

# Del Mar Mesa Specific Plan



# Del Mar Mesa Specific Plan



Prepared by  
City of San Diego Planning Department  
202 C Street, MS 4A  
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

## DEL MAR MESA SPECIFIC PLAN

The following amendments have been incorporated into this March 2006 posting of this Plan:

---

<b>Amendment</b>	<b>Date Approved by Planning Commission</b>	<b>Resolution Number</b>	<b>Date Adopted by City Council</b>	<b>Resolution Number</b>
Del Mar Mesa Specific Plan Adopted	April 20, 2000	—	June 27, 2000	O-18821

---

Certified by the California Coastal Commission September 13, 2000

---



### ***MAYOR***

Susan Golding

### ***COUNCIL***

Harry Mathis

Byron Wear

Christine Kehoe

George Stevens

Barbara Warden

Valerie Stallings

Judy McCarty

Juan Carlos Vargas

### ***CITY ATTORNEY***

Casey Gwinn

Richard A Duvernay, Deputy City Attorney

### ***CITY MANAGER***

Michael Uberuaga

### ***PLANNING COMMISSION***

Mark Steele, Chairperson

William Anderson, Vice Chairperson

Patricia Butler

Geralda Stryker

Andrea Skorepa

Frisco White

David Watson

Bruce Brown

### ***PLANNING and DEVELOPMENT REVIEW***

Kurt Chilcott, Planning and Development Review Manager

Ernest Freeman, AICP, Comprehensive Planning Director

Jeff Washington, Neighborhood Development Manager

Tom Story, Deputy Director, Multiple Species Conservation Program (MSCP)

### ***Specific Plan***

Rachel Hurst, AICP, Principal Planner

Linda Lowe, Senior Planner/Project Manager

Tom Romstad, Associate Planner

Contributions by: Gary Hess, Steve Mikelman, Cathy Winterrowd, Miriam Kirshner,

Anna McPherson, Latitude 33, Gallegos & Associates, Rick Planning Group

### ***Transportation Study and Circulation Element***

Siavash Pazargadi, P. E. Senior Traffic Engineer

Shahriar T. Ammi, Associate Engineer - Traffic

Yih Ruey Chang, Assistant Engineer - Traffic

Mary Allen, Word Processing

***DEVELOPMENT SERVICES***

Cathy Winterrowd, Senior Planner/EIR Project Manager  
Sandra Cleisz, Associate Planner/MSCP  
Keith Greer, Associate Planner, MSCP  
Holly Smit, Associate Planner, MSCP

***SUPPORT SERVICES***

***Graphic Design***

Marilyn Millikan, Graphic Design Supervisor  
Lisa Goehring, Graphic Designer  
Sam Riordan, Graphic Designer

***Mapping***

Leo de Jesus, Principal Engineering Aide  
Janet Atha, Senior Drafting Aide

***Word Processing***

Lavigne Hill, Clerical Assistant II

# Table of Contents

<b>I. INTRODUCTION</b>	
A. Purpose of the Plan.....	3
B. Plan Organization.....	3
<b>II. PLANNING CONTEXT</b>	
A. Plan Area .....	7
B. Planning History and Regulatory Framework.....	13
<b>III. ELEMENTS OF THE SPECIFIC PLAN</b>	
A. Land Use.....	19
B. Multiple Species Conservation Program (MSCP)/Open Space.....	25
C. Community Facilities .....	38
D. Circulation .....	45
E. Community Design Guidelines.....	64
F. Coastal Element.....	71
<b>IV. IMPLEMENTATION</b>	
A. Relationship with the Framework Plan and General Plan .....	75
B. Further California Environmental Quality Act Review .....	75
C. Zoning.....	76
D. Supplemental Development Regulations.....	78
E. Environmentally Sensitive Lands Regulations and the Del Mar Mesa Specific Plan Regulations.....	88
F. Supplemental Regulations for Resource Management .....	91
G. Facilities Financing and Fees.....	97
H. Open Space Acquisition Program.....	99
I. Transportation Phasing.....	100

# List of Tables

Table 1. Land Use .....	20
Table 2. Del Mar Mesa-Land Use Acreages .....	21
Table 3. Dwelling Unit Allocation .....	22
Table 4. Open Space Summary.....	29
Table 5. Publicly-Owned Open Space Summary.....	30
Table 6. Projected Student Generation.....	35
Table 7. Land Use Assumptions and Trip Generation.....	49
Table 8. AR-1-1 Zone Development Regulations for Del Mar Mesa .....	77
Table 9. Distribution of Daily Trips by Development on Carmel Country Road for Phase 1 .....	103
Table 10. Phase 1 Development Threshold for Del Mar Mesa Road.....	103
Table 11. Transportation Phasing Plan for Del Mar .....	110

## *List of Figures*

Figure 1.	Regional Vicinity .....	2
Figure 2.	Surrounding Communities .....	6
Figure 3.	Aerial Photograph.....	8
Figure 4.	NCFUA Framework Plan.....	12
Figure 5.	Land Use.....	18
Figure 6.	Multiple Habitat Boundaries.....	28
Figure 7.	Open Space .....	28
Figure 8.	Elementary School District Boundaries .....	36
Figure 9.	Backbone Water .....	40
Figure 10.	Backbone Sewer .....	42
Figure 11.	Conceptual Drainage.....	44
Figure 12.	Existing Conditions .....	56
Figure 13.	Traffic Forecast and Street Classifications.....	48
Figure 14.	Lane Configurations at Signalized Intersections.....	50
Figure 15.	Circulation .....	52
Figure 16.	Residential Local Street and Del Mar Mesa Road.....	54
Figure 17.	Two-Lane Collector .....	56
Figure 18.	Two-Lane Modified Collector.....	58
Figure 19.	Multiuse Trail .....	59
Figure 20.	Trails .....	62
Figure 21.	Bikeway Standards.....	63
Figure 22.	Bikeways.....	64
Figure 23.	Shared Driveways.....	68
Figure 24.	Existing Zoning .....	74
Figure 25.	Shaw Texas – Conceptual Site Plan .....	80
Figure 26.	Lorenz – Development Area.....	80
Figure 27.	Shaw Texas-Lorenz-Conceptual Site Plan .....	82
Figure 28.	Mesa Verde – Development Area.....	84
Figure 29.	Transportation Phasing Alternatives.....	102
Figure 30.	Ownership Patterns .....	106