

Tierrasanta Community Plan



THE CITY OF SAN DIEGO

Tierrasanta Community Plan

Prepared by:

The City of San Diego Planning Department
202 C Street, MS 4A
San Diego, CA 92101

and

The Tierrasanta Community Council



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

TIERRASANTA COMMUNITY PLAN

The following amendments have been incorporated into this January 2007 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Removal of the western portion of the 1971 Elliott Community Plan and the inclusion of that area within the Tierrasanta Community Plan			July 27, 1982	R-256890
Redesignated area north of SR-52 alignment for military use. Redesignated centrally located area for Regional Park			April 29, 1985	R-263065
10-acre area changed from Commercial to Residential; number of dwelling units per net acre reduced			April 15, 1986	R-265460
Northern boundary aligned with SR-52			June 17, 1986	R-266025
51-acre parcel redesignated from Military to Industrial Park; guidelines for the development of this site added. 99 acres redesignated from Military to Open Space			December 8, 1987	R-269977
Redesignated land from Fire Station to Office Commercial; guidelines for the development of this site added			September 12, 1989	R-274381
Redesignated land from Neighborhood Commercial to Specialized Commercial and redesignated land left over from SR-52 to Specialized Commercial; guidelines for the development of this site added			September 12, 1989	R-274383



MAYOR

Pete Wilson

CITY COUNCIL

Bill Cleator
Susan Golding
Mike Gotch
Lucy Killea
Bill Mitchell
Dick Murphy
Ed Struiksma
Leon L. Williams

CITY ATTORNEY

John W. Witt

CITY MANAGER

Ray T. Blair, Jr.

PLANNING COMMISSION

John G. Davies, Chairman
Dorothy Leonard, Vice-Chairman
Fil Chavez
Homer Delawie
F. Gilbert Johnson
Paula Oquita
Marie Widman

CITY PLANNING DEPARTMENT

Jack Van Cleave, Director
Michael Stepner, Assistant Planning Director

STAFF INVOLVED IN PREPARATION

Michael Stepner, Assistant Planning Director
Diana Dugan, Deputy Planning Director
Mike Stang, Principal Planner
John Wilhoit, Associate Planner (Project Planner)
John Paul Folger, Planning Intern
Stephen Tallian, Graphics Supervisor
Byron Frohn, Senior Drafting Aide
Marylu Holt, Senior Drafting Aide
Nancy Freeman, Word Processing Supervisor
Brenda J. Love, Programmed Typewriter Operator



TIERRASANTA COMMUNITY COUNCIL

Doug Cassat, President
Mary Jane Heggeness, Vice-President
Debbie Decker, Secretary
Jo Reilly Cummings, Chief Financial Officer

Directors

Jackie Beauregard
Randy Bosch
Pete Burgert
Dee Anne Campbell
Victoria Ciccone
George Everett
Doug Feist
James Folsom
James Gomes
Jim Knox
Norma McNerney
Larry Michalec
Jerry Northfield
Ray Purser
Bill Synder
Lynn Thomas
Celeste Weinsheim

Table of Contents

INTRODUCTION	3
The Planning Area	3
History	3
Scope and Purpose of the Plan	4
Legislative Framework	5
Goals	6
PLAN SUMMARY	9
PLAN ELEMENTS	13
Housing	13
Commercial	23
Industrial	29
Community Facilities	33
Military	49
Open Space	51
Mission Trails Regional Park Additions	55
Urban Design	57
Transportation	71
Social Environment	87
PLAN IMPLEMENTATION	95
Land Use	95
Rezoning	95
Grading	95
Environmental Review	95
Mission Trails Regional Park	96
Transportation	96
Educational Facilities	96
Financing Plan	96
Capital Improvements Programming	96
Plan Maintenance and Updating	97
General Plan Map	97
Summary of Public Projects	99
Community Plan Map	100

List of Figures

Figure 1. Location Map	2
Figure 2. Undeveloped Residential Areas	12
Figure 3. Tierrasanta Norte	16
Figure 4. El Dorado Hills.....	18
Figure 5. Regency Hill.....	20
Figure 6. Community Shopping Center.....	22
Figure 7. Neighborhood Shopping Center.....	24
Figure 7a. Specialized Shopping Center	26
Figure 8. Industrial Use	30
Figure 9. Community Facilities	36
Figure 10. Mission Trails Regional Park.....	40
Figure 11. West Fortuna Mountain	42
Figure 12. East Fortuna Mountain	44
Figure 13. Mission Gorge	46
Figure 14. Military	48
Figure 15. Open Space	50
Figure 16. Future Study Area.....	54
Figure 17. Tierrasanta Norte Design	64
Figure 18. El Dorado Hills Design.....	66
Figure 19. Regency Hill Design.....	68
Figure 20. 1981 Functional Street Classification.....	70
Figure 21. Transit Routes	72
Figure 22. Major Pedestrian Routes	74
Figure 23. Proposed Street System	76
Figure 24. Year 2000 Average Weekday Traffic Forecast.....	78
Figure 25. Potential Park-and-Ride Sites	80
Figure 26. Proposed Bikeway System.....	82
Figure 27. Proposed Pathway System	84
Figure 28. Social Facility Sites	86
Figure 29. General Plan Map.....	98
Figure 30. Community Plan Map.....	100