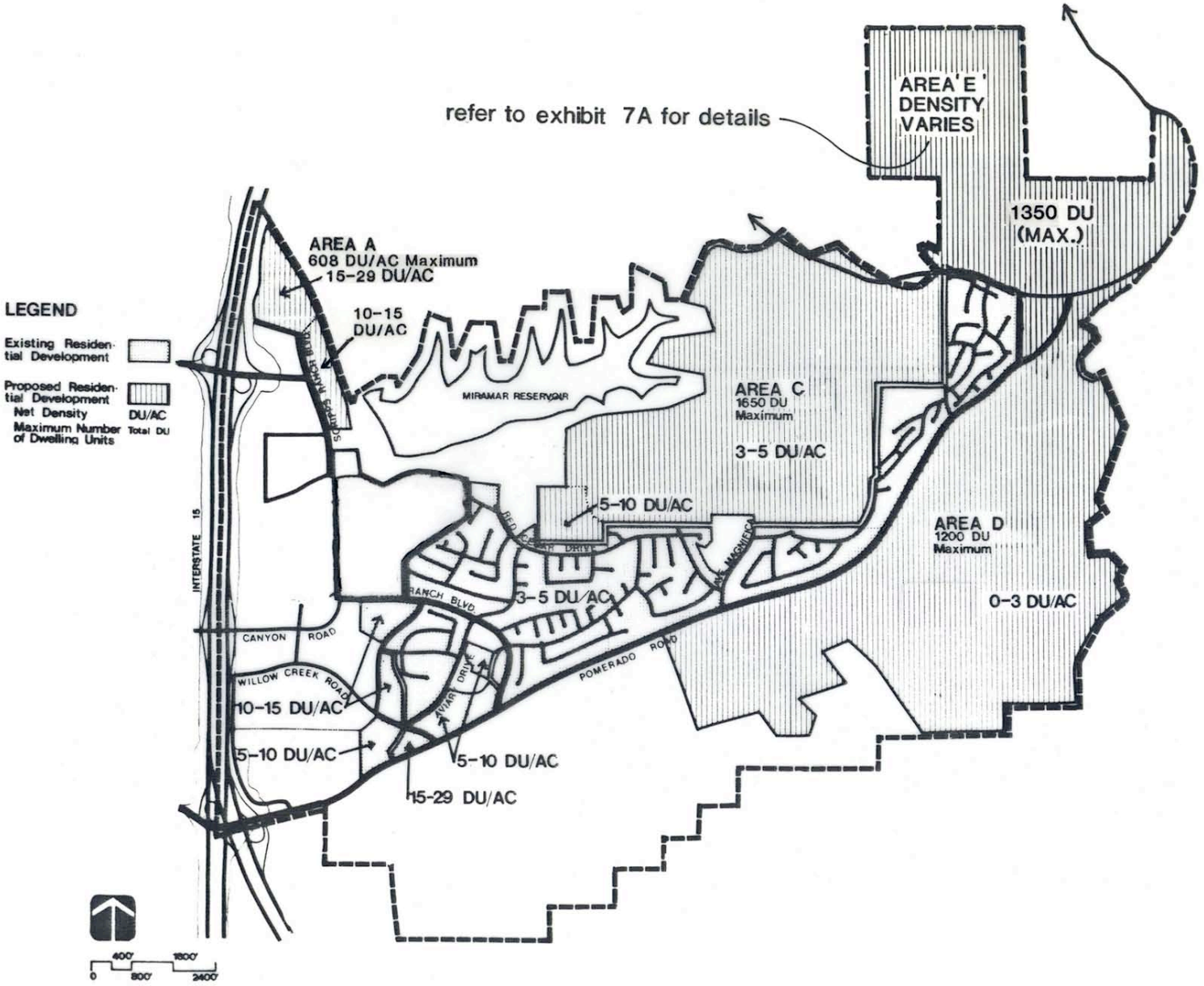


Residential Element **3**

Scripps Miramar Ranch Community Plan FIGURE

RESIDENTIAL ELEMENT

OBJECTIVES

The overriding residential goal for Scripps Miramar Ranch is to ENHANCE THE PRESENT LIVING ENVIRONMENT WHILE ACCOMMODATING RESIDENTIAL GROWTH WHICH COMPLEMENTS THE EXISTING COMMUNITY. The following objectives are set forth to guide future residential development in Scripps Miramar Ranch.

- Promote a variety of housing types and prices throughout the community in support of the citywide concept of balanced housing opportunities.
- Encourage development of estate-type and custom lots to complete the spectrum of housing choices in Scripps Ranch.
- Encourage development design that preserves the topographic relief of the existing terrain and minimizes cut and fill slopes.
- Encourage quality design of family-oriented homes emphasizing usable outdoor living areas on the homesites.
- Support cluster-type housing and Planned Residential Development (PRDs) that maximize open space.
- Integrate open space areas in residential developments to provide continuous open space systems wherever possible.
- Create a harmonious community appearance by utilizing a compatible variety of architectural styles, building heights, setbacks and different lot sizes.
- Encourage sensitive treatment of areas visible from Carroll Canyon and Miramar Reservoir as a means of reducing the visual impacts of development on these areas; maximize public access, both visual and physical, to these areas.
- Encourage high standards of design, materials and workmanship in construction.
- Encourage single-loading of single-family developments on major streets.
- Provide for effective street planting and landscaping which emphasize use of eucalyptus trees.
- Ensure that any landscaping and street planting installed by developers in conjunction with subdivision sales promotions comply with City standards and be maintained after the developers' sales activities cease, if appropriate.
- Encourage utilization of the principles of crime-free design and defensible space in all future developments.
- Encourage review of codes, covenants and restrictions (CC&Rs) by the Scripps Ranch Civic Association or similar body during the tentative map process.
- Encourage recordation of CC&Rs which prohibit on-lot unscreened parking of boats, recreational vehicles and trailers and outside aerial antennae.

PROPOSALS

Population

Based on the 1980 Special Census, household population sizes were projected through the year 2000 by the City Planning Department. Household size for the Pomerado Statistical Area, which includes Scripps Miramar Ranch, was projected to decline from 3.02 in 1980 to 2.6 by the year 2000. Assuming an ultimate community of 7,050 dwellings and a 95 percent occupancy rate, the year 2000 population is expected to be about 17,500.

Balanced Community

At the present time, the Scripps Ranch community offers a relatively limited spectrum of housing types and prices; the upper and lower ends of the current housing market are not found within the community. This is largely the result of the high land and site development costs in the area and the emphasis on family-oriented living.

Without substantial government subsidies, it is virtually impossible to provide housing for low- or even moderate-income persons. Because current residents of Scripps Miramar Ranch are committed to the support of balanced housing opportunities, this Plan supports requests for government subsidies which will make housing in the Scripps Miramar Ranch community available to lower- and limited-income families.

Until such time as subsidized housing in Scripps Ranch can be provided to the general public, dormitory housing on the United States International University campus can meet a demonstrated need for local students. Future housing on the campus should include both apartment and dormitory units.

Density Ranges

Although the community should maintain a low-density character, overall a variety of densities and housing types should be encouraged to develop. This Plan proposes the following residential densities to meet the specific goals and needs of the community. All densities are calculated for net residential acres (NRA). Net densities represent the number of units per acre remaining after subtraction of 15 percent of the gross acreage for streets and 25 percent of the gross acreage for open space.

1. Very low-density (0-3 dwelling units per net acre) is characterized by single-family detached development on lots of one-half acre or larger. In addition, very low-density could occur within a PRD, allowing utilization of large hillside and/or forested parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography or vegetation.

2. Low-density (3-5 dwelling units per net acre) includes primarily single-family residential development. Low-density development built under standard subdivision regulations is appropriate for homes on 6,000 square foot lots or larger, but cluster development in the form of PRDs is also encouraged as a means of providing more amenities and a greater variety of housing types.

3. Low medium-density (5-10 dwelling units per acre) will allow multifamily residential development in the form of duplexes, fourplexes and townhouses. Planned Residential Developments are encouraged within these areas to facilitate quality design and construction, maximize preservation of open space and vegetation, and minimize visual and spatial impacts on adjoining land uses.

4. Medium-density (10-15 dwelling units per net acre) has been used in the existing community and the Pomerado/Spring Canyon Road area to provide a slightly higher density of multifamily housing. The intent of this density is the same as the low medium-density.

5. High medium-density (15-29 dwelling units per net acre) has been used in the existing community for the construction of apartments at the corner of Willow Creek Drive and Pomerado Road, as well as for the area north of Erma Road. No additional use of this density is proposed in this Plan.

Density Allocations

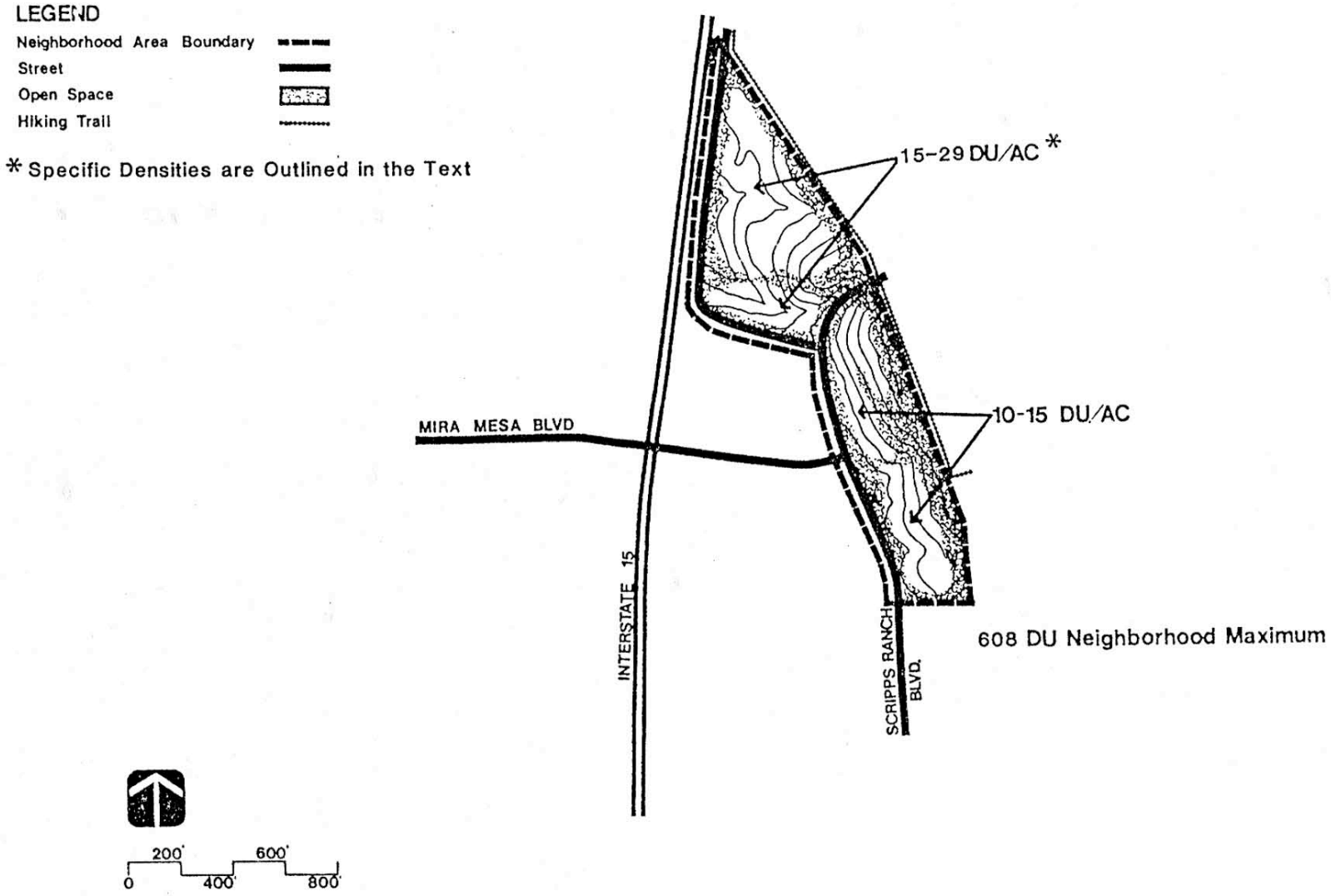
Figure 3 identifies the densities assigned to the various residential parcels within the planning area. These designations represent desired ranges of residential densities. The maximum number of homes permitted within each of the four new development areas is also shown on **Figure 3**. These numbers were determined by the anticipated impact on public service facilities and other community resources. Allowances for acceptable open space systems have been included in determining the desired density for each area.

The following discussions of site design and specific neighborhood concept plans delineate the more precise criteria for densities and development in each new residential area.

Site Design

Sensitive design is extremely important in determining whether a particular dwelling or group of dwellings will be a functional and aesthetic asset to the community. The following basic guidelines are set forth to aid potential developers, City officials and other governmental agencies in making site design decisions prior to land development. More specific criteria for development are contained in the **Design Element**.

The design of any new residential construction should respect existing development with regard to preservation of views and compatibility of architectural styles, building materials and landscaping. The Planned Residential Development permit process can aid in accomplishing these design objectives.



Area "A" Neighborhood Concept Plan

Scripps Miramar Ranch Community Plan

4 FIGURE

Multifamily residential housing should be carefully designed to be compatible with adjacent land uses. Building height and bulk should be in scale with the size of the site and proximity to adjacent structures. A strong emphasis should be placed on aesthetic considerations in the site plan, architecture and landscaping. In most instances, where view property is not involved, the quality and appearance of the development will predominate over the physical setting. Therefore, architectural design, landscape architecture and environmental design should be considered prior to development.

Lots on the perimeter of Miramar Reservoir and Carroll Canyon should respect "special treatment" criteria for landscaping, grading and architecture which will minimize the visual impact of development on the adjoining scenic areas. These criteria are set forth in detail in the **Design Element**.

Landscaping should emphasize eucalyptus trees and compatible species in order to maintain and enhance the existing forested character of the community. Existing City zoning regulations and building codes which regulate land use and construction are not always flexible enough to meet the development needs of individual communities. As particular needs are identified that cannot be satisfied by the provisions of existing zones, new zones should be developed and incorporated into the Municipal Code. In addition, existing zoning regulations and building codes should be revised or amended to provide greater design flexibility with regard to placement of houses upon lots, building setback and yard restriction, and use of new construction methods and materials.

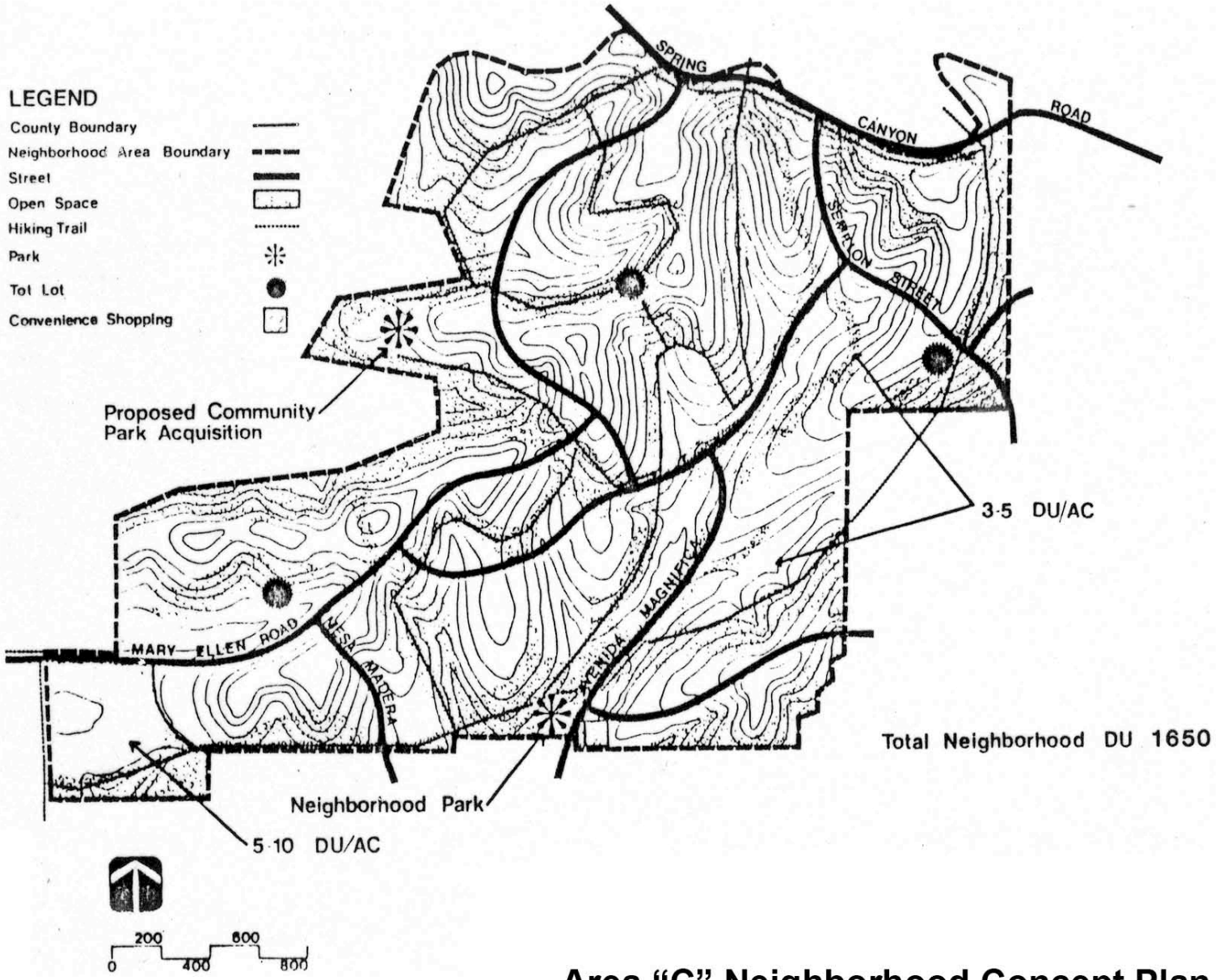
The design of all development should utilize security hardware and architectural design that will minimize the potential for criminal activity.

Neighborhood Concept Plans

Due to the variety of terrain and resources found on residential parcels throughout the planning area, four separate residential development areas have been identified. The following discussions clarify this Plan's intent for these four areas. More specific design criteria are outlined in the **Design Element**.

1. Area A. This area comprises approximately 58 gross acres and is located in the northwest corner of the planning area. The area is bounded by I-15 on the west, the San Diego County Water Authority Aqueduct on the east, and Mira Mesa and Scripps Ranch Boulevards on the south.

   Portions of the property have slopes in excess of 25 percent and large rock outcroppings. With grading and site-specific architecture, much of the property could support multifamily units. The northern portion of Area A is designated for 15-29 dwelling units per net acre, but is specifically intended to allow a maximum density of 20.14 dwelling units per net acre in Scripps Westview and a maximum density of 25.6 dwelling units per net acre in Scripps Landing. An average density of 10-15 dwelling units per net acre is permitted for the remainder of the area. No more than 608 homes should be built within this area. At least 15 acres or 25 percent of this area should be left as open space. (See **Figure 4**. Also, please note that **Figure 5** has been deleted from this Plan.)



Area "C" Neighborhood Concept Plan

Scripps Miramar Ranch Community Plan

6
FIGURE

2. Area B. This area comprises approximately 100 acres and is located in the west central portion of the planning area. It is bounded on the north by Scripps Lake Drive, on the west by Scripps Ranch Boulevard, and on the south and east by existing development.

   In November 1986, the City Council adopted an amendment to Scripps Miramar Ranch Community Plan by Resolution No. R-266987, which approved changing the land use designation for Area B from residential to industrial park use. For a discussion of development within Area B, see **Industrial Element** proposals.

3. Area C. This area comprises approximately 640 contiguous acres and is located in the north-central portion of the planning area. It is bounded on the north by the planning area boundary, on the west by Miramar Reservoir, and on the south and east by existing residential development.

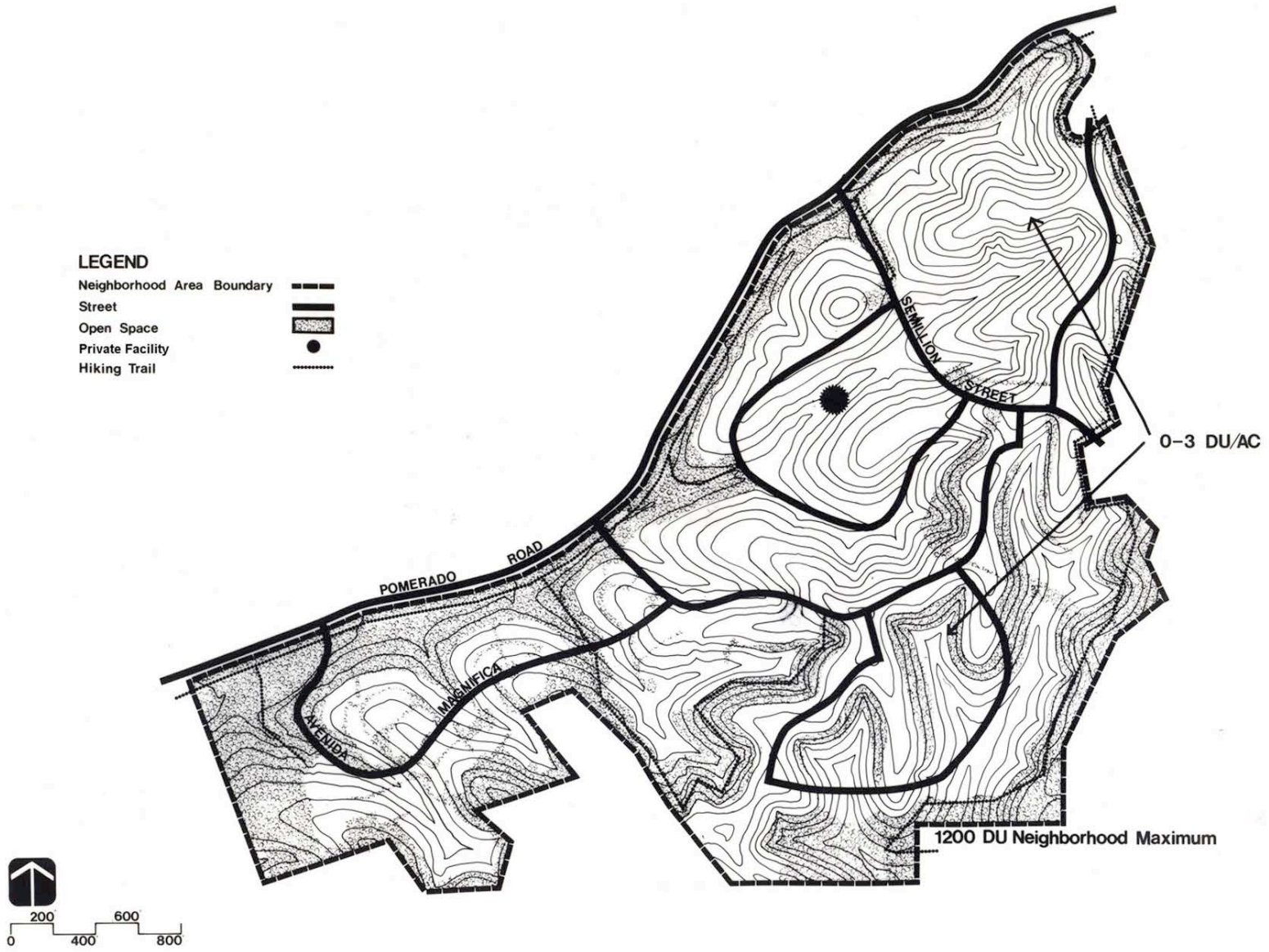
   Development in Area C should take place at a density of three to five dwelling units per net acre, except for a 20-acre parcel which bears a density of five to ten dwelling units per net acre. This will permit a maximum of 1,650 homes within the entire area. Planned Residential Developments are encouraged to provide diversity in design, housing types and amenities. At least 160 acres, or 25 percent of the area, should be left as open space. (See **Figure 6**.) .

4. Area D. This area comprises approximately 800 acres and is located in the southeast portion of the planning area. It is bounded by Pomerado Road on the north, United States International University on the west, and federal property on the south and east.

   Land in this area is generally characterized by slopes in excess of 13 percent and/or eucalyptus trees. The latter are found primarily in Carroll Canyon and subsidiary canyons. Because of these factors, which encourage maximum preservation of open space, density in this area has been limited to zero to three dwelling units per net acre with no more than 1.5 homes per gross acre in total. This very low-density, which will permit no more than 1,200 homes south of Pomerado Road, should encourage the development of estate and custom lots, providing housing opportunities desired by residents of the present community. **Figure 7** identifies the probable open space systems and developable areas comprising the neighborhood concept plan. Preservation of mature eucalyptus trees should be a primary design consideration in this area. At least 200 acres, or 25 percent, of this neighborhood should be left as open space.

5. Area E. This area comprises approximately 385 acres located at the northeast portion of the planning area. It is bounded by Pomerado Road on the east, the city of Poway on the north and northeast, the Sabre Springs community on the north, the Miramar Ranch North community on the west, and the existing residential areas of Scripps Ranch on the southwest.

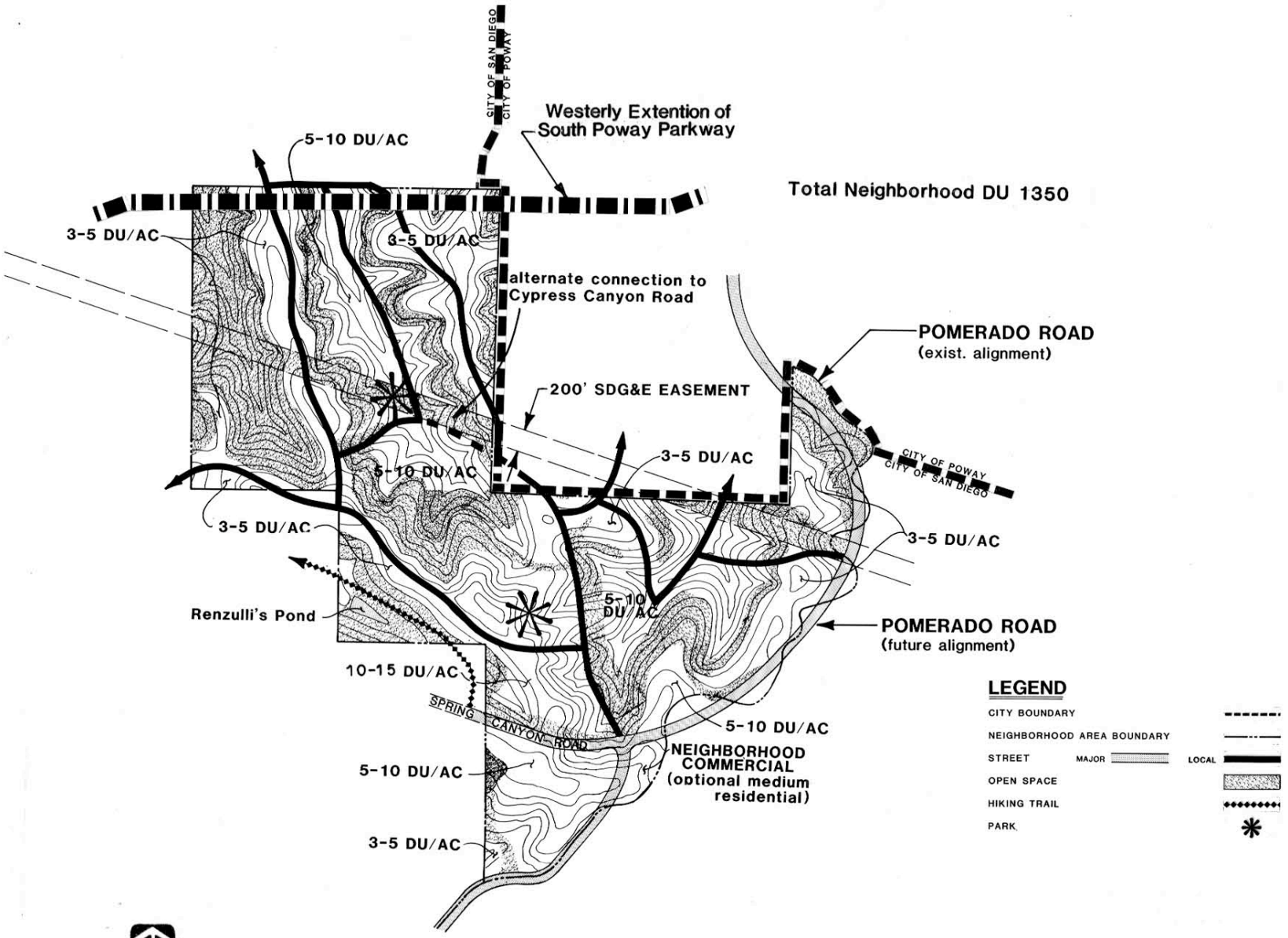
   As is typical of many areas east of I-15, this portion of the Ranch is characterized by slopes in excess of 25 percent. About 165 acres, or 43 percent of the area, should be left as open space or park land, as shown on **Figure 7A**. These areas will not only provide for visual separation of urban uses, but will connect to major open space systems in Miramar Ranch North and Sabre Springs. The pond adjacent to Spring Canyon Road should also be preserved.



Area "D" Neighborhood Concept Plan

Scripps Miramar Ranch Community Plan

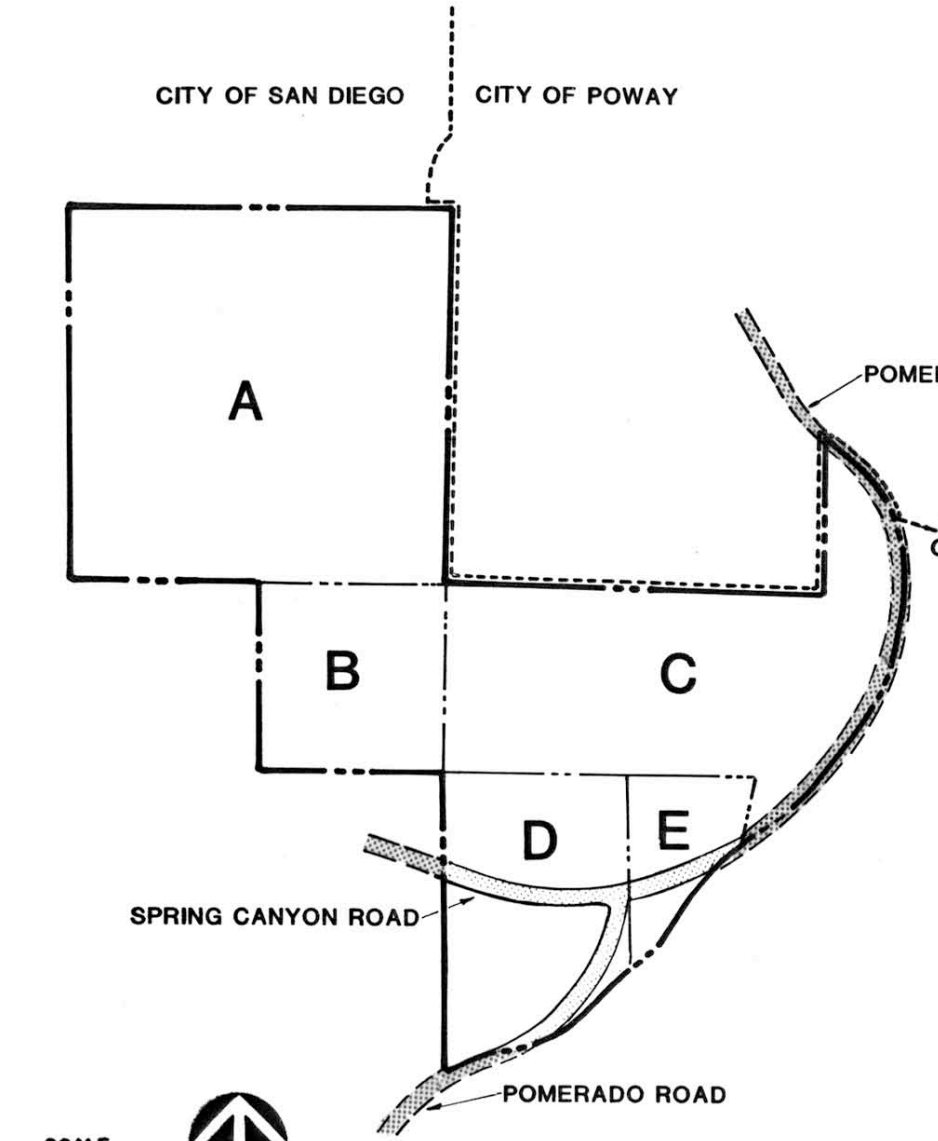
7
FIGURE



Area "E" Neighborhood Concept Plan

Scripps Miramar Ranch Community Plan

7a
FIGURE



PROPERTY	MAXIMUM UNITS
A	495
B	45
C	360
D	405
E	45

MAXIMUM DWELLING UNITS 1350

Area "E" Unit Allocation by Owner

Scripps Miramar Ranch Community Plan

7b FIGURE

The remaining developable area should permit no more than 1,350 dwelling units or 3.5 units per gross acre. Development proposals should be in substantial conformance with the conceptual grading plan and land use plan adopted by the City Council in association with the approved plan amendment for this area, on file with the City Planning Department. A maximum number of dwelling units has been allocated to each ownership area, as shown on **Figure 7B**. It should be noted that the City Council included in its motion of approval for the County Island Plan Amendment a recommendation that there be no increases in development intensity on Property A (Village and Country Properties) because of the inclusion of the westerly extension of the South Poway Parkway through the property.

In order to ensure compliance with the unit allocations, the initial subdivision of any property (described as properties A through E on **Figure 7B)** shall encompass all of the property for the purpose of further distributing the allocated units within a single ownership. Transfer of the allocated units among or between the property owners in Area E is not recommended.

A range of housing densities has been proposed in Area E in order to achieve compatibility with surrounding approved plans, major streets and existing homes. In no case, however, shall the density within Area E exceed 15 dwelling units per net acre.

For the northerly and easterly portions of the site, low-density (3-5 du/na) has been assigned to the ridgetops, with low-medium density (5-10 du/na) in the canyons. This matches the density ranges planned in the adjacent Miramar Ranch North and Sabre Springs planning areas.

At the intersection of major roads, two densities have been used: low-medium density on a site next to existing single-family homes, and medium density (10-15 du/na) on a site across the street from and at a lower elevation than other nearby houses. This latter site is also adjacent to a planned neighborhood park.

A small commercial corner can also be accommodated at the intersection of Spring Canyon and Pomerado Roads. If a commercial use is not feasible, the site can be developed with residential units, but density should be limited to the medium-density range (10-15 du/na).

Several different conditions in the plan area create the need for additional design review through planned developments. Specifically, developments next to existing single-family homes, major dedicated open space or major intersections should be sensitively planned and designed in order to provide for sufficient regulation of setbacks, landscaping and buffering.

The low-medium density site adjacent to existing single-family homes at the southwest corner of Area E will be developed under a PRD which will provide a horizontal and vertical buffer at the west property line. This bermed and landscaped buffer will be 100 feet in width where it adjoins the backyards of homes on Loire Avenue and Pinot Noir Circle.

The medium-density PRD development next to Renzulli's Pond at the northwest corner of the intersection of Spring Canyon Road and Cypress Canyon Road must incorporate transitional slope plantings to ensure screening of the development from the open space area and the streets. This project's design must also consider its location south of a neighborhood park.

Other areas appropriate for PRDs include multifamily or attached product areas in the low-medium density range (5-10 du/na).

In general, landscaped areas in any of the projects in Area E which abut major streets must complement the existing wooded appearance of the rest of the major ranch roads. Further discussion of specific design criteria for these parcels are contained in the **Design Element**.

Planned Residential Developments are also encouraged in other portions of Area E in order to provide diversity and quality in design, housing type and amenities, and to ensure sensitivity to surrounding development and open space systems. Further, because of the extensive amount of common external open space systems being provided in this area, consideration should be given to relaxing the standards for useable open space in each subdivision in order to minimize grading.

The recommended number of units and various densities permitted within Area E are based on the circulation system indicated in the land use plan. The approval of specific development proposals for this area should generally conform to the circulation system as shown. The extension of roadways through designated natural open space areas shall not be permitted except where an alternate connection to Cypress Canyon Road may be necessitated if the ridge paralleling Renzulli's Pond does not develop. If specific development proposals would result in the need to make road connections through natural open space, the density of the development shall be reduced to a level that would eliminate the need for such a road connection.

The environmental analysis prepared in conjunction with the 1987 Amendment to include this area within the Scripps community identified a concern relative to hydrology and drainage. In order to avoid potential water quality impacts, site-specific analysis will be required as outlined in the **Implementation Element**.