

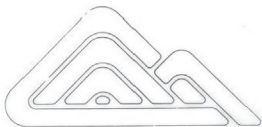


Housing Element

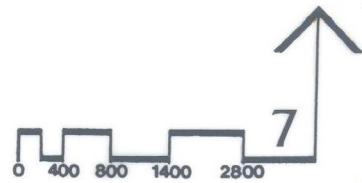
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Housing Element

 RESIDENTIAL LAND USES



Carmel Mountain Ranch



HOUSING ELEMENT

OBJECTIVE

The central objective is to ACCOMMODATE A VARIETY OF RESIDENTIAL OPTIONS THROUGH A DIVERSITY OF PROJECT TYPES AND ECONOMIC APPEAL.

Guidelines for attainment of this objective include:

- Incorporate Planned Residential Development (PRD) zoning overlays on designated attached ownership unit neighborhoods (see **Figure 35**) to ensure design compatibility.
- Design residential development so as not to adversely affect surrounding land uses and topography.
- Have residential site planning sensitive to natural environmental concerns.
- Establish a sense of neighborhood by the use of physical transitions, natural or created, by separation of internal circulation patterns, with entry statements and architectural theme treatments. Use this as a means of reinforcing the concept of defensible neighborhoods.
- Encourage the development and maintenance of individual neighborhood landscape treatments. These treatments will reinforce natural environments and features and will serve to blend the effects of urban development with the landscape.
- Seek means of creative financing or product offerings (ownership and rental) to enable inclusion of a reasonable percentage of moderate cost housing in the community. Incorporate a mobile home zone as an affordable neighborhood that will represent two percent of the total community dwellings.
- Design neighborhoods specifically suited to elderly life styles that meet their unique needs by housing, street and open space designs.
- Encourage utilization of the principles of crime deterrent design and defensible neighborhood for all residential developments.
- Residential standards will be those of the City of San Diego unless they differ from PRD ordinances and then the PRD regulations will be conformed with.

It is the stated intention of the developers to provide affordable housing within the community of Carmel Mountain Ranch. Affordable housing shall be housing available to households having an income less than 120 percent of the median household income in San Diego (for example through product type or financing arrangement). All rental units and subsidized rental ownership units (subsidized by federal, state or local programs) will be deemed to satisfy this requirement for affordable housing. The developers intend to proceed with the phasing (per the Public Facilities Plan) of the community and commit to build ten percent of the total project's residences as affordable units. It is upon the sole discretion of

the developers to seek local, state or federal programs for the funding of particular affordable housing projects within Carmel Mountain Ranch. The developers may also choose to build market rate rental units or joint venture with industry to provide affordable housing for employees within the Carmel Mountain Ranch community plan area.

PROPOSALS

1. Population

The 5,039 residential units are estimated to generate a population of approximately 12,000 persons. This number was projected from SANDAG’s population figures extracted from the federal 1990 census data. An average of 2.35 persons are anticipated for each dwelling unit within Carmel Mountain Ranch.

2. Community Balance

A balanced community encompasses a variety of housing types related to acreage/density numbers. A wide range of densities with creative site planning will provide a broad economic offering within the community. The extent to which this will achieve the goals of City Council Policy 600-19 will be dependent upon final approval of densities and housing types.

To meet the City’s proposed mobile home enabling legislation, 108 mobile home units have been incorporated into the Plan. This housing falls in the category of low-medium density at 7.6 units per acre. It will respond to a demand for affordable housing.

The planned dwelling unit count is:

Residential Category	Density	Number of Units	Percent of Housing
Low-Density	0-5 DU/GA	559	11%
Mobile Homes	6-8 DU/GA	108	2%
Low-Medium Density	6-29 DU/GA	3,059	60%
Medium-Density	30-43 DU/GA	1,263	26%
Very High Density	75-109 DU/GA	50	1%
Total Dwelling Units		5,039	100%

3. Density Range

- a. **Low-Density** (0-5 dwelling units per gross acre) consists of single-family detached or attached product types. Various lot sizes and configurations are possible under this designation and they will be created in response to topography and to the circulation needs of the area. Open space will be integrated into many neighborhood designs.

Low-density is designated on **Figure 5**, for Units 22 and 23. Approximately 11 percent of the proposed dwelling units will fall within this density range.

- b. **Low-Medium Density** (6-29 dwelling units per gross acre) consists of single-family detached or attached product types and mobile homes as shown on **Figure 5** for Units 1-14, 16, 17 and 19-21. There are approximately 411 acres allocated for this category and of all units proposed are incorporated herein. Variety in lot size and configuration and the open space provisions will respond to the landforms and the overall neighborhood designs. Flexible lot size and clustering within this density classification allows for sensitive response to environmental considerations and to the marketing climate.

The land area of Unit 7 was increased after it was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. Additional traffic and environmental studies will be required if this former right-of-way area is ever proposed to be developed. Unit 7 is located to the north of the Camino Del Norte and Carmel Mountain Road/Paseo Lucido intersection.

- c. **Medium-Density** (30-43 dwelling units per gross acre) will consist of multifamily attached development in low- to mid-rise product types as depicted on **Figure 5** for Units 15, 15A and 18. Location of these parcels is close to high circulation routes which can facilitate movement of large numbers of people. Clustering and stacking provide the density called for in the site plan. Rental units may be incorporated into these density categories. Approximately 26 percent of the units (1,343) are to be medium-density. They will occupy approximately 62.9 acres.
- d. **Very High-Density** (75-109 dwelling units per gross acre) will consist of multifamily attached development in mid-rise product types as depicted on **Figure 5** for Unit 4C. Location of this parcel is close to high circulation routes which can facilitate movement of large numbers of people. The parcel is in proximity to transit in the Sabre Springs/Penasquitos Transportation Center. One hundred percent of the units (50) are to be very high density. They will occupy approximately 0.46 acres.

4. Development Design

The Plan's sensitivity to environmental resources, existing landforms and compatibility of land use elements are basic to the site design. Additional considerations are:

- Natural boulders and rock outcroppings will be incorporated, where feasible, into the landscape treatment of grading and land development to provide a community identity.
- Individual neighborhoods will be clustered to maximize views of the natural environment.
- The color palette and material choices will be selected through the use of the community design element (**Community Environment, Conservation and Design**)

Element) and as a function of the PRD process, where applicable.

- Residences will be compatible in scale with adjacent development by the use of transitional design elements and density progression.
- Community neighborhoods will be planned to accommodate adjacent circulation where interdependence and compatibility will be served by so doing (i.e., a pedestrian connection is planned to facilitate access between Unit 22 and adjacent Poway development for school transportation).