

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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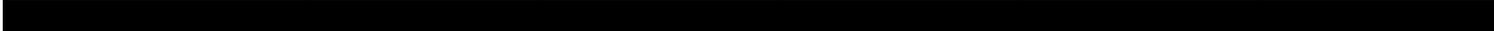
TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Planning	DATE: 10/16/2015
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SUBJECT: Black Mountain Ranch Subarea Plan Amendment - Removal of Templeton Street

PRIMARY CONTACT (NAME, PHONE): Michael Prinz, (619)533-5931	SECONDARY CONTACT (NAME, PHONE): Tait Galloway, (619)533-4550
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COMPLETE FOR ACCOUNTING PURPOSES

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



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
	ORIG DEPT.	Murphy, Jeff	10/20/2015
	CFO		
	DEPUTY CHIEF	Graham, David	11/23/2015
	COO		
	CITY ATTORNEY	Thomas, Shannon	11/23/2015
	COUNCIL PRESIDENTS OFFICE	Jurado-Sainz, Diana	11/25/2015

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

1. Approval of a resolution amending the Black Mountain Ranch Subarea Plan.
2. Determine that the project is exempt from CEQA pursuant to Section 15305.

STAFF RECOMMENDATIONS:
Approve Requested Action.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S):	5
COMMUNITY AREA(S):	Black Mountain Ranch

ENVIRONMENTAL IMPACT:	The project has been determined to be exempt from CEQA pursuant to Section 15305. Section 15305 allows for minor alterations in land use limitations (such as a circulation element designation) in areas with an average slope of less than 20% and which do not result in any changes in land use or density. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project. The proposed amendment and associated notice of exemption require a public hearing for approval. This is consistent with the Municipal Code requirements.
CITY CLERK INSTRUCTIONS:	

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

DATE: 10/16/2015

ORIGINATING DEPARTMENT: Planning

SUBJECT: Black Mountain Ranch Subarea Plan Amendment - Removal of Templeton Street

COUNCIL DISTRICT(S): 5

CONTACT/PHONE NUMBER: Michael Prinz/(619)533-5931

DESCRIPTIVE SUMMARY OF ITEM:

The proposed amendment would remove Templeton Street between Paseo Del Sur and Garretson Street from the Subarea Plan street classification network. The segment of Templeton Street would be a private drive consistent with the Del Sur Town Center Site Development Permit approved on August 21, 2014. The Black Mountain Ranch Subarea Plan contains graphic representations of Templeton Street as a two-lane collector; there are no text references within the Plan. The proposed amendment removes the street from all affected figures within the Subarea Plan.

STAFF RECOMMENDATION:

Approve Requested Action.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The proposed amendment would remove Templeton Street alignment between Paseo Del Sur and Garretson Street from the Subarea Plan street classification network. The segment of Templeton Street would be a private drive consistent with the Del Sur Town Center Site Development Permit approved on August 21, 2014. The Black Mountain Ranch Subarea Plan contains graphic representations of Templeton Street as a two-lane collector; there are no text references within the Plan. The proposed amendment removes the street from all affected figures within the Subarea Plan.

The Subarea Plan Circulation Element identifies Templeton Street - the east-west street south of Camino del Sur, between Paseo del Sur and Garretson Street - as a two-lane collector. Where the current Circulation Element of the Plan requires the dedication and construction of a public street, the approved Del Sur Retail Center development project identified Templeton Street as a private driveway. To facilitate the proposed development of the Del Sur Retail Center, the owner offered the area of Templeton Street as an Irrevocable Offer to Dedicate (IOD) to the City for right-of-way purposes. The owner agreed to process an amendment to the Subarea Plan to remove Templeton Street from the circulation element and to vacate the IOD. The proposed amendment is consistent with the agreement to complete the process.

An amendment to the Black Mountain Ranch Subarea Plan was initiated by City Council on March 24, 2015. The initiation authorized staff to begin analysis of removing Templeton Street, a 2 Lane Collector between Paseo del Sur and Garretson Street, from the Subarea Plan street classification network. The amendment directed staff to evaluate the following issues as part of the community plan amendment process:

- Impacts to the connectivity for pedestrians, bicyclists, and transit riders;

- Impacts on parallel streets, as well as the broader circulation network; and
- Level of the community's support.

The traffic assessment completed through the evaluation of the Del Sur Retail Center development project determined that the proposed use of Templeton Street as a private driveway would not adversely affect the connectivity for pedestrians, bicyclists and transit riders (Attachment 4). The adopted Subarea Plan identified the northern portion of the amendment site for auto-oriented commercial uses. As a result, a majority of vehicle trips on Templeton Street were expected to be generated by the site's commercial uses, and not as cut-through trips through the community. Therefore, the functionality of the Templeton Street segment would remain consistent with the Subarea Plan.

Both the previously approved Del Sur Retail Center development project and the proposed Black Mountain Ranch Subarea Plan amendment were supported by the Community. On June 4, 2014 the Rancho Penasquitos Planning Board voted 11-0-2 to support approval of the Del Sur Retail Center, and on June 3, 2015, the Board voted 10-0-1 to support approval of the proposed Community Plan Amendment.

Staff has reviewed the proposed amendment to the Black Mountain Ranch Subarea Plan and all issues identified through the plan amendment initiation and review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided a draft resolution to support approval of the project. Staff recommends approval of the amendment as proposed.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal #1: Provide high quality public service.

Objective #1: Promote a customer-focused culture that prizes accessible, consistent, and predictable delivery of services.

FISCAL CONSIDERATIONS: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): NA

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee): The City Council initiated an amendment to the Subarea Plan to evaluate removing Templeton Street from the Subarea Plan. The Initiation was approved on March 24, 2015.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On June 3, 2015, the Rancho Penasquitos Planning Board voted 10-0-1 to support approval of the proposed Community Plan Amendment.

Murphy, Jeff

Originating Department

Graham, David

Deputy Chief/Chief Operating Officer