

DATE ISSUED: October 24, 2001 REPORT NO. 01-223

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

SUBJECT: TIERRA ALTA - A 10-LOT TENTATIVE MAP, PLANNED  
RESIDENTIAL DEVELOPMENT/RESOURCE PROTECTION  
ORDINANCE/COASTAL DEVELOPMENT PERMITS, REZONE,  
LOCAL COASTAL PROGRAM (LCP) AMENDMENT AND A  
MULTIPLE HABITAT PLANNING AREA (MHPA) BOUNDARY  
ADJUSTMENT, PROJECT NO. 98-0792. COUNCIL DISTRICT 5.  
PROCESS 5

REFERENCE: Planning Commission Docket of August 9, 2001, and Report  
No. P-01-138

OWNER/  
APPLICANT: Newland Group, Inc., a California Corporation, Mr. Jim Delhamer

#### SUMMARY

Issues - Should the City Council accept the Planning Commission's recommendation and approve the subdivision and rezone, from the AR-1-1 to the RS-1-14 zone, of a 4.44 acre site for the development of 11 detached single-family residential dwelling units through the provisions of the Planned Residential Development, Resource Protection Ordinance and Coastal Development Permits and including a Local Coastal Program Amendment and a Multiple Habitat Planning Area boundary adjustment?

Manager's Recommendation - Approve the following actions with conditions added by the Planning Commission.

1. **CERTIFY** Mitigated Negative Declaration LDR No. 98-0792, and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP), and

2. **APPROVE** Tentative Map (TM) No. 98-0792, subject to the 'Findings' and draft conditions (Attachment No. 5), and
3. **APPROVE** Planned Residential Development (PRD), Resource Protection Ordinance (RPO) and Coastal Development (CDP) Permit No. 98-0792, subject to the draft conditions (Attachment No. 7), and
4. **APPROVE** the requested Rezone Ordinance and Multiple Habitat Planning Area (MHPA) boundary adjustment, and
5. **APPROVE** the Amendment to the Local Coastal Program (LCP), for the rezone and MHPA boundary adjustment.

Planning Commission Recommendation - On August 9, 2001, the Planning Commission voted 5-0 to recommend approval of the above actions necessary for this project to be developed with conditions in regard to the vernal pool(s) and drainage structure to be added to the permit and map conditions.

Community Planning Group Recommendation - The Mira Mesa Community Planning Group, on January 24, 2000, voted 11-0-1 to recommend that the Tierra Alta project be approved with three conditions:

1. Each unit have a rear yard tree,
2. Sidewalks be on both sides of the private driveway accessing the site, and
3. That the private driveway width be 28-feet.

These recommended provisions have been incorporated into the project.

Other Recommendations - None

Environmental Impact - A Mitigated Negative Declaration, LDR No. 98-0792, 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 to a level below significance, any potential impacts identified in the environmental review process.

Fiscal Impact - All costs associated with the processing of this application are recovered from a deposit account maintained by the applicant. All accessways and sewer and water services are provided and maintained by the applicant due to the private streets serving this area.

Code Enforcement Impact - None with this action

Housing Affordability Impact - The applicant has indicated that the dwelling units are intended for the \$300,000 to \$400,000 price range. The dwelling units consist of three

models of 2,113, 2,179 and 2,688 square feet of floor area and containing 4 and 5 bedrooms. The project is providing a single-family product type north of a subdivision developed with a duplex type dwelling unit. There are no provisions within the Mira Mesa Community Plan addressing specific 'Affordable Housing' requirements. However, the community has a wide range of housing types, (including mobile homes, apartments of varying densities, condominiums, single-family and duplex housing) providing persons and families of various income levels an opportunity to reside in the community.

### PLANNING COMMISSION ACTION

The Planning Commission heard this item on August 9, 2001, with testimony from the public as to Vernal Pool(s) on site and concerns expressed by the Planning Commission as to the maintenance of the Vernal Pool(s) and maintenance of the drain from the common driveway into the canyon area. After discussion, the Planning Commission voted 5-0 with Commissioner Brown recusing and Commissioner Schultz not present, to adopt staff recommendations and recommend approval of the requested actions to the City Council with added conditions for the maintenance and inspection of the private drain into the canyon and for the fencing and maintenance of the Vernal Pool area. These conditions have been added to the draft permit (condition No's 15-17) and Tentative Map Resolution (condition No's. 18, 29 and 30).

### BACKGROUND

In the 1980's, Calle Cristobal/Sorrento Valley Boulevard, was extended from Camino Ruiz to Sorrento Valley Road within the Mira Mesa Community Plan area through the filing and development of projects for residential uses, and a school and park site. This roadway traverses a ridgeline between Rancho de Los Penasquitos and Lopez canyons. The subject 4.4 acre site is located north of Calle Cristobal at the north terminus of Caminito Rodar. The site consists of the remnants of this mesa and the sloping hillsides extending into Rancho de Los Penasquitos Canyon Park. The site, at the time of project submittal, was zoned A1-10 and Hillside Review Overlay (proposed R1-6000) zones which became the AR-1-1 (proposed RS-1-13) zone with the adoption of the City of San Diego Zoning Code Update on January 1, 2000. The property is also within the boundaries of the Coastal Zone and the boundaries of the Multiple Habitat Planning Area (MHPA) run through the site.

When the adjoining property to the south was developed, the Mira Mesa Community Plan designated the properties for development at a density of 0-4 dwelling units per acre but allowed up to 7 dwelling units per acre with a Planned Residential Development Permit. This property to the south is developed at that density of 7 dwelling units per acre and has a duplex product type. The maximum density permitted today is four (4) dwelling units per acre.

### COMMUNITY PLAN ISSUES:

The key elements of the last Mira Mesa Community Plan update recognized that 60% of the community had been built, another 28% having approvals to develop/build-out and only 12% of the undeveloped property awaiting submittals and approvals. The two key areas to be developed

were identified as Carroll Canyon and Lopez Ridge where very-low residential density (up to four units per gross acre) and open space preservation is delineated. The Tierra Alta project is one of the identified Lopez Ridge sites. Since most of the remaining areas to be developed have steep slopes, a key element in project review is to be how the project 'fits' the sensitive slope areas. Two areas of concern and importance to the community that affect this project is the presence of a vernal pool and its common boundary with Rancho de Los Penasquitos Canyon Park.

Through the dedication of open space easements and brush management, this project will limit development to the naturally flatter portions of the site and preserve lands with resources adjacent to the Preserve. A vernal pool site is also being retained and protected from development impacts. A trail links through this development links this site and the adjacent neighborhood areas to the park. The residential element of the plan seeks a range of housing opportunities for all economic levels and preservation of the canyon and mesa systems. Plan elements have sought to lessen the visual impact of ridgeline development from the floor of Penasquitos and Lopez canyons through setbacks and architectural methods. The Tierra Alta site, with 11 detached, 2-story dwelling units, satisfies these additional goals. The brush management requirements have added to the depth of rear yard setbacks for canyon-front homes and the product top divides up the building mass, although all views of the development cannot be diminished due to the topography of the site. Staff has been able to determine that the project conforms to the goals and objectives of the Mira Mesa Land Use/Community Plan.

## DISCUSSION

The Tierra Alta project proposes 11 single-family detached dwelling units on a 4.4 acre site being subdivided into 10 lots, resulting in the units being under condominium ownership. The dwelling unit site pads, a vernal pool area being preserved between proposed units No. 10 and 11, and the private driveway, will occupy an area of 2.48 acres. The remaining area consists of perimeter slopes, brush management (0.48 acres) and lands set aside for open space (1.53 acres). A pedestrian pathway (between Units No's 4 and 5) will extend from the knuckle of the private driveway, which provides vehicular access to the dwellings, connecting to a trail within the Rancho de Los Penasquitos Canyon Park that the City's Park Ranger verified is used by the public.

Access to the site is provided through the private street system of the Sunland Sorrento Subdivision abutting the proposed project to the south, directing traffic from Calle Cristobal to the private driveway which provides vehicular access within the Tierra Alta site. A public sidewalk will be provided on both sides of the driveway.

The 11 dwelling units are detached single-family homes which will be owned as condominiums. The units are all 2-stories in height and contain 2,113, 2,179 and 2,688 square-feet of area with

approval for future homeowners to request additions resulting in a maximum of 2,900 square-feet for the largest model. Parking will be provided in attached 2- and 3-car garages with

garages set back from living areas on two of the models, and having balconies over the garages that extend over the driveway apron in order to lessen the impact of the traditional garage dominance on the street and pedestrian scenes. The units have 3-4 bedrooms with the option of utilizing a bonus room as a 4th. or 5th. bedroom. The building heights are approximately 25-feet with chimneys extending to 27-feet above finished grade. Visual impacts of the site from the floor of Rancho de Los Penasquitos Canyon Park have been minimized by the siting and Brush Management setbacks. Roofs shall have concrete tiles and the finished building walls shall be primarily stucco with options on front elevations having shutters, wrought iron, stone veneers and more articulation of building features.

A vernal pool has been identified on-site which is located between Units No's 10 and 11. The pool will be protected for its viability of continued existence by establishing protection for its drainage basin through the use of a slump block wall or other acceptable material and design. The Homeowners association shall be required to maintain the site.

Due to the Rancho de Los Penasquitos Canyon Park adjoining the site, all Brush Management shall be required on-site and open space easements are required over the undisturbed portions of the site. Grading and landform modification has been held to a minimum through the use of some retaining walls and attempting to hold development pads to the naturally flatter portions of the site.

Sewer and water services will be extended from the available facilities to the south and no new utility lines into canyons will result from the development of this project. The Local Coastal Program Amendment is required due the necessity to rezone the site from the existing AR-1-1 to the RS-1-13 zone while the Planned Residential Development Permit allows for the project review of the development aspects, the Resource Protection Ordinance analyzes impacts to sensitive resources and compliance with its provisions and the Coastal Development Permit looks at project compliance with the coastal regulations for development of sites. The Tentative Map shows the subdivision of land proposed and identifies the project for condominium ownership. The MHPA Boundary Adjustment has been reviewed by the agencies and staff for the determination that the correct resources are protected under the Multiple Species Conservation Program (MSCP).

## DISCUSSION OF ISSUES

The attached Tentative Map Resolution and Planned Residential Development/Coastal Development/Resource Protection Ordinance Permit contain the added conditions requested by the Planning Commission to address public and commission concerns with the drain and vernal

pool site maintenance. With the inclusion of these conditions, all project issues identified at the Planning Commission hearing, have been addressed.

Respectfully submitted,

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

Approved: George I. Loveland  
Senior Deputy City Manager

CHRISTIANSEN/RMK

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. Mira Mesa Community Plan Land Use Map
  2. Project Location Map(s)
  3. Project Site Plans
  4. Project Data Sheet
  5. Draft Tentative Map Resolution and Conditions
  6. Draft PRD/RPO/CDP Resolution
  7. Draft PRD/RPO/CDP Permit
  8. Project Chronology
  9. Ownership Information
  10. Draft Rezone Ordinance and 'B' Sheet