



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 18, 2019 REPORT NO. PC-19-064

HEARING DATE: July 25, 2019

SUBJECT: Carmel Mountain Ranch Golf Course Community Plan Amendment Initiation

PROJECT NUMBER: 635815

OWNER/APPLICANT: PACS Enterprises, LLC / NUWI2-CMR, LLC

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Carmel Mountain Ranch Community Plan to redesignate the site from Private Recreation-Golf Course to Low-Medium Residential, Medium Residential, Park, and Open Space in the Community Plan?

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

Community Planning Group Recommendation: On July 10, 2019, the Carmel Mountain Ranch Planning Group voted 9-1-0 in opposition of initiating an amendment to the Carmel Mountain Ranch Community Plan (Attachment 1).

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: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: If initiated, the site would allow additional dwelling units where none are currently allowed.

BACKGROUND

Site Location

The 167-acre subject site is generally located between Carmel Mountain Road and Ted Williams Parkway, east of I-15, within the Carmel Mountain Ranch community planning area (Attachment 2).

The proposed amendment site is currently vacant and is the location of the former Carmel Mountain Ranch Golf Course. The golf course was built by the developer for Carmel Mountain Ranch and opened in 1986; the course closed in 2018.

Existing Adjacent Land Uses

The site is primarily surrounded by a mixture of single-family and multi-family residential uses developed to frame the golf course. The site is interspersed throughout the planning area (see Attachment 3 for a map of the former golf course). Former hole #17 is located directly south of the Carmel Mountain Ranch Library. Former hole #14 is located adjacent to open space land along the eastern edge of Ted Williams Parkway. Former holes #5 and 6 are located adjacent to the Carmel Mountain Ranch Recreation Center and Community Park, as well as the Neighborhood Commercial Center near Rancho Carmel Drive and Ted Williams Parkway.

Community Plan Land Use Designation and Zoning

The site is located within the Carmel Mountain Ranch community planning area and has a land use designation of Private Recreation-Golf Course, and the site's underlying zone is AR-1-1 (Attachments 4 and 5). The AR-1-1 zone allows for the development of single dwelling unit homes at a very low density, requiring minimum 10-acre lots for each dwelling unit.

Transit

The southernmost portion of the site is within a Transit Priority Area (TPA), less than ½ mile from the Sabre Springs/Peñasquitos Transit Station, which provides Bus Rapid Transit Service (Route 235) along the I-15 corridor. The site is also served by Metropolitan Transit Service (MTS) local bus route 20. Multiple bus stops are located along Carmel Mountain Road (Attachment 6).

Circulation

The former golf course took access from an entrance on Carmel Ridge Road, a local street in the community. Given the extent of the site from Ted Williams Parkway to Highland Ranch Road, the majority of the site would be accessed by local streets within the community. The southern and western portions of the site (former hole #'s 3, 5, and 6) would potentially be accessed by Rancho Carmel Drive, which is designated as a 4-lane major in the Community Plan. The northern portion of the site (former hole #16) would potentially be accessed by Highland Ranch Road, which is designated a 4-lane major (Attachment 7).

The bicycle facilities in the community planning area provide connections to the Sabre Springs/Peñasquitos Transit Station, bus stops, and other nearby public facilities. Existing Class II bicycle lanes are located on Ted Williams Parkway, Rancho Carmel Drive, Carmel Mountain Road, and Highland Ranch Road. Proposed facilities identified in the Bicycle Master Plan include a Class III bicycle facility that connects local roads including Shoal Creek Drive, Windcrest Lane, Seabridge Lane, Stoney Peak Drive, and World Trade Drive. A Class I bicycle facility is proposed along Rutledge Square adjacent to Highland Ranch Road (Attachment 8).

Public Facilities

The subject site is located near community serving and public recreation facilities. The northern portion of the subject site is within ½ mile of the Carmel Mountain Ranch Library on Highland Ranch Road. The northern portion of the site is within ½ mile of Fire-Rescue Department Station 42, located on World Trade Drive. The southern portion of the site is located in proximity to the Carmel Mountain Ranch Recreation Center and Community Park, and the northern portion of the site is located near

the Highland Ranch Neighborhood Park. Two schools are near the site, Highland Ranch Elementary School is within ½ mile of the northern portion of the site, and Shoal Creek Elementary School is located within ½ mile of the southern portion of the site.

Housing & Demographics

As of 2016, SANDAG estimated there were approximately 13,314 people living in the Carmel Mountain Ranch community planning area. This is almost a 9 percent increase from the 12,226 people living in the community in 2000 as reported by the US Census. In 2016 the community had 5,072 housing units. Between 2000 and 2016 the community added 169 housing units which is an approximately 3 percent increase.

DISCUSSION

Proposed Community Plan Amendment

The initiation request proposes to redesignate the property from Private Recreation-Golf Course to Low-Medium Residential, Medium Residential, Park, and Open Space uses. The applicant has not developed a draft land use map and the specific location of uses have yet to be identified. If initiated, the applicant would develop an amendment through a community outreach process with the Carmel Mountain Ranch community. The size of the site would present an opportunity to integrate a mix of residential, public spaces, park, and open space uses. If initiated, the proposed amendment application would be accompanied by a request to rezone portions of the property from AR-1-1 to corresponding zones that allow for residential use.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. 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 are addressed by the proposed amendment:

(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 proposed amendment would be consistent with the General Plan. If initiated, the amendment would have the potential to accommodate additional housing opportunities, consistent with the General Plan's Housing Element, which has a key goal of ensuring the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth. The amendment would help implement the General Plan Land Use Element by increasing the City's supply of land designated for various residential densities (LU-C.3).

The General Plan also has policies that aim at providing a variety of housing types and sizes with varying levels of affordability in residential and village developments, and to provide a variety of different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would have the potential to accommodate a variety of housing opportunities, ranging in price and product type, and the applicant has stated their intention to provide affordable housing units on site consistent with Housing Element goals and policies (HE-1.1 and HE-1.8).

Additionally, the Camel Mountain Ranch Community Plan Housing Element has a central objective to accommodate a variety of residential options through a diversity of project types and economic appeal.

The Community Plan established a goal of an 18-hole championship golf course that provides additional recreational opportunities, as well as visual open space, for the entire community. The Community Plan identified the golf course as a visual and physical amenity to link the natural and physical features of the community into a coherent whole. However, with the golf course closure, the site is not maintained as a golf course and visual or physical amenity for the community.

A portion of the former golf course is located along Chicarita Creek and the Community Plan identified that the golf course had been designed to reinforce the preservation and enhancement of the creek ecology. The proposed amendment would allow for further preservation of Chicarita Creek in a park or open space setting with an opportunity to expand open space and park land within the community.

(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.

The initiation of the proposed plan amendment would provide the opportunity to comprehensively analyze and assess the impacts of the site with the potential to provide additional community benefits. Potential benefits could include, additional open space, including the potential to further reinforce preservation and enhancement of Chicarita Creek along the western edge of Carmel Mountain Ranch.

The addition of residential development could include corresponding multi-modal transportation improvements to facilitate increased bicycle and transit use, facilitating increased access to the Sabre Springs/Penasquitos Transit Center and regional job centers through enhancement of existing bicycle and pedestrian infrastructure.

Carmel Mountain Ranch has 16.72 useable acres of public parks. According to the General Plan's population-based park acreage requirements, the community is parks deficient, with a deficit of 19.76 useable park acres. Based on the General Plan requirement, Carmel Mountain Ranch should have 36.48 acres of useable park space. The proposed amendment would offer an additional public benefit to the community by providing new public park land with the potential to reduce the community's deficit of useable park acres.

According to the applicant, in the calendar year prior to its closure, the golf course used over 46 million gallons of potable water for irrigation and property maintenance. The proposed amendment would provide an additional public benefit by converting a privately-owned water-intensive use into a mix of residential, park, and open space uses that would increase the City's supply of housing and provide additional public spaces.

(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.

All necessary public services appear to be available to serve the amendment site. 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.

As outlined above, staff has determined that the proposed initiation can meet all of the initiation criteria. The following 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:

- Appropriate land use designations, residential densities, and zoning for the site;
- Appropriate size and boundary for the amendment site;
- Site design considerations for the proposed land use designations;
- The appropriate mix and siting of active and passive uses;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development and application of urban design guidelines;
- Review of pedestrian and vehicular circulation patterns for safety and connection on the site as well as review of pedestrian/vehicular access into the property;
- Climate Action Plan consistency and sustainable development features;
- Noise attenuation measures for residential uses sited near I-15; and
- Provision of additional benefit to the community.

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 staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Michael Prinz
Senior Planner
Planning Department



Laura C. Black, AICP
Deputy Director
Planning Department

Attachments:

1. Carmel Mountain Ranch Community Planning Group Draft Minutes for July 10, 2019
2. Vicinity Map
3. Carmel Mountain Ranch Former Golf Course Map
4. Carmel Mountain Ranch Community Plan Land Use Map
5. Current Zoning Map
6. Transit Facilities Map
7. Street Classifications Map
8. Bicycle Facilities Map
9. Ownership Disclosure Statement
10. Initiation Request Letter

CMRSSCC Meeting Minutes – July 10, 2019

- I. Call to Order and welcome by Chairman – Eric Edelman
- II. Introduction of Board Members
- III. Approve agenda/Approve Minutes from last meeting
- IV. CMRSSCC Business
 - a. Public comment – non agenda items (3 min. limit)
 - i. June Cutter
 1. Lives in Del Sur, used to live in Sabre Springs
 2. Running for State Assembly district 77
 - b. Neighborhood police report – Officer Julie Dragt
 - c. CMR Fire Station/SD Fire
 - d. State Senator Brian Jones – Representative
 - e. Assemblyman Brian Maienschein – Representative
 - f. Supervisor Kristin Gaspar – Representative
 - g. Councilmember Mark Kersey – Representative, Brittney Siordia
 - i. Kersey shares frustration that golf course closed
 - ii. There is ample opportunity for public input to share thoughts and concerns throughout the extensive and long process
 - iii. Tonight's decision is very, very preliminary
 - iv. Kersey cannot take a position on this, as he would have to recuse himself from a later vote
 - v. They are expecting an update on the code violation soon, especially because of the fire danger
 - vi. Questions/Comments
 1. Who is responsible for the foliage around the parking garage? There is a bush growing in the stairs.
 - a. Send this to their office with specific location & pictures so they can determine whose jurisdiction it's in
 2. What money has been taken from developers by Kersey or other public officials? There is a concern over who they really work for.
 - a. She will check, but this may be public information
 3. Will Kersey be coming to any of these meetings?
 - a. They are working with their scheduler to figure this out and he wants to come ASAP
 - b. Will he be at the planning commission meeting?
 - i. No, but he can provide tally of feedback from residents; Brittney will pass along this request and see what can be done
 - c. It's disheartening that he can't make any kind of statement; this isn't how Maienschein was when this came up before.
 - i. It's not that he doesn't want to; he cannot, but he can (and we) send in comments to the planning commission
 - h. Mayor Kevin Faulkner – Representative
 - i. San Diego Planning Dept. – Tony Kempton
 - j. Congressman Scott Peters – Representative
 - k. New Urban West (residential developer under contract to purchase old CMR golf course property) – Jonathan Frankel
 - i. Who is New Urban West?
 1. 60 years of experience working in Southern California
 2. Extensive experience with golf course communities – sensitive to unique need
 3. Community engagement is cornerstone to their approach

CMRSSCC Meeting Minutes – July 10, 2019

- a. Going to be here every month to hear comments
- ii. Tonight they are here to hear request for initiation request
- iii. Initiation is a very preliminary step
 1. Does NOT approve any plan
 2. No zoning is changed
 3. No building can happen
 4. They can only begin doing studies
- iv. Existing Conditions – Initial Analysis
 1. Project area – disconnected; snakes in and around a variety of communities
 2. Job centers – important to look at jobs relative to housing (less than 5,000 jobs), which is job rich relative to other areas of the county
 3. Retail areas
 4. Recreation
 5. Schools & libraries
 6. Bicycle facilities – state and city are concerned about GHG
 7. Public transit connectivity
 8. Trail & public space
- v. Their initiation request
 1. To study possibility of amendment to allow for development
 - a. Recreation
 - b. Social space
 - c. Open space – want to retain a decent amount
 - d. Housing – nothing inconsistent; balanced with what already exists (25% apartments, rest single family houses and town homes)
 2. Only allows study
- vi. Their process – in most cases, a multi-year thing
 1. Robust plan of how to communicate and when
 2. What does engagement mean?
 - a. One of our guiding principles
 - b. Empower us to provide feedback – informs design & brings better value
 - c. Listen and collaborate
- vii. Ongoing community engagement
 1. Workshops (15-20 people)
 - a. Design sessions – what kinds of things make the most sense
 2. Meetings
 - a. Groups, 1-on-1, etc. – intimate & they want to make sure they're really getting everything
 3. Virtual Workshop
 - a. Surveys
 4. Web updates
 - a. Website, social media, emails
 - b. CMRVision.com
 5. Presentations
 - a. Project updates
- viii. Their commitments
 1. Ongoing community engagement
 2. Timely & accurate information

CMRSSCC Meeting Minutes – July 10, 2019

3. Accessibility & openness to ideas
- ix. Core Values
 1. Engage community to inform design
 2. Minimize impacts
 3. Ensure sustainability – environmental & economic
 4. Enhance property values in CMR
 5. Balanced plan elements – never propose filling every fairway
 - a. In Escondido, 45% greenspace
- x. Typical Plan elements
 1. Recreational amenities
 2. Open space amenities
 3. Social spaces
 4. Housing
- xi. They are sure there are many residents who wish NUW wasn't here and that the golf course was still open, and that they don't want to engage
 1. He respects that but is grateful to have the potential of an ongoing opportunity to collaborate and make this great
- xii. Questions/Comments
 1. You've slightly modified your presentation. If the community council votes for denial, it should be taken as a sign that we want a non-housing solution. There have been missed opportunities to get us on your side: you could have brought people from Escondido or other success stories. The website remains unchanged. The characterization of the initiation request minimizes the sway of the community council. If you do go forward, he hopes there is more and more frequent updates; community need to know its place – we may not have access to trails or a clubhouse.
 - a. They haven't been given authorization to come up with a plan so there is no plan; the website would be updated if there is approval. They heard that there was confusion over the initiation request, so they tried to clarify including language verbatim from the city.
 - i. Three criteria – the community doesn't seem to think that this is the best solution
 1. They have to balance many thing, including city, community, and business
 2. Resident has been a homeowner since 1995 and part of why they bought was the open space and this is key to this community. Have you had the opportunity to sit down with the owner (YES) and why haven't they met with CMRUnited? They should go to their supervisors and facilitate these discussions in good faith. What is the Return on Investment? Personally doesn't want to see another Jefferson. Future development is against the master plan and it creates a strain on resources, and we want this agricultural. Resident is deeply disappointed that the current owners do not want to meet with CMRUnited.
 3. How were you selected?
 - a. There were approx. 12 entities interested in the property and they competed
 4. What were the other types of bids? Housing?
 - a. It is their understanding that, yes, the other bids were housing
 5. How long have you (Jonathan Frankl) been with the company?
 - a. 6 years

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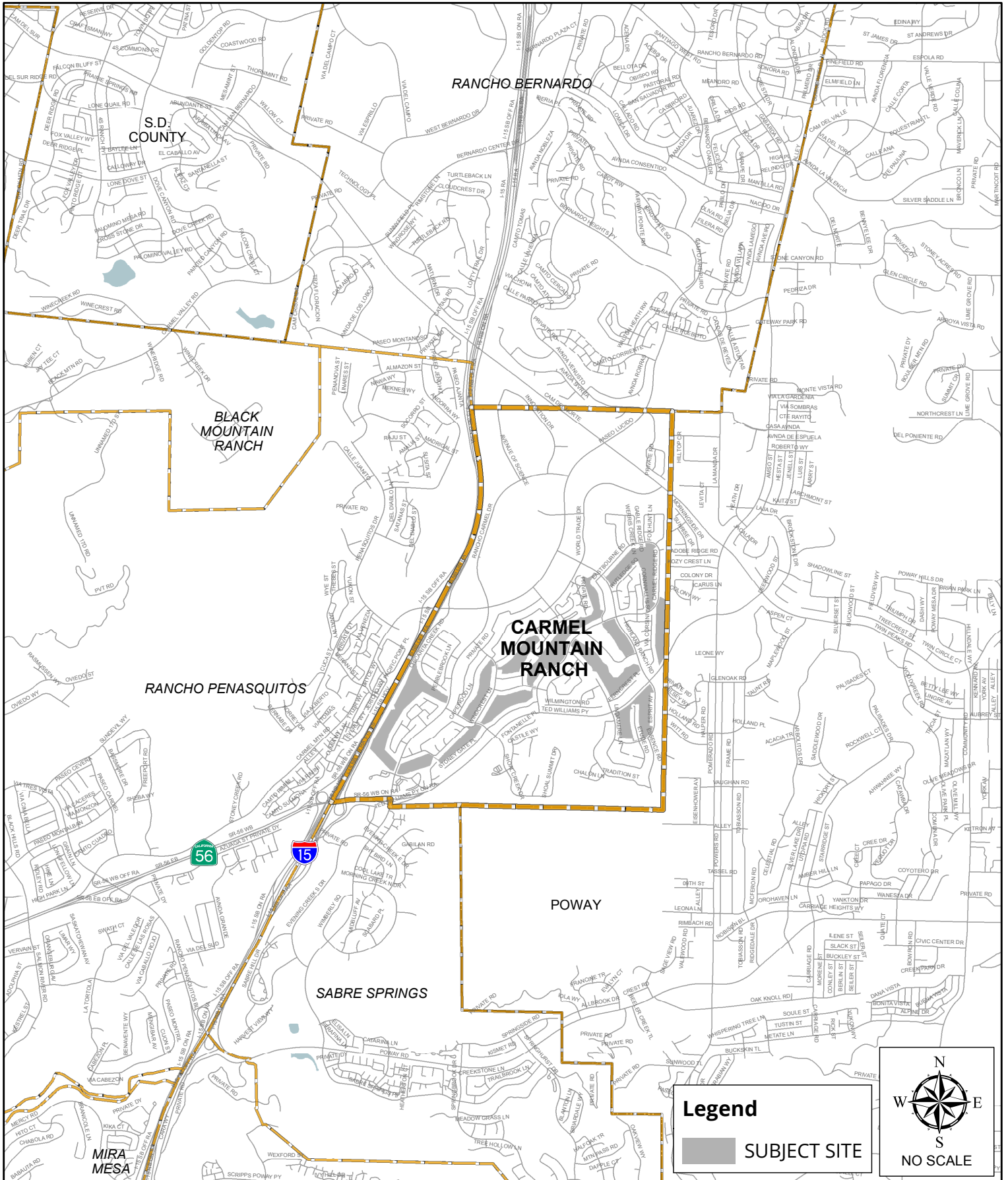
6. What can you tell us about the La Verne golf course?
 - a. They work throughout SoCal, and that is another project
7. There seems to be a trend of golf courses closes, and fencing going up. Is this a NUW thing?
 - a. They don't own the land, so there is nothing they can do about fencing, maintenance, etc.
8. What specifically is the letter asking for?
 - a. Justification is public information
 - b. Ability to study
9. Although applicants have a right to submit an application, they can also be denied based on criteria. It doesn't seem to meet those criteria. These are also evaluated on support, and there doesn't seem to be support.
10. Request to bring a large picture of the design for the Escondido property, especially to be able to see open space
 - a. Would be happy to walk through those plans
11. Is there a breakdown of open space, housing, etc?
 - a. No authorization, so nothing concrete.
 - b. In Escondido, there is about 45% open space. Including a green belt buffer
12. Clarification – being given the option to develop; once we lose that control and let it go down that path, we are grasping for whatever we can get
13. Brought up housing values and would want to enhance; he thinks there is very little chance of success; developers are tumors. What property values got enhanced in the Escondido project?
 - a. Golf course closings are relatively new. Yes, within golf course closure & unsteady state, there is a decrease in value. Housing markets do not do well in uncertainty; a plan will help that and publicly accessible amenities enhance home values.
14. Escondido and Stonebridge are fairly contiguous. How would the same greenbelt even be possible with our narrow fairways? How many fairways are remotely viable?
 - a. There are indeed fairways that are may not be suitable or viable. At this point, they haven't have the opportunity to study to fully determine that.
15. Is it their intention to develop the fairways as the master developer and then have someone else to come in and build home?
 - a. They're done both before; Brookside was done completely by these and others have builders
16. Can builders who come in change the plans that are presented?
 - a. No. All building has to conform to the plans that are approved
17. What activities are currently being done?
 - a. They don't know what the owner is doing, that they are doing surveys for biological resources and soil testing
18. They mentioned affordable housing and something like a 7/11?
 - a. Not envisioning the social space being a quick stop like 7/11; yes, to affordable housing
19. Keep in mind that many people paid a \$40,000 lot premium to be on the golf course
20. How is building new homes with solar, etc. going to increase the value? The people that move in wont work here, so wont that increase the GHGs?

I. Chair's Report

CMRSSCC Meeting Minutes – July 10, 2019

- m. Golf Course Subcommittee Report – Chairman, Rick Smith
 - i. Last meeting had 26 attendees, and the subcommittee voted 5-0 to recommend to not approve New Urban West’s initiation request
 - ii. Next meeting: July 23
- n. Park & Ride/New Point Subcommittee Report – Chairman, Brian Hollandsworth
 - i. No new updates; last month they voted to recommend to deny the New Pointe initiation request
 - ii. August 15th meeting with planning commission
 - iii. Email: planningcommission@sandiego.gov with comments/concerns
- o. Old business:
- p. New business
- q. Action Items: Vote/Recommendation to City Planning Commission on the New Urban West Initiation Request
 - i. Comment: clearly asking for recommendation to proceed and this is just a matter of details if we vote yes
 - ii. Comment: if we say no, it is private land. Do we work with someone who wants to work with us or do we allow someone to bulldoze this?
 - iii. Comment: If NUW becomes dead in the water, PACS enterprises are then doing something else. There seems to be thought that they would be forced to talk with CMRUnited, but they wouldn’t. They would likely just go to the next developer who may not even come before is. The city has a vision that we need to develop.
 - iv. The VOTE
 - 1. Motion to vote to recommend initiation request
 - 2. All in favor of recommending: 1
 - 3. All in favor of opposing: 9
 - 4. Abstaining: 0

V. Adjournment



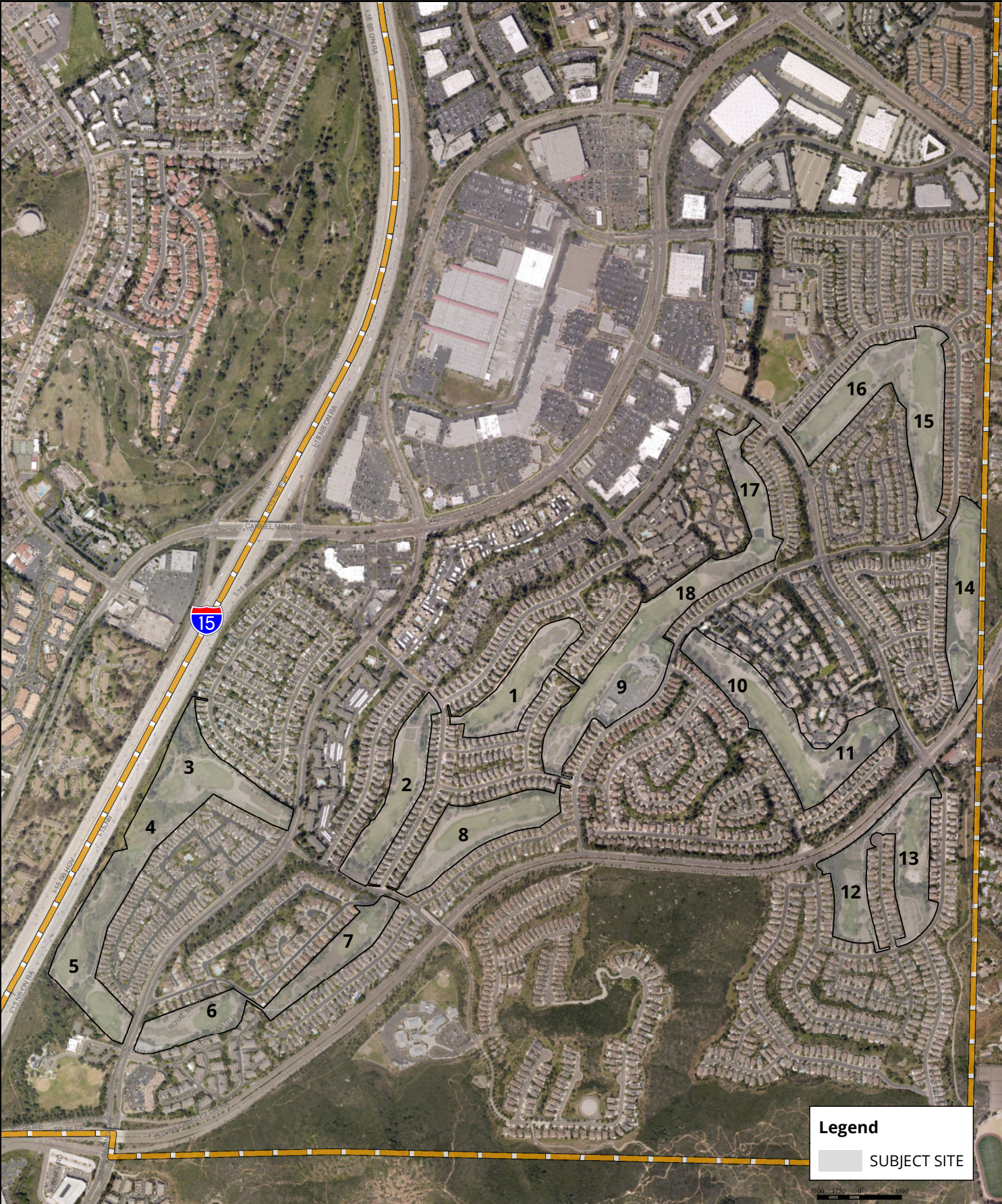
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Carmel Mountain Ranch Golf Map

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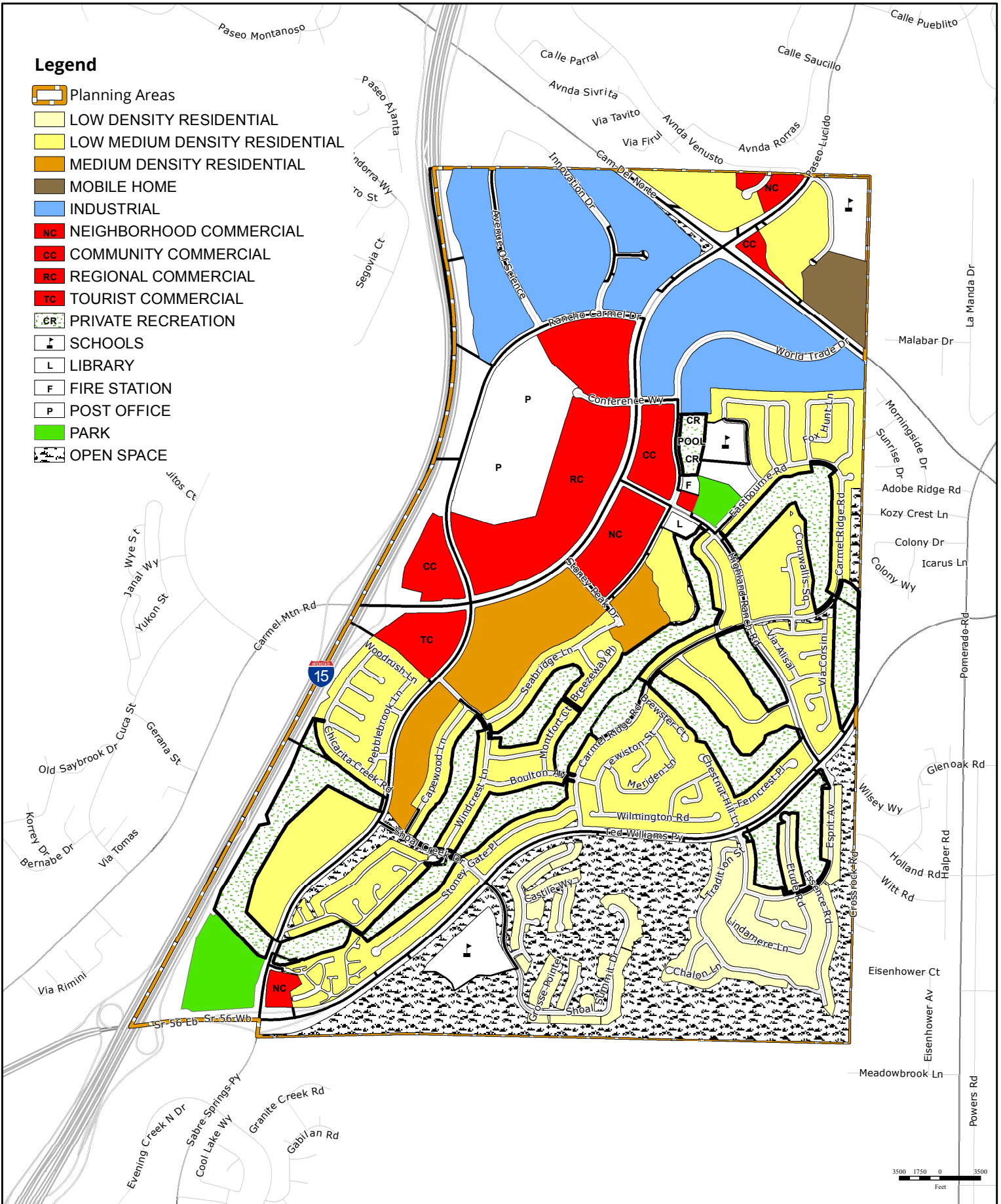


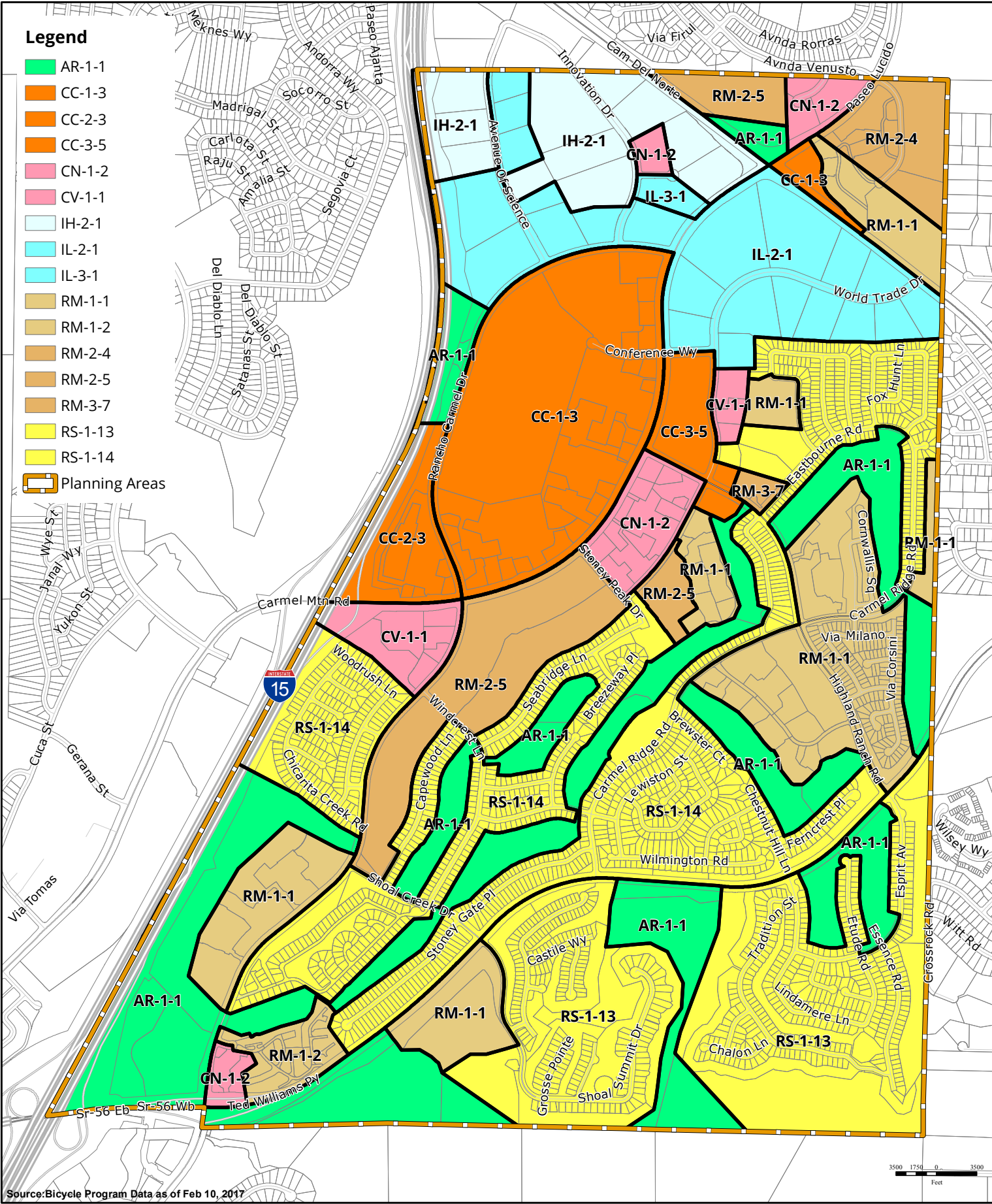
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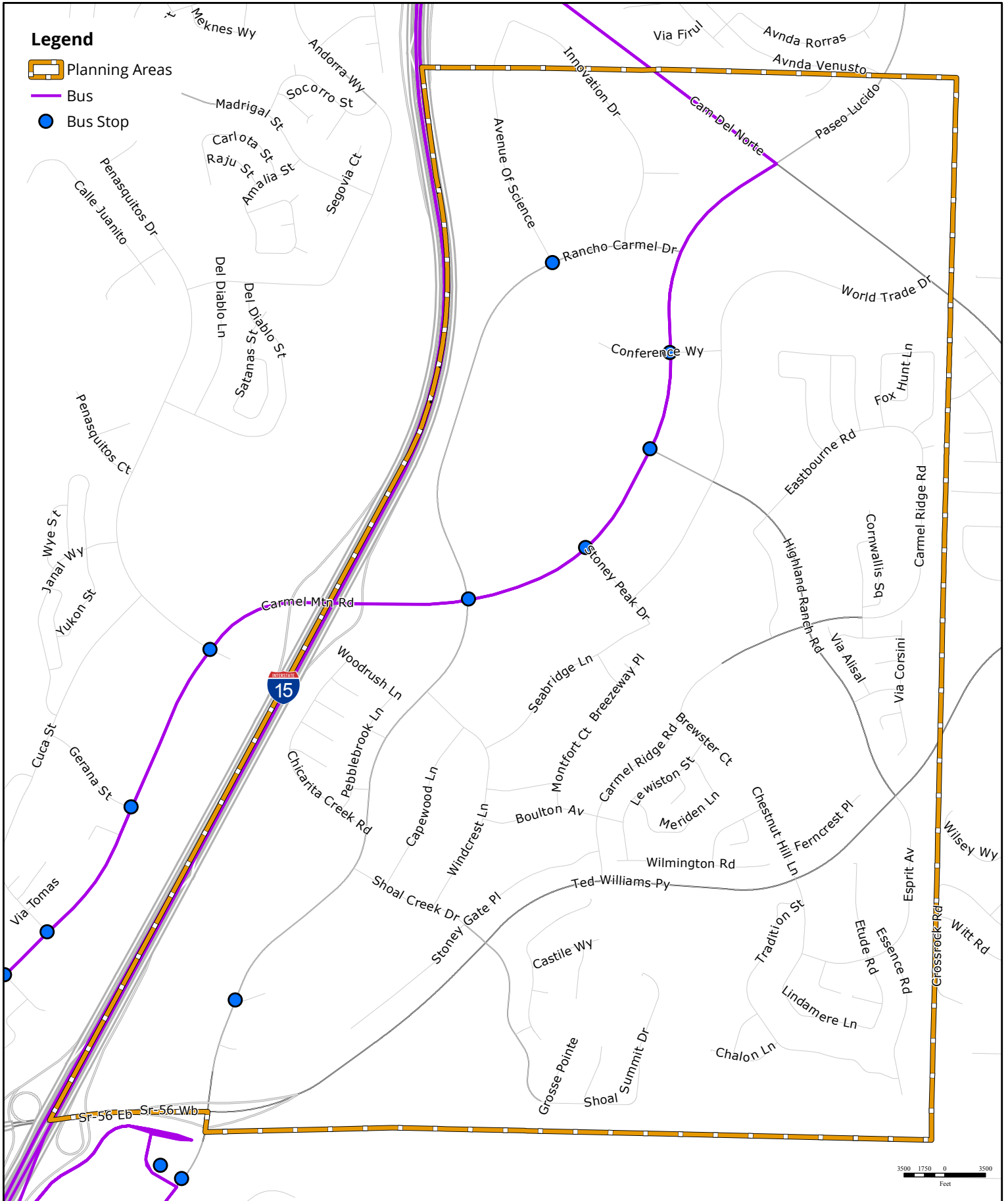
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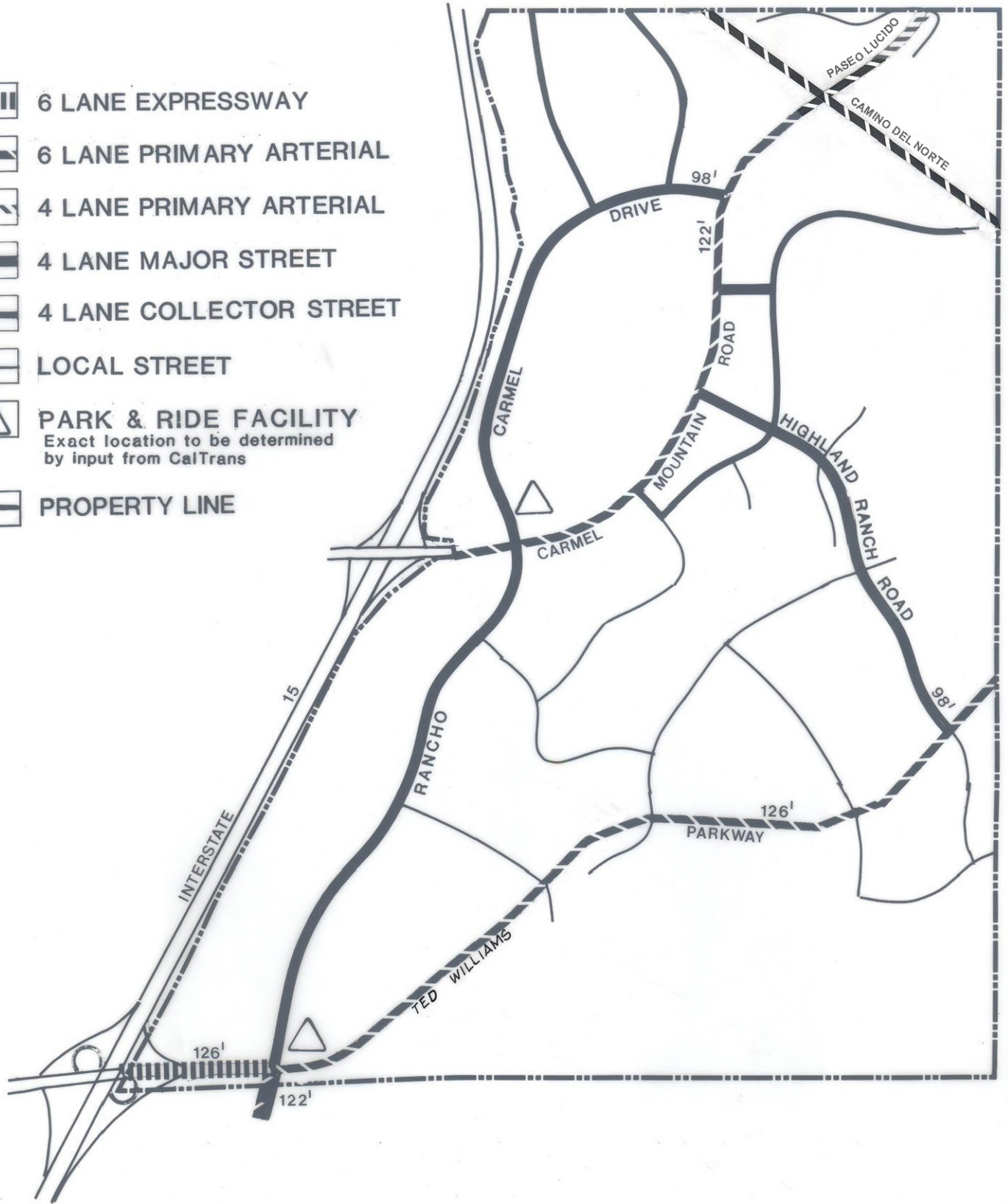
- Planning Areas
- LOW DENSITY RESIDENTIAL
- LOW MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MOBILE HOME
- INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- TOURIST COMMERCIAL
- PRIVATE RECREATION
- SCHOOLS
- LIBRARY
- FIRE STATION
- POST OFFICE
- PARK
- OPEN SPACE







-  6 LANE EXPRESSWAY
-  6 LANE PRIMARY ARTERIAL
-  4 LANE PRIMARY ARTERIAL
-  4 LANE MAJOR STREET
-  4 LANE COLLECTOR STREET
-  LOCAL STREET
-  PARK & RIDE FACILITY
Exact location to be determined
by input from CalTrans
-  PROPERTY LINE



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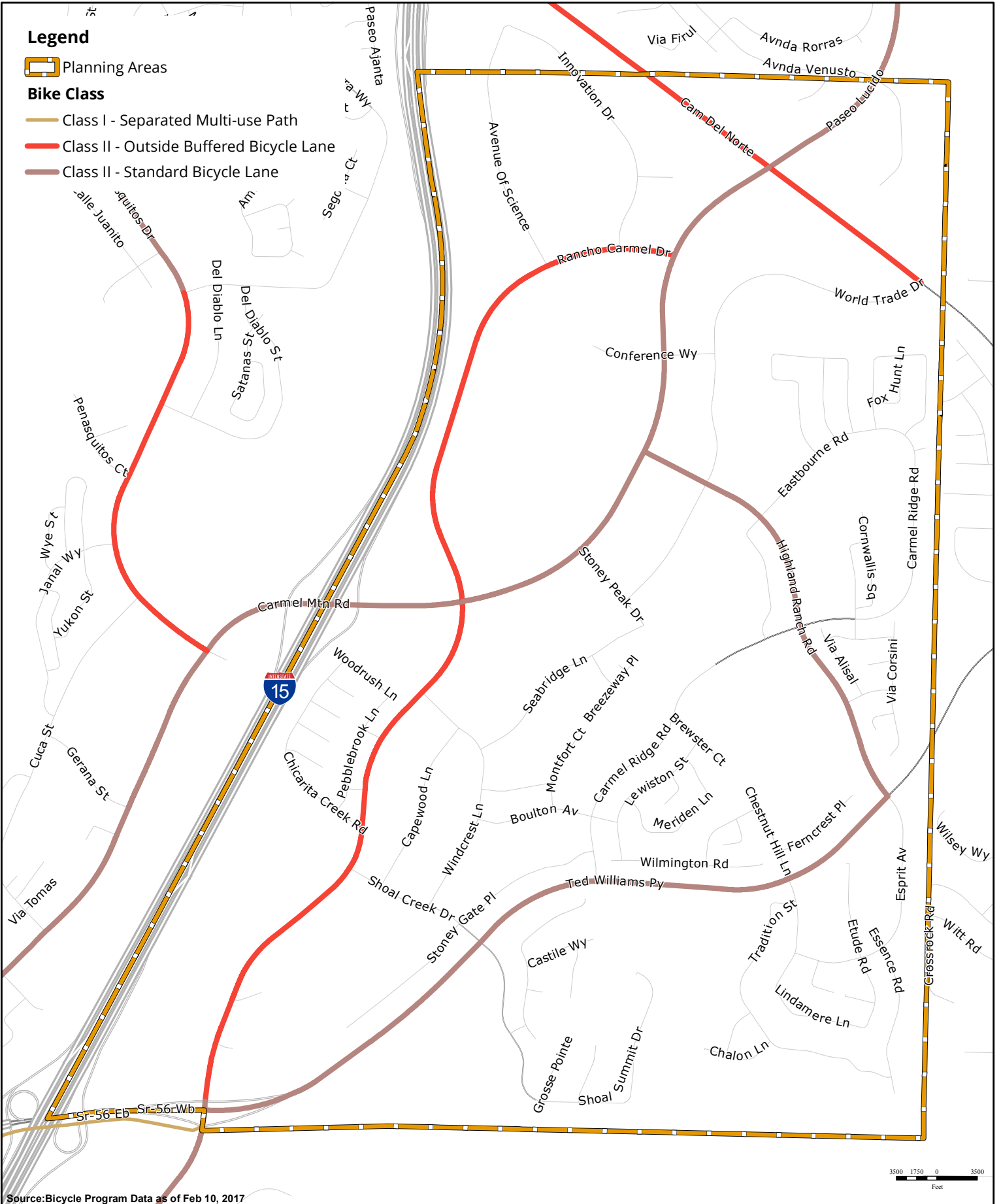
Planning Areas

Bike Class

Class I - Separated Multi-use Path

Class II - Outside Buffered Bicycle Lane

Class II - Standard Bicycle Lane



Source: Bicycle Program Data as of Feb 10, 2017

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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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: Carmel Mountain Ranch Community Plan Amendment **Project No. For City Use Only:** _____

Project Address: 14050 Carmel Ridge Road, San Diego, CA 92128

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? CA Corporate Identification No. _____
 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: PACS Enterprises LLC Owner Tenant/Lessee Successor Agency

Street Address: 14050 Carmel Ridge Road

City: San Diego State: CA Zip: 92128

Phone No.: 858-583-6432 Fax No.: _____ Email: mistrhwang@gmail.com

Signature:  Date: _____
Kevin Heam (Apr 25, 2019)

Additional pages Attached: Yes No

Applicant

Name of Individual: NUWI2-CMR, LLC Owner Tenant/Lessee Successor Agency

Street Address: 2001 Wilshire Blvd, Suite 401

City: Santa Monica State: CA Zip: 90403

Phone No.: 925-708-3638 Fax No.: _____ Email: jonathanf@newurbanwest.com

Signature:  Date: _____
Jonathan Frankel (Apr 25, 2019)

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

Ownership Disclosure Statement (additional pages)
Carmel Mountain Ranch Community Plan Amendment
Form DS-319

Other Financially Interested Persons

Name of Individual: Kyu Mahn Hwang (Owner)

Street Address: 3932 Stonebridge Lane

City: Rancho Santa Fe

State: CA

ZIP: 92091

Phone No: 858-583-6432

Fax No: N/A

Email: zionfreshia@gmail.com

Signature: 
Kyu Hwang (Apr 24, 2019)

Date: 4/24/19

Name of Individual: Kum Sook Hwang (Owner)

Street Address: 3932 Stonebridge Lane

City: Rancho Santa Fe

State: CA

ZIP: 92091

Phone No: 858-668-8964

Fax No: N/A

Email: kumhwang101@hotmail.com

Signature: 
Kum Hwang (Apr 25, 2019)

Date: 4/24/19

Name of Individual: Kevin Hwang (owner)

Street Address: 3932 Stonebridge Lane

City: Rancho Santa Fe


State: CA

ZIP: 92091

Phone No: 858-775-9643

Fax No: N/A

Email: mistrhwang@gmail.com

Signature: 
[Kevin Hwang \(Apr 25, 2019\)](#)

Date: 4/24/19

Ownership Disclosure Statement (additional pages)
Carmel Mountain Ranch Community Plan Amendment
Form DS-319

Other Financially Interested Persons

Name of Individual: Adam Browning (Member; NUWI 2 – CMR, LLC; Applicant)

Street Address: 2001 Wilshire Blvd, Suite 401

City: Santa Monica

State: CA

ZIP: 90403

Phone No: 310-566-6390

Fax No: N/A

Email: adamb@newurbanwest.com

Signature:  _____

Date: 4/24/19

Name of Individual: Jason Han (Member; NUWI 2 – CMR, LLC; Applicant)

Street Address: 16935 W. Bernardo Drive, Suite 260

City: San Diego

State: CA

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Fax No: N/A

Email: jasonh@newurbanwest.com

Signature:  _____
Jason Han (Apr 25, 2019)

Date: 4/24/19



2488 Historic Decatur Rd, Suite 220 (619) 523-1930 AtlantisSD.com
San Diego, CA 92106

April 25, 2019

Ms. Laura Black, Deputy Director
Planning Department
City of San Diego
9485 Aero Drive
San Diego, CA 92123

Re: Carmel Mountain Ranch Community Plan Amendment Initiation Request

Dear Ms. Black:

PACS Enterprises LLC, owner of The Carmel Mountain Ranch Golf Course, and NUW12-CMR, LLC, applicant, request initiation of an amendment to the Carmel Mountain Ranch Community Plan ("CMR CP"). If the initiation is approved, the amendment application will be accompanied by a request for rezoning portions of the property from AR-1-1 to various residential zones, a Site Development Permit due to the presence of Environmentally Sensitive Lands (biological resources) on the site, and an amendment to Conditional Use Permits No. 84-0111 and 87-0568 to extinguish the golf course use. A Master Planned Development Permit pursuant to MC 143.0480 may be processed. The site is not located within or adjacent to the City's Multi-Habitat Planning Area. See attached "Existing Conditions Map" for context.

Initiation Criteria

The proposed land use plan amendment is compliant with the three initiation criteria found in the General Plan, LU-D.10:

1. The amendment request appears to be consistent with the goals and policies of the General Plan and Carmel Mountain Ranch Community Plan:

The Land Use and Community Planning Element of the General Plan has goals for balanced communities and equitable development that ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels. The proposal would implement General Plan policies for balanced communities including:

- Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintain or increase the city's supply of land designated for various residential densities as community plans are prepared, updated or amended. (LU-C.3)

The General Plan also has policies that aim at providing a variety of housing types and sizes with varying levels of affordability in residential and village developments, and to provide a variety of different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would have the potential to accommodate a variety of housing opportunities, ranging in price and product type, and would incorporate affordable housing units, open space and park

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opportunities: commercial office and industrial uses are already present in the community. The proposed amendment would introduce affordable housing opportunities and that would be consistent with policies in the Housing Element of the General Plan, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income developments. (HE-1.8)

The Housing Element of the Camel Mountain Ranch Community Plan has a central objective to “accommodate a variety of residential options through a diversity of project types and economic appeal”.

When the CMR CP was adopted in 1984, as an amendment to the Rancho Carmel Community Plan, it transitioned from a mostly residential plan to a balanced plan of residential, commercial and industrial uses to create a jobs/housing balance. As stated in the CMR CP, it was the stated intention of the developers to provide affordable housing within the community. Affordability was identified to provide housing available to households having an income less than 120% of the medium household income in San Diego (for example, through product type or financing arrangements). All rental units and subsidized rental ownership units (subsidized by federal, state or local program) were deemed to satisfy this requirement for affordable housing. The development was ultimately built with 26% of the units of rental housing (1,263 rental apartment projects/4,995 total dwelling units.)

The General Plan and Community Plan reflect the former use of the Carmel Mountain Ranch Golf Course. In the General Plan's Land Use Element, the project site is identified as Park, Open Space, & Recreation on GP Figure LU-2, which encompasses a range of recommended community plan designations shown on GP Table LU-4; from open space to private/commercial recreation. The current community plan land use designation is Private Recreation (CMR CP Fig. 8 Parks and Open Space). Associated goals and policies for the site are to incorporate the privately owned and operated golf course “as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole”. However, in the past year, the Golf Course has ceased operation and the property has lay fallow.

The proposed amendment seeks to redesignate the existing land use " Private Golf Course" to: Low-Medium Residential, Medium Residential, Park, and Open Space, which are consistent with surrounding land uses (CMR CP Fig. 4 Land Use, Table 2 Land Use Analysis. Although, the General Plan and Community Plan identify the project site as open space/golf course use, the property is privately owned and operated. The golf course is not part of the population based open space/park calculations and would not eliminate any dedicated parks from the community. The proposed amendment would designate portions of the site to residential use, open space, and public park.

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The initiation of the proposed plan amendment would provide the opportunity to comprehensively analyze and assess the impacts of the 167-acre site with the focus on providing community benefits. Community benefits may include various market-rate housing opportunities, on-site affordable housing, additional open space, recreational amenities, multi-modal transportation improvements, and public parkland for the community. Additionally, the amendment could facilitate increased access to the Sabre Springs/Penasquitos Transit Center and regional job centers through enhancement of existing bicycle and pedestrian infrastructure.

2. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policies or site design; and

The Carmel Mountain Ranch Golf Course was determined to be financially unviable, due to declining play and rapidly increasing water costs. In the calendar year prior to its closure, the golf course used over 46 million gallons of potable water for irrigation and property maintenance. Converting a privately-owned 167-acre recreation facility used by few people and which places a disproportionate strain on our potable water supply into much needed housing provide significant benefit to the community and to the city. The proposed amendment will provide diverse housing options within close proximity to major employment centers, retail opportunities, recreational amenities, schools, the public library and the existing Sabre Springs/Penasquitos Transit Center and rapid bus lines. The proposed amendment will improve the pedestrian/bicycle connectivity within the community and support the City's Climate Action Plan and associated policies for achieving reduction in per capita vehicle miles travelled through the creation of infill housing opportunities in a Transit Priority Area. (CMR CP Fig. 14 – Bikeways and Trails).

Carmel Mountain Ranch has 25 gross acres of public parks (neighborhood, community and pool). According to current City parks standards, it is parks deficient. With an estimated population of 12,000, it should have 33.6 acres of park land ($12,000 \times 2.8 \text{ acres}/1,000 = 33.6 \text{ acres}$). The proposed amendment would offer additional public benefit to the community by providing new public park land and additional dedicated open space.

Carmel Mountain Ranch currently has no designated affordable housing; the applicant proposes to provide on-site affordable housing within walking distance to the existing Sabre Springs/Penasquitos Transit Center.

The proposed amendment supports a wide variety of General Plan policies and objectives. The Land Use and Community Planning Element of the General Plan has goals for balanced communities and equitable development that promote the creation of diverse and balanced neighborhoods with housing available for households of all income levels. The proposal would implement General Plan policies for balanced and equitable communities including:

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- Provide affordable housing throughout the City that no single area experiences a disproportionate concentration. (LU-H.2)
- Include a variety of residential densities, including mixed use, to increase the amount of housing types and sizes and provide affordable housing opportunities. (LU-C.2)

The General Plan also includes policies that aim to providing a variety of housing types and sizes with varying levels of affordability in residential and village developments, and to provide a variety of different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would have the potential to accommodate a variety of housing opportunities, ranging in price and product type, and would incorporate affordable housing units, open space and park opportunities. Commercial office, retail, and industrial uses are already present in the community. The proposed amendment would introduce affordable housing opportunities in an area that currently contains no designated affordable housing units, and that would be consistent with policies in the Housing Element of the General Plan, Including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income developments. (HE-1.8)

The proposed amendment also serves to implement Strategy 3 of the Climate Action Plan by locating infill housing within a transit priority area, and thus, increasing transit mode share and reducing per capita transportation sector GHG emissions.

3. Public Facilities appear to be available to serve the proposed increase in density/intensity, or their provisions will be addressed as a component of the amendment process:

Public facilities appear available to serve the proposed amendment to increase density at the site. A full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated. A portion of the property is in a Transit Priority Area due to its proximity to the Sabre Springs/Penasquitos Transit Center. Bus Routes 20, Rapid 235 and Rapid Express 290 serve the Carmel Mountain Ranch/I-15 corridor.

We will appreciate the opportunity to meet with staff to discuss this initiation application.

Best regards,



Kathleen Riser
Senior Land Use Consultant

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Attachments

1. Existing Conditions Map
2. Community Plan Park and Open Space (Figure 8)
3. Community Plan Land Use Plan (Figure 4)
4. Community Plan Land Use Analysis (Table 2)
5. Community Plan Bikeways and Trails (Figure 14)
6. General Application Package
 - General Application
 - Deposit Account
 - Ownership Disclosure Statement
 - Proof of Ownership (Grant Deed recorded 8/23/07 as doc 2007-0560775)
 - APN Maps
 - Affordable Housing Checklist
- 7: Fees (\$12,000 deposit and \$615.85 fees)

CC: Mr. Tait Galloway, Program Manager
Mr. Michael Prinz, Senior Planner
Mr. Kevin Hwang, PCS LLC
Mr. Jonathan Frankel, New Urban West, Inc.
Mr. Eric Edelman, Chair, Carmel Mountain Ranch/Sabre Springs Community Committee

