

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

Item 6: Rancho Bernardo Community Plan Amendment Initiation – 11818 –
11858 Bernardo Plaza Ct

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864

When prompted, input Webinar ID: **160 758 6412**

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TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

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City Planning Department

Rancho Bernardo Community Plan Amendment Initiation – 11818 - 11858 Bernardo Plaza Ct

Item # 6
August 29, 2024

Initiation Purpose

- The community plan amendment initiation is not to discuss the details of a future development proposal
- Focus on whether the proposed community plan amendment initiation is worthy of further analysis based on consistency with the initiation criteria
- The initiation of the amendment in no way confers the adoption of a future community plan amendment
- Neither staff, the Planning Commission nor the City Council is committed to recommend or adopt of a future community plan amendment

Overview: Request for the Rancho Bernardo Community Plan Amendment Initiation – 11818 – 11858 Bernardo Plaza Court:

- **Re-designate a 5.5-acre subject site:**
 - From: Specialized Commercial– No Residential Permitted
 - To: Residential – Medium Density (14-29 dwelling units per acre)
- **Re-zone:**
 - From: CC-2-3
 - To: RM-2-5

Site	Acres	Adopted Density	Adopted Max. Allowed Homes	Proposed Density	Proposed Max. Homes	Net Max. Increase in Homes
11818-11858 Bernardo Plaza Ct	5.5	0 du/ac	0	14-29 du/ac	122	122

- 0 homes are permitted on the subject site

Subject Site:

- 5.5-acres

Applicants:

- KB Home





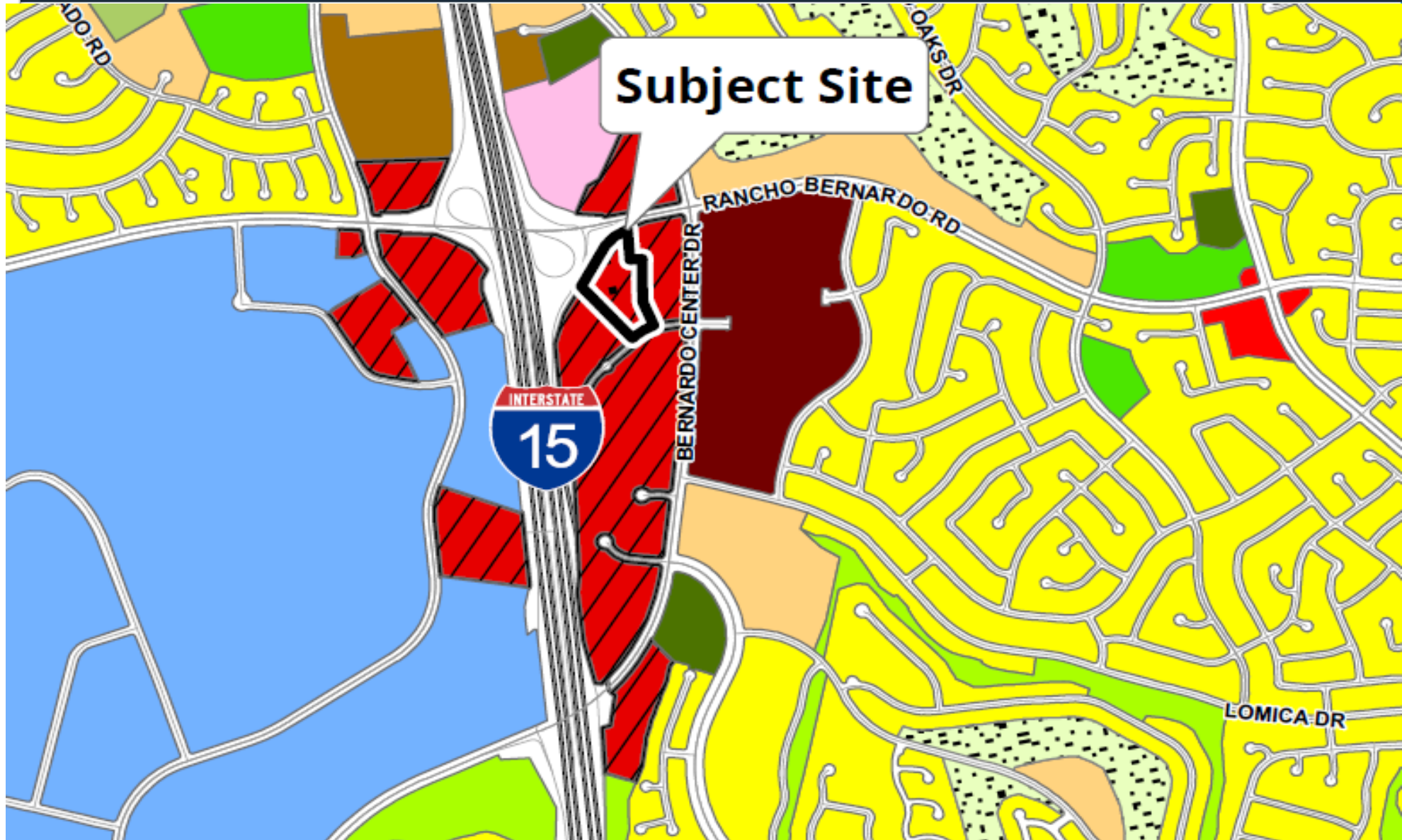
Bernardo Plaza Court



Rancho Bernardo Road

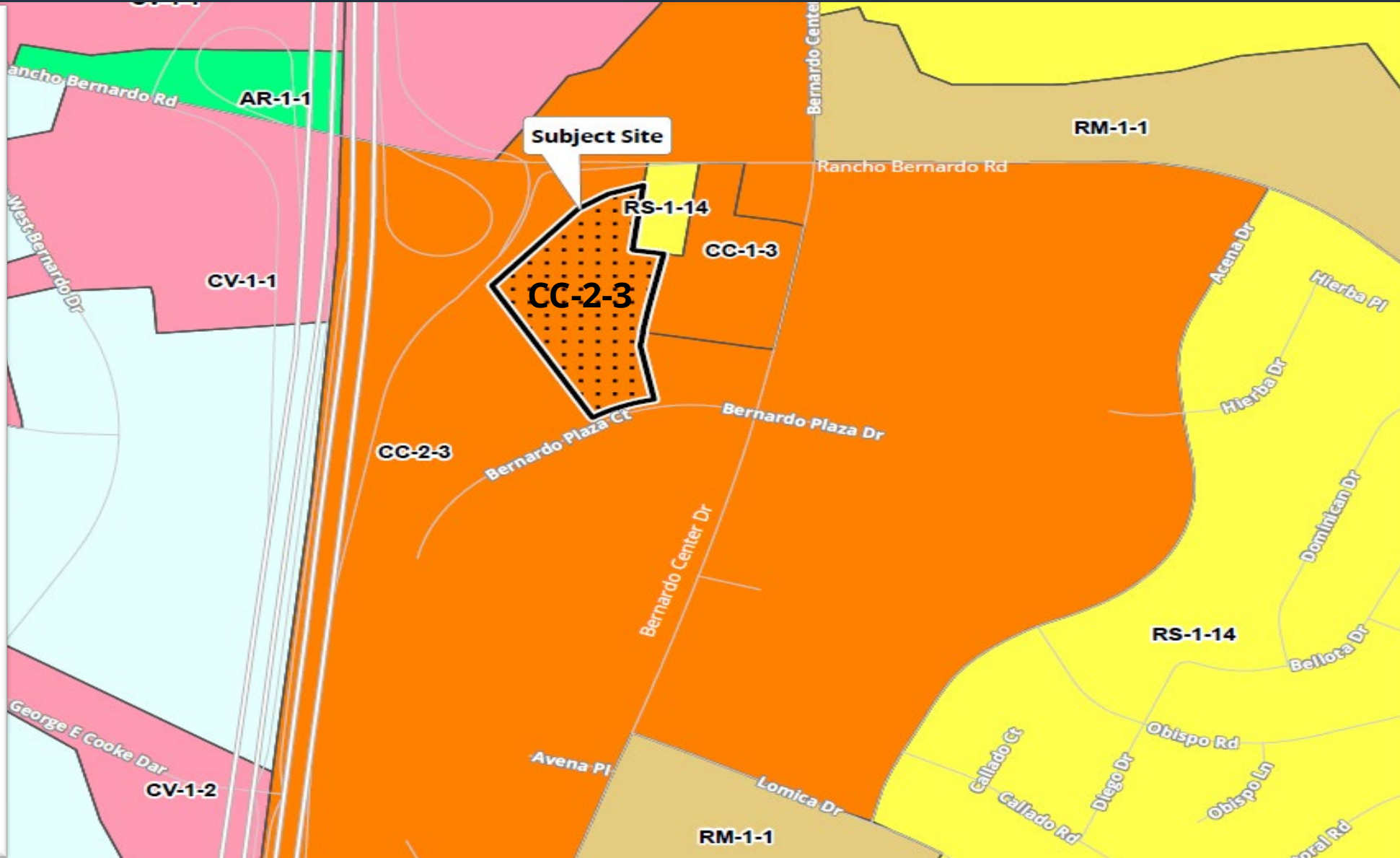


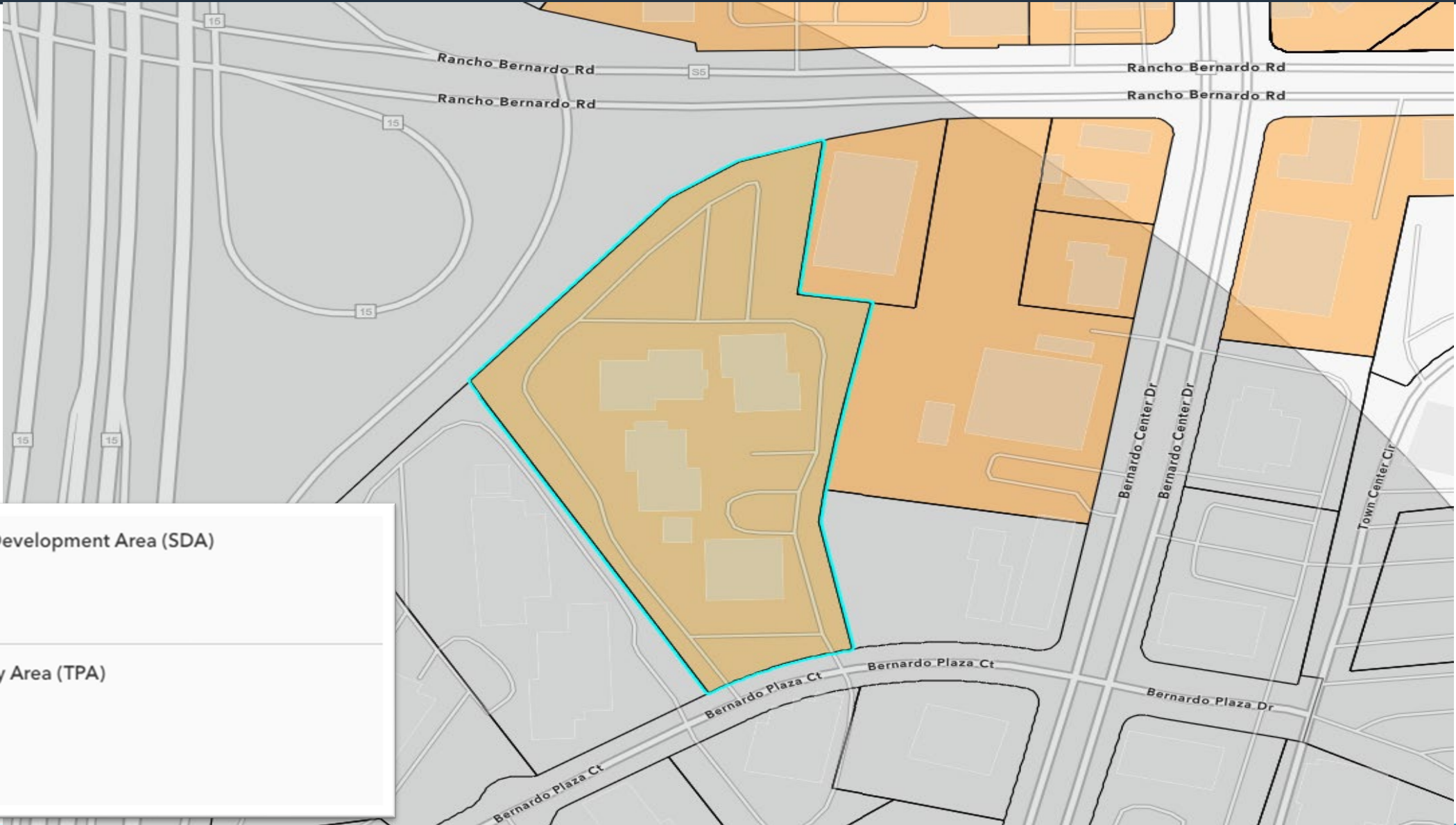
- Residential**
 - Very Low Density Residential (0-1 du/ac)
 - Low Density Residential (1-9 du/ac)
 - Low-Medium Density Residential (9-14 du/ac)
 - Medium Density Residential (14-29 du/ac)
- Commercial**
 - Neighborhood Commercial
 - Office Commercial
 - Resort
 - Specialized Commercial
 - Town Center
- Educational**
 - Schools
- Industrial**
 - Industry
- Institutional**
 - Institutional
- Recreational**
 - Public Park
 - Golf Course
 - Private Recreation
 - Open Space
 - Bodies of Water
- Subject Site
- Planning Areas



Zoning

- AR-1-1
- CC-1-3
- CC-2-3
- CO-1-2
- CV-1-1
- CV-1-2
- IP-2-1
- RM-1-1
- RM-2-5
- RS-1-14
- Subject Site
- Planning Areas



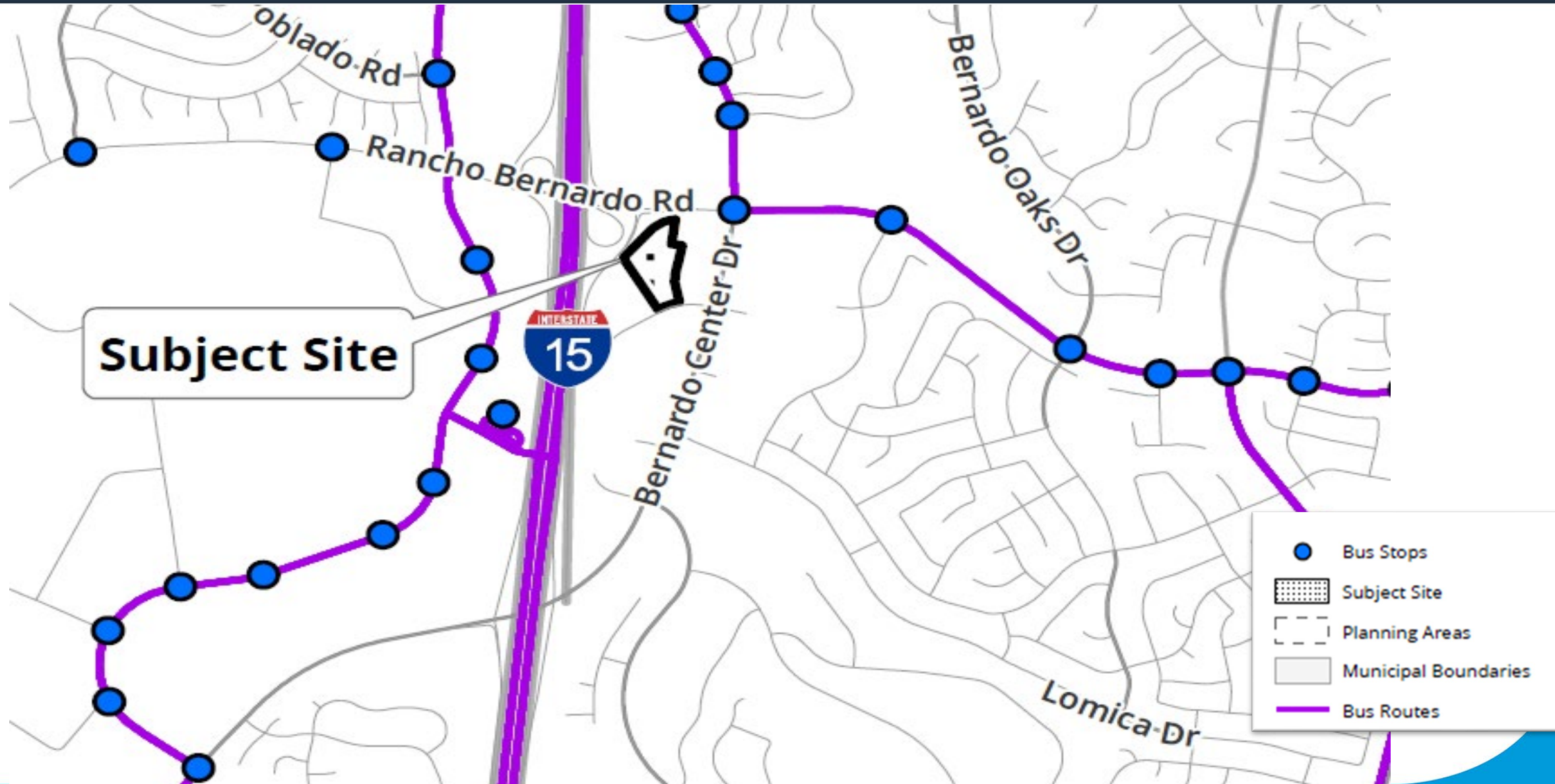


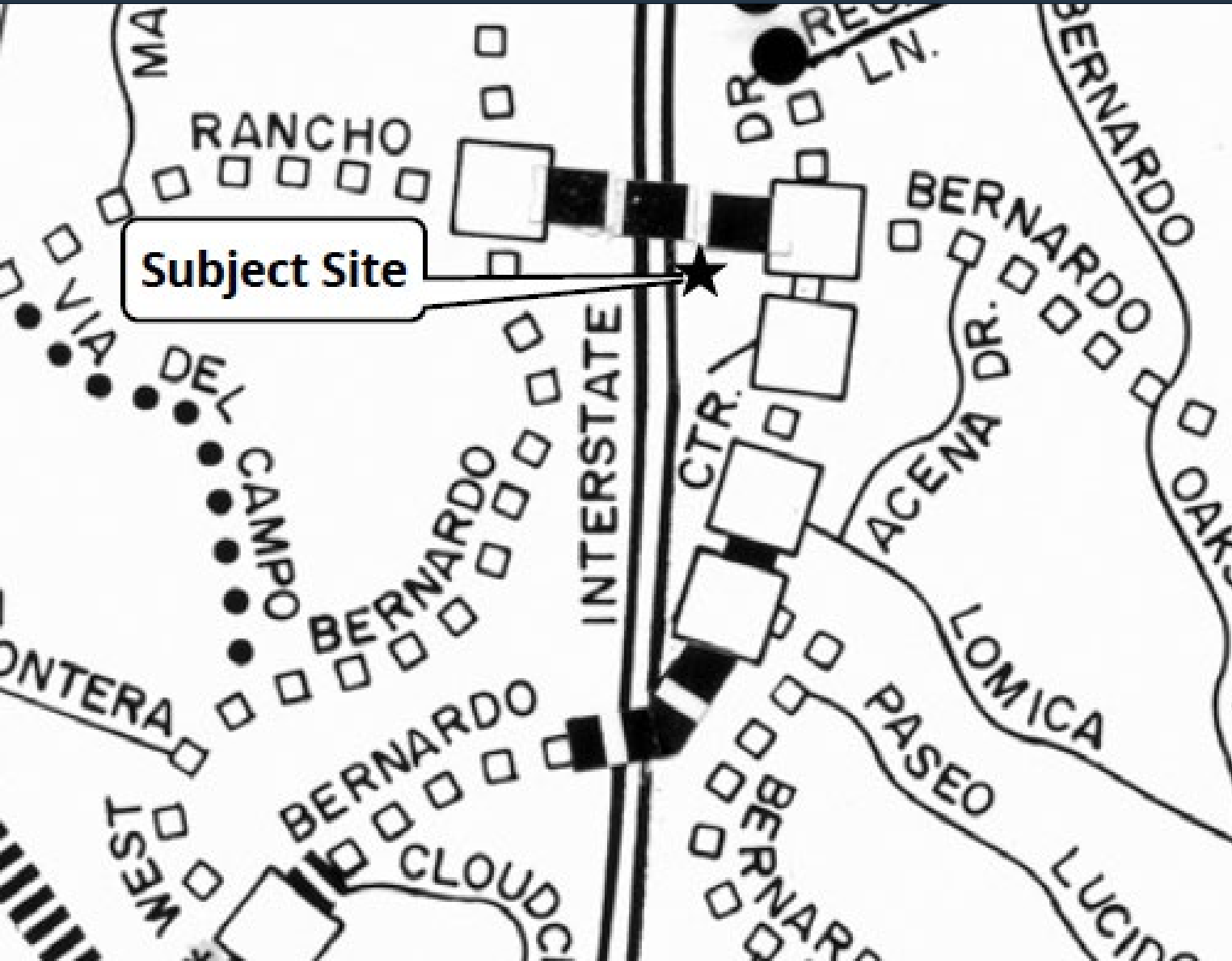
Sustainable Development Area (SDA)



Transit Priority Area (TPA)

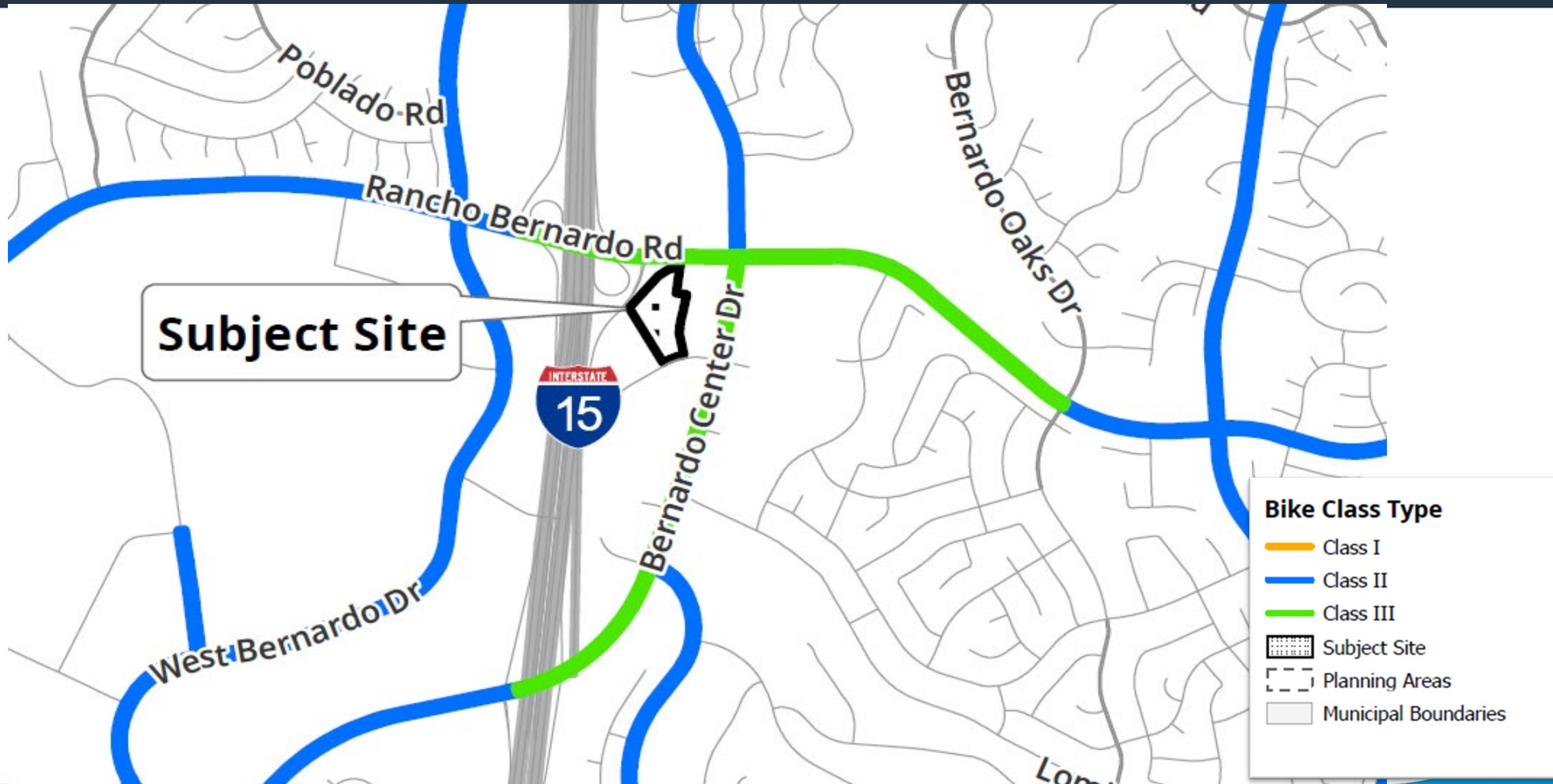






RECOMMENDED STREET CLASSIFICATIONS

○	NEW GRADE-SEPARATED INTERCHANGE
□	INTERSECTION REQUIRING SPECIAL TREATMENT - OTHER INTERSECTIONS MAY BE REQUIRED (SEE TEXT)
**	DRIVEWAY ACCESS WILL BE RESTRICTED IN ORDER TO ACCOMMODATE FUTURE INTERCHANGE
*	NO DRIVEWAY ACCESS
====	FREEWAY
	6-LANE MAJOR
	6-LANE EXPRESSWAY
□ □ □	4-LANE MAJOR
● ● ●	4-LANE COLLECTOR
● ● ● ●	3-LANE COLLECTOR
—	2-LANE COLLECTOR



Public facility location and distance from subject site

Public Facility	Distance from Subject Site
Schools	1.3 to 2.5 miles
Park	0.3 to 2.5 miles
Libraries	1 mile
Fire	0.2 miles
Police	6.3 miles

Housing and Demographics

Year	Homes	Household Population
2010	17,775	38,704
2022	17,967	41,443
Change	192	2,739

Source: SANDAG Housing & Population Estimates, 2010 and 2022

- 178 deed-restricted units currently in Community Planning Area

Initiation Criteria

1. Consistency with Goals and Policies of the General Plan and Community Plan

- Increase the City's supply of land designated for residential (*General Plan Policy LU-C.3*)
- Supply apartments, townhouses, single-family dwellings, and other housing types to meet growing demands for lower-cost housing (*Rancho Bernardo Community Plan Balanced Community Policy*)

Initiation Criteria

2. Additional Public Benefit

- Increase residential development during a housing shortage
- Additional homes and family housing would support housing production goals in the Housing Element
- Located in the Transit Priority Area and Sustainable Development Area

Initiation Criteria

3. Availability of Public Facilities

- All public facilities appear available
- Additional analysis would be conducted as part of the community plan amendment and potential rezone

Community Planning Group Recommendation

- On July 18, 2024, the Rancho Bernardo Planning Group voted 7-2-0 in support of initiating an amendment to the community plan

Issues to be Evaluated:

- Encourage the provision of on-site affordable homes
- Provide active transportation measures, including on-site bicycle repair or pedestrian scale lighting
- Provide active ground-floor uses in buildings with frontages along streets, public spaces, and parks
- Provide amenities, public spaces, and pedestrian-scale elements associated with the proposed development
- Potential to integrate a greenway into the project to create a more walkable pedestrian environment

Issues to be Evaluated:

- Ensure the connectivity of pedestrian and bicycle facilities to integrate the subject site with surrounding development
- Incorporate sustainable development features and ensure Climate Action Plan consistency

Conclusion

- Approval is for the proposed community plan amendment initiation only
- Approval would allow for staff to continue to discuss and evaluate the proposed amendment
- A community plan amendment would be presented to the Planning Commission and the City Council for future action

Staff Recommendation:

INITIATE the community plan amendment process to the Rancho Bernardo Community Plan

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