

DATE ISSUED: October 24, 2001 REPORT NO. 01-218

ATTENTION: Honorable Mayor and City Council
Docket of October 30, 2001

SUBJECT: Scripps Pomerado; Planned Development Permit, Site Development Permit, Tentative Map, Street Vacation, and Rezone, No. 40-0789.
Council District 7, Process 5

REFERENCE: Report to the Planning Commission, P-01-157, dated August 22, 2001

OWNER: Scripps Pomerado, L.L.C.

APPLICANT: Cal Sun Development Company

SUMMARY

Issue - Should the City Council approve, modify, or deny an application for a Planned Development Permit, Site Development Permit, Tentative Map, Street Vacation, and Rezone (from CN to RX 1-2) to develop 27 two-story single family homes on a vacant 3.66 acre site in the Scripps Miramar Ranch Community Plan area?

Manager's Recommendation -

1. Certify Mitigated Negative Declaration LDR 40-0789, and adopt the Mitigation, Monitoring and Reporting Program (MMRP), and;
2. Approve the requested Planned Development Permit/Site Development Permit/Tentative Map/Street Vacation/Rezone No. 40-0789.

Planning Commission Recommendation - On August 30, 2001, the Planning Commission voted 4-0 to recommend to City Council certification of the Mitigation Negative Declaration, adoption of the Mitigation, Monitoring and Reporting Program, and approval of the requested PDP/SDP/TM/SA/RZ with the additional condition to include periodic pop-outs to be able to provide street trees.

Community Planning Group Recommendation - On June 7, 2001, the Scripps Miramar Ranch Community Planning Group voted 14-1-0 to recommend approval of the project. The group subsequently provided a letter dated August 28, 2001 to the Planning Commission at the Hearing stating that the approval was with the condition that the project provide non-contiguous sidewalks (see Attachment 1).

Environmental Impact - A Mitigated Negative Declaration, LDR No.40-0789, was prepared in compliance with the California Environmental Quality Act (CEQA)

Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented to reduce potential impacts to Biological Resources to below a level of significance.

Fiscal Impact - None with this action.

Code Enforcement Impact - None with this action.

Housing Affordability Impact -The proposed project is located on a vacant parcel, and the construction of the project would not result in the loss of any affordable housing units. The applicant has indicated that the proposed dwelling units are intended for the \$395,000 to \$450,000 price range. There are no provisions within the Scripps Miramar Ranch Community Plan addressing specific "Affordable Housing" requirements. However, the community has a range of housing types, providing persons and families of various income levels an opportunity to reside in the community.

BACKGROUND

The Scripps Pomerado project proposes to subdivide an existing 3.66 acre legal lot in the Scripps Miramar Ranch Community Plan Area and develop 27 two-story single family residences. The subject property is currently vacant and is immediately southeast of the intersection of Spring Canyon Road and Pomerado Road. The project site was previously graded and compacted in 1991 during the overall development of Scripps Sunburst Units 1 through 3. The site is currently zoned CN (Neighborhood Commercial) and is designated for neighborhood commercial land uses with an optional medium density residential land use (10-15 dwelling units per net acre) in the Scripps Miramar Ranch Community Plan, Area E Neighborhood. Please note that the current zone of the project site was erroneously identified to be AR 1-1 in the report to the Planning Commission.

Adjacent properties to the west and northwest are developed with low to medium density single and multi- family units. To the south, the property is bordered by the Multiples Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). However, the site is physically separated from the MHPA by an existing private access road to General Dynamics property. The project site is bordered to the east by open space habitats proposed for conservation in association with the adjacent Rancho Encantada Specific Plan. Even though the project site has been subject to soil disturbances from past grading, it contains environmentally sensitive lands, including coastal sage scrub, disturbed coastal sage scrub, and non-native annual grasslands. Due to this, a Site Development Permit is required for the project in accordance with the Environmentally Sensitive Lands Regulations.

PROJECT DESCRIPTION

The proposed Scripps Pomerado project includes a request for a Planned Development Permit, Site Development Permit, Tentative Map, Street Vacation and Rezone to allow the construction of 27 two-story single-family residences on an existing 3.66 acre vacant site. The proposed project includes the creation of 31 lots, including one passive recreation open space lot (0.13

acre) and 3 landscaped common lots (totaling 0.39 acres). Vehicular access to the Scripps Pomerado project would be from Pomerado Road South via two private streets. No public transit is currently available in the project area, nor is any planned in the foreseeable future. The project includes a request to vacate a remnant of Mission Road along the eastern boundary of the project site. This street must be vacated in order to grade lots and build the proposed single family residences. The proposed rezone from CN to RX-1-2 would allow the creation of small residential lots (minimum 3,000 square foot lot size). The proposed residential lots for the Scripps Pomerado project range from approximately 3,020 square feet to 7,344 square feet.

The proposed project includes three different architectural floor plans for the two story single family homes, ranging in size from 2,374 square feet gross floor area to 2,896 square feet. All three designs include 2 car garages and front porches. Each floor plan has three finish options. Typical finish material would include concrete tile roofing, wood fascia and siding, stucco, wood and stucco trim, vinyl windows, brick, and stone. The proposed passive recreation open space lot ("lot D") is centrally positioned in the development and would provide a grassy area with landscape trees and a picnic table on a concrete pad.

PROJECT ANALYSIS

The proposed Scripps Pomerado project is consistent with the policies, goals, and objectives of the Scripps Miramar Ranch Community Plan (Plan). The Plan designates the subject property as Neighborhood Shopping, however, the Commercial Element of the community plan qualifies this designation by stating that, "The site is designated as an optional residential site, therefore, it could develop for residential purposes at a density of 10-15 du/na..." The proposed project is consistent with this optional residential use designation and, with a proposed density of 11.1 du/na, it is in conformance with the allowable density range.

The proposed architecture, landscaping, and lot configuration satisfy the objectives of the Residential and Design Elements of the Scripps Miramar Ranch Community Plan, and several specific features of the project are worth noting. While the aforementioned policies within the Commercial Element stipulate developing residential uses at 10-15 du/na, the proposed project achieves consistency with the prevailing single family character of the Scripps Ranch community by siting detached units on small lots, with a number of the units clustered around shared driveways. By utilizing such techniques, the proposed project can achieve densities similar to multi-unit projects while minimizing visual impacts to surrounding areas and retaining common open space within the center of the development. The proposed elevations are well articulated with varied finishes, and feature recessed garages. The lot configuration and the design of the residences have been crafted to minimize the impact of the garages on the streetscape and to increase the pedestrian orientation of the development. By incorporating these design elements, the proposed project meets the goals of both the community plan and General Plan to encourage pedestrian activity and maintain "eyes on the street" to deter crime."

One deviation from regulation is requested with this project: a request to allow a keystone retaining wall with a maximum height of 17 feet, where a maximum height of 12 feet is allowed by regulation. Staff supports the requested deviation because the current design of the wall, including enhanced landscaping, complies with the intent of the regulations and will not create

an adverse visual impact.

An Environmental Initial Study was completed for the proposed project and it was determined that the project could have a significant environmental impact on Biological Resources. Implementation of the Mitigation, Monitoring and Reporting Program, as required for the proposed project, would reduce potential impacts to Biological Resources to below a level of significance .

The project as currently proposed complies with all applicable regulations of the Land Development Code, with the exception of the keystone wall height deviation discussed above. Based upon the review of the proposed project and all applicable regulations, staff recommends approval of the Scripps Pomerado project as currently proposed and conditioned.

PLANNING COMMISSION HEARING ISSUES

At Planning Commission hearing on August 30, 2001, a letter from the Scripps Mira Mesa Community Planning Group dated August 28, 2001 was distributed and presented by group member Michael McCormick stating that the group's approval of the project was conditional upon the project providing non-contiguous sidewalks. The project as currently designed does not provide non-contiguous sidewalks. City staff and the applicant provided information that non-contiguous sidewalks were not feasible for this project given the combination of existing site and design constraints. These constraints include the small lot size, design of the homes with recessed garages, minimization of retaining wall height, required street width, and density requirements of the Community Plan. Further, non-contiguous sidewalks are not required for this project by the Land Development Code or the Community Plan.

The community group representative stated that their primary concern regarding the sidewalks was increasing pedestrian safety on the sidewalks. The use of pop-outs into the street with street trees was suggested to afford a measure of increased separation between the street and pedestrians. After some discussion, the Planning Commission voted 4-0 to approve the project with the condition that periodic pop-outs be added.

The applicant will submit revised drawings showing periodic pop-outs for staff review prior to City Council hearing. The drawings will also be reviewed by the Community Planning Group.

TRAFFIC IMPACT

The project is estimated to generate approximately 270 average daily trips (ADT). Fifty (50) of these trips are estimated to occur on Interstate 15, which has an estimated near-term plus project volume of 312,600 ADT south of Pomerado Road. CalTrans is planning to widen Interstate 15 to provide two additional lanes to be completed by 2003 (see Attachment 10, Project Traffic Information Table).

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: George I. Loveland
Senior Deputy City Manager

CHRISTIANSEN:VLG

Note: The attachments are not available in electronic format. Copies of the attachments are available for review in the office of the City Clerk.

Attachments:

1. Community Plan Map
2. Project Location Map/Rezone exhibit
3. Project Data Sheet
4. Project Site Plans (16 pages)
5. Proposed Street Vacation
6. Draft Permit and Conditions
7. Draft Findings of Approval (Resolution)
8. Draft Tentative Map Resolution
9. Draft Ordinance
10. Project Traffic Information Table
11. Ownership Disclosure
12. Scripps Miramar Ranch Community Planning Group letter, dated 8/28/01