

**Mira Mesa Community Planning Group
Camino Village Project Subcommittee Report
Third Meeting
July 27, 2005**

MMCPG subcommittee members present: Bob Chamberlain, Bob Mixon

Camino Village tenants: Mark Hill

Project representatives: Karen Ruggels (KLR Planning), Kieran Smiley (La Jolla Development), David Rodriguez (Whithee Malcom Architects), Dan Withee (Whithee Malcolm Architects), Craig Benedetto (Benedetto & Danon, PR), Steve Maciej (Benedetto & Danon).

This was the third meeting with the project development team. The purpose of this meeting was to review and discuss the nine outstanding issues from the last meeting, including any updates/revisions to previous plans. This project remains in Extended Initial Study by the city Environmental Department as issues related to water quality, transportation, traffic and visual quality continue to be worked on. Additional subcommittee review meetings will be necessary before presentation to the full planning group. Following is a summary of issues discussed during the meeting:

1. **PARKING** – The proposal will include a shared parking element between residents and commercial users. Total number of required spaces using the shared parking formula would be 391. Parking requirement without the shared policy would be 486 spaces. The developer is proposing 423 total spaces. Surface parking would be available for commercial patrons. “Flex” parking in garage spaces for commercial patrons and employees. Parking along Zapata Avenue cannot be counted when computing the parking metrics.
2. **INGRESS/EGRESS FROM CAMINO RUIZ** – Surface parking at ingress point has been realigned so that the spaces near the ingress are loading spaces only. This should prevent queuing of traffic onto Camino Ruiz due to reduced usability on a regular basis.
3. **TRANSIT** – A MTS shuttle currently serves this area with stops at the 7-Eleven store and around the corner at Zapata. The San Diego MTS has no plans to expand service to this area. Even if the proposed 200 units are built, MTS will only increase the frequency of the shuttle service, but not add new resources.
4. **TRAFFIC STUDY** – A trip generation computation model was distributed by the developer for review. The overall summary indicates there would be an increase in the number of trips at Camino Ruiz and Zapata at peak commute hours. This would trigger a requirement for a traffic signal at the intersection. There would be no significant increase in trips at other intersections nearby. The MMCPG subcommittee asked the developer to analyze the computations and provide more detail on the effect of the proposal. The study also contained a comparison between the proposed mixed use project and a purely commercial use neighborhood shopping center. The developer will coordinate with the

City of San Diego Traffic Engineering Department for a briefing at the full MMCPG as appropriate. The traffic study for this proposal is available as a separate handout.

5. COMMERCIAL ELEMENT – The developer provided a handout comparing current tenant use to proposed tenant usage. Current tenants not planned for any new development are Mira Mesa Inn, Calvary Chapel Mira Mesa, Rainbow Kids Integral School, Muslim American Society, and one or two food enterprises. Several existing tenants are signed up for relocation to the new facilities. 12,680 sq. ft. now proposed for retail space, and 12,680 sq. ft. for office space for a total of 25,360 sq.ft. Prospective tenant usage is dynamic in nature and will continue to evolve based on the status of the project.

6. DENSITY – In response to previous issues raised by the subcommittee relative to density and design, the project is now proposing 192 multi-family units (or 52 dwelling units (du) per acre). Various design modifications have been incorporated to prevent the visual impacts of the 4-story element of the project. The developer provided more detailed 3-D graphical displays and street level elevations. The committee reiterated the need to ensure the project fits with surrounding development. Review by the full MMCPG will be necessary to determine compatibility with surrounding neighborhood character. The MMCPG subcommittee expressed that all other issues are tied to proposed density for the project. The design, bulk, and scale of the project will be a result of eventual resolution of the number of dwelling units (du) per acre and resulting density levels. At this time the maximum allowable du per acre specified in the community plan for Mira Mesa is 45. The existing du/ac for this area of the community is 31.

7. COMMUNITY PLAN AMENDMENT – No additional information was provided on the progress of a community plan amendment for this project. However, the developer provided a handout that contained excerpts from the City of San Diego Strategic Framework Plan and DRAFT Land Use Element of the General Plan for the City of Villages Strategy. These provide some details on the language for identifying what “villages” are, what a “Neighborhood Village Center” is, and how density levels would be calculated under the DRAFT policy. Some of the policy will apply to community plans throughout San Diego, but has not been finalized by city council yet as it remains in the review and comment cycle.

8. COMMUNITY OUTREACH/PUBLIC DISCUSSIONS – The subcommittee indicated it would not be able to support the current proposal unless there is a significant change in overall community opposition to this project. The developer, architect, and PR firm of Benedetto & Danon will increase public outreach efforts in the adjacent neighborhood. Several ideas for improving information flow were discussed. These included setting up a storefront with handouts and 3/D renderings, providing a venue for collecting public comments, and scheduling public awareness and project update meetings within the community.

In summary, several design features have been modified to address previous concerns related to parking, ingress, traffic flow, design, appearance, and commercial usage. The key elements of density, bulk, and scale (all related) remain at previous levels. The MMCPG subcommittee members stated they could not recommend the project for approval as currently proposed (see above). The committee also recommended the developer continue with increased outreach to the community to get more feedback on their concerns. Additionally, the committee requested additional studies be provided for a revised proposal that would meet community plan guidelines for lower du/ac requirements. No dates have been established for the next meeting.