

Pacific Highlands Ranch

SUBAREA PLAN

Prepared by
Latitude 33 Planning and Engineering
for the
City of San Diego
Planning and Development Review Department



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

PACIFIC HIGHLANDS RANCH SUBAREA PLAN AMENDMENTS

Subarea III of the North City Future Urbanizing Area

The following amendments have been incorporated into this April 2005 posting of this plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Pacific Highlands Ranch Subarea Plan approved	June 25, 1998		July 28, 1998	R-290521
Certified by the California Coastal Commission with modifications, March 10, 1999			July 20, 1999	R-291920
Fire Station Relocation	August 12, 2004		September 21, 2004	R-299671



MAYOR

Susan Golding

CITY COUNCIL

Harry Mathis
Byron Wear
Christine Kehoe
George Stevens
Barbara Warden
Valerie Stallings
Judy McCarty
Juan Carlos Vargas

CITY ATTORNEY

Casey Gwinn

CITY MANAGER

Michael Uberuaga

PLANNING COMMISSION

Mark Steele, Chairperson
William Anderson, Vice Chairperson
Patricia Butler
Verna Quinn
Andrea Skorepa
David Watson
Frisco White

CITY STAFF

Planning and Development Review

Tina Christiansen, Planning and Development Review Director

Long Range Community Planning

Betsy McCullough, AICP, Long Range Community Planning Director
Thomas Story, Deputy Director, Multiple Species Conservation Program (MSCP)
Robert Manis, Long Range Community Planning, Program Manager
Cathy Winterrowd, Senior Planner, Project Manager
Lesley Henegar, Senior Urban Designer
Keith Greer, Supervising Biologist/MSCP

Land Development Review

Seán Cárdenas, Senior Planner, Environmental Analysis, Project Manager
Eileen Lower, Associate Planner, Environmental Analysis
Labib Qasem, Associate Engineer, Transportation Development

City Attorney

Richard Duvernay, Deputy City Attorney

Table of Contents

CHAPTER 1: INTRODUCTION

1.1	PLANNING AUTHORITY AND PURPOSE	1
1.1.1	Planning Authority.....	1
1.1.2	Plan Purpose.....	1
1.2	PLANNING PROCESS	1
1.3	SUMMARY OF PLANNING PRINCIPLES.....	3
1.4	PROJECT SETTING.....	5
1.5	EXISTING CONDITIONS	5
1.5.1	NCFUA Framework Plan	5
1.5.2	Zoning	8
1.5.3	Relationship to Surrounding Land Uses	8
1.5.4	Circulation.....	9
1.5.5	Natural Resources	9

CHAPTER 2: LAND USE

2.1	LAND USE GOALS	11
2.2	LAND USE PLANS	11
2.2.1	Town Center.....	16
2.2.1 A)	<i>Residential Development</i>	18
2.2.1 B)	<i>Employment Center</i>	18
2.2.2	Village	19
2.2.2 A)	<i>Village Zones</i>	19
2.2.2 B)	<i>Civic Areas and Uses</i>	21
2.2.2 C)	<i>Village Development</i>	24
2.2.3	Residential Neighborhoods	24
2.2.3 A)	<i>Village Residential</i>	25
2.2.3 B)	<i>Core Residential</i>	26
2.2.3 C)	<i>Peripheral Residential</i>	26
2.2.3 D)	<i>Low-Density Residential</i>	27
2.2.3 E)	<i>Very Low-Density Residential</i>	27
2.2.4	Private High School.....	27
2.3	RECOMMENDED ZONING	28
2.4	IMPLEMENTATION	30
2.5	CONFORMANCE WITH THE FRAMEWORK PLAN.....	30

CHAPTER 3: OPEN SPACE

3.1	OPEN SPACE GOALS	33
3.2	MSCP PRESERVE	33
3.2.1	MSCP Compliance: MSCP Subarea Plan.....	35
3.2.2	MSCP/MHPA Boundary Adjustment.....	38
3.2.3	Uses Allowed in the Preserve.....	38
3.2.4	Land Use Considerations.....	40
3.2.5	Land Use Adjacency Guidelines.....	40
3.2.5 A)	<i>Planning Adjacent Uses</i>	40
3.2.5 B)	<i>Managing Adjacent Uses</i>	41
3.2.6	Preserve Management.....	42
3.2.7	MSCP Implementation – Impacts and Mitigation.....	44

3.2.7 A) <i>Pardee Ownership</i>	45
3.2.7 B) <i>Non-Pardee Ownerships</i>	46
3.2.8 Mitigation Land Bank (MLB)	47
3.2.9 MHPA Conveyance, Ownership and Preservation	47
3.3 URBAN AMENITIES	48
3.3.1 Urban Amenity Open Space Areas.....	48
3.3.2 Neighborhood Parkways.....	49
3.3.3 Open Space Overlook (Trail Heads)	49
3.4 TRAIL SYSTEM	52
3.5 RESOURCE PROTECTION ORDINANCE AND ENVIRONMENTALLY SENSITIVE LANDS ..	52
3.5.1 Subarea RPO/ESL Analysis.....	52
3.5.2 Deviation Findings	55
3.5.3 Future Projects.....	56
3.6 CONFORMANCE WITH THE FRAMEWORK PLAN	56

CHAPTER 4: CIRCULATION

4.1 CIRCULATION PLAN	57
4.1.1 SR-56	57
4.1.2 Major Roads	61
4.1.3 Theme Roads/Collector Streets	64
4.1.4 Local Streets	64
4.1.5 Village Streets	64
4.2 TRANSIT CENTER	69
4.3 PARK-AND-RIDE.....	69
4.4 TRAIL CIRCULATION.....	69
4.4.1 Paved Trails and Paths	73
4.4.2 Urban Amenity Trails, Neighborhood Parkways and Pedestrian Paths.....	73
4.4.3 Trails in the MHPA.....	73
4.5 CONFORMANCE WITH THE FRAMEWORK PLAN	75

CHAPTER 5: COMMUNITY DESIGN

5.1 COMMUNITY DESIGN GOALS	78
5.2 OPEN SPACE	78
5.2.1 Created Link	78
5.2.2 Bridges and Culverts.....	80
5.2.3 Urban Amenity	80
5.2.4 Neighborhood Parkways.....	82
5.2.5 Pedestrian Paths.....	82
5.3 GRADING.....	82
5.4 VILLAGE.....	82
5.4.1 Three-Zone Structure	85
5.4.2 Blocks	85
5.4.3 Street Treatments.....	85
5.4.4 Mix of Uses	88
5.4.5 Building Design and Massing	88
5.4.6 Community Facilities.....	90
5.4.7 Transit Center	95
5.4.8 Pedestrian and Bicycle	95
5.5 RESIDENTIAL AREAS.....	95
5.5.1 Village Residential	95
5.5.2 Core Residential	96
5.5.3 Peripheral Residential	96

5.5.4	Low-Density Residential.....	97
5.5.5	Very Low-Density Residential.....	97
5.5.6	Fine-Grained Neighborhoods.....	98
5.6	CONFORMANCE WITH THE FRAMEWORK PLAN.....	99

CHAPTER 6: COMMUNITY FACILITIES

6.1	COMMUNITY FACILITY GOALS	101
6.2	PARKS AND RECREATION	101
6.2.1	Population-Based Parks.....	101
6.2.2	Amenities	102
6.3	LIBRARY	103
6.4	POLICE FACILITIES.....	104
6.5	FIRE FACILITIES	104
6.6	SCHOOLS	104
6.7	TRANSIT.....	105
6.8	UTILITIES.....	105
6.9	SOLID WASTE SERVICES.....	106
6.10	PUBLIC FACILITIES PHASING AND FINANCING PLAN.....	106
6.11	CONFORMANCE WITH THE FRAMEWORK PLAN.....	106

CHAPTER 7: HOUSING

7.1	IMPLEMENTING POLICIES	107
7.2	AFFORDABLE HOUSING.....	107
7.3	HOUSING POLICIES.....	108
7.4	CONFORMANCE WITH FRAMEWORK PLAN.....	108

CHAPTER 8: IMPLEMENTATION

8.1	IMPLEMENTING PRINCIPLES	111
8.2	REQUIRED APPROVALS	111
8.2.1	Pacific Highlands Ranch Subarea Plan/Phase Shift	111
8.2.2	State Route 56 Alignment	111
8.2.3	Subarea Master Rezoning.....	112
8.2.4	Development Agreement.....	113
8.2.5	MHPA Preserve Boundary Adjustment.....	113
8.2.6	Zoning	113
8.2.7	Subarea Plan Environmental Review.....	114
8.3	FACILITIES	114
8.3.1	Community Facilities	114
8.3.2	School Mitigation Condition.....	115
8.3.3	School Facilities.....	115
8.3.4	Park, Library and Fire Facilities.....	116
8.4	FUTURE ACTIONS	116
8.4.1	Future Permitting Actions	116
8.4.2	Trail Plan.....	117
8.4.3	Environmental Review	117
8.4.4	Resource Protection Ordinance/Environmentally Sensitive Lands Ordinance.....	117
8.4.5	Coastal Zone	118
8.4.6	Formation of a Community Planning Group	118
8.4.7	Mitigation Monitoring and Reporting Program.....	118
8.4.8	Water Quality Protection.....	120
8.5	SUBAREA PLAN AMENDMENTS	120

List of Appendices

Appendix A:	Landscape Palette.....	121
Appendix B:	Water, Sewer and Drainage	127
Appendix C:	MSCP/MHPA Boundary Adjustment.....	133
Appendix D:	RPO/ESL Analysis	143
Appendix E:	Alternative Alignment Land Use Plans	153
Appendix F:	Mitigation Monitoring and Reporting Program.....	191
Appendix G:	Habitat Management Plan	213

List of Exhibits

Exhibit 1-1:	NCFUA Location Map	2
Exhibit 1-2:	Phase Shift Map	4
Exhibit 1-3:	Subarea III Location Map.....	6
Exhibit 1-4:	Site Features.....	7
Exhibit 2-1:	Modified Alignment “F” Land Use Plan	13
Exhibit 2-2:	Ownership Map.....	15
Exhibit 2-3:	Town Center Alt. “F” Land Use Concept.....	17
Exhibit 2-4:	Village Three Zone Concept	20
Exhibit 2-5:	Village Parking Area Concepts	22
Exhibit 2-6:	Village Street Parking Area.....	23
Exhibit 2-7:	Modified Alignment “F” Zoning Map	29
Exhibit 3-1:	NCFUA Regional Open Space Map	34
Exhibit 3-2:	Open Space System – SR-56 Alignment “F”	36
Exhibit 3-3:	Del Mar Heights Road MSCP Corridor Bridge.....	37
Exhibit 3-4:	Urban Amenity.....	50
Exhibit 3-5:	Neighborhood Parkway (N.P.).....	51
Exhibit 4-1:	SR-56 Alignment Map.....	58
Exhibit 4-2:	Interchange - Alignment “F”	60
Exhibit 4-3:	Circulation Map – Alignment ‘F’	62
Exhibit 4-4:	Street Sections.....	63
Exhibit 4-5:	Street Sections.....	65
Exhibit 4-6:	Street Sections.....	66
Exhibit 4-7:	Street Sections.....	67
Exhibit 4-8:	Street Sections.....	68
Exhibit 4-9:	Street Section Location Map – Alignment “F”.....	70
Exhibit 4-10:	Transit Center.....	71
Exhibit 4-11:	Regional Trail System – Modified Alignment “F”	72
Exhibit 4-12:	Trail Concepts.....	74
Exhibit 5-1:	Grading for Del Mar Heights Road Bridge – SR-56 Alignment “F”	79
Exhibit 5-2:	Circulation Bridges & Culverts Map – Alignment ‘F’	81
Exhibit 5-3:	Concept Grading Plan – SR-56 Alignment “F”.....	83
Exhibit 5-4:	Village Concept – Alignment “F”	84
Exhibit 5-5:	Village Block Layout Concept.....	86
Exhibit 5-6:	Village Intersection Concept	89

Exhibit 5-7:	Mixing of Uses Concept	91
Exhibit 5-8:	Pedestrian Comfort Zone Concept.....	92
Exhibit 5-9:	Village Pedestrian Focus.....	93
Exhibit 5-10:	Village Street Wall Concept	94
Exhibit 7-1:	Candidate Locations for Affordable Housing Units	109
Exhibit 8-1:	Coastal Zone – Modified Alignment “F”	119
Exhibit B-1:	Alternate “F” Major Water Transmission Mains	128
Exhibit B-2:	Alternate “F” Major Sewer Infrastructure.....	130
Exhibit B-3:	Alternate “F” Major Storm Drain Infrastructure.....	132
Exhibit C-1:	Modified Alignment “D” MHPA Boundary Adjustment.....	134
Exhibit C-2:	Modified Alignment “F” MHPA Boundary Adjustment.....	135
Exhibit C-3:	JEB-JHB Trust Property Biological Resources	140
Exhibit D-1:	25% Slope Encroachment Map – Modified Alignment “D”	144
Exhibit D-2:	Floodplain Map – Modified Alignment “D” Land Use Plan.....	145
Exhibit D-3:	25% Slope Encroachment Map – Modified Alignment “F”.....	148
Exhibit D-4:	Floodplain Map – Modified Alignment “F” Land Use Plan	150
Exhibit E-1:	Modified Alignment “D” Land Use Plan.....	154
Exhibit E-2:	Modified Alignment “D” Zoning Map.....	163
Exhibit E-3:	Modified Alignment Central Land Use Plan.....	168
Exhibit E-4:	Modified Alignment Central Zoning Map	177
Exhibit E-5:	Modified Alignment Northern Land Use Plan	179
Exhibit E-6:	Modified Alignment Northern Zoning Map.....	189

List of Tables

Table 2-1:	Land Use Table	12
Table 2-2:	Land Uses by Property Ownership.....	14
Table 2-3:	Zoning Designations Conversion	30
Table 3-1:	Open Space Land Use Matrix.....	39
Table 3-2:	Open Space Acreages.....	39
Table C-1:	MSCP Boundary Adjustment Equivalency Determination SR-56 Alignment “D”	137
Table C-2:	MSCP Boundary Adjustment Equivalency Determination SR-56 Alignment “F”	138
Table D-1:	Environmentally Sensitive Lands Analysis by Ownership SR-56 Alignment “D”.....	146
Table D-2:	Habitat Impacts for SR-56 Alignment “D”	147
Table D-3:	ESL Analysis by Ownership SR-56 Alignment "F"	149
Table D-4:	Habitat Impacts for SR-56 Alignment “F”.....	151