
CHAPTER 3. SUMMARY OF THE PLAN

This chapter summarizes the Plan concepts, goals, land uses and implementation mechanisms for the Plan. Individual items are addressed in particular elements of the Plan (**Chapters 4 through 14**).

3.1 Community Concept

Sabre Springs is planned as a new community surrounded by other developing new towns in the I-15 corridor. The major emphasis of the Plan is to develop an identifiable community, contributing positively to the overall quality of urbanization along the corridor. To this end, this Plan is based on certain planning concepts and utilizes particular design features in arriving at proposals and recommendations to meet community goals.

The topography and geology of the planning area determine the areas suitable for development. Over 50 percent of the community is undevelopable and is reserved as open space. The proposed development is then concentrated into relatively flat areas, embraced by large, steep open spaces.

Poway Road bisects the planning area into two distinct halves, Sabre Springs North and Sabre Springs South. For each half, there is a creek and unique creek environment which becomes the focus of the planning effort. For Sabre Springs North, Chicarita Creek is flanked by residential and industrial projects. Here the concept is to heighten the visibility of the creek and relate Sabre Springs Parkway visually to it. In Sabre Springs South, residential and support facilities front on the north side of Peñasquitos Creek; and also the southeast residential and southwest industrial areas transition into the creek on the south side. Here the concept is to preserve the creek environment while encouraging visual enjoyment at the creek development interface. Each half of the community has an elementary school and park fronting on the creek and convenience commercial next to Poway Road. Roadways along the creeks are to achieve a parkway effect and are for the most part single-loaded.

Because of emerging market conditions and the little developable acreage available, residential proposals emphasize attached, affordable units for small households. Industrial park development is planned on the north side in areas with adequate access, potential for large flat pads and freeway exposure. Adequate commercial, transportation and community facilities are proposed to accommodate planned residential and industrial development.

Interfaces with surrounding communities are an important consideration in the Plan proposals and design guidelines. The Plan is coordinated with proposed development on the north in Carmel Mountain Ranch, and on the south in Miramar Ranch North, in terms of land uses and circulation. Design guidelines call for sensitivity and coordination in the design of projects visible between communities. Because it straddles Poway Road, Sabre

Springs acts as a gateway to the city of Poway. Except along Poway Road, the community is separated from Poway by steep areas preserved as open space. Special design treatments are applied to the western perimeter of the planning area visible from I-15 and Rancho Peñasquitos.

3.2 Summary of Community Goals

The goals for guiding development of the Sabre Springs community through 1997 are set out below. These goals embody the community concept described in Section 3.1.

The overall community goal is to DEVELOP AN IDENTIFIABLE COMMUNITY OF BALANCED LAND USES WHICH CONTRIBUTES POSITIVELY TO THE PHYSICAL ENVIRONMENT AND QUALITY OF LIFE OF THE SAN DIEGO REGION. The community goals subsumed under this overall goal are outlined below:

- Housing: Accommodate a substantial share of the City's housing needs within the community, providing a diversity of housing options while enhancing the physical environment.
- Industrial: Encourage industrial park development which provides employment opportunities, while enhancing the physical environment of the community.
- Commercial: Provide attractive, accessible commercial development which meets community convenience needs and complements the full range of commercial activities within the I-15 corridor.
- Parks, Recreation and Open Space: Develop adequate public and private recreational facilities as needed by the community, while preserving a multi-purpose community open space network.
- Public Services: Guarantee a range of public facilities and services, accessible to the community and suitable to local needs.
- Schools: Support the development and maintenance of educational facilities and programs meeting the needs of the community, sited in both the community itself and surrounding areas.
- Social Needs: Encourage development of social services, programs and facilities responsive to changing physical and socioeconomic needs of community residents and working persons.
- Transportation: Construct and maintain an adequate multi-modal circulation network within the community, which is integrated into the regional transportation system.
- Resources Management: Encourage careful management of community environmental resources through preservation of the creeks and a natural open space network, and support of environmentally sensitive development.

- Community Design: Promote high quality design throughout the community, which focuses on Sabre Springs' special relationships to the creek environments, with the open space hillsides providing a community backdrop.
- Implementation: Ensure the provision of adequate public and private facilities and services to meet community needs concurrently with residential and industrial growth, and provide for the ongoing maintenance of community facilities and open space.

3.3 Land Use Locations and Acreage Allocations

Figure 7 depicts the locations of land uses in the planning area. The areas shown in the figure and throughout this Plan represent approximate developable or open space areas. The precise outlines and acreages of these areas will be determined on a project basis during detailed planning, engineering and environmental review.

Table 1 tabulates land uses by parcel number and **Table 2** summarizes the acreage allocations by land use category in Sabre Springs. The dwelling unit counts in **Table 1** represent recommended maximums for each parcel.

The planning area encompasses approximately 1,514 acres in total, excluding Poway Road. About 796 acres lie north of Poway Road and 718 acres are located to the south. About 711 acres, or 47 percent of the Plan area is proposed for development, while around 802 acres would remain in hillside or creek open space.

Approximately 485 acres, or 68 percent of the developable acreage is allocated to residential development. Industrial park and commercial uses constitute ten and five percent of the usable acreage, respectively. The remaining buildable property is devoted to support uses, such as institutional facilities, schools and parks and important roadways.

3.4 Summary of Residential and Employment Opportunities

The 1979 General Plan calls for the development of balanced communities in planned urbanizing areas. This means there should be provision for a variety of housing types for a range of socioeconomic groups. It also means employment centers should be provided as well as residential development.

Table 3 summarizes the residential and employment opportunities estimated to be created by this Plan's proposals. A total of 4,108 dwelling units is proposed, in four housing categories. Forty-seven percent are in single-family units and 53 percent are multifamily units. An estimated 2,541 jobs are generated by the planned industrial and commercial areas and community facilities.



LEGEND:

Very Low Residential 0-5 du/ac	Neighborhood Commercial	Open Space
Low Residential 5-10 du/ac	Community Commercial	Elementary School
Low-Medium Residential 10-15 du/ac	Commercial Office	Primary Arterial or Major Street
Medium Residential 15-30 du/ac	Specialty Commercial	Collector Street
Industrial Park	Neighborhood Park	Parcel Number
	Institutional / Utilities	

See Table 1 for special conditions affecting Parcel 15 and Parcel 18



The 4,108 dwelling units constitute approximately 4.8 percent of the total 84,582 dwelling units planned to be developed within the north I-15 corridor by 2000.

3.5 Review of Plan Implementation

This Plan provides for the implementation of the development proposals and design guidelines contained herein as described in **Chapter 14**. The implementation program for Sabre Springs is briefly summarized below.

Development should be phased to provide adequate community and public facilities concomitant with residential and industrial development. This includes facilities such as schools, public parks and commercial. In addition, development phasing should balance industrial and residential growth and different residential types. Phasing of transportation improvements is especially important.

The financing of public facilities and amenities should occur through a combination of financing mechanisms with city monitoring, together constituting the Facilities Financing Program. Capital improvements should be funded through such mechanisms as reimbursement agreements, facilities benefit assessment, assessment districts, park fees, school fees and conventional subdivision financing. Maintenance and operations of public facilities should be provided through such measures as city and school district budgets, user fees and utility service charges, and an open space maintenance district. City Council adoption of the Facilities Financing Program is required prior to recordation of the first subdivision map in Sabre Springs.

A number of tools and processes may be utilized in the implementation of physical planning proposals. Among these are rezoning, planned developments and overlay zones. In addition, General Plan amendment, park service districts, environmental review, Codes, Covenants and Restrictions (CC&Rs), special permits and pertinent Council Policies are elements of physical implementation. Plan implementation should entail citizen participation and review as the community development process moves forward.

**TABLE 1
LAND USE TABULATION**

Parcel	Land Use	Gross Acres*	Dwelling Units	Density DU/Acre
1	Specialty Commercial/Park-and-Ride	6.0	—	—
2	Medium-density Residential	10.0	180	18.0
3	Industrial Park	43.0	—	—
4	Commercial Office	2.5	—	—
5	Low-density Residential	19.0	110	5.8
6	Very Low-density Residential	35.0	119	3.4
7	Medium-density Residential	14.5	320	22.1
8	Very Low-density Residential	59.5	224	3.8
9	Medium-density Residential	8.5	160	18.8
10	Medium-density Residential	18.5	360	19.5
11	Low-density Residential	17.5	76	4.3
12	Elementary School	13.5	—	—
13	Neighborhood Park	14.0	—	—
14	Specialty Commercial/Park-and-Ride	7.0	—	—
15	Community Commercial**	14.7	242	16.4
16	Community Commercial	2.6	—	—
17	Medium-density Residential	3.0	60	20.0
18	Institutional***	4.0	50	12.5
19	Low-density Residential	5.3	50	9.4
20	Low-Medium Density Residential	8.2	90	11.0
21	Low-density Residential	24.0	128	5.3
22	Low-density Residential	14.0	72	5.1
23	Low-Medium Density Residential	18.5	208	11.2
24A	Low-Medium Density Residential	8.2	86	10.5
24B	Low-Medium Density Residential	6.2	78	12.6
24C	Low-Medium Density Residential	8.6	120	13.9
25A	Medium-density Residential	8.5	192	22.5
25B	Medium-density Residential	8.0	144	18.0
26	Neighborhood Commercial	1.4	—	—
27	Medium-density Residential	4.6	92	15.1
28	Low-density Residential	16.0	100	6.3
29	Low-density Residential	9.0	58	6.4
30	Low-density Residential	3.5	26	7.4
31	Institutional	2.5	—	—
32	Institutional (Existing Church)	3.5	—	—
33	Industrial Park	28.5	—	—

TABLE 1
LAND USE TABULATION (continued)

Parcel	Land Use	Gross Acres*	Dwelling Units	Density DU/Acre
34	Open Space	7.0	—	—
35	Low-density Residential	3.5	18	5.2
36	Low-density Residential	3.5	18	4.5
37	Neighborhood Park	5.5	—	—
38	Elementary School	11.0	—	—
39	Very Low-density Residential	19.5	97	5.0
40	Very Low-density Residential	13.0	59	4.5
41	Low-density Residential	16.0	87	5.4
42/43	Low-density Residential	17.0	93	5.4
44	Very Low-density Residential	4.0	17	4.3
45	Low-density Residential	24.0	122	5.1
46	Low-density Residential	25.5	110	4.3
47	Low-density Residential	14.0	65	4.6
48	Very Low-density Residential	8.0	41	5.1
TOTAL		651.3	4,108	

* Area in acres is approximate, and subject to refinement during detailed design and engineering.

** Up to 50 percent of Parcel 15 may develop in multifamily residential uses at any time. If the 50 percent of the site that is commercially reserved does not develop in a commercial use by June 1, 2001, then (a) the entire site may develop with multifamily residential uses through submission of a planned residential development application, (b) a community plan amendment will not be required for full residential development of the site, and (c) the zoning designation of R-1500 to accommodate residential development is authorized under Ordinance No. 18575, approved by the City Council.

*** Instead of an Institutional use, up to 50 units of market rate housing may develop on Parcel 18.

**TABLE 2
LAND USE ACREAGE ALLOCATIONS**

Land Use	Gross Acres	Percent of Total Acreage
Residential		
Very Low-density (0-5 DU/AC)	164.5	
Low-density (5-15 DU/AC)	190.0	
Low-Medium Density (10-15 DU/AC)	59.6	
Medium-density (15-30 DU/AC)	70.5	
Residential Subtotal:	484.6	32%
Industrial		
Industrial Park (including usable portion of power easement)	71.5	5%
Commercial		
Neighborhood Commercial	1.4	
Community Commercial	17.3	
Commercial Office	2.5	
Specialty Commercial ¹	13.0	
Commercial Subtotal:	34.2	2%
Facilities		
Elementary Schools	24.5	
Neighborhood Parks	19.5	
Institutional (Churches, Clubs, etc.)	10.0	
Facilities Subtotal:	54.0	3%
Open Space		
Hillside and Creek Open Space ²	802.3	53%
Streets		
Major and Collector Public Streets ³	66.9	5%
TOTAL ACREAGE:	1,513.5	100%

1. Includes park-and-ride sites within commercially-designated parcels 1 and 14 (2+ total acres).
2. Includes less than 3 percent disturbed open space in slopes; remainder is natural open space. Most manufactured slopes are included within project acreage.
3. Poway Road not included.

**TABLE 3
RESIDENTIAL AND EMPLOYMENT OPPORTUNITIES**

A. HOUSING UNITS

Residential Categories	DU/Gross Acre Range	Dwelling Units	Percent of DUs
Very Low	0 to 5	667	16%
Low	5 to 10	1,271	31%
Low-Medium	10 to 15	462	11%
Medium	15 to 30	1,708	42%
TOTAL		4,108	100%

B. EMPLOYMENT OPPORTUNITIES

Employment Type	Area in Gross Acres	Employees Per Gross Acre	Estimated Employees	Percent of Total Employees
Industrial Park	71.5	25	1,790	16%
Commercial Office	2.5	50	125	31%
Retail/Services Commercial	31.7*	15	476	11%
Community Facilities	54.0	Varies	150	42%
TOTAL	138.4	Varies	2,541	100%

*Two acres of park-and-ride are included but are not counted as employment generating.