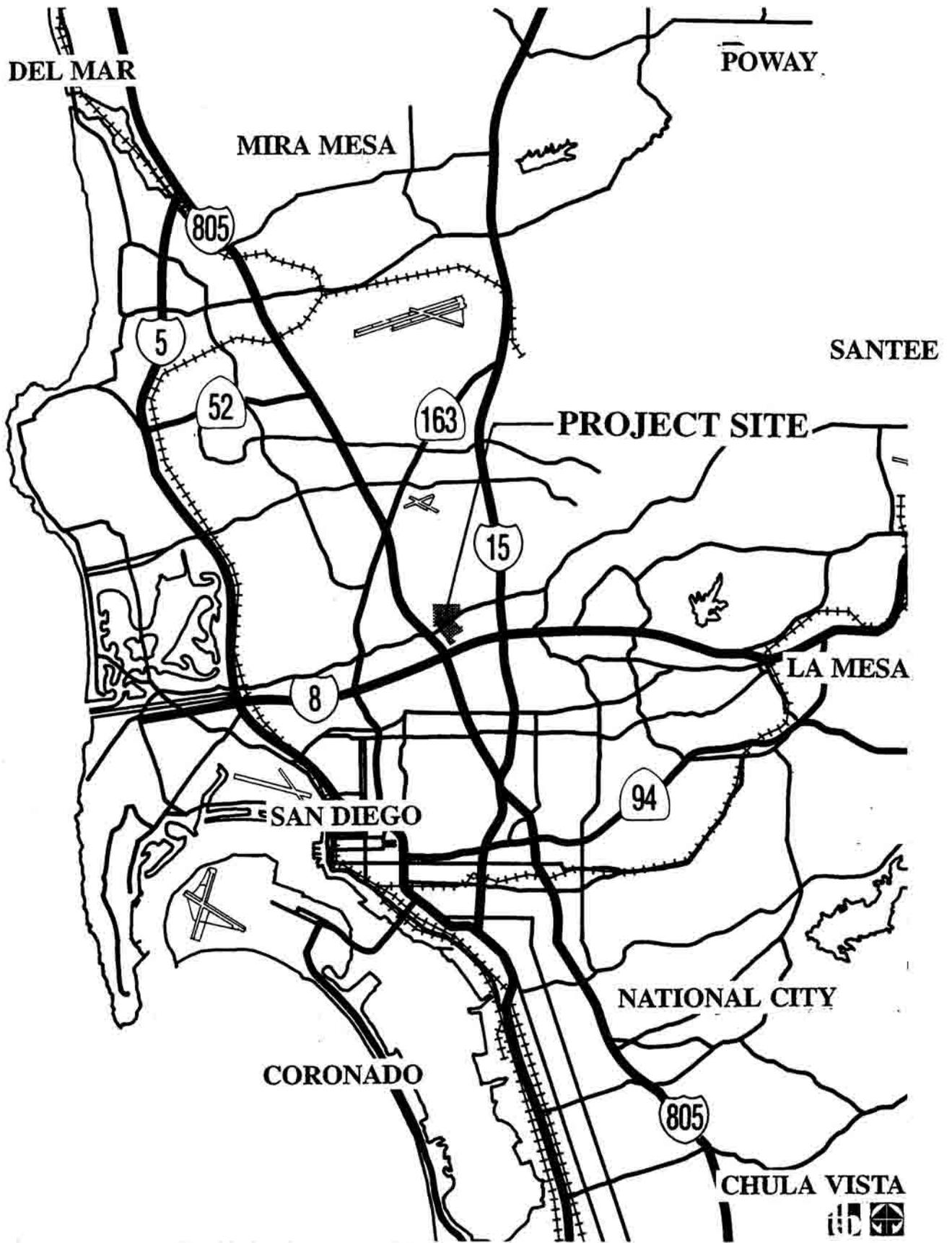
The circulation system planned to serve *Mission City* is depicted in Figure I-3, *Mission City Vehicular Circulation System*. As shown on Figure I-3, development is served primarily by Northside Drive and "A" Street, two roughly parallel public streets which intersect Friars Road. South of Friars Road, additional access connections will be provided, including a connection between the southern terminus of Northside Drive to intersect with "A" Street. Rio San Diego Drive will connect the adjacent River Run development to "A" Street. An extension of the Rio San Diego Drive connection will continue easterly and connect with Northside Drive at Mission City Court in the existing adjacent office complex. With the exception of "A" Street, Rio San Diego Drive and Northside Drive which will be constructed as public streets in roughly the alignments shown in Figure II-3, other internal access routes in Planning Area 6 may be constructed as public streets, private streets or private drives. The exact alignment of these connections will be determined at the time of site planning for projects in Planning Area 6.

"A" Street will continue through the southern portion of the project site to Milly Way. "I" Street connects with Milly Way, south of the project site. Milly Way crosses the San Diego River and provides local access to *Mission City* form areas within the *Mission City* community located south of the project site.

A portion of the Mission Valley West Light Rail Transit (LRT) follows the southern boundary of the project site. An LRT station occurs at *Mission City*'s southern boundary. "A" Street will provide a direct connection to the LRT station, serving pedestrian, bicyclists and automobiles.

C. BACKGROUND AND HISTORY

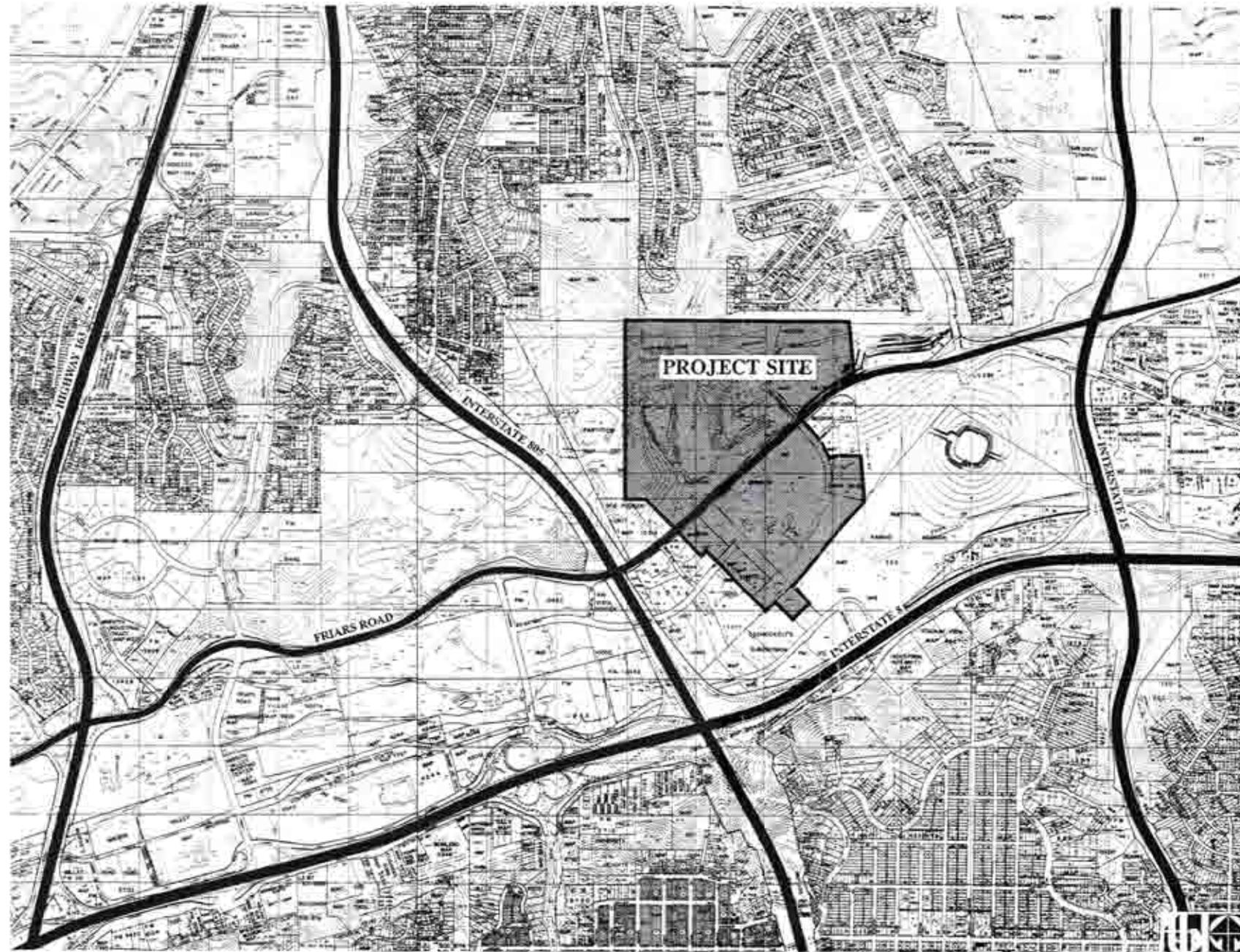
Mission City is located in an area where an approved Specific Plan has been adopted. In November 1984, the City of San Diego approved the Northside Specific Plan for a 241-acre site. A portion of the 241-acre site have developed into an office park in accordance with the approved Northside Specific Plan. The remaining approximately 225.2 acres are the site of the *Mission City* Specific Plan. For the remaining 225.2-acre *Mission City* Specific Plan area, the *Mission City* Specific Plan amends development approvals



REGIONAL MAP

FIGURE I-1

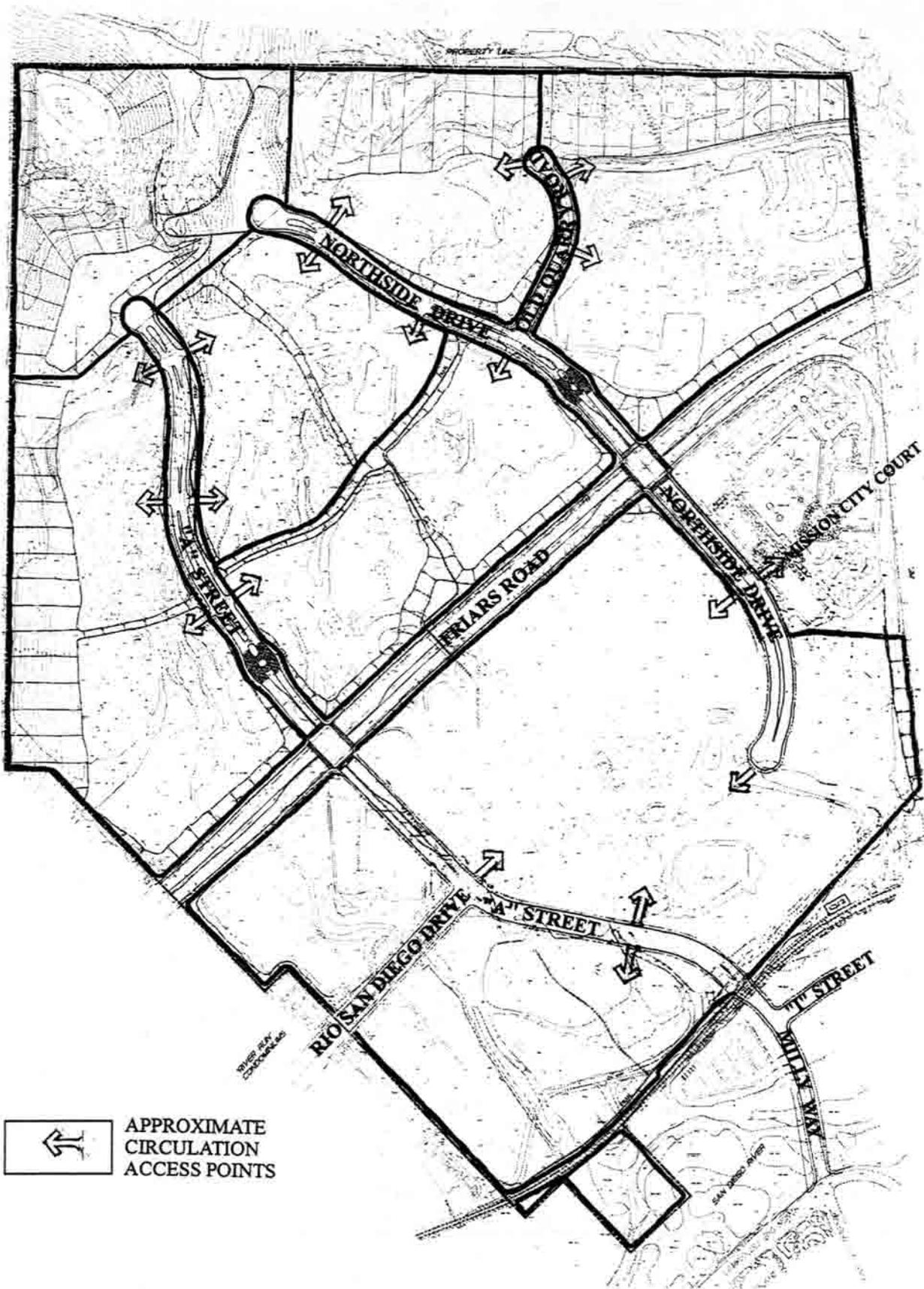
MISSION CITY



VICINITY MAP

FIGURE 1-2

MISSION CITY



**MISSION CITY VEHICULAR
CIRCULATION SYSTEM**

FIGURE I-3:

MISSION CITY

in effect under the Northside Specific Plan. Also approved for the project site is Conditional Use Permit No. 82-0014 (CUP No. 82-0014) which permits resource extraction on the project site. The approved Reclamation Plan, included as Appendix B to this Specific Plan, will provide interim erosion control until specific development proposals for *Mission City* are implemented. The details of the approved Reclamation Plan as they relate to revegetation of mined slopes have been incorporated into this Specific Plan as an important component of the Conceptual Landscape Plan for *Mission City* (see Chapter VII, Section J, LANDSCAPE GUIDELINES). *Mission City* represents the end use for the Reclamation Plan.

D. PLANNING CONTEXT

Mission City lies along the northern slopes of the Mission Valley community and is situated in the eastern portion of the community plan area. As shown in Figure I-4, *Mission Valley Community Plan Land Use Plan*, the Mission Valley Community Plan designates the *Mission City* Specific Plan area as "Multiple Use", defined by the community plan as "a relatively large-scale real estate project characterized by:

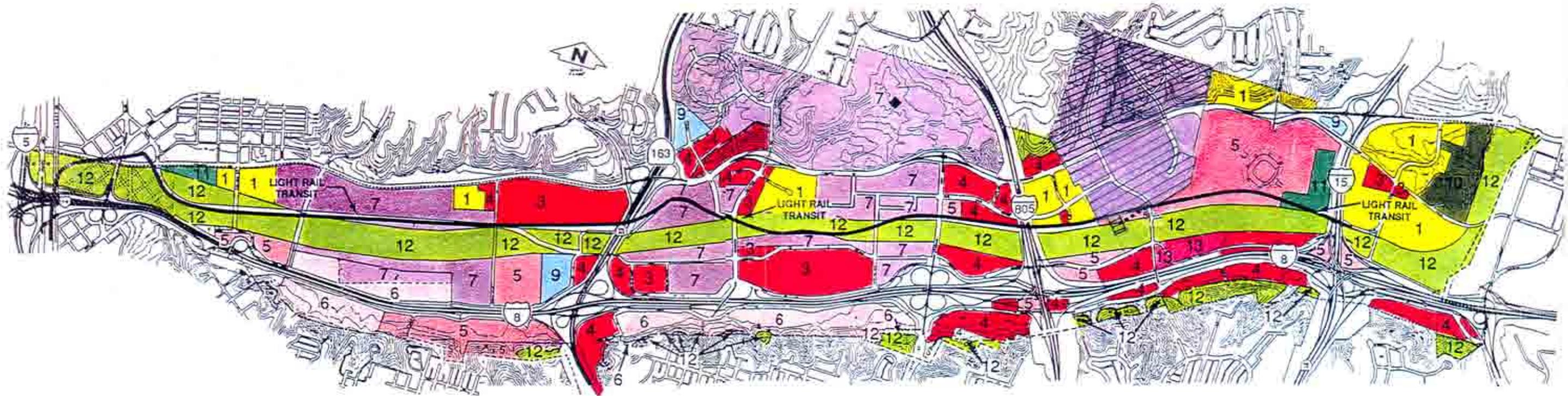
- *two or more significant revenue-producing uses;*
- *significant functional and physical integration of project components;*
- *development in accordance with a coherent plan; and*
- *public transit opportunities and commitments."*

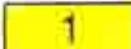
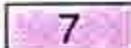
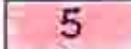
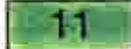
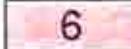
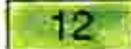
The *Mission City* Specific Plan and resultant development is in accord with the community plan Multiple Use land use designation.

Included as Appendix G to the Mission Valley Community Plan is the San Diego River Wetlands Management Plan. As an integral part of the community plan, the San Diego River Wetlands Management Plan was created to implement goals of the community plan which place a strong emphasis on environmental quality, flood protection and land use adjacent to the San Diego River. The principal objectives of the management plan are threefold: 1) to protect development from flood hazard; 2) to preserve sensitive biological habitats such as wetland and riparian corridors; and 3) to enhance the aesthetic and recreational qualities associated with the river corridor as part of an open space system. The purpose of the Management Plan is to "define a means of maintaining and improving the overall quality of the wetlands associated with the San Diego River while allowing for development in Mission Valley." Biologic and hydraulic parameters are integrated to design a flood-control channel including wetlands habitats upon which build-out of the community can occur. The Management Plan identifies sections along the river, addresses the techniques for managing resources in the individual sections and describes the process for reviewing land use proposals in the Management Plan study area. *Mission City* is located in Section 5 which covers that portion of the San Diego River east of I-805 and west of I-15.

E. SITE CHARACTERISTICS AND DESIGN INFLUENCES

The *Mission City* Specific Plan area is characterized by its visibility from adjacent areas and its high degree of disturbance associated with the mining and processing of sand and gravel. Contrasting with the highly disturbed nature of the Specific Plan area is its location between natural open space to the north and the San Diego River to the south. This combination of site disturbance and nearby natural elements provides a unique opportunity to develop *Mission City* in a manner which links the built environment with open space experiences.



	RESIDENTIAL		MULTIPLE USE		PUBLIC FACILITIES
	RESIDENTIAL/OFFICE MIX		BUSINESS/INDUSTRIAL PARK		SUBJECT TO DEPLETION OF SAND AND GRAVEL RESOURCES
	COMMERCIAL-RETAIL		INDUSTRIAL		MISSION VALLEY COMMUNITY PLAN BOUNDARY
	COMMERCIAL-OFFICE		MISSION & SCHOOL		PROJECT SITE
	COMMERCIAL-RECREATION		COMMERCIAL-RECREATION		
	OFFICE OR COMMERCIAL REC		PUBLIC RECREATION		

MISSION VALLEY COMMUNITY PLAN – LAND USE MAP

FIGURE 1-4

This Specific Plan responds to the unique characteristics of the *Mission City* project site through the evaluation of a full range of site opportunities and environmental conditions which have been considered in developing the land use plan for *Mission City*. The characteristics described below are provided to establish a general physical setting for the Specific Plan.

1. Surrounding Land Uses

As shown in Figure I-5, *Aerial Photograph*, the area surrounding *Mission City* contains a variety of land uses that have been developed over the past few years. Perhaps the most prominent adjacent land use is Qualcomm Stadium, located immediately east of *Mission City*. Home to the San Diego Padres professional baseball team and the San Diego Chargers professional football team, the stadium is the location of sports events as well as off-season events, such as concerts and large group outdoor conventions. The parking lot for the stadium provides the venue for car shows, recreational vehicle shows, boat shows and other similar outdoor exhibitions of large size products.

While Qualcomm Stadium provides one of the most intensive uses for the community, particularly on an intermittent basis when events are scheduled, the San Diego River, forming *Mission City's* adjacent land use along the southern property boundary, is perhaps the least intensive use in the urban community of Mission Valley. The San Diego River has its beginning in the Cuyamaca Mountains in the eastern portion of San Diego County and flows through the Mission Valley community to the Pacific Ocean. In 1982, the City established the First San Diego River Improvement Project (FSDRIP) and Specific Plan for the purpose of enhancing Mission Valley as a regional commercial center by providing compatible commercial visitor and recreational uses which maintain the San Diego River as a focal point and major flood control facility while allowing private developments adjacent to the restored flood control channel. The boundaries of the FSDRIP Specific Plan lie to the west of *Mission City*. The portion of the San Diego River which abuts *Mission City's* southern border is not planned for flood control improvements. Instead, the floodway in this area is designated for conservation due to the quality of existing wetland habitats. A 50-foot-wide pilot channel occurs in this area and carries storm waters from I-15 westward.

The City of San Diego, in conjunction with the Metropolitan Transit Development Board (MTDB), is extending a light rail transit (LRT) line through Mission Valley. This transit line has been designated by MTDB as the Mission Valley West LRT. It is planned as a 6.2-mile segment. This element is part of a regional rail plan which, when complete, is anticipated to connect San Diego and the San Diego International Airport to the southwest; to Mission Gorge and Santee/Lakeside to the east; and to Carmel Valley/Escondido to the north. Specifically, the Mission Valley West LRT segment extends north from the Old Town segment of the North Line (near Taylor Street), across the San Diego River, then continues eastward through Mission Valley to Qualcomm Stadium. A portion of the Mission Valley West LRT follows the southern boundary of *Mission City*. In conjunction with development of the Mission Valley West LRT segment, a trolley station is planned just south of *Mission City*.

Located west of the *Mission City* Specific Plan area and south of Friars Road is the River Run residential development. River Run includes "for sale" condominiums, rental apartments and other amenities typical of multi-family residential developments. Rio San Diego Drive traverses River Run and terminates at the western border of *Mission City*. As part of development in *Mission City* Rio San Diego Drive would be extended to connect with Street "A".



AERIAL PHOTOGRAPH

FIGURE 1-5

MISSION CITY

As part of the *Mission City* project, pedestrian access will be extended from River Run to connect with the Mission Valley West LRT station. This linkage will also provide residents in River Run access to the variety of land uses planned for *Mission City* south of Friars Road.

Along the project site's western border north of Friars Road are existing office buildings and an approximate 85-acre area owned by the San Diego Gas and Electric (SDG&E) company. This area contains major transmission lines, a substation and SDG&E training facilities. SDG&E powerlines cross the northwest corner of the Specific Plan area, and a high pressure gas line borders the Specific Plan area on the south.

Adjacent to *Mission City*'s northern boundary, lies the Serra Mesa Community Plan area. Residential and open space uses occur in this area of the Serra Mesa community. Open space abuts the project site on the north providing a natural separation between *Mission City* and the developed areas in Serra Mesa.

2. Site Topography, Visual Features and Degree of Disturbance

Figure I-5, *Aerial Photograph*, depicts existing site conditions at the time this Specific Plan was prepared. As evident in this photograph, the *Mission City* Specific Plan area is the site of an on-going resource extraction operation (CUP No. 82-0014). The entire site has undergone or will undergo a considerable degree of disturbance as a result of the existing mining activities. The mining of sand and gravel occurring on-site results in site topography which is in constant flux. The *Mission City* Specific Plan represents the ultimate re-use of the reclaimed site.

The approved Reclamation Plan, included as Appendix B to this Specific Plan, will leave the northern portion of the site as a series of development pads rimmed by manufactured cut slopes reaching approximately 180 feet in height. These slopes will be revegetated in accordance with the approved Reclamation Plan of the CUP. CUP No. 82-0014 will leave the southern portion of the project as one large development pad. For this area, finish grading for *Mission City* South may involve the creation of internal slopes to allow elevational changes between actual land uses selected for *Mission City*. In this manner, finish grading provides an opportunity to create topographic variety while separating selected land uses in the Multiple Use area.

F. DISCRETIONARY ACTIONS

1. Specific Plan

This Specific Plan document is a discretionary action and is subject to City Council approval. When adopted by City legislative action, the Specific Plan document will serve both planning and regulatory functions. The *Mission City* Specific Plan contains the standards, procedures and guidelines necessary to accomplish this purpose.

2. Community Plan Amendment

A Community Plan Amendment is being processed in conjunction with approval of the *Mission City* Specific Plan primarily to modify the community's circulation network. The community plan identifies a northern extension of Milly Way which loops through the project site, crossing Friars Road as an overpass. This Specific Plan replaces the loop road with parallel road elements in the northern portion of

the site which intersect Friars Road at grade. An extension from Northside Drive, the easternmost of these parallel roads, will provide a connection to "A" Street. Rio San Diego Drive will extend from its current terminus to intersect with "A" Street. This extension of Rio San Diego Drive will continue through the center of the site and connect with Mission City Court in the adjacent existing office development. With the exception of Northside Drive, Rio San Diego Drive and "A" Street which will be constructed as public streets, the internal access connection routes may be constructed as public streets, private streets or private drives. The internal access connection routes shall be considered public streets for the purposes of calculating building setbacks.

The Mission Valley Community Plan shows optional pedestrian bridges and/or tunnels at three locations in *Mission City*. The *Mission City* amendment to the Mission Valley Community Plan modifies the circulation system by allowing two at-grade crossings of Friars Road at Northside Drive and "A" Street. Additionally, a pedestrian undercrossing of Friars Road will occur as part of the *Mission City* Trail. At-grade pedestrian access will also occur in the southern portion of the project providing a pedestrian connection between River Run and the Mission Valley West LRT.

An amendment to Appendix G of the community plan (the *San Diego River Wetlands Management Plan*) will also be necessary. Modifications to Appendix G reflect the *Mission City* Specific Plan areas of development, areas where conservation will occur, and areas where improvements to wetlands habitat can occur based upon the results of the Environmental Impact Report prepared for *Mission City*.

3. Zoning

In conjunction with the Specific Plan, areas within the plan boundary will require application of specific zones to implement land uses adopted as part of the plan. Zoning for *Mission City* is addressed in Chapter IX, IMPLEMENTATION. Zones identified in the City's Land Development Code (September 1997) will be applied to *Mission City*. Additionally, the *Mission City* Overlay Zone will be applied to the Specific Plan area. The purpose of the Overlay Zone is to provide supplemental development regulations for property located in *Mission City*. The supplemental development regulations ensure, among other provisions, that a mix of land uses occurs in Planning Area 6, that development is adequately attenuated for noise impacts, that the development has a transit and pedestrian orientation, and that overall development intensity for *Mission City* does not exceed the traffic limits defined in this Specific Plan.

4. Tentative Subdivision Map

Development in *Mission City* will occur in accordance with the *Mission City* Tentative Map approved in concert with approval of this Specific Plan. The *Mission City* Tentative Map details actual land development and grading, as well as necessary infrastructure, and has been prepared in accordance with guidelines and development intensities presented in this Specific Plan, the State Subdivision Map Act and City of San Diego requirements. The range of residential uses which can occur in *Mission City* North includes single family homes as town homes and/or on small lots where the home and lot are privately owned. Such development may occur on privately owned lots created through resubdividing the development area. Resubdivision of lots created in *Mission City* would require revisions to the *Mission City* subdivision map.

5. Street Actions

The *Mission City* Specific Plan requires the vacation of several public streets which are identified as occurring on the project site. In *Mission City* North, Questor Place and Old Quarry Road will be vacated and reverted to a private street.

6. Conditional Use Permit Amendment

As stated previously, the site of the *Mission City* Specific Plan is the location of an on-going resource extraction operation for the mining and processing of sand and gravel. As resources are depleted and this operation is phased out, the Reclamation Plan, included as Appendix B to this Specific Plan, is implemented to serve as an interim control until the Specific Plan area builds out as anticipated by this Specific Plan. In concert with adoption of this Specific Plan, CUP 82-0014 will be amended to extend the termination of the CUP to December 31, 2014. When development permits are issued for development areas within *Mission City*, these areas shall automatically be removed from the boundaries of CUP No. 82-0014.

7. Environmental Impact Report

Concurrent with the Specific Plan document and associated discretionary actions, an Environmental Impact Report (EIR) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The EIR (LDR No. 96-0544; SCH No. 96111039) evaluates the land use plan, circulation and infrastructure improvements associated with the *Mission City* Specific Plan and the potential impacts that would result from their implementation. The EIR is intended to serve as the project-wide master environmental document for the *Mission City Specific Plan* functioning as a "Program EIR." All subsequent development projects which do not conform to the development regulations for *Mission City* as expressed in this Specific Plan and the *Mission City* Zoning Ordinance shall be reviewed against the Program EIR to determine if subsequent environmental documentation will be required. Together, the *Mission City* Specific Plan, Tentative Map and EIR provide a path to properly develop the project site, taking into account all local goals, objectives and environmental considerations.