

DATE ISSUED: September 4, 2002.

REPORT NO. 02-197

ATTENTION: Honorable Mayor and City Council
Docket of September 10, 2002

SUBJECT: **SAVANNAH TERRACE. REZONE/TENTATIVE MAP/EASEMENT
ABANDONMENT/STREET VACATION/PLANNED
DEVELOPMENT/SITE DEVELOPMENT PERMIT NO. 40-0644.
PROCESS 5.**

REFERENCE: Planned Commercial Development Permit No. 85-0252 (Attachment 5).

OWNER/
APPLICANT: PARDEE CONSTRUCTION COMPANY (Attachment 19).

SUMMARY

Issue(s) - Should the City Council deny the Savannah Terrace proposal to Rezone a portion of a 28.69-acre site from commercial to multi-family residential, a Tentative Map, on-site Easement Abandonment/Street Vacation, and a Planned Development/Site Development Permit No. 40-0644 to construct 289 multi-family dwelling units?

Staff Recommendations -

1. City Council should deny the proposed Rezone from Community Commercial (CC-1-3) to Medium Density Residential (RM-2-5);
2. City Council should deny the proposed Tentative Map to subdivide the 28.69-acre site into three lots and a Street Vacation to vacate a portion of Poway Road and Creek View Drive (Attachment 17);
3. City Council should deny the Site Development/Planned Development Permit No. 40-0644 to construct 289 multiple family dwelling units (Attachment 18);
4. City Council certification of Mitigated Negative Declaration (MND) No. 40-0644.

Planning Commission Recommendation - On June 13, 2002, the Planning Commission voted 5:0:1 to recommend to the City Council that they approve staff's recommendation to deny the proposed Savannah Terrace project. Please see the Planning Commission Section for a discussion of their action.

Community Planning Group Recommendation - On August 3, 2001, the Sabre Springs Planning Group voted 7:0:1 to recommend approval of the project as proposed

(Attachment 3).

Environmental Impact - Mitigated Negative Declaration No. 40-0644 has been prepared for this project in accordance with State California Environmental Quality Act (CEQA) which identified the potential for significant adverse impacts to biological resources, hydrology/water quality and noise. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared for the project which reduces the impacts to below a level of significance.

Water Quality Impact - Post-construction water quality impacts would be mitigated through the use of natural and mechanical Best Management Practices (BMPs) and through implementation of a site monitoring and maintenance program. A Monitoring and Maintenance Program would be prepared for the site by the owner/applicant, identifying the site maintenance Best Management Practices (BMPs) to be implemented.

Construction water quality protection measures would be identified in a Storm Water Pollution Prevention Plan (SWPPP) in compliance with the State Water Resources Control Board National Pollution Discharge Elimination Source (NPDES) permit. The plan would be designed in accordance with City of San Diego engineering standards, and would incorporate Best Management Practices (BMPs) and Best Available Technologies (BATs) for pollution, erosion, and siltation control. In order to avoid and/or limit the extent of such impacts, the applicant would be required to implement both construction and post-construction measures.

While the proposed BMP's and BAT's avoid and/or limit the extent of impacts to the water quality, staff feels that if the project was redesigned to be consistent with the Sabre Springs Community Plan (SSCP) and the Planned Development Permit (PDP)/Site Development Permit (SDP) it would reduce the impacts even more. A redesign with more on-site amenities, such as, landscaping and usable open space, would result in less impervious area, thereby, further reducing impacts to water quality.

Fiscal Impact - None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact - None.

Housing Affordability Impact Statement - The Savannah Terrace project proposes 289 market-rate residential units, while the Sabre Springs Community Plan (SSCP) designates up to 352 units on the subject property. No Affordable Housing Units are proposed and none are required. Therefore, the project will not assist in meeting the affordable housing goals for the City of San Diego.

BACKGROUND

The 28.69-acre project site is located on the northeast corner of Sabre Springs Parkway and Poway Road, within the Sabre Springs Community Plan area (Attachments A and 1). The

project site is designated Community Commercial, Multi-Family and Institutional (Attachment 2). Surrounding uses include Specialty Commercial (SC) to the west; Low-Medium Density Residential (LM-10-15 du/acre) to the south; Institutional/Utilities (IN) to the east; Medium Density Residential (M-15-30 du/acre) to the northeast; Open Space (OS) and Neighborhood Park (NP) to the north of the project site (Attachment 4).

This site has an approved on the site, Planned Development Permit No. 85-0252 (Attachment 5). Under this permit the site has been graded and currently consists of four generally flat graded pads with a manufactured slope along the northern property line. The site is currently undeveloped.

The request is for a Rezone, Tentative Map, Street Vacation, Multiple Species Conservation Plan Boundary Adjustment and Planned Development/Site Development Permit to construct 289 apartments in 51 buildings with seven freestanding garages and 42 open parking spaces. While, the project includes 4 design concepts each residential building is proposed to be two-story, stuccoed structures over garages, all similar in massing, height and roof form.

PLANNING COMMISSION RECOMMENDATIONS

On June 13, 2002, the Planning Commission voted 5:0:1 to recommend to the City Council that they approve staff's recommendation and deny the proposed Savannah Terrace project based on the following issues:

- It fails to meet the goals of the Community Plan regarding pedestrian orientation;
- It fails to integrate with the adjacent transit system to the degree that it should;
- It does not achieve the goals of the Community Plan or Citywide goals to increase housing supply to the extent possible;
- The Commission expressed concerns that none of the units in the project would qualify as affordable housing;
- The design of the project leaves a remainder lot which is unlikely to develop with retail uses; and,
- The Commission also wanted it noted that they offered to continue the item so that the applicant could explore design alternatives to address their issues and that the applicant declined this offer.

Throughout the course of the public hearing, the Commission elaborated upon these issues. Several of the Commissioners specifically recommended that the applicant incorporate a mix of product types within the site, including two- and three-story structures. Such product types, combined with structured or underground parking, would free up lot area and would offer more flexibility in designing a transit- and pedestrian-oriented project. In contrast, the Commissioners expressed their concerns that the proposed project is geared toward the automobile, resulting in a design with garages as a predominant feature.

The Commission felt that a design with multiple product types could also incorporate more units into the site, helping to meet the City's housing needs. While the applicant objected that three-story structures would be highly visible from adjacent streets, the Commission contended that

these structures could be sited toward the obscured rear portions of the lot, screened by two-story structures in front.

The Commission also expressed concerns that a substantial amount of surface parking and detached garages would be highly visible from Poway Road, their concern being that this street in meant to function as a gateway into the Sabre Springs community. The Commission also stated that the project fails to integrate an adjacent commercial parcel (Parcel 16), which would be unlikely to develop with desirable commercial uses. It was also suggested that, as an alternative, mixed residential/commercial uses could be developed on other portions of the site.

The Commission was also concerned that the project, which proposes 289 dwelling units, fails to incorporate any units which could be considered affordable. It acknowledged that no regulatory mandate to provide affordable housing was in place at the time the project was submitted. The Commission emphasized, however, the importance of distributing affordable units in communities throughout the City in order to meet the goals of both the Community Plan as well as City-wide housing goals (as expressed in City Council Policy 600-19: Fostering of Balanced Community Development For the City of San Diego).

DISCUSSION

Community Plan Analysis

The subject property, is identified in the Sabre Springs Community Plan (SSCP) as an "entrance into Sabre Springs North" (p. 52). The site includes three parcels with different land use designations (Attachment 2). The largest, Parcel 15, is designated as Community Commercial. As part of a 1998, comprehensive amendment to the SSCP, a provision was added to the plan which permits the development of a recommended maximum of 242 residential units on Parcel 15 through the submission of a Planned Development Permit (PDP). Parcel 17 is designated as Medium Density (15-30 du/ac) Residential. Parcel 18 is designated as Institutional, however, the 1998 comprehensive amendment also added the option to develop up to 50 units of market rate housing on this parcel. Residential development of the three parcels which comprise the subject property is therefore permitted by the land use plan. As proposed, however, the Savannah Terrace project does not implement multiple goals, policies, and objectives of the SSCP and is not supported.

The subject property is located at the intersection of Sabre Springs Parkway and Poway Road, and is identified by the SSCP to be a prominent intersection in the community. The site is close to a diverse assemblage of uses which could be easily accessed by residents of the subject and surrounding properties, including a specialty/convenience commercial center, employment centers, two separate open space systems, a neighborhood park, an elementary school, pedestrian trails, and medium and low-medium density residential (Attachment 4).

The site is also close to a park-and-ride facility, several transit stops, and a proposed "Bus Rapid Transit" facility. These facilities are served by express bus lines which travel on the I-15 High-Occupancy Vehicles (HOV) lanes, allowing residents to commute downtown or access the regional transit network without contributing to freeway congestion. Residents would also have

access to a “loop” bus route which serves significant employment centers in Poway (including the Poway Business Park) as well as commercial services along Poway Road.

Given the central location of the site and proximity to these varied land uses and transit facilities, the SSCP anticipated that the subject property would develop at a relatively high intensity, with up to 352 residential units or substantial commercial uses offering “convenience and specialized goods” and “a range of professional services” (p. 49).

The Savannah Terrace project generally meets the locational goal of the Residential Element of the SSCP to, “Locate residential projects in areas appropriate to environmental conditions, the transportation network, and the overall land use pattern of the community.” (p. 29). However, the the project proposes an intensity (289 units) and a site design which fails to maximize opportunities to offer a maximum number of Sabre Springs residents access to nearby amenities without reliance on the private automobile.

Specifically, several features of the proposed site design discourage pedestrian travel to these aforementioned amenities. The proposed internal pedestrian circulation system is disjointed and would often force pedestrians to walk within vehicular use areas along a row of garages which offers little visual relief (Attachment 6). The internal circulation system also fails to adequately link the subject property to the adjacent uses, contrary to SSCP policies which state, “Provide a continuous, safe, and accessible pedestrian circulation system throughout the community, minimizing conflicts with vehicular traffic patterns.” (p. 79). Pedestrian accessibility, comfort and safety is imperative in order to encourage residents to access the variety of adjacent land uses and transit facilities without reliance on the private automobile.

In addition, the proposed vacation of Creekview Drive and controlled access gates would discourage access to the existing paved pedestrian/bicycle path which lies north of the subject property by making it appear to be a private amenity for the exclusive use of residents of the project (Attachment 7). The SSCP intends for this path to provide a safe, inviting alternative for pedestrians and bicyclists who do not wish to travel along Poway Road, a six-lane arterial with substantial automobile traffic. While the project proposes to relocate a section of the path to the east in order to provide supplemental access, it is crucial that the path entry at the Creekview Drive intersection appear inviting to pedestrians crossing Poway Road from residential development to the south. Instead, the approach to the path at Creekview Drive is proposed as a narrow entry adjacent to a private driveway, entry gate, and guard kiosk which is not designed to induce pedestrian travel as a “shortcut” to the elementary school, park, and specialty commercial center.

The proposed street vacation and gates would also complicate access to Parcel 16 (a vacant commercial parcel that is not part of this project) and the applicant has not submitted plans which demonstrate how future commercial development would be appropriately integrated with the subject property. The Transportation Element of the Sabre Springs Community Plan states that “Poway Road will be designed as a six-lane primary arterial . Access should be limited to major and collector streets and project roads intersecting the arterial at signalized intersections.” (p. 82). The existing cul-de-sac at Creekview Drive, which is designated as a collector street in the SSCP, is intended to provide access to the various land uses clustered at the subject property. As

a result of the proposed street vacation, however, visitors would either be forced to access Parcel 16 via the proposed residential project driveways, or direct access from Poway Road would have to be provided contrary to the recommendations of the SSCP which discourage driveway access from arterial streets. Any such direct access would be restricted to “right-in, right-out” access, and vehicles wishing to travel east after exiting Parcel 16 would be forced to travel west and make a U-turn at the intersection of Poway Road and Sabre Springs Parkway. This scenario would further aggravate congestion at this intersection and along Poway Road.

In addition, the proposed street vacation and gates would preclude efficient service and delivery vehicle access to the rear of Parcel 16, conflicting with Commercial Element policies of the SSCP which state, “Ease of access and adequate parking for autos and service vehicles is critical.” (p. 50). Such a configuration would render Parcel 16 unsuitable for commercial development, resulting in the potential loss of commercial services considered by the SSCP as critical to the convenience and social interaction needs of the Sabre Springs community. The proposed controlled access gates are inconsistent with Council Policy No. 600-42 (Attachment 8), as the gates would complicate vehicular access to Parcel 16 and would discourage public use of the existing paved pedestrian/bicycle path.

The proposed architecture conflicts with the goals of the SSCP to achieve a project design that exceeds the requirements of standard zoning. The SSCP requires a PDP to develop the site. The Land Development Code (LDC), Section 126.0601 of the PDP states,

“ encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.”

It further states, “Proposed development should avoid repetitious development patterns that are inconsistent with the goals of the applicable land use plan.” (LDC, PDP, Section 143.0410(j)(4). The proposal is a repetitious development pattern, as all of the proposed residential structures are of a similar height and design (Attachment 9).

The proposed project also fails to address the special design criteria of the SSCP which states,

“Design (Parcels 15 and 16) comprehensively for prominent site Design as entrance into Sabre Springs North.” (p. 52) and “...structures within a development should possess both similar architectural styles and visual variety. The backsides of buildings on relatively high areas facing into lower areas and along roadways should be well detailed and interesting . Buildings should be diverse in height, bulk, and roof line ” (p. 117).

The proposed Savannah Terrace project generally fails to relate to the street and the community as a whole, presenting the rear elevations of buildings and views of garages and rows of open parking spaces toward the public view. The applicant has not submitted details or elevations of the proposed free-standing garages to demonstrate how the design of the garages would be

consistent with the proposed architecture. In addition, the project is comprised entirely of two-story residential structures of similar height. Ideally, the project could incorporate several three-story structures in order to add visual variety to the roof lines of the development, as well as reduce lot coverage to yield additional recreational open space. Given the size and visibility of the site and the similar massing, height, roof forms, and colors of the proposed buildings, however, the project would appear repetitious and overbearing when viewed from Poway Road, Sabre Springs Parkway, and other public rights-of-way.

The Savannah Terrace project fails to fulfill an aesthetic or functional role as an “entrance to Sabre Springs North” or the focal point of the community. The SSCP envisions development on the site to complete the functional core of the community, a central hub linking the variety of adjacent uses and serving the social and convenience needs of residents. Such development would include comfortable and convenient pedestrian linkages to adjacent properties, as well as prominent and attractive architecture which relates to Sabre Springs Parkway and Poway Road. The development would also incorporate a mix of uses or facilitate the future development of commercial uses on Parcel 16.

As proposed, the Savannah Terrace project lacks accessible, comfortable, and safe pedestrian linkages, adequate development intensity, varied architecture, and the mix of uses needed to create such a community focal point. In addition, the proposed controlled access gates would visually and functionally divorce the subject property from the remainder of the Sabre Springs community, discourage pedestrian activity along the existing pedestrian/bicycle path, and complicate future commercial development of Parcel 16. The Savannah Terrace project does not fulfill the intent of the community plan for the subject property, and approval of the project, as proposed, would represent a lost opportunity to complete the type of development anticipated by the SSCP.

Sabre Springs Rezone

Parcel 18 is designated Institutional in the Sabre Springs Community Plan and is zoned CC-1-3 (Attachment 10). The proposal is to rezone the site from CC-1-3 to RM-2-5 (one dwelling unit per 1,500 square feet of lot area) (Attachment 11).

A rezone is required for Parcel 18 because residential uses would not be permitted under the existing community commercial zoning. The requested rezone is not supported because the associated development proposal is not consistent with the Community Plan (Attachment 11A).

Planned Development/Site Development Permit

The Community Plan requires a Planned Development Permit for any development on the site. Because the applicant is requesting deviations to setbacks requirements for a PDP, the project is also subject to the Supplemental Planned Development Permit Regulations, Section 143.0410.

A Site Development Permit is required when multi-family residential development is proposed on premises containing environmentally sensitive lands, per Section 126.0502, and per Table 126-05A, when multi-dwelling family development in the RM-2-5 Zone exceeds eleven dwelling

units. The proposal is for 289 multi-family units with 0.7-acres of coastal sage shrub.

The proposed project design does not meet the PDP requirements to, “encourage imaginative and innovative planning and to avoid repetitious development patterns and that are inconsistent with the goals of the applicable land use plan.” PDP, Section 143.0410. The following is an analysis of specific sections of the PDP to illustrate why staff does not recommend approval of the project.

Architectural Design - PDP Sections 143.0410(j)(4), 143.0410(j)(9), and 126.0601

The project proposal includes four similar design concepts (Attachments 9 and 12). Each building type would be stuccoed, two-story attached apartment buildings with one to four bedrooms having approximately 998 square feet to 1270 square feet of living space. Due to the size of the lots and their high visibility from the public right of way, the subject property is a prominent site in the community. The proposed massing, height, roof forms, and colors of the proposed buildings are all similar, and would present a repetitious, monotonous appearance from Poway Road and Sabre Springs Parkway. Ideally, the project could incorporate three-story structures in order to add visual variety height and roof lines of the development, as well as, reducing lot coverage to yield additional recreational amenities and open space, such as tot lots.

Garages - PDP, Section 143.0410(j)(1)(3)

Seven free-standing garages are proposed along the bank above Poway Road (Attachment 7). From the sections provided, the garages will be visible from the public right-of-way. The applicant has not provided any details regarding the proposed architecture for these garage structures as requested. Without this information, staff is unable to make a determination that these structures are integrated into the project design, and that they would not be a negative visual impact from the public right-of-way. As proposed the projects fails to relate to the street and the community as a whole, presenting views of garages and rows of open parking spaces toward the public right of way is not acceptable.

Roof Height/Design - PDP, Section 143.0410(j)(9)

The proposal is a repetitious development pattern. The project lacks variation in roof height and design. All of the proposed structures are proposed at the same maximum height and with the same roof pitch. There are alternatives available to the applicant to address this issue and to develop a project design that meets this requirement of the PDP.

Commercial Site - PDP Supplemental Regulations, Section 143.0410(j)

The applicant has not submitted any plans regarding how the build out of the commercial site (Parcel 16) will be integrated with the proposed project. To ensure that future development of the commercial site would be integrated with the subject property, the applicant should identify how the current proposal will work to ensure that the proposed residential project will not create obstacles in the future, particularly with regard to access. The commercial site is also proposed to remain vacant, and the applicant has proposed no interim plan to care for the site as is required

in the PDP Supplemental Regulations (Section 143.0410(j)).

Density - Section 113.0222

Density is the relationship between the number of dwelling units existing or permitted on a premises. Per Section 113.0222 (Calculating Density) density is based on the net acreage. The applicant has calculated their density at 16 dwelling units per acre. It appears, when the applicant calculated their density they subtracted out certain slopes and all required access points, therefore, their density calculation is incorrect.

According to City staff's calculation, the proposed density is approximately 12 dwelling units per net acre. This is based on the gross area of the site minus the area of Lot 2 (open space). The designated density for Parcel 17, according to the Sabre Springs Community Plan, is 15-30 dwelling units per acre. Parcel 15 and Parcel 18 were not originally designated for residential development. However, the 1998 comprehensive amendment added language to the SSCP permitting multi-family residential on these parcels, originally designated solely as Community Commercial and Institutional, respectively. When a subdivision involves multiple zones/land use designations, the requirements are still applied to the entire project irrespective of the proposed lot lines within the proposed subdivision. Therefore, the Medium Density Residential land use designation applies to Lot 1.

Brush Management - Brush Management Regulations, Section 142.03412(b)(1)

The proposed project does not comply with Brush Management Regulations of the Land Development Code. Per Section 142.03412(b)1, Brush Management Zone One is not allowed on slopes with a gradient greater than 4:1 unless the property received tentative map approval before November 15, 1989. The proposal is for a new Vesting Tentative Map with Zone One Brush Management on slopes greater than 4:1. Therefore, the project is inconsistent with code requirements for Brush Management Zone One.

Per Table 142-04H of section 142.0412(c), minimum Brush Management Zone widths for this project include a 35-foot Zone One with a 40-foot Zone Two. Zone Two can be reduced at a 2:1 ratio for every one-foot increase in Zone One. A modified Zone One of 55-feet would negate a need for Zone Two. These zone width requirements are not being met adjacent to units 46, 47 and 48 (Attachment 13). The project instead proposes a free-standing 6-foot masonry wall in lieu of providing the required zone widths. Such alternative architectural measures are not as effective as providing the required Brush Management Zones and are only considered in situations when the applicant would be denied reasonable use of the property by a strict adherence of the code requirements. The applicant clearly has reasonable use of the property. Furthermore, a redesign of the project to incorporate several three-story structures would provide enough flexibility in the layout of the site that the required Brush Management Zone widths could be achieved.

Fences and Walls - PDP Supplemental Regulations, Section 143.0310(e)

Regulations for residential development stipulates that all perimeter fences and walls shall be

designed to be an integral part of the overall project design. The project as proposed includes a perimeter retaining wall to be located immediately adjacent to a public pathway. With a profile up to 12.5 feet in height, the wall is not well integrated with the project and lacks pedestrian scale. Similarly, the free-standing 6-foot high masonry “Brush Management” wall situated on the slope of Lot 2 is not integrated with the project, nor does it visually blend with the adjacent open space.

Tentative Map and Street Vacation

The proposal is to subdivide the property into three lots (Attachment 14). Lot 1 would be approximately 19.91-acres (Planning Areas 15, 17, and 18). Lot 2 includes 5.53-acres and would be dedicated open space. Lot 3 (Planning Area 16) includes 2.22-acres and is proposed to remain unimproved for future commercial development. Because the applicant has not included any plans for the development of Parcel 16, the City cannot determine what impacts the vacation would have on its future development.

The project proposes a Street Vacation along Poway Road and Creek View Drive (Attachment 15). The street vacation is not supported because the applicant has not addressed the prospective public uses for the right-of-way. The Community Plan identifies that Creekview Drive will provide public access to Parcel 16 and to other adjacent parcels north of Poway Road. Granting the proposed vacation of Creekview Drive would vacate a right-of-way that is identified in the Community Plan to provide public connectivity for vehicles, bicycles, and pedestrians north of Poway Road.

Multi-Habitat Planning Area (MHPA) Boundary Adjustment

Preliminary research and a site visit conducted by City staff, identified sensitive biological resources on and adjacent to the property. According the City's Multiple Species Conservation Program (MSCP) Maps (1995), the MHPA is adjacent to the project site (Attachment 16). To determine potential biological impacts, the applicant was required to submit a Biological Report which quantifies in acreage any impacts to biological resources and qualifies the habitat type according to the City's Biological Resources Guidelines (November, 2000), and include a discussion on the potential land use impacts as identified in the MSCP's Subarea Plan Land Use Adjacency Guidelines.

A Revised Biological Technical Report for the Savannah Terrace Site (RECON, March 20, 2002) was prepared to identify any potential direct, indirect, and/or cumulative biological impacts. The report concluded that 0.7-acre of coastal sage scrub habitat (Tier II, upland habitat) would be directly impacted from the proposed development, and on-site mitigation at a ratio of 1:1 would be required. Impacts totaling more than 0.1-acre would be considered significant and mitigation is required.

The proposed MHPA boundary adjustment would include the preservation of 0.7-acre of coastal sage scrub habitat and add 1.4-acres of coastal sage scrub into the MHPA. The proposed boundary adjustment would add approximately 5.2-acres of land, represented by Lot 2, into the MHPA (Attachment 7).

Hydrology/Water Quality

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). As land is developed, impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers and other contaminants (non-point source pollution) into the stormwater drain system.

Projects with over one acre of development and/or over 20 parking spaces are considered to have potential to impact water quality. As the site has been previously graded and no structures exist on the site, 28.69-acres of new impervious surface, including the parking area, would result in an increase in automobile and urban runoff, and represents a potentially significant downstream water quality impact.

A Preliminary Drainage Study for Savannah Terrace (Rick Engineering Company, June 12, 2001) was prepared for the proposed development. The report described the on-site drainage characteristics. An on-site private drainage system would collect storm water from the parking lots and landscaped areas. It would also collect runoff from the building roof drain systems. The runoff from the landscaped areas and parking lots would be collected in a series of catch basins. The private drainage system would join an existing public storm drain system that currently collects the storm water runoff from the graded site.

Post-construction water quality impacts would be mitigated through the use of natural and mechanical Best Management Practices (BMPs) and through implementation of a site monitoring and maintenance program. The site would be properly maintained to minimize the accumulation of trash, debris, silt, and oil residue. A Monitoring and Maintenance Program would be prepared for the site by the owner/applicant, identifying the site maintenance Best Management Practices (BMPs) to be implemented.

Construction water quality protection measures would be identified in a Storm Water Pollution Prevention Plan (SWPPP) in compliance with the State Water Resources Control Board National Pollution Discharge Elimination Source (NPDES) permit. The plan would be designed in accordance with City of San Diego engineering standards, and would incorporate Best Management Practices (BMPs) and Best Available Technologies (BATs) for pollution, erosion, and siltation control. In order to avoid and/or limit the extent of such impacts, the applicant would be required to implement both construction and post-construction measures.

While the proposed BMP's and BAT's avoid and/or limit the extent of impacts to the water quality staff feels that if the project was redesigned to be consistent with the SSCP and the PDP/SDP it would reduce the impacts even more. A redesign with more on-site amenities, such as, landscaping and usable open space, would result in less impervious area, thereby, further reducing impacts to water quality.

Noise

Title 24 of the California Building Code requires that interior noise levels for multi-family residential development cannot exceed 65 decibels (dB) Community Noise Equivalent Level

(CNEL). Based on projected traffic volumes along Poway Road and Sabre Springs Parkway, exterior noise levels at some buildings are estimated to be as high as approximately 73 dB CNEL.

A Noise Technical Report for Savannah Terrace (RECON, November 1, 2001) was prepared for the project to determine potential exterior noise impacts from traffic along adjacent streets to residential structures. The report determined that exterior noise levels for ground-floor patios on Lots 28, 29, 33, 37, 51, and 52 would exceed the City's 65 CNEL exterior noise standard and would require four-to-six foot tall privacy walls around the ground floor patio areas to mitigate potential significant impacts to a level below significance.

CONCLUSION

While the Planning Group supported approval of the project, neither the Planning Commission nor Staff recommend approval of the proposed Savannah Terrace project. As discussed in this report, the project is not consistent with the Sabre Springs Community Plan and with the Planned Development Permit and Site Development Permit regulations of the Land Development Code. Staff could, however, support a project which is redesigned to integrate with the surrounding neighborhood in both a functional and physical manner to meet the goals, policies and objectives of the Sabre Springs Community Plan and the development standards of the Land Development Code.

ALTERNATIVES

1. Approve the project as proposed. This would require direction to staff on how the findings could be made and a request that staff return with a permit and resolutions to implement the project in accordance with the adopted regulations and policies.
2. Approve the project with conditions/modifications. The decision-makers will be required to make the findings for each of the following: Planned Development Permit, Site Development Permit, Tentative Map and Street Vacation.

Respectfully submitted,

Tina P. Christiansen, AIA P. Lamont Ewell
Director Development Services Department. Assistant City Manager

CHRISTIANSSEN/PXG

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

ATTACHMENTS:

A.Site Photos

- 1.Location Map
- 2.Community Plan Land Use Map
- 3.Planning Group Recommendation
- 4.Aerial Photo
- 5.Permit No. 85-0252
- 6.Internal Circulation
- 7.Site Plan
- 8.Council Policy 600-24
- 9.Elevations
- 10.Existing Zoning
- 11.Proposed Rezone
- 11A.Draft Rezone Ordinance to Deny
- 12.Elevations
- 13.Landscape Concept/Brush Management Plan
- 14.VTM
15. On-Site Street Vacation Exhibit
- 16.MHPA Boundary Adjustment
- 17.Draft TM/On-Site Street Vacation Findings to Deny
- 18.Draft City Council Findings to Deny
- 19.Ownership Disclosure
- 20.Project Data Sheet
- 21.Project Chronology