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## CHAPTER 4. RESIDENTIAL ELEMENT

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### 4.1 Goal and Objectives

The overall goal for residential development is to ACCOMMODATE A SUBSTANTIAL SHARE OF THE CITY'S HOUSING NEEDS WITHIN THE COMMUNITY PROVIDING A DIVERSITY OF HOUSING OPTIONS WHILE ENHANCING THE PHYSICAL ENVIRONMENT. The following objectives further elaborate this goal:

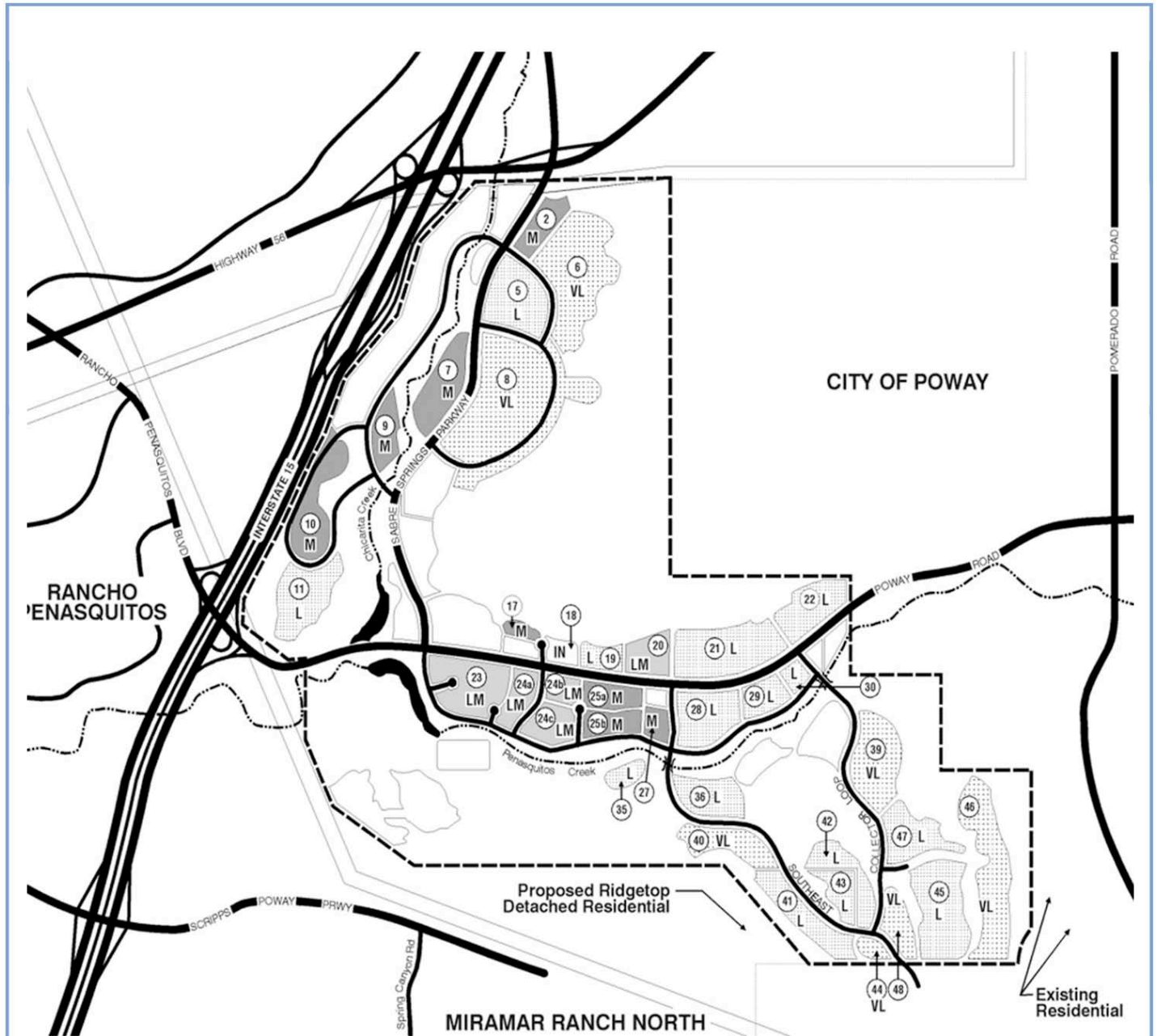
- Supply a fair share of the housing needs of the City of San Diego by providing approximately 4,108 dwelling units within the community.
- Locate residential projects in areas appropriate to environmental conditions, the transportation network and the overall land use pattern of the community.
- Encourage a variety of housing types, sizes, prices and ownership mechanisms in the community, in accordance with the City's goal of balanced communities and commensurate with local market conditions.
- Emphasize the provision of relatively small, affordable attached housing units, in response to planning area constraints and demographic and market trends.
- Provide for new residential construction which accommodates moderate income households, consistent with the City's goals of freedom of choice and affordability in housing opportunities.
- Promote visual variety and environmentally sensitive design in residential projects.

### 4.2 Need for Residential Development

#### A. Fair Share

The San Diego Association of Governments (SANDAG) periodically produces an estimate of regional population growth and an allocation of what proportion of new growth should be accommodated in each city of San Diego County. Under the 1981 Series V Forecasts, the City of San Diego is expected to accommodate 1,043,800 persons by 1997, requiring a total of 410,100 housing units. A substantial number of these dwelling units must be provided through new construction in new or developing communities.

According to the General Plan, the planning area lies within the "planned urbanizing area" under growth management. As a "new community," Sabre Springs must provide housing while promoting socioeconomic balance, freedom of housing choice and affordability. Residential development in the community should constitute a fair share of new residential construction in the City.



**LEGEND:**

-  Very Low Residential  
0-5 du/ac
-  Low Residential  
5-10 du/ac
-  Low-Medium Residential  
10-15 du/ac
-  Medium Residential  
15-30 du/ac
-  Parcel Number



**Residential Location**  
**Sabre Springs Community Plan**

**8**  
**FIGURE**

This Plan proposes a total of 4,018 dwelling units to be constructed by the year 2000. Any significantly lower number of units would represent an underutilization of the land, yield a population too low to provide certain community-level services, compromise the ability to provide affordable housing and constitute a failure to supply a fair share of housing for the City. A significantly higher number of housing units would greatly limit the development of lower density housing, inconsistent with the balanced community concept; create greater pressures on the traffic and services capacity of the I-15 corridor; and require utilization of land development practices less sensitive than those proposed in this Plan.

**B. Housing Balance**

The proposed 4,108 dwelling units constitute less than 4.8 percent of the total 84,582 units within the City of San Diego estimated for the north I-15 corridor by 2000. While providing a range of housing types within the planning area, Sabre Springs also represents an opportunity to further balance housing on a corridor-wide basis. Balanced housing is consistent with Council Policy 600-19 which encourages balanced communities in developing areas and the 1979 General Plan which calls for affordable new residential construction and variety in housing types.

**TABLE 4  
HOUSING MIX**

<b>Housing Category</b>	<b>Density Range DU/Acre</b>	<b>Area in Acres*</b>	<b>Number of DU</b>	<b>Percent of Total DU</b>	<b>Persons Per DU</b>	<b>Estimated Population</b>
Very Low	0 to 5	164.5	667	18%	3.1	2,070
Low	5 to 10	190.0	1,271	33%	2.7	3,432
Low-Medium	10 to 15	59.6	462	12%	2.3	1,063
Medium	15 to 30	70.5	1,708	37%	2.2	3,115
<b>TOTAL</b>		<b>484.6</b>	<b>4,108</b>	<b>100%</b>	<b>2.2 ave.</b>	<b>10,270</b>

\* In gross acres excluding arterial, major and collector streets, and community open space

**4.3 Range and Location of Housing Opportunities**

The Plan calls for four general categories of housing primarily based on density: very low, low, low-medium and medium. **Table 4** summarizes the acreage and number of dwelling units proposed in each category for Sabre Springs. **Figure 8** shows the planned distribution of residential development in the community, assigning a particular housing category to each residential project.

The overall residential mix reflects the housing needs described in **Sections 2.5c** and **4.2**. Extremely low-density housing is not included because of its excessive consumption of limited developable land and lack of affordability. Forty-seven percent of the proposed units are conventional single-family detached dwelling units.

For the remaining attached units, considerable variety in product type and design is envisioned. For example, low-medium projects could include garden apartments, townhouses, split-level walk-ups and creek-side condominiums, predominantly for small households averaging two persons or less.

The location of residential areas, as well as the housing category designations, are a function of local environmental conditions such as topography and geology, the community circulation system, visual and physical access to major open space areas and the overall land use pattern of the community. Residential development is generally organized as follows:

- Most conventional single-family and lower density attached units are clustered in the north-central portion of Sabre Springs North and in the southeast portion of Sabre Springs South. These areas are characterized by slopes suitable to development in small pads. The elementary school and neighborhood park complexes are sited as near as possible to these areas, to serve the children expected to be generated from the relatively low-density units.
- Attached units are located on either side of Sabre Springs Parkway and on both sides of Peñasquitos Creek. These project areas can be developed with relatively large pads suitable to attached developments. Many of the areas will have transit access and most will enjoy good access to commercial facilities.
- The narrow band of developable acreage north of Poway Road in the eastern portion of the Plan area is proposed for low-, low-medium and medium-density development. Neighborhood commercial is nearby, across Poway Road.
- To the extent possible, there is variation in residential densities along important roadways and along the creeks. This is to avert over-concentration while avoiding visual monotony.

At an average of about 2.5 persons per household, the 4,108 housing units in the planning area are estimated to generate a population of 10,270 persons.

#### **4.4 Residential Design and Implementation**

**Table 5** summarizes the design and implementation proposals for residential projects in Sabre Springs. The location and recommended rezoning for residential projects is pictured in **Figure 31**. Rezoning is recommended consistent with the residential densities proposed in **Section 4.3**, and with desired design controls. Parcels 5, 7, 9, 10, 11, 21, 22, 23, 24, 25, 27, 28, 29, 30, 35, 36, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, are recommended for development as planned residential developments (PRDs). These projects are situated in sensitive locations necessitating careful design treatments and/or they constitute key visual elements setting the tone for other residential projects. The utilization of PRDs is optional for other residential projects in the planning area.

The proposed implementation is based on:

- Availability of traffic capacity on community roadways and at freeway interchanges.
- Provision of a mix of housing densities.
- Provision of support services and employment opportunities concurrent with residential development.

Total buildout should reach no more than the planned 4,108 dwelling units due to service capacities and environmental constraints. In addition to the special design considerations cited on a project-by-project basis in **Table 5**, there are a number of general concerns relating to the design of residential projects in Sabre Springs. These are outlined below:

- Views should be an important factor in laying out projects and siting buildings, in terms of views of and views from residential units. For example, a primary consideration for projects in Sabre Springs South are views of the development from Poway Road (across and down) and from Miramar Ranch North (down).
- The design of each housing area should be shaped by and adapted to the special character or setting of its site. Certain physical features—such as creekside or hillside open spaces, prominent hilltop sites and rockscapes—should be drawn upon or reinforced in the design process. This may be accomplished through site grading and planning, the selection of architectural and landscape motifs, open space and circulation linkages, consistent use of materials, textures, and colors and related design techniques.
- While each residential project should be distinctive, the community should function as a harmonious, aesthetic unit. Projects bordering on community-wide features such as the Sabre Springs Parkway, the southeast collector loop and open space and Peñasquitos and Chicarita Creeks, should be consistent with a predetermined community-wide design treatment at these interfaces.
- All building elevations and roofs should be aesthetically pleasing. Codes, covenants and restrictions (CC&Rs) should prohibit aerial antennae and other unsightly rooftop utilities (excepting solar panels). On-lot and on-street parking of recreational vehicles in residential areas should be carefully controlled.
- Adequate access and off-street parking should be provided. The use of private streets in “common interest” residential projects is encouraged, with public streets defining project limits. Architectural and landscape design techniques should be employed to soften and screen parking areas, particularly where visible from high-elevation housing areas.
- Conservation concerns as well as fire and crime prevention should be taken into account in project design and construction as outlined in **Sections 12.6** and **13.5D**, respectively.

**TABLE 5  
RESIDENTIAL DEVELOPMENT IMPLEMENTATION**

<b>Residential Project</b>	<b>Recommended Rezoning</b>	<b>Special Design Concerns</b>
Parcel 2 Medium	R-2000	Buffer from adjacent land uses. Transition to natural open space and power easement. Coordinate with Carmel Mountain Ranch.
Parcel 5 Low	R1-5000 with PRD	Provide unified landscaping and wall and/or fence treatment along Sabre Springs Parkway.
Parcel 6 Very Low	R1-6000	Transition to natural open space and highlight rock outcroppings. Maximize view lots.
Parcel 7 Medium	R-1500 with PRD	Design as focal project between creek and parkway. Grade and landscape interface with creek environment carefully.
Parcel 8 Very Low	R1-5000	Maximize view lots. Provide unified landscaping and wall and/or fence treatment along Sabre Springs Parkway. Specially treat cul-de-sac at canyon end and transitions to natural open space. Provide fire access at end of finger cul-de-sac.
Parcel 9 Medium	R-1500 with PRD	Buffer from industrial park. Interface PRD with Chicarita Creek. Buffer rooftops from the view of residentially-developed Parcel 10. If developed in assisted living uses, assure design consistency with adjacent development.
Parcel 10 Medium	R-1500 with PRD	Buffer from industrial park. Complement PRD development in Parcel 11. Mitigate freeway noise.
Parcel 11 Low	R1-5000 with PRD	Accentuate prominent hillside site; maximize view units. See <b>Figure 25</b> . Mitigate traffic noise at interchange and along I-15. Transition artificial slopes to natural slopes in open space.
Parcel 17 Medium	R-1500	Buffer from adjacent commercial uses. Interface with bicycle path.
Parcel 18 Low-Medium	CA-CUP	If this site develops with residential uses as described in <b>Table 1</b> , it should mitigate traffic noise along Poway Road and transition to natural open space.
Parcel 19 Low	R-3000	Mitigate traffic noise along Poway Road. Transition to natural open space.
Parcel 20 Low-Medium	R-3000	Mitigate traffic noise along Poway Road. Transition to natural open space.
Parcel 21 Low	R1-5000 with PRD	Mitigate traffic noise along Poway Road. Transition to natural open space.
Parcel 22 Low	R1-5000 with PRD	Coordinate with existing detached housing to east in Poway. Mitigate traffic noise along Poway Road. Transition to natural open space.

**TABLE 5**  
**RESIDENTIAL DEVELOPMENT IMPLEMENTATION (continued)**

<b>Residential Project</b>	<b>Recommended Rezoning</b>	<b>Special Design Concerns</b>
Parcel 23 Low-Medium	R-3000 with PRD	Minimize visual relationship to Poway Road and maximize view opportunities to Peñasquitos Creek and south lake. Mitigate traffic noise along Poway Road. Interface with major entries from Poway Road.
Parcel 24 A&B Low-Medium	R-1500 with PRD	Mitigate traffic noise along Poway Road. Screen reclamation plant with landscaping.
Parcel 24C Low-Medium	R-1500 with PRD	Mitigate traffic noise along Poway Road. Maximize view opportunities to Peñasquitos Creek and hills to south.
Parcel 25A Medium	R-1500 with PRD	Minimize visual relationship to Poway Road and maximize view opportunities to Peñasquitos Creek. Mitigate traffic noise along Poway Road. Buffer from adjacent commercial.
Parcel 25B Medium	R-1500 with PRD	Maximize view opportunities to Peñasquitos Creek and hills to south.
Parcel 27 Medium	R-1500 with PRD	Maximize view opportunities to Peñasquitos Creek and hills to south.
Parcel 28 Low	R-5000 with PRD	Minimize relationship to Poway Road, maximize view opportunities to Peñasquitos Creek and hills to south. Mitigate traffic noise along Poway Road. Relate design to major entry from Poway Road.
Parcel 29 Low	R1-5000 with PRD	Complement development in Parcels 28 and 30. Mitigate traffic noise along Poway Road.
Parcel 30 Low	R-5000 with PRD	Complement development in Parcel 29. Mitigate traffic noise along Poway Road. Provide entry focus to collector intersecting Poway Road.
Parcel 35 Low	R1-5000 with PRD	Specially treat relationship to Peñasquitos Creek; minimize disturbance during development. Design appropriate to viewpoint area. Transition to natural open space.
Parcel 36 Low	R1-5000 with PRD	Specially treat relationship to Peñasquitos Creek and to crossing. Buffer from adjacent neighborhood park.
Parcel 39 Very Low	R1-5000 with PRD	Buffer from elementary school. Complement development in Parcel 47. Relate to southeast collector loop. Transition to natural open space.
Parcel 40 Very Low	R1-5000 with PRD	Provide unified edge treatment along southeast collector loop. Transition to natural open space, averting significant cuts. Complement adjacent ridge development in Miramar Ranch North.

**TABLE 5**  
**RESIDENTIAL DEVELOPMENT IMPLEMENTATION (continued)**

<b>Residential Project</b>	<b>Recommended Rezoning</b>	<b>Special Design Concerns</b>
Parcel 41 Low	R1-5000 with PRD	Provide unified edge treatment along southeast collector loop. Transition to natural open space, averting significant cuts. Complement adjacent ridge development in Miramar Ranch North.
Parcels 42/43 Low	R1-5000 with PRD	Provide visual focus on promontory. Transition to natural open space and slopes below. Maximize view units.
Parcel 44 Very Low	R1-6000 with PRD	Transition to natural open space slopes below and ridge above. Maximize view opportunities.
Parcel 45 Low	R1-5000 with PRD	Transition to natural open space. Provide unified edge treatment along perimeter local streets.
Parcel 46 Very Low	R1-8000 with PRD	Consider existing residential in Poway to east and any future development to the south. Transition to natural open space slopes, minimizing fills. Maximize view lots.
Parcel 47 Low	R1-5000 with PRD	Complement development in Parcel 39. Provide unified edge treatment along southeast collector loop.
Parcel 48 Very Low	R1-6000 with PRD	Transition to natural open space slopes below and ridge above. Maximize view opportunities. Complement any future development to the south.