As of printing of this report the Rancho Penasquitos Community Planning Board's May 3, 2017 minutes were not available. However, they will be distributed at the time of the hearing on June 8, 2017.

Thank you,

Sara Toma Assistant Planner Planning Department



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	May 30, 2017	REPORT NO. PC-17-049
HEARING DATE:	June 8, 2017	
SUBJECT:		ncho Peñasquitos Community Plan to erve Golf Course Use /Open Space to
Project Number:	544941	
OWNER/ APPLICANT:	Carmel LLC / 33 North Development	Group

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Rancho Peñasquitos Community Plan to redesignate a 114 acre site from Park, Open Space, and Recreation to Single Family Residential? The property is located at the 14455 Peñasquitos Drive.

Staff Recommendation: INITIATE the plan amendment process.

<u>City Strategic Plan Goals and Objectives</u>: The proposed amendment to the Community Plan supports the following City of San Diego Strategic Plan goals and objectives; Goal 2: (work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3: (create and sistain a resilient and economically prosperous City).

<u>Community Planning Group Recommendation</u>: On May 3, 2017, the Rancho de los Peñasquitos Planning Board voted 11-4-1 in favor of initiating an amendment to the Rancho Peñasquitos Community Plan. Their recommendation has been included as Attachment 1.

<u>Environmental Impact</u>: If initiated, the proposed plan amendment and future discretionary actions would be subject to environmental review.

Fiscal Impact Statement: No Fiscal impact. All Costs associated with the processing of the application are recovered through a deposit account funded the applicant.

Code Enforcement Impact: None

<u>Housing Impact</u>: If initiated, subsequent approval of the proposed community plan amendment would allow development of up to 570 new, age-restricted single-family residential units where

none are currently allowed. The applicant has committed to provide 10% for-sale affordable housing on-site.

The initiation of a plan amendment in no way confers adoption of a plan amendment; neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the propsed amendment.

BACKGROUND

The project site is a 114 acre parcel located at northeast corner of the Rancho Peñasquitos planning area) and was the location of the former Doubletree Hotel Golf Course which closed in 2015. The site is currently designated as the Preserve Golf Course (Open space) by the Rancho Peñasquitos Community Plan (community plan) and is zoned RS-1-14 (Attachment 2,3). To the east of the project site is Interstate 15 (I-15) and the Carmel Mountain Ranch Community. Further to the east are commercial and retail shopping opportunities including the Carmel Mountain Plaza and the Carmel Mountain Ranch Town Center. Both of the shopping centers offer a variety of eating establishments and grocery shopping stores. Metropolitan Transit Service Bus Route 20 runs along the sites southern boundary and travels up north to Rancho Bernardo Transit Station and down south to Downtown San Diego. The nearest existing bus stop is just across the project site on Carmel Mountain Road. The site has remained vacant since previous owner ceased the golf operation in March 2015.

The Community Plan's Residential Element primary goal is to provide housing opportunities for a variety of household types, lifestyles and income level, while maximizing the health, safety and welfare of the community. To achieve this goal, several policies are provided including support of Council Policy 600-19, Fostering of Balanced Community Development, this policy states: It shall be the policy of the City Council to effect the development of economically and racially balanced communities in newly developing peripheral areas of the City and in all City sponsored or approved redevelopment projects, and to do what is reasonably and practically possible in all parts of the City.

If initiated, the applicant would propose to move forward with a community plan amendment to redesignate the site and associated discretionary actions to develop a sustainable, age-qualified, active adult (55+) for-sale single-family residential community; including 10% inclusionary for-sale affordable housing within the project. Approval of a land use change could help achieve multiple community benefits such as redeveloping a fallow property into an aesthetically pleasing residential community with different affordability levels in an area that is in close proximity to public services, transit, and commercial and retail services.

In addition to the present initiation request, there are two amendments that have been initiated in Rancho Peñasquitos Community.

- The proposed Rhodes Crossing amendment has been initiated to redesignate 26 acres from Low Density Residential and Open Space to Medium-High Density Residential located at the intersection of Carmel Mountain Road and Camino Del Sur.
- The proposed Rancho Peñasquitos Community Plan Amendment to reclassify Black

Mountain Road from a 6-lane Primary Arterial to a 4-lane Major from Twin Trails Drive on the North to the Southern community boundary.

DISCUSSION

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may actually proceed. Community plans are components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the Community Plan, and would include mapping changes to the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Development believes that all of the following initiation criteria can be met:

(1) The amendment request appears to be consistent with the goals and policies of the General Plan and Rancho Peñasquitos Community Plan:

The General Plan and Community Plan reflect the former use of the Doubletree Hotel Golf Course. In the General Plan's Land Use Element the project site is identified as Park, Open Space, & Recreation (Attachment 4) which encompasses a wide range of recommended community plan designations (Attachment 5); from open space to private/commercial recreation. The current community plan land use designation and associated goals and policies for the site are to maintain its former use as a privately owned and operated golf course. However, in the last two years the Golf Course has ceased operation and the property has sat fallow.

The proposed amendment seeks to redesignate the existing land use "Preserve Golf Course" to "Low-Density Residential" which is consistent with surrounding land use (Attachment 2). Although, the General Plan and Community Plan identifies the project site as open space/golf course use the property is privately owned and operated. The golf course is not part of the population based open space/park calculations and would not eliminate any dedicated parks from the community. The proposed amendment would designate portion of the site to open space and provide a public park.

The initiation of the proposed plan amendment would provide the opportunity to comprehensively analyze and assess the impacts of the 114 acre site with the focus on providing community benefits. Community benefits may include different housing options for active adults (55+), on-site affordable housing, and a public park for the community. Additionally, the amendment could provide increased access to pedestrian/bicycle connectivity within existing routes and alternative modes of transportation to the Sabre Springs/Peñasquitos Transit Center.

(2) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policies or site design; and

The proposed amendment would offer additional public benefit to the community by providing a public park, on-site affordable housing, and pedestrian/bicycle connectivity to

the existing surrounding residential neighborhoods. Additionally, it would provide diverse housing options for active adults (55+) with a maximum of 570 single-family residential units within close proximity to employment centers, activity centers, and transit centers.

(3) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Public facilities do appear available to serve the proposed amendment to increase density at the site. A full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated.

As outlined above, the proposed plan amendment meets all the above criteria as described; therefore, staff recommends that the amendment to the Rancho Peñasquitos Community Plan be initiated.

The following land use issues have been identified by City Staff. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Determine the appropriate land use designation and intensity for the site
- Evaluate the accessibility of transit, including shuttle service to nearby transit centers
- Evaluate the ability of the project to incorporate sustainable design features
- Evaluate urban design issues within the site with regards to neighborhood interface and pedestrian access and circulation
- Evaluate the provision of adequate on-site amenities and mobility improvements to serve the residents on the proposed age-qualified (55+) single-family residential development

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Sara Toma

Sara Foma Assistant Planner Planning Department

Brian Schoenfisch Program Manager Planning Department

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Attachments:

- 1. Rancho Penasquios Community Planning Group Recommendation
- 2. Rancho Penasquitos Land Use Map
- 3. Rancho Penasquitos Vicinity Map
- 4. General Plan Land Use and Street System Figure LU-2 Map
- 5. Table LU-4 General Plan and Community Plan Land Use Categories
- 6. Draft PC Resolution
- 7. Ownership Disclosure Statement

Attachment 2







Land Use and Community Planning Element



General Plan General Recommended Use Plan Density **Community Plan** Consideration Description Range Land Designation 5 Use $(du/ac)^{1}$ N/A None Provides for the preservation of land that has distinctive **Open Space** scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are Park, Open Space, and Recreation compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation. Population-based None Provides for areas designated for passive and/or active N/A Parks recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan. Resource-based None Provides for recreational parks to be located at, or centered N/A Parks on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities) and are intended to serve the citywide population as well as visitors. Private/Commerc None Provides for private recreational areas or commercial N/A ial recreation areas that do not meet the definition of Recreation population-based or resource-based parks, but that still provide recreational opportunities. None Provides for areas that are rural in character and very low-(Low-density Agriculture residential density or areas where agricultural uses are predominant. Agriculture This designation is intended to accommodate a wide range estates) 1 du/ of agriculture and agriculture-related uses such as: dairies; 10 ac - 1 horticulture nurseries and greenhouses; raising and du/ac harvesting of crops; raising, maintaining and keeping of animals; separately regulated agriculture uses; and single dwelling units when applicable.

TABLE LU-4 General Plan and Community Plan Land Use Categories

City of San Diego General Plan • June 2015

LU-17

PLANNING COMMISSION RESOLUTION NO. -PC-17-049

INITIATING AN AMENDMENT TO THE RANCHO PENASQUITOS COMMUNITY PLAN

WHEREAS, on June 8, 2017, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the Rancho Penasquitos Community Plan; and

WHEREAS, the proposed amendment would change the land use designation of a 114 acre parcel, from Park/Open Space/Recreation to Low-Density Single-Family Residential; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project, and had considered the oral presentations given at the public hearing; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

(1) The amendment request appears to be consistent with the goals and policies of the General Plan and Rancho Penasquitos Community Plan:

The request to redesignate the site to low-density single-family residential appears to be consistent with the goals and policies of the General Plan, Rancho Penasquitos Community Plan. The General Plan and Rancho Penasquitos Community Plan identify the goal of creating balanced communities which support implementation of providing various housing options. The proposed amendment will provide an opportunity to develop varied housing types with on-site affordable housing to create interest and provide a mix of people with various economic and social characteristics in an area that is in close proximity to public services, transit, and commercial and retail services.

(2) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and

The proposed amendment would allow single-family development at a location in close proximity to public services, transit, and commercial and retail shopping opportunities. Such development could help reduce vehicle trips within the community, promote greater pedestrian activity and transit usage. Development of single family homes in accordance with the existing land use designation and zoning has not been realized for years and the site has remained vacant, missing the opportunity to develop a transit oriented residential development and creating an eyesore for neighboring development.

If initiated, the applicant would propose to move forward with an affordable senior housing project through the City's Affordable Housing Expedite Program. Senior housing in this area would allow an opportunity for aging residents in Rancho Penasquitos to remain within the community who may not otherwise be able to remain in their home. The project site is in a location where public facilities and services, transit and shopping are in close proximity, reducing or eliminating the need rely on the automobile for day to day activities. If initiated, additional public benefits would be explored.

(3) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Public facilities do appear available to serve the proposed amendment to increase density at the site. A full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Rancho Penasquitos Community Plan be initiated.

The following land use issues have been identified by City Staff and by the Rancho Penasquitos Community Planning Group. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Determine the appropriate land use designation and intensity for the site
- Evaluate traffic generation and circulation
- Evaluate the accessibility of transit
- Evaluate the ability of the project to incorporate of sustainable design features
- Determine the appropriate zone to implement the proposed use and provide compatible development regulations
- Evaluate urban design issues within the site with regard to neighborhood interface and pedestrian access and circulation
- Evaluate the provision of pedestrian amenities and streetscape improvements associated with new single-family residential development
 - Evaluate the need and ability to provide affordable housing in the community

Sara Toma Assistant Planner Planning Department

Approved on Month Day, Year Vote: x-x-x PTS No. 544941

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Attachment 7

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services Upon request, this information is available in alternative formats for persons with disabilities.

roject Title: The Junipers			Project No. (For City Use Only)	
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(310) 933-6351 Name of Corporate Officer/Partner (type or print):			(650) 400-6293 Name of Corporate Officer/Partner (type or print):	
Max Frank via 33 North Development Group Title (type or print):		Jeffrey A. Warmoth via 38 N	Jeffrey A. Warmoth via 38 North Development Group Title (type or print):	
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Attachment 7