

Mira Mesa Community Planning Group Subcommittee Report for the Camino Village Project

March 1, 2005

The Mira Mesa Community Planning Group Chair requested a subcommittee status report on subject project at the February 22, 2005 meeting. The applicant has completed the review and response of the first assessment letter for this project. This was completed on January 11, 2005. Following are comments from the subcommittee based on the applicant's response to the first assessment letter:

1. Retention of commercial space for the current 16 tenants. Our survey of the property indicates approximately 29-30,000 sq ft is currently available at this site, not including parking, other non-structure spaces, or the abandoned health club property. All available space appears to be leased.
2. Proposed density of the residential portion of the project remains well above the community plan maximums (30-45 du ac). The final overall density number will have to be closer to community plan values for approval by the full group. Any density levels higher than those proposed by the community plan must be justified by greater support for the commercial element, especially for existing on-site tenants. We are especially alarmed at comments from the applicant that city staff has already indicated support for the higher density levels.
3. Parking for proposed commercial is much less than current allocations. Perhaps the project doesn't need all that is available on-site today (142 spaces), but it should be increased beyond the 28-32 spaces on the revised plans.
4. Current tenants stated the underground parking will not have adequate access or space to accommodate residents and overflow commercial, especially in view of the fact on-street parking will most likely not be available. City parking guidelines will not be adequate for this project because of this limitation and the expectation the number of residents with cars will exceed city requirements. The tenants also had a problem with the parking configuration because it did not offer any exit/entrance on the south side of the structure.
5. Many residents from the surrounding community have expressed concerns with the height and footprint of the project. We don't feel the project is compatible with surrounding development. The applicant has been requested to provide some images of how the finished project will look when placed in the existing community. A 3-D view would be great for relating the proposal to surrounding residences. As you are aware, the MMCPG has seen at least 1,100 signatures from neighboring residents opposing this project which were forwarded (I believe) to Development Services.
6. Several tenants want to know if it would be possible for the applicant to build this project in phases. For example, develop the old rec club portion first leaving the existing

commercial in place for a specific time. This would allow existing tenants to make new plans or negotiate lease termination dates.

7. This proposal is not located near any main transit sources that would qualify it as a Transportation Oriented Design (TOD) project. In this case, we don't feel the "City of Villages" concept applies due to an incomplete transit element. The Mira Mesa community plan does not address any Strategic Framework Elements and/or Progress Guide and General Plan changes recently adopted by the city. There is significant concern this proposal does not meet the requirements of the neighborhood sub-district as related to transportation access and therefore it doesn't qualify as a strategic framework project. This aspect must be reviewed closer by the city as part of a transportation/traffic study and justified as part of any community plan amendment.

Robert Chamberlain
MMCPG Subcommittee Chair
858-336-2707