



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 10, 2018 REPORT NO. PC-18-046
HEARING DATE: July 19, 2018
SUBJECT: Kearny Mesa Community Plan Amendment Initiation - Clairemont Mesa Boulevard/Convoy Court
PROJECT NUMBER: 608768
OWNER/APPLICANT: John Hancock Life Insurance Company and Maple Multi-Family Land CA, L.P.

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Kearny Mesa Community Plan to change the land use designation from General Commercial, and Industrial/Business Park to allow mixed use development on a 13.92-acre site located at 7716-7742, 7666-7676, 7634-7644, 7570-7590, 7512-7538, 7510 Clairemont Mesa Boulevard; and 7701-7725, 7651-7663, 7601-7619, 7585-7595, 7559-7581 Convoy Court?

Staff Recommendation: **INITIATE the plan amendment process.**

Community Planning Group Recommendation: On June 20, 2018, the Kearny Mesa Planning Group voted 11-0-0 in support of initiating an amendment to the Kearny Mesa Community Plan (Attachment 1).

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan is aligned with the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2: Work in partnership with all of our communities to achieve safe and livable neighborhoods and Goal 3: Create and sustain a resilient and economically prosperous City.

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: Processing costs would be paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed land use amendment would re-designate the site to allow for high density residential as part of a mixed-use employment development on a site where no

residential uses are currently allowed. If approved, the applicant anticipates developing a first phase consisting of approximately 550 units as part of a multi-phased mixed-use development. It is anticipated that the proposed land use designation would allow up to 109 dwelling units per acre, consistent with the Kearny Mesa Community Plan Update that is currently underway. The applicant has indicated the inclusionary affordable housing fee will be paid pursuant to the Inclusionary Housing Ordinance (San Diego Municipal Code Section 142.1310).

BACKGROUND

The site encompasses approximately 14-acres within the Kearny Mesa Community Plan Area (Attachment 2). The site is located north of Clairemont Mesa Boulevard, west of Convoy Street and east of Ruffner Street. The site is currently developed with industrial buildings and surface parking lots. Low-scale commercial and light industrial uses located to the north, northwest and east of the site, and retail and commercial uses are located to the south.

The site is designated as General Commercial and Industrial/Business Parks in the Kearny Mesa Community Plan (Attachment 3). The allowed uses for the General Commercial designation includes uses such as retail, office and restaurants; and the allowed uses for the Industrial and Business Park designation include general industrial, business park and scientific research and development. Kearny Mesa is also identified as a Subregional Employment Area in the General Plan Economic Prosperity Element and is intended to target new growth of employment uses. The General Plan encourages the creation of a diversity of employment opportunities in Subregional Employment Areas. The portion of the site along Convoy Court is designated as Other Industrial Lands in the General Plan Economic Prosperity Element.

The update to the Kearny Mesa Community Plan is anticipated to increase employment opportunities, identify areas appropriate for workforce housing, improve the circulation network to enhance multi-modal connections and implement the City's Climate Action Plan. The draft land use map identifies the site, along with the Clairemont Mesa Boulevard corridor, as a future mixed-use village area with employment uses integrated with new residential uses.

The applicant is requesting an amendment to the Community Plan in anticipation of a phased mixed-use development with residential and commercial uses. It is anticipated that the proposed amendment to the Community Plan and concurrent approvals would be processed prior to the completion of the Community Plan Update. The initiation of a plan amendment in no way confers adoption of a plan amendment; neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

DISCUSSION

The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria can be met:

- (a) **The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The General Plan's City of Villages strategy outlined in the Strategic Framework Element states that growth should be focused into "mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system." The current Kearny Mesa Community Plan includes goals that support this strategy: to ensure the continued development of Kearny Mesa containing a mix of industrial, office, retail and compatible housing land uses; and housing to serve the expanding workforce.

The site is identified by the General Plan as having a medium village propensity, and the Land Use Element anticipates that mixed-use village development will be further encouraged as community plans are updated and village sites are designated. The Kearny Mesa Community Plan Housing Element primary goal is to allow infill residential neighborhoods, where not in conflict with overall community goals. The Community Plan Update is intended to strengthen employment uses and consider mixed-use and compatible housing where appropriate.

This amendment is being initiated to provide additional housing and new retail and office uses in close proximity to transit. The proposal is requesting a land use designation to allow mixed-use with residential. Given the site's location, a mixed-use residential/employment development in an employment community that also provides opportunities to walk, bike, or take transit to work would support the City's General Plan Subregional Employment Areas and vision of a City of Villages. As the site falls within a Transit Priority Area, the amendment to the Community Plan should help to further the City's Climate Action Plan goals for greenhouse gas emission reductions, including converting commuter trips in Transit Priority Areas from single occupancy vehicles to walking, biking, and transit.

- (b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

Due to the site's proximity to multiple transit routes, the applicant has indicated they will consider an additional public benefit that would provide additional pedestrian connections, such as pedestrian-oriented streetscape, connections, and wayfinding, to assist the City in furthering its Climate Action Plan goals with transit access and better multi-modal connectivity.

- (c) **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The Kearny Mesa Community planning area is an urbanized community and all necessary public services are available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

CONCLUSION

As outlined above, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Analyze and address the Collocation/Conversion Suitability Factors in General Plan Appendix C, EP-2, related to conversion of industrial lands, including but not limited to provision of public services and facilities for the proposed land use change

- Evaluate the site design to facilitate multi-modal connections, transit-supportive density, and street activation
- Evaluate the feasibility of the site design to incorporate open spaces in the form of paseos or plazas
- Evaluate the ability of the project to incorporate a variety of residential unit types to accommodate a diverse array of housing types and income groups
- Evaluate the ability of the project to incorporate sustainable design features

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Elizabeth Dickson
Junior Planner
Planning Department



Brian Schoenfisch
Program Manager
Planning Department

Attachments:

1. Kearny Mesa Community Planning Group Draft Minutes for June 20, 2018
2. Vicinity Map
3. Kearny Mesa Community Plan Land Use Map
4. Draft Resolution
5. Ownership Disclosure Statement

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
June 20, 2018
Serra Mesa/Kearny Mesa Public Library
9005 Aero Drive, San Diego, CA 92123

Planning Group Members in Attendance:

Tim Nguyen Paul Yung Tana Lorah Todd Matcher Ray Richmond Jeff Sallen
 John Turpit Meridith Marquis Buzz Gibbs Ed Quinn Karen Ruggels Robyn Badilla
 Derek Applbaum John Mulvihill Dana Hooper Mike Huntoon

Community Members in Attendance:

Sara Adams, Phil Adams, Courtney Burger, Benjamin Peterson, Jolie Velasquez, Michael LaMarco, Brittany Ruggelswallace, Jessica Duncan, Alex Hosch, Tina Olivarez, Alex Zamora, Bryan Nunke, Mark Kirkhart, Anthony Mansour, Michael Sosamon, Jim Bartel & David Belanich

The Meeting was brought to order at 11:40 PM by Jeff Sallen, chair of the Kearny Mesa Planning Group. Copies of the **Minutes of the May meeting** were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. They were **approved 9-0-2**.

Public Comment: Kathy Lippitt commented on the city of San Diego's definition of "Premises" and how this word related to Marijuana Production Facilities and the regulations that are required by the City of San Diego with regard to other businesses and housing developments.

Jeff Sallen read a letter to the audience that was sent to him via email from Mr. A. James Moxham (CEO of Cameron Brothers Company, LLC.). The letter was addressed to Jeffrey Sallen and the Kearny Mesa Planning Group. The letter opposed the CUP applicant seeking approval for project #585435 (8859 Balboa Avenue, San Diego, CA 92111). The reasoning behind the opposition was based on perceived future criminal activity at the site and surrounding areas based on the use of the subject's business workings.

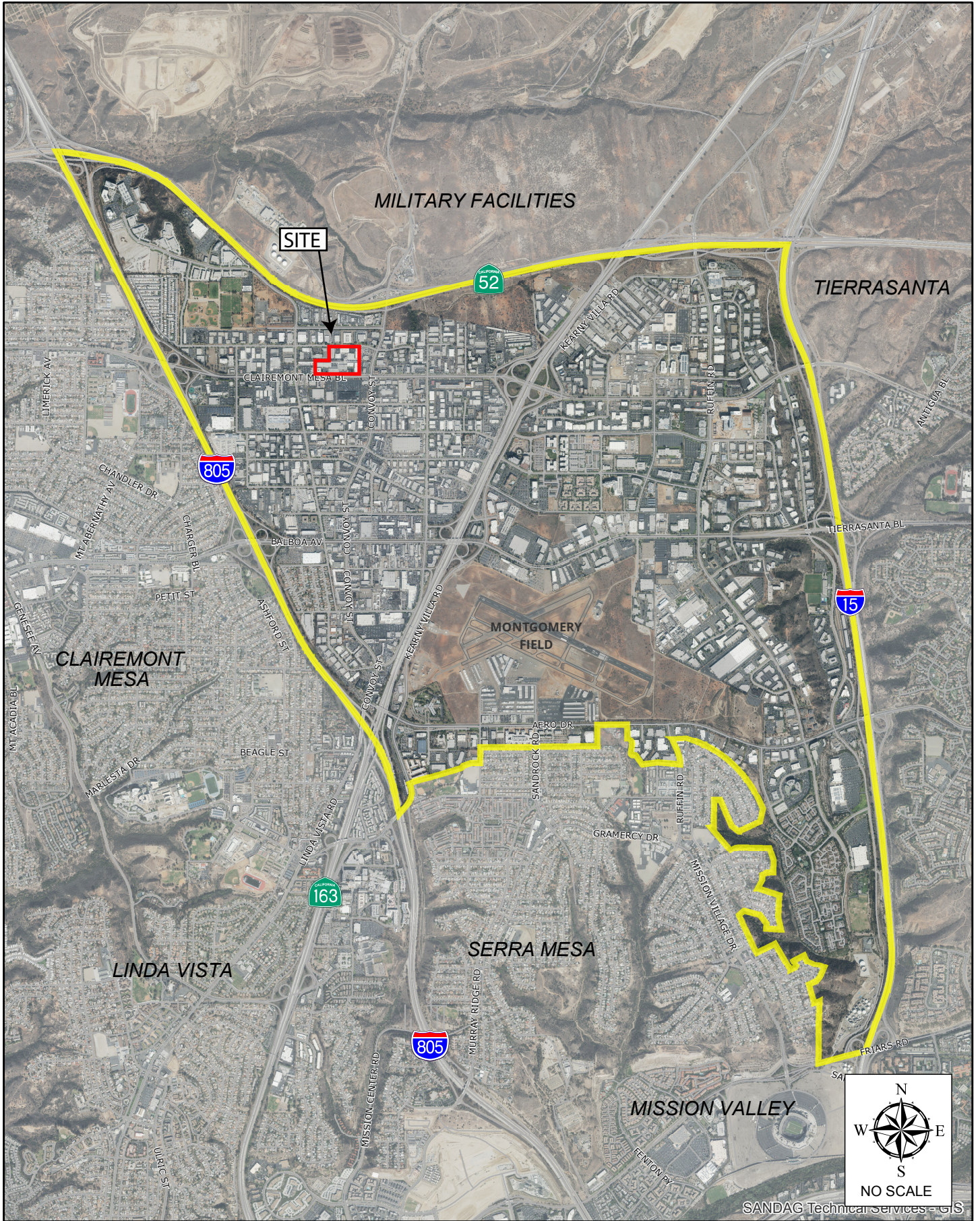
Action Item:

1. Jessica Duncan with Trammell Crow Residential presented to the group and asked for approval to recommend further investigation into supporting a Community Plan Amendment for the JH Kearny Mesa Mixed-Use project located along Clairemont Mesa Blvd and Convoy Court. The plan amendment site is currently designated General Commercial for parcels on Clairemont Mesa Blvd. and Industrial and Business Park for parcels along Convoy Court. The proposed Community Plan Amendment would change the land use designation to Urban Employment Village. The Planning Group voted in favor of the project for further study (11-0-0).
2. Jose Raul Gomez presented and asked for approval of a Neighborhood Use Permit (NUP) for a proposed auto repair facility in an existing 850 square foot building. The site is located at 3690 Murphy Canyon Road in the CC-1-3 zone. This was the groups second time presenting this project to the Planning Group. The Planning Group voted in favor of the NUP (10-0-1).
3. Jim Bartell with Bartell & Associates presented on project #585435 to approve a CUP for a Marijuana Production Facility located at 8859 Balboa Avenue, Suites A-E. A member from the planning group made a motion to approve the project and a second was received. The final vote came to (4-7-1) against the project.
4. Phil and Sara Adams from Mindset Organics, Inc. presented on project number 585423 seeking approval of a CUP for a Marijuana Production Facility located at 8333 Clairemont Mesa Blvd.

The business intends to operate in approximately 7,009 square feet within a multi-tenant office building. The Planning Group voted to deny the applicant approval of the CUP. The vote came to (8-3-0). Reasons for denying approval were based on opposition of the project from current tenants in the building that were present in the audience during the meeting and spoke up against the use. The Planning Group also felt that the sites location was in direct opposition to meet potential future changes in land zoning. Such zone changes are anticipated in the Kearny Mesa Community Plan Update along Clairemont Mesa Blvd. to allow for additional residential and mixed-use development.

Jeff concluded the meeting at 1:15pm.

DRAFT



SANDAG Technical Services - GIS

Date: 4/4/2018 Document Path: L:\GIS\PGIS\Community Planning\Kearny Mesa\Plan_Update\WXDs\Existing Conditions\KearnyMesa_Aerial_Map_Outreach_Locations_2017.mxd



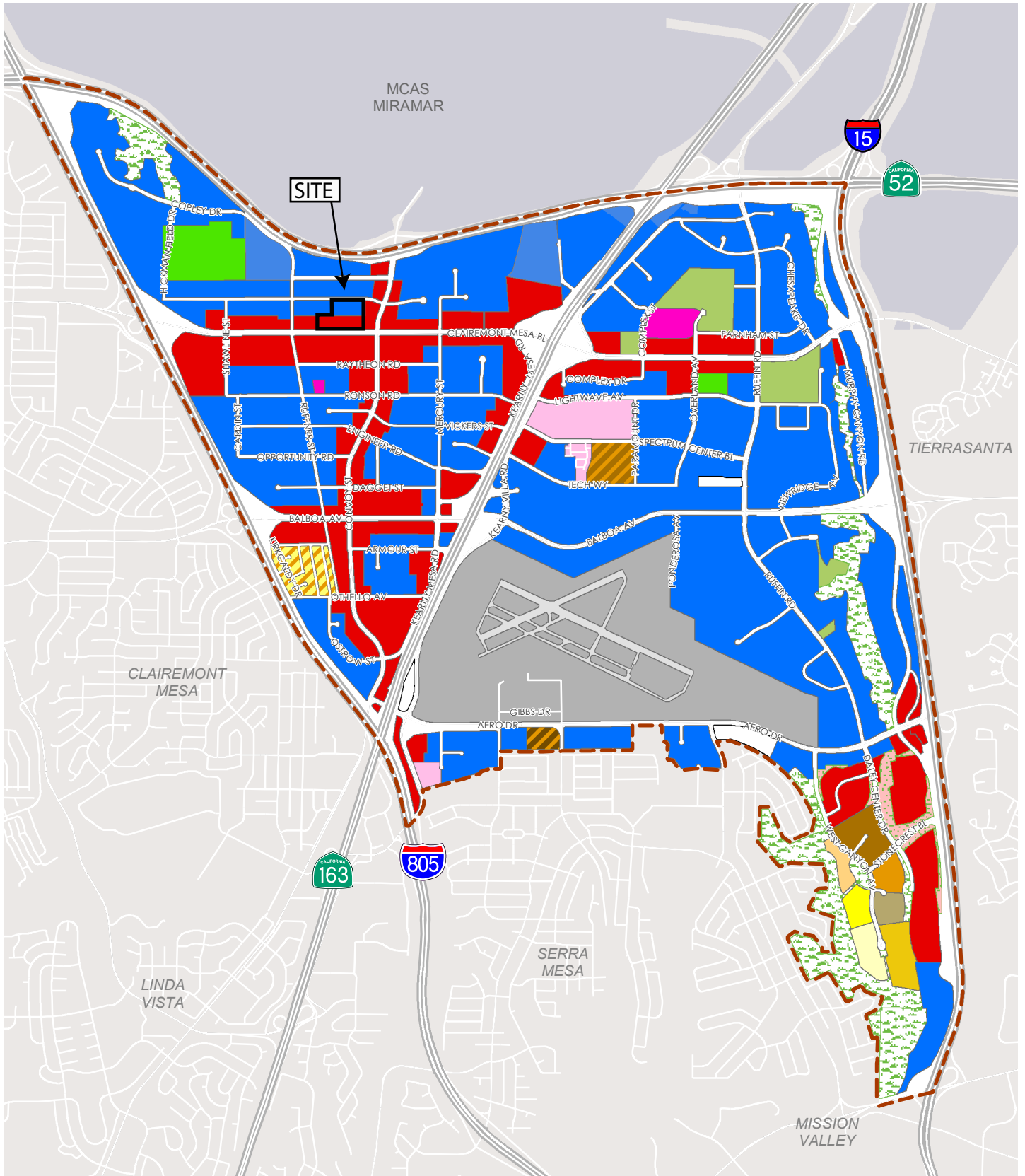
Kearny Mesa Aerial Map

CITY OF SAN DIEGO • PLANNING DEPARTMENT

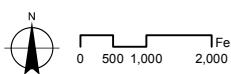
2014 AERIAL



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| LEGEND | |
|---------------------------------|---|
| Red diamond | General Commercial |
| Green diamond | Residential 14 DU/AC |
| Blue diamond | Residential 16 DU/AC |
| Yellow diamond | Residential 7 DU/AC |
| Orange diamond | Residential 9 DU/AC |
| Pink diamond | Residential 11 DU/AC |
| Light blue diamond | Residential 22 DU/AC |
| Light green diamond | Residential 24 DU/AC |
| Dark green diamond | Residential 24 DU/AC |
| Light yellow diamond | Low Density Residential (5-9 du/ac) |
| Light purple diamond | Low Medium Density Residential (20-29 du/ac) |
| Light pink diamond | High Density Residential (45-74 du/ac) |
| Light blue diamond | Industrial and Business Parks |
| Light purple diamond | Mixed Use Commercial Residential (Up to 70 Du/ac) |
| Light grey diamond | General Aviation Airport |
| Green diamond with tree icon | Community Parks |
| Green diamond with tree icon | Open Space |
| Pink diamond | Utility |
| White diamond with black border | Police Station |
| White diamond with black border | Fire Station |
| Green diamond with tree icon | County Facilities |
| White diamond with black border | Vernal Pool |
| White diamond with black border | Military Use |
| Dashed brown line | Community Plan Boundary |



Document Path: L:\GIS\Projects\Community Planning\Kearny Mesa\Plan_L\GIS\Map\GIS\Existing_Conditional_Kearny_Mesa_LandUse.mxd
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PLANNING COMMISSION RESOLUTION NO. PC-18-046

INITIATING AN AMENDMENT TO THE
KEARNY MESA COMMUNITY PLAN

WHEREAS, on July 19, 2018, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate an amendment to the Kearny Mesa Community Plan; and

WHEREAS, the proposed amendment would change the land use to allow for a mix of high-density residential and employment uses on a site located at 7716-7742, 7666-7676, 7634-7644, 7570-7590, 7512-7538, 7510 Clairemont Mesa Boulevard; and 7701-7725, 7651-7663, 7601-7619, 7585-7595, 7559-7581 Convoy Court;

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria:

The General Plan's City of Villages strategy outlined in the Strategic Framework Element states that growth should be focused into "mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system." The current Kearny Mesa Community Plan includes goals that support this strategy: to ensure the continued development of Kearny Mesa containing a mix of industrial, office, retail and compatible housing land uses; and housing to serve the expanding workforce.

The site is identified by the General Plan as having a medium village propensity, and the Land Use Element anticipates that mixed-use village development will be further encouraged as community plans are updated and village sites are designated. The Kearny Mesa Community Plan Housing

Element primary goal is to allow infill residential neighborhoods, where not in conflict with overall community goals. The Community Plan Update is intended to strengthen employment uses and consider mixed-use and compatible housing where appropriate.

This amendment is being initiated to provide additional housing and new retail and office uses in close proximity to transit. The proposal is requesting a land use designation to allow mixed-use with residential. Given the site's location, a mixed-use residential/employment development in an employment community that also provides opportunities to walk, bike, or take transit to work would support the City's General Plan Subregional Employment Areas and vision of a City of Villages. As the site falls within a Transit Priority Area, the amendment to the Community Plan should help to further the City's Climate Action Plan goals for greenhouse gas emission reductions, including converting commuter trips in Transit Priority Areas from single occupancy vehicles to walking, biking, and transit.

b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design:

Due to the site's proximity to multiple transit routes, the applicant has indicated they will consider an additional public benefit that would provide additional pedestrian connections, such as pedestrian-oriented streetscape, connections, and wayfinding, to assist the City in furthering its Climate Action Plan goals with transit access and better multi-modal connectivity.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process:

The Kearny Mesa Community planning area is an urbanized community and all necessary public services are available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

The following land use issues have been identified with the initiation request. These plan amendment issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Analyze and address the Collocation/Conversion Suitability Factors in General Plan Appendix C, EP-2, related to conversion of industrial lands, including but not limited to provision of public services and facilities for

- the proposed land use change
- Evaluate the site design to facilitate multi-modal connections, transit-supportive density, and street activation
- Evaluate the feasibility of the site design to incorporate open spaces in the form of paseos or plazas
- Evaluate the ability of the project to incorporate a variety of residential unit types to accommodate a diverse array of housing types and income groups
- Evaluate the ability of the project to incorporate sustainable design features

Elizabeth Dickson
Junior Planner
Planning Department

Approved on July 19, 2018
Vote: x-x-x

PTS No. 608768

cc. Legislative Recorder, Development Services Department

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|---|---|---|--|
|  | City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 | <h1 style="margin:0;">Ownership Disclosure Statement</h1> | FORM DS-318 October 2017 |
|---|---|---|--|

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: JH Kearny Mesa Mixed-Use **Project No. For City Use Only:** 608768
Project Address: 7716-7742 7666-7676 7634-7644, 7570-7590, 7512-7538, 7510, Clairemont Mesa Boulevard, 7701-7725, 7651-7663, 7601-7619, 7585-7595, 7559-7581 Convoy Ct, San Diego, CA

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Michigan Corporate Identification No. 01-0233346
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
 Name of Individual: Rob Maulden / John Hancock Life Insurance Company (U.S.A.) Owner Tenant/Lessee Successor Agency
 Street Address: 197 Clarendon Street C-2
 City: Boston State: MA Zip: 02116
 Phone No.: 781.956.0545 Fax No.: N/A Email: rmaulden@jhancock.com
 Signature: [Signature] Date: 5-8-18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Alec Schiffer / Maple Multi-Family Land CA, L.P. Owner Tenant/Lessee Successor Agency
 Street Address: 5790 Fleet Street, Suite 140
 City: Carlsbad State: CA Zip: 92008
 Phone No.: 760.431.3366 Fax No.: N/A Email: aschiffer@tcr.com
 Signature: [Signature] Date: 05/08/18
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

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