
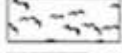





Legend

-  Estate Residential
-  Resource based Open Space
-  Urban Amenity Open Space
-  Coastal Zone
-  Elementary School

* Within this approximately 70-acre, residential and accessory uses including public streets and any other facilities, shall be limited to up to 25% of the area and clustered on the flatter portions, with no disturbance on slopes or the remainder of the lots. Development in this area may be 10-acre lots.



III. ELEMENTS OF THE SPECIFIC PLAN

A. LAND USE

The policies of the General Plan and the Framework Plan apply to Del Mar Mesa, with the exception of those that require a phase shift to implement. In addition, Council Policy 600-29 provides guidelines for development within the FUA. The General Plan goals for the FUA are to “avoid premature urbanization, to conserve open space and natural environmental features and to protect the fiscal resources of the City by precluding costly sprawl and/or leapfrog development.” The overall goal for Del Mar Mesa is as follows:

GOAL: TO PRESERVE THE RURAL CHARACTER OF DEL MAR MESA WHILE ACCOMMODATING CLUSTERED DEVELOPMENT AND THE PRESERVATION OF OPEN SPACE

Approximately 685 dwelling units are permitted within Del Mar Mesa based on the Planned Development Permit (PDP) provision which allowed a maximum of one dwelling unit/four acres for the AR-1-1 areas and the AR-1-2 zone, which permits a density of one dwelling unit per acre. (See **Table 2**). The existing AR-1-1 zoning would have allowed a maximum of one dwelling unit per four acres under the rural cluster option of the Planned Residential Development permit. In order to preserve a large, contiguous open space area in the eastern part of the community, the density was planned for the western portion of the community at a rate of one dwelling unit per 2.5 acres. The areas zoned AR-1-1 in the eastern portion of the community have a maximum density of one dwelling unit per ten acres and no longer have the option to develop under the rural cluster alternative of one dwelling unit per four acres. The number of dwelling units that may be permitted in the community may be reduced as properties and their associated rights are purchased in the Resource Based Open Space area located in the eastern portion of the community. Additional units could be accommodated in the community using the Affordable Housing Density Bonus provision of the Municipal Code. The Del Mar Mesa Specific Plan proposes to concentrate this development on the western half of the Del Mar Mesa where use will be characterized by low-density residential development. Virtually the entire eastern half of Del Mar Mesa is intended for possible open space acquisition and accommodation of limited development consistent with the underlying zoning. **Figure 5** shows the overall development program for the Del Mar Mesa.

1. Development Area

The Del Mar Mesa Specific Plan defines the core development area in the western half of Del Mar Mesa. Within this area, substantial structural development as well as major and minor roads are expected to occur. Almost all of the development in the Del Mar Mesa will consist of very low-density residential development falling into the Estate Residential category. In addition to residential development, the Del Mar Mesa Specific Plan also designates a golf course and a resort hotel within the southwestern portion of the community.

**TABLE 1
LAND USE**

Land Use	Acreage
Estate Residential (includes hotel)	563.0 ac.
Open Space	
Resource Based	1270.4 ac.
Urban Amenity	208.6 ac.
Total	2042.0 ac.

2. Residential Land Use

While the principal use will be large-lot single-family homes, other kinds of residential development (e.g., clustered single-family dwellings or companion units) will be allowed pursuant to a planned development permit. Due to the rural nature of the community and the desire to preserve natural and undisturbed open space rather than artificial, usable open space, the open space per dwelling unit required by the planned development permit shall not apply to Del Mar Mesa. A planned development permit may be used to achieve more units on a site designated as Estate Residential provided that the additional density is achieved by including density transferred from a site within Del Mar Mesa and designated as Resource Based Open Space. The site providing the additional density must be designated for Resource Based Open Space, would no longer have density associated with it and would be conserved by either easement or dedication to the City. The **Implementation** and **Community Design Element** sections in this Plan identify both general and site-specific development regulations for parcels within the Del Mar Mesa.

Table 3 outlines the dwelling unit allocation for Del Mar Mesa. This is summarized below:

- a. Parcels designated for Open Space/Rural Residential development are assigned a maximum of one dwelling unit per ten acres consistent with the underlying zoning and may be considered for open space acquisition.
- b. Areas zoned AR-1-2 designated for development would retain the current density and could develop to a maximum of one dwelling unit/acre.
- c. Parcels in City ownership are designated as Resource Based Open Space and are not proposed for any development. Parcels in federal, state and county ownership, and City enterprise fund departments that are zoned AR-1-1, are assigned a maximum of one dwelling unit/ten acres.

- d. Approximately 415 dwelling units are assigned to parcels zoned AR-1-1 that are all or partially designated as Estate Residential. This equates to a maximum of one dwelling unit/2.5 acres for the areas designated for Estate Residential. Approximately 190 units are assigned to parcels zoned AR-1-2 and designated for Estate Residential. The maximum density for both zones is calculated over the gross area of the parcel with development intended to be located on all or a portion of the site designated for development.

**TABLE 2
DEL MAR MESA - LAND USE ACREAGES**

Land Use Areas	Acreage		Total
	AR-1-1	AR-1-2	
Private parcels designated for Estate Residential	1041.9 ac.	190.2 ac.	
Private parcels designated for Rural Residential and possible Open Space acquisition	358.4 ac.	30.1 ac.	
Publicly-owned open space	531.4 ac.	20.0 ac.	
Subtotal	1931.7 ac.	240.3 ac.	
Portions of ownerships that extend outside Del Mar Mesa	-130.0 ac.		
Total	1801.7 ac.³	240.3 ac.	2042 ac.³

Total Dwelling Units Potentially Permitted Without a Phase Shift

1781.7 ac. @ 1DU/4ac.	= 445 DUs ¹
240.3 ac. @ 1DU/ac.	= 240 DUs
Total	= 685 dwelling units^{2,3}

1. One 20-acre parcel was purchased for mitigation prior to August 1, 1984, the effective date of Proposition A. Development rights associated with this parcel are ineligible for reallocation, reducing the total AR-1-1 zoned acreage on which potential density reallocation is calculated from 1801.7 acres to 1781.7 acres.
2. Additional units could be achieved in Del Mar Mesa under the Affordable Housing Density Bonus provision of Municipal Code.
3. Since the adoption of the Del Mar Mesa Specific Plan, on July 30, 1996, 95.6 acres have been conserved either by purchase or easement for the purpose of conservation and mitigation. The units associated with this acreage will not be eligible for relocation, reducing the total AR-1-1 zoned acreage on which potential density allocation is calculated from 1781.7 acres to 1686.1 acres.

**TABLE 3
DWELLING UNIT ALLOCATION**

Land Use Areas	AR-1-1 Zone		AR-1-2 Zone		Total
	Acreage	DUs	Acreage	DUs	
Private parcels designated for Estate Residential	1041.9 ac.	415 DUs (1 DU/2.5 ac. ¹)	190.2 ac.	190 DUs	605 DUs
Private parcels designated for Rural Residential and possible Open Space acquisition	358.4 ac.	35 DUs	30.1 ac.	30 DUs	65 DUs
City-owned	412.8 ac.	4 DUs ²	20.0 ac.	0 DUs	4 DUs
Publicly-owned - other jurisdictions	118.7 ac.	11 DUs	0 ac.	0 DUs	11 DUs
Total		465 DUs		220 DUs	685 DUs³

1. Development rights equal to nine dwelling units are reallocated from ownership area 50 to area 70, contingent on Council approval of Carmel Valley Neighborhood 8A development agreement, or a similar agreement. Transfer of these units reduces the total number of dwelling units available for allocation to 406, yielding a density of one du per 2.5 gross acres in areas zoned AR-1-1 with development shown.
2. Density is allocated to City enterprise fund departments according to the existing AR-1-1 zoning. This includes one 17.5-acre parcel owned by the Environmental Services Department (APN 306-050-11) and two parcels totaling 30 acres owned by the Metropolitan Wastewater Department (APN 306-050-07, 21).
3. Since the adoption of the Plan on July 30, 1996, 95.6 acres have been conserved either by purchase or easement for the purposes of conservation and mitigation. The units associated with this acreage will not be eligible for relocation, reducing the number of the total AR-1-1 zoned acreage on which potential density allocation is calculated from 1781.7 acres to 1686.1 acres.

3. Affordable Housing

The City of San Diego’s “Consolidated Plan” documents the City’s need for affordable housing. The plan states that nearly 107,000 very-low and low-income households in San Diego would require assistance for their housing to be affordable. The lack of affordable housing is not only a social issue affecting communities but also has a negative impact on the local economy. Providing housing opportunities affordable to those working in low-wage jobs benefits the City as a whole.

To help address its need for affordable housing, the City encourages the provision of affordable housing opportunities throughout its many communities, in part, through Council Policy 600-19 concerning balanced communities and through the Future Urbanizing Area Affordable Housing Requirement contained in the City's PDP regulations and addressed further in the North City Future Urbanizing Area Framework Plan.

Although Del Mar Mesa is likely to include many small residential developments with residents relying on services located outside the area, development plans which primarily call for large homes on large lots suggest that household help may be desired to care for the house and grounds. Furthermore, the resort hotel and golf course both provide relatively low-wage employment opportunities. It is clear that affordable housing provided in Del Mar Mesa will help address the needs created in the community and contiguous areas.

Residential development in Del Mar Mesa must provide for affordable housing as required of all such development in the FUA. However, property owners are permitted to meet the affordable housing requirement off-site, if desired, due to the rural character and the small size of developments proposed for the Del Mar Mesa. The requirement specifies that residential development projects must provide housing affordable to low-income families as certified by the San Diego Housing Commission. This requirement can be fulfilled by the following:

- a. The provision of units through new construction or acquisition, equivalent to ten percent of units in the proposed Del Mar Mesa project, for occupancy by, and at rates affordable to households earning no more than 65 percent of median area income, adjusted for household size, located on-site or off-site within the City boundaries, as certified by the San Diego Housing Commission. The affordable units must remain affordable for the life of the unit and should be phased proportionate to development of the market-rate units within the Del Mar Mesa project; or
- b. Dedication of land of equivalent value to a. above, located within the City boundaries, as certified by the San Diego Housing Commission; or
- c. Developers may, at the discretion of the City, satisfy the requirements of the FUA affordable housing program by paying an in-lieu fee to the City's NCFUA Affordable Housing Trust Account an amount of money equivalent to the cost of achieving the level of affordability required by the Del Mar Mesa affordable housing program as determined by the San Diego Housing Commission. The in-lieu fee requirement shall be included as a tentative map condition, where applicable and collected at the time of issuance of building permits; or
- d. Developers of projects within Del Mar Mesa of ten or fewer units, or for larger projects subject to the restrictions specified below, seeking to fulfill the requirement on-site, may do so through the provision of accessory unit(s). Accessory units within Subarea V shall be subject to the CUP requirement and development standards in Municipal Code Section 101.0512 or subsequent amendments. However, the provisions that CUPs only be issued in R-1 zones, Section F. (Suspension of Companion Unit Regulations) and G. (Exclusion of Companion Units in the Coastal Zone) shall not be applicable to the Del Mar Mesa Specific Plan area. Restrictions on occupancy of these units in the above code section may be deviated from subject to certification by the Housing Commission. It is the intent of this specific plan that occupancy of these units be limited to eligible low-income households earning no more than 65 percent of median area income at affordable rental rates. For projects greater than ten units, the number of accessory units shall not exceed 30 percent of the above affordable housing requirement.

- e. Within the Coastal Zone, increased density achieved through provisions of state law mandating density bonuses shall not result in greater encroachment in designated Resource Based Open Space or augmentation of any circulation element road beyond what is adopted in the Plan.

4. Horses and Horse Stables

The Del Mar Mesa community is one of the few areas that is planned to remain rural or semirural in the City of San Diego. The Plan and the underlying zoning requires that the community develop consistent with agricultural zoning. The primary uses and amenities in Del Mar Mesa will consist of single-family residential on larger lots, hiking and equestrian trails, horse stables and a resort hotel and golf course. Currently, the community has scattered single-family residences, horse stables, a series of informal hiking and equestrian trails and large open spaces. Many of the residents of Del Mar Mesa keep horses on their property and it is anticipated that some of the residents of the new developments will desire to keep horses on their properties or in the stables that are located in the community. The ability to maintain horses on residential property is unique in the City of San Diego and should be preserved in rural communities such as Del Mar Mesa.

The City of San Diego Municipal Code contains regulations for the keeping of horses in Section 44.0308. Horses shall be permitted in Del Mar Mesa as long as they comply with these regulations, which state the following:

No person shall bring or maintain within the City any horse, unless

- (a) the number of dwelling units within a one-fourth mile wide belt surrounding the corral, pasture or stable within which the horse is kept, is less than 300 units; and*
- (b) 10,000 square feet of such stable, pasture area or corral or combination thereof is provided for up to two (2) horses with an additional 5,000 square feet for each horse in excess of (2); and*
- (c) no residence or dwelling unit exists except such as are owned, maintained or occupied by the owner of such horses within a 75-foot wide belt surrounding the stable, corral or pasture within which such horse is kept.*

In order to reduce the conflicts that may be associated with future development, all projects shall disclose to prospective residents that Del Mar Mesa is a semirural community which allows residents to maintain horses and/or horse stables on their property.

5. Resort Hotel and Golf Course

On March 26, 1996, a majority of the voters of the City of San Diego approved Proposition C, which amended the City's General Plan to allow the City Council to consider a request for a Conditional Use Permit (CUP) for a 300-room resort hotel in the community of Del Mar Mesa. The CUP was approved by the City Council and the resulting project consists of a 300-room resort hotel, an 18-hole golf course and 134 residential dwelling units.