

Community Plan Amendment Initiation

RB Plaza – Residential Townhomes

Our Intention:

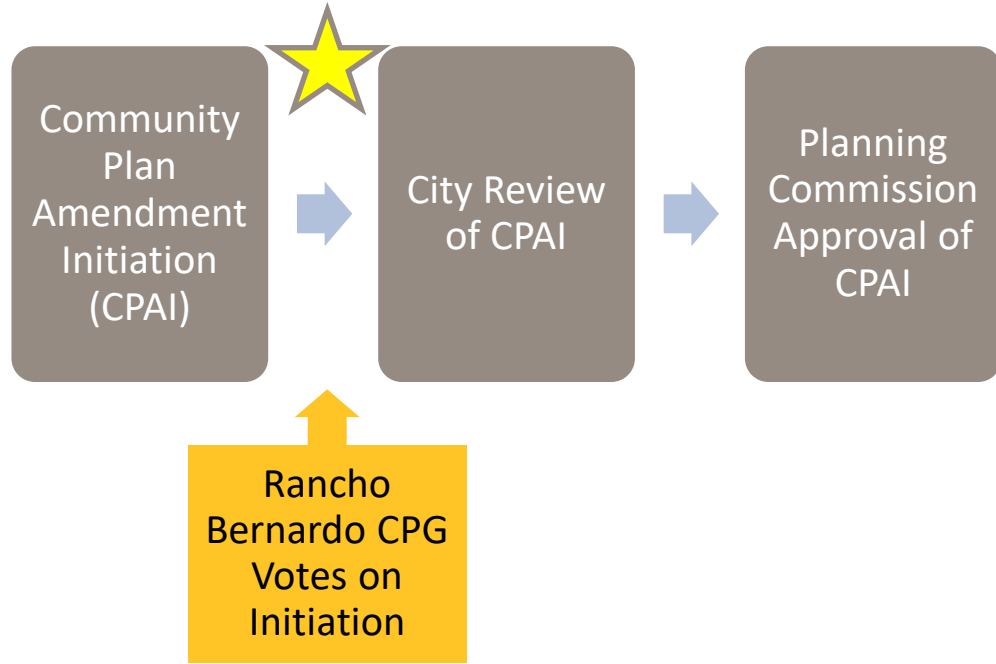
Receive a recommendation from the DRC approving the Community Plan Amendment **Initiation**- the process that allows the potential impacts of the amendment to be studied and assessed by the City.

**Note: This is NOT a vote or recommendation on the amendment itself, nor the project specifics. We will be returning at a later date to review the project further.*

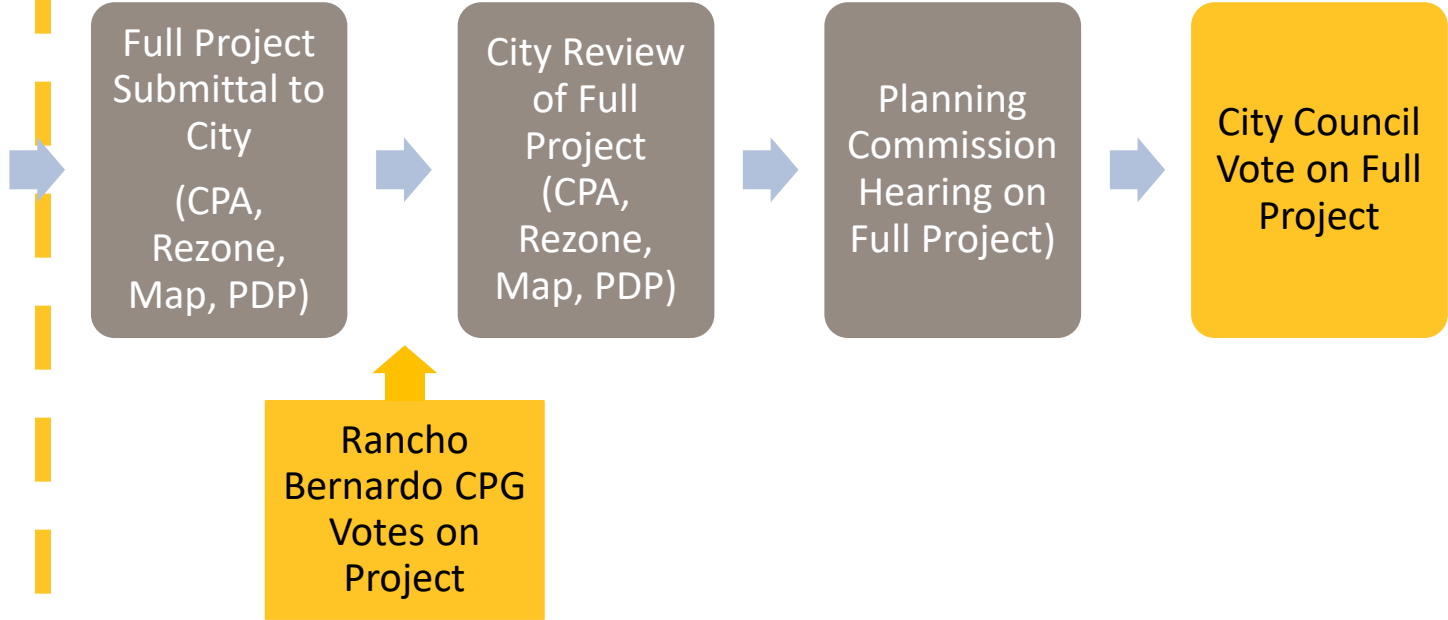


Where We Are in the Process

1. Initiation



2. Adoption



*“An initiation is the first point of consideration by a decision ...It is a limited decision and is **neither an approval nor denial of the plan amendment and accompanying development proposal**...The initiation process allows the City to deny an application for amendment if it is clearly inconsistent with major goals and policies of the General Plan.”*

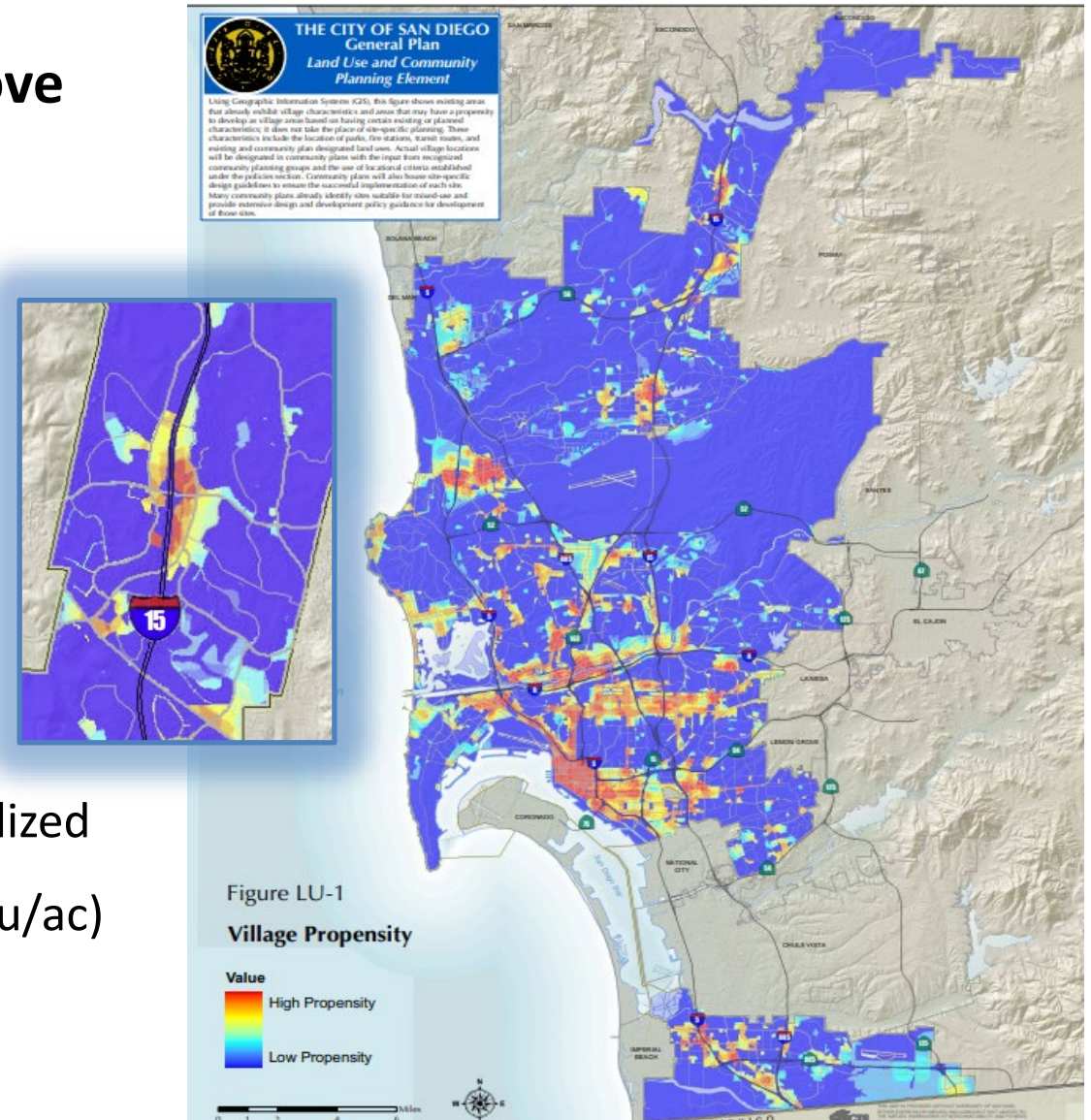
- General Plan and Community Plan Amendment Manual

Criteria Used by Planning Commission to Approve Initiation

- Consistency with General Plan & Community Plan Goals and Policies
- Increased Public Benefit
- Capacity to Handle Increased Density

Outcome of an Approved Community Plan Amendment Initiation

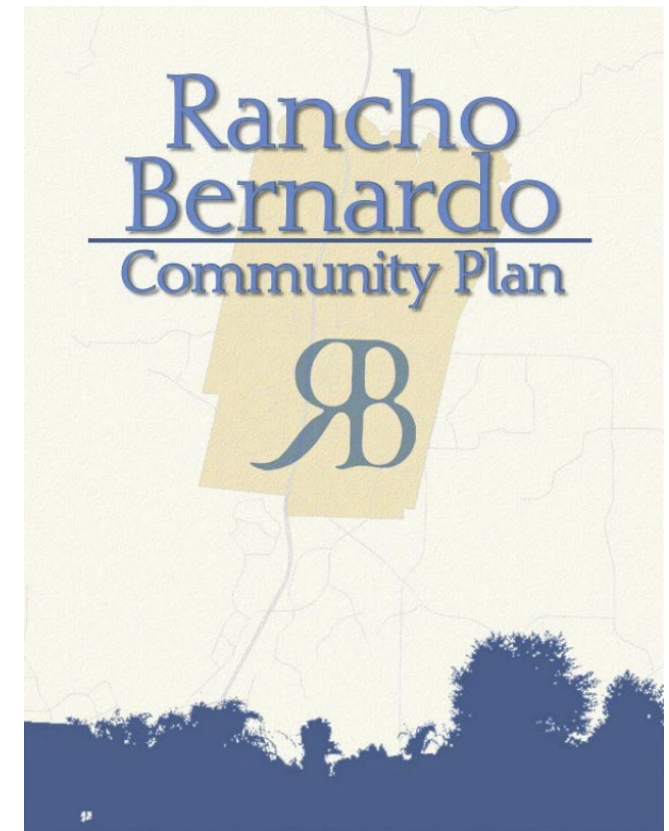
- Analysis of effects of changing Land Use from Specialized Commercial to Residential Medium Density (14-29 du/ac)
- Various Technical Studies (Traffic, GHG, etc.)



“...a) the amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria...”

Rancho Bernardo Community Plan’s Planning Goals:

2. *Develop the community’s image as an important housing, employment, trade and recreational center.*
4. *Ensure a balanced community. Provide for a wide variety of housing types, densities, unit sizes and prices, with densities consistent with the Plan designations and aesthetically compatible with the surrounding neighborhood.*
5. *Provide areas for shopping, service and community facilities that are closely related and easily accessible to community residential areas.*



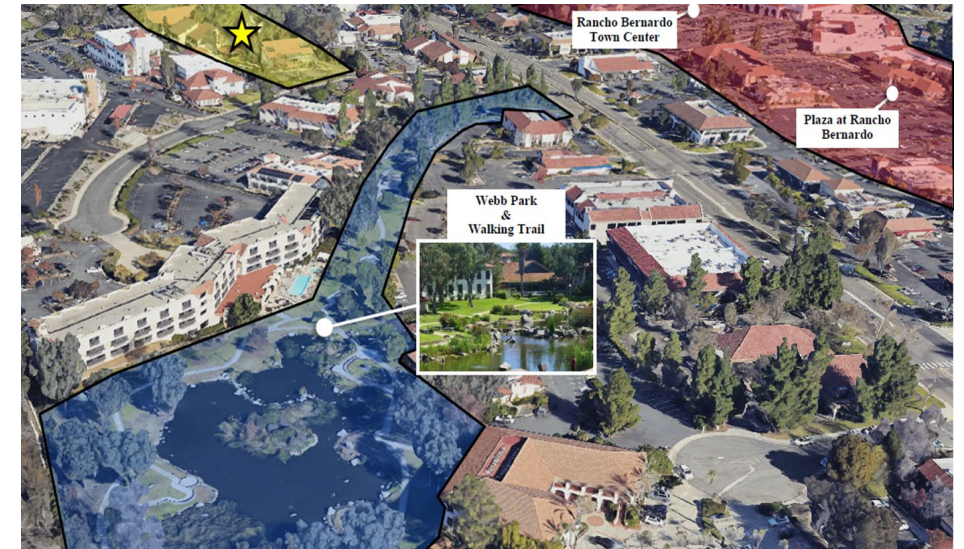
Conformance with the San Diego General Plan and City of Villages Strategy:

- Creating **vibrant mixed-use village** sites in town centers (LU-A.3, LU-H.3, LU-H.7, ME-A.8)
- Creating residential **housing near employment and shopping** centers, reducing travel times to work, encouraging walking, public transportation, and alternative transportation (LU-I.11, ME-A.8)
- Creating more types of residential housing in the community: **townhomes with a mix of bedroom types**, thereby creating housing opportunities for more types of families with varying needs of size and affordability (LU-H.3, LU-I.11, UD-B.2)



“...b) the proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design...”

- The subject site and others in the area are experiencing commercial vacancies, there is less need for primarily commercial/office use in the Town Center
- The site is part of the Bernardo Town Center Property Owner’s Association and will pay in to the private Webb Lake Park area, which is accessible and used by the public.
- The BTCPOA is in support of a land use change and has voted to approve a change in their covenant to allow residential uses on the Property
- The request adds in much needed housing into the Community and City, including units with 3 and 4 bedrooms, providing multiple options to prospective and existing area residents
- KB is committed to public improvement benefits, such as enhancing the signal at Bernardo Center Drive and Bernado Plaza Court for safer turning.



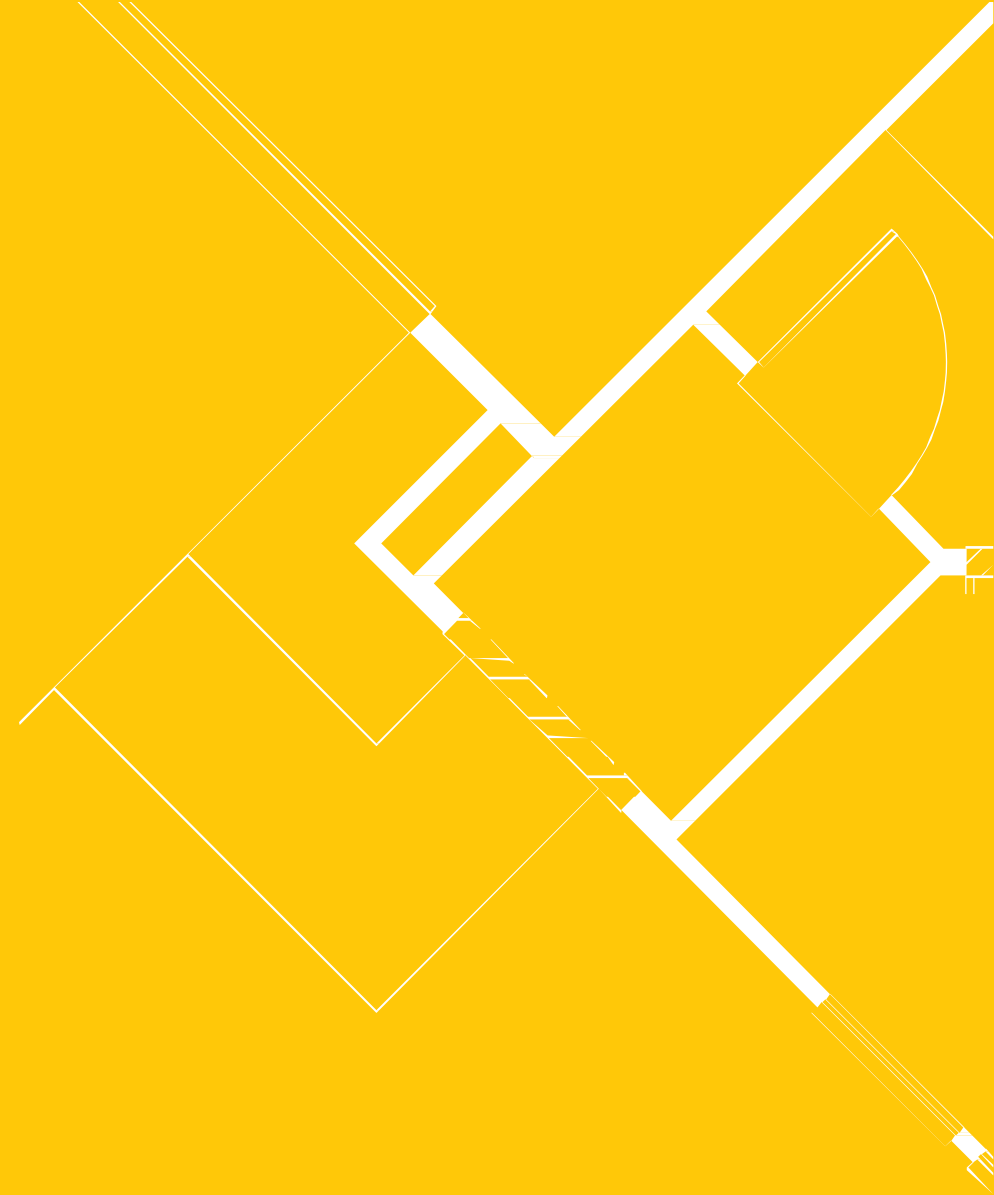
Capacity to Handle Increased Density

“...c) public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process...”

- The site is currently serviced for the existing commercial buildings.
- The site is next to I-15 and within the Transit Priority Area as well as within the high propensity Village area in the General Plan.
- The site is very near to an existing Fire Station.
- The site adds needed housing nearby to the regional employment area in Rancho Bernardo east of I-15.
- The provision for any additional Public services over what is existing, including police and fire/emergency services, utilities, and schools, will be reviewed and evaluated through the full project and amendment process



**THANK
YOU.**



Conformance with the San Diego General Plan and City of Villages Strategy:

- LU-A.3: Identify and evaluate potential village sites considering the following physical characteristics:
 - Shopping centers, districts, or corridors that could be enhanced or expanded;
 - Community or mixed-use centers that may have adjacent existing or planned residential neighborhoods;
 - Areas that are not subject to major development limitations due to topographic, environmental, or other physical constraints.
- LU-H.3 Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments.
- LU-H.7. Provide a variety of different types of land uses within a community in order to offer opportunities for a diverse mix of uses and to help create a balance of land uses within a community
- LU-I.11. Implement the City of Villages concept for mixed-use, transit-oriented development as a way to minimize the need to drive by increasing opportunities for individuals to live near where they work, offering a convenient mix of local goods and services, and providing access to high quality transit services.
- ME-A.8. Encourage a mix of uses in villages, commercial centers, transit corridors, employment centers and other areas as identified in community plans so that it is possible for a greater number of short trips to be made by walking.
- UD-B.2. Achieve a mix of housing types within single developments