

PASEO MONTRIL – TRI POINTE HOMES

POSITION: The Chamber’s Transportation & Land Development Committee voted to SUPPORT the proposed development on April 20, 2021. The Chamber’s Public Policy Committee voted to SUPPORT the project on May 11, 2021. The Board of Directors voted to SUPPORT the project on May 27, 2021.

RATIONALE: This project is a planned multi-family community on a 15.2-acre site located in Rancho Peñasquitos. This new use for the property will help alleviate our region’s housing crisis, preserve open space, support the growth of local businesses and employment centers, as well as maximize and improve connections to transit and existing infrastructure.

STATUS: The community plan amendment initiation for the proposed development was approved in May 2018. The request to amend the Community Plan and process to further refine the development proposal is now under review by city staff and will likely go before Planning Commission and City Council later this year.

SUMMARY

Paseo Montril is a proposed development by Tri Pointe Homes (FKA Pardee Homes), located at the north end of Paseo Montril, immediately west of I-15 and east of Rancho Peñasquitos Boulevard. The 15.2-acre site will be divided into two lots to preserve 10.3 acres or 68% of the site as open space and the community footprint will be limited to only 4.9 acres with buildings carefully positioned to respect existing topography.

Paseo Montril includes 55 total residential condominiums with an affordable housing component, community gathering spaces, drought-tolerant and fire-resistant landscaping, EV charging spaces, and is located near existing employment centers, shops, residential units and transit. With the Rancho Penasquitos Blvd. & Paseo Montril MTS bus station located less than 700 feet from the proposed development, transit pass subsidies will be provided to Paseo Montril homeowners for five years.

The Rancho Peñasquitos Community Plan was initiated in 1987 and last updated in 1993. The City of San Diego’s General Plan designates the site for multi-family residential, whereas the Community Plan designates the site as open space. The property is not MSCP, MHPA or other protected/persevered open space. Tri Pointe Homes has initiated the process to fix the discrepancy between the General Plan and Community Plan so the property can be better utilized to benefit the community and align with local planning goals.

INDUSTRY/IES IMPACTED

The proposal will impact the Rancho Penasquitos community, the construction and building industry, San Diego residents, and the region’s workforce.

SUPPORTERS

- None known

OPPONENTS

- None known

ARGUMENTS IN FAVOR

- San Diego is experiencing a housing crisis and the affordable and middle-income housing proposed by this project will help mitigate the problem.
- The project will create or support construction and permanent jobs.
- The housing units built will connect residents directly to local employment centers and transit.
- The project will help support local small businesses and generate economic activity in the area.
- The amendment process is needed to fix the discrepancy between the Community Plan and General Plan. This higher use will reinvigorate the space.

ARGUMENTS IN OPPOSITION

- This development needs to remain designated as open space, despite the City's General Plan designation for multi-family residential, as it will disrupt the character of the neighborhood.