



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 1, 2018

REPORT NO. PC-18-023

HEARING DATE: May 10, 2018

SUBJECT: Initiation of an Amendment to the Rancho Peñasquitos Community Plan to redesignate 10198 Paseo Montril from Open Space to Multi-Family residential.

Project Number: 590841

**OWNER/
APPLICANT:** Pardee Homes

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Rancho Peñasquitos Community Plan to redesignate a portion of a 15.2 acre site, located at 10198 Paseo Montril, from Open Space to Multi-Family residential?

Staff Recommendation: No Recommendation

Community Planning Group Recommendation: On (day, month, year), the Rancho De Los Peñasquitos Planning Board voted XX-X-X in favor/denial of initiating an amendment to the Rancho Peñasquitos Community Plan (Attachment 1).

Environmental Impact: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

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 the development of 92 multi-family units, where none are currently allowed. The applicant has committed to provide 10% inclusionary affordable housing on-site, and provide 9.7 acres of open space.

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 a 15.2 acre parcel located at northeast corner of the Rancho Peñasquitos community planning area (Attachment 2). Currently the site is designated Open Space in the Rancho Peñasquitos Community Plan and is zoned RM-2-5 (Attachment 3). The site is predominately surrounded by single-family housing, community commercial, and Interstate 15 (I-15) (Attachment 4). East of the project site is I-15. Southwest of the project site are two neighborhood commercial developments, multi-family developments and single-family homes. The neighborhood commercial offers a variety of eating establishments and convenient shopping services for the surrounding residents. Metropolitan Transit Service (MTS) Bus Route 235 runs along the site's eastern boundary down I-15 which provides service between the Sabre Springs Transit Station to Downtown San Diego. MTS Bus Route 20 provides transit service west of the project site with nearest bus stops located just south of the intersection of Rancho Peñasquitos Boulevard and Paseo Montrail (Attachment 5).

If initiated, the applicant would propose to move forward with a community plan amendment and associated discretionary actions to develop 92 multi-family residential units, including 10% inclusionary affordable housing units within the project site.

In addition to the present initiation request, there are three amendments that have been initiated in the Rancho Peñasquitos Community (Attachment 6).

- The proposed Rhodes Crossing Amendment (Project No. 360009) 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 (Project No. 357262) 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.
- The proposed Rancho Peñasquitos Community Plan Amendment (Project No. 544941) to redesignate a 114 acre site from Golf Course/Open Space to Single-Family Residential.

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 proceed. Community plans are a components of the City's General Plan. The proposed amendment is anticipated to result in revisions to the Community Plan, and may include mapping changes to the General Plan. A recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. Due to competing General Plan and Community Plan goals related to the preservation of open space and provision of housing, staff is neutral on the initiation request. An analysis of relevant General Plan and Community Plan goals and policies, as they relate to the criteria, are provided below:

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

General Plan: Open Space Policies

The General Plan's Conservation Element goals and policies focus on protecting and conserving open space land to maintain the City's identity and character. The City's open space is a naturally connected

system characterized by valleys, canyons, and mesas. The following General Plan Policies address the presentations of open space.

- Policy(s) CE-B.1. Protect and conserve the landforms, canyon lands, and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.
- Policy(s) CE-B.6. Provide an appropriate defensible space between open space and urban areas through the management of brush, the use of transitional landscaping, and the design of structures.
- Policy(s) UD-A.1. Preserve and protect natural landforms and features.
- Policy(s) UD-A.1. Protect the integrity of community plan designated open spaces.

Community Plan: Open Space Policies

The Rancho Peñasquitos Community contains a unique system of canyons, hillsides and ridges which are an important part of the community character. The primary goal of the Open Space Element within the Community Plan is to conserve, enhance and restore all open space and sensitive resource areas. The following Community Plan policies support protecting community character.

- The large open space areas in the neighborhood should be preserved to provide a buffer between residential developments and I-15.
- Care must be taken to ensure that the interface between existing and proposed developments and these areas remain non-intrusive.
- Preserve significant natural features and canyons as viable connected open space systems
- Protect environmental resources that are typically associated with hillsides, preserve significant public views of and from hillsides, and maintain a clear sense of natural hillside topography throughout the Rancho Peñasquitos Community.

General Plan: Housing Policies

General Plan's Housing Element identifies measurable goals and policies to address the City's critical housing needs by 2020. A Key goal is to ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle 2013-2020:

- Policy HE-A.5. ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums, as well as maximums, of applicable zone and plan designations.
- Policy HE-B.11. Encourage and promote the use of the City's Affordable and Sustainable Expedite Programs
- Policy HE-I.4. The City's highest housing priority shall be to provide housing for very low- and low-income families and special needs populations.

Community Plan: Housing Policies

The primary goal of the Residential Element is to provide housing opportunities for a variety of household types, lifestyle, and income levels.. Policies were set in place to meet the goals and address the issues of the community:

- Identifiable neighborhood units should be developed based on location, access, natural features, land use mix, design qualities and open space.
- Residential development should use creative and flexible site planning to maximize the preservation of open space and hillside areas.
- The density of new residential development should be based on the capacity of the land for development consistent with the objective of preserving the character of the hillside and canyon areas.
- Additional low-and moderate-income housing should be created through the use of all available public and private financing program or as a requirement of new residential development.

(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 on-site affordable housing and 9.7 acres of open space preservation surrounding the development.

(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.

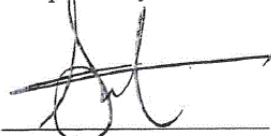
Public facilities do appear available to serve the proposed amendment. However, a full analysis of public facilities would be included as part of the Community Plan Amendment analysis should this request be initiated.

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
- Analyze urban design issues within the site with regards to neighborhood interface and pedestrian access and circulation
- Evaluate sensitive site design with respect to the surrounding natural environment
- Ensure that residential development of the site provides housing for varying income levels

Staff has not fully reviewed the applicant's site-specific 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, and any associated discretionary permits.

Respectfully submitted,



Sara Toma
Assistant Planner
Planning Department



Brian Schoenfisch
Program Manager
Planning Department

Attachments:

1. Rancho Peñasquitos Community Planning Group Recommendation
2. Rancho Peñasquitos Vicinity Map
3. Rancho Peñasquitos Zoning Map
4. Rancho Peñasquitos Land Use Map
5. Rancho Peñasquitos Public Transit Map
6. Rancho Peñasquitos Currently Initiated Plan Amendments
7. Ownership Disclosure Statement

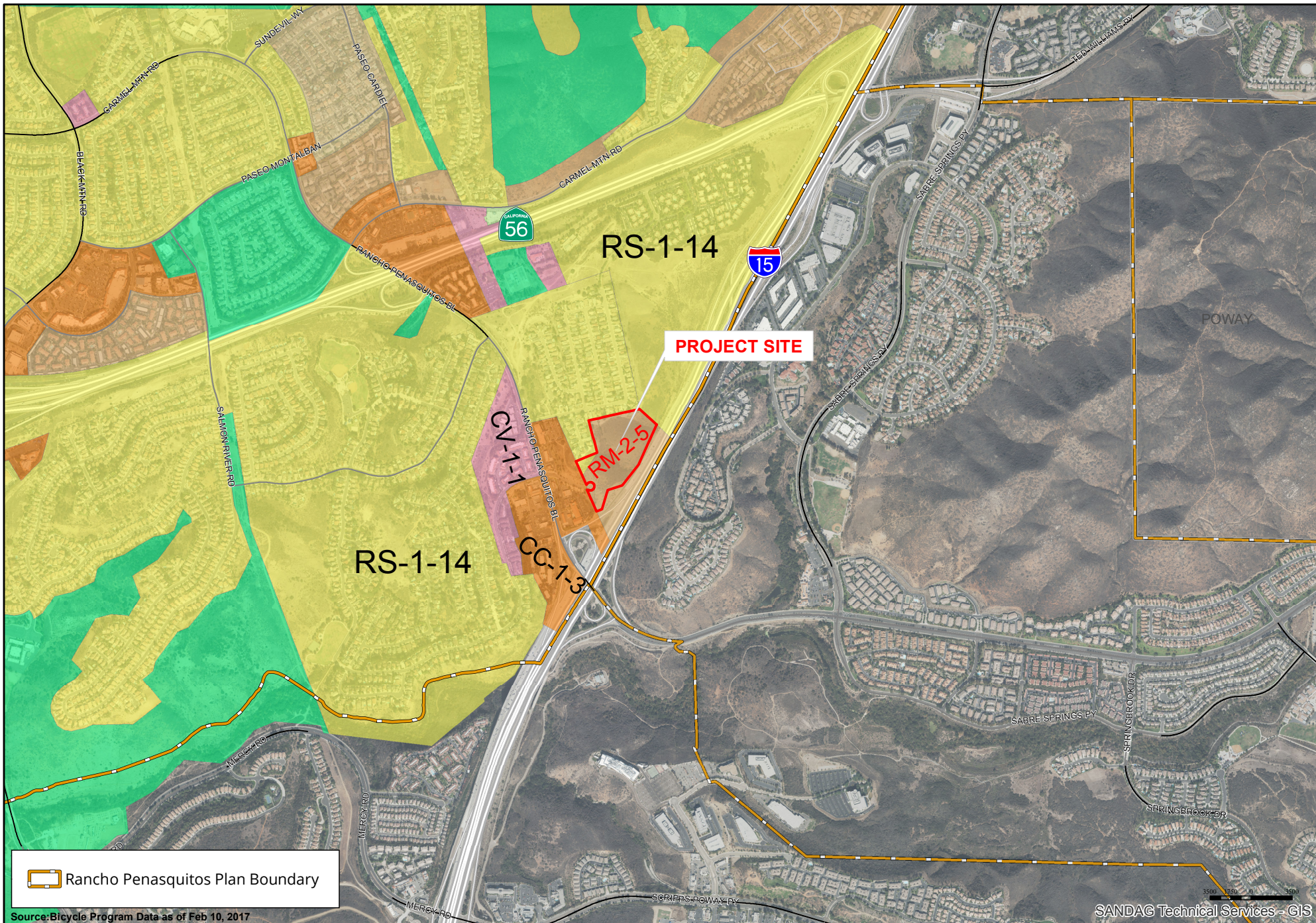
As of printing of this report, the Rancho Penasquitos Community Planning Board will not have met to vote on the project. However, they will be meeting May 2, 2018. Distribution of the CPG minutes will be available at the time of the hearing on May 10, 2018.

Thank you,

A handwritten signature in black ink, appearing to be 'Sara Toma', written over a horizontal line.

Sara Toma
Assistant Planner
Planning Department



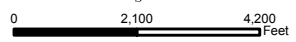


Rancho Penasquitos Land Use

Land Use

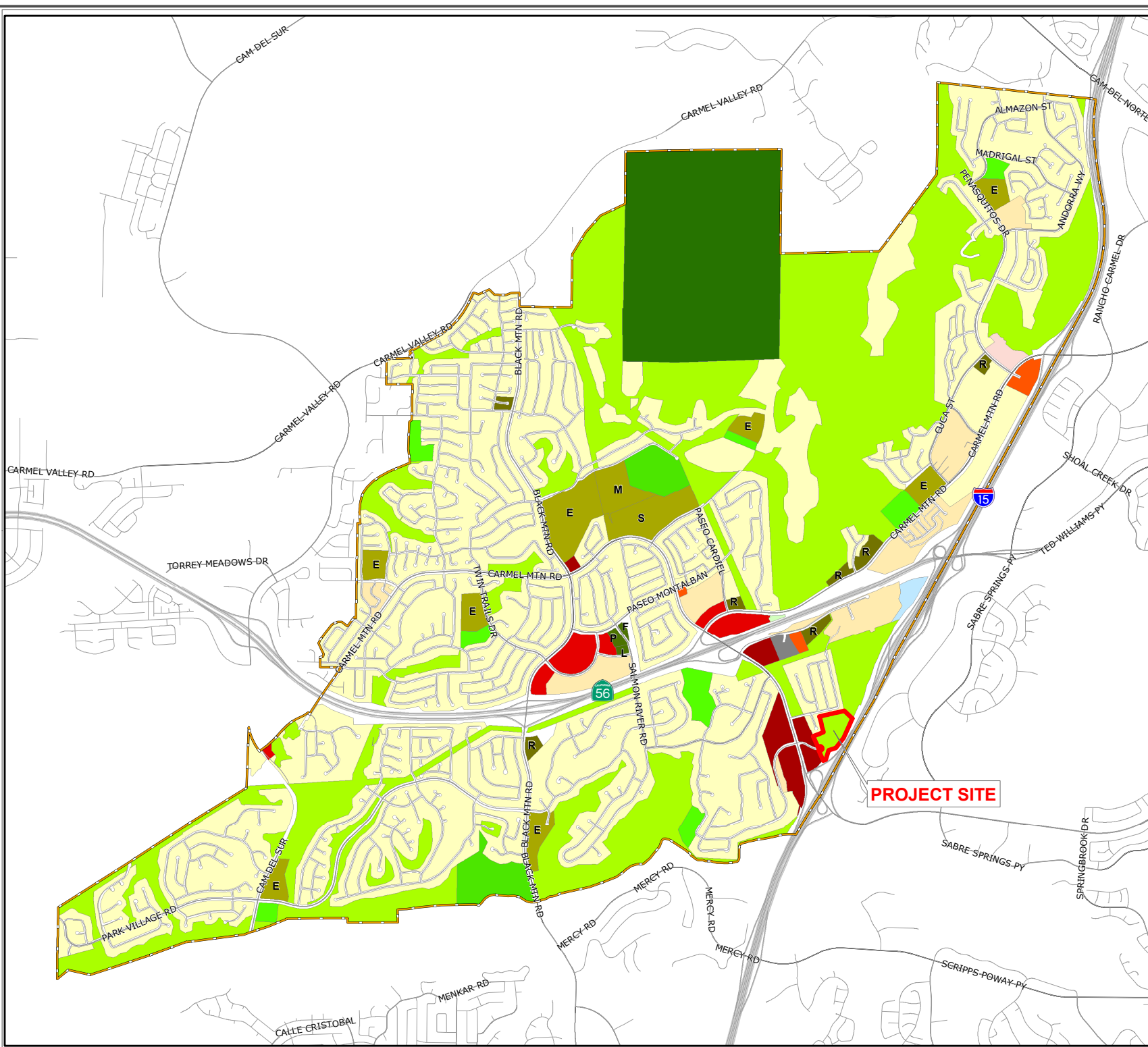
- Low-Medium Density Residential (5-10 du/da)
- Medium Density Residential (10-22 du/da)
- Very Low Density 0-1 du/ac(all HR areas);Low Density Residential (1-5 du/ac)
- Industrial
- Neighborhood Commercial
- Community Commercial
- General Commercial
- Commercial Recreation
- Open Space
- Regional Park
- Community Park
- Neighborhood Park
- Skate Park
- E Elementary School
- M Middle School
- S Senior High School
- R Religious Facility
- U Major Utility Facility
- L Library
- P Police
- F Fire Services
- Community Boundary

Attachment 4



SanGIS

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by RAND McNALLY & COMPANY to SanGIS.
This map is copyrighted by RAND McNALLY & COMPANY.
It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of RAND McNALLY & COMPANY.
Copyright SanGIS 2018 - All Rights Reserved.
Full text of this legal notice can be found at: http://www.sandagis.org/Legal_Notice.htm





SANDAG Technical Services - GIS



2014
 AERIAL



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 _____

Project Title

Project No. For City Use Only

Paseo Montril Community Plan Amendment

Project Address:

Paseo Montril, San Diego, CA 92129

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:

Paseo Montril Community Plan Amendment

Project No. (For City Use Only)**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. 95-2509383
☐ 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):

Pardee Homes

☒ Owner ☐ Tenant/Lessee

Street Address:

13400 Sabre Springs Parkway, Ste 200

City/State/Zip:

San Diego, CA 92128

Phone No:

(858) 794-2500

Fax No:

(858) 794-2599

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

Jimmy Ayala

Title (type or print):
Division President

Signature :

Date:

12.5.17

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:

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: