









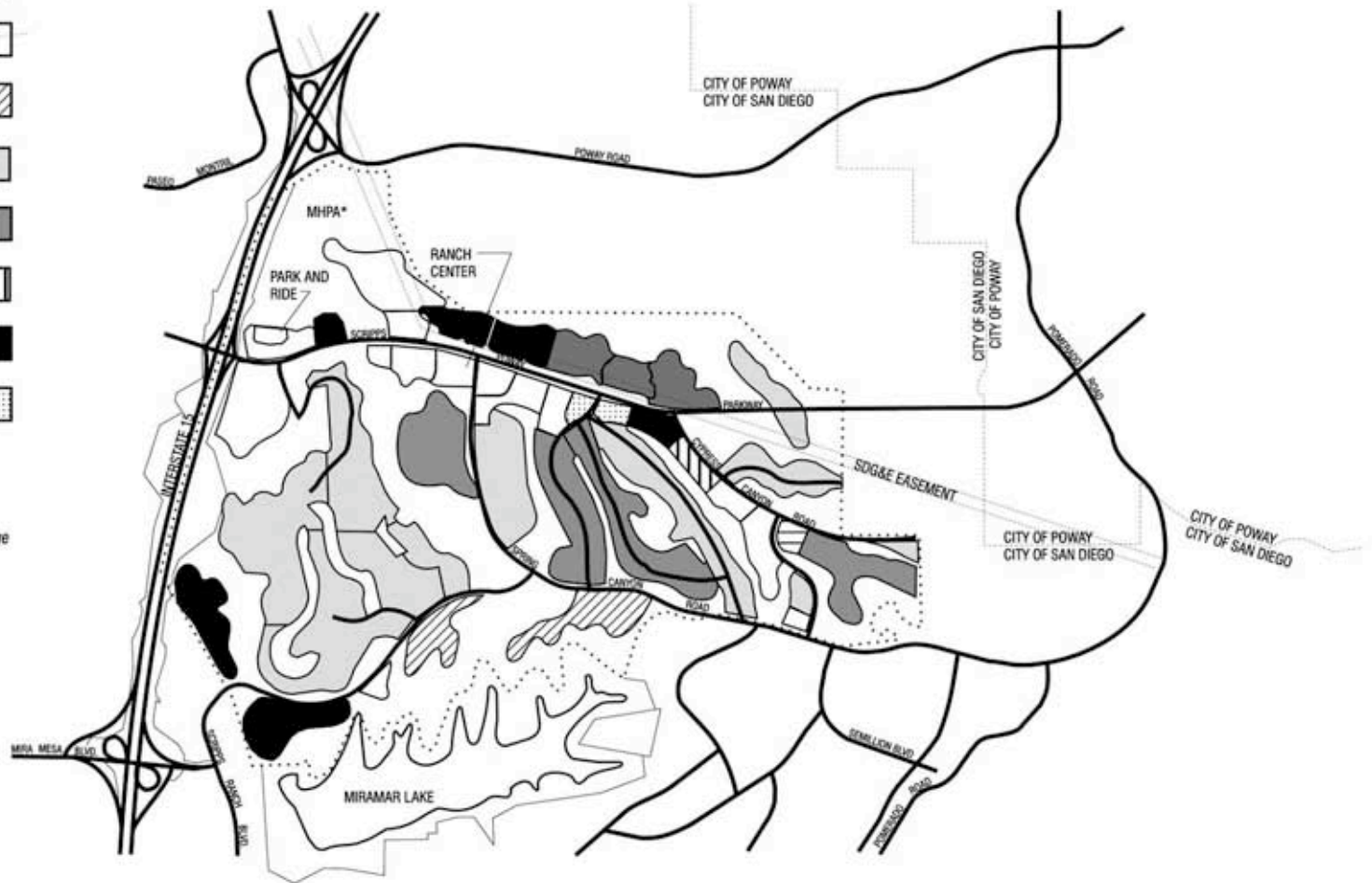
**LEGEND:**

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- VERY LOW RESIDENTIAL  
0-3 DU/NET ACRE 
- LOW RESIDENTIAL  
3-6 DU/NET ACRE 
- LOW-MEDIUM RESIDENTIAL  
6-9 DU/NET ACRE 
- MEDIUM RESIDENTIAL  
9-12 DU/NET ACRE 
- MEDIUM-HIGH RESIDENTIAL  
12-24 DU/NET ACRE 
- MODERATE INCOME HOUSING  
12-24 DU/NET AC. 

**NOTES:**

*Alignment of roads shown may change during final design.*

*\*MHPA: Multiple Habitat Planning Area*



**Location of Residential Development**

**Miramar Ranch North Community Plan**

**11**  
FIGURE

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## SECTION 4: RESIDENTIAL ELEMENT

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**Goal:** Accommodate a substantial amount of residential development in the community, providing a diversity of housing options while enhancing the physical environment.

### 4.1 NEED FOR RESIDENTIAL DEVELOPMENT

**Objective:** Supply a fair share of City housing requirements by providing approximately 4,589 dwelling units within the community.

According to the General Plan, the planning area lies within the planned urbanizing area under growth management. Urbanization in this area must occur under the guidelines of a community plan, providing a substantial amount of housing along with necessary support facilities. Development in Miramar Ranch North should include a fair share of the new residential construction in the City, in response to the considerable regional demand for housing projected in the coming years.

A maximum of 4,589 housing units is planned for the planning area, with the final buildout expected to approach, but not exceed this maximum. This number of units properly utilizes planned facilities and community-level services.

The 4,589 dwelling units constitute approximately five percent of the total 88,000 units within the City of San Diego, estimated for the north I-15 corridor by 1995. The total of about 4,589 dwelling units is anticipated to house approximately 13,310 residents.

### 4.2 RANGE OF HOUSING OPPORTUNITIES

**Objective:** Promote a variety of housing types, sizes, prices and ownership mechanisms in the community, in support of the City concept of balanced housing opportunities and commensurate with local market conditions.

Five general density ranges of housing are called for in the Plan: very low, low, low-medium, medium and medium-high. Each category is designed to designate a particular density range, as well as certain housing types. This information is summarized in **Table 5**. Extremely low and high residential densities are not included, because a suburban, affordable character is sought for the community.

Under the housing category system, a variety of housing types, sizes and prices can be generated. Approximately 44 percent of the total dwelling units in the community are proposed as single-family detached, while the rest are planned as either small lot single-family or multifamily attached units. Both the low-medium and medium categories are expected to include not only the typical R-1-5 house, but also small lot development such as courtyard and patio homes.

All developments in the medium and medium-high categories will be controlled by condominium homeowner associations or the landlord/owner. Homeowner associations are also likely for small lot developments with common amenities in the low-medium category.

Homeowner associations are also encouraged in design-sensitive single-family residential areas, and the viewshed low-density residential along Scripps Ranch Boulevard. On parcel 33, the medium-high density area at the western edge of the lake viewshed, a minimum of two distinct product types will be provided to help assure product diversity.

A mobile home park development at a density of about seven units per acre is proposed as optional. This park, which should not be located in the lake or freeway viewshed, could be operated as either a condominium development or by a single owner.

### 4.3 LOCATION OF RESIDENTIAL DEVELOPMENT

**Objective:** Locate residential land uses in areas appropriate to environmental conditions, the circulation system and the overall land use pattern of the community.

**Figure 11** shows the proposed distribution of residential development in the community. Each residential area is shown developed with a certain category of housing.

**TABLE 5  
HOUSING CATEGORIES**

<b>Housing Category</b>	<b>Density Range DU/Net Acre</b>	<b>Exemplary Housing Types*</b>	<b>Approx DUs</b>	<b>Percent of Total DU in Community</b>
Very Low	0 through 3	Single-family detached on large or custom lot, custom house	157	3%
Low	3 through 6	Single-family detached on traditional lot—large subdivision house, small lot, zero lot line and patio homes	1,285	28%
Low-Medium	6 through 9	Single-family detached on standard or small lot—zero lot line patio home, duplex, townhouse	1,150	25%
Medium	9 through 12	Single-family detached, townhouse one- and two-story multifamily attached—duplex, four-plex	454	10%
Medium-High	12 through 24	Two- and three-story multifamily attached garden, walk-up	1,543	34%
<b>Total</b>			<b>4,589</b>	<b>100%</b>

\*Variations possible under planned residential development (PRD).

The location of residential areas as well as the housing category designations, are a function of local environmental conditions such as topography, geology and soils, the community circulation system and available access and the overall land use pattern of Miramar Ranch North and adjacent communities. The higher-density development is placed in relatively flat areas along the Scripps North Parkway-Spring Canyon Road loop and in Cypress Canyon. Low-density residential is situated along comparatively narrow ridges and canyons. Residential at lower densities also abuts Scripps Ranch east of Miramar Lake and the Poway area at the northeast corner, because these adjacent areas are planned for low- or very low-density residential development.

The optional mobile home park may be located within any residential development area north of Spring Canyon Road or within development area 21. These sites are geographically and topographically suitable for an attractive terraced mobile home or modular home development.

#### **4.4 MODERATE-INCOME HOUSING**

**Objective:** Provide housing opportunities for moderate-income households.







The City of San Diego is currently preparing a revised Housing Element under state guidelines. According to the Housing Program set out in the element as presently drafted, planned urbanizing areas should foster balanced community development. That is, new communities should make housing available to all residents commensurate with financial ability, regardless of race, color or creed. Residential concentration of low-income families in certain portions of the City should be avoided. This balanced community concept is promulgated in Council Policy 600-19 and is implemented in this Plan through the following proposals.

An area for the development of moderate-income housing is located next to the western school site. This is a flat canyon bottom site, parcel 10, designated for medium-high density development. It is located in the Ranch Center within walking distance of an elementary school, neighborhood park and community commercial center. Any future public transit along the Scripps Ranch Boulevard/Spring Canyon Road/Scripps North Parkway loop off of I-15 would be easily accessible. The development shares the Cypress Canyon greenway with community facilities and other multifamily developments and fronts open space to the north and south.

A minimum of 247 moderate-income units is proposed, or about five percent of the total dwelling units planned in the community. Moderate income is defined as 80 to 120 percent of the median county family income, as computed under HUD guidelines based on the U.S. census.

In addition to this specifically designated moderate-income housing, the community is expected to offer substantial housing in the middle-income range for households moving up from the moderate-income level. This middle-income range housing should include condominium units in the medium-density category and also small lot and standard single-family units in the low-medium and medium-density categories.

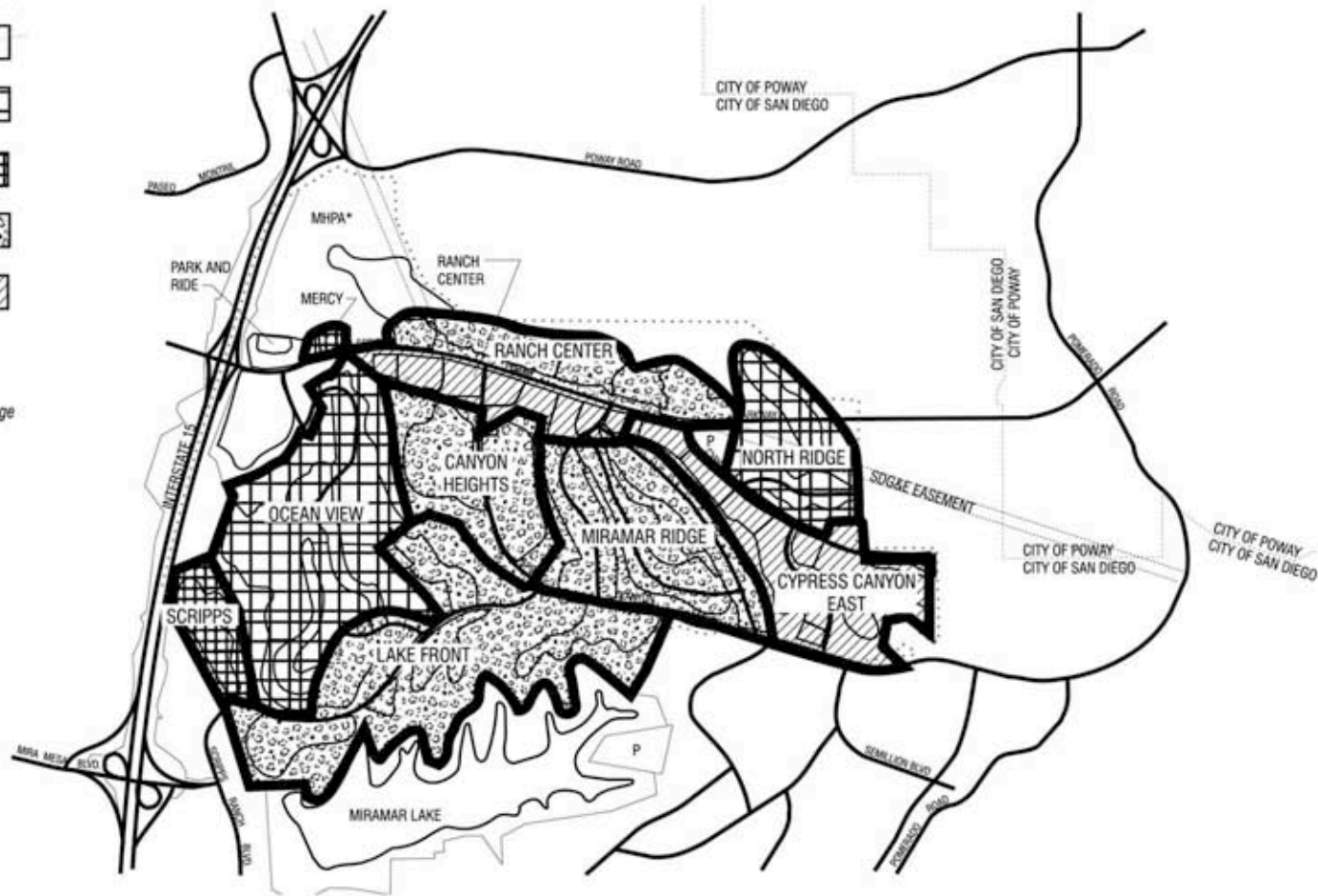
**LEGEND:**

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- SINGLE-FAMILY DETACHED 
- MULTI-FAMILY ATTACHED 
- RESIDENTIAL NEIGHBORHOODS 
- HOUSING WITH FACILITIES 

**NOTES:**

*Neighborhood names subject to change*

*\*MHPA: Multiple Habitat Planning Area*



**Residential Neighborhoods**  
**Miramar Ranch North Community Plan**

**12**  
**FIGURE**

Also, an optional mobile home park area is possible. The mobile home project may be developed to meet the moderate-income housing requirement, in lieu of the canyon bottom site. Or it may be developed for middle-income households, in which case the moderate-income housing must be provided elsewhere.

#### **4.5 RESIDENTIAL NEIGHBORHOODS**

**Objective:** Develop identifiable residential development units or neighborhoods, based on natural and aesthetic features and land use mix. Eight residential neighborhood units in three villages are suggested in **Figure 12**. These neighborhoods should help residents identify with their neighborhood and community and take an active interest in local planning, improvement and maintenance activities. In addition, as an aesthetic unit, each neighborhood should contribute positively to the overall visual quality of Miramar Ranch North.

Every neighborhood is made up of one or more residential developments with certain common features. These neighborhood characteristics include location and access, natural features and views, mix of housing categories and housing types, neighborhood open space network or other major unifying elements and buffers from other neighborhoods. The eight neighborhoods include entirely single-family neighborhoods, wholly multifamily neighborhoods, neighborhoods combining housing with community facilities and mixed single-family and multifamily neighborhoods.

The design of residential developments should contribute to the physical quality of their neighborhood. Building, landscaping and urban design features should share a common aesthetic quality. In addition, neighborhood identification should be enhanced where possible by using neighborhood signs at major entrances, by naming streets and neighborhood facilities according to a theme related to the neighborhood name and by using subdivision sales names that relate to the neighborhood name.

The names for neighborhoods used in **Figure 12** are intended as suggestions only. All ownerships within a neighborhood should agree to a neighborhood name prior to the first tentative map approval, if possible.

#### **4.6 RESIDENTIAL DEVELOPMENT GUIDELINES**

**Objective:** Maintain high standards of design, materials and workmanship in residential development.

Sensitive design is important in determining whether a particular dwelling or group of dwellings will be a functional and aesthetic asset to the community. The **Sensitive Lands/Open Space Element (Section 12)** provides general guidelines for open space protection, landform and grading, and conservation practices, while the **Design Element (Section 11)** sets out design guidelines for anchor projects and special development areas. Also, the **Transportation Element (Section 3)** outlines guidelines for residential streets and parking. In addition, a number of guidelines are set forth below specifically for residential developments.



**Table 6** summarizes design considerations for residential developments in checklist form. Particular attention should be given to the treatment of different land uses sited side-by-side, to make residential developments compatible with each other and with other land uses. Compatibility should be sought in architectural styles, building materials, and landscaping, especially within neighborhoods. Where a separation between uses is desirable, design should consider grade separations, landscaping, open space buffers and flexible siting. In site planning, care should be taken in the layout of building pads and streets, in the placement of buildings on lots, and in the treatment of yards, slopes and canyons. While a residential area should create an overall atmosphere, there should be variety in the site design, in keeping with the diverse conditions of the undeveloped land. The use of variable front, rear and side yard setbacks is encouraged. Views of and from homes should be a major consideration in siting residential units. In the very low-density residential areas, the use of variable lot sizes and alternatives to standard slab foundations should be considered, to minimize damage to the difficult terrain. Large usable open space areas are especially encouraged in multifamily developments.

**TABLE 6  
RESIDENTIAL DESIGN CHECKLIST**

- |  |
|--|
| 1. Compatibility of land uses.               |
| 2. Siting of buildings.                      |
| 3. Building and building group architecture. |
| 4. Roofscape.                                |
| 5. Crime and fire preventive design.         |
| 6. Noise mitigation.                         |
| 7. Landform and grading.                     |
| 8. Drainage.                                 |
| 9. Landscaping design and maintenance.       |
| 10. Conservation practices.                  |
| 11. Parking and street design.               |

In building design, residential structures within a development should possess both similar architectural styles and visual variety. The backsides of housing on ridges facing into canyons should be well detailed and interesting. Earth tones and textured materials are considered especially appropriate. Buildings should be diverse in height and bulk and should have shadow relief and visual interest rather than large unbroken expanses of wall.

Special care should be taken in roof design and selection of roofing materials, particularly in hillside areas and canyon bottoms where roofs are especially visible. On hillsides, consideration should be given to roofs designed for deck or balcony space. Codes, Covenants and Restrictions (CC&Rs) should prohibit aerial antennae and other unsightly rooftop utilities.

The principles of crime preventive design and defensible space should be used in the design of all residential developments. This includes design which permits ease in police patrolling,

maintains views into yards and buildings to aid in the detection of vandals and thieves and encourages mutual aid among neighbors in protecting their homes. The use of fire retardant building and planting materials as well as fire-conscious design of projects and streets is encouraged.

Special care should be taken in the design of buildings and developments adjacent to I-15, in order to mitigate traffic noise to acceptable residential levels (65 dBA or less). Measures should include careful siting of buildings, provision of adequate noise insulation and the use of landscaping materials and berms where appropriate. In the event these and similar measures cannot provide proper mitigation, a buffer strip should be required. For residential areas along major streets, the above measures may also be required. A detailed noise analysis should determine the need for mitigation measures for individual development projects, as part of the EIR process.

Sound attenuating walls may be needed along portions of Cypress Canyon Road, Scripps Ranch Boulevard and Spring Canyon Road. The design of such walls should be architecturally compatible with adjacent development. Such walls should be built a minimum of ten feet from the curblines of the road and set back beyond the greenway where applicable. Landscaping and other design features should be incorporated in the design of the walls to visually break up their linear appearance.

#### **4.7 IMPLEMENTATION OF RESIDENTIAL DEVELOPMENT**

**Objective:** Provide for the efficient implementation of residential development, as proposed in this Plan.




The recommended zoning for developable housing areas to implement the proposed residential land uses, the rezoning matches the residential categories as follows:

- Very low: R1-10000, R1-8000
- Low: R1-6000, R1-8000, R1-5000, R-3000
- Low-Medium: R1-5000, R-3000
- Medium: R-2500
- Medium-High: R-1500, R-2500

Planned residential developments (PRDs) should be required in all residential areas. Planned residential developments are required to ensure a high quality of development, while encouraging flexible siting and maintenance of common open spaces and to implement the density units established in **Table 3**. The density regulations of the zone in which the PRD is located are applied to the total PRD area rather than separately to individual lots or building sites, permitting clustering of development. Also, every PRD is required to meet mandated open space minimums.



**LEGEND:**

- PLANNING AREA BOUNDARY 
- MUNICIPAL BOUNDARY 
- OWNERSHIP BOUNDARY 

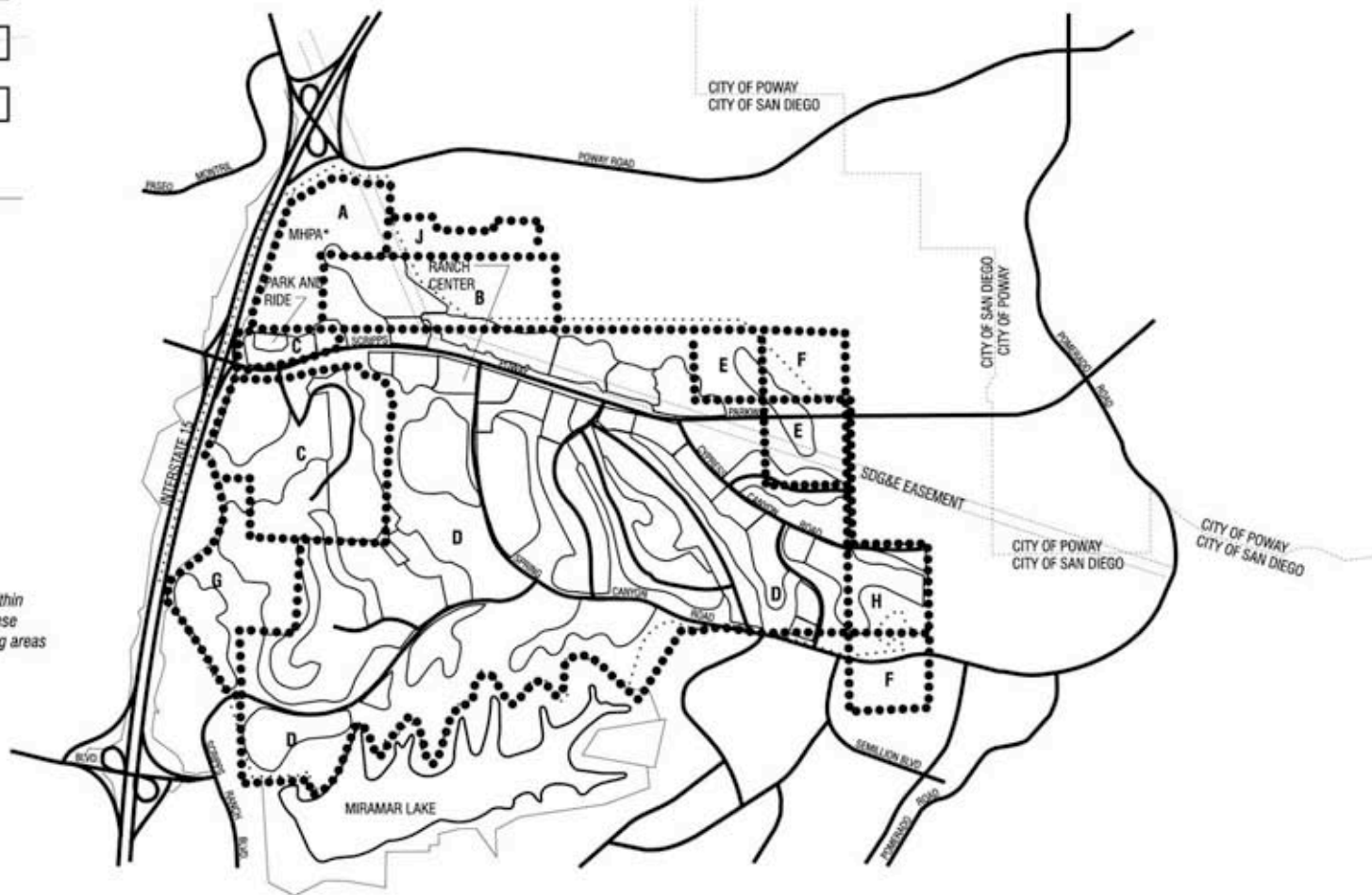
PARCEL	UNITS
A	0
B	0
C	444
D	3,299
E	119
F	21
G	550
H	156
I	0
J	0

**NOTES:**

*Parcels A and B are exclusively industrial/institutional*

*Parcels H, J, and K are open space within this plan and the major portions of these parcels are contained in other planning areas*

*\*MHPA: Multiple Habitat Planning Area*



**Ownership and Dwelling Unit Maximums**

**Miramar Ranch North Community Plan**

**13**

FIGURE

Almost all residential projects lie at least partly in the Hillside Review (HR) overlay zone. Proposed developments in this zone are subject to special review as part of the PRD process, to ensure that projected development is sensitive to hillside conditions. During the hearing process, the quality of design is reviewed, including proposed grading plans, road and parking design, site planning, building design and landscaping.

In the event that a mobile home park is proposed, a conditional use permit (CUP) should be required. This should ensure that the development meets the City's standards and guidelines for mobile home parks, while permitting public input during the required hearing process. A PRD allowing condominium-style ownership of the land (in addition to the mobile home units themselves) is optional. In the event the City approves new mobile home park legislation, a park may be developed under a procedure different from the above, subject to public design review.

Moderate-income housing can be constructed by the following means:

- HUD Section 8.
- Mobile home park.
- Public-owned housing.
- Privately subsidized housing.
- Any housing selling for five times the median annual county family income, or the rental equivalent.

Development of the moderate-income housing is the responsibility of the principal developer in the community.

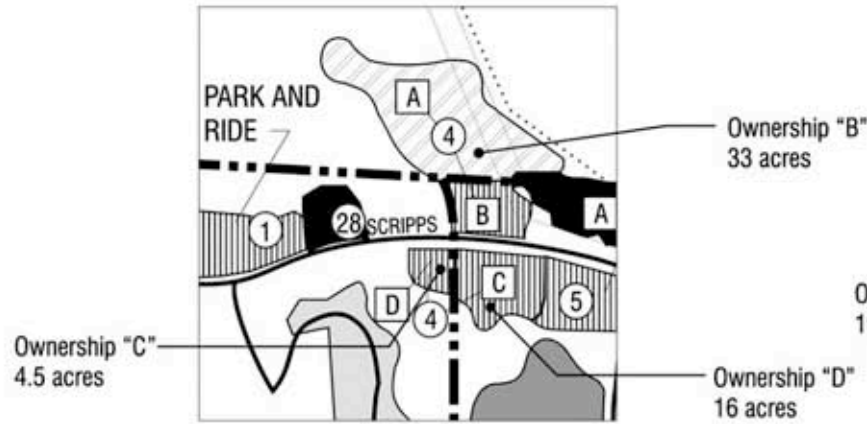
Following construction, CC&Rs should be used by homeowner associations to enforce design guidelines within residential projects.

**Table 7** summarizes the actions and responsible parties for implementation of the residential proposals.

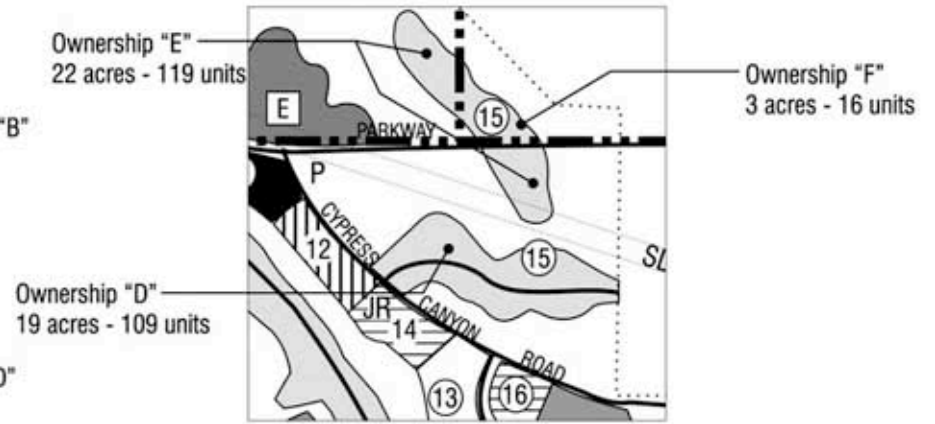
#### **4.8 RESIDENTIAL DENSITY CONTROLS**

The total number of dwelling permitted in the Plan is limited to 4,589 dwelling units, as allocated by parcel in **Table 3**.

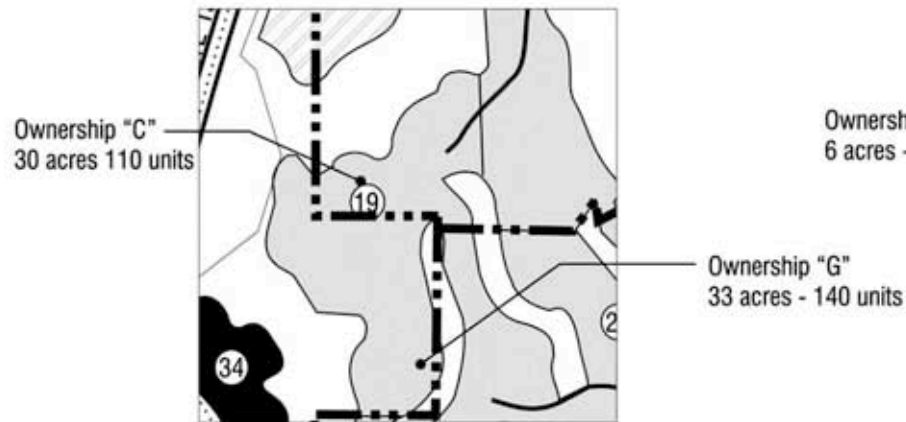
To facilitate implementation of this limit, the maximum dwelling unit counts for individual ownerships are shown in **Figures 13** and **14**. This assignment represents the total number of housing units permitted in each ownership, with the ownerships shown by parcel number(s). Each owner may distribute the assigned units as desired within the property, so long as the maximum number of units for a particular residential project does not exceed the limits of the recommended rezoning outlined in **Section 4.7**.



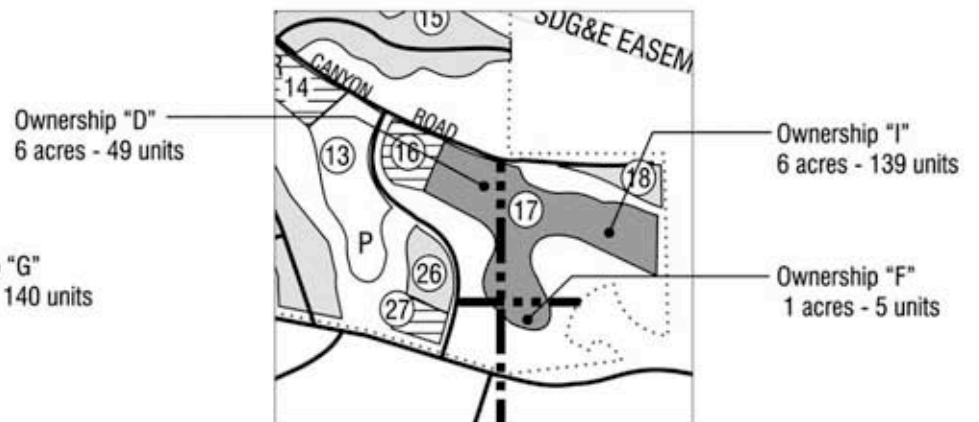
**PARCEL 4: INDUSTRIAL AND COMMERCIAL**



**PARCEL 15 : LOW RESIDENTIAL**



**PARCEL 19 : LOW RESIDENTIAL**



**PARCEL 17 : MEDIUM LOW RESIDENTIAL**



**TABLE 7**  
**IMPLEMENTATION OF RESIDENTIAL ELEMENT**

<b>Proposal</b>	<b>Action</b>	<b>Responsibility</b>
Encourage development in categories and locations shown in Plan.	Permit rezoning in conformance with plan.	Planning Commission, City Council
Provide housing opportunities for moderate-income households.	Require moderate-income housing be built and properly administered.	City of San Diego.
Develop identifiable neighborhood units.	Utilize tentative map, HR Overlay, and planned development processes to work with developers.	Planning Committee, Planning Department
Promote conformance with design guidelines of Plan.	Utilize tentative map, HR Overlay and planned development processes to work with developers; develop and enforce CC&Rs.	Planning Committee, Planning Department, Homeowner Associations