

**Mira Mesa Community Planning Group
Camino Village Project Subcommittee Report
Fourth Meeting
February 9, 2006**

MMCPG subcommittee members present: Bob Chamberlain, Bob Mixon, Jeanette Waltz
Project representatives present: Karen Ruggles, Kieran Smiley, David Rodriguez, Kerry Saunders

Resident/tenant representatives present: Willis Lacey, Randy Goodwin, Nick Zabel, Arlette Ballew, Warren Schirmer, Issa Salomi, Muna Yaldo, Pam Stevens, Russ Pasco, William Miller, Charles & Mary Kloman

This was the fourth meeting between the MMCPG subcommittee and subject project development team. Members of the public at large were invited along with any tenants wishing to participate. Attendee names and e-mail address are attached. Several attendees failed to sign in with name and e-mail address. Copies of minutes from the previous three meetings were made available to all attendees.

The project development team provided a project status update briefing. La Jolla Development has not resubmitted a revised proposal to the City of San Diego Development Services Department since early last year. They have received and responded to the second project assessment letter from the city in July 2005. Several changes have been made since then to address issues brought up in the assessment letter, but larger issues of density, design, parking allocations, and traffic impacts remain in review and under discussion with the subcommittee. The current project mix calls for 192 units (1, 2, and 3 bedroom) in a multi-level complex with a four story element, 385 underground parking spaces, 38 above ground spaces to serve the commercial element, approximately 25,000 sq ft of retail/commercial space to support neighborhood and community uses. A traffic signal is proposed at the intersection of Camino Ruiz and Zapata. Additionally, landscaping upgrades to the Camino Ruiz median are included in the proposal.

As proposed, the project calls for a community plan amendment and land use designation change for the site under development (no rezone required). The number of dwelling units is now at 53 per acre. The existing Mira Mesa Community Plan specifies a maximum of 31 du per acre for this area (multi-family housing). However, the city is revising the General Plan and Strategic Framework Plan to allow an increase in density for this and other similar sites that have been identified as potential "Neighborhood Village Centers". This policy would also be applied to various community plan review and updates throughout San Diego, but remains in the review cycle by the city. The highest proposed density range in the current plan is 30-45 dwelling units per (medium to high density). No existing properties in Mira Mesa are at the 45 du per ac level. The plan states that these levels are proposed for large parcels which are convenient to freeways, major streets, public transit, and recreational uses.

The following is a summary of the issues and comments heard by the subcommittee:

Parking - The Mira Mesa Inn representative stated they need parking for 20-30 customers on average during the day and more for the evening (35-45). The project will include daytime shared parking for retail customers. A recommendation to add more unassigned spaces to handle the influx of retail and commercial users was made. Additionally, more underground parking beyond city requirements may be necessary based on expected retail usage and residential needs. Concern was expressed that 38 surface spaces will not be enough (at ground level) to serve commercial uses and will lead to parking on Camino Ruiz, in front of shops, blocking the bike path, or other restricted areas to allow "quick" pickups or stops for services. "Quick stop" commercial and retail users are not going to be able to use underground parking.

Fourth Story Element – Current elevation drawings don't accurately depict the fourth story element...resubmit with more representative views with realistic perspectives. Residents and subcommittee members are still concerned with the bulk and scale of the project, especially the fourth story, and the effect on privacy for the surrounding homes.

Density – Residents had concerns with the higher density as compared to existing housing on surrounding properties. The impacts will be significant for neighboring properties and will add to traffic impacts. A recommendation was made to provide adequate meeting rooms/spaces in the project to accommodate on-site and community needs. For the third time, the subcommittee requested the developer return with alternate studies incorporating density levels specified in the current community plan to compare with the numbers in the proposal under review.

Traffic – A lot of discussion took place over traffic impacts and traffic study results. Traffic on collector streets and major arteries will be increased if this project is approved. Traffic studies have yet to be completed. Traffic studies should take into account the impacts on Zapata and Kelowna streets as they will be used to route traffic to and from Capricorn Way. Capricorn Way is already heavily impacted during commute hours. What effect will this project have on existing numbers? A recommendation was made to provide better details comparing proposed impacts with current usage and provide percentage change of expected increases for all affected streets. Impacts at the intersections of Kelowna and Capricorn Way, and Camino Ruiz and Capricorn Way are high on the list of concerns. Traffic control at Camino Ruiz and Zapata will be provided during construction.

Commercial Element – Businesses will probably be out of commission for two years if this project is approved. What consideration will existing leasees receive? There is also concern that the true neighborhood commercial will disappear (restaurants, Curves, dentist, laundromat, day care, etc.). Negotiations between the developer and various existing tenants are ongoing to try and address these problems. As a side note, the developer is working to preserve approximately 1800 ft in the project for a daycare center. Residents expressed a great interest in retaining many of the current outlets.

A few attendees spoke of concerns that this project, if approved, will lead to similar proposals in Mira Mesa with increased density. What will be the resulting impact on public schools? Mira Mesa Town Council president, Arlette Ballew, requested the developer schedule a presentation to Town Council due to considerable interest in the group over this project. The Town Council membership will discuss and list their concerns and/or recommendations to the MMCPG at the appropriate time.

In conclusion, the primary issues of density, bulk and scale, traffic, parking, and design remain unresolved. The subcommittee is not prepared to make any recommendations on the proposal until more information is made available per previous requests and the discussions listed above. The subcommittee requested the developer provide a site plan and development statistics for two alternatives:

1. Development at a maximum of 31 du/ac per existing Mira Mesa Community Plan zoning and land use designation for this site.
2. Development at the maximum allowable residential density in the existing Mira Mesa Community Plan (30-45 du/ac) for other sites near I-15 and/or major streets near the eastern boundary of the community.

Karen Ruggles offered to provide the San Diego Unified School District input for this proposal at the next meeting. No dates have been set for the next subcommittee meeting.

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Camino Village Subcommittee Meeting Attendees

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