

Camino Plaza Project Subcommittee Report February 12, 2004

Subcommittee members present: Bob Mixon, Linda Geldner, Bob Chamberlain
David Evans & Associates present: Karen Ruggels, David Evans

The subcommittee reviewed and discussed the project with DEA Inc, beginning with the initial request for a community plan amendment to start the process of changing the land use designation in the community plan. We also discussed the issues raised by the full board during the January MMCPG meeting (see January minutes).

The applicant is proposing to change the current land use designation in the community plan from CN-1-2 to RM-3-9. This request also includes a provision that would allow a density increase for the site up to 58 du/ac. This request has been scheduled for a City of San Diego Planning Commission hearing on March 11, 2004. The applicant is proposing to redevelop the 3.66 acre site, currently designated Neighborhood Commercial, to accommodate mixed-use commercial and residential. The current site is designated as medium density residential (15-30 du/ac). The developer will process any required development permits concurrent with the plan amendment, if approved.

The subcommittee had considerable concern over the 58 du/ac portion of the request. As a result, the subcommittee agreed to remove any discussion of density levels as part of an endorsement of a community plan amendment. Instead, follow-on discussions within the community for this project during the next phase should address any du/ac proposals along with other significant issues normally associated with a project this size.

In accordance with the developer's request for MMCPG endorsement of a plan amendment, we agreed to provide a motion to the full membership of the MMCPG that would allow the initiation of a community plan amendment for land use designation only. The subcommittee does not endorse that portion of the proposed plan amendment that includes the 58 du/ac density allowance. We agreed the property is "ready" for redevelopment and the proposed mixed use would be appropriate for the site. Any discussions about project particulars such as, design, commercial mix, traffic, noise, and density should be deferred until/if a plan amendment has been approved.

All the main issues for this site were reviewed and discussed. They included proposed density, traffic flow, road improvements, parking solutions, neighborhood footprint, potential noise, and commercial/retail mix. These are issues that will be discussed in greater detail during the next phase of the project, if approved.

The MMCPG subcommittee members present at the meeting unanimously support the initiation of a community plan amendment to re-designate the site as mixed-use retail/commercial and residential. No additional criteria are supported by the subcommittee for consideration in a motion to be presented at the MMCPG on Tuesday.

R/ Bob Chamberlain