

**AMENDMENT TO THE CARMEL VALLEY  
NEIGHBORHOOD FOUR-A PRECISE PLAN**

On November 19, 1996, the City Council adopted an amendment to the Carmel Valley Neighborhood Four-A Precise Plan by Resolution No. 288076. The amendment resulted in the following change to the precise plan text:

Page 16, 60-61: A revision of the maximum number of students permitted by the plan from 200 students to 650 students.

ATTACHMENT: Amended plan language

REVISED TEXT:

p. 16

#### COMMUNITY FACILITIES

Community and neighborhood-level facilities to serve Unit Four-A--an elementary school, neighborhood park and high school--are located just to the south in Unit Four or to the west in Unit Seven. A neighborhood shopping center is proposed to be developed about 2/3 of a mile to the south in Unit One.

An existing religious institution occupies a site of 2.5 acres just north of the proposed alignment of Del Mar Heights Road. Access to this area will be taken off the collector road (realigned Black Mountain Road). A 10' minimum landscape buffer between this area and the adjacent residential areas should be provided. Owners of this parcel are proposing to develop a portion of the site for detached single family housing. If some portion of this site is used for housing, it shall not exceed a maximum of 4.25 units per acre.

A religious institution, pre-school and private elementary school for up to 650 students is designated for a separate 10.187 acre parcel extending along the southeasterly boundary of the area. Access to this 10.187 acre parcel is currently taken off old Black Mountain Road. Until the existing road is replaced with the planned extension of Del Mar Heights Road, up to 280 pre-school and private elementary students can be accommodated on the site at one time. Following construction of Del Mar Heights Road, up to 650 pre-school and private elementary school students can be accommodated on the site at one time.

This 10.187 acre parcel is designated for institutional use. However, in the event that all or some portion of the site is not developed with institutional uses, the site would appropriately be developed with housing at a maximum density of 4.25 units per acre. If only a portion of the 10.187 acre site is developed with housing, the acreage encompassed by the institutional facilities will be excluded in determining the maximum residential yield of the remaining acreage.

pp. 60-61

#### INSTITUTIONAL AREA

The precise plan establishes 12.687 acres to be reserved for institutional uses. An existing religious institution presently occupies a 2.5 acre site located northerly of the collector road entry onto Del Mar Heights Road (the owners of the site propose development of single family lots over the southern segment of the site). When the City of San Diego relinquishes its street reservation for Del Mar Heights Road in the northern portion of

this site, the resulting area may be converted to a single family lot. The 10.187 acre institutional area located northeasterly of the existing religious institution (which is under separate ownership) has been set aside for the development of a pre-school and private elementary school, in combination with a religious institution. Alternatively, portions of the site could be developed with residential housing at a maximum density of 4.25 units per acre. Any further development of the existing or proposed institutional sites will be governed by conditions typically applied by the City of San Diego in its approval of conditional use permits. The following guidelines should be considered in the design, review, and approval of further development plans for the site:

Site planning should effectively adapt buildings, parking areas, accesses, and ancillary uses to sites with wide exposure to the community and neighborhood.

Off-street parking areas should be screened and softened through extensive landscaping in order to limit their exposure to community and neighborhood view. A minimum of 10 percent of parking areas should be landscaped. No parking, stopping, loading or unloading of passengers will be permitted within Del Mar Heights Road or the collector street.

Perimeter design should be coordinated with community and neighborhood interfaces.

Compatibility of architectural design and appearance with the surrounding community and neighborhoods should be achieved so far as practicable. Phasing of development, or the possible inclusion of housing, should be implemented within an integrated design approach.

The use of a selected landscape palette should be encouraged, particularly on slopes visible to the public and along streets serving the sites.

Given the prominence of the sites and their relationship to the neighborhood, signs should be limited in height and area and any freestanding identification signs should be confined to collector or local road access.