

II. LAND USE ELEMENT

The *Mission City* Specific Plan is a 225.2 acre planned development located within the city limits of the City of San Diego. The project is planned to combine different housing products with a variety of commercial uses linked together by a functional pedestrian, bicycle and vehicular circulation plan. Reflecting and connecting natural open space systems to the north and south of the project, landscape elements will provide bands of interlinking green space, framing residential and commercial structures. In addition to passive and visual open space opportunities provided by landscape features of the project, active recreational uses will be available to residents of *Mission City* concentrated in an expanded private recreation facility. Figure II-1, depicts the *Specific Plan Land Use Plan*. Table II-1, *Mission City Land Use Summary*, provides a tabulation of land uses, acreages and development intensity for *Mission City*.

TABLE II-1

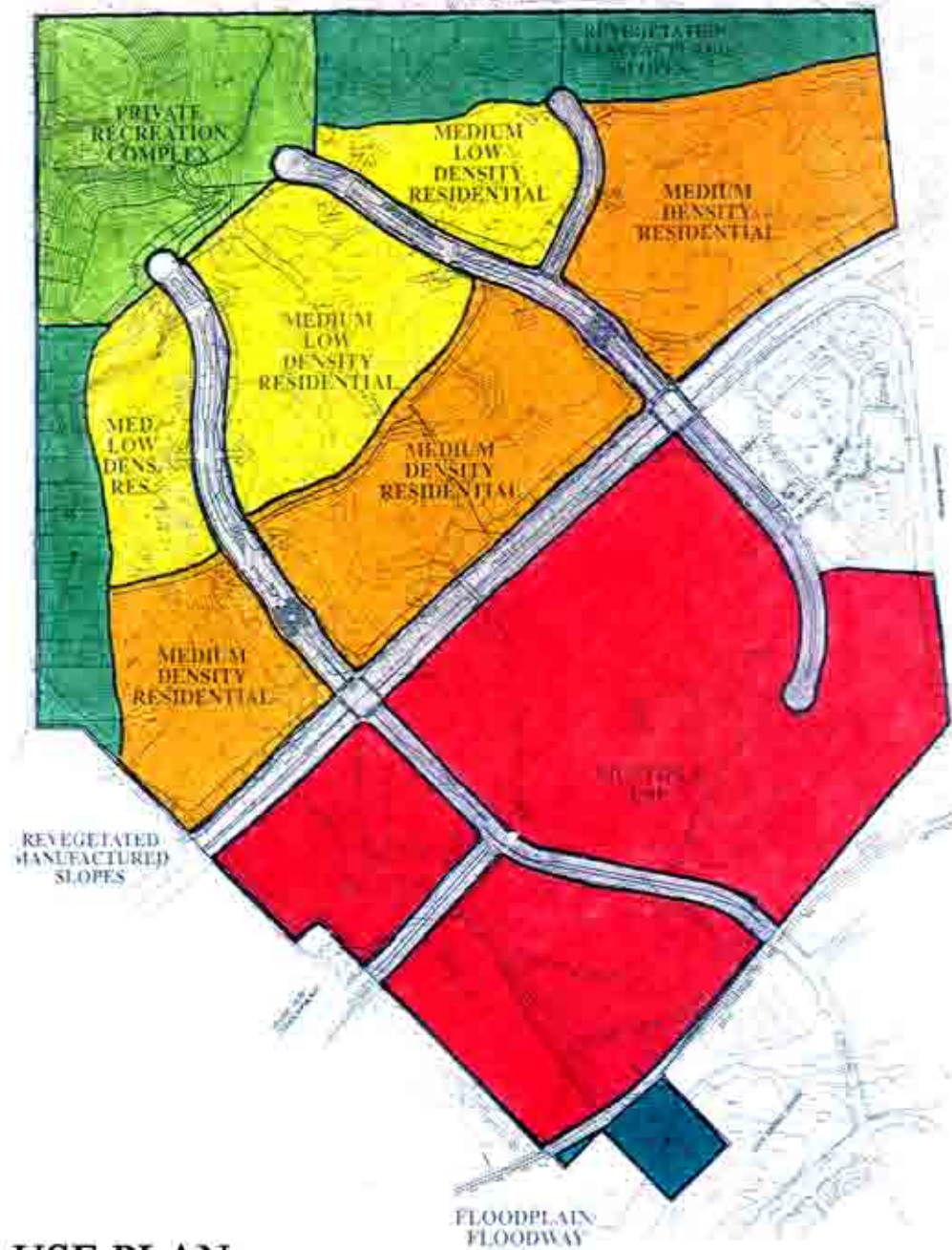
MISSION CITY LAND USE SUMMARY

PLANNING AREA	LAND USES	DENSITY RANGE ¹ (DU/AC)	APPROXIMATE GROSS AREA (ACRE) ²	APPROXIMATE NET AREA (ACRE) ²	DEVELOPMENT INTENSITY RANGE	
					RESIDENTIAL	COMMERCIAL OFFICE
Mission City North Development Areas						
P.A. 1	Medium Density Residential	8 - 30	27.1	20.0	600 DU	
P.A. 2	Medium Low Density Residential	8 - 30	16.5	7.9	63-237 DU	
P.A. 3	Medium Low Density Residential	8 - 30	17.6	17.6	141-510 DU	
P.A. 4	4a Medium Density Residential	8 - 30	16.5	10.2	82-306 DU	Planning Areas in Mission City North are limited to residential development.
	4b Medium Low Density Residential	8 - 30	13.4	9.0	72-270 DU	
P.A. 5	Medium Density Residential	8 - 30	21.3	16.4	131-492 DU	
			112.4	81.1	1,089 - 2,415 DU	
Mission City North Subtotals						
Mission City South Development Areas						
P.A. 6	Multiple Use <u>Minimum Development Requirements:</u> Residential 20% Commercial 10%	18 - 30	76.3	76.3	275-2,060 DU	87,120 sq.ft.- 174,240 sq.ft.
			76.3	76.3	275-2,060 DU	163,350 - 400,000 sq. ft.
Mission City South Subtotals						
			76.3	76.3	275-2,060 DU	87,120 sq.ft.- 174,240 sq.ft.
Other Areas						
P.A. 7	Private Recreation Complex / Open Space Easement	N/A	19.5	19.5		No Development Intensity has been assigned to these areas.
P.A. 8	Floodway	N/A	2.5	2.5		
	Roads	N/A	14.5	14.5		
			36.5	36.5		
			225.2 ³	193.9 ³	1,364-4,475 DU	163,350 - 400,000 sq.ft.
Other Areas Subtotals						
SPECIFIC PLAN TOTALS						
			225.2 ³	193.9 ³	1,364-4,475 DU	87,120 sq.ft.- 174,240 sq.ft.

¹ This Specific Plan establishes a "Minimum Average Density" for the residential land uses which will occur in Mission City North. For the Medium Density Residential Planning Areas (Planning Areas 1, 4a and 5), a Minimum Average Density of 15 dwelling units per net acre applies. The development intensity of all of the Medium Density Residential Planning Areas, when considered together as a whole will average 15 dwelling units per net acre which results in a minimum 699 units for the Medium Density Residential land use category. For the Medium Low Density Residential Planning Areas (Planning Areas 2,3 and 4b), a Minimum Average Density of 10 dwelling units per net acre applies. The development intensity of all of the Medium Low Density Residential Planning Areas, when considered together as a whole, will average a minimum of 10 dwelling units per net acre which results in a minimum of 345 units for the Medium Low Density Residential land use category.

² Rounded to the nearest tenth of an acre.

³ Does not include Friars Road (7.24 acres).



SPECIFIC PLAN LAND USE PLAN

MISSION CITY

FIGURE 11-1

A. LAND USE PLAN OVERVIEW

Mission City provides a unique opportunity to integrate urban intensities with natural elements to the north and south. *Mission City's* complementary multiple uses will provide residential development and commercial and office space in two distinct areas on the project site: *Mission City North* and *Mission City South*. *Mission City North* will allow for a range of Medium and Medium Low Density residential products, in a variety of product types. A private recreational complex in the northern portion of *Mission City North* will provide future residents with active and passive recreational opportunities without needing to travel off-site for these important amenities. Beyond the Private Recreation Complex, an open space easement will be placed on approximately 20 acres connecting with preserved off-site open space areas to the north. A primary objective of the land use plan is to provide a safe community for future residents. Gated entries to *Mission City North* will provide security for future residents and limit intrusion of unauthorized parking. The area south of Friars Road, referred to as *Mission City South* in this Specific Plan, will provide a variety of land uses focusing on the opportunity for a strong commercial influence for *Mission City*. The majority of this area will be developed as a Multiple Use planning area, allowing for a mix of residential, commercial, office/business park and public uses.

The location, design, configuration and mix of uses in *Mission City* are intended to emphasize pedestrian elements and reinforce the use of public transportation. Connections to transit (including bus routes and the LRT) will enable residents and employees within *Mission City* to easily access the variety of uses planned for *Mission City* or to "catch" a trolley, accessing other areas of San Diego.

The complement of land uses planned for *Mission City* will be tied together with a pedestrian/bicycle trail network and functional circulation system, strengthening the cohesiveness of the mix of land uses. The non vehicular circulation linkages through the site and the strong residential influences of the planned land uses in *Mission City North* underscore the importance of pedestrian elements and compatible land uses. The *Mission City* trail network will allow for connection to the LRT and other surrounding land uses, such as the River Run residential development and Qualcomm Stadium.

Natural influences will be woven through the site as an open space easement in the north and as landscaped slopes and expanded parkways throughout *Mission City*. These bands of green space will link the natural open space north of the site with the river environment to the south. The design guidelines provided later in this document ensure a lively interaction of people, place and the built environment while consciously respecting the site's surrounding natural elements.

B. PLANNING AREAS

For purposes of this Specific Plan, *Mission City* has been divided into two roughly equal parts, with *Mission City North* lying north of Friars Road and *Mission City South* lying south of Friars Road. The *Mission City* Specific Plan is further subdivided into eight separate planning areas to facilitate and focus the discussion of development opportunities in a manner which relates specific land uses, important off-site considerations and opportunities for internal integration of land uses and/or product types. By dividing the 225.2-acre *Mission City* Specific Plan area into smaller areas, it is easier to identify special conditions, such as the treatment of edges between planning areas and circulation elements, the location of project entries, special landscape treatment of internal and/or perimeter slopes and vehicular access points on the project site, which are relevant to a particular planning area.

Planning Areas 1 through 5 comprise the bulk of the *Mission City* residential neighborhoods and occur within *Mission City* North. The Private Recreational Complex and open space easement planned for the northern portion of *Mission City* are also located in *Mission City* North. The Private Recreation Complex and open space easement are identified as Planning Area 7 in this Specific Plan so that this Planning Area's role in serving the adjacent residential planning areas (Planning Areas 1 through 5) and as an open space connection can be expressed.

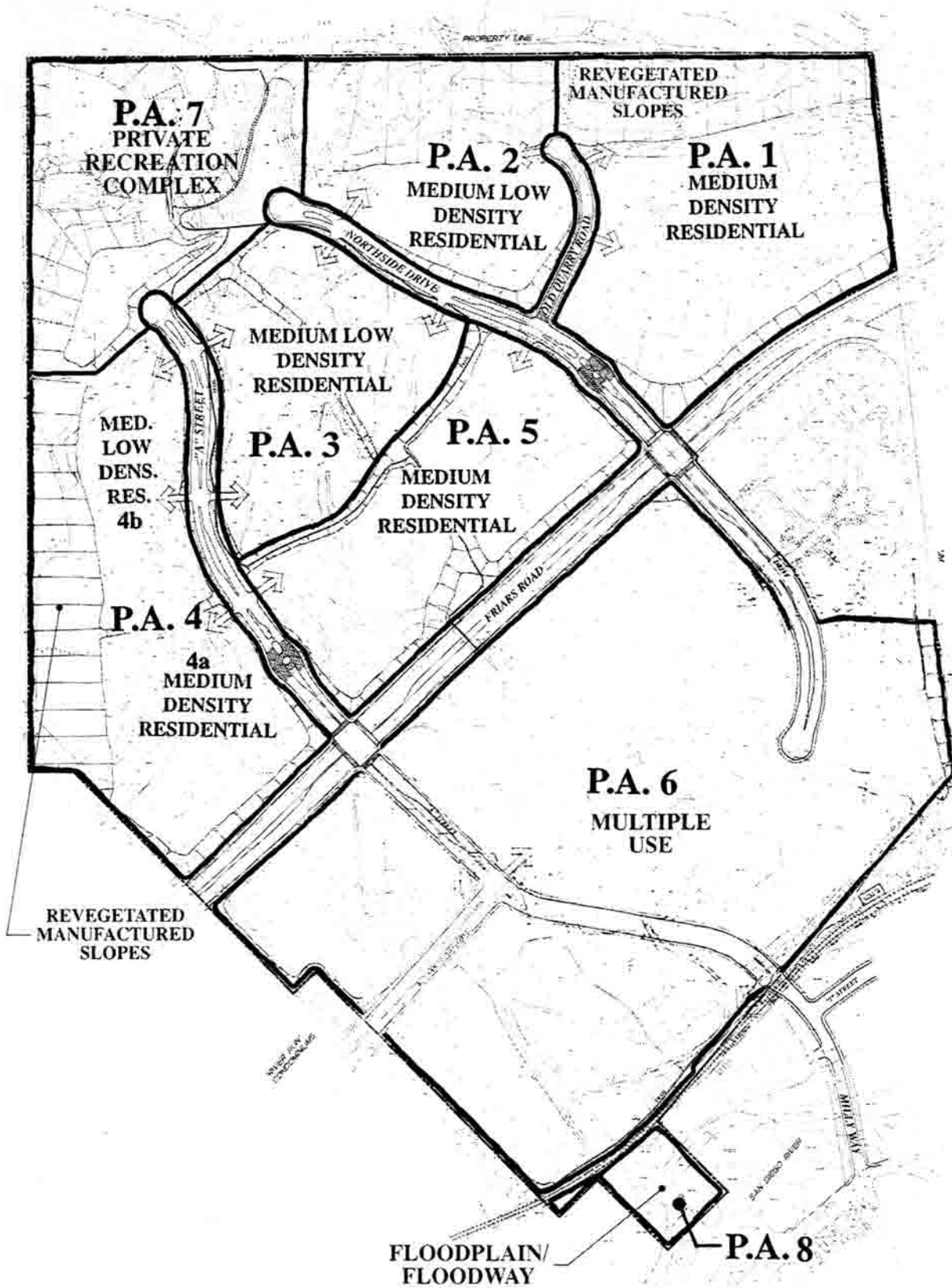
Mission City South is formed by Planning Area 6, *Mission City*'s Multiple Use area occupying the majority of the area south of Friars Road. Planning Area 8 is also included within *Mission City* South. Planning Area 8 encompasses the floodway portion of the project site and lies in the extreme southern edge of *Mission City*, surrounded on three sides by the San Diego River, with the LRT forming Planning Area 8's northern boundary.

Figure II-2, *Planning Areas*, shows the location of the various Planning Areas addressed in this Specific Plan. The details of each planning area are presented in the remainder of this chapter. The discussion contained under each planning area identifies specific design measures and features that pertain to that particular planning area. In some cases, such as with Planning Areas 1 through 5, similar design features will apply, while in other planning areas, such as Planning Areas 6, 7, and 8, the standards will be distinct and apply almost exclusively to the specific planning area under discussion. Graphic representations conceptualizing typical building placements for residential planning areas in *Mission City* North are provided to reflect the range of product types which can occur in these Planning Areas. For Planning Area 6, the Multiple Use Area, two conceptual site plans are provided to illustrate typical site development in this area based upon criteria established for development of the Multiple Use area. These exhibits are provided for conceptual purposes only and to facilitate overall planning of each planning area. They serve as a general guide to assist developers, designers and decision makers in the design, planning approval and construction processes.

C. DENSITY TRANSFER

This Specific Plan provides for the ability to transfer development intensity between the various planning areas within *Mission City* to allow flexibility in response to a potentially changing market. Typically, density transfers would occur between residential planning areas in *Mission City* North. Residential development can also be transferred into and out of the Multiple Use planning area (Planning Area 6). Development intensity can be transferred into the Multiple Use area from residential areas in *Mission City* North in response to market trends which dictate a greater focus on commercial land use types for the Specific Plan area.

The criteria controlling the transfer of development intensity is described in detail in Chapter IX, IMPLEMENTATION, of this Specific Plan. The transfer of development intensity shall be permitted in *Mission City* without requiring an amendment to this Specific Plan, provided that the overall intensity of development does not exceed a cumulative traffic volume of 40,940 ADT, and will not lower the level of service at study intersections below that anticipated in the *Mission City* Specific Plan traffic study, dated November 18, 1997 and supplements (February 2, 1998; February 20, 1998).



PLANNING AREAS

FIGURE II-2

MISSION CITY

The maximum allowable development intensity for Planning Area 6 of *Mission City* shall generate no more than 30,406 ADT. When density/ADT transfers occur, a minimum amount of development must remain available in the Planning Areas 1-5. The following table shows the minimum development intensities for these planning areas.

MINIMUM DEVELOPMENT INTENSITIES FOR PLANNING AREAS 1 – 5			
PLANNING AREA	MINIMUM DEVELOPMENT INTENSITY (UNITS) ¹	GENERATION RATE (ADT)	TOTAL ADT
1	600	6 trips per dwelling unit	3,600
2	63	8 trips per dwelling unit	504
3	141		1,128
4	154		1,232
5	131		1,048
Minimum ADT assigned to Mission City North			7,512

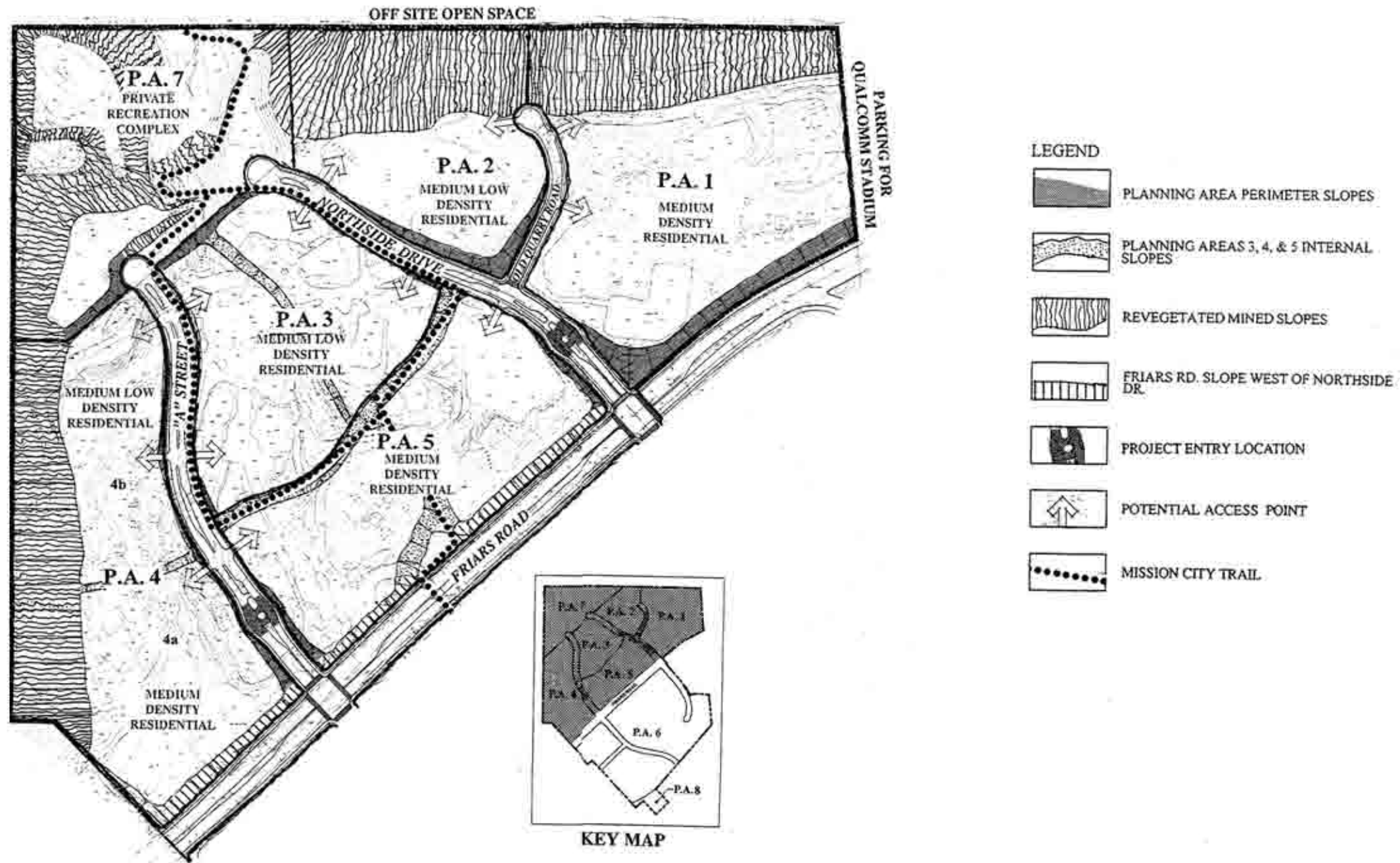
¹The minimum development intensity for Planning Areas 1-5 when added together shall total at least 1,044 dwelling units.

D. Mission City North

Six planning areas make up the northern portion of *Mission City*; five planning areas (Planning Areas 1 through 5) are planned as residential developments, and one planning area (Planning Area 7) will be developed as a private recreational complex to serve residents in *Mission City*. Topographically, these planning areas are set against on-site revegetated mining slopes and off-site open space slopes. The northern portion of Planning Area 7 will be placed in an open space easement adding to and connecting with off-site open space areas to the north. The landscape treatment of the revegetated slopes and natural vegetation of the on- and off-site open space areas provide a pleasant backdrop for residential development. Figure II-3, *Mission City North Planning Areas*, shows the location of the planning areas which make up *Mission City North*. Also depicted in this illustration are important land use relationships and interfaces within and between planning areas and between on-site and off-site land uses.

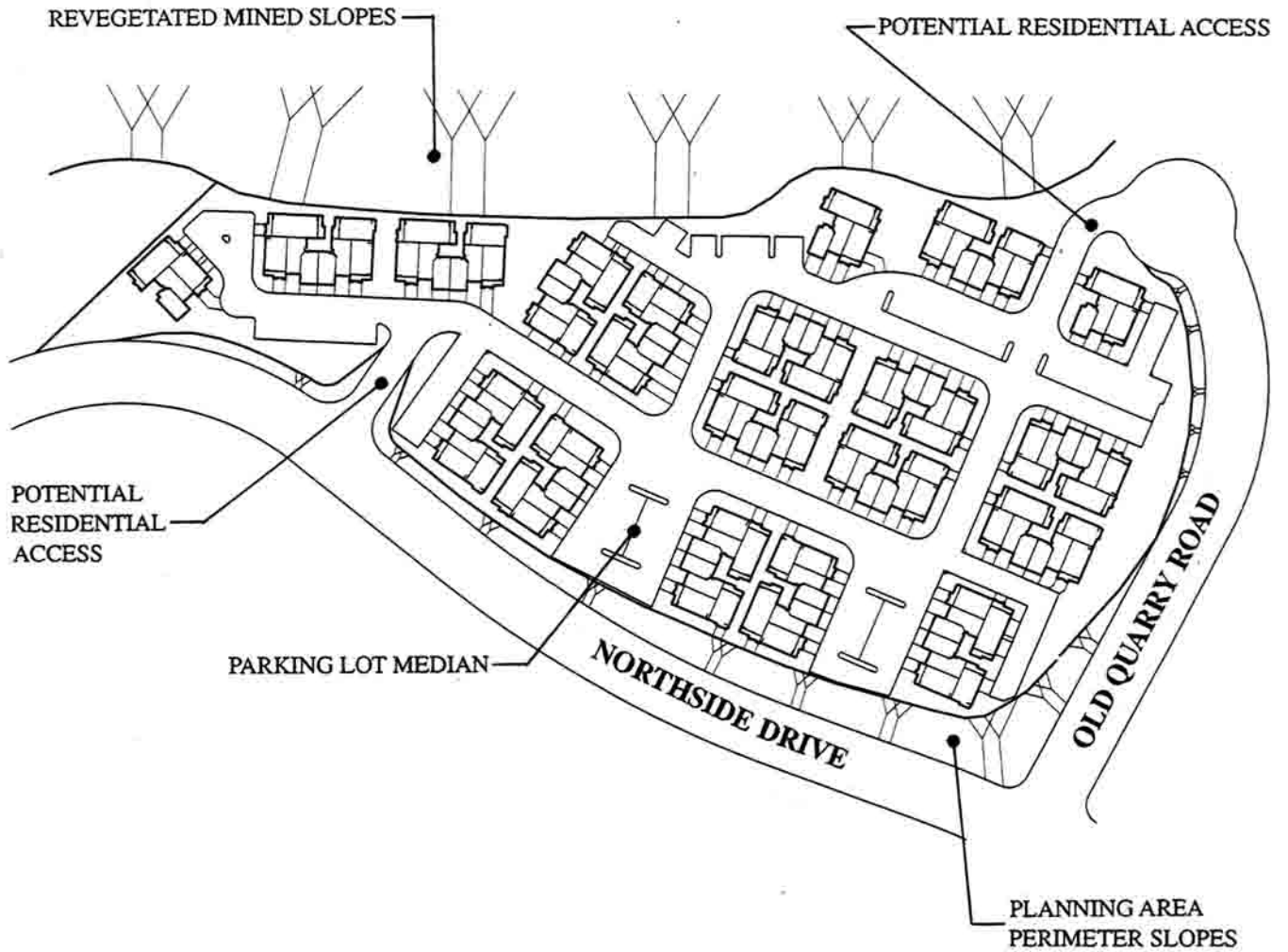
Figures II-4, II-5, II-6, II-7 and II-8 show some of the conceptual building layouts for a variety of residential products which can occur in Planning Areas 2 through 5 for *Mission City North*. Planning Area 2 was used for the design of these conceptual layouts, and it is understood that the actual design for each planning area may vary. Planning Area 1 covers a portion of *Mission City* where lots have been recorded in accordance with the Northside Specific Plan. Development within this area can proceed prior to approval of the *Mission City* Specific Plan in accordance with approved building permits.

Development pads created within *Mission City North* will be separated by internal slopes creating a terracing effect. Residential parcels adjacent to Friars Road are set at an elevation of approximately 25 feet to 40 feet above Friars Road, providing a topographic separation between vehicular traffic on Friars



MISSION CITY NORTH PLANNING AREAS

FIGURE II-3



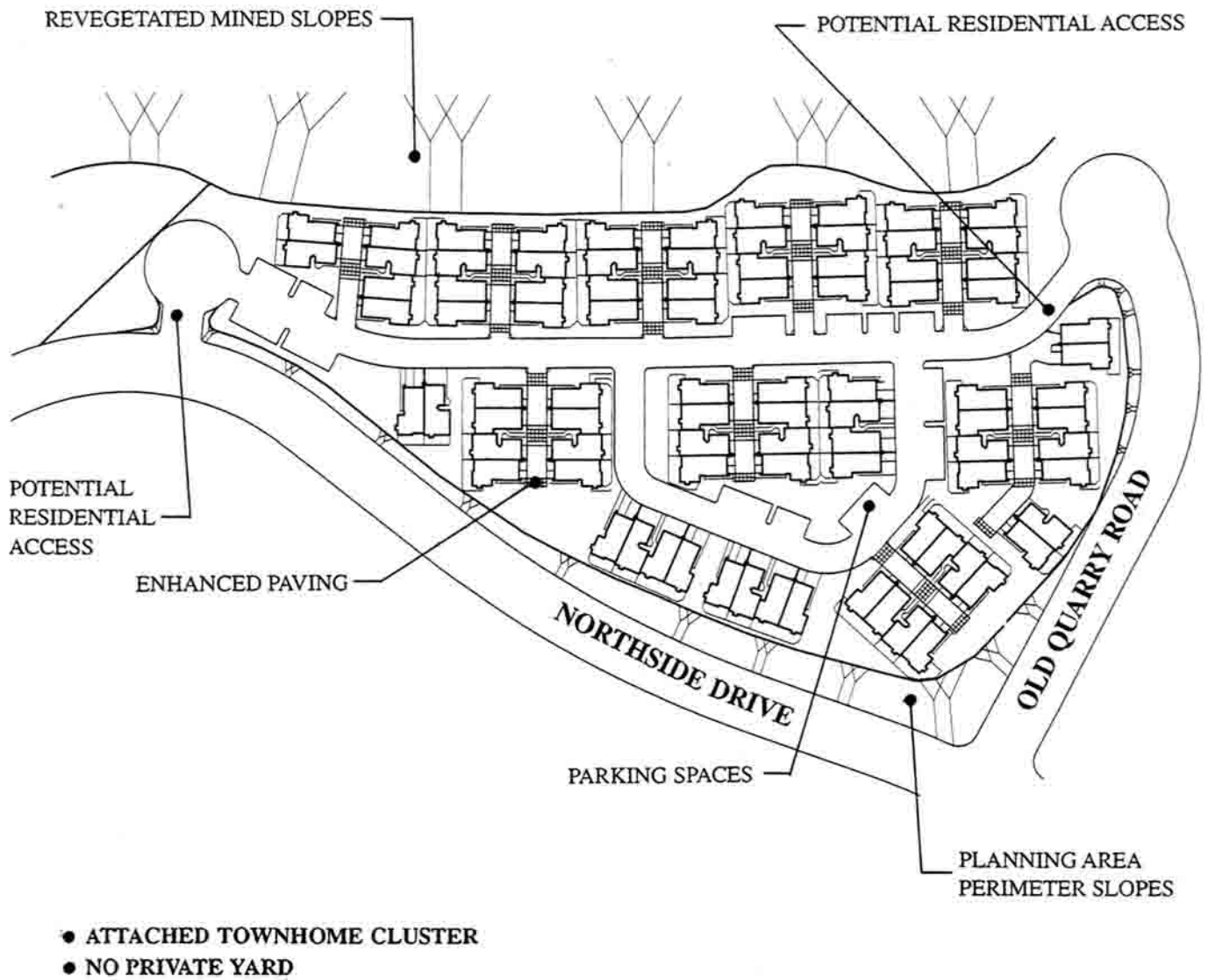
- ATTACHED MULTIPLEX (4 UNIT & 8 UNIT)
- NO PRIVATE YARD

THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DESIGN, BUILDING FOOTPRINTS, PARKING, AND CIRCULATION MAY VARY FROM THESE TYPICAL REPRESENTATIONS.

BUILDING PLACEMENT - CONCEPT A

FIGURE II-4

MISSION CITY

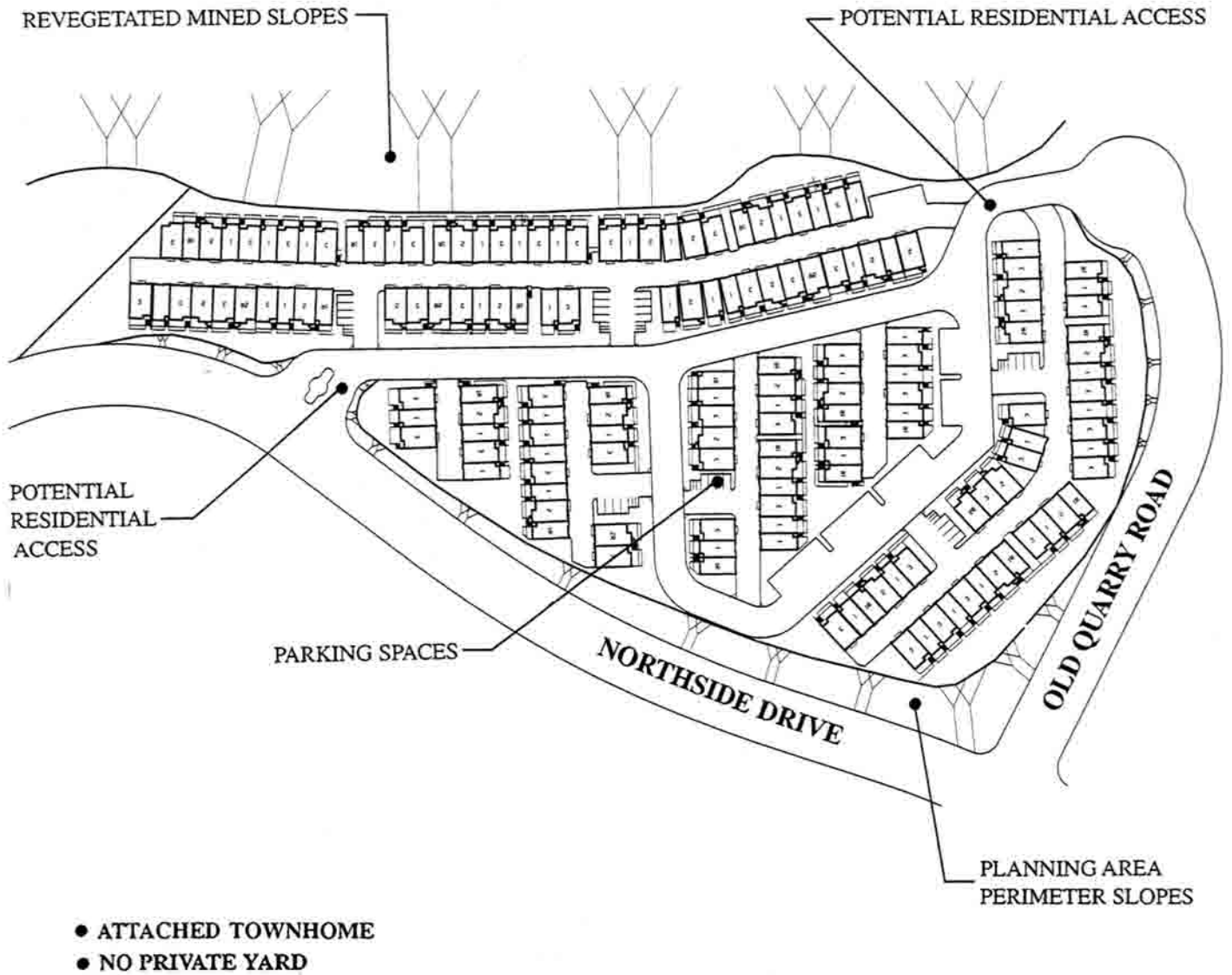


THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DESIGN, BUILDING FOOTPRINTS, PARKING, AND CIRCULATION MAY VARY FROM THESE TYPICAL REPRESENTATIONS.

**BUILDING PLACEMENT -
CONCEPT B**

FIGURE II-5

MISSION CITY

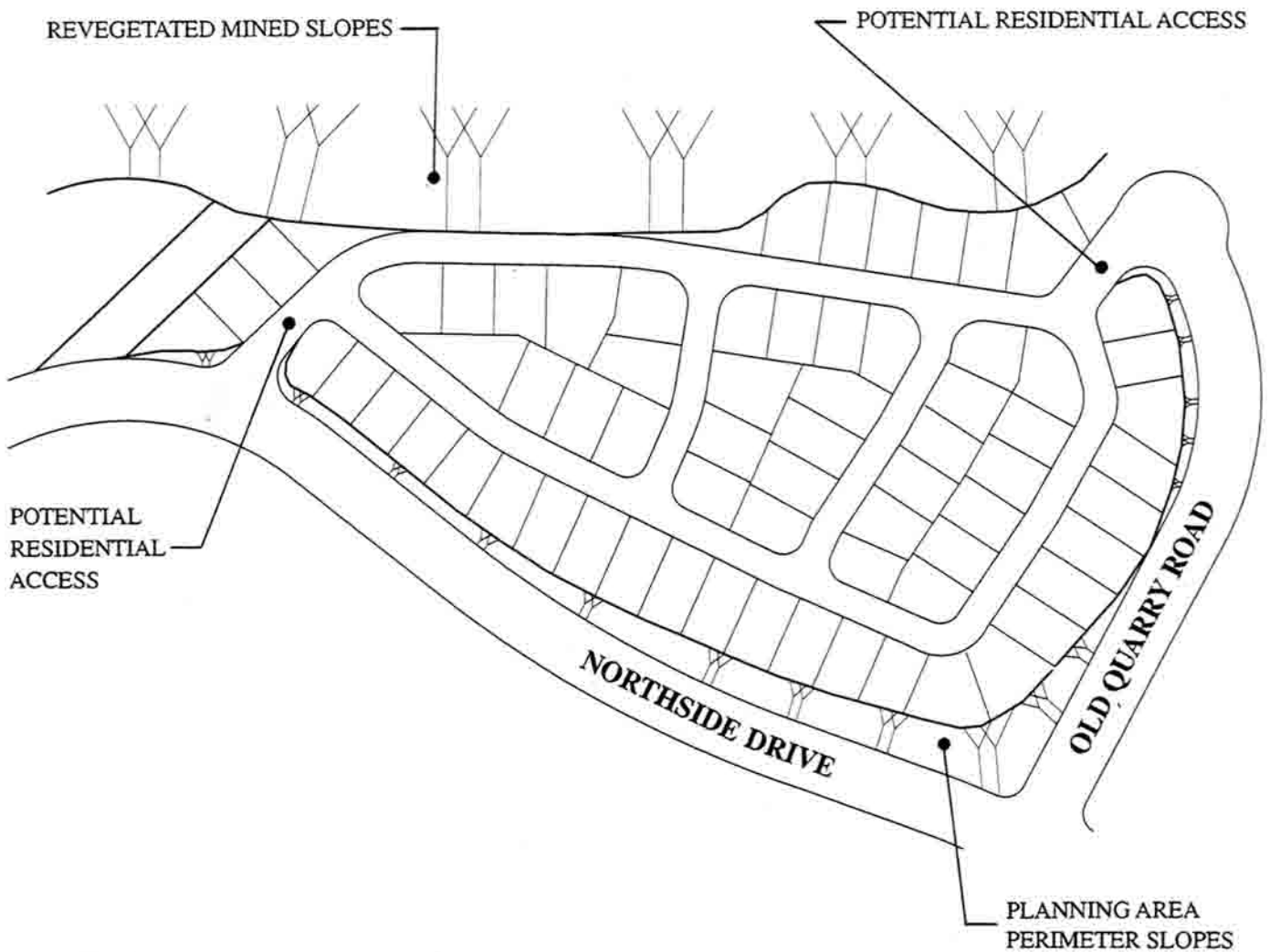


THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DESIGN, BUILDING FOOTPRINTS, PARKING, AND CIRCULATION MAY VARY FROM THESE TYPICAL REPRESENTATIONS.

BUILDING PLACEMENT - CONCEPT C

FIGURE II-6

MISSION CITY



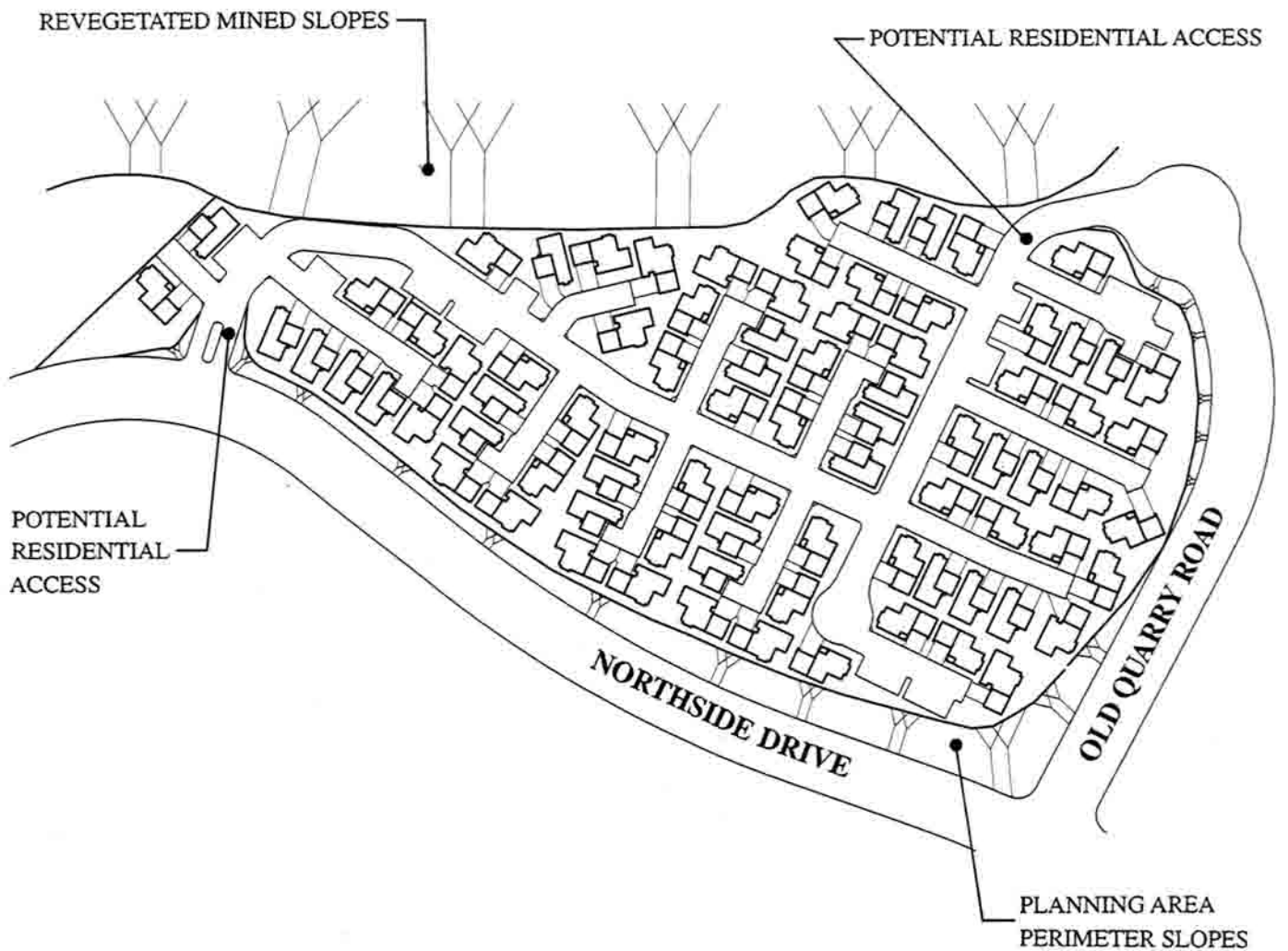
- SINGLE FAMILY DETACHED HOMES
- WIDE/SHALLOW LOT
- FEE SIMPLE

THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DESIGN, BUILDING FOOTPRINTS, PARKING, AND CIRCULATION MAY VARY FROM THESE TYPICAL REPRESENTATIONS.

BUILDING PLACEMENT - CONCEPT D

FIGURE II-7

MISSION CITY



- SINGLE FAMILY DETACHED
- CLUSTER/COURTYARD DESIGN
- PRIVATE YARD POSSIBLE

THIS IS A CONCEPTUAL DESIGN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LOT DESIGN, BUILDING FOOTPRINTS, PARKING, AND CIRCULATION MAY VARY FROM THESE TYPICAL REPRESENTATIONS.

BUILDING PLACEMENT - CONCEPT E

FIGURE II-8

MISSION CITY

Road while affording many residential units view opportunities to the south, east and west. A special streetscape treatment along Friars Road and expanded entries at "A" Street and Northside Drive will integrate development with the natural backdrop and revegetated perimeter slopes. (For a detailed discussion of streetscapes and slope treatments, please refer to Chapter VII, LANDSCAPE ELEMENT. Entry treatments are addressed in Section D, CIRCULATION AND ACCESS GUIDELINES, of Chapter IV.)

Mission City Trail has its beginning in *Mission City North* and is an important element of *Mission City North*. It provides a continuous pedestrian connection between the private recreation complex in the north of *Mission City* and the trolley station on the south, with an undercrossing of Friars Road in Planning Area 5. It also provides a trail linkage through the private recreation complex to off-site open space areas in the adjacent Serra Mesa community. (Please refer to Chapter III, RECREATION AND OPEN SPACE ELEMENT, for a discussion of pedestrian access and the *Mission City Trail* system.)

1. Minimum Average Density for Mission City North

This Specific Plan requires that a "Minimum Average Density" occur in the residential neighborhoods planned for *Mission City North*. For the Medium Density Residential Planning Areas (Planning Areas 1, 4a and 5), a Minimum Average Density of 15 dwelling units per net acre applies. The development intensity of all of the Medium Density Residential Planning Areas, when considered together as a whole will average 15 dwelling units per net acre which results in a minimum 699 units for the Medium Density Residential land use category. For the Medium Low Density Residential Planning Areas (Planning Areas 2,3 and 4b), a Minimum Average Density of 10 dwelling units per net acre applies. The development intensity of all of the Medium Low Density Residential Planning Areas, when considered together as a whole, will average a minimum of 10 dwelling units per net acre which results in a minimum of 345 units for the Medium Low Density Residential land use category.

The following table summarizes the Minimum Average Density requirements for *Mission City North*. The *Mission City Overlay Zone* includes requirements to ensure that the Minimum Average Density established by the Specific Plan occurs for residential neighborhoods in *Mission City North*.

RESIDENTIAL LAND USE CATEGORY	PLANNING AREAS	MINIMUM AVERAGE DENSITY FOR LAND USE CATEGORY (DU/AC)	MINIMUM DEVELOPMENT INTENSITY FOR LAND USE CATEGORY (DU)
Medium Density Residential	1,4,5	15	699
Medium Low Density Residential	2,3,4b	10	345

2. Zoning for Mission City North

Mission City North will be zoned for residential development allowing for development of single and multiple dwelling units, as well as active and passive recreation uses. A range of City-based residential zones may be adopted for *Mission City North*. These zones are RX-1-1, RX-1-2, RT-1-1, RT-1-2, RT-1-3, RT-1-4, RM-1-1, RM-1-2, RM-1-3, RM-2-4, RM-2-5 and the RM-2-6 zones. One of these zones will be selected and referenced in the resolution of a lot's final map. The selected zone will then become effective upon the recording of the Final Map. If an RX or RT zone is selected which provides for a small lot or

townhome product on individually owned lots, then a resubdivision of the *Mission City* Subdivision Map may be required.

3. Mission City North Planning Area Development Summaries

a. Planning Area 1

Planning Area 1 encompasses approximately 27.1 acres and is located in the northeast corner of *Mission City North*. Its boundaries are formed by Friars Road on the south, Northside Drive and Planning Area 5 on the west, Planning Area 2 and off-site open space slopes on the north, and an off-site parking area for Qualcomm Stadium on the east. This planning area is designated for Medium Density Residential, and approved development plans show a total of 600 dwelling units for Planning Area 1. The 600 dwelling units in Planning Area 1 are under construction and are being implemented in accordance with the Northside Specific Plan in effect at the time building permits were approved this area. Revegetated perimeter slopes occur in the northern portion of this planning area. These slopes will be revegetated in accordance with the approved Reclamation Plan (see Chapter VII, LANDSCAPE ELEMENT, for a discussion of revegetation for mined slopes). This planning area fronts on Friars Road. A landscaped slope approximately 35 feet in height provides a separation between the roadway and residential development. Access to Planning Area 1 will be provided from Old Quarry Road, a cul-de-sac beginning at Northside Drive and terminating at the base of the revegetated perimeter slope.

Table II-2, *Planning Area 1 - Land Use Summary*, provides a tabulation of the development area and its various components.

TABLE II-2
PLANNING AREA 1 - LAND USE SUMMARY

LAND USE	ACREAGE	DENSITY
Medium Density Residential	20.0	600 DU
Revegetated Mined Slopes	7.1	N/A
TOTALS - PLANNING AREA 1	27.1	600 DU

Development of Planning Area 1 shall comply with building permits issued by the City of San Diego for this site.

■ **Circulation and Access**

Access into Planning Area 1 should be provided at two locations off Old Quarry Road. The access point nearest Northside Drive should be spaced in a manner which provides for safe ingress and egress.

■ **Development Program and Product Types**

Residential development in this planning area is planned as 600 residential units on an approximate pad size of 20.0 acres.

■ Open Space

Open space within Planning Area 1 occurs as perimeter slopes, including the landscaped slope along Friars Road and the revegetated mining slope along the northern perimeter. Internal to Planning Area 1, useable open space areas may occur as balconies and patios.

■ Special Treatment Areas

Special Treatment Areas have been applied in two locations within this Planning Area: perimeter slopes along Friars Road and revegetated mined slopes in the northern portion of this Planning Area. No residential development may occur in these areas. Perimeter slopes along Friars Road would be landscaped in accordance with building permits approved by the City for Planning Area 1. The mined slopes would be revegetated in accordance with the Reclamation Plan. (See Chapter VII, LANDSCAPE ELEMENT, for a discussion of landscape treatment on perimeter slopes and the mined slope face.)

b. Planning Area 2

Planning Area 2 encompasses approximately 16.5 gross acres and is located west of Planning Area 1, south of the Private Recreation Complex (Planning Area 7) and east of Northside Drive. Planning Area 2's strategic location adjacent to the *Mission City* Private Recreation Complex offers future residents easy and convenient access to recreational opportunities. Off-site to the north of Planning Area 2 is a natural open space area located within the Serra Mesa community planning area.

This planning area is designated for Medium Low Density Residential development. Product types which can occur in Planning Area 2 include small lot detached homes (including wide and shallow lot homes and courtyard homes), townhomes, apartments, or condominiums. Development may occur as a single product type or as a variety of these product types.

Similar to Planning Area 1, mined slopes which form the north perimeter for this planning area will be revegetated in accordance with the approved Reclamation Plan. (See Chapter VII, LANDSCAPE ELEMENT, for a discussion of the revegetation plan for mined slopes). Perimeter slopes, which occur along Northside Drive and Old Quarry Road will be landscaped in accordance with the slope treatment landscape requirements presented in Chapter VII, Section J. Access to Planning Area 2 will be available from Northside Drive as well as Old Quarry Road.

Figures II-4 through II-8 illustrate typical arrangements of a variety of residential products which can occur within this development area. Planning Area 2 was used for the design of the conceptual layouts in Figures II-4 through II-8, but the actual design for each planning area may vary. Table II-3, *Planning Area 2 - Land Use Summary*, provides a tabulation of the development area and its various components.

**TABLE II-3
PLANNING AREA 2 - LAND USE SUMMARY**

LAND USE	ACREAGE	DENSITY RANGE
Medium Low Density Residential	7.9	63 DU - 237 DU
Revegetated Mined Slopes	8.6	N/A
TOTALS - PLANNING AREA 2	16.5	63 DU - 237 DU

Development of Planning Area 2 should comply with the following general planning standards:

■ **Circulation and Access**

Access to Planning Area 2 should be provided from the northern extension of Northside Drive and from the Old Quarry Road cul-de-sac. The access into Planning Area 2 from Northside Drive should be placed adequate distance from the entrance to the *Mission City* Private Recreation Complex to minimize vehicular and pedestrian conflicts accessing the Private Recreation Complex.

■ **Development Program and Product Types**

Residential development in this planning area will provide residential units on an approximate pad size of 7.9 acres. Product types which can occur in this planning area include the following: small lot detached homes (including wide and shallow lot homes and courtyard homes), townhomes, apartments, or condominiums.

■ **Open Space**

Open space within Planning Area 2 occurs as perimeter slopes, including the landscaped slopes along Northside Drive and Old Quarry Road and the revegetated mined slope along the northern boundary of this planning area. Internal to Planning Area 2, useable open space areas would occur as required in the selected City-based residential zone and include patios and balconies.

■ **Special Treatment Areas**

Special Treatment Areas occur in three locations within Planning Area 2: perimeter slopes along Northside Drive, perimeter slopes along Old Quarry Road and revegetated mined slopes in the northern portion of this planning area. No residential development may occur in these areas. The mined slopes would be revegetated in accordance with the Reclamation Plan. (See Chapter VII, LANDSCAPE ELEMENT, for a discussion of landscaped treatment on perimeter slopes and the mined slope face.)

c. **Planning Area 3**

Planning Area 3 is located in the center of *Mission City* North. As shown in Figure II-3, *Mission City North Planning Areas*, it encompasses 17.6 acres and is anticipated to be graded as two pads, approximately seven acres and 10 acres in size. A manufactured internal slope, approximately 20 feet to

25 feet in height, will provide elevational separation between the two development pads and allow for view opportunities for many units. This Specific Plan does not require that the intervening manufactured slope be constructed in the precise location shown in Figure II-3, but the provision of some elevational relief to this relatively large planning area is encouraged to provide the stepping down of development within *Mission City* from the northern off-site open space slopes to Friars Road. Additionally, the east and west portions of this planning area may develop as separate projects with the provision of adequate infrastructure and circulation improvements necessary to serve the individual development areas.

Planning Area 3 is centrally located, not only in relation to the residential neighborhoods planned as part of *Mission City* North but also in relationship with important site features and amenities. The *Mission City* Private Recreation Complex (Planning Area 7) is situated directly north of Planning Area 3. The *Mission City* Trail begins as two linkages at the Private Recreation Complex, with the western link occurring along Street "A" and paralleling the western border of Planning Area 3, and the eastern link occurring along Northside Drive paralleling the eastern border of this planning area. These two links traverse the southern boundary of this planning area converging at a midpoint. From this point, *Mission City* Trail continues south through Planning Area 5, under Friars Road, traversing Planning Area 6 within *Mission City* South and ultimately terminating at the Mission Valley West LRT. Site planning along the perimeter of Planning Area 3, including building placement, should consider the trail linkages as primary elements of design, encouraging accessibility, visibility and safety for users. The proximity of the trail as well as this planning area's location immediately south of the *Mission City* Private Recreation Complex would provide future residents with access to recreational amenities. (See Chapter III, RECREATION AND TRAILS ELEMENT, Section B; Chapter IV, TRANSPORTATION ELEMENT, Section C; and Chapter VII, LANDSCAPE ELEMENT; for a discussion of the trail system, site planning and design considerations.)

This planning area is designated for Medium Low Density Residential development. Development may occur as a single product type or as a variety of residential product types. Additionally, in accordance with project phasing, development of Planning Area 3 may occur at different times and as stand-alone projects. (See Chapter IX for a discussion of project phasing.)

Perimeter slopes occur along Street "A" and Northside Drive and would be landscaped in accordance with the slope treatment landscape requirements presented in Chapter VII. Additionally, a Land Use Transition area occurs along the northern boundary of this planning area adjacent to the Private Recreation Complex. Special landscape treatment would occur in this area to ensure compatibility of residential and recreational land uses. Access to Planning Area 3 would be available from Street "A" and from Northside Drive.

Figures II-4 through II-8 illustrate typical arrangements of residential products which can occur within this development area. Planning Area 2 was used for the design of the conceptual layouts in Figures II-5 through II-8, but the actual design for each planning area may vary. Table II-4, *Planning Area 3 - Land Use Summary*, provides a tabulation of the development area and its various components.

**TABLE II-4
PLANNING AREA 3 - LAND USE SUMMARY**

LAND USE	ACREAGE	DENSITY RANGE
Medium Low Density Residential	17.6	141 DU - 510 DU
TOTALS - PLANNING AREA 3	17.6	141 DU - 510 DU

Development of Planning Area 3 should comply with the following general planning standards:

■ **Circulation and Access**

Access into Planning Area 3, should be provided from both "A" Street and Northside Drive. Access points into Planning Area 3 proximate to the *Mission City Private Recreational Complex* should be placed adequate distance from the entrances to the *Mission City Private Recreation Complex* to minimize vehicular and pedestrian conflicts with access into the Private Recreation Complex.

■ **Development Program and Product Types**

Residential development in this planning area is planned to occur as residential units on an approximate pad size of 17.6 acres. Product types which can occur in this planning area include the following: small lot detached homes (including wide and shallow lot homes and courtyard homes), townhomes, apartments, or condominiums.

■ **SPECIAL TREATMENT AREAS**

Special Treatment Areas occur in four locations within Planning Area 3: perimeter slopes along "A" Street and Northside Drive; the internal slopes located in roughly the middle of this Planning Area; linkages to the *Mission City Trail* system along the east, west and south borders; and the land use transition area along the north border. No residential development may occur in these areas. A discussion of the landscape treatment of each of these locations is provided in Chapter VII, LANDSCAPE ELEMENT.

d. **Planning Area 4**

Planning Area 4 is located in the western portion of *Mission City North* and is bounded by Friars Road on the south, the *Mission City Private Recreation Complex* on the north, and "A" Street and Planning Areas 3 and 5 on the east. Most of this planning area is bounded on the west by an approximate 85-acre area owned by the San Diego Gas and Electric (SDG&E) Company. West of Planning Area 4 and immediately north of Friars Road is an existing office development. Figure II-3, *Mission City North Planning Areas*, depicts design features of this planning area as well as its relationship to adjacent land uses.

Planning Area 4 encompasses 29.9 acres. Two land use designations have been applied to the development pads in Planning Area 4. The northern development pad adjacent to the *Mission City Private Recreation Complex* (Subarea 4b) is designated for Medium Low Density Residential development, while the southern development pad adjacent to Friars Road (Subarea 4a) is designated for Medium Density Residential development. Development may occur as a single product type or as a variety of residential product types.

A variety of manufactured slope types occur within Planning Area 4. Perimeter slopes occur along Friars Road and along "A" Street. A manufactured slope approximately 145 feet in height remaining from the mining of the site in conjunction with CUP 82-0014 occurs within Planning Area 4 along the western perimeter. Similar to Planning Area 3, construction of internal manufactured slopes is encouraged to create an elevational separation between development pads. In this manner, development will appear to be stepping down to Friars Road and will be afforded view opportunities toward the south. This Specific Plan does not require that this intervening manufactured slope be constructed in the precise location shown in Figure II-3, *Mission City North Planning Areas*, but the provision of some elevational change within this Planning Area is encouraged. The internal slope will also provide a topographic break between the two land use designations applied to Planning Area 4. Perimeter slopes and the primary internal slope will be landscaped in accordance with the Perimeter and Internal Slope Treatments landscape requirements presented in Chapter VII, LANDSCAPE ELEMENT.

Access to Planning Area 4 occurs along "A" Street. The first access point would occur just beyond the "A" Street entry off Friars Road. This access point should be placed an adequate distance from the entry gate to allow safe ingress and egress. The northernmost access into Planning Area 4 should be adequately spaced to avoid conflicts with vehicular and pedestrian access into the *Mission City Private Recreational Complex*.

Figures II-4 through II-8 illustrate typical arrangements of a variety of residential products which can occur within this development area. Planning Area 2 was used for the design of the conceptual layouts in Figures II-4 through II-8, but the actual design of each planning area may vary. Table II-5, *Planning Area 4 - Land Use Summary*, provides a tabulation of the development area and its various components.

**TABLE II-5
PLANNING AREA 4 - LAND USE SUMMARY**

LAND USE	ACREAGE	DENSITY RANGE
Medium Density Residential (4a)	10.2	82 DU - 306 DU
Medium Low Density Residential (4b)	9.0	72 DU - 270 DU
Perimeter Slopes Along Friars Road and Revegetated Mined Slopes	10.7	N/A
TOTALS - PLANNING AREA 4	29.9	154 DU - 576 DU

Development within Planning Area 4 should comply with the following general planning standards:

■ **Circulation and Access**

Access into Planning Area 4 should be provided from "A" Street. Access points into Planning Area 4 proximate to the entry gate off Friars Road in the southern part of this planning area and proximate to the *Mission City Private Recreation Complex* in the northern part of this Planning Area should be placed an adequate distance to minimize circulation conflicts.

■ Development Program and Product Types

Residential development in this Planning Area will occur as two density ranges. Optional product types which can occur in Subarea 4a include one of the following: townhomes, apartments, or condominiums. Subarea 4b may be developed with any of the following product types: small lot detached homes (including wide and shallow lot homes and courtyard homes), townhomes, apartments, or condominiums.

■ Open Space

Open Space within Planning Area 4 occurs as perimeter slopes, including the landscaped slopes along "A" Street and Friars Road, the revegetated mined slope along the northwest edge of this planning area, and the primary internal slope to occur in roughly the middle of this planning area. The construction of this internal slope may vary from the location depicted in Figure II-3, *Mission City North Planning Areas*; however, the provision of some elevational relief of this relatively large planning area is encouraged to reinforce the stepping down of development within *Mission City* from the northern off-site open space slopes to Friars Road. Internal to development areas within Planning Area 4, useable open space would occur as required in the selected City-based residential zone and may include patios and balconies.

■ Special Treatment Areas

Special Treatment Areas occur in five areas within Planning Area 4: perimeter slopes along Friars Road; perimeter slopes along "A" Street; the land use transition area between residential development in Subarea 4b and the adjacent *Mission City Private Recreation Complex*; the internal slope located in roughly the middle of this planning area, separating Subareas 4a and 4b; and the revegetated mined slopes in the northwest border of this planning area. No residential development may occur in these areas. A discussion of the landscape treatment at each of these locations is provided in Chapter VII, LANDSCAPE ELEMENT.

e. Planning Area 5

Planning Area 5 is centrally located within the middle of *Mission City North* with its southern border formed by Friars Road. Planning Area 5 is also the location of the *Mission City Trail* undercrossing at Friars Road and incorporates a primary link of the planned trail system. The primary entries into *Mission City North* occur along Planning Area 5's east and west borders. The high visibility of Planning Area 5 and its relationship with pedestrian and vehicular access place exceptional importance on this planning area as cornerstone for development in *Mission City North*. Additionally, the east and west portions of this planning area may develop as separate projects with the provision of adequate infrastructure and circulation improvements necessary to serve the individual development areas.

Planning Area 5 encompasses 21.3 acres. As shown in Figure II-3, *Mission City North Planning Areas*, the boundaries of this planning area are formed by "A" Street and Planning Area 4 to the west, Planning Area 3 and a portion of the *Mission City Trail* to the north, Planning Area 1 and a small portion of Planning Area 2 to the east, and Friars Road on the south. This planning area is designated for Medium Density Residential land uses in this Specific Plan. Development may occur as a single product type or as a variety of residential product types. In accordance with project phasing, development of Planning Area 5 may occur at different times and as stand-alone projects. (See Chapter . IX for a discussion of project phasing.)

Mission City Trail occurs along the northern border of Planning Area 5 and traverses the central portion of this planning area, bisecting it into two development pads of similar size and configuration. Within Planning Area 5, the *Mission City Trail* culminates as a landscaped access node just before it crosses

beneath Friars Road and enters Planning Area 6, the Multiple Use Planning Area south of Friars Road. (See Chapter III, RECREATION AND OPEN SPACE ELEMENT, for a discussion of the *Mission City Trail*.) Perimeter slopes occur within this planning area along "A" Street, Northside Drive and Friars Road. Internal slopes occur along the northern border of this planning area and through the middle of this planning area to accommodate the *Mission City Trail*. Landscape treatments of perimeter and internal slopes are described in Chapter VII, LANDSCAPE ELEMENT.

Access to Planning Area 5 occurs at two locations. An entry off "A" Street would allow access to development in the western portion of the planning area, and another access off Northside Drive would provide access to development in the eastern portion of this planning area opposite Old Quarry Road. Both access points occur inside the entry gates for *Mission City North* and should be placed an adequate distance from the entry gates to allow safe ingress and egress.

Figures II-4 through II-8 illustrate typical arrangements of a variety of residential products which can occur within this development area. Planning Area 2 was used for the design of the conceptual layouts in Figures II-4 through II-8, but the actual design of each planning area may vary. Table II-6, *Planning Area 5 - Land Use Summary*, provides a tabulation of the development area and its various components.

**TABLE II-6
PLANNING AREA 5 - LAND USE SUMMARY**

LAND USE	ACREAGE	DENSITY RANGE
Medium Density Residential	16.4	131 DU - 492 DU
Perimeter Slopes Along Friars Road	4.9	N/A
TOTALS - PLANNING AREA 5	21.3	131 DU- 492 DU

Development within Planning Area 5 should comply with the following general planning standards:

■ **Circulation and Access**

Access into Planning Area 5 should be provided from "A" Street and Northside Drive. Access points into Planning Area 5 are proximate to the entry gates off Friars Road and should be placed an adequate distance to minimize circulation conflicts.

■ **Development Program and Product Type**

Residential development in this planning area is planned to occur as residential units on two pads approximately equal in size. Optional product types which can occur in this planning area as: small lot detached homes, townhomes, apartments, or condominiums.

A portion of the *Mission City Trail* system traverses this planning area. The trail will be designed to at least eight feet in width. The southern portion of the trail terminates as a landscaped access node providing a sense of openness and arrival for trail users. From this point, the trail continues south under Friars Road and into Planning Area 6, the Multiple Use area within *Mission City South*.

■ Open Space

Open Space within Planning Area 5 occurs as perimeter slopes, including the landscaped slopes along “A” Street, Friars Road, and Northside Drive, and internal slopes which occur to accommodate a portion of *Mission City Trail*. The construction of internal slopes to accommodate the trail system may vary from the general location depicted in Figure II-3, *Mission City North Planning Areas*, as long as the trail remains generally consistent in alignment. Internal to development areas within Planning Area 5, useable open space would occur as required in the selected City-based residential zone and may include patios and balconies.

■ Special Treatment Areas

Special Treatment Areas occur in three areas within Planning Area 5: perimeter slopes along Friars Road, “A” Street, and Northside Drive; internal slopes associated with the *Mission City Trail*; and the trail itself including the access node at the Friars Road undercrossing. No residential development may occur in these areas. A discussion of each of these Special Treatment Areas and specific requirements are provided in Chapter VII, LANDSCAPE ELEMENT.

f. Planning Area 7

The final Planning Area in *Mission City North* is the *Mission City Private Recreation Complex*. This area includes approximately 3.5 acres as useable open space and 16 acres of passive open space. This planning area provides a location for the concentration of recreational opportunities for residents of *Mission City*, as well as an open space connection to off-site preserved open space areas within the Serra Mesa community. Planning Area 8 is addressed in detail in Chapter III, the RECREATION AND OPEN SPACE ELEMENT, of this Specific Plan.

E. Mission City South

Mission City South encompasses Planning Areas 6, and 8. It is separated from *Mission City North* by Friars Road, a 6-lane arterial roadway. To the east of *Mission City South* is Qualcomm Stadium. Portions of the stadium parking lot directly abut *Mission City*'s eastern border in this area. An existing office park also lies east of *Mission City North* and south of Friars Road. This area was originally a part of the Northside Specific Plan previously in effect on the project site and has been constructed in accordance with the requirements of that Specific Plan. It is not a part of the *Mission City* Specific Plan.

The San Diego River lies just south of the southern boundary of *Mission City South* as well as the *Mission City* Specific Plan area. In this portion of Mission Valley, the San Diego River is characterized by existing wetland habitats. A 50-foot-wide pilot channel occurs in this area and carries storm waters from in the vicinity of I-15 westward. The Mission Valley West LRT follows the southern boundary of *Mission City*. In conjunction with development of the Mission Valley West LRT, a 6.2-mile segment extending from Old Town to Qualcomm Stadium, a trolley station is planned just south of *Mission City*.

West of *Mission City South* lies the River Run residential development. River Run is comprised of “for sale” condominium units and rental apartments. Rio San Diego Drive extends from River Run and terminates at the western boundary of *Mission City*. As part of development in *Mission City* Rio San Diego Drive would be extended to connect with Street “A”. As part of this Specific Plan, a pedestrian link will

be constructed within *Mission City South* to provide a direct connection from River Run to the Mission Valley West LRT and trolley station.

Figure II-9, *Mission City South Planning Areas*, shows the various development areas in *Mission City South* and their relationship to off-site land uses. Land uses surrounding *Mission City South* (the Mission Valley West LRT, passive recreation opportunities afforded by the San Diego River, adjacency of the stadium and the River Run residential development) allow for a pedestrian focus with linkages and connections which enhance mobility within and through *Mission City South*. Planning Area 6 provides the greatest opportunities to create a lively urban core with a variety of land uses. It is essential that land uses within Planning Area 6 enforce and enhance the important linkages established by the *Mission City Trail* system in *Mission City North* through the provision of easily accessible connections as part of the development of this multiple use area. Planning Area 6 also will allow for an expansion of the office/business park use established by the existing adjacent office park and will provide an employment base which can help support land uses within the multiple use area. Planning Area 8 is within the floodway of the San Diego River. No development is to occur within Planning Area 8.

1. **Zoning for *Mission City South***

Planning Area 6, within *Mission City South* shall be zoned CR-1-1 and CC-3-5, City-based commercial/mixed use zones providing for development with an auto-oriented and high intensity pedestrian orientation, respectively. Residential use and residential parking may occur in this planning area on a separate lot or lots or as part of a commercial project on the same lot. Also permitted in this area are office/business park and scientific research and development uses.

After building permits for 75 percent of Planning Area 6's gross area (76.3 acres) have been issued, the mix of land uses represented by those building permits shall be determined. If the mix of land uses includes less than 10 percent of commercial land uses (based on net usable area) and/or less than 20 percent of residential land uses (based on net usable acres), no further building permits shall be issued in Planning Area 6 except building permits which raise the percentage of commercial land uses to 10 percent (based on net usable area) or raise the percentage of residential land uses to 20 percent (based on net usable area). When the 10 percent and 20 percent are achieved, the City shall again issue building permits in compliance with all relevant regulations regardless of the land uses represented by those permits.

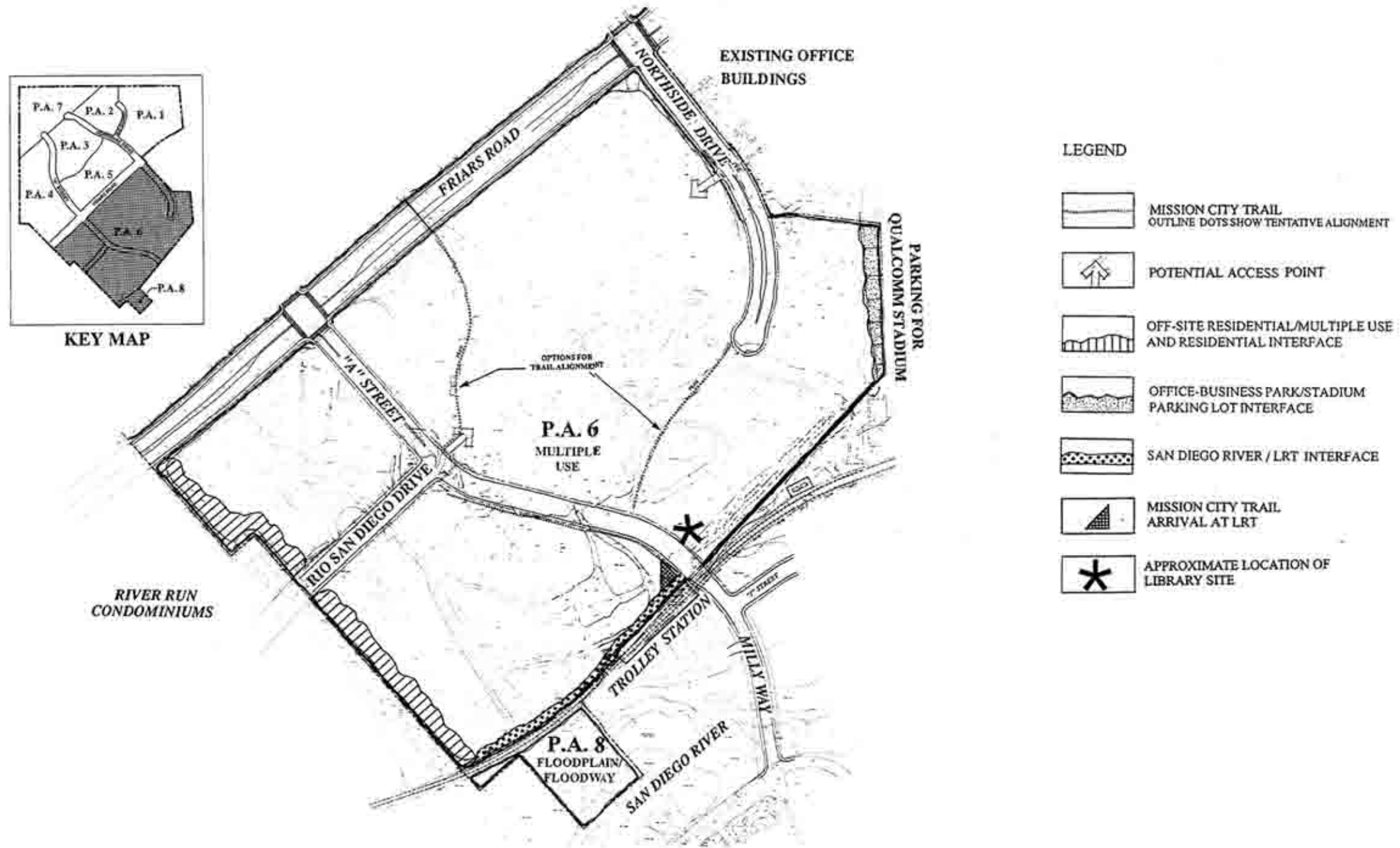
Planning Area 8 shall be zoned OF, a City-based zone for open space protection. It applies to Planning Area 8 for protection of land located within the San Diego River floodway.

2. **Mission City South Planning Area Development Summaries**

a. **Planning Area 6**

Planning Area 6 is the largest of all planning areas within *Mission City*. It encompasses 76.3 acres, lying directly south of Friars Road; west of the southern extension of Northside Drive and the Qualcomm Stadium parking lot to the east; north of "I" Street, the San Diego River and the Mission Valley West LRT; and east of River Run. An existing office park is located off-site to the east. Figure II-9, *Mission City South Planning Areas*, shows Planning Area 6 and its relationship to adjacent land uses.

A mix of land uses will occur within Planning Area 6, with commercial (such as retail, office, recreation, destination-oriented theme parks, or family entertainment uses) and residential being the dominant land



MISSION CITY SOUTH PLANNING AREAS

FIGURE II-9

use types. Included within Planning Area 6 is an opportunity to expand the office uses offered by the adjacent off-site business park. Access through and uses planned for Planning Area 6, particularly in the southern portion of this planning area, should emphasize the adjacent LRT and San Diego River corridor as important elements in site planning for this area. Development of the *Mission City* Paseo, as well as the LRT arrival plaza, should focus on a human-scale environment and the interrelationship with the variety of uses planned for Planning Area 6 and the adjacency of the LRT station. Final grading in Planning Area 6 may incorporate internal slopes to provide vertical separation between land uses.

In order to ensure that a mix of land uses will occur in a manner which complements planned land uses in the surrounding community and recognizes the importance of existing and planned transit options, minimum development criteria apply to this planning area. The minimum percentages of multiple use development which can occur in Planning Area 6 are presented below:

LAND USE COMPONENT	MINIMUM PERCENT OF PLANNING AREA
Commercial	10%
Residential	20%

Outside these minimum development areas, the balance of Planning Area 6 may develop as commercial, residential, office/business park, open space, public use or a mix of these uses. The minimum land use components are described in greater detail below.

Commercial Use - The minimum ten percent (10%) portion of the development area in Planning Area 6 shall contain commercial uses. Commercial uses permitted in Planning Area 6 are as specified in the City's CR-1-1 and CC-3-5 zones and the *Mission City* Overlay Zone.

Residential Land Use - The residential land use component in Planning Area 6 shall encompass a minimum of 20 percent (20%) of the development area. Residential land uses may occur as a single product type or as a variety of product types.

The remainder of Planning Area 6 will contain a variety of land uses to complete the Multiple Use designation. Uses may include residential at a density of 18 to 30 dwelling units per acre, office use, retail commercial and public spaces. Additionally, paseos, plazas, green belts for passive recreational enjoyment, community halls and civic uses (such as libraries and day-care centers), the planned arrival feature at the LRT station, as well as expanded pedestrian trails (such as the *Mission City* Paseo) and sidewalks which function as an integral connection linking other public spaces and land uses will provide for public areas.

A Land Use Transition should occur at the interface of development within Planning Area 6 and the adjacent off-site residential uses in River Run. The Land Use Transition should vary in size and treatment depending on what land uses occur within *Mission City*. For example, if residential land uses of a similar type and density as River Run occur along this interface, then a minimum 20-foot wide building setback should occur to provide a sense of privacy to adjacent residential projects. If a commercial land use occurs along this interface, the building setback should be increased in width and varied in width to provide

separation to residential units within River Run. Circulation roadways, private recreation facilities, carports, parking, service drives and uses accessory to development (such as trash receptacles and recreation areas) may occur within the building setback area, provided that a minimum landscape buffer 10 feet in width is provided along the western boundary of *Mission City*. Along the interface of Planning Area 6 and Qualcomm Stadium, special landscape treatment shall be implemented, as identified in Chapter VII, LANDSCAPE ELEMENT, to provide an aesthetic land use transition.

An Interface Treatment should be provided along the southern boundary of this Planning Area where the Mission Valley West LRT/San Diego River abut. In this area, a landscaped buffer a minimum of 15-feet in width should separate urban uses within *Mission City* South from the LRT/San Diego River.

A primary focus for Planning Area 6 and *Mission City* is the *Mission City* Paseo, which will function as the primary public land use in this Multiple Use planning area. Planned as an expanded pedestrian plaza and promenade, the *Mission City* Paseo begins as the *Mission City* Trail emerges from the Friars Road undercrossing and continues a distance into Planning Area 6. The intent is to provide an interesting and exciting arrival for pedestrians using the trail system from the residential neighborhoods of *Mission City* North to access uses within *Mission City* South or to access off-site uses such as the LRT, the San Diego River or Qualcomm Stadium. It is not intended that the Paseo be extended from the Friars Road undercrossing to the southern border of *Mission City*. Instead, the *Mission City* Trail will continue from the Paseo to "A" Street. At its arrival at the LRT, a Special Treatment Area will be provided as a broadening of the trail and a resting area for pedestrians. Additionally, a trail connection would be provided from Northside Drive to "A" Street. The Paseo, *Mission City* Trail and the trail connected to Northside Drive can occur as a separated pedestrian link, sidewalks along streets which will be constructed as part of the uses developed within Planning Area 6 and/or enhanced paving through parking areas.

Primary access to Planning Area 6 would be at a southern extension of "A" Street and from Northside Drive. Class II bikelanes along "A" Street and sidewalks, separated from the travel way by a landscaped parkway, will provide a connection to the LRT. An additional point of access will be provided by Rio San Diego Drive which will be extended from its terminus at the western boundary of Planning Area 6 to "A" Street. Other points of access should be determined in conjunction with site planning for selected land uses within Planning Area 6.

The City's CR-1-1 and CC-3-5 zones shall be applied to Planning Area 6. The City's Land Development Code (September 9, 1997) provides a list of the types of land uses, as well as applicable development standards for potential uses which can occur in Planning Area 6 under the CR-1-1 and CC-3-5 zones. The anticipated development intensity for Planning Area 6 is presented in Table II-7, *Planning Area 6 - Land Use Summary*.

TABLE II-7
PLANNING AREA 6 - LAND USE SUMMARY

LAND USE	ACREAGE	DENSITY RANGE
Multiple Uses (which may include such uses as residential, retail, entertainment, destination-oriented theme parks, recreation, office, etc.)	76.3	275 DU - 2,060 DU 163,350 - 400,000 SQ. FT. COMMERCIAL USES 87,120 SQ. FT.-174,240 SQ.FT. OFFICE/BUSINESS PARK USES
TOTALS - PLANNING AREA 6	76.3	

Development of Planning Area 6 should comply with the following general planning standards:

■ **Circulation and Access**

Access into Planning Area 6 should occur from the southern extension of "A" Street and off the southern extension of Northside Drive. Rio San Diego Drive will be extended into Planning Area 6 to connect with "A" Street, providing an additional access point for vehicles, pedestrians and bicyclists.

■ **Development Program and Product Types**

Permitted development within Planning Area 6 shall be in accordance with land use types and development standards specified for the City's CR-1-1 and CC-3-5 zones and the Mission City Overlay Zone. Development of land use components in Planning Area 6 must develop at the minimum established by this Specific Plan and the *Mission City* Overlay.

■ **Open Space**

Open Space within Planning Area 6 should occur as landscaped Land Use Transition areas, landscaped Buffers and the *Mission City* Trail and Paseo. Selected land uses may also incorporate other passive or active useable open space areas such as outdoor courtyards, plazas and, in conjunction with residential uses, patios and balconies. Open space also occurs as a perimeter slope separating development within Planning Area 6 and the adjacent stadium parking lot and as a landscape treatment along Northside Drive.

■ **Special Treatment Areas**

Special Treatment Areas occur in seven locations within Planning Area 6: a Land Use Transition along the interface of Planning Area 6, the off-site River Run residential development, a landscaped Buffer along the southern edge of Planning Area 6 where the Mission Valley West LRT abuts the *Mission City* Paseo, the *Mission City* Trail System, the enhanced arrival statement at the LRT, and a ten- to thirty-foot tall manufactured slope between the eastern edge of Planning Area 6 and the Qualcomm Stadium parking lot. (See Chapter VII, LANDSCAPE ELEMENT, for a discussion of these Special Treatment Areas and requirements for implementation.)

b. Planning Area 8

Planning Area 8 encompasses 2.5 acres and lies within the floodway of the San Diego River. The Mission Valley West LRT traverses the northern border of this Planning Area, functioning as a physical demarcation between urban land uses planned for *Mission City* and the San Diego River. No development is proposed for Planning Area 8. As recommended by the City's Land Development Code (September 9, 1997), the OF zone should be applied to this planning area to provide for flood control and habitat protection within the San Diego River environment.