

**MISSION VALLEY HEIGHTS
SPECIFIC PLAN AMENDMENT
(April 1996)**

Prepared for:

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San Diego, California**

**CITY OF SAN DIEGO
PLANNING DEPARTMENT
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I. INTRODUCTION

The H.G. Fenton Materials Company phased out its Murray Canyon rock extraction and processing facility and asphaltic concrete batch plant in Mission Valley during the latter part of 1985. This operation has been transferred to a new location on 600 acres in Carroll Canyon which will serve the company's needs for many years to come. The new site in Carroll Canyon commenced full operations in 1985.

The result of the above actions, the existing Murray Canyon site in Mission Valley is no longer used for sand and gravel extraction. therefore, this report, The Mission Valley Heights Specific Plan, has been prepared to serve as the continuing basis for evaluating the consistency of future proposals for the property requiring discretionary action from the City.

A. EXISTING SETTING

The Specific Plan area is within Mission Valley, and is bounded on the east by Mission Center Road, south by Friars Road, west by State Highway 163, and to the north by existing residential development at the top of the mesa., for the most part, the undeveloped portion of the planning area stretches above Mission Valley, offering excellent vistas of the valley below. It is located in the center of the San Diego Metropolitan area.

To assure overall coordination on a more complete planning area basis, the following proposed development plans and existing city-approved plans have been included within this Specific Plan:

1. The Mission Valley Heights subdivision, which consists of:
 - a.) City approved Planned Industrial Development (No. 40-018-0), amended in 1996, consisting of ~~71.2~~ 67.8 net acres, with ~~27~~ 25 light industrial and office use parcels and 11.0 acres of public streets and dedications.
 - b.) Lots 1 and 3, ~~Proposed~~ City approved Planned Commercial Development Amendment (No. 84-0128) consisting of 10.2 acres with commercial office and restaurant uses fronting Mission Center Road.
 - c.) City approved Conditional Use, Planned Industrial Development and Planned District Ordinance Permit (No. 95-0687) for Lots 15 and 16 consisting of 3.4 acres of commercial visitor/hotel use. A 140-room limited-service hotel will be built at this location.
2. The ~~proposed~~ City approved Friars-Mission Center, (PCD) No. 83-0393), 14.6 acre community commercial shopping center fronting on Friars Road between Frazee Road and Mission Center Road.

II. LAND USE ELEMENT

A. CONSTRAINTS AND OPPORTUNITIES

Introduction

The preparation of The Mission Valley Heights Specific Plan included research and analysis of surrounding plans and land use, zoning, ownership, and transportation routes, both existing and proposed within the Mission Valley Community Plan. On-site research included analysis of on-site easements and utilities, viewsheds, slopes, and other environmental factors.

1. Summary of Analysis

The following statements represent a generalized overview of the area:

- a. Related land uses in the valley are business-oriented commercial.
- b. Future plans for development emphasize a variety in land use, including residential, and the creation of an "urban center" concept incorporating retail, commercial, industrial and office uses.
- c. Land use for the proposed development is in conformance with the Mission Valley Community Plan.
- d. Single family development predominates the mesa area. There is a clear physical separation of the mesa from the valley.
- e. Ownership patterns of the undeveloped land, available for development in large units, reinforce the potential for organized future development within the valley.
- f. The existing transportation patterns are limited, however, the potential exists for developing a strong interior transportation network on the larger undeveloped parcels.

2. Adjacent Land Uses

Adjacent developments include the following:

- a. The Sunroad Project, including an existing seven-story office building, a recently completed ten-story office building and a third office building considered for future development.
- b. The Griffith Industrial Tract, including the Mini storage warehousing and SCA Construction Supply Company.
- c. The Denny's Restaurant and Chevron service station, fronting on Friars Road.

Additional adjacent developments, as of the 1996 adoption of the Specific Plan Amendment for the commercial-visitor use on Lots 15 and 16, include the following:

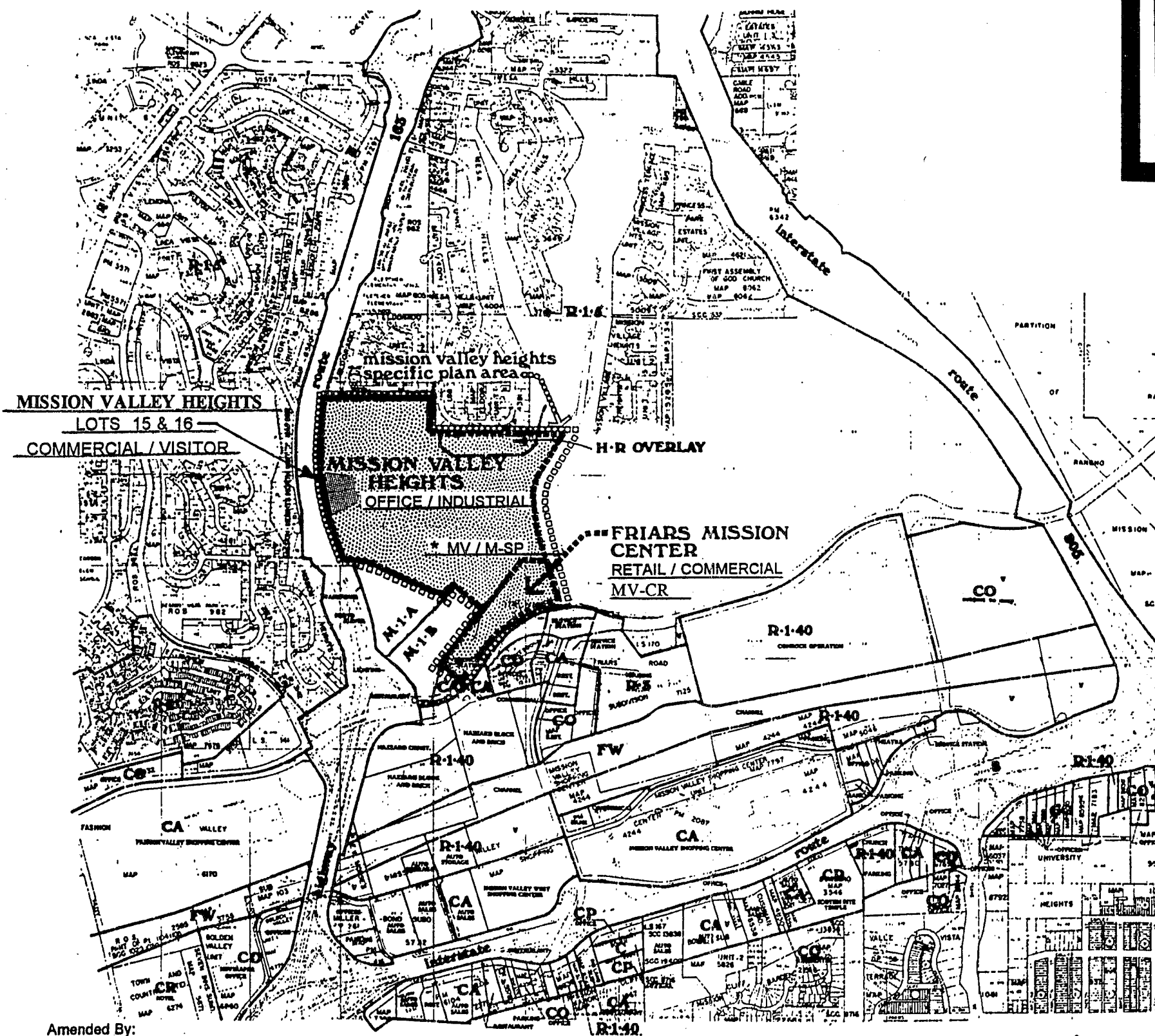
- d. **The Hazard Center, including a 15-story office building, approximately 135,000 sq.ft. of retail, an 11-story hotel, and condominiums.**
- e. **The Rio Vista Project, including three office buildings ranging in height from three to ten stories.**
- f. **The Rio Vista West Project, including 260,000 sq.ft. of retail space.**
- g. **Fashion Valley Expansion - 440,000 square feet of retail commercial use.**

ZONING AND LAND USE
PER 1996 ADOPTED
SPECIFIC PLAN AMENDMENT

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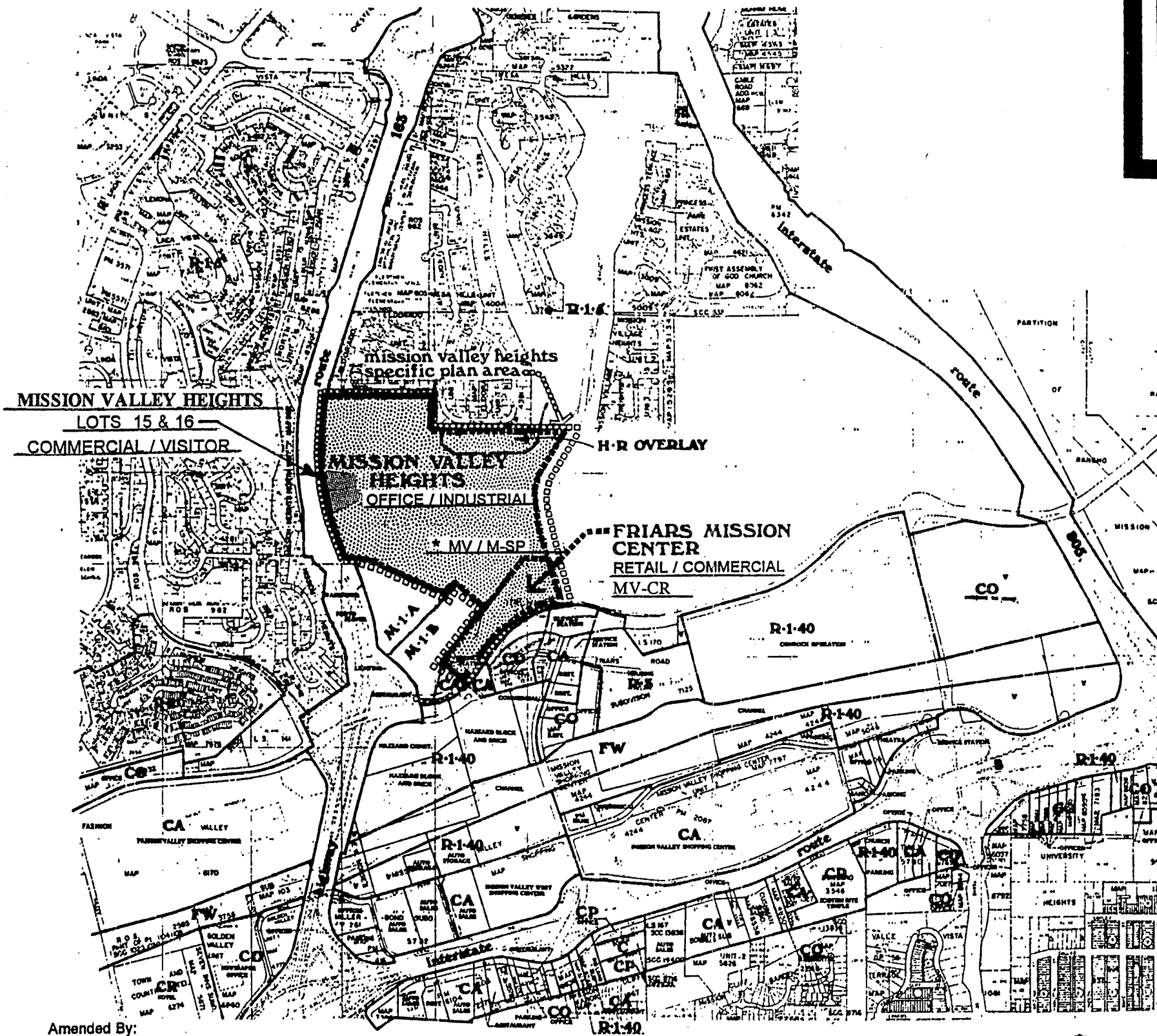
4-A

Figure 1-A

MISSION VALLEY HEIGHTS

ZONING AND LAND USE PER 1996 ADOPTED SPECIFIC PLAN AMENDMENT

* THE SPECIFIC PLAN AREA IS
ZONED MV/M-SP, WITH THE
EXCEPTION OF FRIARS MISSION
CENTER, WHICH IS ZONED MV-CR.



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AMENDMENTS
V - VACANT
SBL - RESTAURANT
PARK - PARKING



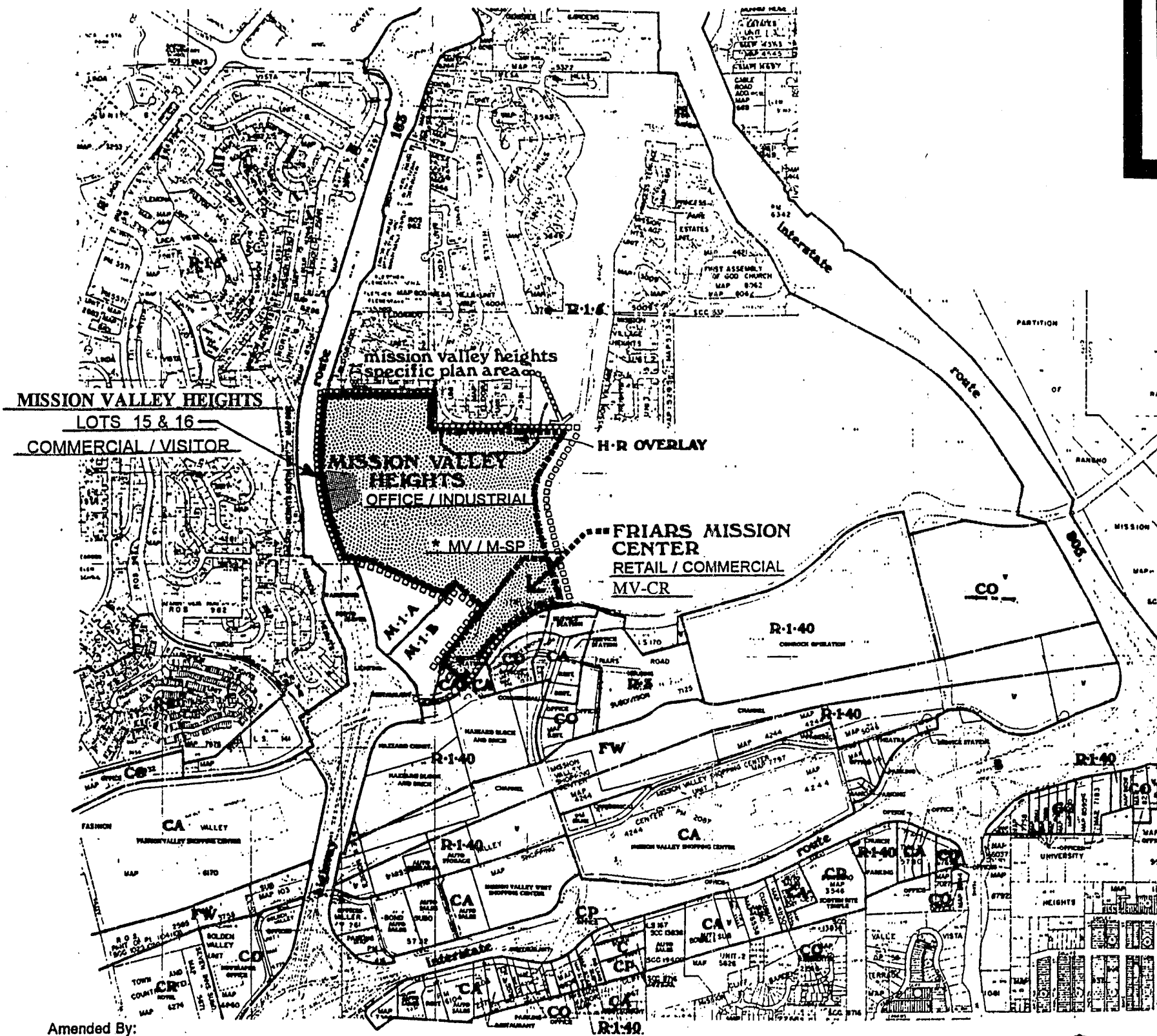
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LEGEND
V VACANT
REST. RESTAURANT
PARK PARKING



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B. DEVELOPMENT PROGRAM SUMMARY

1. Project Concept

Mission Valley is the major retail core of San Diego, with the nearby Mission Valley and Fashion Valley shopping centers providing 2.5 million square feet of regionally oriented retail space. The Valley also represents a significant commercial office activity, providing more than 1.6 million square feet of office space. Housing is also rapidly increasing within the Valley, providing the opportunity for residences close to work.

Given the relatively large size of the Specific Plan area, the opportunity exists to establish a mix of many uses in a unified development concept with a thematic approach.

These land uses will consist of industrial, office, commercial visitor/hotel to serve the industrial use, and commercial/retail facilities. The upper areas of the plan are designated for a wide variety of industrial and office uses including research and development operations, light manufacturing and assembly, and computer/data processing, and the industrial-serving commercial visitor/hotel. The portions of the project fronting on the circulation routes are planned for office and commercial/retail complexes. This mix of development is linked by a looped circulation system, providing coordinated and integrated access for vehicular and pedestrian systems. As a result, there are opportunities to provide visual and circulation relationships that are appropriate and responsive to approved and proposed land uses.

2. Summary of Proposed Land Uses

The Mission Valley Heights Specific Plan will create an "urban center", by providing a mix of land uses, including commercial, retail, commercial visitor/hotel, office and light industrial. The following table defines the approved and proposed land uses that comprise the specific plan.

MISSION VALLEY HEIGHTS SPECIFIC PLAN LAND USE TABULATION

PROJECT NAME Land Use Lot No.	Net Area (AC)	Floor Area (SF)	Remarks
MISSION VALLEY HEIGHTS:			
Lot 1: Comm. Office	8.0	296,500	Proposed PCD Amendment No. 84-0128
<u>4-14, 17-29</u> Lots 2, 4-29 Business Park	<u>67.8</u> 71.2	<u>1,114,658</u> 1,160,000	Approved PID No. 40-018-0 and <u>PID Amendment No. 95-0687</u>
Lot 3: Restaurant	2.2	8,800	Proposed PCD Amendment No. 84-0128
<u>Lots 15-16:</u> <u>Comm. Visitor/Hotel</u>	<u>3.4</u>	<u>52,300</u>	<u>PDO/CUP/PID Permit No. 95-0687</u>
Circulation (Streets)	11.0	_____	
Sub-total	92.4	<u>1,472,258</u> 1,465,300	
FRIARS-MISSION CENTER:			
Commercial/Retail	14.6	<u>150,000</u>	Proposed PCD No. 83-0393
Total Proposed Development	107.0 Acres	1,615,300 SF	

As a means of further defining the project land uses and site specific development criteria, the following table establishes the proposed project components on a parcel by parcel basis.

	<u>F.A.R.</u>	<u>ACRES</u>	<u>MAX BLDG. AREA</u>	<u>MAX LOT COVERAGE</u>	<u>MINIMUM LANDSCAPE AREA</u>
MISSION VALLEY HEIGHTS:					
P.I.D. Approved					
Commercial Office (Lots 4-7)	1.50	12.36	380,000 SF	50%	min. 10% of site area, including 10% of vehicular use area. (avg. 1 tree per 5 parking spaces)
Corporate Office (Lot 2)	.80	10.06	150,000 SF	50%	
Corporate Center (Lot 24)	.80	9.49	200,000 SF	50%	
Industrial Business (Lots 17-23)	.23	14.93	150,000 SF	25%	
	<u>.26</u>	<u>21.01</u>	<u>234,658 SF</u>	27%	
Light Industrial <u>14</u> (Lots 8- 16 , 25-29)	<u>.27</u>	<u>24.41</u>	<u>280,000 SF</u>		

MISSION VALLEY HEIGHTS:
P.D.O. Permit

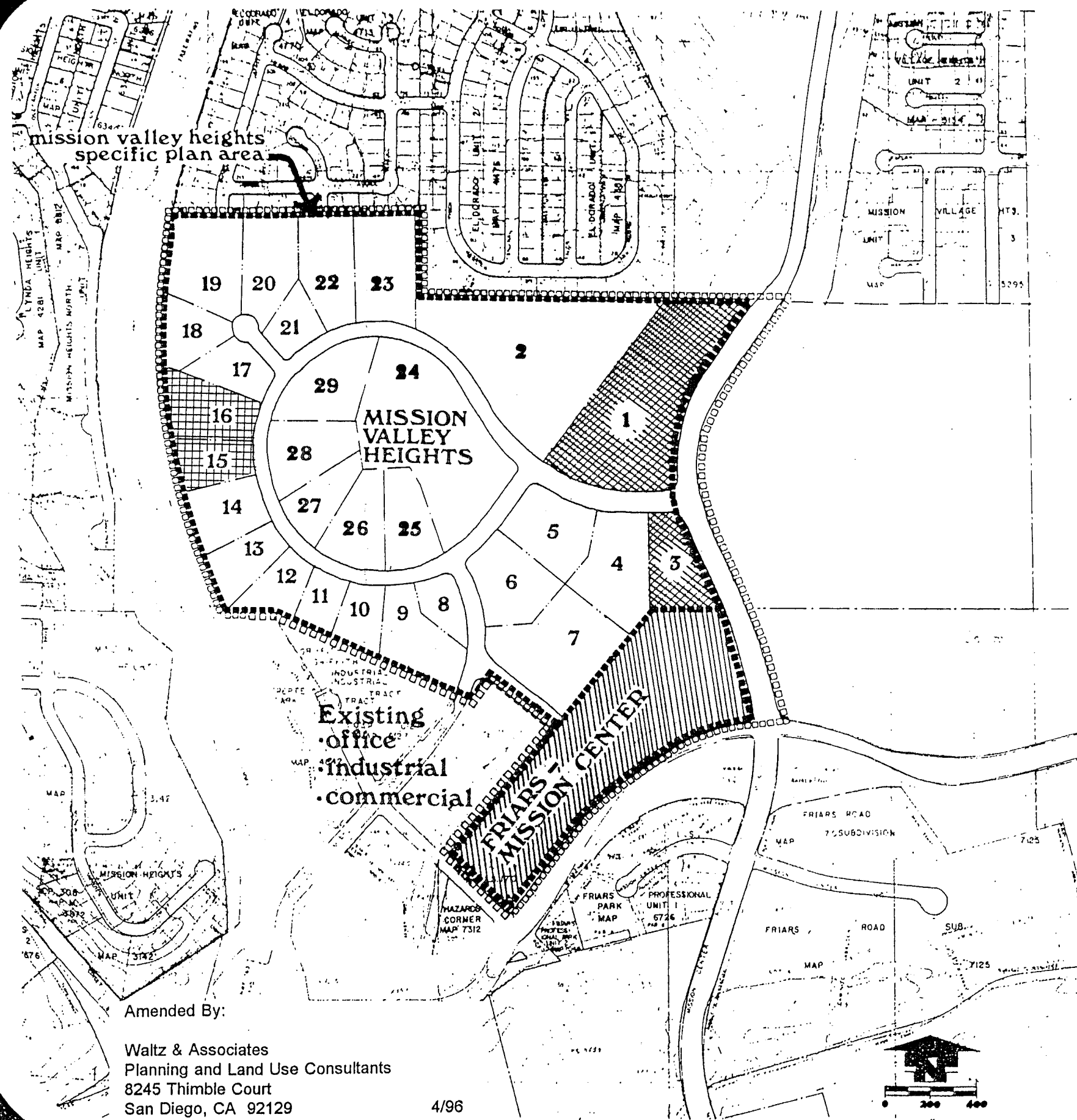
<u>Commercial Visitor/Hotel</u> <u>(Lots 15 & 16)</u>	<u>.35</u>	<u>3.40</u>	<u>52,300 SF</u>	<u>50%</u>	<u>same as above</u>
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MISSION VALLEY HEIGHTS:
P.C.D. Amendment

Commercial Office (Lot 1)	.90	7.98	296,500 SF	25%	same as above
Restaurant (Lot 3)	.20	2.22	8,800 SF	10%	

FRIARS-MISSION CENTER:
P.C.D.

Retail/Commercial (Includes 40,000 SF Market)	.24	14.60	150,000 SF	25%	same as above
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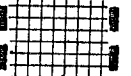
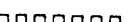


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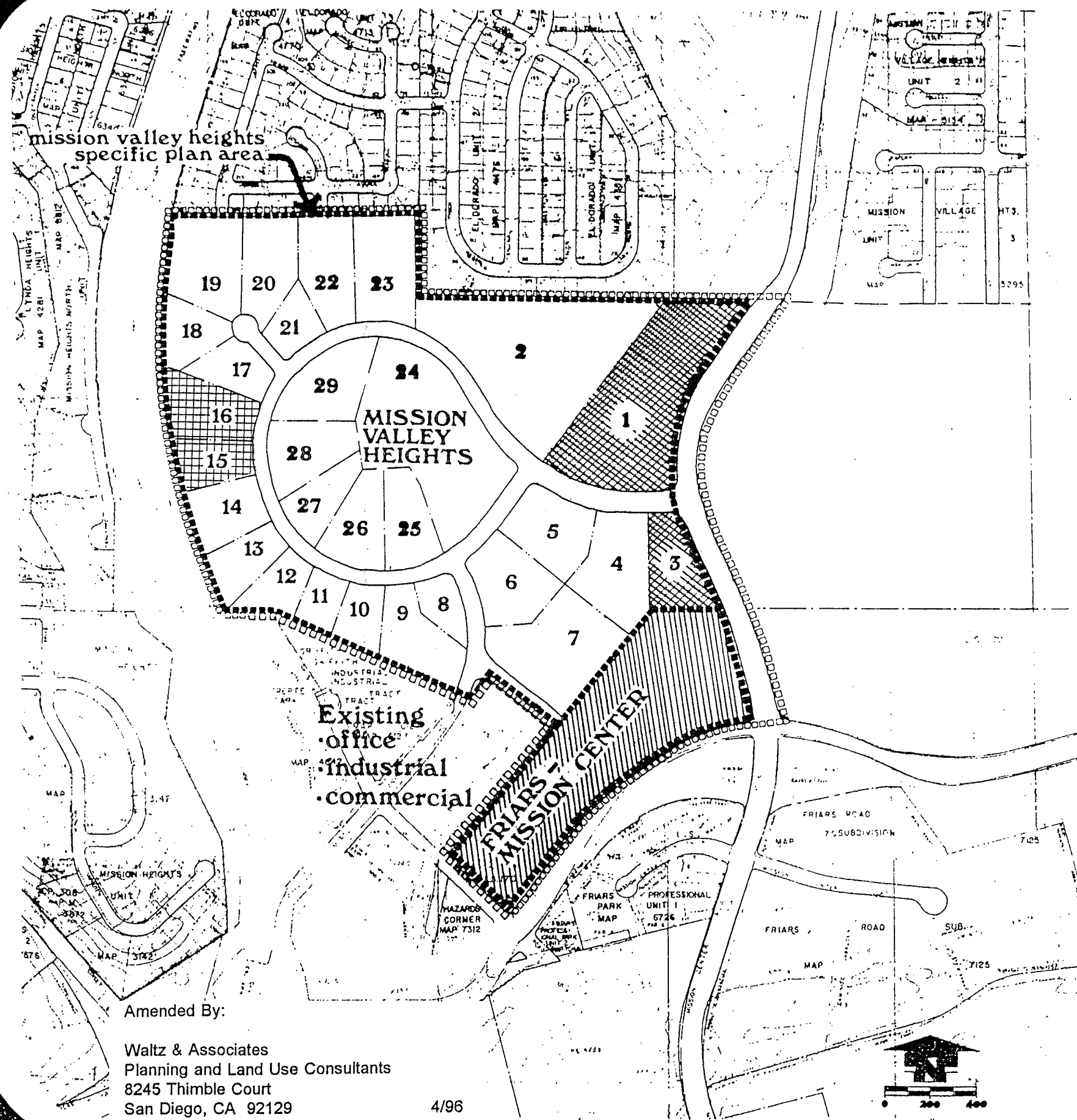
specific plan map

-  MISSION VALLEY HEIGHTS
PID: ~~existing~~ (*40-018-0)
-  MISSION VALLEY HEIGHTS
PCD: amendment (*84-0128)
-  FRIARS-MISSION CENTER
PCD: ~~proposed~~ (*83-0393)
-  MISSION VALLEY HEIGHTS
PDO: (#95-0687)
-  SPECIFIC PLAN BOUNDARY

Note: land use tabulation on page 9




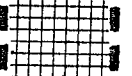
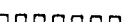
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III. URBAN DESIGN ELEMENT

A. LAND USE

As the summary of land use indicates, the Mission Valley Heights Specific Plan contains a range of integrated industrial, office, commercial visitor/hotel, and commercial/retail uses. The following identifies in detail the specific uses, the general phasing of each use and the anticipated tenant composition of each element.

1. Business Park: Office Industrial

The largest land use element for development in the Mission Valley Heights Specific Plan is the business park, Mission Valley Heights ~~Lots 1-29~~ Lots 1 - 14 and 17-29, consisting of approximately ~~1,465,300~~ 1,419,958 square feet and covering ~~92.4~~ 89.0 acres. Tenant types are anticipated to be a wide range of office and light industrial uses.

The Specific Plan recommends that development take place in annual increments of approximately 100,000 square feet. However, based on changing market conditions and project acceptance, this incremental phasing may be exceeded. For example, it is possible that corporate headquarters operations, including administrative, research, and development, assembly, warehousing, and showcasing will represent an area of business park demand which now exist in Kearny Mesa to the north, may find Mission Valley Heights an advantageous location for their operation.

Those lots designated as offices will initially range in size from approximately 200,000 to 140,000 square feet of building area, and in varying heights of one to seven-story structures. They will be sited in a series of clustered office parks.

It is anticipated that these office components will include users engaged in financial, service and information processing fields, characteristic of many office uses now located in Mission Valley. Also, corporate headquarters tenants are expected, due to its proximity to hotels, retailing, restaurant and its central relationship to both airport and surface transportation.

On sites adjacent to Mission Center Road to the east and Murray Canyon Road to the south, the business park consists exclusively of office clusters. This results in higher intensity uses near the project entrances. Those areas on the west (for example, Lots 8-16) are planned for light industrial/office uses, including manufacturing or research and development activities.

2. Retail/Commercial: Friars-Mission Center

The Specific Plan proposes development of approximately 150,000 square feet of retail space. This will be developed as a community commercial center, anchored by a large supermarket tenant, and supported with a mixture of smaller retail and service tenants. In addition, the commercial/retail center will include free-standing restaurants and financial institutions. This commercial center will be built on the 14.6-acre lot fronting on Friars Road and will serve the Mission Valley market area. ~~It should be noted that Mission Valley currently does not provide a supermarket or significant mix of convenience goods retailers in the vicinity.~~

Although the commercial center has been conceived as a community commercial element, it will also service the retail needs of nearby office employees at Mission Valley Heights, as well as the residential population throughout Mission Valley. As a result, part of the tenant mix will include retailers who service the specific retail needs of office tenants, such as office supply stores, stationery stores, florists, etc.

The commercial center will be constructed on the most visible site adjacent to Mission Valley Heights, affording tenant visibility and exposure to the Friars Road traffic. Development is planned to occur as a single on-going phase, extending over a number of years.

3. Business Park: Commercial Visitor/Hotel

The Specific Plan proposes development of Lots 15 and 16 of Mission Valley Heights business park as a commercial visitor/hotel site. The proposed use in this location furthers the goal of the Mission Valley Heights Specific Plan to "create an urban center by providing a mix of land uses". The combination of changing market conditions and the site's central relationship to the office/industrial components of the business park make this use compatible with the intent of the Mission Valley Heights Specific Plan. As a result of corporate downsizing and trends of specialized consulting and outsourcing of corporate functions, limited-service hotels located within business/industrial parks have become the interim lodging choice of the business traveler. The Business Park: Office and Industrial Element of the Specific Plan acknowledges the fact that market conditions and project acceptance might change from what was originally anticipated. The business park anticipates office users engaged in financial, service and information processing fields as well as corporate headquarters to locate within the business park due to the close proximity to hotels, retailing, restaurants, etc. The proposed specialized hotel, located within the business park, furthers the intent of this land use element objective by providing overnight accommodations to individuals in training at nearby locations within the industrial park site. The proposed limited-service hotel, catering to the business traveler, will be built on the 3.4-acre site and consists of three two-story buildings totalling approximately 52,350 square feet. The hotel is limited in services by not providing a restaurant, pool, spa, weight room, or meeting/conference rooms, and its rooms are not intended to be occupied as permanent residences. Each hotel room will have a small kitchenette, sleeping/living area, work area complete with fax/modem capabilities, and a separate bath. The hotel will feature a central check-in/administration center and a guest service center. The hotel will also provide on site a commercial laundry facility for housekeeping services. Restaurant facilities are located within walking distance, approximately 1,500 feet, of the hotel at the retail/commercial Friars Mission Center. As stated in the Retail/Commercial: Friars-Mission Center Element of the Specific Plan, the intent of the commercial center is to "service the retail needs of nearby office employees of Mission Valley Heights, as well as the residential population throughout Mission Valley".

By locating the proposed hotel within the business park, the business traveler is within walking distance to work as well as other retail and entertainment needs. The City of San Diego Traffic Engineering Department, in a letter dated January 2, 1996, has permitted a trip generation rate reduction to 5 average daily trips per hotel room, see Appendix B.

Development of the commercial visitor/hotel is planned to occur in one phase over a twelve-month period. The architecture of the hotel will be compatible with the surrounding office/industrial park.

If in the future, the proposed use on Lots 15 & 16 does not meet the specific character identified for the commercial-visitor limited service hotel use, the property shall revert to industrial/business park uses. If this type of hotel is not marketable, then the use will revert to the industrial/business park use within the .27 F.A.R. maximum lot coverage parameters.

VII. IMPLEMENTATION

Implementation of the Mission Valley Heights Specific Plan will be done according to city policies governing development within the "urbanized" area of the City, as defined by the Progress Guide and General Plan for the City of San Diego. The proposed methods of processing and review, as well as development phasing of the project, are described below.

A. PROCESSING AND REVIEW

The Mission Valley Heights project was processed through City approvals for Tentative Map, Rezone, PCD and PID in April 1982; the final map recorded in September 1984. ~~The Rezoning, Tentative Maps, and PCD for Friars-Mission Center are currently in process with the City. The PCD Amendment for Lots 1 and 3 of Mission Valley Heights is currently in process with the City.~~ The Friars-Mission Center project was processed through City approvals for Tentative Maps, Rezone, and PCD in 1986 along with the PCD amendment for Lots 1 and 3 of Mission Valley Heights. In 1996, the PID Amendment and PDO/CUP permit for Lots 15 and 16 of Mission Valley Heights were processed through City approvals for a limited-service hotel to serve the surrounding industrial/business park.

The following implementation provisions apply to the proposed project sites.

1. **Subdivision Map Act and Local Subdivision Ordinance:**

These laws, enforced by city staff, Planning Commission, and City Council provide for on-site improvements, enforcement of items dealing with public health, safety, and welfare, and provision of off-site public facilities directly related for the needs of the subdivision.

2. **Rezoning Procedures:**

The rezone of Friars-Mission Center from R-1-5 to CA is currently in process with the City, (Application 83-0393). Additional rezoning is not anticipated.

3. **Environmental Review:**

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezoning, subdivision, use permits and other discretionary acts required for implementation of this plan are subject to environmental review. Such review includes City staff analysis of the project and related impacts and a public review period culminating in public hearings.

4. **Planned Commercial Development:**

Projects approved under a Planned Commercial Development (PCD) Permit may use the flexible but thorough implementation process outlined in the ordinance to achieve design flexibility while meeting the goals of this plan. This process shall be utilized for the commercial areas of Mission Valley Heights Specific Plan (Friars-Mission Center PCD and Mission Valley Heights Lots 1 and 3 PCD Amendment).

5. **Planned Industrial Development:**

The review process associated with Planned Industrial Development processing provides the same opportunities as does the PCD procedure. The PID process has been utilized for office and industrial projects within the planning area. In 1996, a PID Amendment was processed through the City removing Lots 15 & 16 from the Mission Valley Heights PID Permit.

6. **Mission Valley Planned District Ordinance:**

The Mission Valley Planned District Ordinance was adopted and added to the City of San Diego Municipal Code, as Division 21, on July 9, 1990. The PDO implements the Mission Valley Community Plan through districts regulating development intensity community-wide and providing development criteria for residential, commercial, industrial, and multiple land uses. Per Section 103.2103, Item B-1 - Exemptions, the Mission Valley PDO does not apply to specific plans, unless a proposed use is not within substantial conformance to the adopted specific

plan. As this relates to the Mission Valley Heights Specific Plan, the Mission Valley P.D.O. does not apply, unless significant changes or amendments are proposed to PID No. 40-018-0 and PID Amendment/PDO/CUP Permit No. 95-0687, PCD and PCD Amendment No. 84-0128 and PCD No. 83-0393. Applications for significant changes or amendments to the above-listed permits shall be reviewed for conformance with the Mission Valley P.D.O. In 1996, PID Amendment/PDO/CUP Permit No. 95-0687 was approved for Lots 15 & 16 for the construction of a 140-room limited-service hotel to serve the surrounding industrial/business park.

B. TRANSPORTATION IMPROVEMENTS

Transportation improvements will be required by Subdivision Review Board approval through the Subdivision Map and PCD approvals process. The following transportation related improvements will be required of the proposed projects.

This specific plan does not in any way approve the engineering design details for the grade and alignment of the public streets or easements. The precise design parameters for public rights-of-way will be established with the approval of the tentative and/or final map(s) for this development. Any changes from those shown in this specific plan may require an amendment to the plan, either administrative or formal, depending upon the impacts on the plan, as determined by the Planning Director. The design parameters will be subject to the approval of the City Engineer and shall be in conformance with Council Policy 600-4.

1. Improvements to be provided by Friars-Mission Center Project:

a. Friars Road between SR-163 and Mission Center Road:

Widening of Friars Road to provide a right turn lane to Frazee Road and four lanes of through traffic in both directions between the northbound on-ramp to SR-163 and the westbound on-ramp from Mission Center Road. Dual left-turn lanes will be provided from both direction on Friars to Frazee road. The traffic signal at the intersection of Friars Road and Frazee will be modified. Pedestrian barriers will be provided to prohibit surface pedestrian crossing. The Friars Road west bound on-ramp from Mission Center Road will be signalized, and widened as determined by the City Engineer. An enhanced pedestrian under-crossing of Friars Road will be provided at Mission Center Road.

A median barrier will be constructed in Friars Road, with design subject to approval of the City Engineer.

With reference to the above improvements, the Friars Mission Center developers shall be responsible for all re-configuration and improvement north of the centerline of Friars Road.

b. Frazee Road Adjacent to Friars-Mission Center:

Developer will improve Frazee Road adjacent to the project to high volume collector design, with a 98' R.O.W., including dual left-turn lanes for southbound traffic.



THE CITY OF

SAN DIEGO

EXECUTIVE COMPLEX • 1010 SECOND AVENUE • SAN DIEGO, CALIFORNIA 92101

ENGINEERING
DEPARTMENT

January 2, 1996

Mr. Bradley Griggs
125 Lincoln Avenue
Santa Fe, New Mexico 87501

Dear Mr. Griggs:

We have reviewed the revised Homestead Village Trip Rate Study prepared by Dave Carter of Barton-Aschman Associates, Inc. dated December 15, 1995. The study is acceptable and we will allow a trip rate reduction to 5 average daily trips per unit for the Mission Valley site only. As we discussed previously, and as you reiterated in your December 18, 1995 letter to us, future Homestead Village sites will be assessed at the City's standard rate of 8 average daily trips per unit unless it can be reasonably demonstrated that a different trip rate should be used. Any trip generation study of the Mission Valley site to establish trip rates for other future sites should be conducted no earlier than six months after opening of the Mission Valley site.

If you have any questions, please call me at 533-3006 or Bing Luu at 533-3058.

Sincerely,

Ann French

Ann French
Senior Traffic Engineer
Engineering Services Division

AF:BDL:ma

a:homevlg2.rpt

cc: Jeanette Waltz
Pat Grabski
Shannon Stafford

APPENDIX "B"



DIVERSIT
BRINGS US ALL TOGETHER