
CHAPTER FOUR: LAND USE

GOAL:

Create a community that is a step toward implementing the concept of a neo-traditional community as described in the Framework Plan, incorporating planning, design and transportation principles to promote multi-modal transportation options, and which is designed around a functional open space system.

4.1 IMPLEMENTING PRINCIPLES

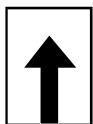
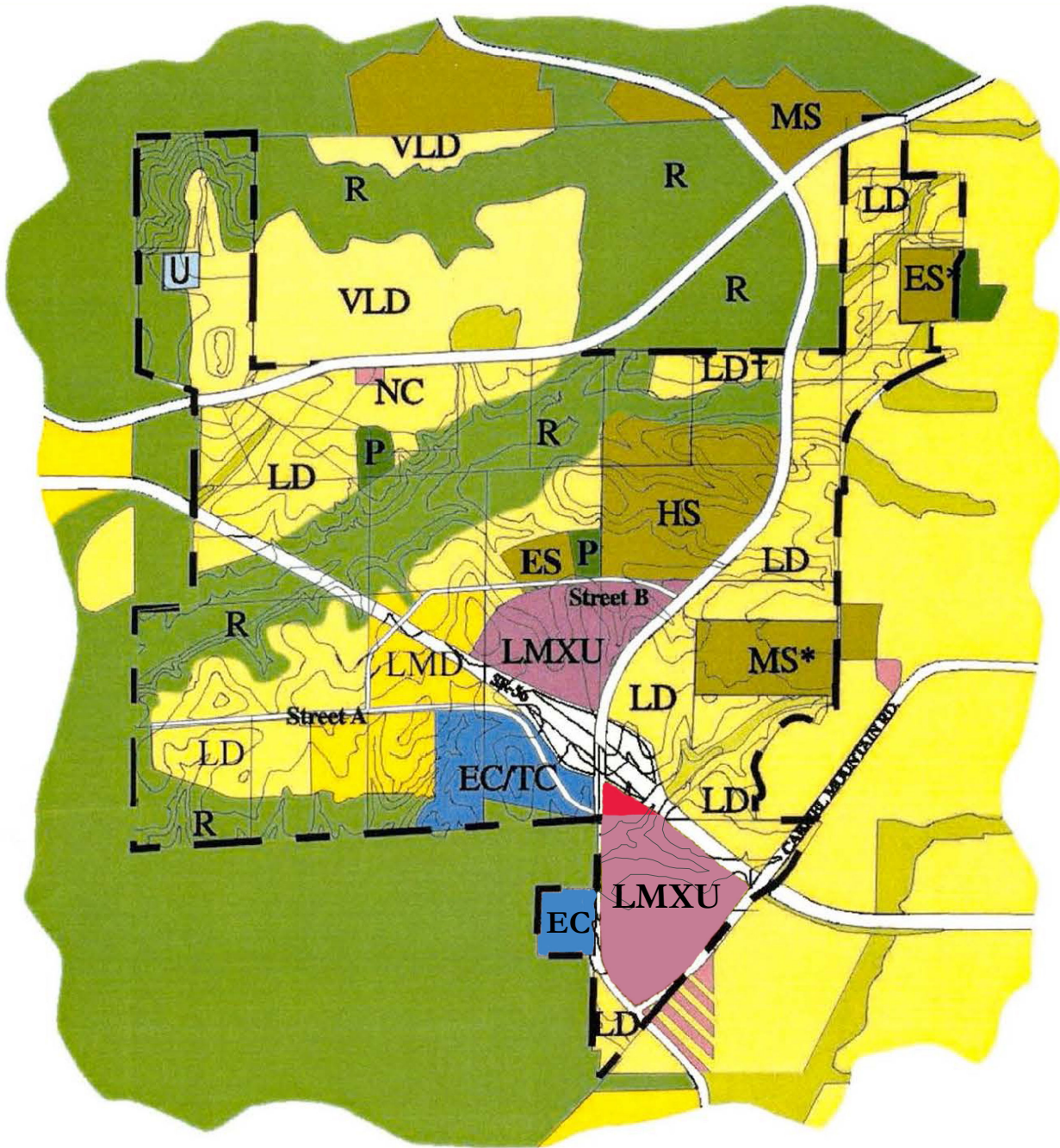
- Provide a critical corridor for the regional MSCP open space system that serves as a wildlife linkage between regional parks and preserves, as well as a multi-resource habitat preservation area.
- Create neighborhood focus through the use of pedestrian oriented design principles including narrow streets, cul-de-sacs, shallow setbacks, alternative route selection, and circulation patterns which emphasize bicycle, equestrian and pedestrian trails as the focal point of the community.
- Provide an employment center as a means to create a balance between the provision of new housing and the creation of places where those residents may work.
- Provide housing units available to families with median incomes substantially below the regional average as provided for in the NCFUA Framework Plan.
- Incorporate the City of San Diego Transit Oriented Design Guidelines to reduce the dependency on private automobiles and encourage alternative forms of transportation such as walking, bicycles, equestrian and possibly mass transit.

The land use patterns and guidelines set forth in this section have been established to provide for the orderly development of the Torrey Highlands community. They are intended to guide development while providing flexibility throughout the long-term buildout of the subarea. The description of land uses and land use siting policies address the arrangement of commercial, residential and employment center uses consistent with the intent, purpose and goals of the General Plan, as amended by the NCFUA Framework Plan. Development of the Torrey Highlands Subarea Plan is specifically intended to build upon the Framework Plan land use map and policies and to establish compatible relationships among land uses.

4.2 LAND USE DESIGNATIONS

4.2.1 Land Use Plan

The Torrey Highlands Land Use Plan is depicted in **Figure 4-1**. The land use legend is **Figure 4-2**. The land use designations and recommended uses for each category are described in **Table 4-1**. **Table 4-2** summarizes land use acreage.











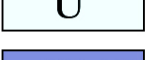









0 750 1,500 3,000 Feet



Land Use Plan
Torrey Highlands Subarea Plan

4-1
FIGURE

	VLD	Very Low-Density (Less than 1 D.U./Gross Acre)
	LD	Low-Density (2.5 D.U./Gross Acre)
		Future Low-Density
	LMD	Low Medium-Density (5-10 D.U./Gross Acre)
	MHD	Medium High-Density (20-40 D.U./Gross Acre)
	LMXU	Local Mixed Use
	NC	Commercial Neighborhood
	CR	Commercial Regional
	CL	Commercial Limited
	U	Utilities
	EC/TC	Employment Center/Transit Center
	HS	High School*
	MS	Middle School
	ES	Elementary School*
	P	Neighborhood Park
	R	Resource (Proposed MSCP Preserve)
	OS	Open Space
		25-Foot Contour

* Elementary School and High School designated as LD for underlying land use. Development of the school sites as LD will require a rezoning.



TABLE 4-1
TORREY HIGHLANDS LAND USE DESIGNATIONS AND USES

Land Use	Recommended Uses	Comments
Commercial Areas		
Local Mixed Use Center (LMXU)	<p><u>Commercial</u>: Major grocery and drug stores, pedestrian-oriented shops and stores including restaurants (no drive-through type uses allowed in this area) professional corporate, scientific, and medical offices.</p> <p><u>Civic</u>: Small postal services and non-profit and government services, plazas and village greens.</p> <p><u>Residential</u>: Multifamily housing and mixed-use residential units interspersed with ground floor commercial. Single-family (SF), small lot SF with second unit, duplex, triplex, attached townhouses.</p>	<ul style="list-style-type: none"> • The northern LMXU is 43.5 acres including 132,000 SF of commercial and up to 465 residential units. The southern LMXU is 42 acres including up to approximately 525,000 SF of commercial and office and up to 242 residential units. • PDP required. • Trails and pedestrian links to residential areas are required to be integrated with LMXU. • Pedestrian-oriented design techniques as adopted by the City of San Diego including architectural interest, landscaped pedestrian walks and indoor/outdoor community oriented central plaza.
Commercial Regional (CR)	Commercial Regional includes a broad range of commercial uses including: neighborhood-serving commercial, area-serving retail, automotive service, commercial recreation facilities, visitor-serving commercial and offices. (See page 52 for limitations.)	<ul style="list-style-type: none"> • PDP required. • Final SR-56 alignment required prior to discretionary approval for development. • Commercial provides space for large-scale uses which require sites primarily served by vehicular access. • 2-acre site with 10,000 SF of commercial not to exceed 6,000 ADT.
Commercial Neighborhood (CN)	Gas station, convenience store, boutiques, specialty retail, business or professional offices, small cafes and restaurants.	<ul style="list-style-type: none"> • NC is 1.5 acres. • PDP required.
Employment Center (EC)	<p>Scientific research, corporate headquarters, research and development, light industrial/manufacturing, light warehousing uses, professional and corporate offices, hotel (up to 150 rooms), ancillary uses which may include: day care facilities, small restaurants, health club, gas station, car wash.</p> <p>Ancillary uses limited to 15-20% of the Employment Center area.</p>	<ul style="list-style-type: none"> • PDP required. • Final SR-56 alignment required prior to discretionary approval for development. • Trail connections shall be provided to the Local Mixed Use Center.

TABLE 4-1 (continued)
TORREY HIGHLANDS LAND USE DESIGNATIONS AND USES

Land Use	Recommended Uses	Comments
Residential Areas		
LMXU Residential	Single-family (SF), small lot SF with second unit, duplex, triplex, attached townhouses.	<ul style="list-style-type: none"> • PDP required. • Density to increase near the commercial part of LMXU. • Vertically mixed residential/commercial encouraged.
Medium-High Residential Density (MHD) 20-40 du/ac	Multifamily low- to mid-rise stacked units with subterranean or wrapped parking structure(s).	<ul style="list-style-type: none"> • PDP required.
Low- to Moderate-Density Residential (LMD) 5-10 du/ac	SF (conventional lot sizes), small to SF with second unit, neighborhood parks, schools, places of religious assembly, day care, group housing.	<ul style="list-style-type: none"> • PDP required.
Low-Density (LD) 2-5 du/ac	SF estate lots, SF clustered, neighborhood parks, schools, places of religious assembly, day care, group housing.	<ul style="list-style-type: none"> • Residential lots on the east side of Camino Ruiz and within 500 feet of Rancho Peñasquitos must be 7,500 square foot minimum lots.*
Very Low-Density (VLD) 1 du/ac or less	SF estate lots, SF clustered, neighborhood parks, schools, places of religious assembly, day care, group housing.	<ul style="list-style-type: none"> • Residential development adjacent to the SDG&E easement and potential substation site shall utilize appropriate setbacks and lot design as recommended by SDG&E.

* The minimum lot size for low-density residential within Parcel #306-021-05 is 5,000 square feet.

TABLE 4-2
TORREY HIGHLANDS LAND USE ACREAGE

		DU or Acres
Residential		2,600 DU
VLD	Very Low-Density (Less than 1 du/acre)	28.3 Acres
LD	Low-Density (2-5 du/acre)*	363.85 Acres
LMD	Low-Moderate Density (5-10 du/acre)	62.08 Acres
LMXU	Local Mixed Use	81.5 Acres
CN	Commercial Neighborhood	1.5 Acres
CR	Commercial Regional	4 Acres
EC/TC	Employment Center/Transit Center	44.5 Acres
Schools		
ES	Elementary School (Existing)	12 Acres
MS	Middle School (Existing)	30 Acres
ES	Elementary School (Proposed)**	11 Acres
HS	High School (Proposed)	68.5 Acres
MS	Middle School (Proposed)***	0.3 Acres
P	Neighborhood Park	10 Acres
R	Resource (MSCP)	273. Acres
OS	Open Space	11 Acres
ROW	Right-of-Way	120 Acres
U	Utilities	3.7 Acres
Total		1125.8 Acres

* Total low-density acreage does not include acreage for the underlying LD acreage designated for schools.

** Elementary school and high school designated as LD for underlying land Use. Development of the school site as LD will require a rezoning of the property to implement that designation.

*** Approximately 10 acres of proposed middle school located in Fairbanks Highlands, 15 acres located in Subarea I.

4.2.2 Local Land Uses

A. Local Mixed Use Center

The Torrey Highlands community will be focused around its Local Mixed Use Center (LMXU). The LMXU concept concentrates more intense land uses and densities in the southeastern portion of the community north of SR-56, surrounded by low-density residential and associated open spaces. Torrey Highlands includes three focused LMXU areas within the community (LMXU North A, LMXU North B, and LMXU South). The LMXU centers interaction among community residents by providing a mix of commercial, office and public uses within 1,000 feet of the majority of the residential population. The Northern LMXUs include to separate commercial areas and are located northwest of the intersection of Camino Ruiz and SR-56. The Southern LMXU center is located south of SR-56 and north of the intersection of Camino Ruiz (Camino Del Sur) and Carmel Mountain Road. Although located near the freeway, the LMXU will not be a freeway-oriented commercial development. Vehicular access to the LMXUs is only available via Camino Ruiz (Camino Del Sur) or one of the collector roads; direct access from SR-56 is not provided. Parking for the commercial uses within the LMXUs will be near the intersection of Camino Ruiz and the freeway. This will allow easy access for those arriving by vehicle, but not impede pedestrians arriving from within Torrey Highlands or via the trail system.

Typically, the dominant commercial anchors of Local Mixed Use Centers are usually a grocery store and drug store. Other commercial uses will consist of retail on the first floor with professional services on the second floor, fitness, and cinema. A public plaza and community room shall be located near the center of the LMXUs to further foster pedestrian activity and provide a sense of community. As the Local Mixed Use Centers radiate outward, the land use will include a vertical mix of retail on ground floor with residential above some areas.

A wide range of housing types and affordability will be provided in the LMXUs including townhomes, apartments, duplexes, single-family residential with accessory units, and small-lot single-family. Residential density will decrease as the distance from the commercial center increases. Neighborhood parks and schools will be linked to the Local Mixed Use Centers with clear pedestrian paths and access ways. Two of the new schools will be located in close proximity to the Northern LMXU as well.

To ensure development consistent with this Subarea Plan and with other applicable City documents and ordinances, development within the Local Mixed Use Centers will require approval of a PDP (Planned Development Permit), or its successor, permit concurrent with rezoning of the property. Specific design and development policies for the LMXUs are contained in

Chapter 5, Community Design Guidelines.

Northern LMXU Parcel B

The Northern smaller LMXU Parcel B is approximately 1.5 acres and is located in the northwestern quadrant of the Camino Ruiz and Street “B” intersection. The uses anticipated for the site are neighborhood-serving in nature and could include uses such as a coffee house, sandwich shop, dry cleaners and video store. The Design Guidelines for the Crossroads Neighborhood Commercial Center and a conceptual site plan have been approved for this parcel. To ensure development consistent with the guidelines and other applicable ordinances, development of this parcel will require approval of a site-specific PDP.

Southern LMXU Parcel

The Southern LMXU Center incorporates a mix of commercial, professional, corporate, scientific and medical office, varying residential land uses, hotel, and automotive display. Providing these services is intended to serve both Torrey Highlands and the bordering Rancho Peñasquitos Community. This area shall include up to approximately 525,000 square feet of commercial and office uses and up to 242 residential dwelling units. Residential units shall include a mix of housing types including multi-family, townhomes, and single-family.

B. Residential Areas

Intent: Torrey Highlands will accommodate a maximum of 2,600 dwelling units in a mix of densities, affordability and residential housing types. The use of very low-density and low-density housing on the periphery of Torrey Highlands allows new development to be compatible with the existing surrounding communities. The intent of concentrating density within 1,000 feet of the commercial uses in the LMXU is to reduce reliance on private automobiles, increase pedestrian activity and enhance the viability of the commercial uses. Densities will be highest near the commercial uses in the Local Mixed Use Center and will decrease with distance from the major activity centers. Up to 717 units may be located in the LMXU.

All residential areas will be connected to major land use destinations such as shopping, jobs, schools, parks and open space through a well-planned system of trails, bikeways and streets. (See **Chapter 3, Circulation.**) Specific residential design guidelines and streetscape policies are contained in **Chapter 5, Community Design Guidelines.**

Density Ranges: Table 4-1 describes the density range for each residential designation. The density for each designation shall not be exceeded.

Medium-High Density Residential

Areas in Torrey Highlands designated Medium-High residential will allow multifamily development at an average of 20 to 40 dwelling units per acre. Multifamily dwelling unit types include low- to mid-rise stacked units with subterranean or wrapped parking structures. All developments within the medium-high density designation will provide at least one on-site amenity such as a swimming pool, a recreation room or other recreation amenity.

Low- to Moderate-Density Residential

Single-family homes will be the predominant use in the low- to moderate-density residential neighborhood. Average gross densities will range from five to ten dwelling units per acre. A range of dwelling unit types will be allowed, including conventional single-family dwellings, small-lot developments, single-family with accessory units, duplexes, triplexes and town homes. While multifamily developments will be a permitted use based on overall density, the predominant development will be single-family. A well-planned system of trails connects the residential areas with the neighborhood parks, the open space system and with other destinations including schools and the Local Mixed Use Center. **Chapter 5, Community Design Guidelines**, contains site design and development guidelines to achieve a mix of housing types.

Low-Density Residential

Areas of Torrey Highlands designated low-density residential will allow single-family development at average gross densities of two to five dwelling units per acre. Dwelling unit types may include single-family, single-family with companion units and clustered development.

Low-density residential areas on the east side of Camino Ruiz, and within 500-feet west of the Rancho Peñasquitos community, will relate to existing residential development in Rancho Peñasquitos through the use of minimum lot sizes of 7,500 square feet* and compatible scale and type of building. Additional design policies are contained in **Chapter 5, Community Design Guidelines**.

4.2.3 Subregional Land Uses

Torrey Highlands' projected population of approximately 7,280 persons, together with projected population from the entire NCFUA and existing communities, creates demand for a centralized area to provide subregional goods, services and job opportunities.

The subregional uses are located to take advantage of:

- One of the two freeway interchange locations (Camino Ruiz and SR-56) within

the NCFUA.

- The absence of comparable uses in the adjacent community of Rancho Peñasquitos.

Subregional facilities including an Employment Center, and Commercial Regional uses within a Local Mixed Use Center are sited in the southern portion of Torrey Highlands. Their location takes advantage of freeway proximity.

* The minimum lot size for low-density residential within Parcel #306-021-05 is 5,000 square feet

Employment Center

The commute from home to work typically generates approximately one-third of all automobile trips. By providing Employment Centers within Torrey Highlands, a reduction in traffic may be possible. The Employment Centers will contribute to an employment base for the North City. The close proximity of the Employment Center to the Local Mixed Use Center and residential areas will decrease the dependency on private automobiles for residents of Torrey Highlands. There are two Employment Center sites within Torrey Highlands: the Northern Employment Center comprising approximately 34 acres, and the Southern Employment Center comprising approximately 11 acres. The Southern Employment Center is restricted to a maximum of 450,000 square feet plus a small amenity café. The Northern Employment Center area is estimated to include 600,000 square feet. The two Employment Center sites may contain:

- Scientific research, and research and development uses
- Light industrial and manufacturing uses
- Professional and corporate office uses
- Business support and other convenience facilities
- Drive-through services are not permitted in the Employment Center

The provisions for business support and other convenience facilities is an essential element of the Torrey Highlands Employment Center. These support facilities provide services and products to employees without competing with the LMXU.

The Employment Center may also integrate design considerations in the event that transit services the area. As of June 1996, the MTDB has indicated that it will not provide transit services to the community. However, transit support facilities should be incorporated within the Employment Center to allow for private shuttles or eventual service by MTDB. The MTDB will make the actual determination when and under what circumstances transit service will be provided to the community prior to the issuance of tentative maps associated with the Employment Center site. Siting and design guidelines for the Employment Center are contained in **Chapter 5, Community Design Guidelines**.

Commercial Regional

The Commercial Regional area covers approximately two acres at the southeastern quadrant of the intersection of SR-56 and Camino Ruiz and a similar sized area southeast of Camino Ruiz and Carmel Mountain Road. Commercial Regional uses allow: neighborhood-serving commercial uses, area-serving retail sales, automotive uses, commercial recreation facilities, visitor-serving

commercial uses and offices.

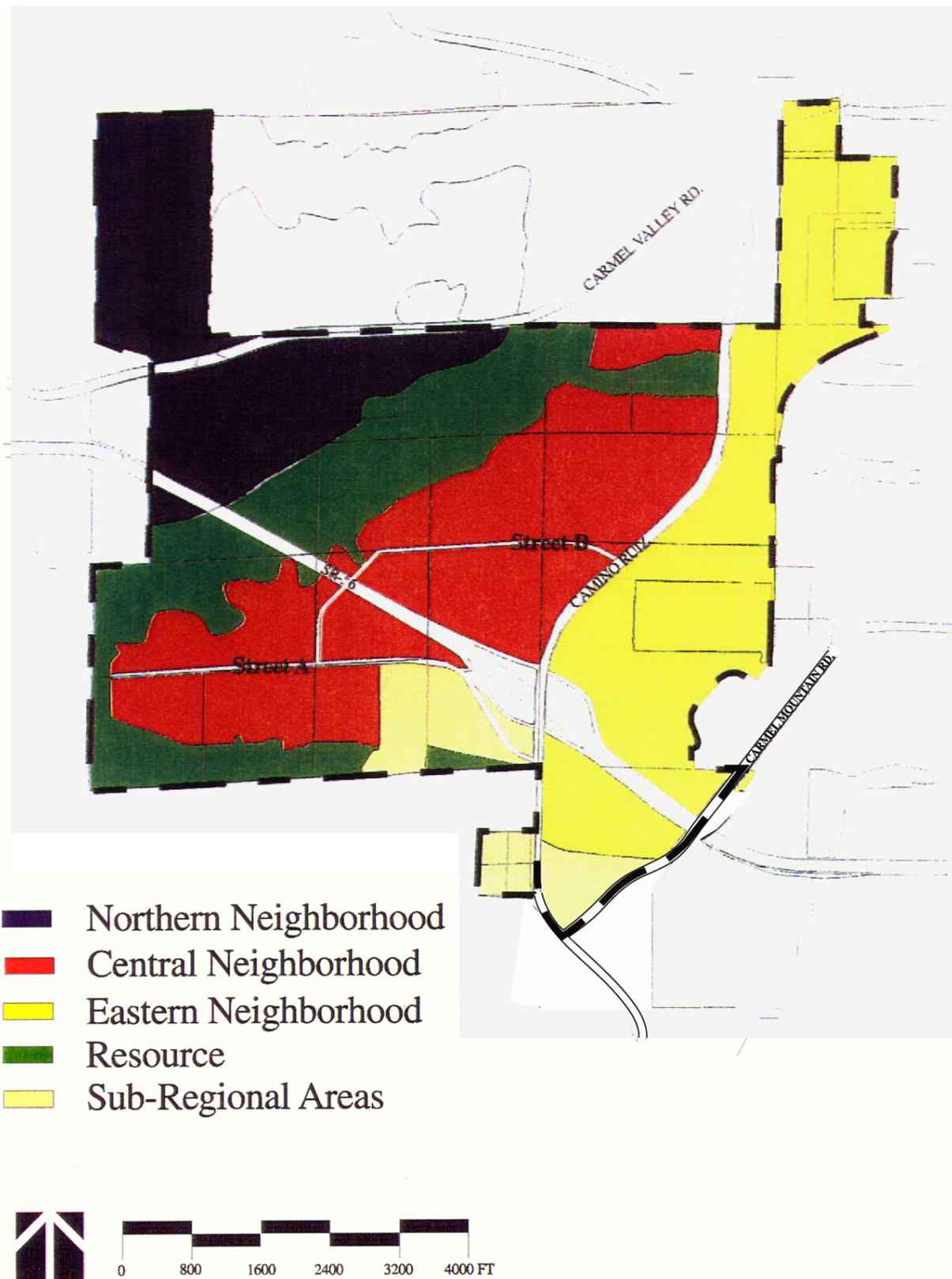
The Commercial Regional and Local Mixed Use Center locations benefit from the high visibility of the major routes including SR-56 and Camino Ruiz, easy access through the SR-56/Camino Ruiz interchange and central location within the region.

The Commercial Regional area is designated for auto-oriented Commercial Regional uses. Development of this parcel is restricted to a maximum of 10,000 square feet and 6,000 average daily trips (ADT). The Design Guidelines for the Commercial Regional Center and two conceptual site plans, illustrating potential development phases, have been approved for this parcel. To assure development consistent with the guidelines and other applicable ordinances, development of this parcel will require approval of a site-specific Planned Development Permit (PDP) and any necessary use permits. Chapter 5, **Community Design Guidelines**, contains specific siting and design guidelines for the Commercial areas.

4.3 LAND USE PATTERN

4.3.1 Land Use Concept

The Torrey Highlands community is based on a traditional planning concept which emphasizes bicycle, equestrian and pedestrian paths, and focuses community activities around this concept. Commercial, civic and residential uses will be integrated in the community core and the circulation element will accommodate pedestrian, bicycle, transit and equestrian access with comparable ease to what motorized vehicles enjoy. In addition, a diverse variety of housing options are provided to ensure that residential opportunities are available to accommodate a range of incomes from very low to very high. To achieve a fine-grained development pattern which will implement these planning principles, Torrey Highlands is divided into four distinct planning areas as shown in **Figure 4-3** and described below:



Neighborhood Map 4-3
Torrey Highlands Subarea Plan **FIGURE**

- A Northern Neighborhood including 1.5-acres of Neighborhood Commercial and a five-acre neighborhood park
- A Central Neighborhood including residential areas and a 43.5-acre Local Mixed Use Center, neighborhood park, elementary school and a high school
- An Eastern Neighborhood including the existing elementary school and middle school
- Subregional Area comprising the Employment Center and Commercial uses within a Local Mixed Use Center near SR-56

Northern Neighborhood

The Northern Neighborhood is located in the northwest portion of the Torrey Highlands planning area. The neighborhood is bordered by two canyons: La Zanja Canyon to the north and McGonigle Canyon to the south. An SDG&E power line and easement borders the area to the west.

Because of its more remote location and orientation to Carmel Valley Road, the Northern Neighborhood will develop a small, 1.5-acre Neighborhood Commercial site to serve the residential area. The Northern Neighborhood will also consist of the following:

- 1.5 acres of Neighborhood Commercial which may include a gas station, convenience store, boutiques, specialty retail, small business or professional offices, small cafes and restaurants
- A five-acre neighborhood park adjacent to the Torrey Highlands Preserve Segment
- Trails connecting the Northern Neighborhood to the Torrey Highlands Preserve Segment, schools, neighborhood parks, and Local Mixed Use Center
- 97 acres low-density (LD) residential (2-5 du/ac)
- 28 acres very low-density (VLD) residential (less than 1 du/ac)
- A 3.5-acre SDG&E substation site

Central Neighborhood

The Central Neighborhood is located in the middle portion of the Torrey Highlands planning area. The neighborhood is bordered by McGonigle Canyon to the northwest, Camino Ruiz to the east and Deer Canyon to the south.

The Central Neighborhood includes a 43.5-acre Local Mixed Use Center which has the potential to serve as a social hub for the entire Torrey Highlands community by providing a mixture of retail, commercial, civic, office and

residential uses in a pedestrian-oriented design and scale. The size of this center responds to the greater population base and combination of land uses in the central neighborhood. It will be supported by adjacent Employment Center uses.

Overall, the Central Neighborhood will contain:

- A 43.5-acre Northern Local Mixed Use Center consisting of:
 - A maximum of 132,000 square feet of neighborhood serving commercial
 - Up to 475 dwelling units
 - Restaurants
 - Businesses and professional offices
 - Provisions for transit
 - A significant, large-scale landmark or focal point such as a public square plaza, or active outdoor recreation
- An 11-acre elementary school with a child care facility
- A five-acre neighborhood park between the elementary school and high school
- Trails connecting the Central Neighborhood to the MSCP Preserve, schools, neighborhood parks, and surrounding neighborhoods
- Approximately 173 acres of low-density (LD) residential (2-5 du/ac)
- Approximately 22 acres of low- to moderate-density (LMD) residential (5-10 du/ac)
- Approximately 69 acres for a high school or other uses; if this area is not needed for school purposes, low-density residential will be developed; development of the school site as low-density residential will require a rezoning of the property to implement that designation

Eastern Neighborhood

The Eastern Neighborhood is located in the eastern portion of Torrey Highlands. The neighborhood is bordered by Rancho Peñasquitos to the east, Black Mountain Ranch to the north, Camino Ruiz to the west, and SR-56 to the south.

The neighborhood will be connected to the Northern Local Mixed Use Center in Torrey Highlands by Camino Ruiz, as well as with pedestrian and bicycle paths. The open spaces will provide view opportunity for low-density and low-medium density housing. The Central Neighborhood includes a 42-acre Local Mixed Use

Center providing a mixture of commercial, professional, corporate, scientific and medical office, varying residential land uses, hotel, cinema, and automotive display uses in a pedestrian-oriented design and scale. The 42-acre LMXU Center also crosses into the sub-regional area located in the northern quadrant of the Camino Ruiz and Carmel Mountain Road intersection.

The Eastern Neighborhood will contain:

- The existing 12-acre Adobe Bluffs Elementary School
- The existing 30-acre Mesa Verde Middle School
- Trails connecting the Eastern Neighborhood to the Preserve corridor, schools, neighborhood parks, and surrounding neighborhoods.
- Approximately 115 acres low-density (LD) residential (2-5 du/ac)
- A 42-acre Southern Local Mixed Use Center also crossing into the sub-regional area consisting of:
 - Up to approximately 525,000 square feet of commercial and corporate, scientific and medical office
 - Up to 242 dwelling units
 - Restaurants
 - Business and professional, corporate, scientific, and medical offices
 - Hotel shall require a Conditional Use Permit
 - Automotive Display
 - A significant, large-scale landmark or focal point such as a public square or plaza, or active outdoor recreation

4.4 PARCEL YIELD

The maximum number of residential units to be constructed within Subarea IV (as approved on November 5, 1996) is 2,693 of which the phase shifted portion of Torrey Highlands includes 2,600 dwelling units. The Torrey Highlands Public Facilities Financing Plan has been prepared anticipating buildout of the 2,693 units in Subarea IV. **Table 4-3** further reflects the anticipated allocation of the 2,693 units throughout Subarea IV by land ownership. It should be noted that **Table 4-3** was prepared for illustrative and planning purposes only and does not create or vest any density entitlements. Therefore, the right to build with the densities reflected in **Table 4-3** is contingent upon and subject to future discretionary approvals and rezonings. Parcels are keyed to **Figure 4-4**.



Ownership Map 4-4
Torrey Highlands Subarea Plan **FIGURE**

TABLE 4-3
PROPERTY OWNER RESIDENTIAL LAND USE YIELD*

Parcel	DU	Notes
A	1	
B	73	
C	0	SDG&E
D	93	Fairbanks Highlands***
E	31	MS**
F	5	
G	94	
H	43	
I	43	
J	4	
K	0	Poway Unified School District
L	0	City of San Diego
M	65	
N	58	
O	133	
P	44	
Q	20	
R	39	HS**
S	39	HS**+
T	79	
U	113	
V	55	
W	78	ES**
X	137	HS**
Y	168	
Z	137	7 LMXU Units
AA	348	338 LMXU Units
BB	463	119 LMXU Units
CC	0	
DD	0	
EE	0	
FF	27	242 LMXU Units
GG	0	
HH	0	
II	0	
JJ	0	
Total***	2,693	

* Table 4-3 was prepared for illustrative and planning purposes only and does not create or vest density entitlements for any parcel or property ownership. Circumstances such as fixing road alignments or environmental preservation areas may have the effect of increasing or decreasing the net developable area of a parcel or property ownership. Therefore, the right to build consistent with the densities reflected in Table 4-3 is contingent upon and subject to future discretionary approvals and rezonings. (To the extent that development units up to the five units per acre maximum yield are not achieved on a particular “LD” parcel or property ownership, they may be reallocated to the LMXU dwelling unit total up to the 475 allowable units referenced in the Plan.)

** The underlying land use for all properties designated as schools on the Land Use Plan (Figure 4-1) is LD residential. Any change to the location of the schools will result in the densities shown on the chart to be adjusted accordingly.

*** 93 dwelling units from Fairbanks Highlands are not a part of the phase shift, but are included in Subarea IV.

+ Includes 17 dwelling units transferred from area designated as MSCP.