

DATE ISSUED: December 5, 2001

REPORT NO. 01-266

ATTENTION: Honorable Mayor and City Council
Docket of December 11, 2001.

SUBJECT: **FENTON-CARROLL CANYON TECHNOLOGY CENTER.**
REZONE/VESTING TENTATIVE MAP/MULTIPLE HABITAT
PLANNING AREA BOUNDARY ADJUSTMENT/PLANNED
DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
NO. 98-1199. PROCESS 5.

OWNER/
APPLICANT: H. G. Fenton Company

SUMMARY

Issue(s) - Should the City Council approve the following:

1. Rezone the 130.9-acre subject site from AR-1-1 agricultural zone to IL-2-1 industrial zone and OR-2-1 open space zone (Attachment 9);
2. Vesting Tentative Map to subdivide the site into 22 buildable lots, 2 open space lots, and 2 lots for runoff retention basins (Attachment 10); and
3. Planned Development/Site Development Permit No. 98-1199 (Attachment 12 and Design Guidelines (Attachment 7) to allow development of the business/industrial park?

Staff Recommendation - Approve the proposed Rezone, Vesting Tentative Map and Planned Development/Site Development Permit No. 98-1199 and Design Guidelines to allow development of the business/industrial park.

Planning Commission Recommendation - On November 1, 2001, the Planning Commission voted 6:0:0 in support of the project with two recommendations to City Council. First, prior to Council consideration staff should ensure that the street sections and intersections details for Camino Santa Fe take into consideration the existing Hanson Aggregates operations to the satisfaction of the City Engineer. The second, a bridge and not a box culvert crossing for wildlife should be installed at Carroll Canyon Creek.

Community Planning Group Recommendation - The Mira Mesa Community Planning Group on May 21, 2001 voted 9:4:2 in support of the project.

Environmental Impact - Environmental Impact Report (EIR) LDR No. 40-0870 was prepared for

the project in accordance with the California Environmental Quality Act (CEQA). The EIR concluded that the project would result in significant impacts in the areas of noise, transportation/circulation, biological resources, air quality, hydrology/ water quality, geology/soils and paleontology. The project proposes to incorporate mitigation measures to reduce all identified significant direct impacts to below a level of significance. No feasible project level mitigation measure exists to improve cumulatively significant conditions along Mira Mesa Boulevard, Miramar Road or Carroll Road. Because of insufficient right-of-way and other constraints at Camino Sante Fe/Carroll Road, the scope of improvements would be beyond the financial feasibility of this project and the impact would be unmitigable. Therefore, staff recommends adoption of the Statement of Overriding Consideration.

Fiscal Impact - All costs associated with this project are paid by the applicant.

Code Enforcement Impact - None.

Housing Affordability Impact - None.

Traffic Statement - The project is estimated to generate 13,200 average daily trips (ADT) and add 1,720 ADT to I-805 north of Mira Mesa Boulevard which carries approximately 131,000 ADT and operates at Level of Service (LOS) F, and 1,140 ADT to I-805 south of Miramar Road which carries approximately 191,000 ADT and operates at LOS F. The project is estimated to add 1,340 ADT to I-15 north of Mira Mesa Boulevard which carries approximately 282,000 ADT and operates at LOS F, and 2020 ADT to I-15 south of Miramar Road which carries approximately 310,000 ADT and operates at LOS F. By year 2005 Caltrans plans to complete the I-5 / I-805 Dual Freeway Project with Carmel Mountain Road Interchange. After year 2011 Caltrans plans to add two high occupancy vehicle (HOV) lanes to I-805 from I-5 to SR 52. By Year 2003, Caltrans plans to add one northbound lane to I-15 from Miramar Way to Miramar Road, one northbound lane from Carroll Canyon Road to Scripps Poway Parkway, and one southbound lane from Mira Mesa Boulevard to Miramar Way (Attachment 17).

BACKGROUND

The entire *Fenton Properties Carroll Canyon Master Plan* area encompasses approximately 554 acres in Carroll Canyon (Attachment 1) and is located in the central portion of the Mira Mesa Community (Attachment 2). The site is situated between Interstate 805 on the west and Interstate 15 on the east, and between Mira Mesa Boulevard on the north and Miramar Road on the south. Ultimately planned as six-lane primary arterial streets, Camino Sante Fe and Carroll Canyon Road will be extended through the property. Western portions of the Master Plan area are vacant with some sand and gravel extraction ongoing in the eastern portion of the property. The subject site is a portion of the Master Plan area, encompassing 130.9-acres. The site is surrounded on the west by the El Camino Memorial Park Cemetery, on the north by Rattlesnake Canyon, on the south by open space, and on the east by mining operations which constitutes the remainder of the Master Plan area.

The 130.9-acre Fenton-Carroll Canyon Technology Center (Attachment 3) project represents the first development of the *Fenton Properties Carroll Canyon Master Plan* converting reclaimed quarry land to planned development. The project is proposed on property formerly mined for sand and gravel resources which the applicant, H. G. Fenton Company, is currently reclaiming in accordance with an adopted Reclamation Plan/Conditional Use Permit No. 89-0585 (Attachment 4) approved on September 13, 1990. The CUP expires in 2015.

DISCUSSION

Planning Commission Recommendations

On November 1, 2001, the Planning Commission voted 6:0:0 in support of the project with the two following recommendations to City Council.

Hanson Aggregates Access

On November 1, 2001, the Planning Commission voted to recommend that prior to Council consideration staff should ensure that the street sections and intersections details for Camino Santa Fe take into consideration the existing operations for Hanson Aggregates to the satisfaction of the City Engineer. The Commission in their discussion noted that it should be recognized that this is a redeveloping area and Hanson's existing operation do not necessarily have to continue in the same manner as they are today.

Since the Planning Commission hearing staff and representatives from Hanson Aggregates and the H. G. Fenton Company have been in discussion on this matter, however, at the time of writing this report no conclusion was reached. The results of the discussions will be reported out at the Council hearing on December 11, 2001.

Bridge versus Box Culverts at Carroll Canyon Creek

The second recommendation from the Planning Commission was that a bridge and not a box culvert wildlife crossing should be installed at Carroll Canyon Creek. The Commissioners stated that the proposed box culverts were not consistent with the *Fenton Carroll Canyon Master Plan*. Per pages 24 and 26 of the *Fenton Carroll Canyon Master Plan* the proposed box culvert design would not provide a continuation of the bicycle/pedestrian trail whereas they felt a bridge would. They also felt the culverts would be unattractive overtime if not maintained properly.

Mira Mesa Community Plan

The subject property is located within the Mira Mesa Community Planning area. The Community Plan designates approximately 1100 acres in Carroll Canyon for future development under a master plan process. In 1994, a master plan was approved by the City Council for the portion of Carroll Canyon owned by the H.G. Fenton Materials Company, as an amendment to the Mira Mesa Community Plan. Called the *Fenton Properties Carroll Canyon Master Plan*, this document defines suitable land uses, design guidelines, development standards, and an

implementation program for development of the H.G. Fenton owned properties in Carroll Canyon. The subject project is for a portion of the *Master Plan* area.

The *Fenton Properties Carroll Canyon Master Plan* and the Mira Mesa Community Plan require projects proposed under the *Master Plan* to be processed with a Planned Development Permit (PDP). Both the *Master Plan* and the Community Plan call for the planned development permits to provide a more detailed level of design to implement the concepts defined in the *Master Plan*. The proposed PDP for this project is accompanied by design guidelines which address site design, architecture, landscaping, signage, vehicle and pedestrian circulation and lighting. The proposed PDP addresses essentially all elements of the Mira Mesa Community Plan and the *Fenton Properties Carroll Canyon Master Plan*, including land use and design objectives, with the exception of the provision of non-contiguous sidewalks. Future development projects for the subject site will be reviewed under a Process Two application which will ensure that ultimate development is consistent with the Community Plan and *Master Plan*.

Community Plan Issues

Land Use

The proposed planned development permit meets the Community Plan and *Master Plan* land use objectives. The *Master Plan* calls for industrial and office uses. The applicant is proposing an industrial and technology center for light industrial, manufacturing, warehousing and business office users.

Urban Design

A main goal of the Mira Mesa Community Plan is improvement of the visual quality of industrial development in the community. To that end, the Community Plan contains development criteria for industrial development projects. Similar development criteria is included in the *Fenton Properties Carroll Canyon Master Plan* to mitigate the visual impacts of projects as Carroll Canyon builds out. In addition, the intent of the major design concept employed in the *Master Plan* is to create a park-like setting by using extensive landscaping, exterior public spaces, a strong pedestrian orientation and attractive streetscenes.

The proposed PDP implements the Community Plan's and *Master Plan*'s urban design goals and objectives. The design guidelines which accompany the PDP seek to achieve a cohesive and desirable business and technology center by addressing visual quality and landscape design (Attachment 7). The proposed design guidelines are based on creating a connected urban business community, encouraging quality architectural design, establishing landscape continuity, and maintaining a community character. Implementation of the design theme is accomplished through development guidelines for site design, architecture, landscaping, signage, vehicle and pedestrian circulation and lighting.

In addition, the applicant is proposing that the *Master Plan* be used in conjunction with the design

guidelines for the PDP to ensure that future projects reviewed under a Process Two meet the vision and intent of the *Master Plan*. The design guidelines proposed for the PDP compliment the existing *Master Plan* concepts, in addition to providing more detailed design elements. The *Master Plan* contains language, illustrative sections and plan views which will also benefit future applicants who develop under a Process Two.

Pedestrian Circulation

The *Master Plan* proposes a sidewalk and trail system that provides pedestrian circulation throughout the project. The street system envisioned in the *Master Plan* is one that accommodates both vehicles and pedestrians. The *Master Plan* calls for reinforcing this objective through the implementation of the following design standards:

Provide separation between vehicular and pedestrian circulation by placing parkways between streets and sidewalks on all major roads and collectors.

Provide non-contiguous sidewalks within the 10-foot right-of-way along all collector streets providing primary access from Camino Sante Fe.

The design of Carroll Canyon Road shall include a landscape median and non-contiguous sidewalks.

To further the Community Plan and *Master Plan's* goal of a safe and pleasurable pedestrian circulation system throughout the *Master Plan* area, staff recommends the provision of non-contiguous sidewalks on the loop street (Street "A") off of Camino Sante Fe and on Carroll Canyon Road which the applicant has agreed to.

Community Planning Recommendation

The intent of the Community Plan was to create a Master Plan that would provide a comprehensive development program for Carroll Canyon. The *Fenton Properties Carroll Canyon Master Plan* established that with a framework for future development of the H.G. Fenton-owned properties that includes a land use element, design guidelines, development standards and an implementation program. PDP's processed under this *Master Plan* are expected to implement the concepts outlined in the *Master Plan*. The proposed PDP implements the Community Plan and Master Plan's land use and urban design goals and objectives and seeks to achieve the community character envisioned for Carroll Canyon. In order to ensure that all development criteria and plan implementation requirements of the *Fenton Properties Carroll Canyon Master Plan* and the Mira Mesa Community Plan are being met, staff recommends that non-contiguous sidewalks be provided on the loop street (Street "A") off of Camino Sante Fe and on Carroll Canyon Road.

Staff recommends approval of the PDP with the requirement that non-contiguous sidewalks be provided on the loop street off of Camino Sante Fe and on Carroll Canyon Road.

Planned Development Permit (PDP)

The current applicant request includes a Planned Development Permit. Pursuant to Land Development Code Section 126.0602(3)(B), industrial development located within the Mira Mesa Community Plan requires a Planned Development Permit. The intent of the PDP is to encourage imaginative and innovative planning and to assure that the development meets the purpose and intent of the applicable land use plans.

Land Development Code Section 143.0401, also includes Supplemental Development Regulations for a PDP. The Supplemental Development Regulations provide standards and guidelines by which applications for PDP's are evaluated. The intent of the Supplemental Development Regulations is to accommodate an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits. As part of the PDP submittal requirements, an applicant is required to provide detailed, site specific, architectural elevations. The applicant has submitted design guidelines instead. Staff has evaluated the design guidelines which address site design, architecture, landscaping, signage, vehicle and pedestrian circulation and lighting. Staff has found that they meet the purpose and intent of the Planned Development Permit, as well as, the design objectives of both Community Plan and Master Plan and recommends approval of them.

MHPA Boundary Adjustment

A boundary adjustment to the MHPA is proposed. The proposed boundary adjustment would enhance the long-term biological value of the MHPA because a larger portion of the site than originally envisioned would be dedicated to the MHPA. The proposed boundary adjustment would add 3.6-acres of land that includes coastal sage scrub, riparian habitats and drainages, and steep slopes aspects to the existing MHPA (Attachment 8).

CONCLUSION

Approve the proposed Rezone, Vesting Tentative Map, MHPA Boundary Adjustment, Planned Development/Site Development Permit No. 98-1199 and Design Guidelines.

ALTERNATIVES

1. Deny the project as proposed.
2. Approve the project with modifications.

Respectfully submitted,

Tina P. Christiansen, AIA.....
Development Services Director.....

Approved: George I. Loveland
Senior Deputy City Manager

CHRISTIANSEN/PXG

Note: The attachments are not available in electronic format. A copy is available for review in the Office of the City Clerk.

- ATTACHMENTS:.....
1. Project Location and Surrounding Land Use Map
 2. Location Map
 3. Carroll Canyon Master Plan Area Map
 4. CUP No. 85-0585
 5. Mira Mesa Community Plan Land Use Map
 6. Fenton Carroll Canyon Master Plan
 7. Design Guidelines
 - 8..... MHPA Boundary Adjustment Map
 - 9..... Rezone
 10. Vesting Tentative Map
 11. VTM Resolution
 12. Draft Permit
 13. Planning Commission Resolution
 14. Ownership Disclosure
 15. Project Data Sheet
 16. Project Chronology
 17. Project Traffic Information.