



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 9, 2024

TO: City of San Diego Hearing Officer

FROM: Christian Hoppe, Development Project Manager, Development Services Department


SUBJECT: Added information to the Staff Report, Agenda Item No. 3 - PRJ-1070661 Enclave Park (HO-24-024) Hearing Officer Meeting, July 10, 2024

The hearing documents for Project No. PRJ-1070661 were updated to include the official Community Planning Vote. Please see the following edits:

1. On June 26, 2024, the Community Planning Group provided city staff with their recommendations for the project from their scheduled Meeting on June 25, 2024, without a formal vote to approve or deny the project. On July 8, 2024, the Community Planning Group provided city staff with a formal vote to deny the project which had been taken on the June 25, 2024, meeting.

Attachments:

1. Community Planning Group Recommendation

	<p style="text-align: center;">City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101</p>		<h1 style="margin: 0;">Community Planning Committee Distribution Form</h1>	
	Project Name: PRJ-1070661 Enclave		Project Number: 1070661	
Community:				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny			Date of Vote: <p style="text-align: center;">June 25, 2024</p>	
# of Members Yes <p style="text-align: center;">6</p>	# of Members No <p style="text-align: center;">1</p>	# of Members Abstain <p style="text-align: center;">1</p>		
Conditions or Recommendations: See Attached				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) Visual Analysis Needed.				
NAME: Adam Gevanthor				
TITLE: Chair			DATE: July 08, 2024	

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

The Project does not comply with Community Plan and Local Coastal Plan policies related to the protection of visual resources (see attached). Despite repeated requests for a Visual Study for over a year, to assess potential visual affects, one was not provided.

The TPCPB recommends:

- Applicant to use a warm color palette for building materials to minimize visual contrast with surrounding natural environment.
- Modify Landscape Plan to include tall, native plant species such as Torrey Pines and Sycamores, along Sorrento Valley Blvd. and other areas, where the building is visually prominent, to mitigate for adverse visual impacts, associated with bulk and scale and project contrast, with the surrounding natural environment.

Motion: Dee Rich; Second, Greg Jabin

Yays – 6

Nays – 1

Recusals - 1



4202 Sorrento Valley Blvd

1/2 Mile

The following highlights policies clipped from the Torrey Pines Community Plan and Adopted LCP are related to aesthetics. Portions of these documents, believed to be applicable to industrial development, are highlighted below.

Torrey Pines Community Plan

KEY POLICIES

The following key policies reflect the underlying concern for the Torrey Pines community planning area. These policies reflect the Plan vision which is a theme interwoven throughout all the elements of this Plan.

1. All development adjacent to open space areas shall be designed to reduce visual and development impacts. Cp pg3
7. New industrial and commercial development proposed adjacent to identified open space corridors shall contribute to the preservation of these areas. Cp pg4

ISSUES

The subcommittee identified a number of issues that served as a general framework for the development of the goals, policies and proposals of the Plan. Among these

- The size, bulk, scale, height and compatibility of new residential development
- Street improvements, and their impacts on neighborhood character, pedestrians, and environmentally sensitive areas
- Development and construction impacts to environmentally sensitive areas, including sedimentation, erosion, visual impacts and encroachment
- Expansion of commercial and multi-unit development in and adjacent to single-unit residential neighborhoods
- The lack of active and passive recreational park facilities
- The lack of protection of environmentally sensitive resources
- The environmental impacts associated with public utility and facility projects issues were:
 - The need to provide land and opportunities for scientific research, light manufacturing and biotech industries for a balanced economy consistent with environmental considerations.

DEVELOPMENT AND PLANNING HISTORY

- Since 1975, the Torrey Pines area has continued to grow and develop under the guidelines of the 1975 plan. This growth and development more recently has become problematic.

- Numerous negative impacts from development, especially to environmentally sensitive areas, were identified by residents of the Torrey Pines Community Planning Group and Planning Department analysis indicated that the identification, prevention and resolution of these impacts were beyond the scope and control of the existing 1975 plan. As a result of this analysis, the Planning Group requested an update to the existing community plan.

ENVIRONMENTAL SETTING

The Torrey Pines community planning area is characterized by an abundance of sensitive environmental resources and contains a number of major local and regional open space systems, most of which are protected by this and other plans, and by various regulations.

Most of these systems are associated with the watersheds of the Los Peñasquitos and San Dieguito Lagoons as well as Carmel, Soledad, and Los Peñasquitos Creeks, and include the San Dieguito Lagoon and River Valley, Crest Canyon, the Torrey Pines State Reserve and Extension, Torrey Pines State Beach, the Los Peñasquitos Lagoon and associated uplands, and the Carroll Canyon wetlands/wildlife corridor. These systems, and recommendations regarding them, are described in more detail in the **Resource Management and Open Space Element** of this Plan.

LOCAL COASTAL PROGRAM

The California Coastal Act of 1976 established a coastal zone boundary within which certain planning and development requirements must be met. These requirements have been designed to protect and enhance California's coastal resources. The North City Local Coastal Program Land Use Plan (LCP) was adopted by the San Diego City Council in March 1981, revised in May 1985, and revised again in March 1987. The LCP, as amended, remains in full force and effect. However, should any policies contained in this document conflict with the previously adopted LCP Land Use Plan, this document shall take precedence.

The LCP encompasses all of the Torrey Pines planning area, except for a small portion at the very southern tip of Sorrento Valley. The LCP also encompasses portions of the community planning areas of Mira Mesa, Carmel Valley, University, Sorrento Hills, and Via De La Valle, as well as open space and urban reserve areas identified in the City's Progress Guide and General Plan (General Plan). These areas were grouped because of considerations of drainage into the San Dieguito and Los Peñasquitos Lagoon, impacts on traffic volume and traffic circulation in the area, and the cumulative impacts of development.

The recommendations and development criteria of the LCP have been incorporated into the individual elements of this Plan. Due to the standard of review established in the Coastal Act of 1976, an LCP Land Use Plan must contain a great deal of specificity to direct the formulation of suitable implementing ordinances. Therefore, more specific and detailed supplemental coastal development policies not contained within the main body of this Plan can be found in **Appendix E**. These policies apply to

all development with the coastal zone and take precedence over any policies contained elsewhere in the document that may conflict with the coastal development policies.

RESOURCE MANAGEMENT & OPEN SPACE ELEMENT

GOALS

5. Preserve, enhance and restore all natural open space and sensitive resource areas, including Los Peñasquitos Lagoon and associated uplands, Torrey Pines State Park and Reserve Extension areas with its distinctive sandstone bluffs and red rock, Crest Canyon, San Dieguito Lagoon and River Valley, the Carroll Canyon Wetland/Wildlife Corridor through Sorrento Valley, and all selected corridors providing linkage between these areas.

POLICIES

- Land uses adjacent to environmentally sensitive habitats shall not negatively impact those areas.
- Development impacts to rare, threatened, endangered, or candidate species shall be minimized or eliminated.
- No filling, clearing, grubbing, or other disturbance of biologically sensitive habitats shall be permitted without approved mitigation plans.
- Coastal lagoons and estuaries that are designated and zoned open space shall remain undeveloped.
- Public access in areas of environmentally sensitive habitats shall be limited to low-intensity recreational, scientific, or educational use. Access shall be controlled or confined to designated trails or paths, and no access shall be approved which results in disruption of habitat.
- New development adjacent to and impacting biologically sensitive areas shall be responsible for the restoration and enhancement of that area. In particular, when mitigation areas are needed for public projects, the disturbed areas in Crest Canyon should be revegetated with Coastal Mixed Chaparral and Torrey Pines.

Carroll Canyon Wetland/Wildlife Corridor

This open space corridor runs the length of Sorrento Valley and provides an important linkage between Carroll Canyon and Los Peñasquitos Lagoon. The majority of this corridor is privately owned and consists primarily of wetlands containing riparian vegetation. Some portions of this corridor have been channelized and most of it has experienced urban encroachment. However, this area continues to support riparian habitat and provides a significant linkage for many plant and animal species between two significant open space resource areas.

1. All new development proposed adjacent to this open space corridor shall incorporate the urban design guidelines located within the **Industrial Element** as appropriate.

INDUSTRIAL ELEMENT

POLICIES

3. Development proposed adjacent to environmentally sensitive resources shall not adversely impact those resources, and shall, where feasible, contribute to the enhancement of the resource. (Our interpretation is that aesthetics, per CEQA, are considered along with flora and fauna).

4. Redevelopment of industrial areas shall require a Planned Industrial Development permit, until such time as the Zoning Code Update is complete, in order to implement the policies and design guidelines in this element.

SPECIFIC PROPOSALS

Industrial Development Design Guidelines

Preservation and Enhancement of the Carroll Canyon Creek Corridor

2. Preserve and enhance the environmental quality and health of the corridor.

APPENDIX A LEGISLATIVE FRAMEWORK

The California Coastal Act of 1976 mandates that all designated coastal areas develop a

Local Coastal Plan that is consistent with state-wide goals and objectives. The North City

Local Coastal Program Land Use Plan, with revisions, was adopted by the City Council in March, 1987. The plan provides specific guidelines for the development of that area of the community that lies within the coastal zone boundary.

E. LOCAL COASTAL PROGRAM POLICIES

The policies of this section shall apply to all development in the Torrey Pines community planning area within the Coastal Zone. In the event these policies conflict with goals, policies, or proposals contained elsewhere in the Plan, the Local Coastal Program Policies shall take precedence.

VISUAL RESOURCES

The State Coastal Act states that the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance. The Torrey Pines community planning area possesses many highly scenic open space areas and

dramatic vistas. Torrey Pines also has a number of road segments that have scenic qualities worthy of formal recognition and protection. This Plan contains numerous recommendations, policies and implementing actions focusing on the preservation of these visual resources including:

1. Significant scenic resource areas including San Dieguito River Regional Park, Crest Canyon, Torrey Pines State Reserve Extension, Los Peñasquitos Lagoon, and the Carroll Canyon Creek Corridor have been designated and rezoned to open space.
4. Future development adjacent to the Torrey Pines Reserve Extension, San Dieguito Lagoon, and Crest Canyon areas shall provide for adequate buffer areas. Development proposals shall provide adequate setbacks to avoid significant erosion, visual or sediment impacts from construction. Setbacks also shall be required to prevent fire breaks from being constructed on reserve property or into off-site sensitive areas. No clear-cutting or removal of vegetation shall be allowed within the San Dieguito Lagoon Preserve, Crest Canyon or the Torrey Pines State Reserve Extension.

Torrey Pines Community Plan - Local Coastal Program Addendum, Amended 1981

LOCATING AND PLANNING NEW DEVELOPMENT

a. Goals

- o To preserve and enhance the unique natural environment (page 15).

- o To assess aesthetics, convenience and appropriateness equally in determining need for new development (page 15).

b. Proposals

Development of the entire Sorrento Valley industrial Area should be subject to stringent review so as to minimize ... and also minimize visual impacts upon the adjacent residential community...

LCP Specific Language

- o New development should first be located adjacent to developed areas able to accommodate it, and where it will not have significant adverse effects on coastal resources.

VISUAL RESOURCES AND SPECIAL COMMUNITIES

ISSUE: PROTECT THE VISUAL INTEGRITY OF FUTURE DEVELOPMENT ON THE SLOPES ABOVE SAN DIEGUITO LAGOON, AT THE INTERSTATE 5-CARMEL VALLEY RD INTERSECTION, AND IN THE SORRENTO VALLEY INDUSTRIAL AREA.

Existing Conditions

Torrey Pines is one of the most scenic communities in all of San Diego. The canyons, lagoons, vegetation and cliffs of Torrey Pines should be protected, if development occurs. The visual quality of the environment should be maintained through grading and landscaping standards, building design techniques, open space, preservation and sign controls. According to a strict interpretation of Coastal policies, Torrey Pines is not a special community nor does it contain any special neighborhoods.

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goal

- o To preserve and enhance the unique natural beauty and amenities of the Torrey Pines community (page 65).

b. Proposals

Points of visual relief should be developed in the urban landscape through the use of open spaces and landscaping, building setbacks, building materials, location of public facilities, and street and right-of-way design maintenance (page 66).

- o The distinct areas of the community should be protected from intrusion and encroachment of incompatible uses (page 66).

- o Nuisances to adjacent uses should be minimized through the control of noise, odor, pollution, vibration and glare,

- LCP Specific Language

- o Protect scenic and visual qualities of coastal areas as a public resource.

- o Development should be designed to protect public views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded public areas.

- o Existing visual impacts from the freeways, of development within Sorrento Valley should be mitigated. Sign control and landscaping standards in addition to other techniques should be considered.

- o Guidelines for scale, height, and grading for future development should be followed.

INDUSTRIAL AND ENERGY FACILITIES

ISSUE: PREVENT DETRIMENTAL EFFECTS ON LOS PENASQUITOS LAGOON FROM INDUSTRIAL DEVELOPMENT IN SORRENTO VALLEY .

Existing Conditions

Physical separation and visual screening between Sorrento Valley and adjacent areas is highly desirable, as well as restriction of development from further infringement on the Los Penasquitos Lagoon ecosystem. No major industrial or energy facilities

Existing Plan/LCP Language (Torrey Pines Community Plan, 1975)

a. Goals

- o Encourage the industrial area to be aesthetically pleasing (page 36).
- o Encourage physical separation and visual screening between Sorrento Valley and adjacent areas (page 36).
- o Restrict development in Sorrento Valley from further infringement on the Penasquitos Lagoon ecosystem (page 36).

B. Proposals

o Development of the entire Sorrento Valley industrial area (especially on the north and west perimeters) should be subject to stringent review so as to minimize siltation and other adverse environmental impact on the Penasquitos Lagoon; and also minimize adverse visual impacts upon the adjacent residential community and freeway travelers.

The screening of, especially the northern area, can best be accomplished by massive planting of trees such as the faster growing varieties of Eucalyptus. The result of such treatment can be compared to the University of California Campus, which from a distance is virtually invisible (page 39).