



Rancho Peñasquitos Planning Board Meeting Minutes

September 7, 2011

Attendees: Jon Becker, Joost Bende, Suzanne Brooks, Thom Clark, Bill Dumka, Ruth Loucks, Dann Mallec, Darren Parker, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr, Ramesses Surban

Absent: Bill Diehl, John Keating, Maria Webster

Community Members & Guests (Voluntary Sign-in): Catherine McDaniel, Jen Severson, Don Campman, Marc Roland, Dawn Balanky-Dawson, Robert L. Williams

-
1. The meeting was called to order at 7:30 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Special presentation/update was added to RPPB agenda at last minute due to Community's need to know: Capt. Chris Ball, Lt. Rudy Tai and Lt. Dan Plein, San Diego Police Dept. updated the community on the sexual assaults of 2 teen girls this past weekend in Rancho Peñasquitos. The Police Dept. representatives shared the descriptions and what details they could without hindering the capture of the suspects, followed by answers to questions from residents. Residents expressed concern about delays in communication with the full community about the incident. The suspects were not believed to be migrants based on the information they have gathered at this point. Capt. Ball shared sexual assault statistics for the area, which are down in comparison to previous year. Report any information to the Northeastern Police Substation phone # 619-531-2000 (non-emergency number).
 - a. Location where sexual assaults occurred is an SDG&E easement, maintained by an HOA with no lighting. This greenbelt's lighting was previously vandalized; HOA needs to review. It was suggested that RPPB look into lighting of park areas not presently lit.
 - b. There was brief discussion on the number of migrants living in the canyons and waiting to get hired daily around the community – if we don't hire them, they will leave.
 - c. Use common sense when out in the community, going into the canyons/park areas and be aware of your surroundings.

Meeting resumed at 8:07pm.

3. Agenda Modifications: Lifetime Montessori CUP Amendment to CUP/PUD was removed from agenda.
4. MINUTES: Corrections were recommended.
Motion: To approve the June 29, 2011 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Brooks/Approved, 11 in favor – 0 against – 5 abstentions (Rhodes, Clark, Spelta, Sandstrom, Brooks).
5. NON-AGENDA, PUBLIC COMMENTS: no comments on topics not on the agenda.
6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Council District 1 Report – Stephen Heverly
 - Heverly stated that residents can contact their office if we can't get through to Police Dept.

- Redistricting Process – Commission completed their duties on August 25th presenting the Final Map. If not contested by September 24th, the new District boundaries will take effect following the November 2012 election; City Council representatives will be sworn in December 2012.
- Council office is still taking calls on potholes, street resurfacing issues; can be reported via the City's website to the Streets Division. A priority list was prepared and sent to the Mayor's office but only a few Peñasquitos streets made the Mayor's list; following up meeting with the Mayor about adding the missing streets/potholes in District 1. A rolling account (target) of future resurfacing projects will be updated regularly on the City website.
- Ongoing parking & traffic issues being reviewed include Los Peñasquitos Elementary, Westview H.S. parking in nearby neighborhoods, and Calle de las Rosas speed/accident issues. On Paseo Montril the lane separation yellow line will be shifted and repainted to provide a wider drive lane on the angled parking side of the street; no lanes will be lost at the intersection on Rancho Peñasquitos Blvd.
 - Becker added, he received comments from City Staff on the installation of V-Calms and all-way stops on Calle de las Rosas and possible speed limit increase to be enforceable; following up on it.
 - Bende added that there has been at least one additional accident on Calle de las Rosas since our last meeting.
 - Surban suggested that the solutions ultimately chosen for Calle de las Rosas be looked at as a solution for Cuca St. in front of Los Peñasquitos Elementary School. Heverly stated that the situations are a bit different, more in congestion not speeding.
 - Spurr stated that he does not recommend RPPB's approved remedies move forward until he and Keating meet with Principal. Over the summer, Los Peñasquitos worked out traffic flow issues and he would like RPPB to review again before moving forward on recommendations.
 - Heverly asked that Dist. 1 office be kept in the loop and he'd work to get a City Traffic Engineer to the meeting.
- b. San Diego Development Services Dept. Report – Michael Prinz
 - Prinz reported that Charlette Strong is reviewing Torrey Highlands PFFP and will prepare a draft of changes to be presented at a later meeting with RPPB's subcommittee.
 - Jeanette Waltz asked if RPPB's project removal recommendations would be included; Rhodes stated that the committee had not met with City staff yet.
- c. Assembly Member Nathan Fletcher's Office Report – Sterling McHale
 - Legislative session ends 9/9/11; cycling through all bills.
 - Adoption – simplify process of adoption system.
 - SB14 – implement performance based budgeting policies throughout California.
 - Upcoming events: Fletcher is participating in the Educational Tour; next stop is in Kearney Mesa on Career Technological Education which is an invitation only event. Additionally, Fletcher will be co-Grand Marshall for Poway Days Parade. Sleepless in San Diego is 9/24/11 at Liberty Station to raise awareness of homelessness.
 - Becker asked about the status of the Governor taking cities' Redevelopment Funds. McHale stated that both bills had to pass; implementation was halted by Judge as the case is reviewed. Expect it to be overturned.

- Rhodes stated that he was under the impression that redevelopment funds were already sent to Sacramento to be used in CA General Fund. McHale stated that if overturned, the State will have to pay back Cities, possibly taking out a loan to do so. Hopes the Judge agrees to overturn the legislation.

7. BUSINESS.

a. Redistricting Process Recap – Becker/Bende/Sellers/Shoecraft/Spurr (Information Item)

- Becker thanked all who participated by developing the North City Inland proposal, by speaking at the Post Map Hearings and the community's efforts to coordinate/organize residents to attend meetings as well as the signature gathering on the petitions over a single weekend; over 200 residents attended each of the last couple of meetings and 7000+ signatures were presented to the Commission. Although PQ was not successful in convincing the Commission to keep all of Rancho Peñasquitos together in one City Council District, the community is aware of what needs to be done before the next redistricting alignment in 2021. Park Village neighborhood has a picnic this past weekend.
- Paul Hoover stated there would be a follow-up meeting on 9/15/11 at Park Village Elementary School in Multi-purpose Room, 7:00pm.
 - Becker suggested they discuss the misleading information that went out, ie. School district (PUSD) boundaries will not be affected/changed, Camino Ruiz extension over Los Peñasquitos Canyon is no longer on City plans and property values should not be affect as they are more representative of the zipcode. Becker also added that park improvements are overseen by RPPB.
 - Spurr stated that in the end, the Commission chose to split PQ and not Scripps Ranch. Scripps Ranch residents were very organized and vocal early on and continued to speak at meetings asking not to be split. Park Village is very organized and the neighborhood needs to get in front of the new City Council representative ASAP.
 - Jeanette Waltz noted that APAC will continue to push their agenda of creating an API majority district on the next redistricting commission and PQ needs to be proactive in building support early on of a united Rancho Peñasquitos based on the communities of interest relating to PUSD, planning group boundaries, and the high fire areas surrounding our community - united on communities of interest. Suggested Rancho Peñasquitos & Park Village residents reach out to the Mira Mesa Town Council and Planning Group and get on their email distribution lists.
 - Clark asked for clarification if September 24th is the last opportunity to file a lawsuit or challenge the Final Map recommendation.
 - Rhodes added there is a lawsuit filed over the state redistricting maps over similar reasons ie. 'what is a Community of Interest' and the use of race as a factor.
 - Resident's comment - It was suggested that local Peñasquitos, Torrey Highlands & Black Mtn. Ranch API community residents should let APAC know that APAC does not speak on their behalf.
 - Bende stated that over the last 10 years, Future Urbanizing areas (Black Mtn. Ranch & Torrey Highlands) has grown and still not finished. The Commission did recognize PUSD as a community of interest. A likely scenario in 10 years - District 5 will continue to grow and we should be working to unite all of PUSD in the 2021 redistricting process and convince the commission to shift Scripps

Ranch back into District 6 with Mira Mesa.

- Surban stated that Rancho Peñasquitos will need to be active prior to the redistricting process to garner support of the commission.

b. Black Mountain Resource Management Plan – John Garcia/Betsy Miller (Action Item) – handouts AND

Rancho Peñasquitos CPA, Trail Access Locations – Michael Prinz (Action Item)

Garcia reviewed the handouts, plan overview, trail system and adoption process. The plan was prepared to meet MSCP requirements. Initial drafts of the trail system have been revised based on input from the CAC, Park Ranger, San Diego Mountain Bike Assoc. and the community. The Trail for All People is included in the plan. The Community Plan changes include description of the trail types, policies, issues and recommendations of the Resource Management Plan for Black Mtn. Open Space and Trails.

- Becker inquired about outreach in the community.
- Roger Dooley, informally representing the residents of Millpond Way and Stoney Creek Road, said that the concerns of his neighborhood had been addressed in the Resource Management Plan as presented. The Stoney Creek trailhead has been moved, and he thanked Betsy Miller and Michael Prinz for responding to the issue.
- Bende stated the Land Use Committee reviewed the BMOS Natural Resources Management Plan and proposed changes to the Rancho Peñasquitos Community Plan with one addition to change Camino Ruiz on the map to Camino del Sur, approving to adopt both documents in a vote of 8 in favor – 0 against. Bende added that the BMOS CAC voted unanimously to endorse the plan and SDMBA also approved the plan.
- Miller added that the Trail for All People will be permitted with the trail system, but they will need to go through some site development processes to construct.
- Spurr noted that a number of trails in his neighborhood are being closed; can residents still use the trails. Garcia stated those trails will be closed and not maintained and at some point in the future Rangers will be ticketing users who don't stay on the legitimate trails.
- Brooks was also concerned with the closure of a number of trails and the addition of only one new trail. Garcia added that signage would be in place to inform users of closed trails, adding that scars/erosion will be mitigated.
- Miller stated that there is a decrease in Trail miles and the planned trail system will provide better quality trails for the user.
- Brooks asked if there will be any sort of call boxes; Bende stated the user needs to be prepared as if in the wilderness.
- Arnie Johansen, BMOS CAC rep stated that Ed Christiansen (Sr. Ranger) has been working with the Fire Dept. to help coordinate with 911 if calls are received from a trail user; using GPS, signage naming trails, and fire access that is drivable.
- Bradley Chang was concerned that the Trail from Black Mtn. peak down to the minor peak (NW trail) is being closed and asked them to review. Miller stated that City trail standards address steepness, use and maintaining with that topography so it was removed.
- Jeanette Waltz asked if CIP financing would be used; Heverly added that Trail For All People would be a CIP project to look for private and grant funding. Waltz inquired about staffing and maintenance funding; Miller stated it would come from General Funds and volunteers.

Motion: To approve the Black Mtn. Open Space Natural Resource Management Plan and the Community Plan Amendment as presented. M/S/C – Bende/Sandstrom/Approved, 14 in favor – 1 against (Politte) – 0 abstentions – 0 recusals.

c. Verizon Black Mtn. Middle School, PTS 225749 – Carla Gresham (Action Item)

Sellers stated that the project is located on Sunset Hills Elementary School baseball field. This project was scheduled to be heard at the June 29, 2011 meeting, but representative got their signals crossed and did not attend. Sellers stated that he and Becker had been working/reviewing this project all summer.

The project is a CUP renewal (of 10 years), has been postponed at Planning Commission until September 29, 2011 so RPPB could provide approval or denial of the project.

Telecomm Committee reviewed and passed the project out of committee with 2 conditions: 1) Becker would review the landscaping plan and they would accept any changes he recommended, and 2) the telecomm tree would be completely re-branched. Applicant's representative agreed to these conditions which were added to their final CUP as Condition 15 (landscape conditions that Becker recommended were added to L-1 (Exhibit A) and Condition 20 is the complete re-branch of the tree which includes a date to be completed by. Sellers added that they are subject to fine if not completed on schedule.

Sellers stated that Becker's recommendations of additional plant materials were included in the final CUP that is ready to go to Planning Commission.

Sellers added that all renewals include the installation of pine needle socks on antennae and repainting equipment/buildings with anti-graffiti paint as conditions for every WCF CUP now.

Motion: To approve renewal of the CUP for Verizon Black Mtn. Middle School (PTS 225749) subject to the conditions listed in the Draft CUP (noted above as Conditions 15 and 20) . M/S/C – Sellers/Clark/Approved, 11 in favor – 4 against (Sellers, Brooks, Politte, Bende) – 0 abstentions – 0 recusals.

d. Santaluz Assisted Living/Memory Care CUP – Joe Taylor (Potential Action Item)

Dann Mallec recused himself.

Taylor, representing Santaluz LLC is requesting approval to go forward with CUP application for Santaluz Assisted Living Memory Care.

Site is zoned for Senior/Recreational Use; have been unable to find users as a recreation site over the last 10 years and solution was assisted living/memory care facility. It is located next to the Lifetime Montessori; Via Fiesta and Via Inez.

Chris Dalengas, Architect with Avkrom Moisan, stated the property is approx. 3.2 acres and designed with an approx. 71,500 sq.ft. senior housing community.

Architecture style is Tuscan Farmhouse style. Santaluz community design guidelines are outstanding and believe this style will blend in with the community. Roofscape will be broken up to eliminate continuous rooflines. Second floors are stepped back providing the roof line breaks.

There will be 32 units of assisted living and 32 units of memory care. Building has 3 separate wings converging on the central common area and the entrance is located there also. The North wing is a single story and the West & South wings are 2 stories.

15 Memory Care units are located in the single story North Wing and 17 units on the 1st floor of the West Wing. All others (32 units) are Assisted Living. There are a wide range of common areas including congregate dining rooms. The residential units will not

contain cooking facilities. The building is staffed 24/7.

Memory Care neighborhoods will have access to gated outdoor areas designed specifically for them. Courtyard spaces will have walking paths and special amenities. Site plan provides 44 parking spaces;

Marc Moody, Landscape Architect reviewed the landscape plan which uses a lot of evergreen colored plant material to blend with the architecture style; will accent tree and shrub pallet with splashes of color at walls or to screen areas. Seating areas, paths, fountains, and paving are planned.

- Loucks asked if there was room for a community garden. Moody responded there is no specific area planned and it could be included adding that they do not recommend Memory Care residents have access.
- Brooks asked if facility is fenced; Moody replied that all courtyards are fenced for Memory Care wings and proposing stone columns.
- Bende stated that the Land Use Committee asked them to look at incorporating a loop trail.
- Brooks inquiring about impact on existing, neighboring homes. Homes are sighted at higher grade than facility. Equipment that is placed on the roof will be hidden from these homes.
- Sandstrom asked about staffing. Stan Socolove, specialist in staffing on this type of facility, stated that it would not exceed 22 more likely 18-19 staff members. Handout materials differ since original presentation was for 80 units.
- Sandstrom asked about assisted residents having cars; per representatives, residents usually do not keep their cars once they realize they don't need them. Some parking will be provided for them, but most will be used by visitors and staff; traffic impacts will be minimal.
- Becker asked if there will be restrictions on their rental agreements ultimately limiting the number of parking spaces for residents or assigned parking as part of their agreement. Dalengas stated that they have found, historically, that if they plan 1/2 parking space per unit, that was plenty.
- Mallec asked if there are any street parking restrictions in the neighborhood?
- Sandstrom asked about Traffic Phasing; Taylor replied that the number of ADTs falls under the threshold cap. It was added that operational issues may impact Montessori drop off/pickup so they plan to limit deliveries to off hours so as to not impact.
- Politte suggested that they consider charging assisted living residents who bring their car as a way to reduce/restrict the number of residents with vehicles. Dalengas added that historically most residents who bring their car give them up after the 1st year. Politte rephrased her suggestion that they limit resident parking because all 32 units could bring a car in the 1st year of residency and there would be parking problems.
- Rhodes inquired about the number of residents per unit. Only 3 Memory Care units would allow 2 residents (35 residents total) and could have 2 residents in each of the assisted living units, historically more likely to be 32-50 residents.
- Rhodes commented that parking for staff should be considered priority and guest (visitor) parking needs may be minimal.
- Spurr suggested they look at MountainView Memory Care facility in Poway as a good example of entrance access.
- Suggested that space be provided for memory care residents to burn off energy,

- walking on the paths in a loop be included (Sundowning).
- Politte noted that laundry facilities are only located on 1st floor and suggested at least 1 laundry room be added on the 2nd floor so residents who choose to do their own laundry do not have to carry to the 1st floor. Representative stated that in many facilities commercial laundry services are used for bed linens.
 - Resident Masteller asked if the staff parking was shielded from the residents; 24” boxed street trees & shrubs will be used, paved parking. Taylor added, North side is already landscaped and will be used as water basins.
 - Evelyn Heidelberg, resident, stated there is already traffic issues on Camino del Sur. Took 15 minutes to get from Camino del Sur Fire Station to Carmel Valley Rd.(1 mile), a daily inconvenience. Camino del Sur is presently 2 lanes to be upgraded to 4 lanes per the PFFP. There will be more traffic with the addition of this facility, ie. laundry, food/supply deliveries, staffing, visitors. She suggested that it might be appropriate to condition the certificate of occupancy on the completion of Camino del Sur to 4 lanes. Taylor stated that trips for laundry and delivery were limited to only a couple of times per week.
 - Masteller asked if we have to wait for funding?
 - Bende reviewed the Black Mtn. Ranch Traffic Phasing plan describing the widening would take place upon the completion of 2,628 dwelling units in Subarea 1. Bende was unsure of the residential units built to-date.
 - Heidelberg restated her concern that there is already too much traffic on the road and approval of facility should be conditioned upon road widening. No ADTs measurements were available.
 - Sandstrom stated that the overriding factor in the EIR is the traffic phasing plan and not the prevue of this board to change a Master EIR that this board supported and the voters approved that created Black Mtn. Ranch. He commutes along that route daily and understands the frustration, but this how communities get built. It is projects like this that generate fees that will finance the widening. Santaluz Assisted Loving/Memory Care will not significantly impact traffic on Camino del Sur but will provide an asset to the community.
 - Rhodes agreed with Sandstrom adding that this facility will not impact peak traffic hours. Deliveries and staff arrivals/departures will not interfere with traffic.
 - Jagadish Nayak asked about emergency vehicle access and the closest hospital. Taylor stated that they have reviewed the plans with the Fire Dept. for front door access and the nearest hospital is 5 miles.
 - To clarify the status of the transportation facilities, Dumka added it is in the PFFP and the traffic phasing plan and they have not reach the dwelling unit threshold that would require the road be widened. On the other hand, BMR has permitted construction documents to build the road and the associated bridge. It is Del Sur’s intention to build these facilities in an attempt to create FBA credits for the developers and this approach has slowed the project down over the last 2 years. The need hasn’t been there because there haven’t been any dwelling units constructed but the plans are ready and they could start construction at any time. The current program is to finish the northern extension of the road, north of the north gate at Santaluz up to virtually 4S Ranch. Once completed, they will move forward on the southern section, possibly

in a year.

- Bende reviewed the LUC meeting approval of moving the CUP application forward; approved in LUC 5-0, knowing that the project would come back to RPPB for the SDP.
- Waltz believes that the number of parking spaces is too few. Developer feels they are being very generous for a project of this type. Waltz suggested that other sites have people on waitlists for parking, adequate parking needs to be provided or overflow will end up on side streets. Waltz also suggested that additional spaces might be added along the south wall.
- Waltz inquired about entry for delivery, trash trucks and concerned about back up noise beeping; there are sliding doors that will open so trucks are off the street and can be closed if needed.
- Masteller asked if trash would be visible by residents; Taylor stated that it is hidden behind wall and overhang.

Motion: To approve the Santaluz Assisted Living/Memory Care Conditional Use Permit Application understanding that the project will come back to RPPB for the Site Development Permit and Building Permits with the addition of conditions to the CUP as follows: 1) the project has assigned onsite parking for residents who do have vehicles, and 2) no vehicle maintenance will be done in the parking lots. Additional comments as part of the motion: RPPB requests that applicant return with blowup details of the healing gardens and courtyards. RPPB acknowledges per discussion that Black Mtn. Ranch Subarea 1 has not exceeded their transportation phasing plan and there is room within the transportation phasing plan to accept this facility. M/S/C – Bende/Sandstrom/Discussion.

- Brooks inquired as to number of Handicap Parking spaces; only 2 in front lot.

With no further discussion, Becker called for a vote on the motion.

Motion was Approved, 14 in favor – 0 against – 0 abstentions – 1 recusal (Mallec).

8. REPORTS.

- a. Chair /Report – Jon Becker
- CPC 8/2011 meeting, Becker motioned to remove the HSR from the 2050 SANDAG Transportation plan. Previously, RPPB approved sending a letter to the CAHSRA in opposition to the proposed project alignment and Becker would like to work with the Rancho Peñasquitos Town Council to prepare a letter in tandem. Then to move for CPC to take action.

Motion: To authorize Becker to work with the Rancho Peñasquitos Town Council creating a letter to the California High Speed Rail Authority (CHSRA) in opposition to the recommended route alignment along Interstate 15. M/S/C – Bende/Shoecraft/Approved, 9 in favor – 3 against - 0 abstentions – 0 recusals.

- b. Vice-Chair Report – Charles Sellers, no report
- c. Secretary Report – Jeanine Politte, no report

d. Standing Committee Reports:

- Land Use (Joost Bende) – no report
- Telecomm (Charles Sellers)
 - T-Mobile Fernando Right of Way has not come before Telecomm yet. Will be checking to see if Process 1 so we can notify residents, otherwise Sellers will ask the project manager to have applicant contact him.
 - Telecomm training is on September 22nd. Surban contacted DSD about getting Power Pt. presentation.

e. Ad Hoc Committee Reports:

- FBA/PFFP Prioritization (Keith Rhodes)
 - Staff is working on 2012 to present in next month or so.
- Cresta Bella/Doubletree (Jeanine Politte) – no report
- Our Lady of Mt. Carmel (Joost Bende)
 - Water Dept. construction, shutdown on Stoney Creek Rd. near OLMC.
 - Grading has begun on Church project.
- PPH Community Wellness Campus (Jon Becker) – no report
- Santa Fe Summit II & III (Scot Sandstrom) – no report

f. Liaison and Organization Reports:

- Black Mountain Open Space Park (Bill Diehl) – no report
- DSD Facilities Financing (Bill Diehl) – no report
- MCAS Miramar Community Leaders Forum (Dennis Spurr)
 - Air show is October 1 & 2, 100 Years of Naval Aviation.
- PQ Fire Safe Council (Dennis Spurr) – no report
- PQ Town Council (Mike Shoecraft)
 - Robin Kaufman, President of the Rancho Bernardo Community Council, will discuss the CA HSR.
- PQ Recreation Council (Bill Diehl)
 - Becker read Diehl's report in his absence. Park & Rec Council approved 4 rubber speed humps for Canyonside Rec Center to be placed in front of building parking lot, named Canyonside Field 5 for Bree Williams and Field 2 for John Huston, and hired land consultant for expanded parking lot at Canyonside next to Fields 6 and 7.
- Los Pen Canyon Psv CAC (John Keating) – no report
- Park Village LMAD (Jon Becker)
 - Working on project to distribute mulch that has been dumped in the MAD.
- Peñasquitos East LMAD (Bill Diehl)
 - Becker stated that members are needed for the LMAD. Covers areas north of SR-56. Surban offered.
- Torrey Highlands LMAD (Darren Parker)
 - Sandstrom stated that Pardee has closed the Calderon connection while homes are under construction per the City's request (CUP requirement). Should be open during Winter break.
- Prop C Working Group (Bill Dumka)
 - Prop C Working Group has not met for months. Committee has an appointment to meet with CV Planning Group Regional Issues Committee on 10/5/11 to discuss our concerns.
 - Prop C, getting rid of the North bound connectors wasn't their only hurdle; now the

widening of SR-56 is a traffic phasing constraint. Looks like their efforts may have stalled.

- Transportation Agencies (John Keating) – no report

The meeting was adjourned at 10:35pm.

Respectfully submitted,
Jeanine Politte, RPPB Secretary

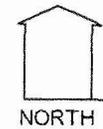
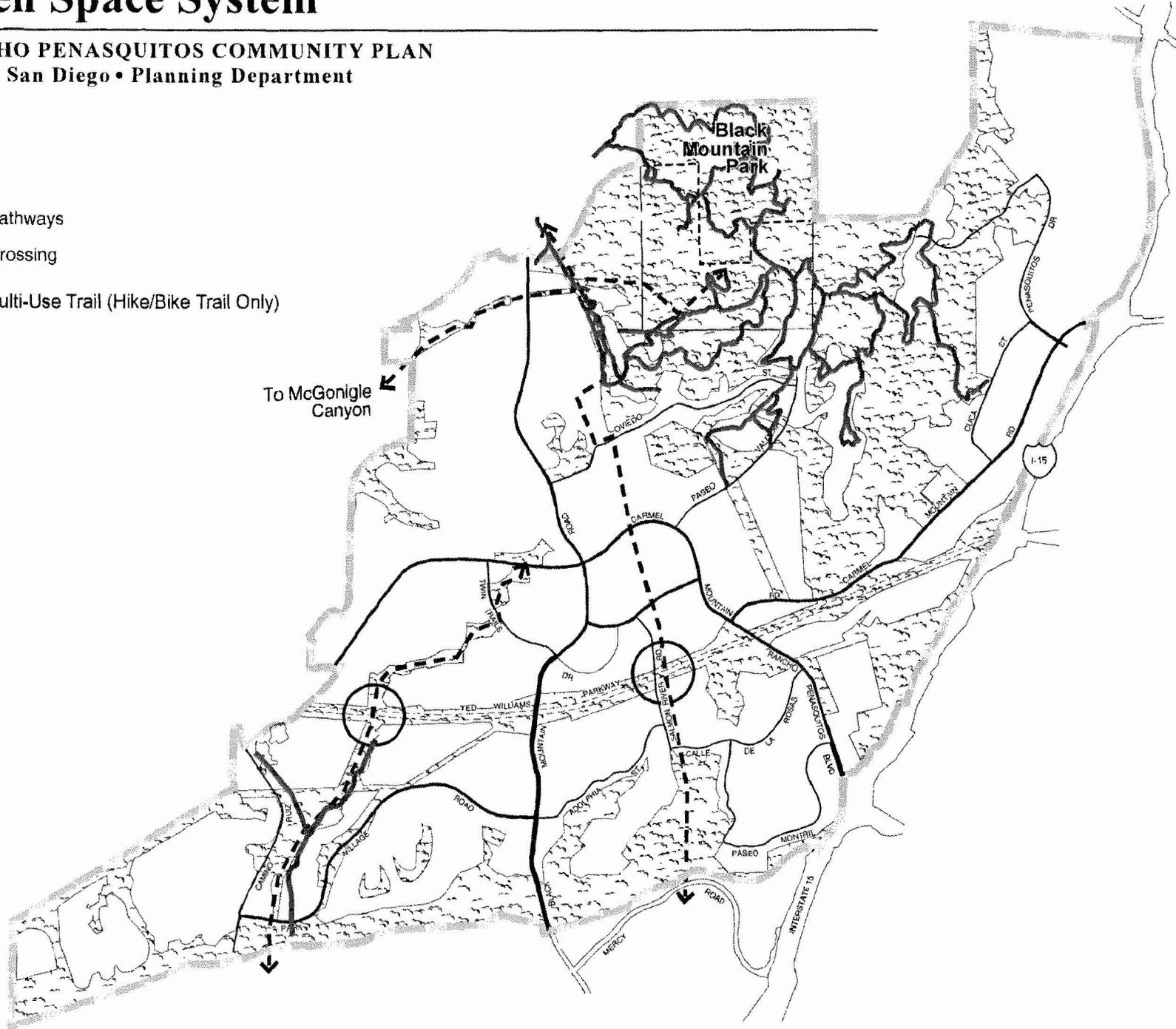
Approved 10/5/2011, 12 in favor – 0 against – 0 abstentions.



Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Pedestrian Pathways
-  Pedestrian Crossing
-  Proposed Multi-Use Trail (Hike/Bike Trail Only)



Figure



Open Space System

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

-  Open Space
-  Pedestrian Pathways
-  Pedestrian Crossing

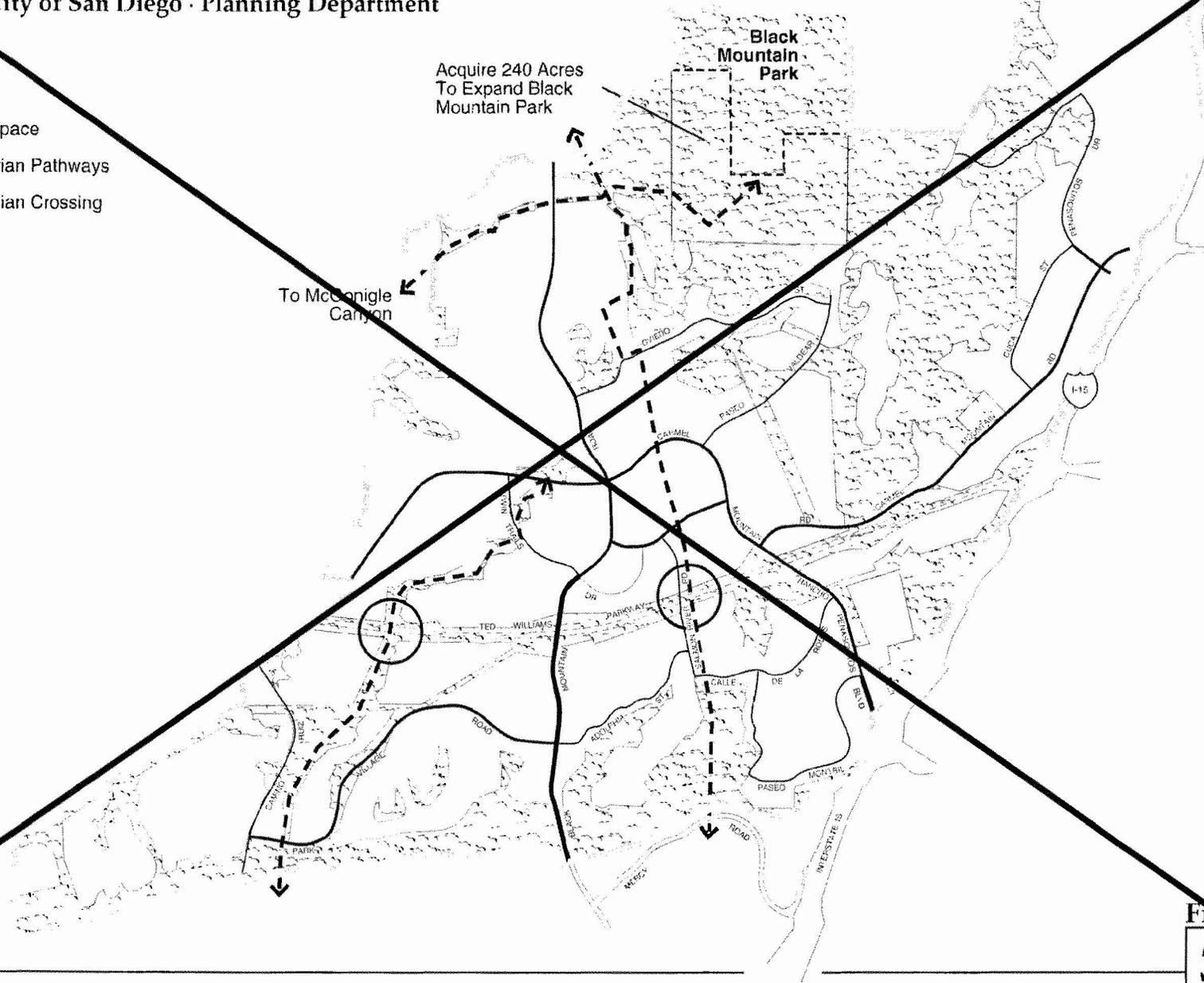


Figure
33



Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

- Residential
- Industrial
- Commercial
- Open Space

- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire

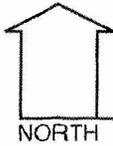
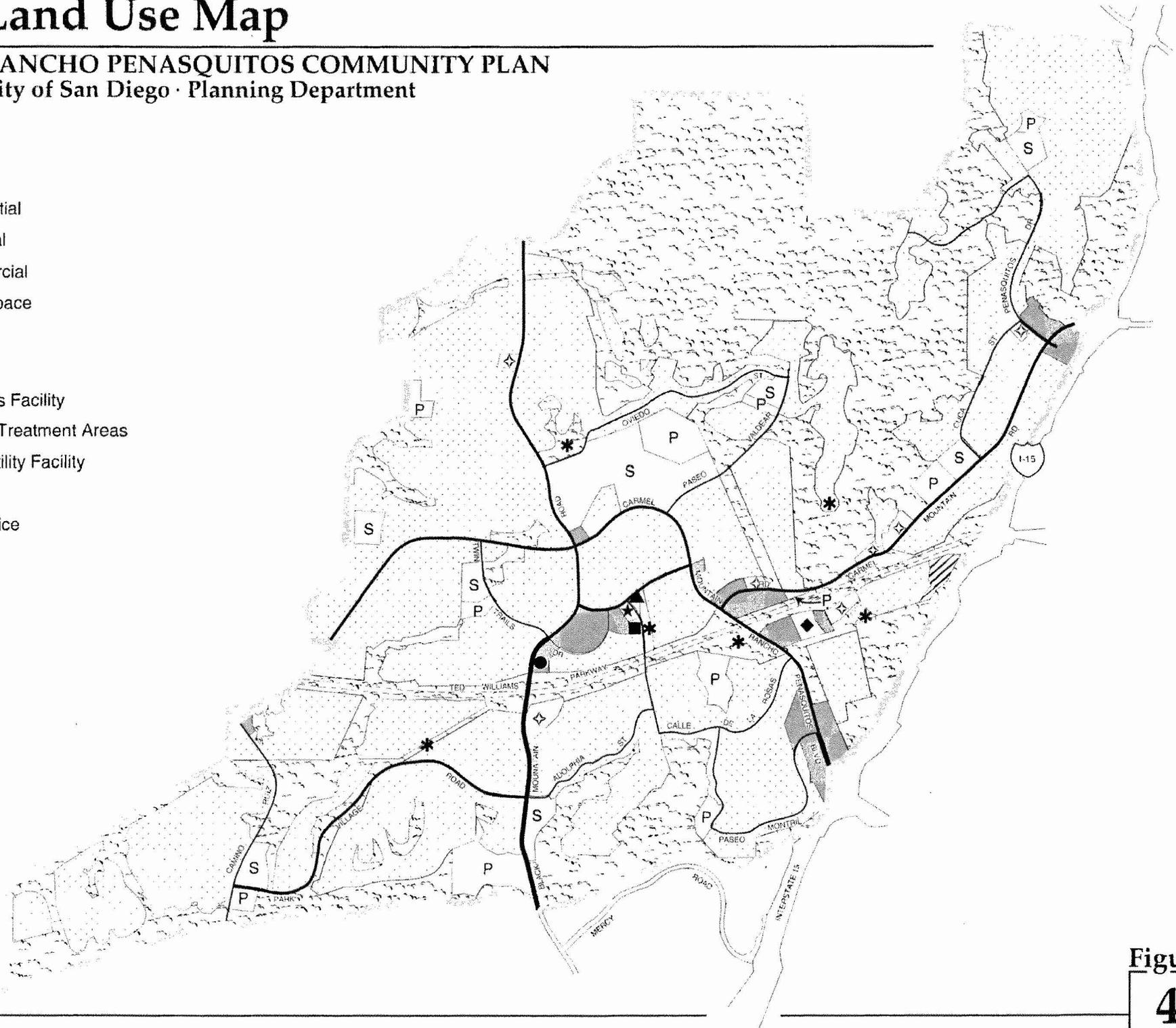


Figure
4



Land Use Map

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

- Residential
- Industrial
- Commercial
- Open Space

- P Parks
- S Schools
- ◇ Religious Facility
- * Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire

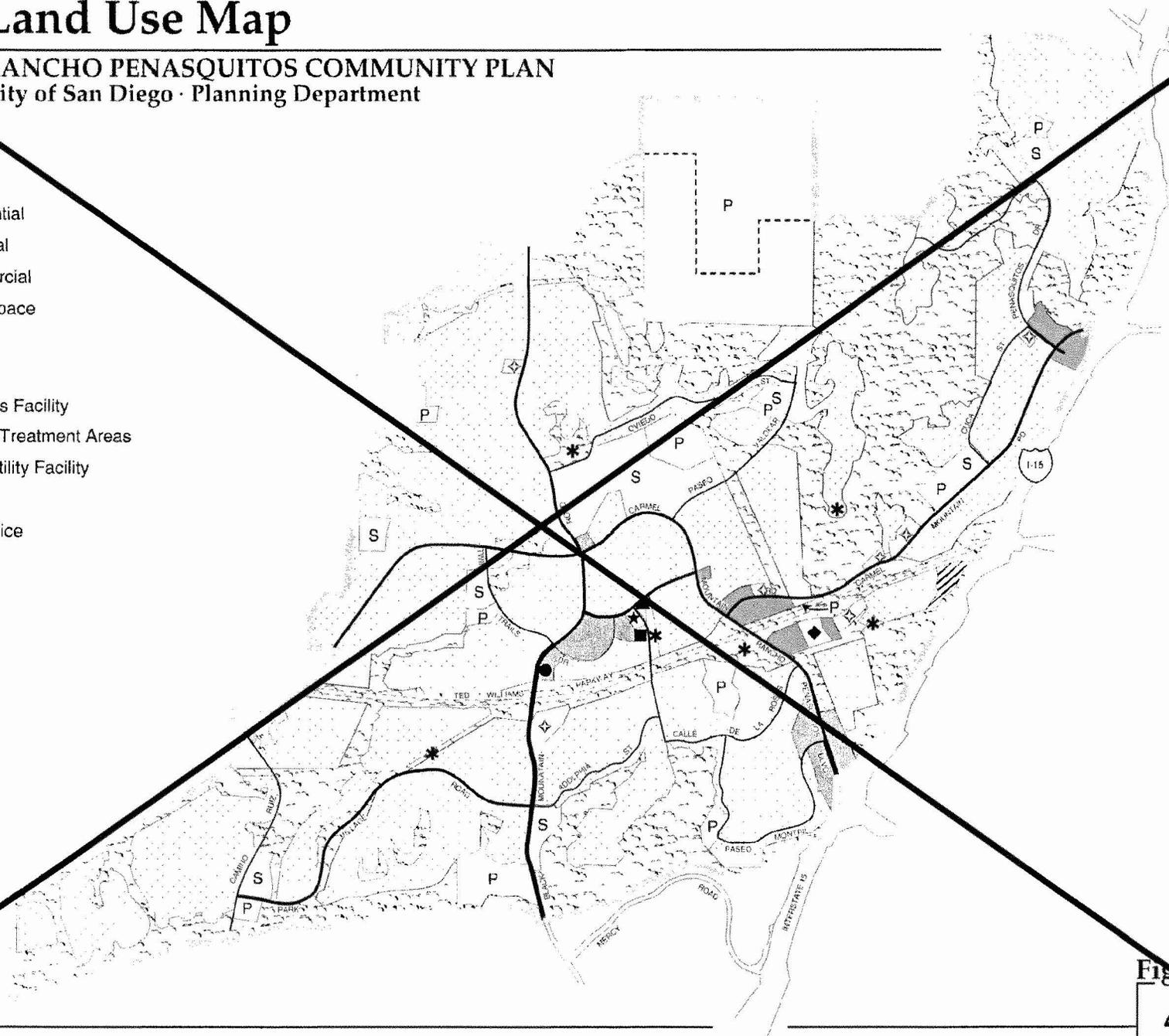


Figure
4



Black Mountain

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

Residential

Low and Very Low Density (All HR Areas)

Education

S Black Mountain Elementary School

Religious

Religious Facility

Recreational

Open Space

P Black Mountain Regional Park

N Black Mountain Neighborhood Park

C Hilltop Community Park

▲ Black Mountain Peak

--- Pedestrian Pathway

--- S.D.G.E. Easement

— Proposed Multi-Use Trail(Hike/Bike Trail Only)

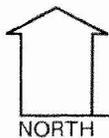
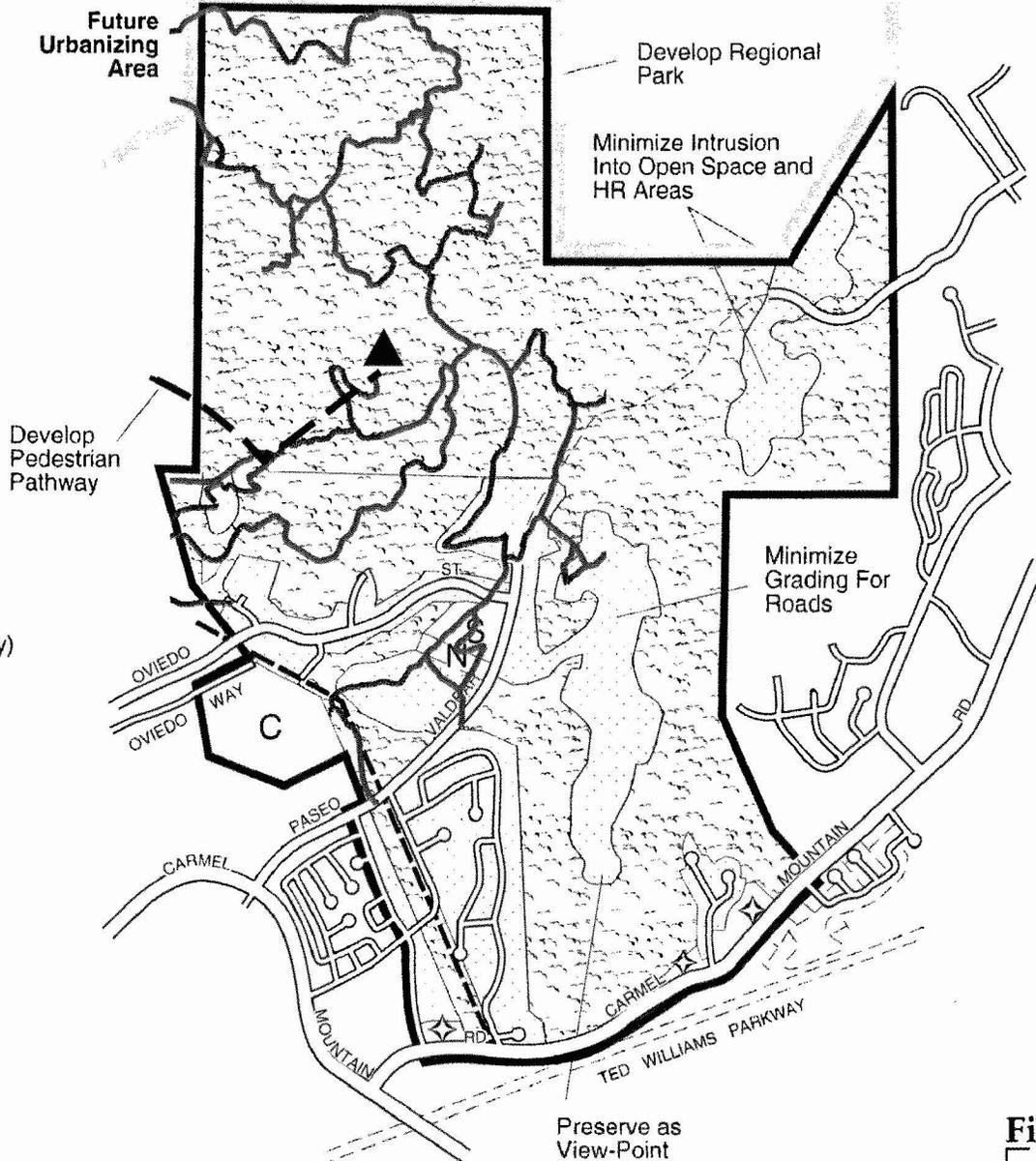
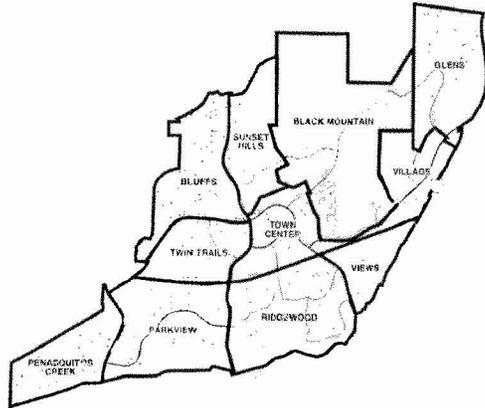


Figure
12



Black Mountain

RANCHO PENASQUITOS COMMUNITY PLAN

City of San Diego · Planning Department

Residential

Low and Very Low Density (All HR Areas)

Education

S Black Mountain Elementary School

Religious

Religious Facility

Recreational

Open Space

P Black Mountain Regional Park

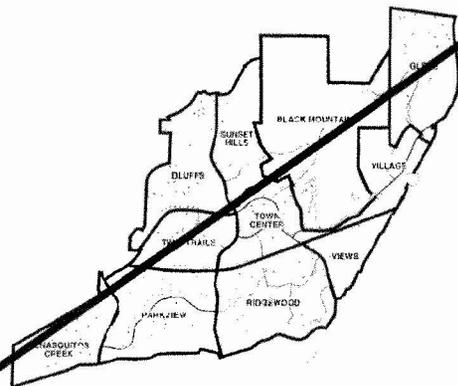
N Black Mountain Neighborhood Park

C Hilltop Community Park

▲ Black Mountain Peak

- - - Pedestrian Pathway

- - - S.D.G.E. Easement



Future Urbanizing Area

Acquire 240 Acres For Regional Park

Develop Pedestrian Pathway

Develop Regional Park

Minimize Intrusion Into Open Space and HR Areas

Minimize Grading For Roads

Preserve as View-Point

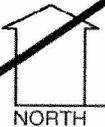
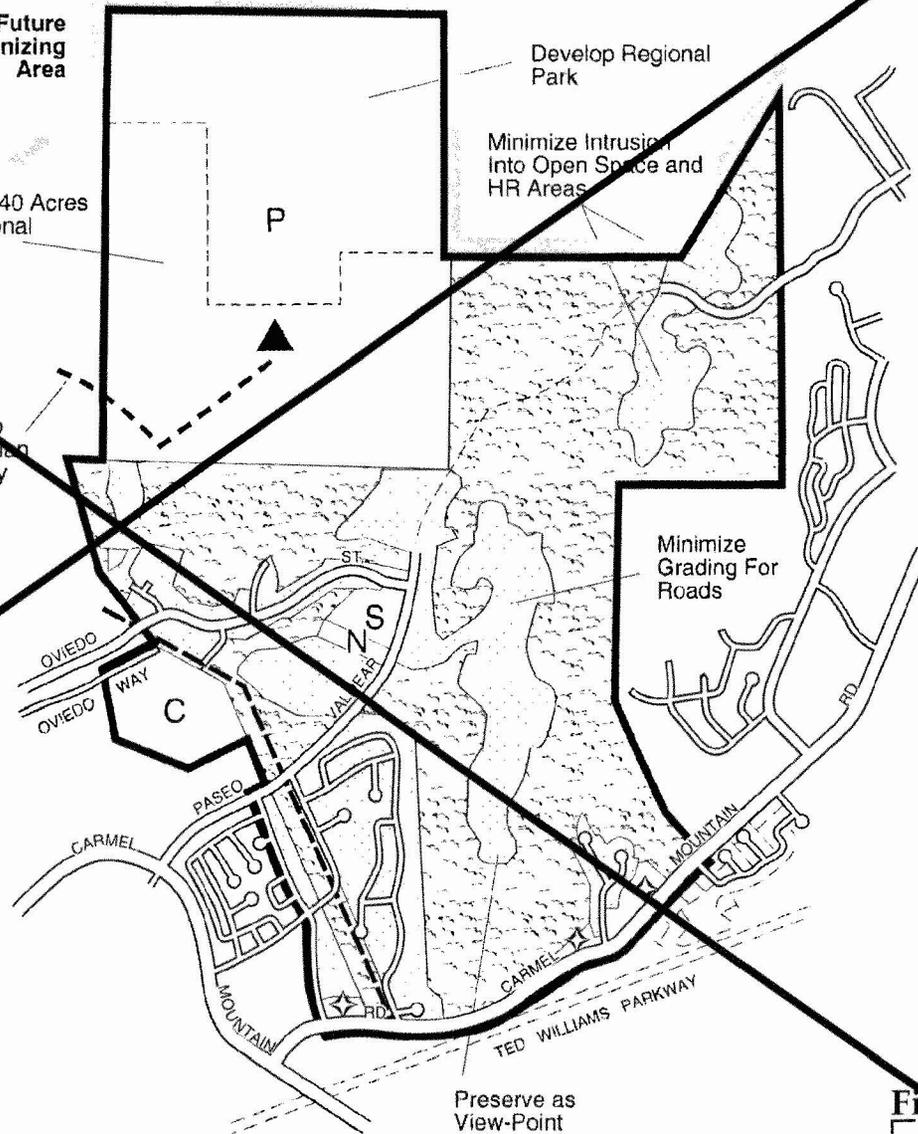


Figure 12



Parkview

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

Residential

Low Density

Commercial

10-15 Acre Neighborhood Commercial

Education

Park Village Elementary School

Recreation

Open Space

Penasquitos Creek Neighborhood Park

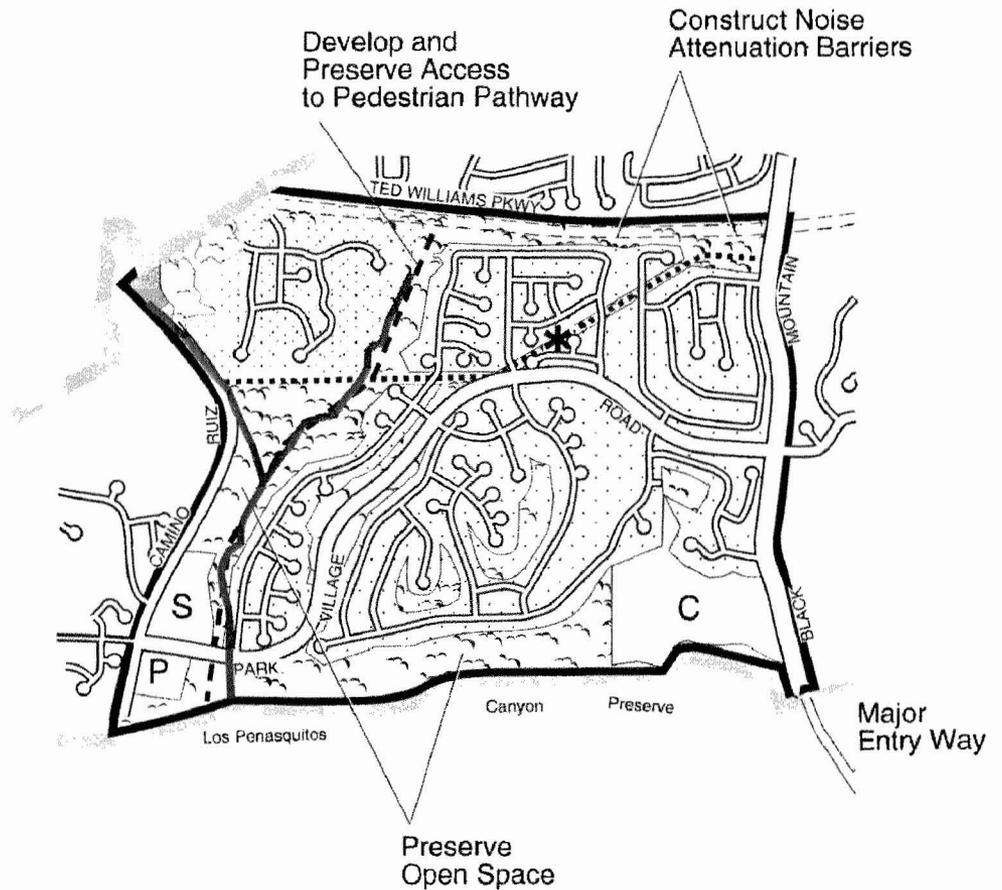
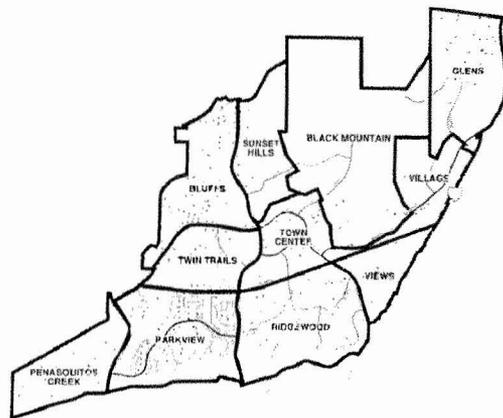
Canyonside Community Park

* Pedestrian Pathway

--- Pedestrian Pathway

--- SDG&E Easement

— Proposed Multi-Use Trail(Hike/Bike Trail Only)





Parkview

RANCHO PENASQUITOS COMMUNITY PLAN
City of San Diego · Planning Department

Residential

[Dotted Box] Low Density

Commercial

[N Box] 10-15 Acre Neighborhood Commercial

Education

[S Box] Park Village Elementary School

Recreation

[Open Space Box] Open Space

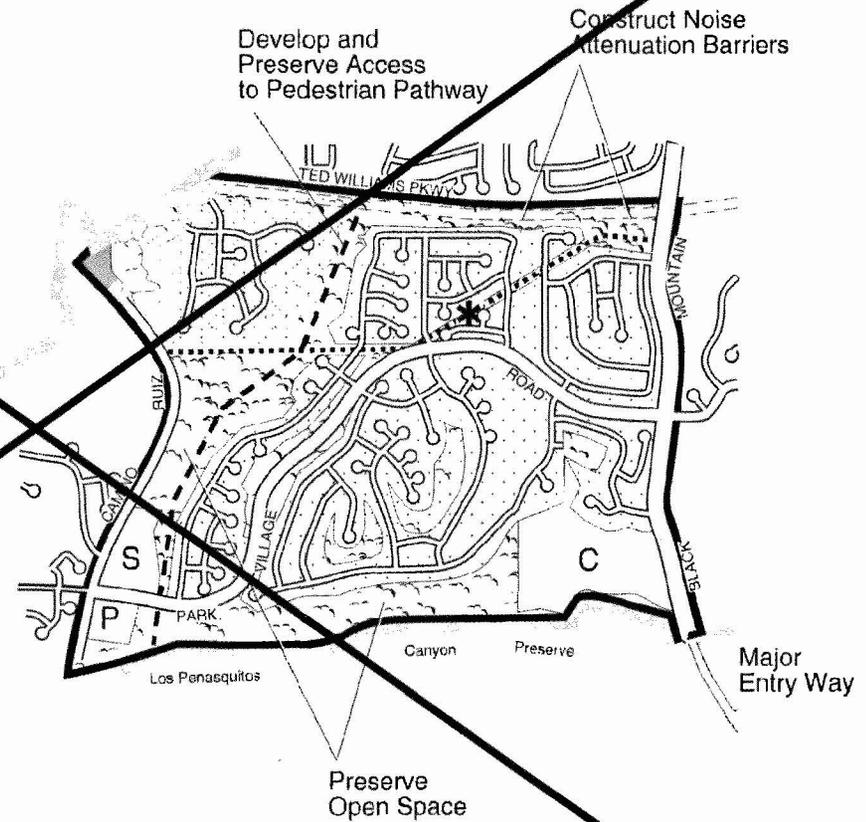
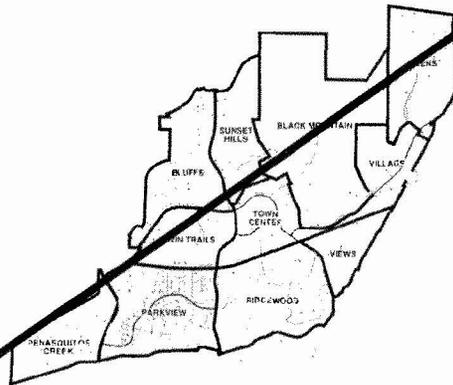
[P Box] Penasquitos Creek Neighborhood Park

[C Box] Canyonside Community Park

[*] Pedestrian Pathway

[Dashed Line] Pedestrian Pathway

[Dash-dot Line] SDG&E Easement



OPEN SPACE AND RESOURCE MANAGEMENT ELEMENT

PRIMARY GOAL

Conserve, enhance and restore all open space and sensitive resource areas in the Rancho Peñasquitos community. Retain viable connected systems of open space, maintain all open space containing biologically sensitive habitat in its natural state and prohibit encroachment and impacts of adjacent development on areas designated open space.

EXISTING CONDITIONS

The undeveloped natural areas of the Rancho Peñasquitos community have important biological value. Many of the remaining natural areas are designated open space and are either publicly owned or private, open space easements. The majority of the undeveloped areas contain grasslands, chaparral and coastal sage scrub habitat. Coastal sage scrub is particularly sensitive because it serves as habitat for several highly threatened animals including the California gnatcatcher, cactus wren, San Diego horned lizard and orange-throated whiptail.

Figure 33 shows the major recommended open space system for the planning area. The figure indicates general areas for dedication or public acquisition of open space as residential development proceeds but does not illustrate a number of areas which may be preserved as internal open space by open space easements or non-building areas. Major easements and public rights-of-ways which are expected to remain as open space are also shown.

In the Peñasquitos Canyon area south of proposed SR-56, substantial open space fingers should continue to be preserved, including an open space corridor adjacent to Camino del Sur. This Plan restricts residential development to particular portions of the north canyon wall, while no residences are permitted in the canyon bottom. Some open spaces in the Ridgewood, Parkview, and Peñasquitos Creek neighborhoods are recommended to be included in the park and open space network of the Peñasquitos Canyon Preserve. The open space areas within the planning area south of proposed SR-56 and west of the 130-foot water easement total about 450 acres, including utility easements and the park sites, and excluding internal open space easements, school sites and roads.

The Resource Protection Ordinance (RPO) serves to protect and preserve the environmentally sensitive lands of San Diego, including wetlands, wetland buffers, floodplains, hillsides, biologically sensitive lands and significant prehistoric and historic resources as defined in the ordinance. Future development proposals in the Rancho Peñasquitos community on property with sensitive resources will be required to obtain a RPO Permit.

Resource-Based Parks

The 480-acre existing Black Mountain Park is located on the slopes of Black Mountain, in the extreme northern portion of the Rancho Peñasquitos community, approximately two miles west of I-15. The park is a relatively undisturbed natural area which provides an

Deleted: 240

important wildlife habitat. Black Mountain Park is also important for its visual qualities. The southwest exposure of Black Mountain can be seen from more than 30 miles away on a clear day. Views from the park are spectacular in every direction, with clear days providing views of distant mountain ranges and the San Clemente and Catalina Islands. Black Mountain Mine, located on the north slope of the mountain, was mined for arsenopyrite in the 1920s and is recommended to be developed as an interpretive center.

Originally, the park included 240 acres with plan recommendations to acquire more acreage for the park. The City of San Diego acquired an additional 240 acres to expand the park to 480 acres. The park includes the peak of Black Mountain as well as the open space corridor running from Black Mountain Park to the coast via McGonigle Canyon and Carmel Valley. The portion of this corridor within the Peñasquitos community is partly in the Sunset Hills neighborhood and partly in the Bluffs Neighborhood.

Los Peñasquitos Canyon Preserve

Los Peñasquitos Canyon Preserve is located immediately south of the Rancho Peñasquitos community boundary. It is approximately six miles in length, and generally runs east-west between I-15 and I-5. The preserve consists of two large coastal canyons and currently includes over 3,300 acres of publicly-owned property. Both Peñasquitos Canyon and its tributary, Lopez Canyon, are characterized by perennial streams and steep slopes rising from flat, densely vegetated canyon bottoms.

Los Peñasquitos Canyon Preserve contains significant natural and biological resources including many rare plant and animal species and a boulder-studded waterfall. The preserve also contains significant cultural and archaeological resources such as the Ruiz-Alvarado Adobe (1825), the Johnson-Taylor Adobe (1860), remains of the prehistoric La Jolla Indian culture and the more recent Northern Diegueno Indian culture. Significant paleontological (fossil) resources occur in the underlying geologic formations found in the Peñasquitos Canyon area and in the underlying Mission Valley Formation throughout the Plan area. The preserve also contains significant recreational opportunities and represents an important open space system in the North City area.

Land use concepts and development in and around the Canyon Preserve are identified in the Master Plan, Los Peñasquitos Canyon Preserve, (February 1986). The plan proposes to preserve and enhance the canyon's natural and cultural resources, while allowing for recreational and educational uses by the public. Proposed uses include interpretive complexes, ranger residences, improvement and expansion of hiking and equestrian trails, camping and parking/staging areas.

- Deleted:** An additional
- Deleted:** is desired to create an expanded 480-acre
- Deleted:** The General Plan and this Plan recommend two areas of open space acquisition through public and private means in the vicinity of the existing 240-acre Black Mountain Park.
- Deleted:** first area represents a 240
- Deleted:** -
- Deleted:** expansion to the current park, which
- Deleted:** .
- Deleted:** The second area is a proposed
- Deleted:** The Draft Black Mountain Park Master Plan (November 1987), provides guidance for the present and future development of Black Mountain Park. ¶

Pedestrian Pathways and Bikeways

Three major pedestrian pathways are recommended for the Rancho Peñasquitos community. The first runs between Black Mountain Peak and Peñasquitos Canyon, via the Town Center area. Most of this path runs along a portion of the 130-foot water aqueduct easement of the San Diego County Water Authority (SDCWA). The second major pathway connects the existing open space system for the Twin Trails neighborhood to Peñasquitos Canyon via the Camino del Sur open space corridor. Special consideration should be given to preserving this pathway as it passes through the area south of proposed SR-56. Both pathways require crossings at proposed SR-56. The third major pathway is shown connecting Black Mountain Park and McGonigle Canyon, through the open space corridor.

The construction of a Class I bicycle path is recommended for inclusion along the SDCWA easement parallel to the proposed major pedestrian pathway. This Class I bicycle path segment is part of a proposed regional bicycle path along this easement between Scripps Ranch and Lake Hodges. The bicycle path will provide non-motorized access within the Rancho Peñasquitos and the proposed San Dieguito Regional River Valley Park to the north.

Other informal pathways are expected to be generated through use within open space areas. A number of these paths already exist. Usually, the informal pathways should not require extensive improvements or special maintenance. Special care should be taken in laying out development in the Black Mountain neighborhood, such that an informal path may be developed connecting open spaces from Carmel Mountain Road and Peñasquitos Village Neighborhood Park to Black Mountain Peak. This informal path should use road viewpoints to provide safe access across streets. The pedestrian pathways should be dedicated by the developer during the tentative map process. Any maintenance required by these pathways will be the responsibility of the Landscape Maintenance District. If this district is not created, other sources of funds for maintenance will be required.

A Plan for Equestrian Trails and Facilities (February 1975), presents a program for the development of equestrian trails in the City of San Diego. The plan describes two equestrian trails that traverse the Black Mountain Park area. The Black Mountain trail connects Lake Hodges with Los Peñasquitos Canyon Preserve, and the Carmel Valley Trail connects the peak of Black Mountain with the western end of Los Peñasquitos Canyon. Other equestrian trails throughout the City and parts of the county are also discussed in this plan.

Multi-Use (Hike/Bike Only) Trails

In addition to pedestrian pathways and bike lanes, the plan includes a multi-use trail system primarily located in Black Mountain Park. Multi-use trails are generally less than four feet in width, except for the ADA accessible Trail for All People. These trails accommodate use by pedestrians and bikers only. Due to steep topography, rocky trail base, and reduced sight lines, the trails were determined to be unsuitable for use by equestrians.

The proposed trail system includes a segment that connects the Miner's Ridge Loop Trail to the Glider Point Trail along Carmel Valley Road, with a connection west to Lusardi Grasslands under a bridge on Carmel Valley Road. The Trail for All People is an additional new short double loop at the Miner's Ridge Loop trailhead that will be ADA accessible. Two short

segments are proposed to avoid existing trail segments that are extremely steep and subject to erosion. A mid-length segment provides a connecting loop for an out-and-back viewpoint north of the Montana Mirador parcel. Finally, a double loop which utilizes significant portions of existing trails as well as new trail segments to connect them is located in the center of the park. This loop replaces trails that are steep, unsafe and subject to erosion, while providing an enjoyable and flexible trail experience. The system includes seven existing access points with on-street parking, as well as two with vehicle parking areas within the Park along Carmel Valley Road.

ISSUES

The impact of development on Los Peñasquitos Canyon Preserve, Black Mountain Park, and adjacent biological resources is an extremely important issue in the Rancho Peñasquitos community. Care must be taken to ensure that the interface between existing and proposed developments and these natural areas remain non-intrusive. The use of native plant species should be strongly encouraged.

Wildlife corridors must remain wide enough to provide adequate crossing under or over roadways and must provide adequate protection from excessive noise, night lighting and predation by domestic animals.

The commercial site at the corner of Camino del Sur and Carmel Mountain Road in the Parkview Neighborhood is adjacent to a vernal pool preserve owned by the state of California Department of Transportation. Development on the site must provide an adequate buffer between the site and the preserve and all runoff should be directed away from the watershed of vernal pools. In addition, the site adjacent to the preserve should be fenced to provide further protection from potential impacts.

The use of off-road vehicles in open space areas should be prohibited. Where feasible, appropriate design layouts, fencing, signing and landscaping should be employed at open space access points and in open space areas where preservation of particular natural features is desired in order to discourage the use of off-road motor vehicles.

POLICIES

- Open space areas should provide a continuous, connected open space system maximizing the use of open spaces as wildlife habitat.
- Open space with reduced long-term biological value (due to proximity of development) should be used for moderate impact activities such as jogging, horseback riding, pet walking and interpretive trail hiking.
- Open space serving as wildlife habitat should be maintained in its natural state.
- Vernal pools and their associated native landforms and contributing watersheds should not be disturbed.

Deleted: ----- Section Break (Next Page)-----

Deleted: <#>The proposed expansion area (240 acres) of Black Mountain Park should be acquired by the City, the state or another public agency. The underlying land use designation for this expansion area is regional open space park. ¶

- Exotic or invasive plant species should not be planted adjacent to natural open space areas.
- Development occurring adjacent to Peñasquitos Canyon and Black Mountain Park should follow the criteria outlined below:
 - The filling of lateral canyons and grading over canyon rims should be minimized except in those few areas not visible from the canyon floor. Promontories and canyon rims that are visible from the canyon floor or Black Mountain peak may be developed when suitable landscape screening is provided after thorough design review. This review process can be accomplished by application of the HR Overlay Zone to slopes of 25 percent or greater and use of the PRD procedure. Both of these methods will result in substantial slope areas being placed in open space easements or dedicated to the City when adjacent to regionally significant park or open space areas.
 - Public access to canyon rims and views should be provided at suitable locations in the form of paths, scenic overlooks and streets.
 - Grading on ridges should be kept to a minimum. Where grading is feasible, sculptured grading techniques should be used to blend slopes with natural land contours. Graded areas should be built upon or planted rapidly in accordance with the City's land development ordinance. These measures should preclude the erosion of exposed slopes and subsequent erosion and siltation of natural drainage systems.
 - Any recontoured slopes should be stabilized with appropriate plant materials to help reestablish the natural biotic systems.
 - Development should be sited and designed to prevent impacts which would significantly degrade environmentally sensitive habitat areas.
 - Only low-profile dwellings should be allowed near the canyon rims. Such dwellings should be sensitively designed to fit with the hillsides and not be visually prominent from the canyon floor or Black Mountain Park.
 - Design of dwelling units should stress a blending of architecture with the natural terrain. Architectural shapes, bulk, color materials and landscaping should be carefully chosen and respect the physical constraints of the land.
 - Use of the Planned Development procedures is recommended to minimize grading and to preserve the natural environment.
 - Development of land underlain by the Ardath Shale or similar formations (which are often unstable and not suitable for building sites) should be avoided, unless specific engineering studies indicate that potential problems can be mitigated.
 - Appropriate mitigation measures should be applied to archaeological sites found in the area. Where development would adversely impact archaeological or paleontological resources, reasonable mitigation measures will be required. When significant

Deleted: 1

archaeological resources are encountered, avoidance or preservation of the resource would be the preferred form of mitigation. This proposal can be implemented by requiring thorough archaeological surveys prior to the approval of rezonings and subdivision maps.

- Avoid planting exotic or invasive plant species should not be planted adjacent to natural open space areas.
- Link the multi-use trails and pedestrian pathways in Rancho Penasquitos with trails and paths located in adjacent communities and surrounding regional systems, as designated in this Plan.
- Provide multi-use trails that connect residential areas to Black Mountain Park.
- Design multi-use trails and pathways that provide through connections and/or loops.
- Post signage at regular intervals along the trails to inform pedestrians and bicyclists of correct trail use.
- Design trail drainage inlet grates, manhole covers, etc. to avoid injuries to trail users.
- Manage and maintain trails in accordance with the Black Mountain Ranch Natural Resource Management Plan

RECOMMENDATIONS

- Any development on the commercial site at the corner of Camino del Sur and Carmel Mountain Road should be fenced along the portion adjacent to the vernal pool preserve to decrease impacts to the vernal pools and watershed.
- Coordinate with the SDCWA to provide a pedestrian pathway and a Class I bicycle path along its utility easement. Require dedication of land along the paths during development of contiguous property.
- Require that long- and short-term maintenance responsibilities on open space areas be clearly defined as a part of development approvals.
- Require applicants to set aside wildlife crossing areas through the Black Mountain neighborhood, connecting all remaining natural habitat to Black Mountain Park as development is approved.
- Develop pathways or bike trails through the Black Mountain neighborhood for public access to Black Mountain Park.
- Encourage the use of open space with reduced long-term biological value by:
 - Providing well-marked and convenient access points with signage which clearly indicates that these open space areas are intended to be used by people with pets, for mountain

Deleted: ¶

Deleted: <#>Include the land acquisition of the remaining 240 acres of Black Mountain Park in the City's CIP. ¶

Deleted: ===== Section Break (Next Page) =====

biking, hiking, jogging and horseback riding, while other open spaces in the community are not available for such uses.

- Developing interpretive and environmental outreach programs in these areas.
- Educating new residents through homeowners' brochures.
- Encourage retention of wildlife habitat value in connected open space systems by:
 - Providing signs which indicate these areas are for pedestrian use only and that pets are not permitted.
 - Providing signs at limited access points which direct moderate impact users to the appropriate areas in the community.
 - Providing visual access, where possible, by overlooks.
 - Educating new residents through homeowners' brochures.

Implementation and Action Plan

- **Summary of Recommended Actions**
- **Plan Review and Maintenance**
- **Community Plan Amendments**
- **Financing Mechanisms**

In order to expedite the construction of park facilities, private developers may initiate design and construction of the facilities subject to the review and approval by the City Manager, and then turn the park back to the City for ongoing maintenance after acceptance by the City.

Open Space

Acquire the remaining portions (240 acres) of Black Mountain Park.

Require that short- and long-term landscaping and maintenance responsibilities be clearly defined as a part of development approvals.

Trails will be managed and maintained by the Open Space Division of the Park and Recreation Department or other entity acceptable to the land owners. Trails may be closed (temporarily or permanently) at the discretion of the Park and Recreation Department or other land management entity consistent with the criteria of the Consultant's Guide to Park Design and Development.

Transportation

Construct transportation improvements in accordance with the phasing schedule in the Public Facilities Financing Plan.

Construct noise attenuation barriers (masonry wall, earthen berm or combination of both) at locations along the SR-56 corridor to reduce noise impacts to adjacent residential development. These barriers should be constructed concurrent with the SR-56 construction. Design of the walls should be compatible with the architectural design of the community (Spanish mission/Old West style). Walls should also be heavily landscaped.

Conduct noise studies for projects along SR-56 and other high volume (i.e., in excess of 8,000 ADT) roadways in the planning area.

PLAN REVIEW AND MAINTENANCE

The Rancho Peñasquitos Planning Board has been a vital force in the preparation of this Plan. Once the Plan is adopted, continued citizen input is essential for its implementation. The planning board and other private citizen organization should provide leadership for any pertinent actions relating to the implementation of this Plan.

Effective implementation of this Plan necessitates continual monitoring of the Plan and its proposals. Each new development proposal must be reviewed and analyzed in terms of the adopted objectives and recommendations of this Plan. Certain actions, such as the formation of assessment districts, must be initiated by the citizens of the community. Citizens of the community should work with developers in formulating residential, commercial and industrial designs which will meet the goals and objectives of this Plan. Finally, the Plan should be continually monitored to ensure its timeliness. The Plan's intent is to provide guidance for orderly growth and to respond to changing environmental, social and economic conditions; it must also reflect changing legislative frameworks. In order to accomplish these

SANTALUZ, LLC

8105 IRVINE CENTER DRIVE, SUITE 1450
IRVINE, CALIFORNIA 92618

September 7, 2011

Rancho Penasquitos Planning Board

Rancho Penasquitos Land Use Committee

RE: Santaluz Assisted Living/Memory Care Conditional Use Permit

Dear Planning Board and Land Use Committee Members:

Attached for your review and consideration are the following items which will be part of our City of San Diego Submittal package:

1. Project Narrative
2. Basic Plan set consisting of the Narrative, Project Information, Rendering, Site Plan, Landscape Plan and Floor Plans
3. Conditional Use Permit Application including the original Request for Reasonable Accommodation and City Response
4. Letter from our Traffic Engineer indicating a minimal affect on traffic and significantly less than originally projected for the area in the EIR.

We look forward to presenting to the Planning Board and Land Use Committee and appreciate your consideration for support of our Project.

Sincerely,



Joe Taylor

Santaluz LLC Team

September 2, 2011

***Santaluz Assisted Living and Memory Care Facility
Via Fiesta and Via Inez
San Diego, California***

Project Narrative

- This project is to construct a new 71,584 SF Senior Housing Community providing Assisted Living and Memory Care, located in the Santaluz development of San Diego. The building site is a vacant lot that has never been utilized, and is part of the Black Mountain Ranch Master Plan.
- There are no existing trees or vegetation on the lot, with the exception of field grass. The surrounding streets have all been improved, and utilities are available in the street.
- The design is for a two-story project providing 32 units of Assisted Living and 32 units of Memory Care. The building layout has been designed to take advantage of the "L" shaped lot, provide good setbacks, and have a minimal impact on the surrounding neighborhood.
- This Senior Housing use itself is a very low impact one, with a quiet user group and minimal traffic that will be generated.
- The site is currently zoned for Senior/Recreational Use and we are applying for a Conditional Use Permit as part of our entitlements. The site is 3.289 acres and with a maximum FAR of .50 and that translates to a maximum square footage of 71,634. Our design stays within the FAR parameters.
- There are extensive Guidelines for the design of homes in the Santaluz neighborhood. Although they are not expressly applicable to this Senior Housing project, we are very concerned with designing a project that is compatible with the surrounding environment, and becomes an integral part of the community.
- Of the many design options available for homes in the Santaluz neighborhood, we have chosen the "Tuscany Farmhouse" style to emulate for this project. The form and massing of this style emphasizes an informal and additive nature, which we believe is ideal to help minimize the mass and scale of the building. We completed massing studies as a part of the design process to help determine how to best achieve a residential scale. The North wing of the building steps down to one story. At the West and South wings, the second floor plate typically steps back to break the line of the exterior façade and then utilizes smaller scale shed roofs that bring the building down to human scale. We have also been careful to work with the roof design in order to avoid a continuous ridgeline. The design breaks the roof into several separate components while also providing roof wells that screen the mechanical equipment.



- The building is designed with a North Wing, West Wing, and South Wing that all converge at the central commons area where the main entrance is also located. The North Wing is a one-story component which houses 15 Memory Care units. The first floor of the West Wing also houses another 17 Memory Care units. The remainder of the building provides 32 units of Assisted Living and a wide range of common areas including congregate dining rooms. No cooking facilities will be provided within the resident units. This building will be staffed 24 hours a day.
- Each of the Memory Care neighborhoods has access to a special gated outdoor Courtyard space, designed specifically to serve this population. The courtyard spaces will have walking paths and special amenities the residents can enjoy.
- Our site plan provides 44 parking spaces. The City of San Diego parking standards are not specific for the Senior Housing uses we propose for this project. Ankrom Moisan has a great deal of experience with senior housing. As a part of this submittal, we are providing a spreadsheet of similar projects and the parking standards that were utilized for them. We believe the 44 spaces we have shown will be more than adequate considering this user group. The Memory Care residents will not be driving, and typically a surprisingly low percentage of Assisted Living residents will drive. We certainly want to provide parking that is more than adequate, but on the other hand we'd prefer to have additional landscaping in lieu of more unnecessary paving.
- Legal Description.....Lots 4 and 6 of Black Mountain Ranch,
Unit 10A per Map Number 14497
- Construction Type.....Type VA
- Occupancy Classification.....R-2.1
- Gross Site Area.....143,269 SF
- Floor Area Ratio..... (.50)
- Allowable Floor Area for the Site.....71,634 SF
- Gross Floor Area.....71,584 SF



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Request for Reasonable Accommodations

FORM DS-18
 FEBRUARY 2007

Project No. 183306

The City is required by the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide a process for consideration of reasonable accommodation requests. A deviation process is available to applicants for circumstances where the existing zoning regulations would preclude residential development for persons with disabilities. All requests for accommodation are determined on a case-by-case basis. You will be contacted if additional information is required to determine the reasonableness of the accommodation requested.

Please print legibly or type.

1. Applicant Name:

Santaluz LLC

Address 15 Cushing	City Irvine	State CA	Zip Code 92168	Telephone 949-341-1254
-----------------------	----------------	-------------	-------------------	---------------------------

2. Property Owner Name:

Santaluz LLC

Address 15 Cushing	City Irvine	State CA	Zip Code 92168	Telephone 949-341-1254
-----------------------	----------------	-------------	-------------------	---------------------------

3. Site Address where accommodation is requested:

Address 14740 & 14716 Via Fiesta / APN#269-241-1100 & 269-241-1300	Zip Code 92127
---	-------------------

4. Identify the reasonable accommodation requested and the specific regulation from which the deviation is requested: Other, See Below.

<p align="center">PROCESS ONE-ADMINISTRATIVE REVIEW:</p> <p>Deviations from the following may be requested through process one:</p> <p><input type="checkbox"/> Minimum Setbacks</p> <p><input type="checkbox"/> Minimum Parking</p> <p><input type="checkbox"/> Minimum Floor Area Ratio (0-5%)</p>	<p align="center">PROCESS TWO-DISCRETIONARY REVIEW (NDP):</p> <p>Deviations from the following regulations may be permitted with a Neighborhood Development Permit in accordance with Process two:</p> <p><input type="checkbox"/> Minimum Floor Area Ratio (5-10%)</p> <p><input type="checkbox"/> Angled Building Envelope</p> <p><input type="checkbox"/> Accessory Structure</p>
---	---

Where applicant is requesting a deviation from floor area ratio (5-10%), angled building envelope plane, or accessory structure, please submit application materials for a Neighborhood Development Permit in addition to this form.

5. Give the reason that the reasonable accommodations may be necessary, for you or for other individuals with disabilities seeking the specific housing, to use and enjoy the housing. You do not need to tell us the name or extent of your disability or that of the individuals seeking the housing:

The applicant requests reasonable accommodation from the attached provision of the municipal code that prevents hospitals, intermediate care facilities, and nursing facilities in Proposition A lands. The reasonable accommodation requested is relief from the municipal code section 141.0413(a) so as to allow the applicant to pursue a Conditional Use Permit as allowed under the zoning.

6. Please attach any documents that you feel are necessary to support your request for reasonable accommodation and would assist us in considering your request, (e.g. medical documentation which supports the need for the accommodation as prescribed under disability law). Please note that all documents submitted will be kept as a record of the decision and will be made available to the public upon request.

Attached is a project description detailing the age range, physical and mental ability of residents, and the types of assistance and services required by these individuals. Also attached is the code section in question that prevents the applicant from seeking a CUP to serve the residents in the assisted living facility described.

CONTINUED ON REVERSE SIDE

7. Owner Declaration: I Phil Bodem, certify, under penalty of perjury under the laws of the State of California, that the information provided above is correct and is being submitted to facilitate a currently anticipated use of the development by a person with a disability.

Signature [Handwritten Signature] Date 6/15/09

A disabled person pursuant the Fair Housing Amendments Act of 1988 means any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

FOR CITY USE ONLY

The following findings have been made to support the reasonable accommodation request:

- | | | |
|--------------------------|--------------------------|---|
| YES | NO | |
| <input type="checkbox"/> | <input type="checkbox"/> | The development will be used by a disabled person. |
| <input type="checkbox"/> | <input type="checkbox"/> | The deviation request is necessary to make specific housing available to a disabled person and complies with all applicable development regulations to the maximum extent feasible. |
| <input type="checkbox"/> | <input type="checkbox"/> | The deviation request will not impose an undue financial or administrative burden on the City of San Diego. |
| <input type="checkbox"/> | <input type="checkbox"/> | The deviation request will not create a fundamental alteration in the implementation of the City's zoning regulations for the _____ zone.
<small>INDICATE ZONE</small> |

Additional Information for Administrative Record:

Name: _____ Staff Title: _____

Signature: _____ Date: _____

SOKOLOVE DEVELOPMENT LLC

Description of Proposed Assisted Living Community

Santaluz

Physical/Mental State of Residents

Most residents of the proposed project would be 80-90 years of age and will have become physically frail to the point where they will require assistance with at least two activities of daily living (ADLs). Examples of ADLs are bathing, toileting, dressing, eating and walking. Residents might have indications of early to moderate dementia, requiring assistance by staff specially trained in providing personal care and assistance for persons with this condition.

Operations/Services/Staffing

The California Department of Social Services is the regulatory agency having jurisdiction over the proposed project, which would be licensed as a Residential Care Facility for the Elderly (RCFE). Staff would be on duty 24 hours per day/7days per week. Staff provides supervision, personal care and oversight to residents, in a secured environment, including the preparation and serving of 3 meals per day, plus snacks, in a common dining area(s). Staff assists residents with their activities of daily living, including, but not limited to, bathing, toileting, dressing, eating and walking.

Staff includes registered nurses (RNs), certified nursing assistants (CNAs), chefs, dietary staff, housekeepers, building engineer, activities coordinator, van driver and groundskeepers. The approximate staffing by work shifts is indicated below.

7:00 AM – 3:00 PM 23-25 staff

3:00 PM – 11:00 PM 14-16 staff

11:00 PM – 7:00 AM 3-6 staff

Physical Facilities Description

Approximately 80 assisted living and/or dementia care units would be constructed in a 1 or 2 story building, on a 3 acre site. All resident areas would be handicapped accessible – both indoor and outdoor.

Units would include a small living area, a sleeping area, a very small counter/sink, a microwave and a mini-fridge. Not included are any cooking facilities (range top or oven). Units would be arranged to accommodate one or more related, or unrelated residents. A private bathroom would be included in each unit with a walk-in shower (without curbs), to enable those a) in wheelchairs, b) reliant upon walkers or c) unable to step over a curb, to easily access the showers.

Commons Areas would include resident congregate dining room(s), living room(s), activities and recreation areas. Food preparation equipment would be provided for use by staff in preparation of

meals for residents. Back-of-house support areas would be provided for dry food storage, refrigerated food and frozen food. Laundry and housekeeping areas would be provided for staff use. An administrative area for business administration and admission activities will be required, as well as a reception area and restrooms for visitors. A medical records storage area, as well as a locked medications storage area would also be provided.



August 31, 2011
B14123

Ms. Farah Mahzari
Development Services Department
City of San Diego
1222 First Avenue, 5th Floor
San Diego, CA 92101

RE: Updated Trip Generation Table for Existing Commercial and Planned Other Land Uses in the South Village portion of Black Mountain Ranch

Dear Ms. Mahzari:

The intent of this letter is to update the trip generation table developed for the South Village portion of Black Mountain Ranch. This has been prepared on behalf of the Santaluz, LLC and the Santaluz Assisted Living/Memory Care Facility for the South Village Area. Originally, the commercial land use trip allocation was set to 7,200 trips for this area. This was based on a “neighborhood commercial” development of 60,000 square feet with a daily trip rate of 120 trips per 1,000 square feet. However, as of early 2006, 16,000 square feet of retail space had been developed with a resulting trip allocation of 640 daily trips. An update to the original table was prepared by us in July of 2006 to show that fewer trips than planned have occurred due to development. Subsequently, on August 9, 2011, we submitted an updated trip generation table in regards to the mosque development and Montessori school project.

Much of the change came from the fact that the trip rate for the current retail development is lower than that of the “neighborhood commercial” rate assumed for the original land uses. The size of the current development equates to a “specialty retail” land use with a trip generation rate of 40 trips per 1,000 square feet.

The following trip generation table lists the 2011 existing plus proposed new uses due to the Santaluz Assisted Living/Memory Care Facility for the South Village Area as they compare to the original allocation of 7,200 trips. This facility is classified as a “convalescent/nursing home” and will generate a total of 3 trips per bed. This proposed project will have a total of 64 units over 70,535 square feet and has the capability to house up to 74 resident beds. This project replaces the two recreational center items in the previous list that each generated 40 trips per day.

The Montessori School and Mosque for the South Village Area are also included in the following trip generation table with existing plus proposed new uses as analyzed in our August 9th letter.

**Table 1
South Village Trip Generation**

In Original EIR											
<i>Project</i>	<i>Land Use</i>	<i>Intensity</i>	<i>Trip Rate</i>	<i>Per</i>	<i>Daily Trips</i>	<i>AM Trips</i>	<i>In</i>	<i>Out</i>	<i>PM Trips</i>	<i>In</i>	<i>Out</i>
Commercial	Neighborhood Shopping Center (30 ksf or more)	60	120	ksf	7200	288	173	115	792	396	396
Total					7200	288	173	115	792	396	396

Proposed											
Commercial (existing)	Specialty Retail	16	40	ksf	640	19	12	8	58	29	29
Montessori School	Daycare/pre-K	216	5	child	1080	205	103	103	194	97	97
Montessori School	Elementary	40	2.9	student	116	36	22	14	22	9	13
Mosque (Lot 7)	House of Worship	50	13.5	ksf	512	20	16	4	41	20	20
Santaluz Asst. Living/Memory Care Facility	Convalescent/Nursing	74	3	bed	222	16	9	6	16	6	9
Total					2570	296	162	135	331	161	168
+/- (proposed - orig. EIR)					-4630	8	-12	20	-461	-234	-227

Based on the above table, the existing and proposed land uses generate fewer (4,630) daily trips than the originally allocated trips in the South Village area of Black Mountain Ranch. Also, the peak hour trip analysis shows fewer PM peak trips but a few more AM peak trips. This is not problematic since the PM peak governed the determination of impacts in the EIR.

Sincerely,



J. Arnold Torma, P.E.
Principal Engineer