

340c

(R-2006-490)

RESOLUTION NUMBER R- 301138

ADOPTED ON DEC 06 2005

WHEREAS, Pardee Homes, requested an amendment to the Progress Guide and General Plan, Local Coastal Program Land Use Plan and the Mira Mesa Community Plan for the purpose of reconfiguring development and open space areas on a 37.32-acre site to allow the proposed "Sunset Pointe" development; and

WHEREAS, the site is legally described as Portion of Section 34, Township 14 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego, according to the official plat thereof; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego modified the community plan amendment to address the visibility of structures from Lopez Canyon and the modification has been incorporated into the plan amendment; and

WHEREAS, the California Coastal Commission modified the community plan amendment to reduce development area and increase open space and the modifications have been incorporated into the plan amendment, the boundaries of such to be indicated on the attached document, filed in the office of the City Clerk as Document No. RR-301138; and

WHEREAS, on DEC 06 2005, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan, the Local Coastal Program Land Use Plan and the Mira Mesa Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Mira Mesa Community Plan, the Local Coastal Program Land Use Plan and the Progress Guide and General Plan.


BE IT FURTHER RESOLVED, that this amendment is not effective until unconditionally certified by the California Coastal Commission.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

  
\_\_\_\_\_  
Douglas K. Humphreys  
Deputy City Attorney

DKH:pev  
11/10/05  
Or.Dept:DSD  
R-2006-490  
MMS #2760  
Community Plan Amend – Applicant Initiated Amendment 11-01-04

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## PROPOSED CHANGES TO THE MIRA MESA COMMUNITY PLAN

### **Page 77:**

**Very low density: 0-4 dwelling units per gross acres.** This density range is proposed for Lopez Ridge and the northeastern corner of the community near Canyon Hills Park. This range is generally characterized by clustered detached single-family or attached multifamily units (such as duplexes and townhomes) built on large hillside parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography and vegetation. ~~The R1-10,000 Zone or the R1-5000 Zone if units are clustered to preserve views and natural open space areas, are proposed to implement this designation.~~ The maximum four units per acre is not likely to be achieved except on lots that have large areas in slopes of less than 25 percent.

### **Page 80:**

e. Sunset Pointe. Approximately 37.5 acres (Pardee Homes) located to the west of Camino Sante Fe, south of Calle Cristobal, at the southern termini of Sunny Mesa Road and Lopez Ridge Way, are proposed for a mix of residential housing and open space. The following development criteria shall apply:

1. All open space lands outside the area to be developed shall be preserved through open space deed restrictions or conveyances, and all such areas shall be zoned as OC (open space conservation).
2. Downstream sensitive resources, particularly the remaining populations of the endangered Monardella, shall be protected from the effects of runoff through appropriate on-site drainage facilities. No detention basins shall be located within the MHPA and all facilities must be designed/sited within disturbed areas to the maximum extent possible and minimize impacts to open space.
3. Grading over the rim of the Los Penasquitos Canyon Preserve shall be prohibited except to access flatter, less sensitive areas of the site, and only under all of the following specific circumstances:
  - a. Such grading is the only means to take access from Lopez Ridge Way and to develop an access road to the western mesa, which shall be determined through review of a comprehensive alternative analysis.
  - b. Required grading avoids impacts to steep hillsides and sensitive biological resources to the maximum extent possible and such impacts are mitigated in accordance with the Biology Guidelines contained in the Land Development Manual.
  - c. Flexibility in road design is achieved through use of retaining walls, minimum road width, or other appropriate methods to reduce impacts to steep hillsides and sensitive biological resources to the maximum extent possible.

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4. Brush management/fuel modification requirements shall be consistent with the following specific standards:

- a. Structures shall be located such that Zone One brush management (minimum width of 35 feet) shall be entirely within the area designated for development and outside open space and environmentally sensitive lands. The width of Zone One should be increased when possible to reduce the width of Zone Two and impacts to native vegetation.
- b. Zone Two brush management (selective clearing to maximum width of 65 feet) may be allowed in open space when subject to an approved site-specific brush management plan acceptable to the fire department that avoids significant disruption of habitat values to the maximum extent possible. However, Zone Two brush management within open space areas containing coastal sage scrub habitat and native grassland shall not be permitted. Measures such as replacing cleared or thinned native vegetation within fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat, and maintenance of at least 50% of the existing ground cover of native vegetation shall be implemented, when possible, to avoid significant disruption.


5. Impacts to coastal sage scrub habitat and native grassland within open space areas shall be limited to habitat restoration, enhancement and maintenance of restored areas.

6. Public access to the existing informal trails leading down to the floor of Lopez Canyon shall be maintained for public use. Public and/or on-street parking shall be provided.

**Page 107:**

1. Grading over the rim of Los Penasquitos Canyon Preserve shall not be permitted, except as may be allowed through application of site-specific policies commencing on Page 80 of this plan.

8. Landscaping adjacent to Los Penasquitos, Lopez, Carroll, or Rattlesnake canyons shall be predominantly native species and non-invasive ...

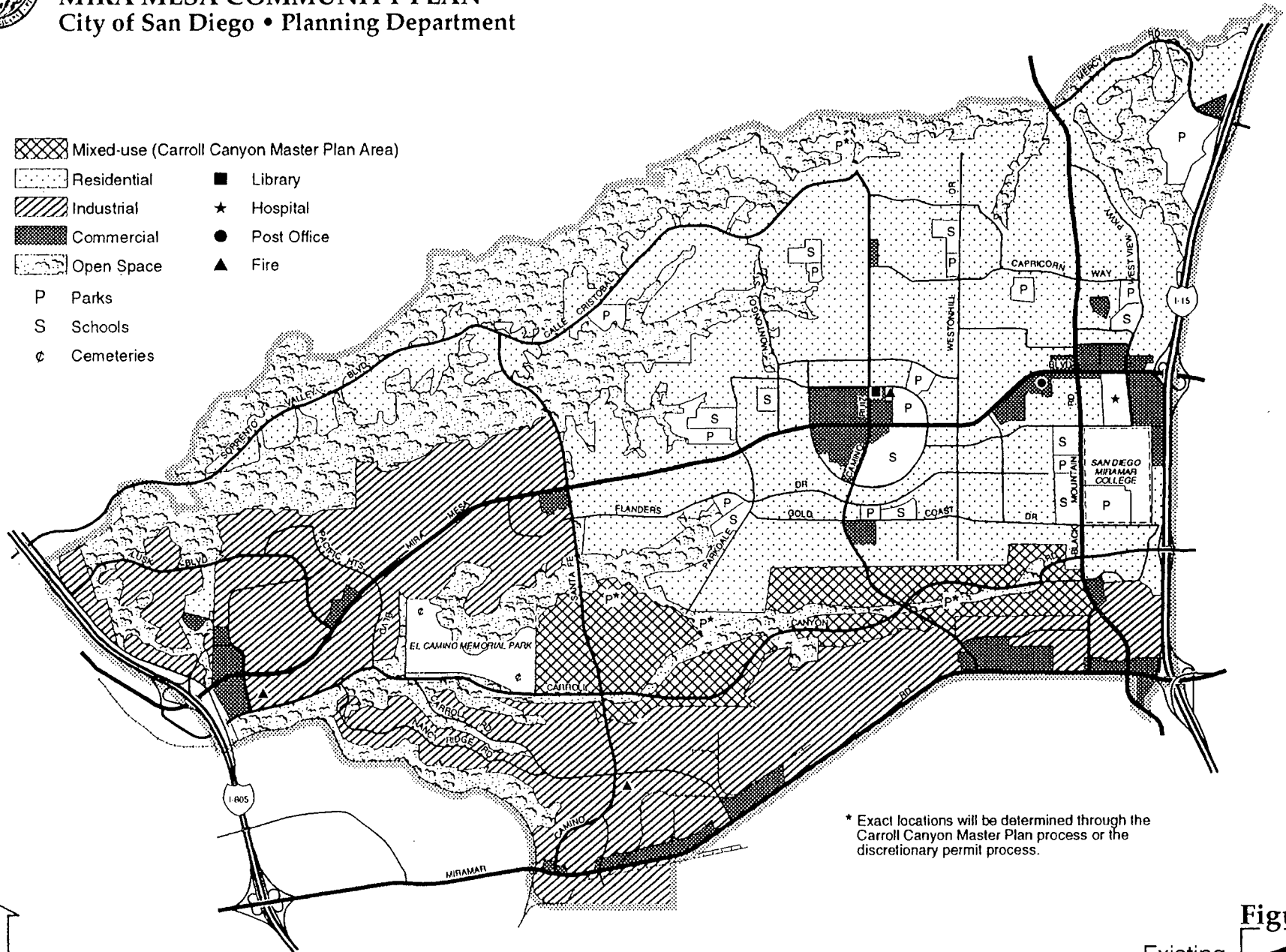
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# Land Use Map

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

- Mixed-use (Carroll Canyon Master Plan Area)
- Residential
- Industrial
- Commercial
- Open Space
- Library
- Hospital
- Post Office
- Fire
- P Parks
- S Schools
- c Cemeteries



\* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.



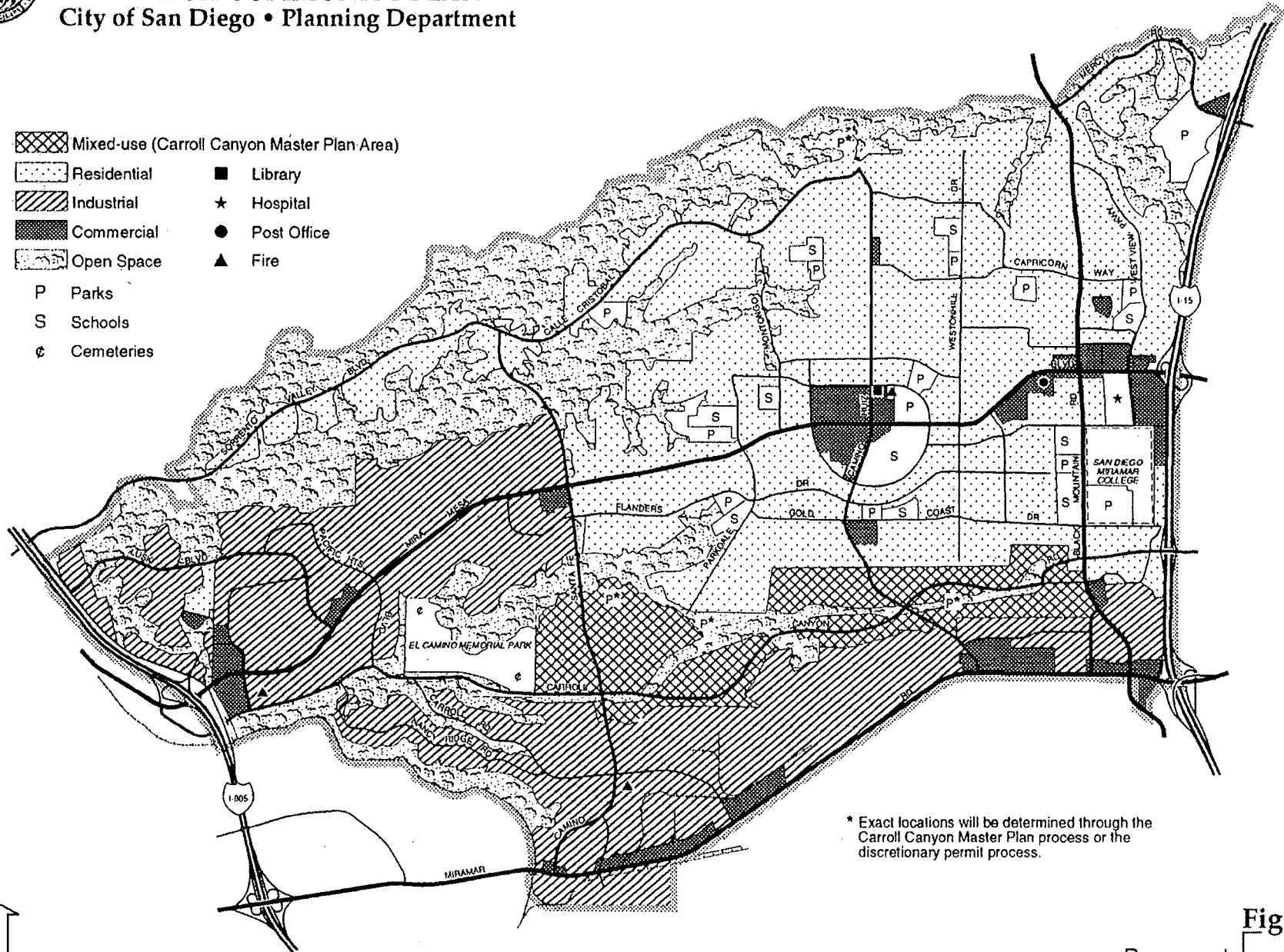
Existing  
August 05  
**Figure 1**



# Land Use Map

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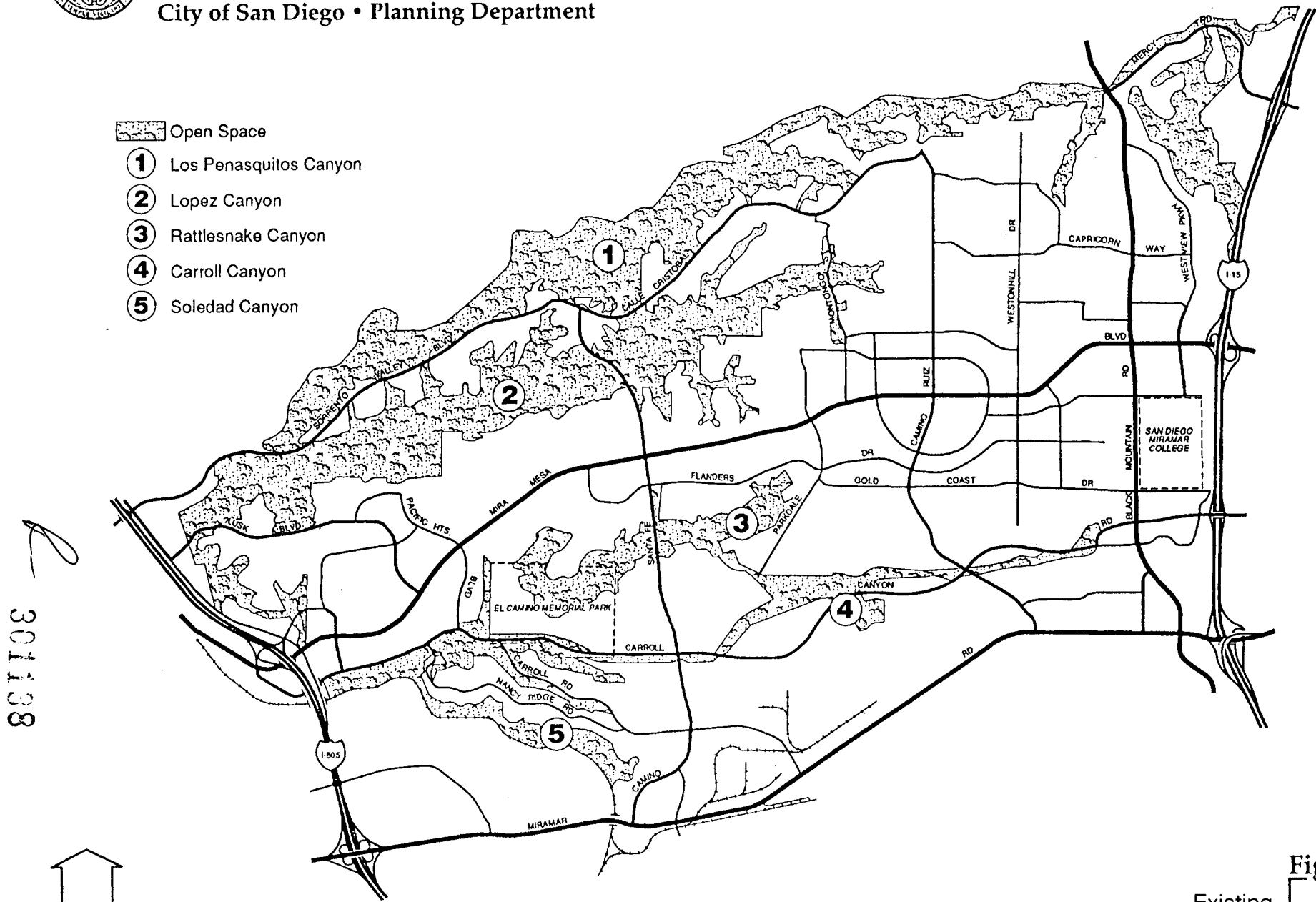
Proposed **Figure 1**  
June 05



# Designated Open Space System

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

-  Open Space
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



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NORTH


Existing  
August 05

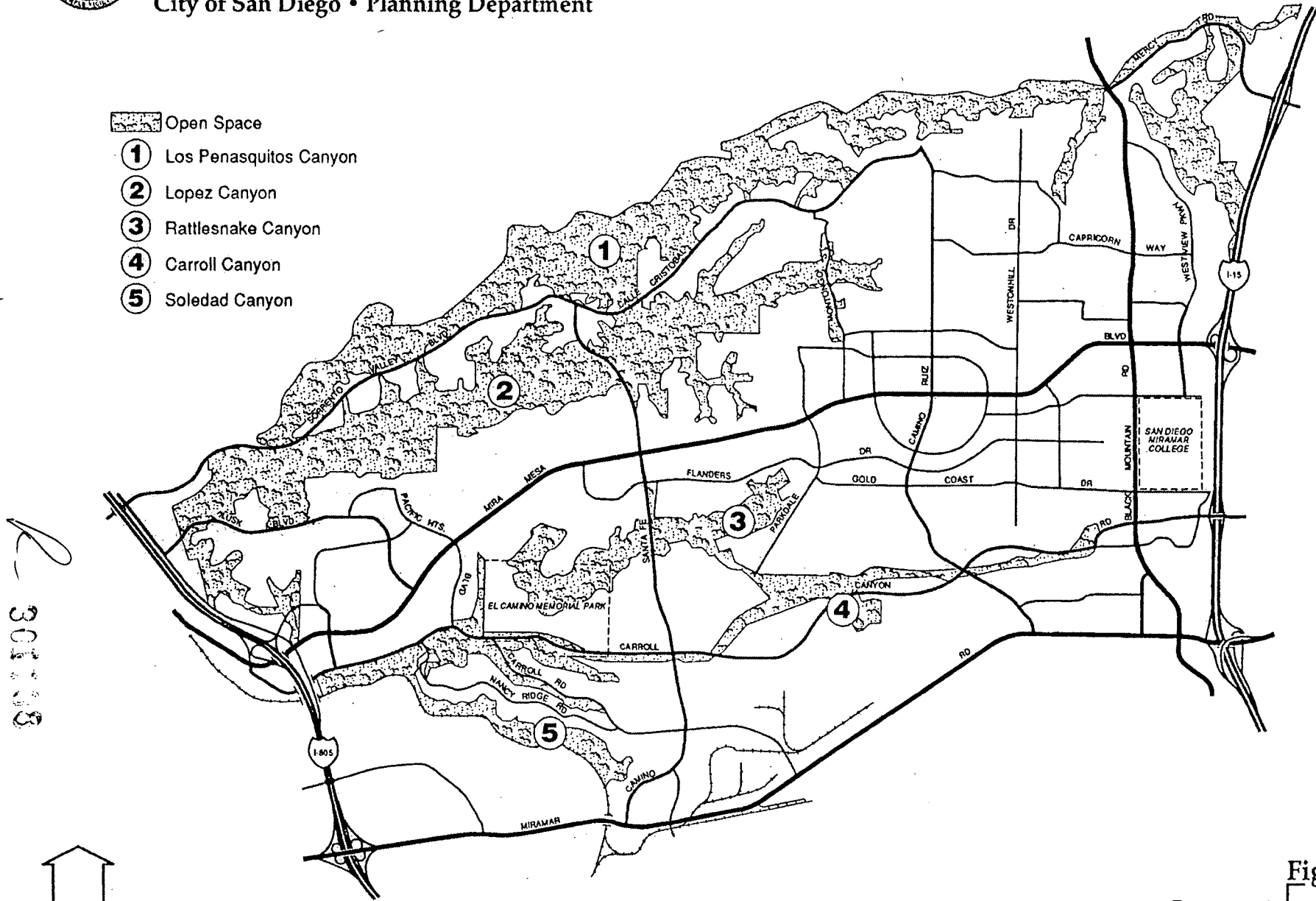
Figure  
**6**



# Designated Open Space System

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

-  Open Space
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



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Figure

**6**

Proposed  
June 05

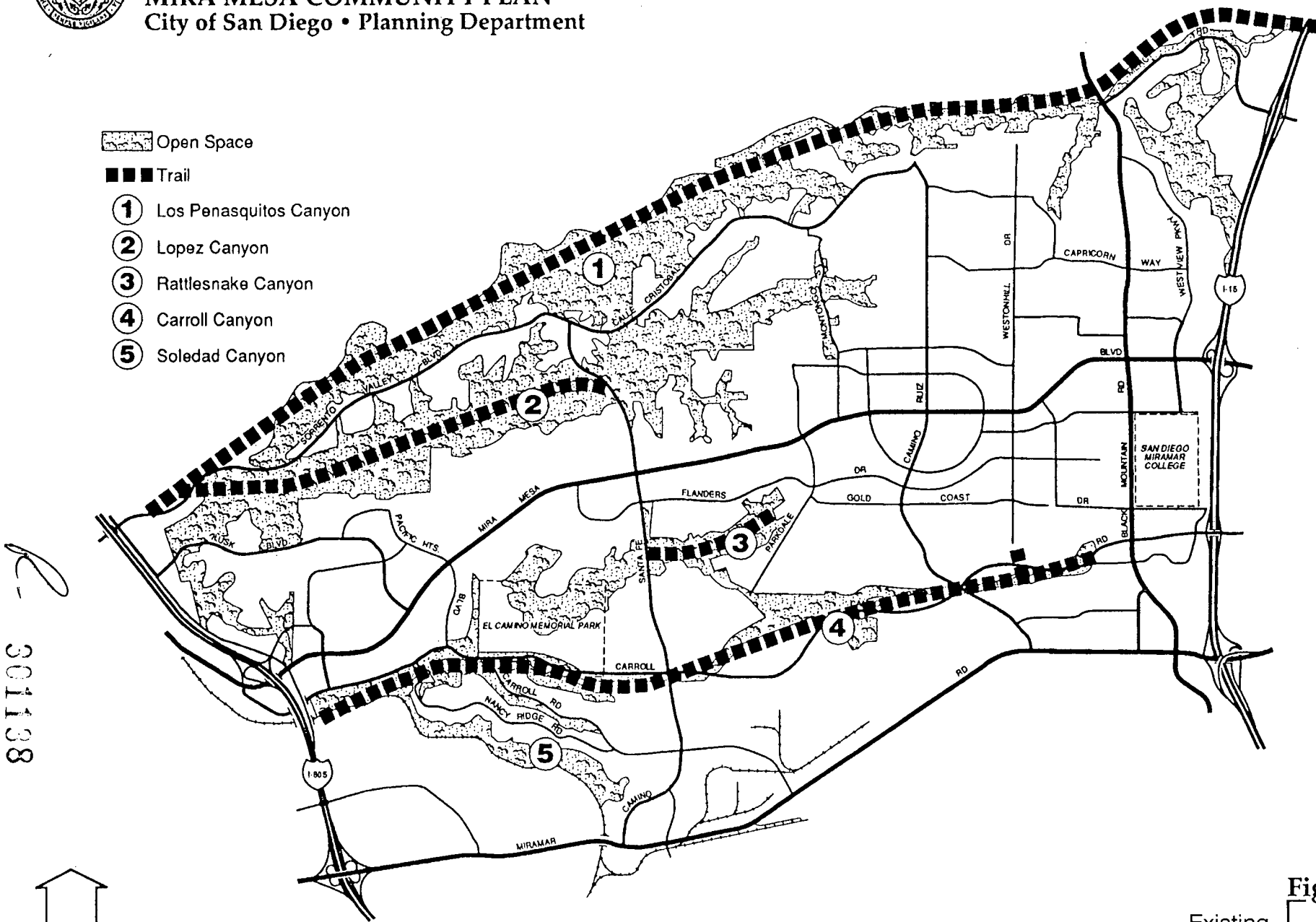




# Recommended Trail System

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

- Open Space
- Trail
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



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Figure



7

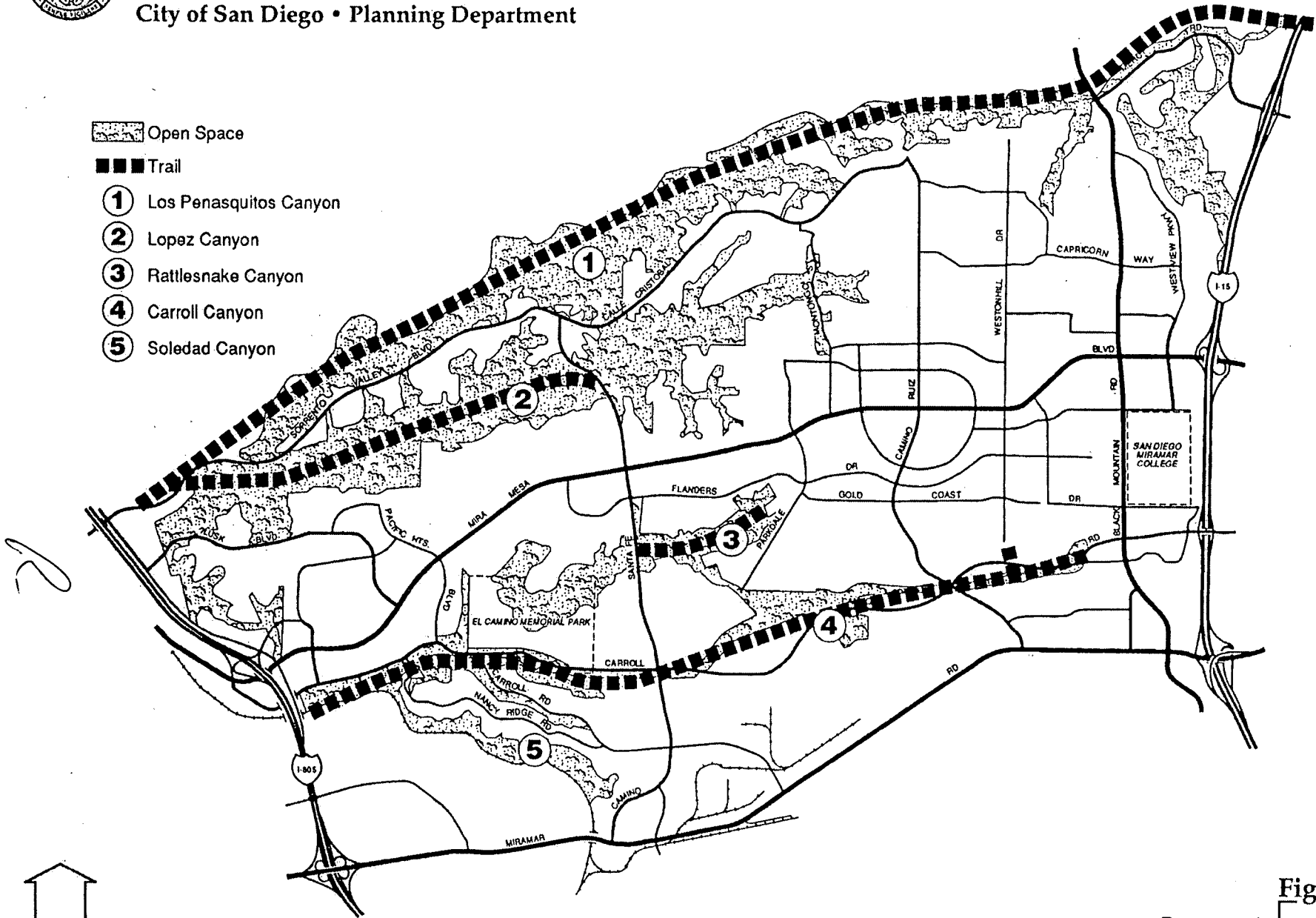
Existing  
August 05



# Recommended Trail System

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

-  Open Space
-  Trail
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



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

Proposed  
June 05

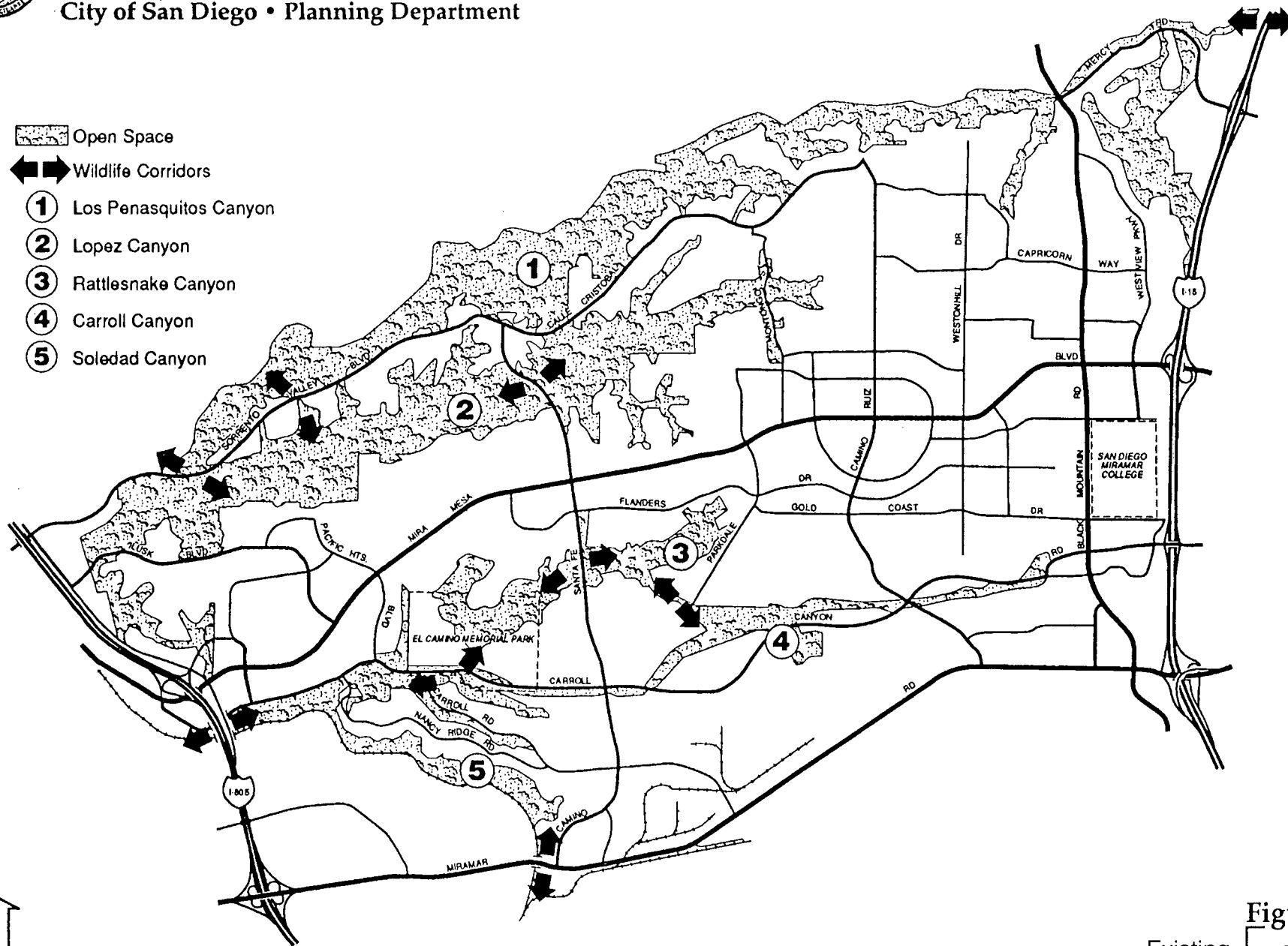
Figure  
**7**



# Recommended Wildlife Corridors

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

-  Open Space
-  Wildlife Corridors
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



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Figure  
**8**

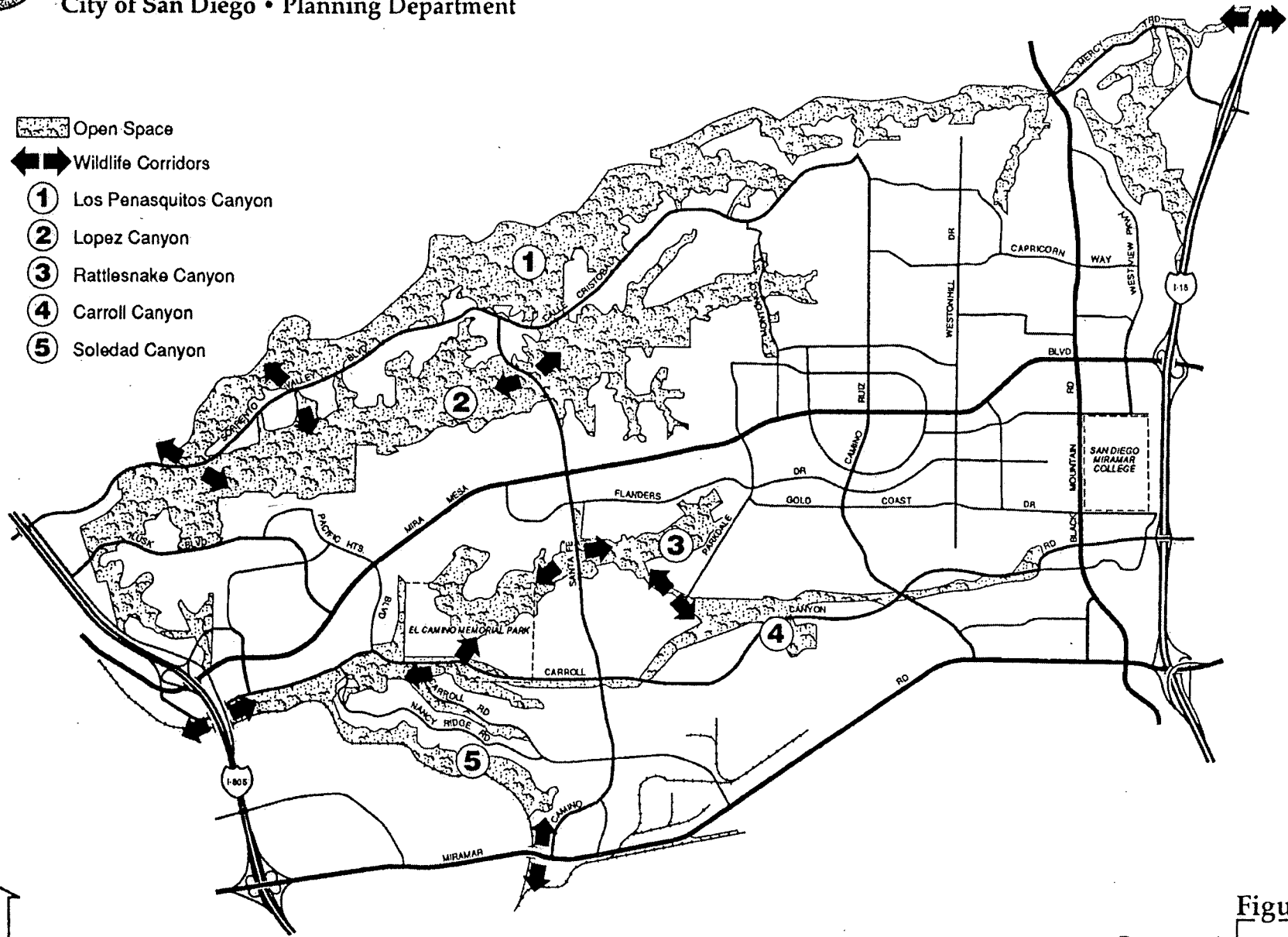
Existing  
August 05



# Recommended Wildlife Corridors

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

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-  Wildlife Corridors
- ① Los Penasquitos Canyon
- ② Lopez Canyon
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- ④ Carroll Canyon
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NORTH

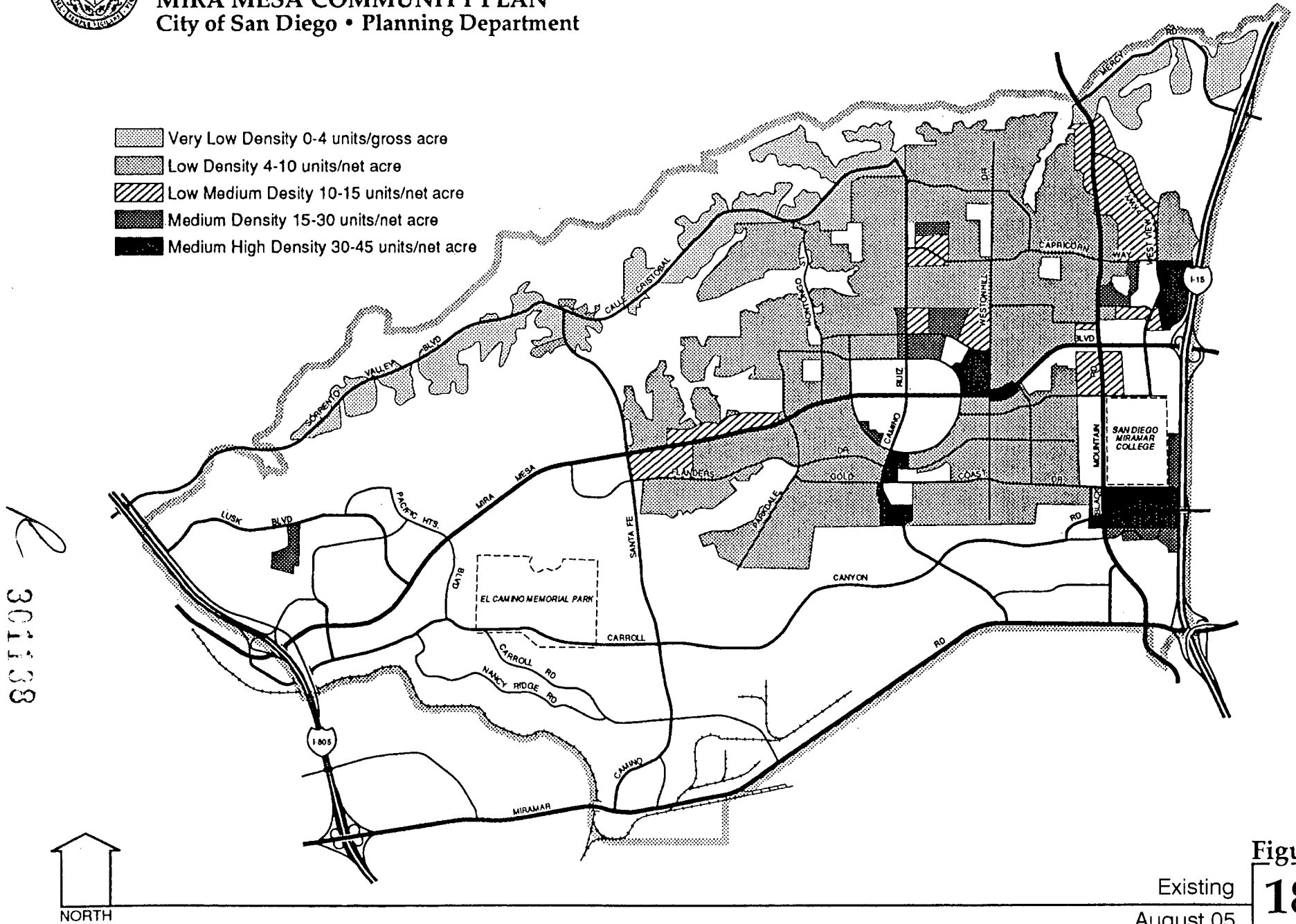
Proposed **8**  
June 05



# Recommended Residential Densities

MIRA MESA COMMUNITY PLAN  
City of San Diego • Planning Department

-  Very Low Density 0-4 units/gross acre
-  Low Density 4-10 units/net acre
-  Low Medium Density 10-15 units/net acre
-  Medium Density 15-30 units/net acre
-  Medium High Density 30-45 units/net acre



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Figure  
**18**

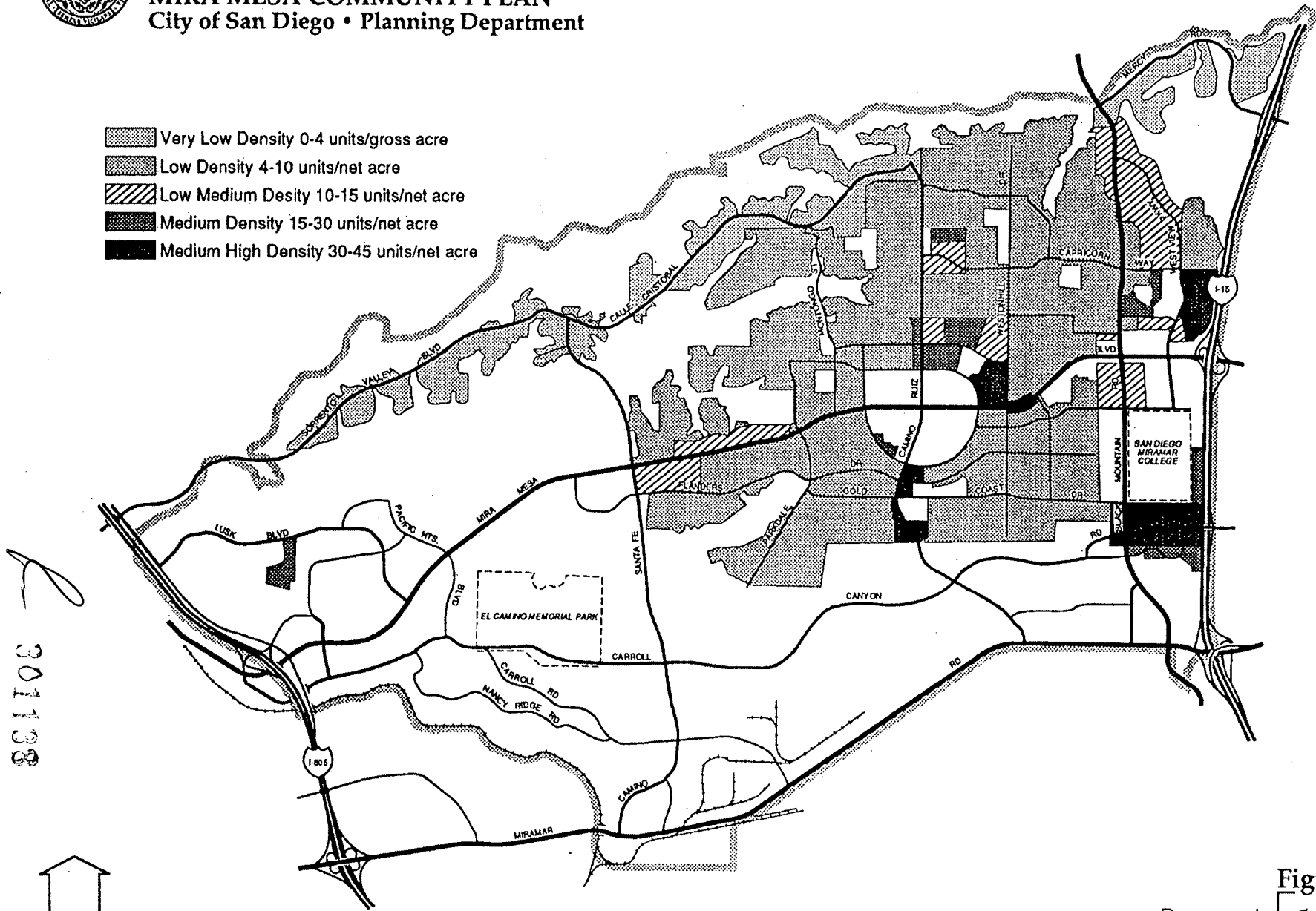
Existing  
August 05



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City of San Diego • Planning Department

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-  Low Medium Density 10-15 units/net acre
-  Medium Density 15-30 units/net acre
-  Medium High Density 30-45 units/net acre



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Proposed  
November 05  
**Figure 18**