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## CHAPTER 2: LAND USE

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This chapter of the Pacific Highlands Ranch Subarea Plan describes the location, character and intensity of land uses within the community. This chapter also incorporates the goals (as provided in the Framework Plan) that have been utilized to achieve the desired form of compact development within Pacific Highlands Ranch.

The figurative backbone of the Pacific Highlands Ranch land use plan is the MHPA, with its emphasis on the preservation and enhancement of natural resources. In addition, the Plan features a town center that includes office, commercial, civic and residential uses within a pedestrian-oriented development pattern. This form of development creates a sense of community through a hierarchical arrangement of land uses and an emphasis on resource protection. Alternatives to the automobile are made available by the provision of transit services and the numerous bicycle and pedestrian linkages. In concert with the Community Design Element (**Chapter 5**) and the Master Rezoning, this chapter establishes specific criteria to assure the achievement of Land Use policies and goals.

### 2.1 LAND USE GOALS

This chapter of the Plan, in conformance with the NCFUA Framework Plan, adjusts and finalizes the land uses within the subarea. The following goals are designed to direct the accomplishment of this effort.

*Goal 1:* Create a unique community that conserves the surrounding natural environment while providing a pedestrian-oriented pattern of development.

*Goal 2:* Provide community facilities, such as schools, parks, library and transit center, within the town center to limit automobile activity and encourage pedestrian movement.

*Goal 3:* Develop residential neighborhoods that provide a mix of housing types and opportunities while conserving and preserving natural topographic features.

### 2.2 LAND USE PLANS

The Plan has been prepared to respond to four possible alignments of SR-56 through the subarea. **Exhibit 2-1** and **Table 2-1** depict the subarea land use distribution. Land uses by ownership (**Exhibit 2-2**) are shown in **Table 2-2**.

Land Use maps and text for the "D", Central, and Northern SR-56 alignments are included within **Appendix E**. The Central and Northern alignments have been the subject of separate review and analysis for nearly four years that resulted in the development of alignments "D" and "F."

**TABLE 2-1  
LAND USE TABLE**

<b>PROPOSED SUBAREA III PLAN “F”</b>				
<b>NEW DEVELOPMENT</b>	<b>Land Use Legend</b>	<b>DU/Acre</b>	<b>Dwelling Units</b>	<b>Acres</b>
Estate Residential	ER	0 - .25	0	0
Very low-Density Residential	VLD	.25 - 1	12	12
Moderately-Low-Density Residential	MLD	1.1 - 2	0	0
Low-Density Residential	LD	2.1 - 5	2368	538
Peripheral Residential	PR	5.1 - 9	1098	144
Core Residential	CR	9.1 - 14	996	60
Mixed-Use-Core	MXC	34	500	33
Employment center	EC	none	0	20
School Site (as needed)	SCHOOL	none	0	152
Park Site (as needed)	PARK	none	0	24
Town Green with Library	CIVIC	none	0	5
Fire Station (double station)	FIRE	none	0	3
Multiple Habitat Preservation Area	MHPA	none	0	1274
SR-56 and Major Roads		none	0	212
<b>Sub Total</b>			<b>4974</b>	<b>2477</b>
<b>EXISTING AND PREVIOUSLY APPROVED PROJECTS</b>				
Rancho Glens Estates	ER	0 - .25	29	43
Bame Property	ER	0 - .25	4	10
Del Mar Highland Estates	ER/PR	0 - .25/5- 9	172	116
Existing CUP	ER	0 - .25	3	6
<b>Sub Total</b>			<b>208</b>	<b>175</b>
<b>Grand Total</b>			<b>5182</b>	<b>2652</b>
<b>DWELLING TYPE “F” PLAN</b>				
	<b>Type</b>	<b>Unit Count</b>	<b>Acres</b>	<b>Percent</b>
	MF	1813	116	36.45%
	SF	3161	652	63.55%
	<b>Total</b>	<b>4974</b>	<b>768</b>	<b>100.00%</b>
Dwelling Units per Acre:				<b>6.5</b>

Assumptions: All figures are based upon rough calculations and are subject to refinement with the submittal of site specific development plans.

All numbers rounded to the nearest ten.

The dwelling counts and non-residential square-footages are gross figures and do not include public facilities such as roads.

The dwelling count includes affordable housing units as required by the City of San Diego (20 percent) and the 5 percent bonus permitted by the state.

\* The total number of permitted residences will increase by 255 units in the event the private high school (the intended use) is not built. New dwelling units authorized by the subarea will not exceed 5,470 dwelling units.

\*\* The total number of permitted residences will increase by 134 units in the event the junior high and third elementary school are not built. New dwelling units authorized by the subarea will not exceed 5,470 dwelling units.

The Model Alignment “F” Land Use Plan, Figure 2-1, is a separate link.

**TABLE 2-2  
LAND USES BY PROPERTY OWNERSHIP  
DEVELOPMENT EXCLUSIVE OF EXISTING AND PREVIOUSLY APPROVED PROJECTS**

PROPERTY OWNER	TOTAL ACREAGE	RESIDENTIAL DESIGNATION	RESIDENTIAL ACREAGE	RESIDENTIAL DWELLING COUNT	NON-RESIDENTIAL DESIGNATION	NON-RESIDENTIAL ACREAGE	NON-RESIDENTIAL SQUARE-FOOTAGE	SCHOOL/PARK DESIGNATION	SCHOOL/PARK ACREAGE
A	77.6	PR	21.0	189	MHPA	40.0	0	NONE	0.0
		LD	3.0	15					
B	54.6	LD*	51.0*	255*	PRIVATE SCHOOL	51.0	0	NONE	0.0
C	40.0	VILLAGE	3.0	75	VILLAGE		20,000 COM/OFF	Junior High School	13.0
		CR**	16.5	231					
D	4.5	NONE	0.0	0	MHPA	4.5	0	NONE	0.0
E	39.7	LD	10.0	50	MHPA	29.7	0	NONE	0.0
F	5.5	VILLAGE	5.0	130	VILLAGE		30,000 COM/OFF	NONE	0.0
G	40.0	NONE	0.0	0	MHPA	40.0	0	NONE	0.0
H	35.3	CR	0.1	1	MHPA	22.0	0	NONE	0.0
		PR	10.5	81	NP	0.3			
I	2.5	CR	0.5	7	NP	0.1	0	NONE	0.0
J	21.5	VILLAGE	5.0	145	VILLAGE		55,000 COM/OFF	NONE	0.0
		CR	14.5	203	NP	0.9			
K	39.1	PR	26.0	234	MHPA	5.0	0	NONE	0.0
		CR	0.2	3	NP	1.0			
L	3.2	CR	0.2	3	NONE		0	NONE	0.0
		PR	0.7	6					
M	1665.0	VILLAGE	20.0	150	VILLAGE		195,000 COM/OFF	CIVIC/FIRE ST.	8.0
		CR	28.0	548	MHPA	710.0		SCHOOLS	88.0
		PR	86.0	588	EC	20.0	300,000 EC	PARKS	24.0
		LD**	526.0	2303	NP	10.0			
N	10.4	VLD	2.8	3	MHPA	7.6	0	NONE	0.0
O	20.4	VLD	4.3	4	MHPA	16.1	0	NONE	0.0
P	20.6	VLD	4.8	5	MHPA	15.8	0	NONE	0.0
TOTALS	2079.8	VILLAGE	33.0	500	VILLAGE		300,000 COM/OFF	CIVIC/FIRE ST.	8.0
		CR**	60.0	996	MHPA	890.7		HIGH SCHOOLS	70.0
		PR	144.2	1098	EC	20.0	300,000 EC	ELEM. SCHOOLS	31.0
		LD**	539.0	2368	NP	12.3		Community PARK	13.0
		VLD	11.9	12	PRIVATE SCHOOL	51.0		Neighborhood PARK	11.0
2102.0***			788.1	4974		974.0			133.0

Assumptions: All figures are based upon rough calculations and are subject to refinement with the submittal of site specific development plans.

The dwelling counts and non-residential square-footages are gross figures and do not include public facilities such as roads.

The dwelling count includes affordable housing units as required by the City of San Diego (20 percent) and the 5 percent bonus permitted by the state.

The commercial and office uses in the village shall not exceed a total of 300,000 square-feet and are allocated as totaled above.

The rights-of-way for SR-56 and major roads are approximate calculations.

\*The total number of permitted residences will increase by 255 units in the event the private high school (the intended use) is not built. New dwelling units authorized by the subarea will not exceed 5,470 dwelling units.

\*\*The total number of permitted residences will increase by 134 units in the event the junior high & third elementary school are not built. New dwelling units authorized by the subarea will not exceed 5,470 dwelling units.

\*\*\*The total acreage is based upon County Assessor Parcel information and is inclusive of existing rights-of-way.

MHPA = Multiple Habitat Preservation Area

NP = Neighborhood Parkway

COM = Commercial

OFF = Office

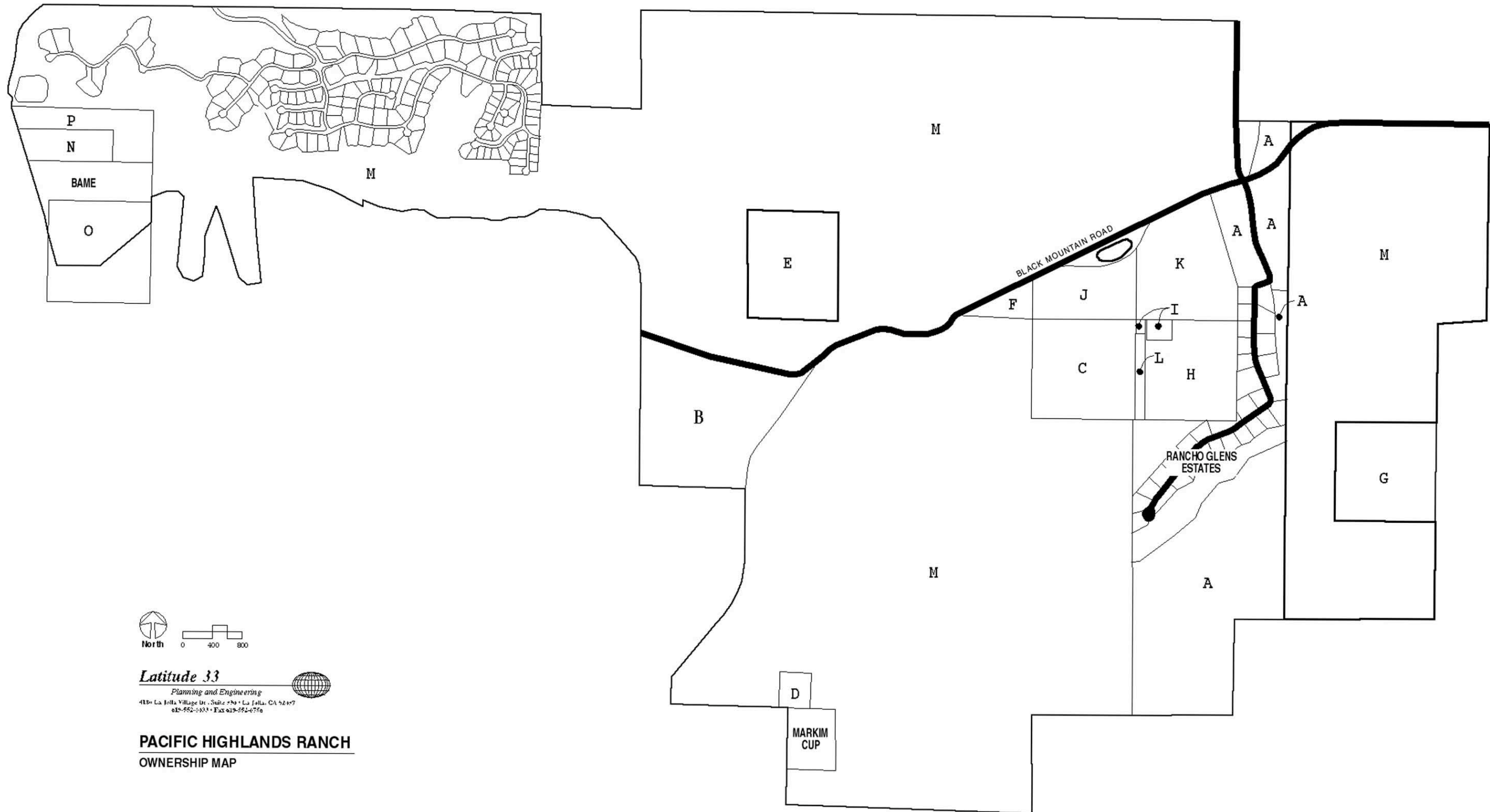
EC = Employment Center

CR = Core Residential

PR = Peripheral Residential

LD = Low-Density

VLD = Very Low-Density



**Latitude 33**  
 Planning and Engineering  
 4150 La Jolla Village Dr., Suite 400 • La Jolla, CA 92037  
 619-552-5333 • Fax 619-552-4776

**PACIFIC HIGHLANDS RANCH**  
 OWNERSHIP MAP



Within these land use plan alternatives are three major functional elements that will be separately addressed in this chapter:

1. The Town Center (2.2.1)
2. The Village (2.2.2)
3. The Residential Neighborhoods (2.2.3)

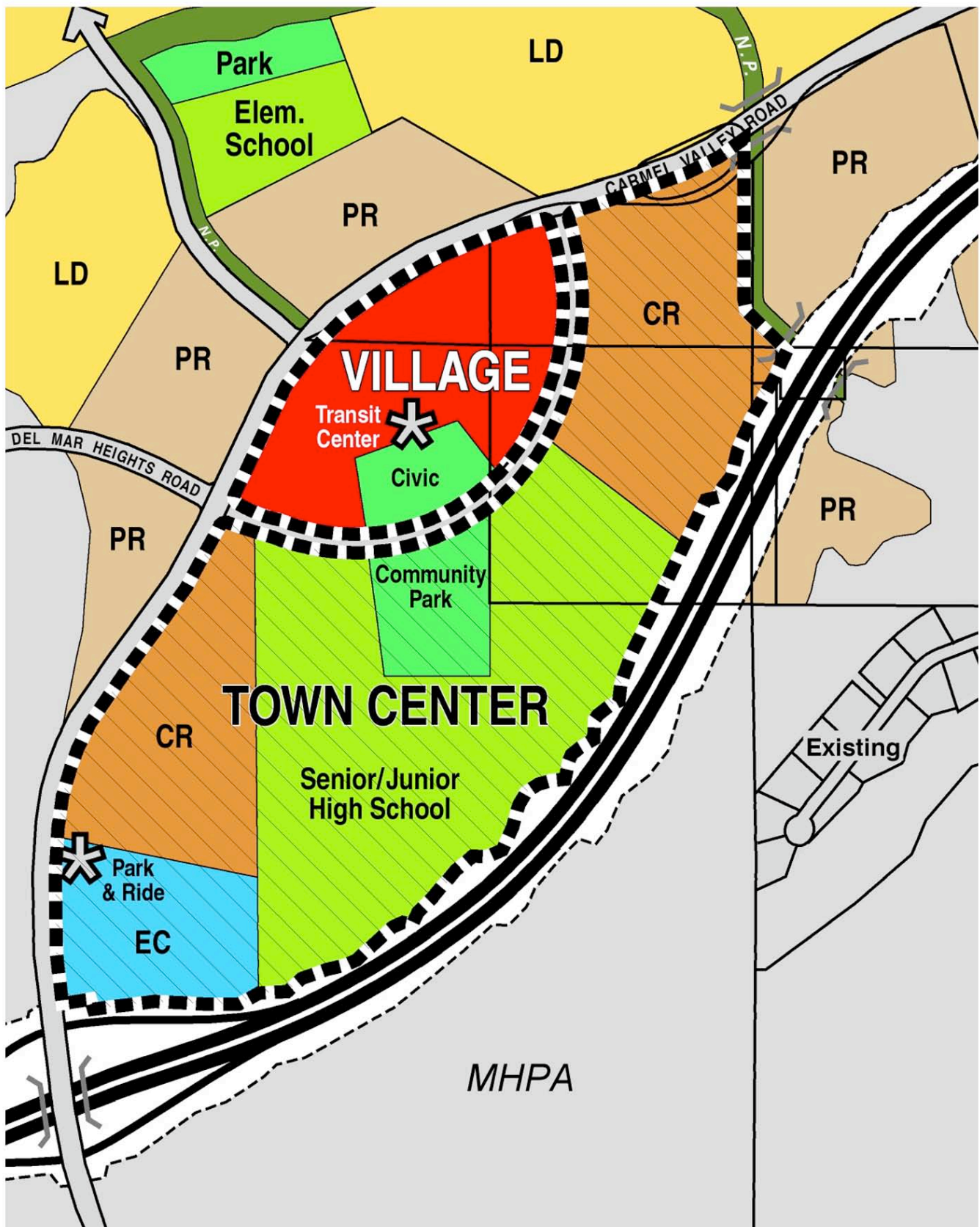
### **2.2.1 Town Center**

The town center is the most important element for creating a strong sense of place and community. Therefore, a major objective of this Plan is to create and develop a town center that is pedestrian-oriented and serves as the retail, commercial, employment and social hub of the community. The town center includes approximately 205 acres and consists of approximately 1,500 dwelling units, up to 300,000 square feet of retail and office space, a 50-acre senior high school, a 20-acre junior high school, a 13-acre community park, and a five-acre civic use area and a 300,000 square-foot employment center (**Exhibit 2-3**). The focal point of the town center is the village. The village consists of residential, commercial and civic uses and will be discussed in **Section 2.2.2**. A significant effect of this blending of land uses will be to reduce the need for automobile trips both within and outside the community. To that end, the Plan locates the town center and the village areas at the geographic center of the community, with direct multi-modal transportation linkages to the surrounding neighborhoods via trails as well as roads.

An attractive town center that serves as the community anchor is reinforced by five related community elements:

- A modified street grid system
- Design standards that foster a pedestrian-friendly environment and articulate a community theme
- A pattern of development that blends commercial and residential uses
- Convenient pedestrian, bicycle and transit access to the commercial core, which is within a one-quarter mile radius (five-minute walking distance) of the majority of the community population
- A transit center within the town center to take advantage of the concentration of uses, higher densities and its central location within the subarea and to reinforce multiple ridership transportation modes within and outside the community

The design of the town center will accommodate various types of development that are based on their relationship to automobile traffic and lot sizes necessary for the type of development. This concept will locate the homes of most of Pacific Highlands Ranch residents near the goods and services they need. By layering the



## Town Center Alt. "F" Land Use Concept

Pacific Highlands Ranch Subarea Plan

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intensity of uses from the major roads (highest automobile use) on the periphery, toward the center (lowest automobile use), the area becomes more appealing for pedestrian activity. With the inclusion of residential units among the commercial uses, pedestrian activity is further encouraged and reinforced. Through the blending of residential and commercial uses, and the associated increased pedestrian activity, it can foster a sense of community and connectedness among residents.

#### **2.2.1 A) *Residential Development***

Within the town center, there will be approximately 1,500 residential dwelling units developed. Density of residential uses will range up to 34 dwelling units per acre (du/acre) gross. These residential units will accommodate approximately 4,500 people. This population assures the successful development of a true compact community that will support the commercial and office uses, as well as reduce the frequency of single-occupant vehicle trips.

A wide range of housing types and affordability will be provided in the town center including townhouses, apartments, duplexes, single-family residential with accessory units and small-lot single-family homes. Residential densities will decrease as the distance from the village increases. The emphasis in this core residential area will be on providing attractive rental and for-sale housing integrated with the core commercial establishments.

#### **2.2.1 B) *Employment Center***

The commute from home to work typically generates about one-third of all daily vehicle trips. Provision of an employment center within the Plan may reduce vehicle trips. The location of the employment center in the town center will provide convenient access for residents of the community who work there.

Approximately 20 acres within the town center are designated for employment center uses and facilities. The employment center will be on Carmel Valley Road south of the village and will have a floor area ratio of (.35). Typical uses include:

- Scientific research and development uses
- Light industrial and manufacturing uses
- Professional and corporate office uses
- Accessory uses such as restaurants, childcare, business support and other convenience facilities. Such uses would be limited by the zone.

The employment center may also integrate design considerations for future transit services in the area. Transit support facilities should be incorporated within the employment center to allow for private shuttles or eventual public transit service. Public transit service providers will make the actual determination when and under what circumstances transit services will be provided to the community. A park-and-ride will be located within the employment center to facilitate ride sharing for work and special events.

The employment center should be developed in a campus type setting, which emphasizes ample landscaped grounds instead of paved surfaces. In addition, the area should accommodate ample and convenient pedestrian and bicycle linkages with other parts of the town center and Pacific Highlands Ranch. These linkages are anticipated to include various trails and a shuttle between the village and the employment center. Buildings developed within the employment center campus should incorporate features that promote alternative modes of transportation to the automobile, such as secure bicycle storage facilities and preferential ride-sharing parking.

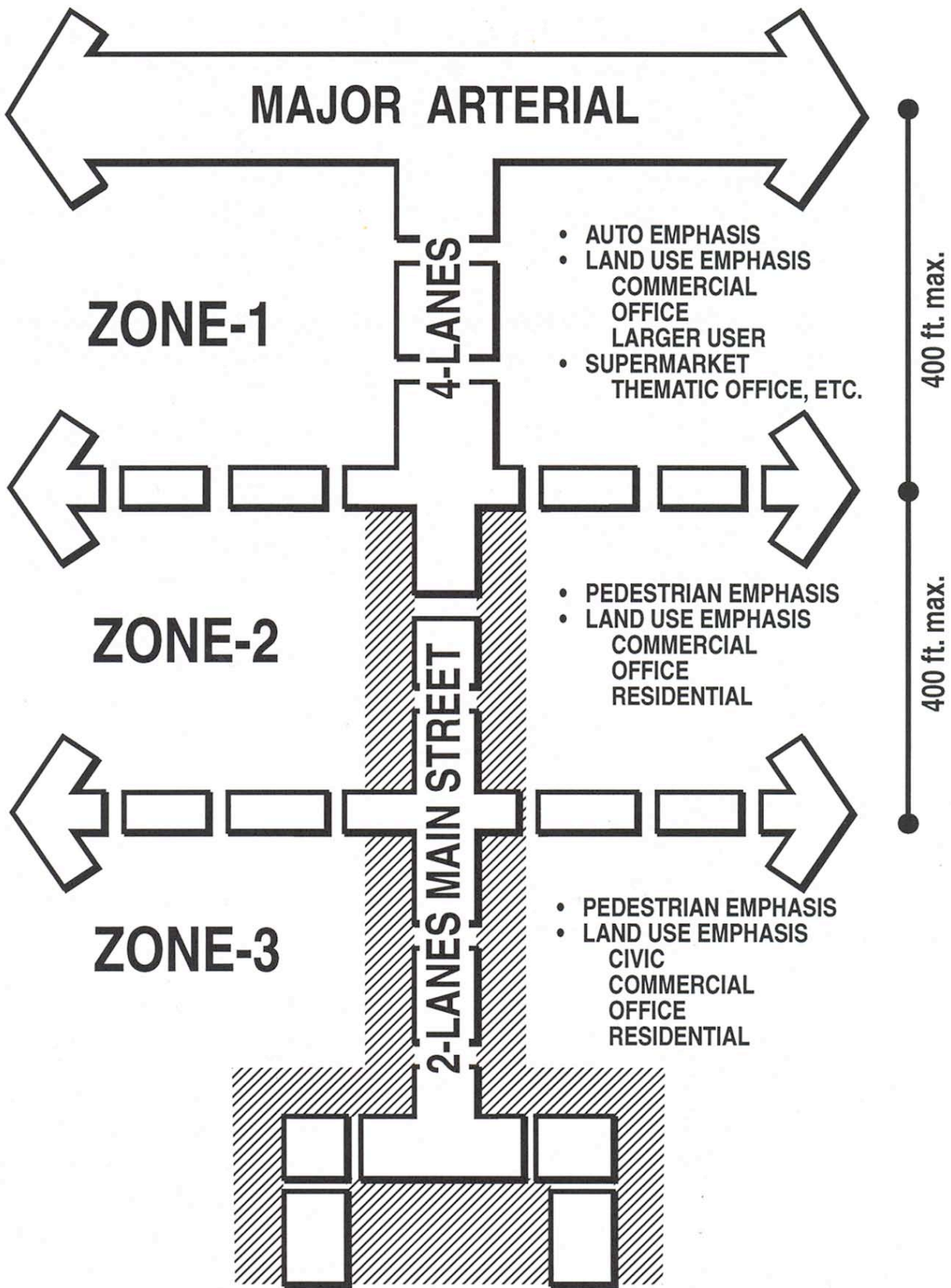
### **2.2.2 Village**

The village is the residential, commercial and civic core of the town center. The 33-acre village includes 500 residential dwellings, 150,000 square feet of retail space, 150,000 square feet of office space, a transit center and a civic use area. The actual square footage of retail and office space can be modified to respond to market demands, as long as a total of 300,000 square feet is not exceeded and 100,000 square feet of the retail uses are provided.

#### **2.2.2 A) Village Zones**

These portions of the village area which abut Carmel Valley Road (Zone 1) provide for commercial uses that require large pads and typify the modern commercial, automobile-oriented, development pattern. Beyond the larger pads will be smaller lots with a mix of residential and commercial tenants. This constitutes the less automobile-oriented development area (Zone 2). This area will be marked with appealing pedestrian facades and reduced or eliminated setbacks. The interior of the village area will expand upon the pedestrian-oriented development pattern with vehicle access at the rear of lots and the use of screened parking areas or parking structures (Zone 3) (**Exhibit 2-4**).

Except for Zone 1, commercial developments within the village should locate parking areas to the interior of blocks or within structures, so that parking does not interfere with movements of pedestrians.



**Village Three Zone Concept 2-4**  
**Pacific Highlands Ranch Subarea Plan EXHIBIT**

Zone 1 of “main street” (see **Chapter 5** for additional discussion) is the area where auto-accessible development should be located. It is also the outer edge of the village, and can accommodate larger parking areas and anchor stores. Arterial-oriented anchor tenants and other auto-dependent users should attempt to balance the needs of pedestrians and automobiles.

The commercial users in Zone 1 should be connected to the interior of the village by shops and stores that are oriented toward the street and promote pedestrian activity. Behind the large commercial spaces and buildings, the next layer of commercial uses should comprise medium sized commercial enterprises (Zone 2) These shops and commercial spaces should be oriented toward the street and designed to provide pedestrian access through such features as reduced setbacks, screened or common parking, window boxes and public spaces.

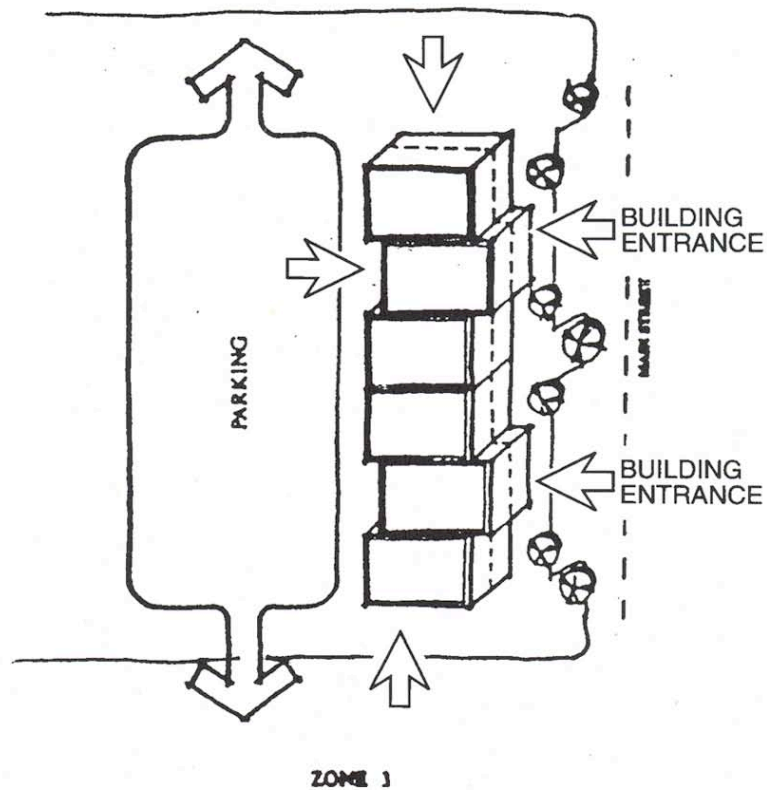
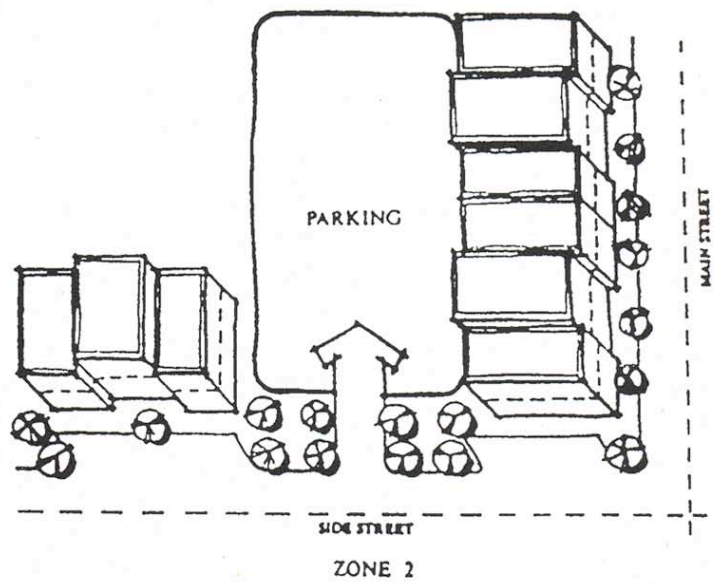
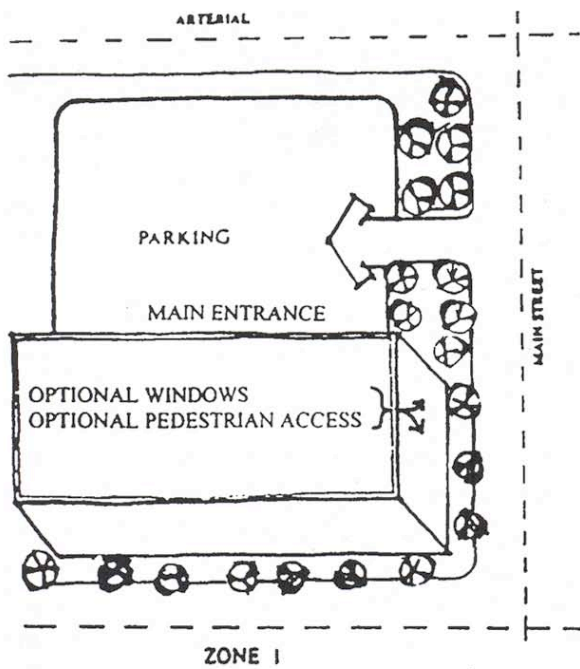
The center of the village should be designed to limit automobile access and increase pedestrian appeal, safety and movement (Zone 3). Again, these design features may include eliminated or reduced setbacks, common parking areas which are screened, large window areas, safety, lighting and public spaces (**Exhibits 2-5** and **2-6**). The inclusion of approximately 500 residences within the village area of the town center will assist in fostering a high level of pedestrian activity. In addition to automobile and mass transportation that connect the surrounding neighborhoods to the village and town center, the subarea transportation system includes multiple non-motorized trails and paths.

Additional on-street parking, perhaps including diagonal spaces, should be encouraged in all three zones to maximize public parking.

#### **2.2.2 B) *Civic Areas and Uses***

The City of San Diego provides access to City services for citizens by creating satellite offices within communities. The village includes approximately five acres to be utilized for civic activities such as meeting rooms, a library, a transit center, pedestrian plaza and a civic use area.

The Sea Dieguito Union High School District and the City of San Diego may jointly pursue development of a library and a performing arts center to serve both the students and residents of Pacific Highlands Ranch. The creation of a library or performing arts center to serve both the San Dieguito Union High School District and the City of San Diego is limited by issues of access and financing. Specifically, the City of San Diego will need to assure that residents of the area are able to utilize the library during normal hours of operation. Likewise, use of a

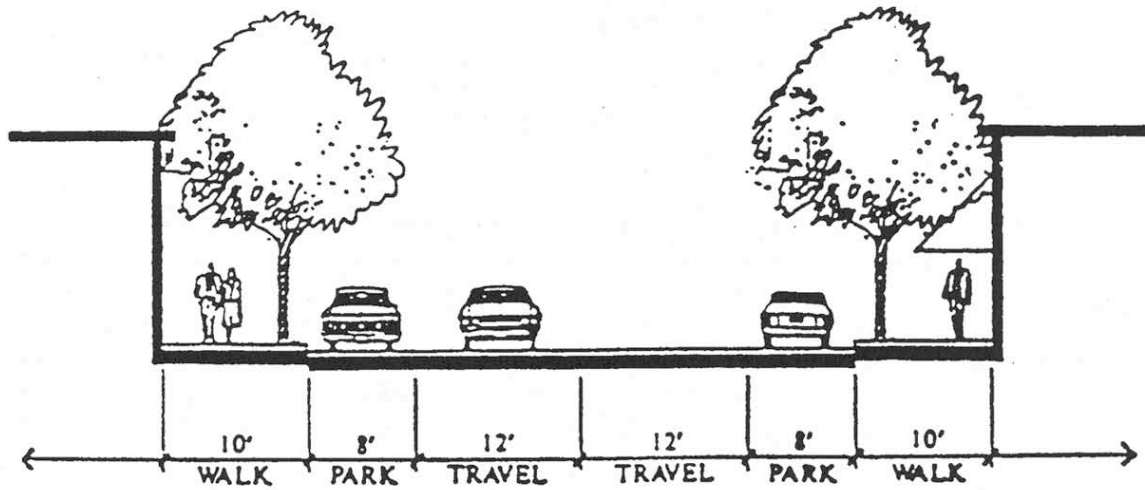


## Village Parking Area Concepts

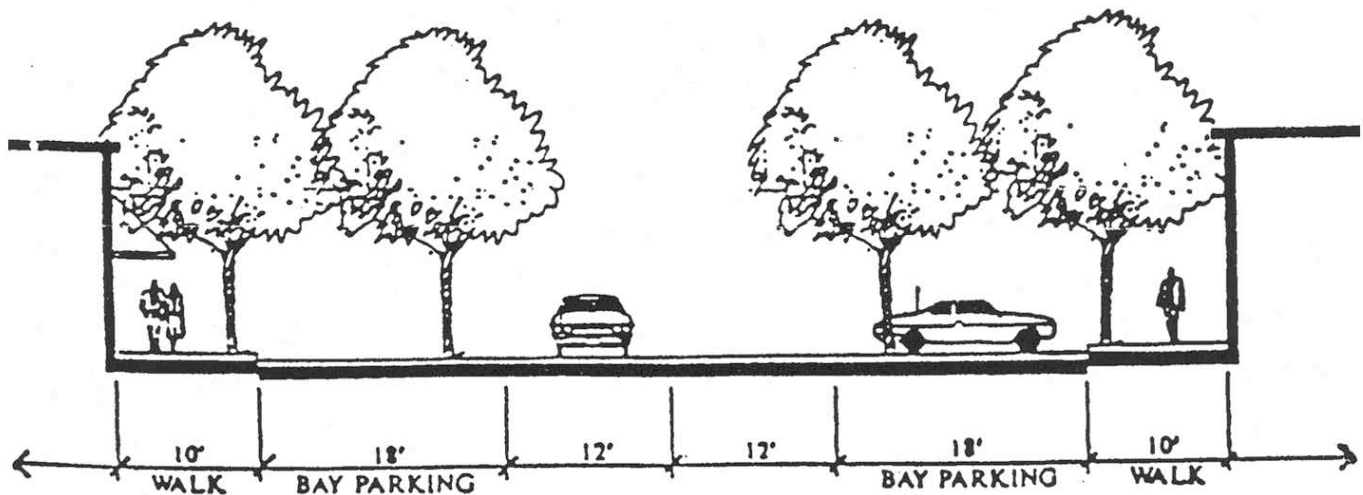
### Pacific Highlands Ranch Subarea Plan

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SIDE STREET PARKING



MAIN STREET PARKING



performing arts center must provide for the needs of all users and cannot be limited to high school students. In addition, financing of such facilities is difficult and costly. While developing one facility to serve both groups may save operating expenses, these savings may be exceeded by the cost of creating a funding mechanism that serves and protects both parties. Through the possible joint development of a library and a performing arts center, the community could achieve a blending of students and other residents within facilities that meet the needs of both the School District and the community. In the event a library and a performing arts center are not jointly developed, a stand alone branch library should be located in the civic use area.

The civic use area abuts core residential areas and the community park, thereby providing residents an opportunity to generate stronger ties with their neighbors and with the community as a whole.

### **2.2.2 C) *Village Development***

To assure that development proceeds consistent with the Plan and with other City document policies and ordinances, commercial, employment, and residential development within the village will require approval of planned development permits, or successor permits for each project. Conditional uses, consistent with the Plan, may also be allowed through approval of a conditional use permit. Specific design and development policies for the village are contained in **Chapter 5** (Community Design). **Chapter 5** also provides details on the spatial arrangement of buildings and their relationship to the other elements of the village. The village will be created as Pacific Highlands Ranch develops. Flexibility and adherence to the overall land use goals of this plan will guide future planning and development decisions.

### **2.2.3 Residential Neighborhoods**

The Plan designates 5,180 residential units which are distributed throughout the community (this total includes housing units already developed or approved for development in the subarea). The residential unit mix of different densities and product types will be arranged to create small neighborhoods with distinctive characteristics.

The Pacific Highlands Ranch community is based on neo-traditional planning concepts that emphasize bicycle, equestrian and pedestrian paths and focus community activities around a hub-and-spoke development pattern. Commercial, civic and residential uses will be integrated in the town center. The community's circulation system will accommodate pedestrian, bicycle, transit, and equestrian movement.

A variety of housing options will be provided to ensure that residential opportunities are available to accommodate a range of incomes. A fine-grain mixture of residential densities will be achieved through adherence to the design guidelines in **Chapter 5**.

The residential neighborhood element of Pacific Highlands Ranch is organized in a hierarchical fashion. Homes will be grouped into neighborhoods and neighborhoods will be grouped together to form residential districts. The housing products of each district represent the clustering of like residences and the layering of densities throughout the community. Each district will be connected with other neighborhood districts by a system of trails, bikeways and streets.

The traditional and higher-density, transit-dependent housing is located within the village of the town center. As one moves away from the village the density becomes less intense and housing types are predominantly single-family. The town center neighborhoods should contain a mix of small lots, large lots, second units, duplexes and triplexes.

To assure that all residential development contributes in a positive manner to the community, the Community Design Element of the Plan (**Chapter 5**) expands upon various design issues. These issues include open spaces, setbacks, garage siting, street patterns and housing types and density. Excepting single-family subdivisions, development of the residential portions of the community will require planned residential development permits. In addition, each subdivision application including single-family projects will require a trail plan which implements the trail system as described in **Chapter 4**.

### **2.2.3 A) Village Residential**

This area will consist of high-density residential development within the village area of the town center. The maximum density in the village will be 34 du/acre (gross), with a maximum 500 dwelling units at buildout. By mixing commercial and residential land uses and defining high quality streetscape and building design within the village area, pedestrian activity will be greatly enhanced.

Village residences will be designed with a palette of colors and articulated through the use of various architectural features to create a visually interesting and variegated street scene.

Streetscape quality and pedestrian orientation are stimulated by the fine-grain mixture of housing types and densities, the use of small blocks, a limited street system, and sensitive building size and design. The Community Design Element (**Chapter 5**) of the Plan describes how this will occur. Access to the village will occur primarily via pedestrian and bicycle linkages to encourage and support alternative modes of transportation access.

### **2.2.3 B) *Core Residential***

These residential areas will include diverse housing products such as small-lot single-family homes, duplexes, triplexes and townhouse/flat combinations. Single-family dwellings with a second unit are permitted within this designation. The general density range is from 9-14 du/acre (gross). The total number of dwelling units for this category is approximately 1,000. These areas should create a positive transition from high-density multifamily to single-family detached neighborhoods. The pedestrian activity within these areas is important to the integration of each neighborhood into the community as a whole.

The core residential area located abutting the employment center will be permitted to have a maximum density of 20 du/acre (gross). These areas are intended to augment the residential development within the village.

Streetscape quality and pedestrian orientation are served by implementing the fine-grained mixture of housing types and densities, the use of a modified grid street system, and sensitive size and building design. The Community Design Element (**Chapter 5**) of this Plan describes how this will occur. Access to the village includes pedestrian and bicycle linkages, to encourage and support alternative modes of transportation.

### **2.2.3 C) *Peripheral Residential***

Peripheral Residential neighborhoods have a density range of 5-9 du/acre (gross), which translates to approximately 1,100 units. Single-family homes are likely to be the predominant product type. Housing types may include conventional-lot and small-lot single-family homes. Single-family homes with a second unit, duplexes and triplexes are also permitted.

The property identified as "K" on **Exhibit 2-2** spans SR-56. The portion of the development footprint east of SR-56 may transfer density to the west side of SR-56. The transfer is limited to the density and dwelling units afforded the property based upon the development footprint approved with the Plan. The transfer may result in a higher density west of SR-56, however, the density for the entire property shall not exceed the total provided on **Table 2-2**.

Clear pedestrian and bicyclist linkages have been created within and between adjacent neighborhoods and the rest of the community. The lots within these areas will be designed with neighborly interaction in mind. Such features may include shallow front yard setbacks, height

restrictions, specified floor area ratios, front porches and garage orientations (away from the street). Common areas may be located within the development that will provide recreational amenities such as pools, picnic areas, ball courts and clubhouses.

#### **2.2.3 D) *Low-Density Residential***

These residential areas have a density of 2-5 du/acre (gross), with single-family residences the only permitted residential use, yielding approximately 2,370 dwelling units. These neighborhoods should be designed to preserve natural topography and features. The provision of pedestrian and open space linkages within and between neighborhoods is encouraged through the use of trails.

Lot and street alignments will be adapted to the topography and other natural features of the area to create a sensitive and unique series of neighborhoods. This design approach, particularly with regard to the construction of streets and other built improvements, minimizes the need for extensive earthwork.

Distinct pedestrian and open space linkages should be developed within and between neighborhoods. These linkages will provide access to the rest of the community and its facilities and services.

Additional public open spaces should be located at the edge of the MHPA to create focal points, utilize public view opportunities, trail heads and to visually link neighborhoods within the subarea.

#### **2.2.3 E) *Very Low-Density Residential***

These single-family neighborhoods have an average density of less than 1 du/acre, and account for 192 units (includes 180 units of existing projects) in the Pacific Highlands Ranch Subarea. Single-family homes are the only permitted use.

#### **2.2.4 Private High School**

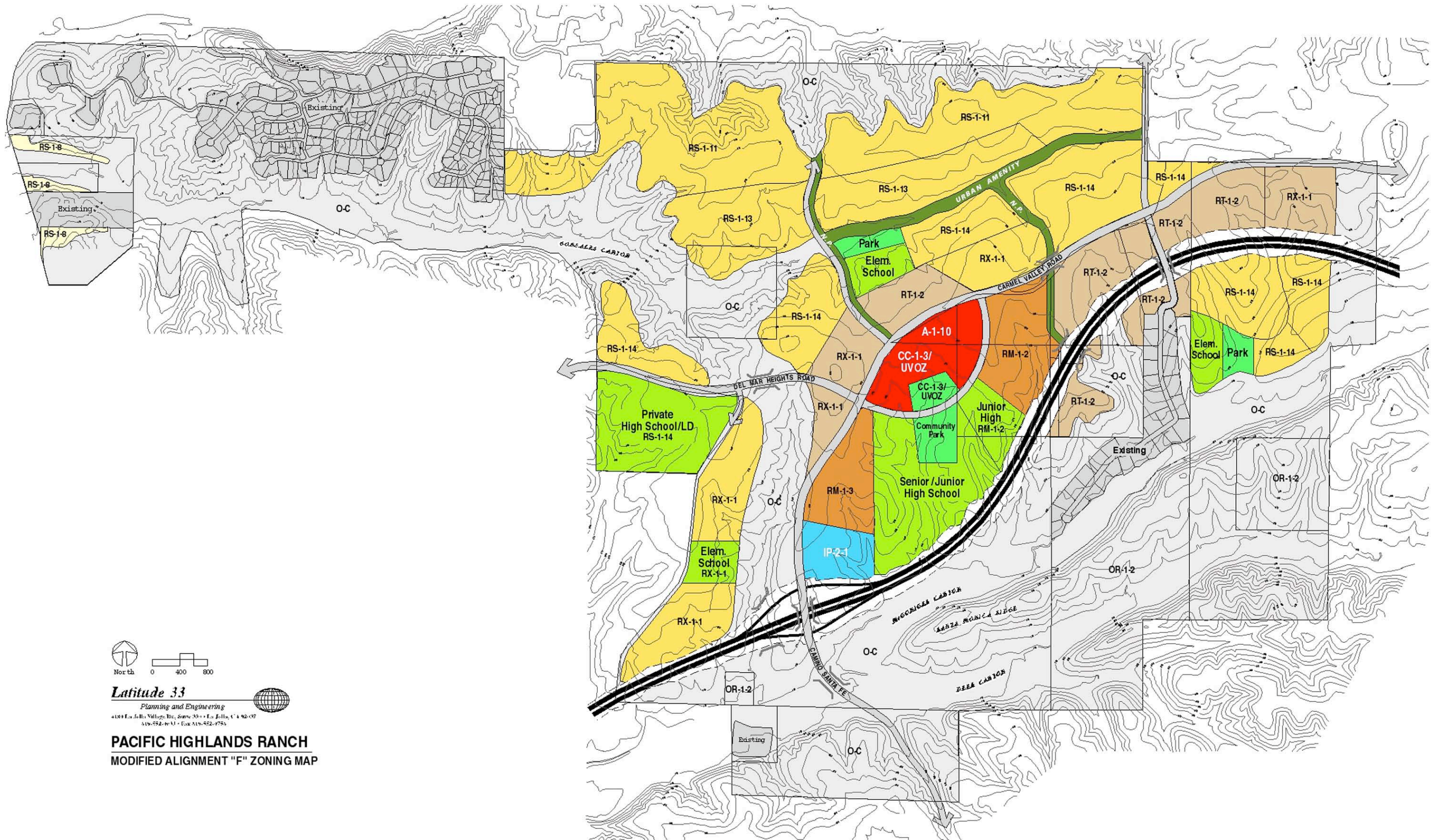
Included within the Plan is a private high school. The Catholic Diocese has purchased a 54-acre site on the south side of Del Mar Heights Road on the western boundary of the subarea and the northern boundary of SeaBreeze Farms. The campus will accommodate up to 2,200 students (grades 9-12), and will include a community parish church that will share facilities with the school and have a worship space large enough to seat faculty and student body. It is envisioned that the school will serve the greater north county region and may include residences for groundskeeper and rectory for parish pastor. It will require a Conditional Use Permit (CUP) from the City of San Diego. If the high school is

not approved, the site should be developed in a manner consistent with the low-density (LD), land use designation. The LD designation will permit approximately 255 dwelling units at a density of up to five dwellings per gross acre.

## **2.3 RECOMMENDED ZONING**

This Plan establishes the appropriate zones for implementation of the designated land uses. The zones delineated on **Exhibit 2-7** will be adopted, by separate ordinance, with the approval of the Plan, and will become effective with recordation of final maps. However, the property identified as “F” on **Exhibit 2-2** shall remain zoned A-1-10 per the property owner's request at the City Council hearing of July 28, 1998. If the property owner or subsequent owners seek to develop the property, the property shall be rezoned consistent with the other properties within the village. The zones proposed for implementation of this plan include the following:

- CC-1-3 with the Urban Village Overlay (UVOZ) for the village. This zone will permit commercial, office, and residential uses to be developed at the intensities necessary to create a pedestrian-oriented village.
- IP-2-1 for the employment center. This zone will permit the uses necessary to develop the employment center.
- RM-1-3 for the core residential area between the employment center and the village (20 dwelling units per acre).
- RM-1-2 for the core residential area which will have a density of 14 dwelling units per acre.
- RT-1-2 and RX-1-1 for the peripheral residential areas. These zones will allow each property owner to create projects that provide a variety of housing types.
- RX-1-1, RS-1-14, RS-1-13, and RS-1-11 for the low-density areas. These zones provide a variety of lot sizes to address the need for diverse housing stock among single-family homeowners.
- RS-1-8 for the very low-density areas.
- OC for those portions of existing parcels that are partially located within the MHPA.
- OR-1-2 for those parcels that are located completely within the MHPA.
- RS-1-13 for the optional (stand alone) Solana Beach elementary school site. This underlying zone will permit development of the site, consistent with the low-density designation, in the event the Solana Beach School District does not need this site for a school.
- RX-1-1 for the second (stand alone) Del Mar elementary school site. This is an underlying zone that will permit development in the event the Del Mar School District does not build this school.



- RS-1-14 for the private high school and parish church site. This underlying zone will permit the property owner to utilize the site in the event the school is not developed.
- RX-1-1 for junior high school (optional site). This underlying zone will permit development of the site, consistent with the low-density designation, in the event that a junior high school is not developed.
- RM-1-2 for the primary junior high school site. This underlying zone will permit development of the site, consistent with core residential designation, in the event that a junior high school is not developed.

These zones are part of the approved Land Development Code and are not in effect yet. **Table 2-3** provides a conversion from the new to the existing designation.

**TABLE 2-3  
ZONING DESIGNATIONS CONVERSION**

<b>New Zoning Designations</b>	<b>Existing Zoning Designations</b>
RS-1-8	R-1-40
RS-1-11	R-1-10
RS-1-13	R-1-6
RS-1-14	R-1-5
RX-1-1	R-1-5/SLO
RT-1-2	R-3000
RM-1-2	R-2500
RM-1-3	R-2000
CC-1-3	CA
IP-2-1	MIP
OC	A-1-10
OR-1-2	A-1-10

## **2.4 IMPLEMENTATION**

The Community Design Element (**Chapter 5**) provides principles for development of the subarea. **Chapter 8** provides details on the implementation of the Land Use Plan.

## **2.5 CONFORMANCE WITH THE FRAMEWORK PLAN**

The Pacific Highlands Ranch Land Use element conforms to the Framework Plan in the following ways:

- Creation of a land use pattern that is distinctive and capable of fostering appealing and enjoyable business districts and neighborhoods.
- Concentration of residential developments in a series of compact and diverse neighborhoods that provide a wide variety of urban services.

- Integration of various means of non-automobile transport within the land use plan. These alternatives will serve all parts of the subarea.
- Restriction of densities to preclude negative impacts to existing communities and surrounding natural features and habitat.