



The City of San Diego

## Report to the Planning Commission

**DATE ISSUED:** September 12, 2017

**REPORT NO. PC-17-080**

**HEARING DATE:** September 21, 2017

**SUBJECT:** Initiation of an Amendment to the Carmel Valley Community Plan and North City West Carmel Del Mar Neighborhoods 3, 5, & 6 Precise Plan to redesignate an eight acre site from Equestrian Facility to Senior Living Facility.

**Project Number:** 559300

**OWNER/**

**APPLICANT:** Bell Valley Holding Company LP/Stone Rivard McGonigle (SRM) Development, LLC

### **SUMMARY**

**Issue:** Should the Planning Commission INITIATE an amendment to the Carmel Valley Community Plan and North City West Carmel Del Mar Neighborhoods 3, 5, & 6 Precise Plan to redesignate an eight acre site from Equestrian Facility to Senior Living Facility? The property is located at the 5720 Old Carmel Valley Road

**Staff Recommendation:** INITIATE the plan amendment process.

**City Strategic Plan Goals and Objectives:** The proposed amendment to the Community Plan supports the following City of San Diego Strategic Plan goal: Goal 2, work in partnership with all of our communities to achieve safe and livable neighborhoods.

**Community Planning Group Recommendation:** On June 22, 2017, the Carmel Valley Community Planning Board voted 11-0-0 in favor of initiating an amendment to the Carmel Valley Community Plan and North City West Carmel Del Mar Neighborhoods 3, 5, & 6 Precise Plan. Their recommendation has been included as Attachment 1.

**Environmental Impact:** 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 by the applicant.

**Code Enforcement Impact:** None

**Housing Impact:** If initiated, subsequent approval of the proposed community plan amendment would allow development of the applicant's proposed 150-bed Residential Care Facility for the Elderly with 6 – 12 senior cottages where a Residential Care Facility is currently not allowed due to the specificity of the Precise Plan.

**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 proposed amendment.**

## **BACKGROUND**

The project site is an eight acre parcel located at the lower northeast corner of the Carmel Valley planning area, which is the current location of Seabreeze Farms, a gated equestrian facility with barns, arenas, facilities, trainers, and 80-stalls for boarding. The site is currently designated as "Equestrian Facility" in the Carmel Valley Community Plan (Community Plan) land use map (Attachment 2) as well as the North City West Carmel Del Mar Neighborhoods 3, 5, & 6 Precise Plan (Precise Plan). The site is zoned Agricultural-Residential, AR-1-1 (Attachment 3).

To the north of the project site is Cathedral Catholic High School, which is located in Pacific Highlands Ranch and fronts Del Mar Heights Road. To the west and south is open space, which contains equestrian trails that are outlined in the Precise Plan to connect from the Los Penasquitos Canyon Preserve to Gonzalez Canyon and San Dieguito River Valley. Lastly, to the east is single family housing (Attachment 4).

If initiated, the applicant would propose to move forward with a community plan amendment to redesignate the site and complete associated discretionary actions needed to develop a 150-bed Residential Care Facility for the Elderly with 6-12 independent senior cottages.

## **DISCUSSION**

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 Carmel Valley Community Plan:**

The land use in the General Plan and Community Plan reflects the project site's current use as an Equestrian Facility. The proposed amendment would redesignate the existing land use from Equestrian Facility to Senior Living Facility, which would allow the potential for the development of an independent, assisted living, and memory care facility. This redesignation would support creating a balanced community with a variety of housing

types and price ranges to accommodate the anticipated population as is desired in the Community Plan and General Plan. Specifically, policy LU-H.1.f. in the General Plan, encourages creating a balanced community by providing a full range of senior housing from active adult to convalescent care in an environment conducive to the specific needs of the senior population.

The proposal would also support policies in the Precise Plan as the applicant has committed to work with neighboring land owners to increase north-south connectivity via maintaining and completing additional equestrian trail systems that connect residents to destinations and that serve as a recreational amenity within Carmel Valley. The applicant has committed to realize the trail connections established in the Precise Plan for the benefit of local residents and uses of the nearby Sunset Horse Ranch.

The proposed amendment would also assist in providing housing for San Diego's increasing elderly population. The General Plan Housing Element notes that housing needs are growing for the aging population and that there is an increasing demand for housing units that span from independent to assisted living.

- (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 as the applicant would work with the surrounding property owners to expand and maintain the nearby equestrian trails in the manner outlined in the Precise Plan. The development would also provide a housing alternative for those wishing to remain in Carmel Valley or retire near family members living in Carmel Valley, while also meeting a city-wide housing need as established in the Housing Element. Lastly, the development would provide shuttle services to nearby destinations for facility residents.

- (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 appear to be available, but a detailed analysis of public services and facilities will be conducted concurrently with a Plan Amendment and the entitlement process should this request be initiated.

## **CONCLUSION**

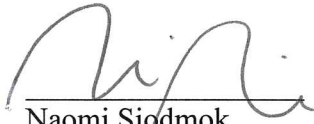
As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, staff recommends that the amendment to the Carmel Valley Community Plan and North City West Carmel Del Mar Neighborhoods 3, 5, & 6 Precise Plan be initiated.

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:

- Appropriate land use designation and intensity for the site
- Extent of shuttle services to be offered by the applicant and connections to the existing transit network
- Extent of equestrian trails to be provided and maintained
- Sustainable design features
- Neighborhood interface including compatibility with community character, massing, impacts on canyon views, and transportation elements such as pedestrian and vehicular access and circulation
- Adequate on-site amenities to serve the senior population

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,



Naomi Siodmok  
Associate Planner  
Planning Department



Brian Schoenfisch  
Program Manager  
Planning Department

Attachments:

1. Carmel Valley Community Planning Board Recommendation
2. Carmel Valley Land Use Map
3. Carmel Valley Zoning Map
4. Carmel Valley Vicinity Map
5. Draft PC Resolution
6. Ownership Disclosure Statement

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary  
13400 Sabre Springs Pkwy, Ste. 200  
San Diego CA 92128  
858-794-2571 / Fax: 858-794-2599**

July 7, 2017

Naomi Siodmok

Re: Seabreeze Senior Living  
Initiation of Plan Amendment

Dear Naomi:

The Carmel Valley Community Planning Board considered the applicant's request for the board to Initiate a Plan Amendment for Seabreeze Farms on June 22, 2017.

We understand that the existing site has been developed as an equestrian center per the Precise Plan. The business model for the equestrian facility was presented as becoming less financially viable, therefore the need to pursue other uses for the property. We debated whether this initiation should proceed and the merits of an initiation. We want to make clear that our agreement to proceed with the initiation is not a reflection of our support or lack thereof for the subject project.

The CVCPB after considering the concerns of the community voted 11-0 to initiate with the following issues that need to be analyzed:

1. What is the impact of losing an equestrian facility that is serving the equestrian needs of the surrounding community?
2. What use designation would encourage the best use of the land?
3. Would rezone to Residential be a better choice? The analysis of this conversion should review the access to the site from the public streets and whether that access is convenient and doable considering the topography.
4. Any conversion to a senior living facility shall be analyzed on its compatibility to the surrounding community regarding concerns such as use, density, height, noise, need of a facility, parking requirements (specifically guest and employee parking), massing and impact of views of the existing canyons.
5. Compatibility of a senior living facility to the established community character.
6. What additional community benefits would the proposed plan amendment provide to the community in comparison with the existing land use designation?
7. How will the proposed amendment impact or contribute to the community trail system.

Sincerely,  
Carmel Valley Community Planning Board

A handwritten signature in blue ink, appearing to be 'F. White', with a stylized, sweeping flourish extending to the right.

Frisco White, AIA  
Chairman

cc: Morris Dye



### Legend



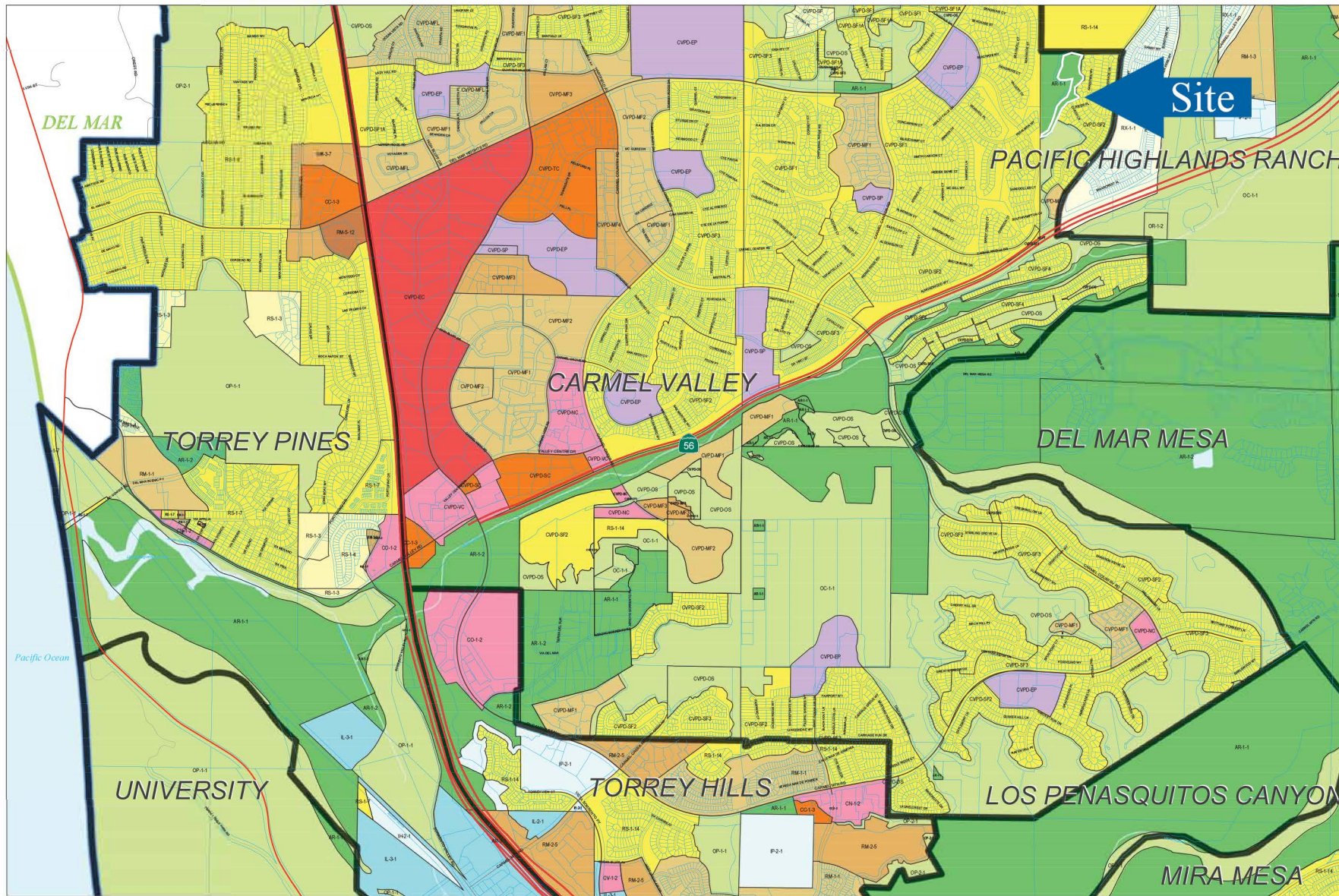
**NOTE:**  
This map standardizes land use categories across neighborhood boundaries. Density ranges within the same land use category also often overlap between neighborhoods. For detailed land use refer to the adopted Precise Plan document for each neighborhood.



Age Group	Number of People
18-24	900
25-34	800
35-44	700
45-54	600
55-64	500
65-74	400
75-84	300
85+	100



# Official Zoning Map



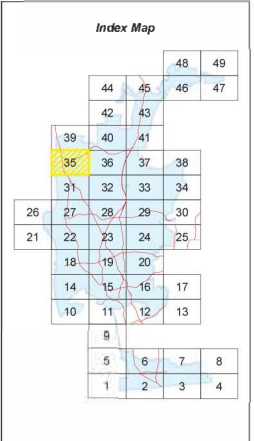
**Legend**

City of San Diego Boundary  
Community Plan Areas  
Parcels

**Zoning**

**ZONE NAME**

- AR-1-1
- AR-1-2
- CC-1-3
- CN-1-2
- CO-1-2
- CV-1-2
- CVPD-EC
- CVPD-EP
- CVPD-MF1
- CVPD-MF2
- CVPD-MF3
- CVPD-MF4
- CVPD-MFL
- CVPD-NC
- CVPD-OS
- CVPD-SC
- CVPD-SF
- CVPD-SF1
- CVPD-SF1A
- CVPD-SF2
- CVPD-SF3
- CVPD-SF4
- CVPD-SP
- CVPD-TC
- CVPD-VC
- IH-21
- IL-2-1
- IL-3-1
- IP-2-1
- OC-1-1
- OF-1-1
- OP-1-1
- OP-21
- OR-1-2
- RM-1-1
- RM-1-2
- RM-1-3
- RM-2-5
- RM-3-7
- RM-5-12
- RS-1-14
- RS-1-3
- RS-1-4
- RS-1-6
- RS-1-7
- RX-1-1

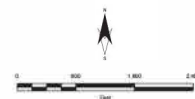


SanGIS BaseMap Accuracy  
SanGIS Land Use/Planning data for the City of San Diego tested 2017  
Horizontal accuracy at the 30% confidence level  
This data meets the ASPRS Standard for Class 1 Map Accuracy at a scale of  
1:125,000 (1"=1.000').  
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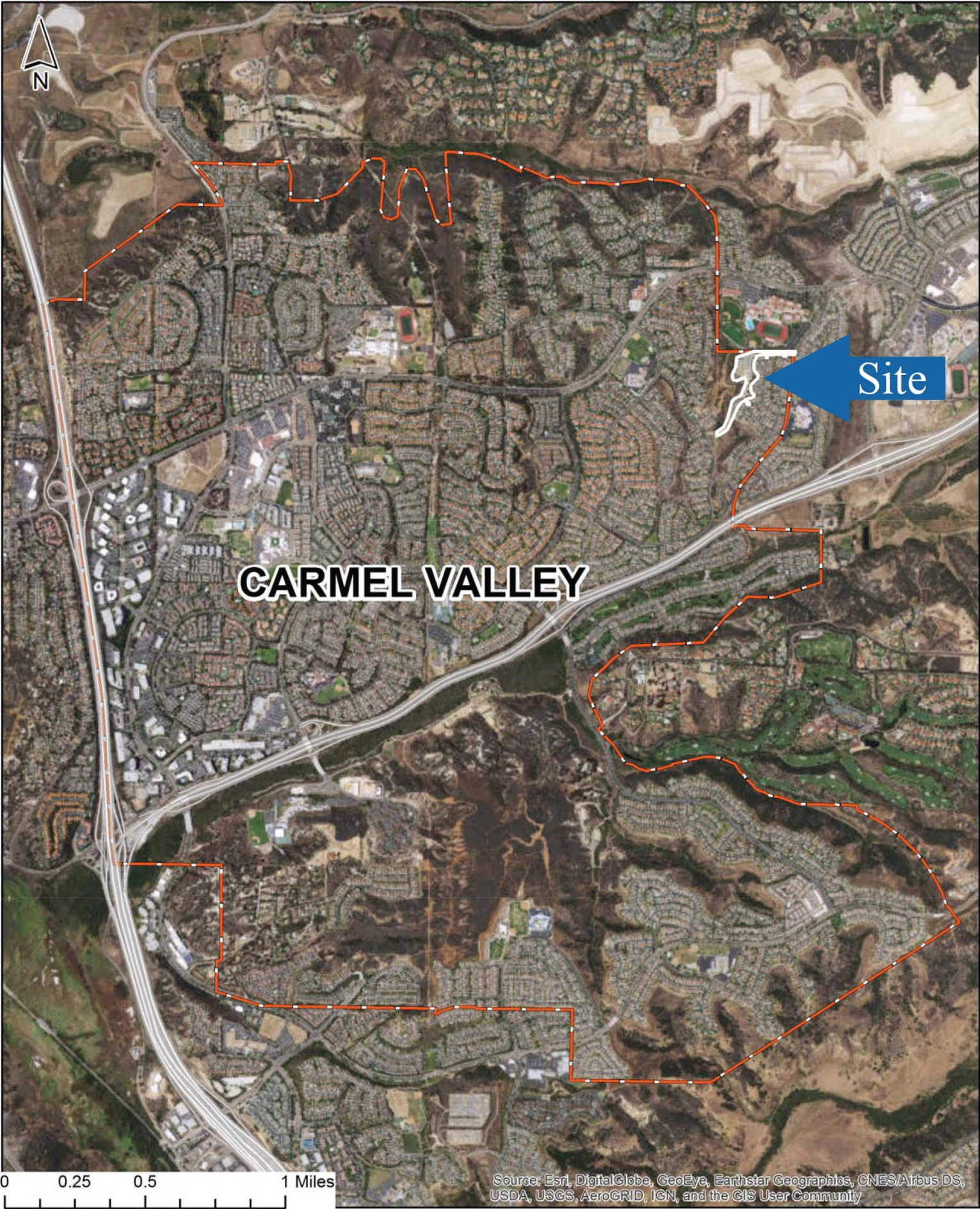


**City of San Diego**  
**Development Services Department**



**GRID TILE: 35**  
GRID SCALE: 800  
DATE: 12/16/2014 3:34:51 AM







PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE  
CARMEL VALLEY COMMUNITY PLAN AND NORTH CITY WEST CARMEL DEL  
MAR NEIGHBORHOODS 3, 5, & 6 PRECISE PLAN TO  
REDESIGNATE AN EIGHT ACRE SITE FROM EQUESTRIAN FACILITY TO SENIOR  
LIVING FACILITY

WHEREAS, on September 21, 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 Carmel Valley Community Plan and North City West Carmel Del Mar Neighborhoods 3, 5, & 6 Precise Plan; and

WHEREAS, the proposed amendment would change the land use designation of an eight acre parcel, from Equestrian Facility to Senior Living Facility; 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:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria
- b) 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
- c) 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

The following issues have been identified with the initiation request. These plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation and intensity for the site
- Extent of transit services to be offered by the applicant and connections to the existing transit network
- Extent of equestrian trails to be provided and maintained
- Sustainable design features

- Neighborhood interface including compatibility with community character, massing, impacts on canyon views, and transportation elements such as pedestrian and vehicular access and circulation
- Adequate on-site amenities to serve the senior population

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Naomi Siodmok  
Associate Planner  
Planning Department

Approved on September 21, 2017

Vote: x-x-x

PTS No. 559300

cc. Legislative Recorder, Development Services Department





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

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit  
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other Plan Amndt Initiation

**Project Title**

Seabreeze Senior Living

**Project No. For City Use Only**

559300

**Project Address:**

5720 Old Carmel Valley Road, San Diego, CA 92130

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

☐ Corporation    ☐ Limited Liability -or-    ☐ General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**    ☐ Yes    ☐ No

Corporate/Partnership Name (type or print):  
Bell Valley Holding Company LP

☐ Owner    ☐ Tenant/Lessee


Street Address:  
5720 Old Carmel Valley Road

City/State/Zip:  
San Diego, CA 92130

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
(760) 445-2633

Name of Corporate Officer/Partner (type or print):  
Chad Harris

Title (type or print):  
Manager

Signature :  Date: June 19, 2017

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

☐ Owner    ☐ Tenant/Lessee

Street Address:

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Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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Signature : \_\_\_\_\_ Date: \_\_\_\_\_

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☐ Owner    ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_