

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Development Services Department	DATE: 4/1/2016
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SUBJECT: The New One Paseo Project, Project No. 451328 – Approvals for New Mixed-Use Development of multi-family residential, commercial retail/commercial office at Del Mar Heights Road and El Camino Real, including an Addendum to a previously certified Environmental Impact Report.

PRIMARY CONTACT (NAME, PHONE): Renee Mezo, 619-446-5001 MS 501	SECONDARY CONTACT (NAME, PHONE): Paul Godwin, 619-446-5190 MS 501
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER	24000155				
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):**

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Vacchi, Robert	05/06/2016
Liaison Office	CFO		
	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY	Neuffer, Corrine	06/10/2016
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF:     RESOLUTIONS     ORDINANCE(S)     AGREEMENT(S)     DEED(S)

Amendments to the General Plan/Community Plan/Precise Plan and the San Diego Municipal Code, a Site Development Permit, Neighborhood Development Permit and Vesting Tentative Map (including public right-of-way and easement vacations); A Resolution adopting Addendum No. 451328 to Environmental Impact Report (EIR) SCH No. 2010051073, and adoption of the Mitigation, Monitoring and Reporting Program.

STAFF RECOMMENDATIONS: Approved Requested Actions	
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	1
COMMUNITY AREA(S):	Carmel Valley
ENVIRONMENTAL IMPACT:	The City of San Diego as Lead Agency under CEQA has prepared and completed Addendum No.451328 to EIR No. 193036 (SCH No. 2010051073) in accordance with Section 15164 of the State of California Environmental Quality Act (CEQA) Guidelines.
CITY CLERK INSTRUCTIONS:	10-day notice

**COUNCIL ACTION**  
**EXECUTIVE SUMMARY SHEET**  
CITY OF SAN DIEGO

DATE: 4/1/2016

ORIGINATING DEPARTMENT: Development Services Department

SUBJECT: The New One Paseo, Project No. 451328

COUNCIL DISTRICT(S): 1

CONTACT/PHONE NUMBER: Renee Mezo/619-446-5001 MS 501

**DESCRIPTIVE SUMMARY OF ITEM:**

The project proposes the construction of 608 residential units (800,000 square feet), 280,000 square feet of office use, and 95,871 square feet of retail use on a 23.6-acre site. The site is located south of Del Mar Heights Road between El Camino Real and High Bluff Drive in the Carmel Valley Planned District Mixed-Use Center (CVPD-MC) Zone of the Carmel Valley Community Plan. The project, as proposed, exempts the actions from the requirement of a Planning Commission hearing and recommendation.

**STAFF RECOMMENDATION:**

Approved Requested Actions

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

This project was previously before the City Council on February 23, 2015. At that time the San Diego City Council in a vote of 7-2, took the following actions for a mixed-use project consisting of approximately 1,454,069 square feet of retail/commercial uses, offices and 608 multi-family dwellings:

- Adopted a resolution certifying EIR No. 193036 approving findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.
- Adopted a resolution amending the General Plan, the Carmel Valley Community Plan and the Carmel Valley Employment Center Precise Plan.
- Introduced an ordinance to amend the Carmel Valley Planned District Ordinance to create the CVPD-MC Zone.
- Adopted an ordinance rezoning the property from CVPD-EC to CVPD-MC Zone.
- Approved Vesting Tentative Map No. 714401, including a public right-of-way vacation and an easement vacation.
- Approved Site Development Permit No. 714398, Conditional Use Permit No. 977693 and Neighborhood Development Permit No. 1124983.

On March 9, 2015, the City Council finalized the revisions to the Carmel Valley Planned District Ordinance and rezoned the site to CVPD-MC. In response to a qualified referendary petition, on May 21, 2015, the City Council rescinded Resolution No. 309505 actions from February 23, 2015, including the General Plan Amendment, Community Plan Amendment and Precise Plan Amendment, rather than placing the matter on a city-wide ballot. It did not rescind the Rezone and the Municipal Code amendment. Following the May 21, 2015 decision of the City Council, a community engagement process was initiated by the applicant to solicit public comment and feedback to guide the design of a reduced density mixed-use project.

A new design and reduction of the project is now before the City Council. Revisions include reducing the bulk, scale and height of commercial buildings, increasing setback distance, decreasing the number of vehicular trips and achieving consistency with the certified Final EIR (FEIR) and the development review process. The proposed project now includes the construction of a mixed-use development encompassing a maximum of 1,175,871 square feet (sf) consisting of 95,871 sf of commercial retail, 280,000 sf of commercial office, and 800,000 sf of multi family residential (maximum of 608 units) as further detailed in Report No. 16-049.

**CITY STRATEGIC PLAN GOAL/OBJECTIVE:**

Goal #3: Create and sustain a resilient and economically prosperous City.

Objective #3: Diversify and grow the local economy.

Objective #1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability.

**FISCAL CONSIDERATIONS:** None with this action. Project costs are paid by the applicant through a deposit account.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION:** The proposed project was unable to receive a recommendation by the Planning Commission due to not having a quorum. The project is proceeding directly to the City Council with having all actions except the certification of Addendum No. 451328 to Environmental Impact Report No. 193036 and associated Mitigation Monitoring and Reporting Program go by uncodified ordinance to exempt them from the requirement to go to Planning Commission.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:** The proposed project has been presented at several Carmel Valley Community Planning Board meetings. There were numerous speakers in both support and opposition. At their meeting of January 13, 2016, the Carmel Valley Community Planning Board took two motions. The first motion was to approve the project with conditions. That failed by a vote of 5-5-2. The second motion was to include a letter to Development Services explaining the Board's decision. That passed by a vote of 10-1-0. Please see Attachment 12 of Report No. 16-049 for their recommendations.

Kilroy Realty Corporation (KRC) conducted multiple outreach activities as part of redesigning the project beginning in May 2015. The outreach process consisted of four primary activities: Working Group Meetings, Community Workshops, Virtual Workshops, and presentations to the Carmel Valley Community Planning Board (CVCPB). The Working Group was thirteen members consisted of representatives of the signatory organizations to the legal settlement, residents of surrounding communities adjacent to the project site, CVCPB members, and KRC representatives. Four meetings were held in which the Working Group informed the physical planning and design of the project by advising on community responsive strategies and solutions.

The first of two Community Workshops provided approximately 350 community members with opportunities to learn about the project status and development program; identify priority planning topics; understand traffic, circulation and emergency response features; identify desirable attributes of site design concepts; and provide input on design characteristics. The second Community Workshop was conducted as a special meeting of the CVCPB, and included

representatives of neighboring planning boards. For community members who could not attend the Community Workshops, two Virtual Workshops reached thousands of additional residents. Page views amounted to 2,300 for the first workshop, and 4,700 for the second workshop. For the second workshop, KRC also conducted “geo-targeted” internet ads to drive participation in the virtual workshops. These ads which reached residents within the 92130, 92014 and 92129 zip codes. Approximately 900,000 on-screen views led to 4,700 click-throughs to Virtual Workshop #2 and the project website.

KRC provided nearly-monthly updates to CVCPB from May 2015 through its recommendation vote on January 2016. KRC also provided informational updates to neighboring jurisdictions and community planning boards including Torrey Pines Planning Group, Torrey Hills Planning Group, City Council of Del Mar, and City Council of Solana Beach, and (attempted) Del Mar Mesa Planning Group.

**KEY STAKEHOLDERS AND PROJECTED IMPACTS:** Kilroy Realty Corporation. The Carmel Valley community.

Vacchi, Robert  
Originating Department

Graham, David  
Deputy Chief/Chief Operating Officer