

Amendment
to

■ c a r m e l ■ v a l l e y ■

development

unit four - a

■ p r e c i s e ■ p l a n . ■

REPLACEMENT PAGES*

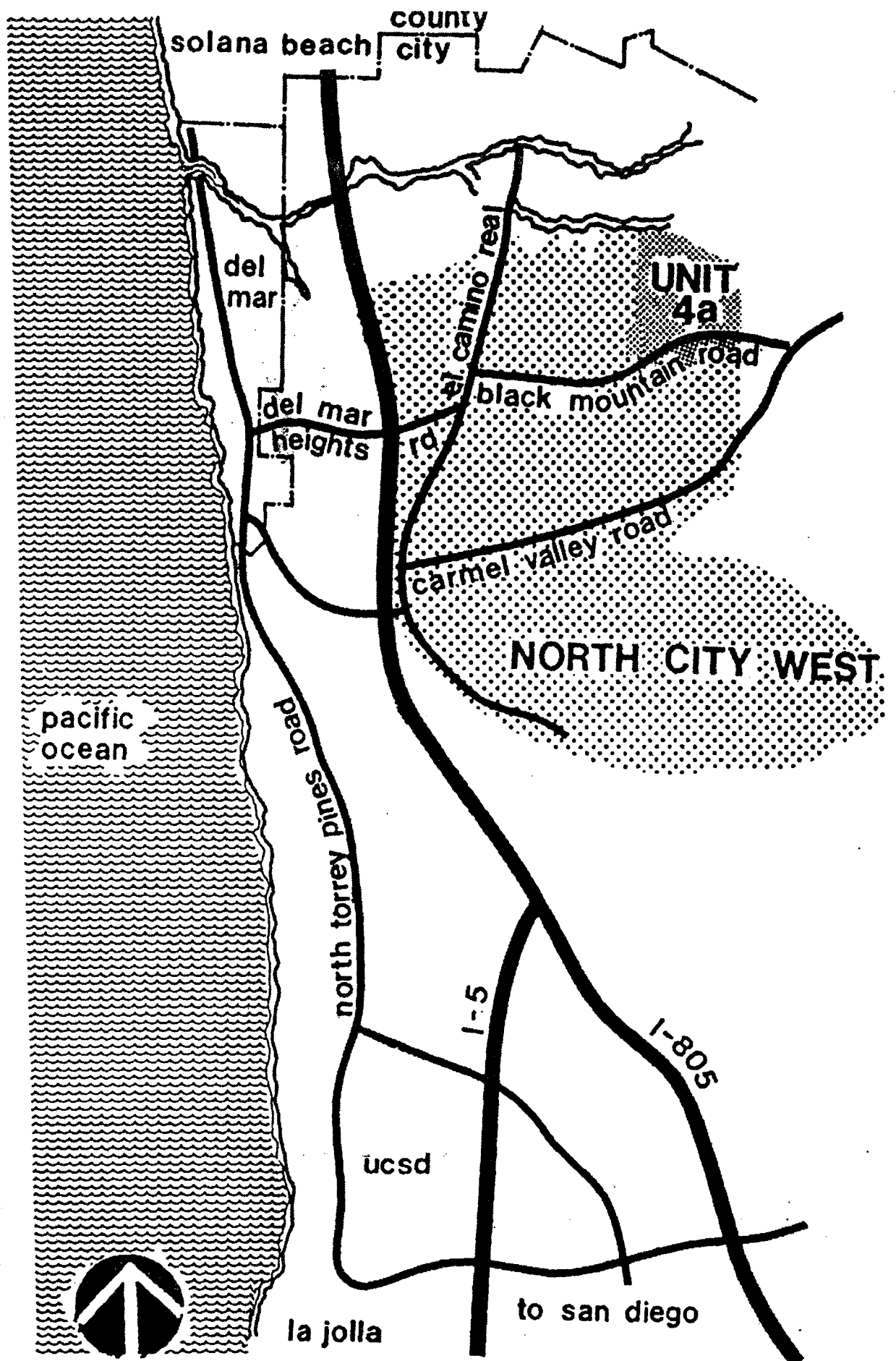
*THESE PAGES REPLACE THE PAGES HAVING THE SAME NUMBER AS THOSE
IN THE DEVELOPMENT UNIT 4A PLAN TEXT DATED AUGUST 2, 1989.

AMENDMENT ADOPTED BY
CITY COUNCIL RESOLUTION NO. 289182
ON SEPTEMBER 16, 1997

Revised Text for Carmel Valley Precise Plan 4-A - Point Carmel

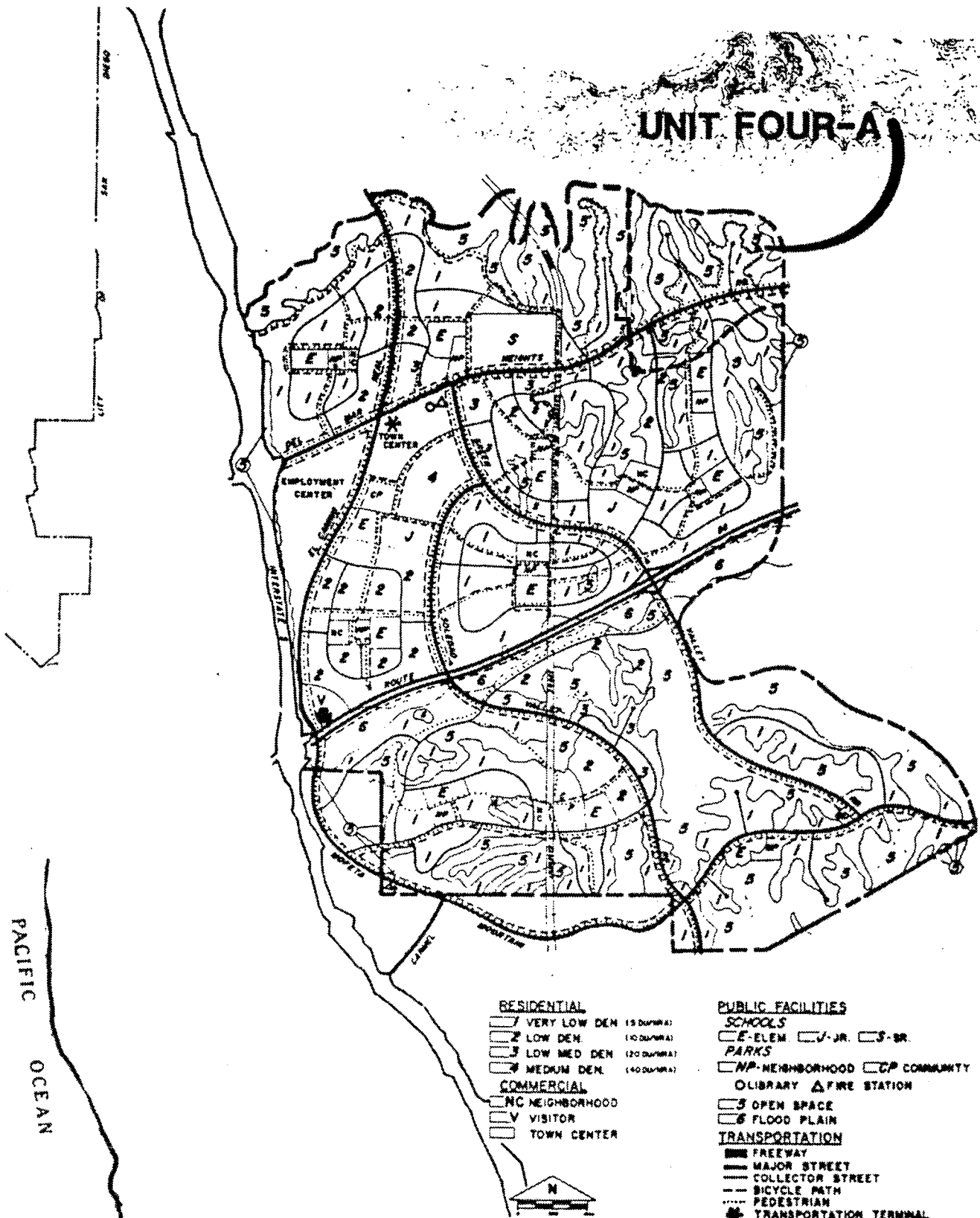
PAGE 1, Last Paragraph of the PRECISE PLAN LOCATION Section

Figure 1 depicts the subregional location of the Unit Four-A Precise Plan area, which encompasses an area of roughly ~~247~~ 256 acres.



1 LOCATION MAP

UNIT FOUR-A



NORTH CITY WEST COMMUNITY PLAN

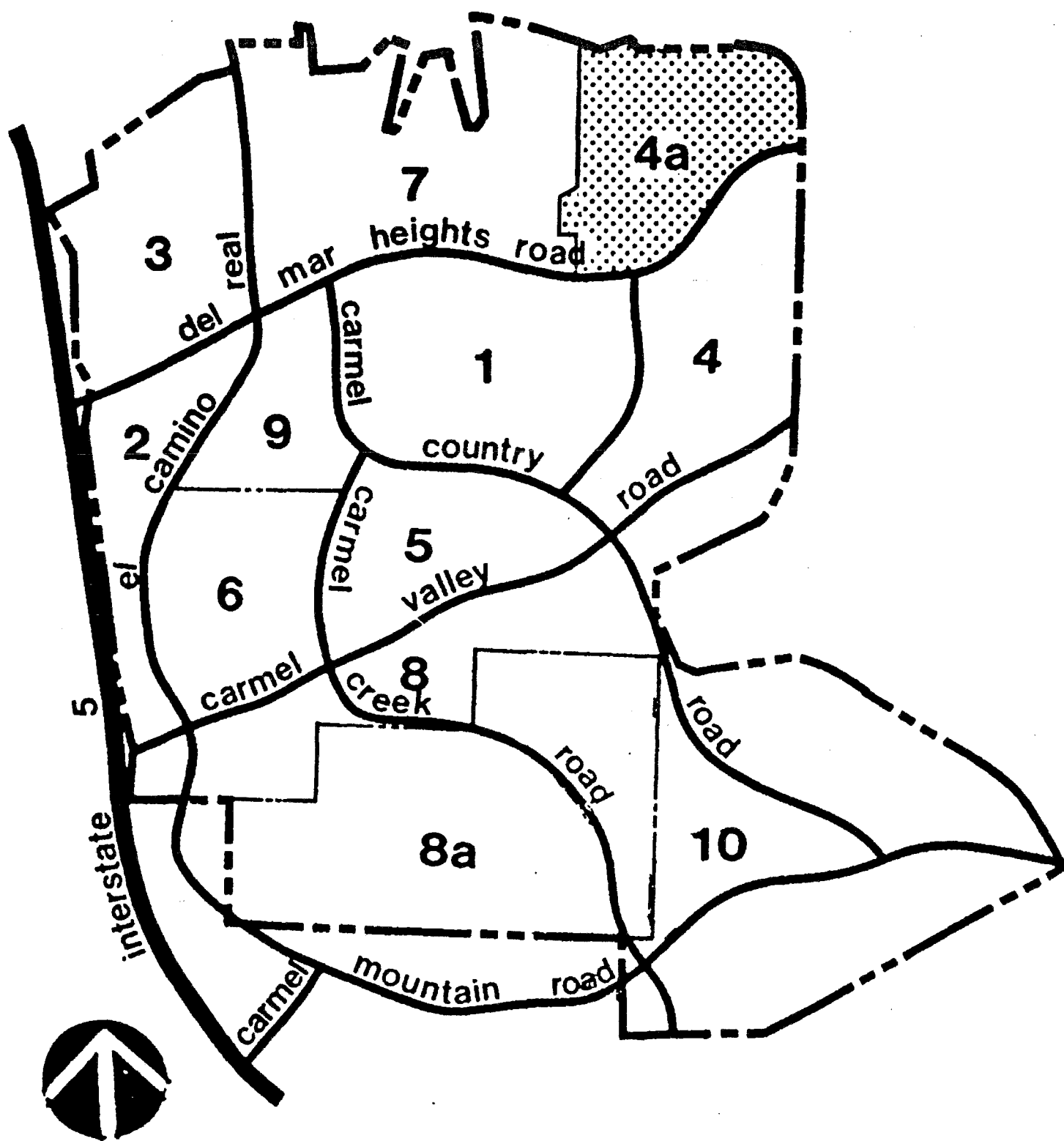
PAGE 5, Last Paragraph of the page

On October 16, 1987 the City Council adopted a portion of the Unit Four-A Precise Plan encompassing the Pardee, Pocina, Tapolchangi, Santos and Appleman properties. Adoption of the remaining ownerships ~~was~~ ~~has been~~ deferred and ~~was~~ ~~will be~~ subject to further study by the City Planning Department, and hearings before the Planning Commission and City Council to determine appropriate residential densities and land use configurations.

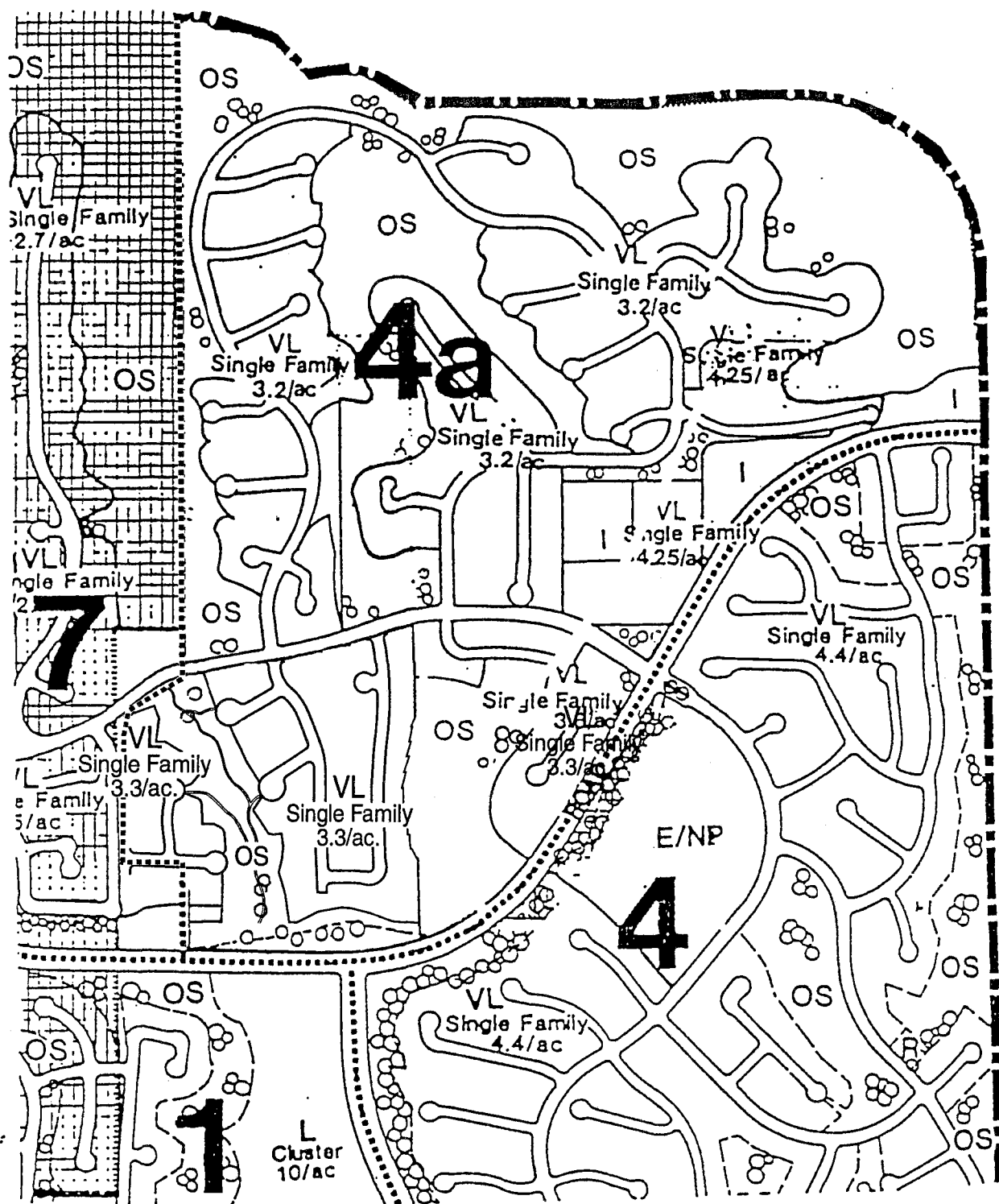
In 2001, the City Council adopted an amendment to the Unit Four-A Precise Plan encompassing the previously undesignated area of Unit Four-A and adjusting the boundary between Unit Four-A and Unit Seven. Specifically, the amendment involves transferring approximately 5.7 acres from Unit Seven into Unit Four-A. Of this approximately 5.7 acre area, 2.8 acre area was previously designated Residential (detached 5 dwelling units per acre) and approximately 2.9 acres were designated Open Space. The proposed amendment includes designating approximately 24.6 acres for Residential development (5 dwelling units per acre) and approximately 7.3 acres for Open Space and the provision of pedestrian trail from Lansdale Drive through the project to the Del Mar Heights Pipeline which is located adjacent to the southern project boundary and north of Del Mar Heights Road. This Plan amendment will permit the property owner to build 89 dwelling units on approximately 27 acres (net). In addition, the amendment includes designating the sliver of land (approximately 2.9 acres) between Del Mar Heights Road and the southern subdivision boundary as Open Space.

Page 7, PRECISE PLAN SETTING

The Unit Four-A Precise Plan contains approximately ~~247~~ 256 acres bounded by North City West Development Unit Seven on the West; Gonzales Canyon on the north; the eastern limits of the Community Plan on the east; and the proposed alignment of Del Mar Heights Road on the south. This area is largely undeveloped, except for the religious institution and two residences contained within relatively small ownerships.



3 PRECISE PLAN DEVELOPMENT UNITS



PAGE 13, LAND USE SUMMARY

Table 1 summarizes land use acreage allocations for the precise plan area. Approximately 133.7 ~~109.1~~ acres, or 52 ~~44~~ percent of the acreage, is allocated to residential uses. The remaining property is specified for institutional uses, streets, and open space.

A total of ~~463~~ 374 dwelling units are proposed. Housing areas will accommodate an estimated peak population of 1294 ~~1047~~ residents.

Table 1

LAND USE ACREAGE ALLOCATIONS

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of total</u>
Detached Residential	109.1 <u>133.7</u>	44 <u>52</u>
Institutional*	7.5	3
Undesignated	25.3	11
Passive Recreational Areas	1.1	-
Major Street and Collectors	9.8	4
<u>Open Space</u>	93.8 <u>104.0</u>	38 <u>41</u>
TOTAL	246.6 <u>256.1</u>	100

*Includes an existing religious institution site of 2.5 acres.

** In 2001, the City Council adopted an amendment to the Unit Four-A Precise Plan encompassing the previously undesignated area of Unit Four-A and adjusting the boundary between Unit Four-A and Unit Seven. The increase in total dwelling units within Neighborhood 4-A, relates to the increase residential acreage; however, the increase is based upon 3.3 du/ac (net) which is lower than maximum density permitted by the "Detached Residential" category.

PAGE 14, Second and Third Paragraphs

A total of ~~463 374~~ dwelling units are proposed on ~~133.7 109.1~~ acres, resulting in an average density of ~~3.46 3.43~~ housing units per residential acre. The detached housing density is based on the total area included in the residential area (lots, internal slopes and streets, but excluding open space, the collector street, and the major street). On the basis of the total precise plan (~~exclusive of undesignated areas~~), the plan produces a gross density of roughly ~~1.81 1.52~~ units per acre.

A small number of additional units may result from: 1) City approval of a conversion of a portion of the institutional area to very low density housing with a maximum density of 4.25 units per acre; and 2) conversion to single-family residential lot of that area of the existing church site presently lying within a City of San Diego street reservation for Del Mar Heights Road (once the City of San Diego determines that such reservation can be relinquished); and 3) adoption of the ~~undesignated areas of the plan for residential uses which will require Precise Plan amendments.~~

In 2001, the City Council approved an amendment to the Unit Four-A Precise Plan encompassing the previously undesignated area of Unit Four-A and adjusting the boundary between Unit Four-A and Unit Seven. The City Council also approved the development permit for 89 single-family detached dwelling units, open space, a trail overlook, a pocket park (on south side of Lansdale Drive), and a pedestrian trail from Lansdale Drive through the subdivision to the Del Mar Heights Road.

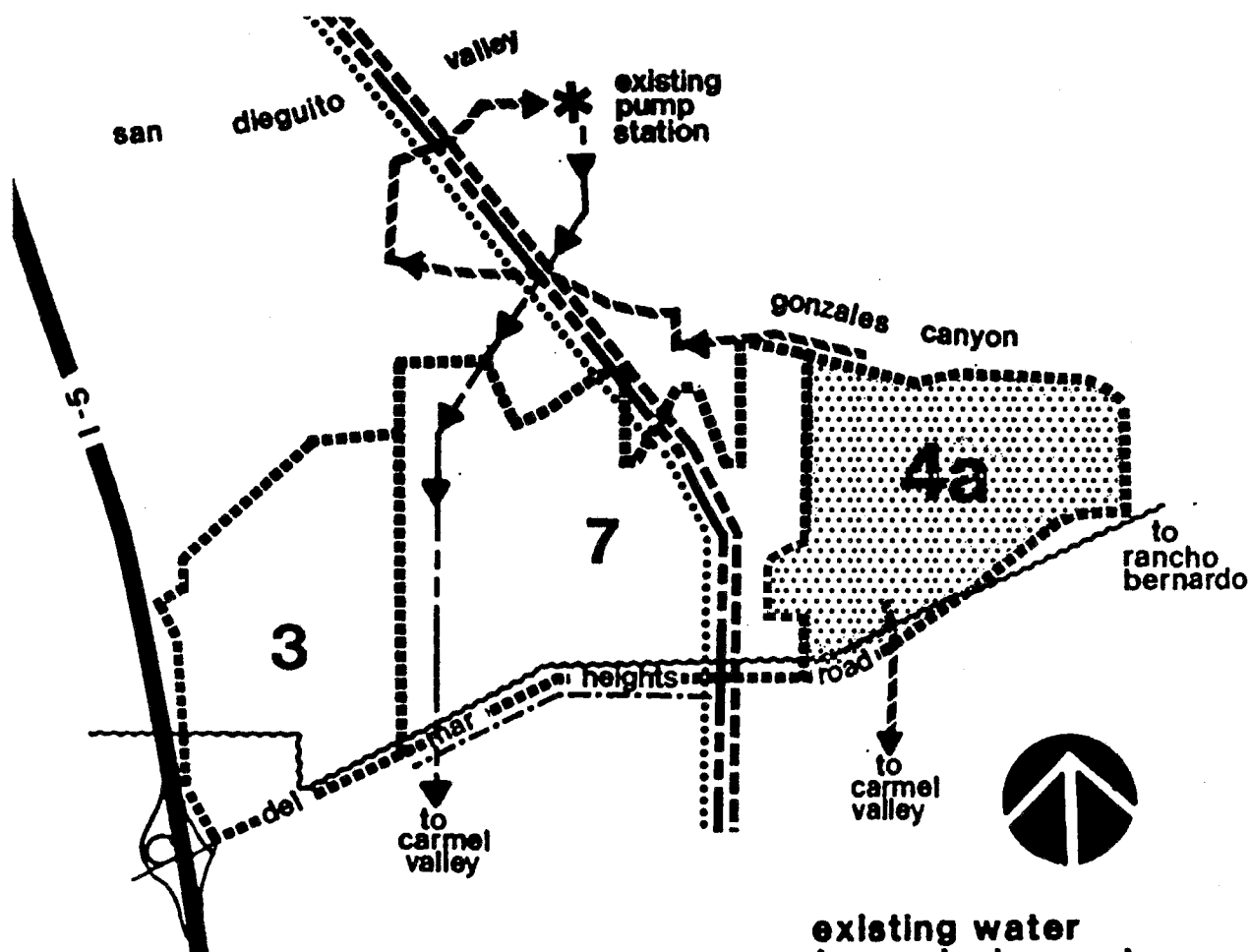
PAGE 14, Housing Type, Final Paragraph

As shown in Table 2, a population of ~~1294 1047~~ persons is estimated for Unit Four-A.

Table 2

Housing Mix

<u>Housing Category</u>	<u>Density DU/AC</u>	<u>AC.</u>	<u>DU.</u>	<u>Persons Per DU.</u>	<u>Estimated Population</u>
Single Family Detached	3.1-4.8	<u>133.7</u>	<u>109.1</u> <u>463</u> <u>374</u>	2.8	<u>1,294</u> <u>1,047</u>



..... neighborhood boundary

----- existing 230/138 kv

..... existing oil line

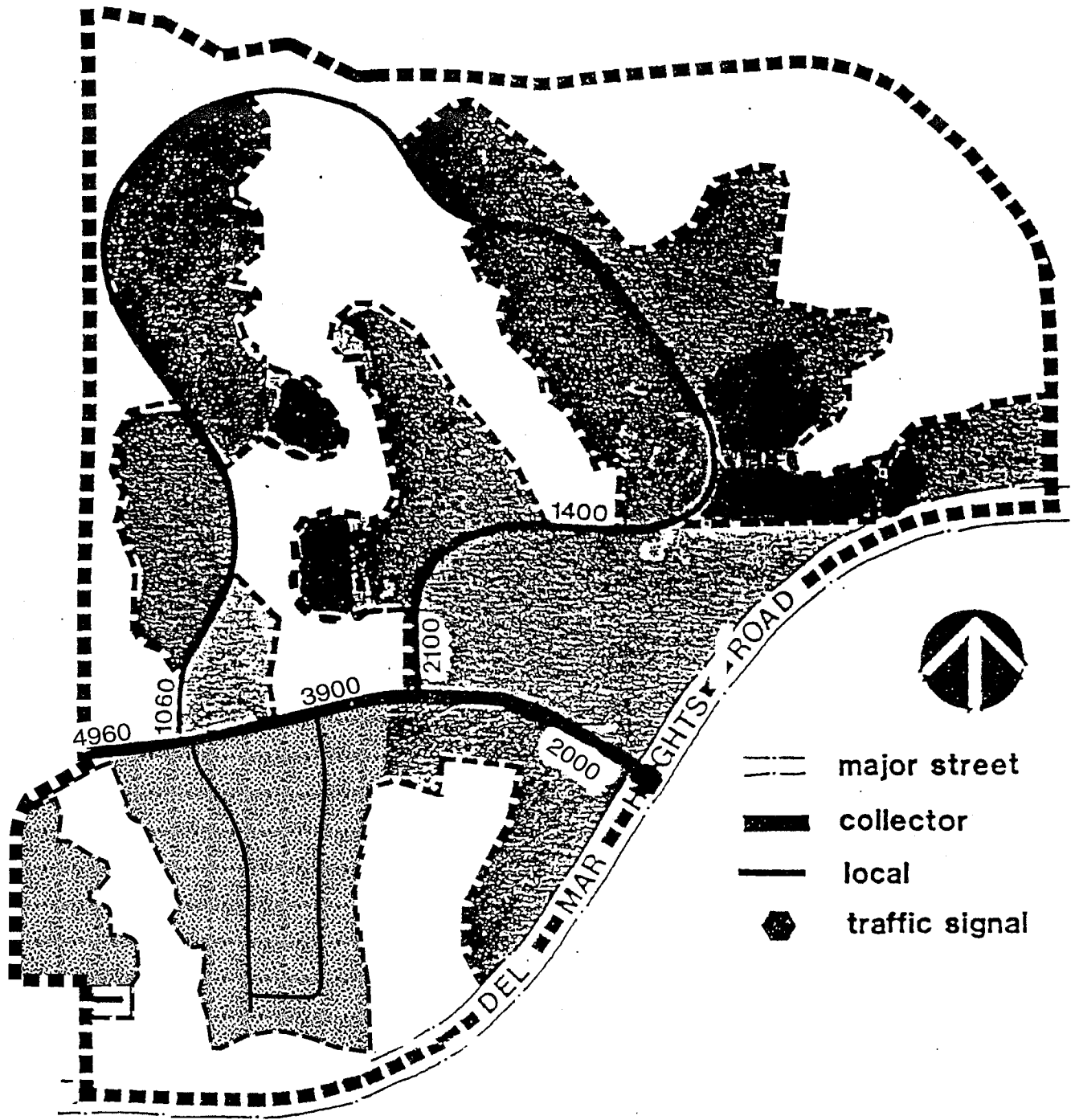
----- existing gas line

~~~~~ existing water transmission main (610 hgl)

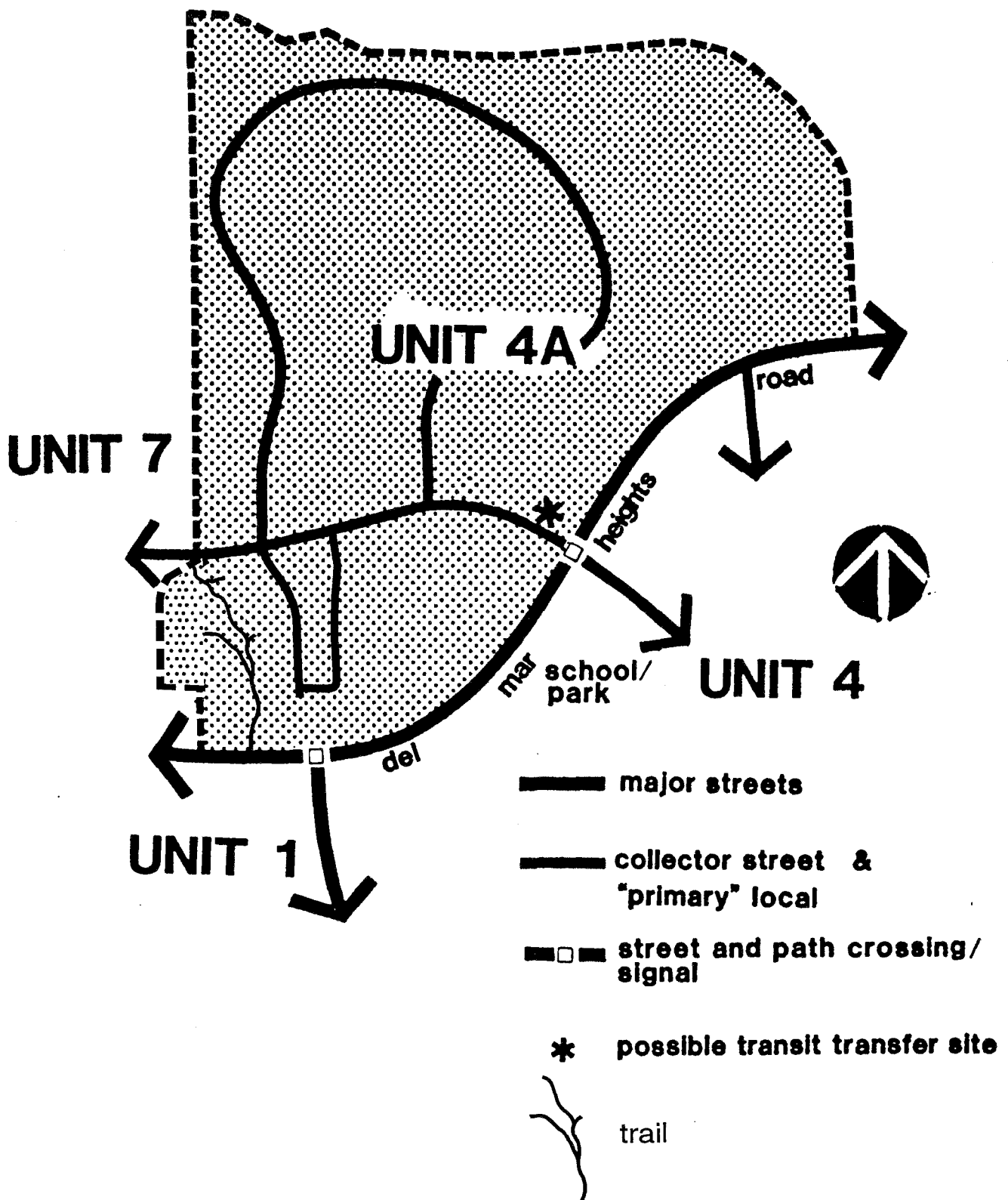
----- existing trunk sewer

←----- proposed trunk sewer

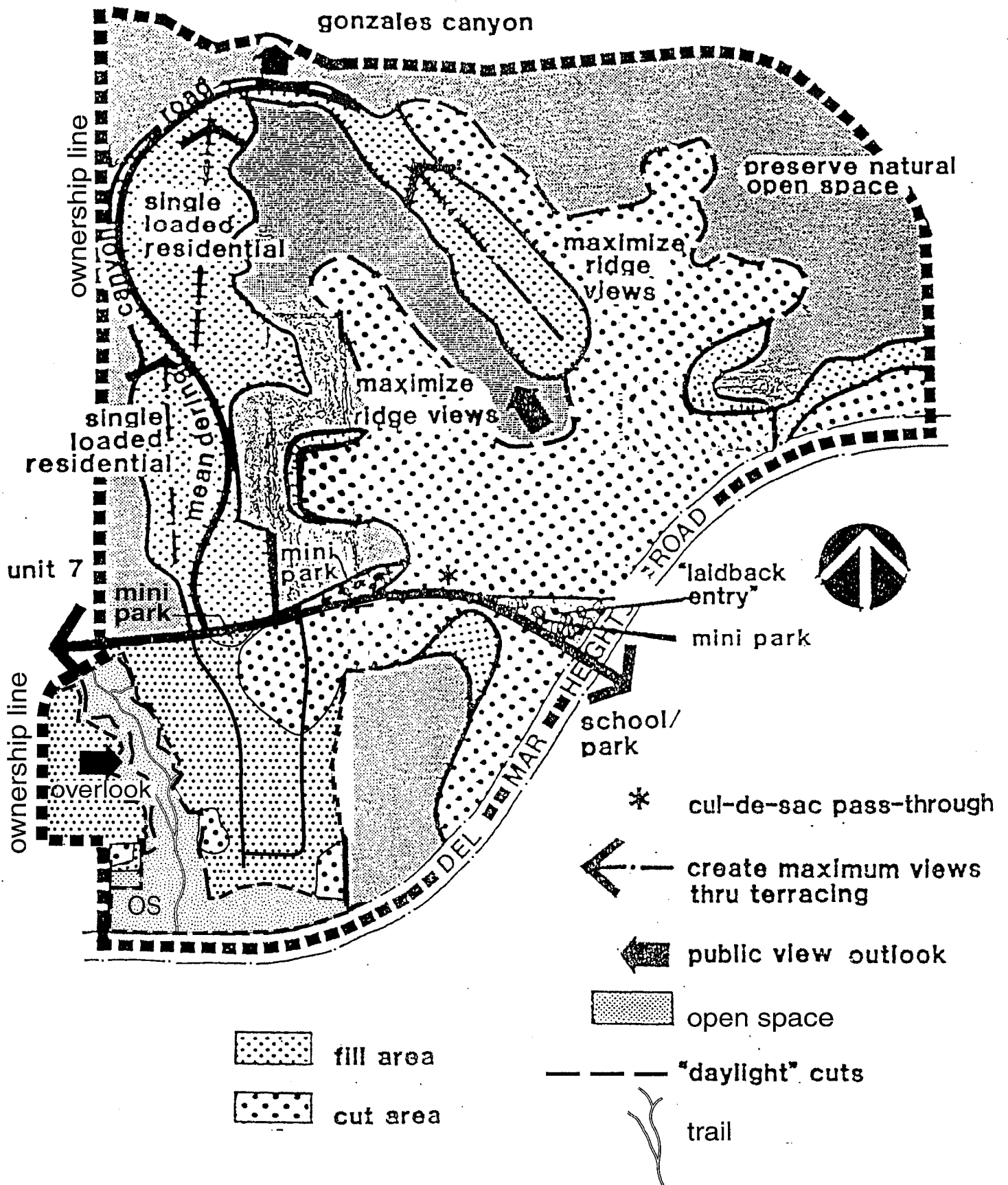
←----- existing sewer force main



AVERAGE DAILY TRIPS SHOWN ON THIS MAP ARE BASED ON  
PROJECTED UNIT COUNTS FOR UNDESIGNATED AREAS







**PAGE 56, DETACHED RESIDENTIAL PROJECT, 1<sup>st</sup> Paragraph**

The precise plan for Unit Four-A provides a total of 463 374 detached, single-family dwelling units. While a minimum pad area of 6,000 square-feet is contemplated for most detached lots, the average size of those lots shown in the plan will more nearly approximate 7,500 square-feet. As indicated in Chapter 2, areas designated for detached units could optionally be developed as clustered housing. All single-family projects will be developed in conformance with the SF1 Zone or the SF1-A Zone as described in Chapter 5 and incorporated into the Planned District Ordinance.

