



Regional Vicinity
Del Mar Mesa Specific Plan **1**
FIGURE

I. INTRODUCTION

A. PURPOSE OF THE PLAN

The Del Mar Mesa Specific Plan (Plan) is the City of San Diego's (City) adopted statement of policy for growth and regulations for development of the Del Mar Mesa planning area, one of five subareas designated by the North City Future Urbanizing Area (NCFUA) Framework Plan. The Plan proposes new land use designations, establishes development regulations to permit the allocation of density to more developable portions of the community and establishes open space boundaries consistent with the City's proposed Multiple Species Conservation Program (MSCP). The Plan also identifies necessary public services and facilities such as schools, parks, libraries, roads, water, sewer and drainage facilities and public safety needs.

B. PLAN ORGANIZATION

The Plan consists of goals, policies and regulations for specific land use elements that are contained in the Plan. Sections I through III are intended to provide policy for the area, while Section IV, Implementation, is intended to be regulatory. Land use maps and figures are also provided throughout the text of the document to further illustrate Plan recommendations.

The Plan is organized as follows:

- I. Introduction** describes the purpose and organization of the Plan.
- II. Planning Context** is a discussion of the history of the Del Mar Mesa and the physical, legal and planning framework within which the Plan was prepared.
- III. Elements of the Specific Plan** serve as the framework for defining land use policies for future development and preservation of lands throughout the Del Mar Mesa, and they include:
 - a. Land Use - Discussion of development area, total number of units and allocation of density. Also addresses the resort hotel, golf course and affordable housing program.
 - b. Multiple Species Conservation Program (MSCP)/Open Space - Discussion of the Multi-Habitat Planning Area (MHPA) and Urban Amenity Open Space, criteria for adjustment of open space boundaries and permitted uses and design guidelines for areas in and adjacent to the MHPA.
 - c. Community Facilities - Discussion of schools, parks, libraries, police, fire, solid waste, power, and water, sewer and drainage facilities.

- d. Circulation - Discussion of designated road alignments, classifications, standards and alternative transportation modes such as bicycling, hiking and equestrian use.
- e. Community Design - The community design guidelines establish goals for future development, identify policies to guide development and describe in more specific detail policy implementation throughout the plan area.
- f. Coastal - Describes Coastal Zone areas within Del Mar Mesa, and the relationship of the specific plan to the North City Local Coastal Program.

IV. Implementation outlines the relationship of the Del Mar Mesa Specific Plan to the Framework Plan and General Plan; process for further California Environmental Quality Act (CEQA) review; ordinance changes to implement the specific plan, general and site specific development regulations; applicability of the Resource Protection Ordinance; resource management regulations; facilities financing and fees; open space acquisition program; and transportation phasing.