

RESOLUTION NUMBER R- 302088

DATE OF FINAL PASSAGE NOV 14 2006

WHEREAS, Sorrento Hills 2, LLC, requested an amendment to the Progress Guide and General Plan and the Torrey Hills Community Plan to reconfigure the Commercial and Open Space land use boundaries on the subject site and increase Average Daily Trips to allow for additional building intensity located at the southwest corner of Carmel Mountain Road and East Ocean Air Drive; and

WHEREAS, the site is legally described as a portion of Parcel 1 and a portion of Parcel "A," Parcel Map 18123, filed October 2, 1998, and a portion of Parcel "C," Parcel Map 17893, filed August 8, 1997, City of San Diego, County of San Diego, State of California; 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, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on August 31, 2006, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress and Guide and General Plan and the Torrey Hills Community Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and

WHEREAS, on NOV 14 2006, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress and Guide and General Plan and the Torrey Hills 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 Torrey Hills Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 302088.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
09/25/06
10/17/06 COR.COPY
Or.Dept:DSD
R-2007-335
MMS#3825

**Table 1
LAND USE TABLE**

LAND USE	ACRES	% OF COMMUNITY PLAN	DEVELOPMENT INTENSITY
Residential			
• Very Low	22	3	123 units
• Low	203	26	1,211 units
• Medium Low	38	5	770 units
Total Residential	263	34	2,104 units
Commercial			
• Torrey Reserve	24	3	477,000 square feet
• Support Commercial Center ¹	4	1	40,000 square feet of support retail commercial or industrial/business park land uses OR a maximum of 300 hotel rooms and 5,000 square feet of support retail commercial land uses
• Torrey Hills Neighborhood Commercial Center	13	1	130,000 square feet 151,300 square feet
Total Commercial	41	5	647,000 square feet 668,300 square feet
Industrial/Business Park			
• Torrey Hills Industrial/Business Park	47	6	1,099,775 square feet
• Sorrento Hills Gateway	30	4	250,225 square feet
Total Industrial/Business Park	77	10	1,350,000 square ft
Community Sports Park Complex	14	2	
Open Space	283	36	
Utility			
• SDG&E Substation	40	5	
Streets, Freeways	66	8	
TOTALS	784	100	

¹The Support Commercial land use permits development of retail commercial uses, hotel facilities intended to support the adjacent business/industrial parks and/or a combination of support retail uses and support hotel uses. Additionally, the Support Commercial land use allows for development of business park/industrial uses, if support commercial uses do not occur in this area of the community.

Commercial Land Uses

Goals

1. Provide commercial uses as part of the overall Sorrento Hills community.
2. Provide commercial land uses that adequately meet the needs of the community.
3. Develop commercial uses that complement the mix of other uses located within the community plan area, including residential and industrial uses.
4. Locate commercial uses in easily accessible, highly visible locations.
5. Develop satellite commercial uses to support industrial development.
6. Provide commercial uses that operate without adversely impacting nearby residential neighborhoods.

Background

Most of the commercial land uses planned for Sorrento Hills are located in the northwest portion of the community, near 1-5 and north of Arroyo Sorrento Road. El Camino Real traverses this commercial area providing easy connection to other land uses to the south. In this area, commercial uses are planned to serve the traveling public and to act as an extension of the freeway oriented commercial uses developing at the Carmel Valley Road/SR-56 interchange with 1-5.

In addition to the planned commercial land uses provided for in the northern portion of the community, retail commercial uses will also be provided in the *Torrey Hills Neighborhood Commercial Center* located in the northeast part of the community. The *Torrey Hills Neighborhood Commercial Center*, strategically located to serve residential developments in the community as well as passers-by traveling to adjacent communities, will allow for a reduction in the amount of trips to commercial services outside the area. ~~A gas station is an allowed use in this area, with approval of a Conditional Use Permit.~~

Adjacent to industrial/business park uses planned for the western portion of the community, within *Sub-area "b"* of the *Torrey Hills Industrial/Business Park* planning area, a smaller *Support Commercial Center* is also planned to provide a complex which may be frequented by both residents and workers in Sorrento Hills. This area would accommodate support commercial uses, such as delicatessens, restaurants, dry cleaners, copy stores, liquor stores, shoe repair shops and barbers/hair stylists. A gas station is also an allowed use in this area, with approval of a Conditional Use Permit.

Other commercial uses which may develop in the community will occur in conjunction within industrial/business park uses. Support commercial uses in these areas will be a very minor part of commercial development in the community and will be ancillary in nature providing such functions as small delicatessens, travel agencies, etc.

Specific Proposals

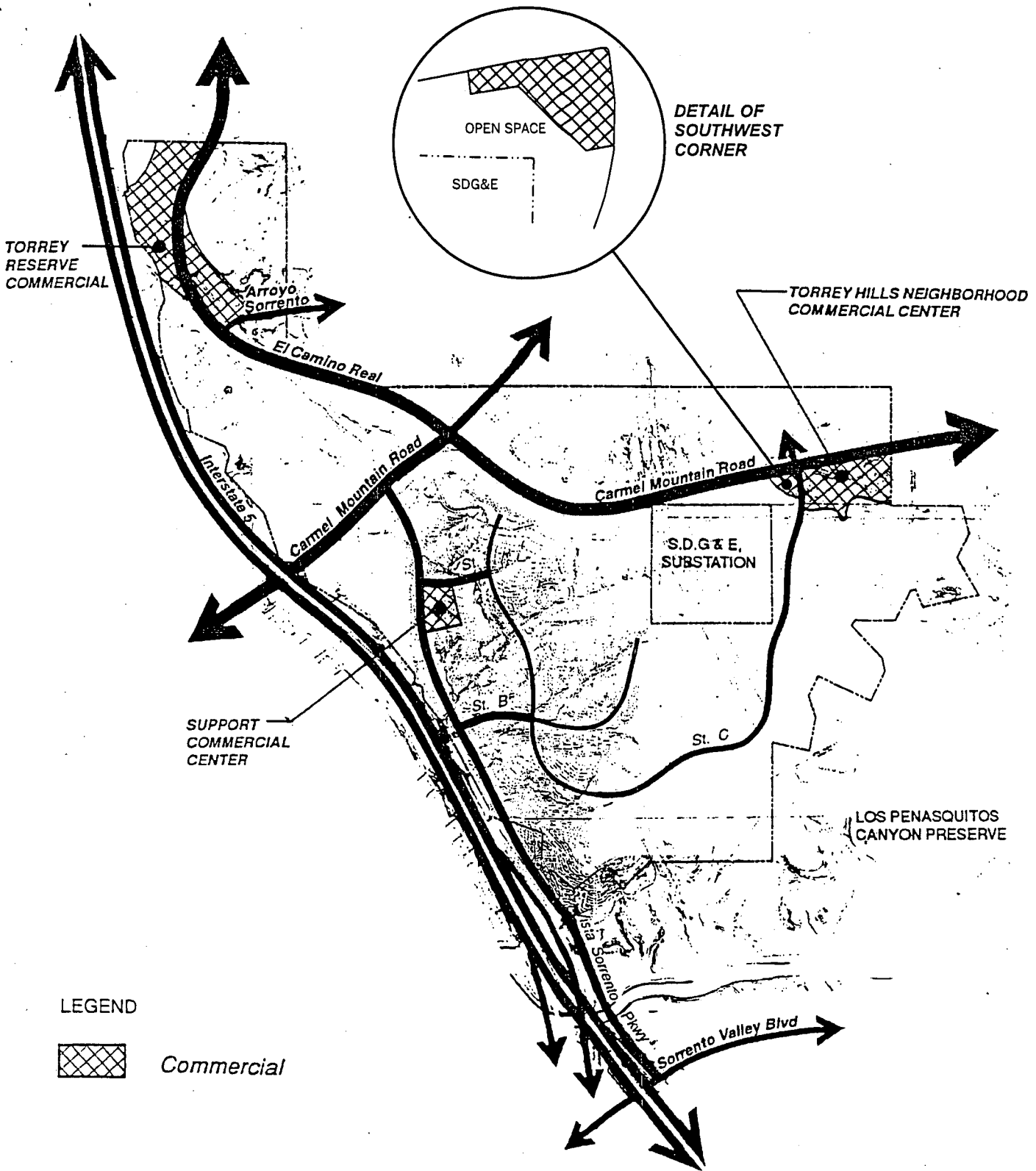
The *SORRENTO HILLS COMMUNITY PLAN* designates approximately 41 acres for commercial development (see Figure 9, *Commercial Uses*). Table 4, *Commercial Land Uses*, identifies the development intensity anticipated in each of the commercial areas.

Table 4
COMMERCIAL LAND USES

COMMERCIAL LAND USE DESIGNATION	ACREAGE	DEVELOPMENT INTENSITY (SF)
Torrey Reserve	24	477,000
Torrey Hills Neighborhood Commercial Center	13	130,000 151,300
Support Commercial Center	4	40,000 square feet of support retail commercial or industrial/business park land uses OR a maximum of 300 hotel rooms and 5,000 square feet of support retail commercial land uses
TOTAL	41	647,000 668,300

TORREY RESERVE

The commercial land use designation in this area encompasses approximately 24 acres, east of 1-5 and on both sides of El Camino Real. This area is recommended for commercial development under application of a Planned Commercial Development (PCD) Permit. No less than 20 percent of the commercial area should be developed with visitor commercial uses as defined in the Visitor Commercial (CV) Zone. The



Commercial Land Uses

**SORRENTO HILLS
COMMUNITY PLAN**

AG LAND ASSOCIATES 9404 Genesee Avenue, Suite 340, La Jolla, CA 92037

Figure 9



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Environmental resources occur in the *Torrey Reserve* Commercial land use area which must be considered in conjunction with development proposals. A sandstone bluff escarpment occurs east of El Camino Real and adjacent to commercial land uses. The bluffs are left free from development in this plan because of their aesthetic value. North of and adjacent to the *Torrey Reserve* Commercial land use area is wetland associated with the Carmel Creek floodplain.

Specific guidelines for development of areas adjacent to the bluffs as presented in the Open Space and Resource Management Element of the plan have been developed to ensure continued protection of this natural resource. The Open Space and Resource Management Element also provides for the protection and viability of this resource through design guidelines, drainage control and buffer areas. The reader is referred to the Open Space and Resource Management Element for a detailed discussion of development guidelines.

This Commercial Land Use Area is located entirely within the Coastal Zone, and special coastal development criteria must be implemented in conjunction with development proposals as presented in the Coastal Zone Policies Element of this plan.

TORREY HILLS NEIGHBORHOOD COMMERCIAL CENTER

In order to reduce the amount of commercial service oriented external trips made by workers and residents of Sorrento Hills, a Neighborhood Commercial Center is planned for approximately 13 acres located at the intersection of CalIJ1el Mountain Road and Street C. Types of commercial uses which may occur in the *Torrey Hills Neighborhood Commercial Center* include neighborhood market, drug store, smaller retail shops and restaurants. ~~A gas station is permitted in the *Torrey Hills Neighborhood Commercial Center*, with approval of a Conditional Use Permit.~~ The *Torrey Hills Neighborhood Commercial Center* shall be zoned CN and developed as a Planned Commercial Development (PCD).

SUPPORT COMMERCIAL CENTER

Approximately four acres west of Vista Sorrento Parkway, south of Carmel Mountain Road and adjacent to the *Sorrento Hills Gateway* and within *Sub-area "b"* of the *Torrey Hills Industrial/Business Park* planning area are designated as a centralized location for support commercial land uses. The *Support Commercial Center* land use designation in this area is intended to accommodate a congregation of retail commercial uses, such as delicatessens, restaurants, dry cleaners, copy stores, liquor stores, shoe repair shops and barbers/hair stylists. A gas station is also an allowed use in this area, with approval of a Conditional Use Permit. The *Support Commercial Center* also provides an integral component of the complex of uses which form the community activity node.

The underlying zone for the *Support Commercial Center* shall be M1 A. Land uses should be selected to support the employment base provided by industrial and business park land uses in the community. For this reason, commercial development in the

Support Commercial Center should occur in conjunction with a Planned Industrial Development (PID) permit. The precise size, location and permitted uses of the *Support Commercial Center* should be identified through the PID process. Should this area not develop as support commercial uses, other uses which can occur in this area include those permitted in the adjacent *Torrey Hills* industrial/business parks. Such alternate land uses should also occur through application of a PID.

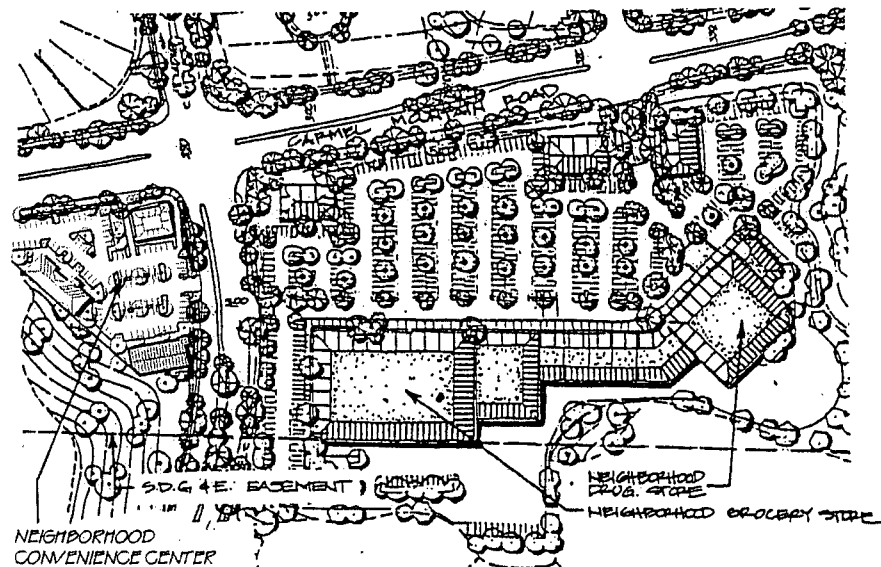
Commercial Development Guidelines

GENERAL

1. Bulk and scale of commercial development should be compatible with other land uses of the community and should be designed in a manner which is sensitive to significant environmental features (e.g., wetlands and inland bluffs) and view sheds of adjacent public use areas and important roadways (I-5, Carmel Mountain Road, Carmel Valley open space and Torrey Pines State Park).
2. Activity areas (e.g., areas that generate noise, foot traffic, parking lots, etc.) of commercial land use projects shall be oriented away from residents.
3. Erosion and sediment control measures described in the Open Space and Resource Management Element and the Coastal Zone Policies Element of this plan shall be implemented to prevent sediment into Los Pefiasquitos Lagoon and Carmel Creek.

SITE PLANNING AND DESIGN GUIDELINES

1. Pedestrian connections must be well defined and an integral part of the *Torrey Hills Neighborhood Commercial Center* and the *Support Commercial Center* to encourage and promote pedestrian accessibility. This should occur through the use of enhanced paving material, landscape treatment and lighting. Smaller scale retail uses should be encouraged in the commercial areas to help define pedestrian connections.



REVISED TABLE C-1
SORRENTO HILLS COMMUNITY
LAND USES BY TRAFFIC ANALYSIS ZONE

TAZ	LAND USE	BUILDABLE INTENSITY	GENERATION RATE	ADT
598	OFFICE/CORPORATE CENTER VISITOR SERVING COMM.	440,066 SF	15/KSF	6,601
		36,580 SF	20/KSF	732
684	SINGLE FAMILY (4,000 SF) SINGLE FAMILY (5,000 SF)	121 DU	10/DU	1,210
		37 DU	10/DU	370
685	SINGLE FAMILY DWELLING	2 DU	10/DU	20
720	OFFICE	210,000 SF	20/KSF	4,200
721	OFFICE	210,000 SF	20/KSF	4,200
	SINGLE FAMILY DWELLING	121 DU	10/DU	1,210
	INDUSTRIAL	120,000 SF	15/KSF	1,800
	INDUSTRIAL	42,070 SF	15/KSF	631
722	COURTYARD	52 DU	10/DU	520
723	COURTYARD	143 DU	10/DU	1,430
724	COURTYARD SINGLE FAMILY (5,000 SF)	120 DU	10/DU	1,200
		30 DU	10/DU	300
725	SINGLE FAMILY (5,000 SF)	83 DU	10/DU	830
726	INDUSTRIAL	237,930 SF	15/KSF	3,569
727	SINGLE FAMILY (5,000 SF)	212 DU	10/DU	1,210
	ELEMENTARY SCHOOL	4 AC	60/AC	240
	PARK	16.2 AC	68/AC	810
730	SINGLE FAMILY (4,000 SF)	242 DU	10/DU	2,420
731	MULTI-FAMILY	340 DU	10/DU	2,720
	OFFICE/INDUSTRIAL	310,000 SF	15/KSF	6,200
	SUPPORT COMMERCIAL	40,000 SF	72/KSF	2,880
732	NEIGHBORHOOD COMMERCIAL	<u>18,000 SF</u>	<u>73.7/KSF</u>	<u>1,314</u>
		10,000 SF	72/KSF	720
733	NEIGHBORHOOD COMMERCIAL	<u>133,300 SF</u>	<u>56.4/KSF</u>	<u>7,511</u>
		120,000 SF	72/KSF	8,640
735	MULTI-FAMILY SINGLE FAMILY (4,000 SF)	430 DU	10/DU	3,440
		172 DU	10/DU	1,720
737	OFFICE	220,000 SF	23/KSF	4,400
738	SINGLE FAMILY (5,000 SF)	90 DU	10/DU	900
TOTAL TRAFFIC				65,123
				64,588

Legend: SF = Square Feet
DU = Dwelling Unit
KSF = One-Thousand Square Feet

Passed by the Council of The City of San Diego on NOV 14 2006, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage NOV 14 2006

AUTHENTICATED BY:

(Seal)

JERRY SANDERS
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By *Debbie Swenson Frye*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R-302088