

DATE ISSUED: September 20, 2000

REPORT NO. 00-185

ATTENTION: Honorable Mayor and City Council
Docket of October 3, 2000

SUBJECT: San Diego Spectrum Master Plan, Kearny Mesa Community Plan, And Progress Guide And General Plan Amendment; Development Agreement Amendment; Planned Industrial Development Permit And Planned Commercial Development Permit Amendment; Vesting Tentative Map; Tentative Parcel Map; Planned Residential Development Permit; Rezones; Street Vacation. Process 5

REFERENCE: Planning Commission Workshop of March 2, 2000- Report No. P-00-040.
Planning Commission Workshop of May 18, 2000- Report No. P-00-094.
Planning Commission Hearing of July 20, 2000- Report No. 00-118.
Planning Commission Hearing of August 17, 2000 (Report attached)

OWNER/
APPLICANT: LENNAR PARTNERS/FF DEVELOPMENT

SUMMARY

Issues - Should the City Council approve the San Diego Spectrum Project?

Manager's Recommendation -

1. Certify that an Addendum (LDR No. 99-1269) to the previously certified EIR for the New Century Center (LDR No. 96-0165) was prepared in compliance with the California Environmental Quality Act.
2. Approve the requested amendments to the New Century Center Master Plan, Kearny Mesa Community Plan, and Progress Guide and General Plan.
3. Approve the rezoning actions changing approximately 10.4 acres from CA to R-1500, approximately 9.20 acres from M-1B to R-1500, and approximately 11.9 acres from CA to M-1B.
4. Approve the Vesting Tentative Map, subject to conditions contained in the Tentative Map Resolution.
5. Approve the Tentative Parcel Map, subject to conditions contained in the Parcel Map Resolution.
6. Approve the PID/PCD Amendment No. 99-1269 that amends PID/PCD Permit No. 96-0165.
7. Approve the PRD No. 99-0509, subject to the resolution and conditions contained in the permit.
8. Approve an Ordinance amending the New Century Center Development Agreement (Doc. No. OO-18448).

9. Approve the vacation of certain streets and slope easements.

Planning Commission Recommendation - On August 17, 2000, the Planning Commission voted unanimously in favor of staff recommendation with the following conditions:

1. Require residential mixed-use on Lot 6 with residential being the dominant or sole use.
2. Change the Development Agreement to encourage/allow the pursuit of affordable housing as an addition to the permitted units.
3. Require that pedestrian access be provided to the "Spectrum Commons" area from all residential projects and that the access be designed consistent with that shown on the current Exhibit A drawings.

Community Planning Group Recommendation - The Kearny Mesa Community Planning Group voted 9-0-4 in favor of the project on June 21, 2000.

Environmental Impact - An Addendum (LDR No. 99-1269) to the previously certified EIR for the New Century Center (LDR No. 96-0165) was prepared in compliance with the California Environmental Quality Act. The proposed project would not result in any new or substantially more severe environmental impacts beyond those identified in the previously certified EIR. Because only minor technical changes and additions to the previously certified EIR were deemed necessary, an Addendum was prepared in accordance with Section 15164 of the State CEQA Guidelines.

Fiscal Impact - All Costs associated with the processing of this project are paid from a deposit account maintained by the applicant. The Extraordinary Benefits required through the original Development Agreement will continue to be assured through the amended Development Agreement.

Code Enforcement Impact - None with this action.

Housing Affordability Impact - The project provides market rate housing units that are targeted for employees working in the industrial, office, and commercial areas in the project and other employment areas within the surrounding community. While no affordable housing units will be constructed with this project, the project may have a nominal impact on affordable units by providing more overall housing in the geographic area, and thus more opportunities for housing of various types. The applicant has indicated that they are not interested in pursuing affordable housing at this time.

BACKGROUND

The New Century Center project (96-0165) is generally bounded by Clairemont Mesa Boulevard to the north, State Route 163 (SR-163) and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the south.

The original project was approved on November 18, 1997 and consisted of a mixed-use retail, commercial and industrial/business park development. The principal features of the project included a planned commercial, retail, and entertainment use area located on the western side of the property facing Kearny Villa Road; a planned industrial and business park area located on the eastern side of the Property facing Ruffin Road; a system of roadways linking the retail and entertainment use area on the western side of the property to the industrial and business park area on the eastern side of the Property; a Market Square amenity in the center of the property; retention of approximately 7 acres of the existing Missile Park in the northeast corner of the

property; and retention of approximately four acres in the southeast corner of the property as a vernal pool conservation area.

On August 5, 1999, the Planning Commission initiated a Community Plan Amendment to allow consideration of residential use in place of a portion of commercial and industrial use. Two workshops have been conducted to discuss the specific changes to the approved plan, one on February 24, 2000 and one on May 11, 2000.

At the July 20, 2000 hearing, Planning Commission raised a number of issues including the amount of residential use, residential density, affordable housing, the commitment to retail use, the lack of an urban feeling to the project, the lack of commercial-residential mixed-use, the location of utilities, and the design of parking areas. The commission continued the hearing to August 17, 2000, and asked staff to consider these and return with an analysis and potential project alternatives.

At the August 17, 2000 hearing, staff recommended the addition of residential use as a permitted use in the Mixed-use Commercial area of the plan and allowing the residential development in Planning Area 3B to exceed the proposed 448 units. Up to 550 dwelling units in addition to the 448 units proposed in the residential portion of the plan would be permitted subject to the approval of a Planned Residential Development Permit decided in accordance with Process 4 for a maximum of 998 units.

DISCUSSION

The proposed amendments to the project include a vesting tentative map and master plan amendment to revise the lot and street configuration on phase 3 and 4 of TM 96-0165; revise the New Century Center Master Plan to reflect a different land use and building configuration that includes the design of Spectrum Commons; and to vacate an Irrevocable Offer to Dedicate for the old Market Square configuration. The original planning areas 1A, 1B, 2A, 2B north will be changed from retail/entertainment commercial uses to mixed-use commercial, thus allowing for a greater integration of land uses.

The proposal also includes a change to the land use designation of the Planning Area 2B south and 3B from commercial to medium density residential. This change will create a market-based focal point that features a combination of residential, commercial, and business park land uses.

The applicant also proposes to eliminate the “Market Square” concept and instead proposes the Spectrum Commons. The spectrum commons will create a centrally located landscape amenity area that will provide hardscape, walkways, open-air seating areas, and large areas of turf. Small-scale freestanding retail uses such as a restaurant, outdoor cafe, kiosks, or other specialty retail will be permitted and encouraged to locate within Spectrum Commons. This central amenity area will serve as a pedestrian link from the mixed-use commercial area to the residential component.

In total, the proposed amendment area includes Planning Areas 1A, 1B, 2A, 2B and 3B (the General Commercial and residential areas in the western portion of the Property) and their associated streets and parkways totaling approximately 85 acres. These areas include the residential, retail, mixed-use and commercial uses and feature the Spectrum Commons.

The commercial areas consist of clusters of mixed-use office and commercial buildings clusters around the spectrum commons and linked by both a landscaped “Spectrum Center Court” roadway and separate pedestrian promenade. An added cluster of buildings will break up the long expanse of parking along the north side of the commercial area. The residential area also

fronts on Spectrum Center Court with direct pedestrian access from residences to a wide sidewalk flanked on both sides by street trees.

The Industrial and Business Park area of the property is located in the central and eastern portions of the site. Approximately 159 acres in size, it is proposed for industrial, and support commercial uses.

Planning Areas 1C, 3A, 4A, 4B, 6A, 6B and 9 would be developed with office and light industrial uses. Planning Area 5A would be developed with similar uses with the exception of the "southern section." This area is a dedicated "vernal pool conservation bank." Planning Areas 6C, 6D, 6E, 8A, and 8B are planned for business support commercial uses within the Industrial and Business Park. These latter planning areas are located along Ruffin Road and Clairemont Mesa Boulevard. The intent of business support commercial uses in the Industrial Business Park area is to serve the needs of the business center within the project. Missile Park, Planning Area 7, is intended to provide a passive open space amenity for on-site employees and users of the project as well as the surrounding community. All industrial and business park areas, and Missile Park are consistent with the original Master Plan.

CONCLUSION

The proposed revisions to the San Diego Spectrum Project -- to incorporate residential uses with the industrial, office, and commercial uses creates a balanced mix use project and retains some of the key design characteristics of the previously approved project. The revisions comply with requirements of the Municipal Code and the City Manager, therefore, recommends that the City Council approve the project and associated actions per the City Manager's recommendation.

Respectfully submitted,

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Tina P. Christiansen, AIA Approved: George I. Loveland
Planning and Development Review Director

Assistant City Manager

TPC/FZM:

- Attachments:
1. Location Map
 2. Site Plan
 3. Vesting Tentative Map 99-1269
 4. San Diego Spectrum Apartments Site Plan 99-0509
 5. Clubhouse/ Leasing Office
 6. Streetscape Study
 7. Building Elevations
 8. Tentative Parcel Map & PRD 99-0509
 9. Draft VTM Resolution
 10. Draft TPM Resolution
 11. Draft PCD/PID amendment Permit, Findings, and Conditions
 12. Draft PRD Permit, Findings, and Conditions
 13. Rezone- B Sheet 4153&4154
 14. Street Vacation Exhibits and Resolution
 15. Ownership Disclosure
 16. Planning Commission Resolution

Draft Revised New Century Center Master Plan, Development Standards, and Design Manual (under separate cover)

Draft Amendment to the Kearny Mesa Community Plan (under separate cover)

Draft Development Agreement (provided to the City Council only)

Note: Attachments not available in electronic format. A copy of the attachments is available in the Office of the City Clerk.