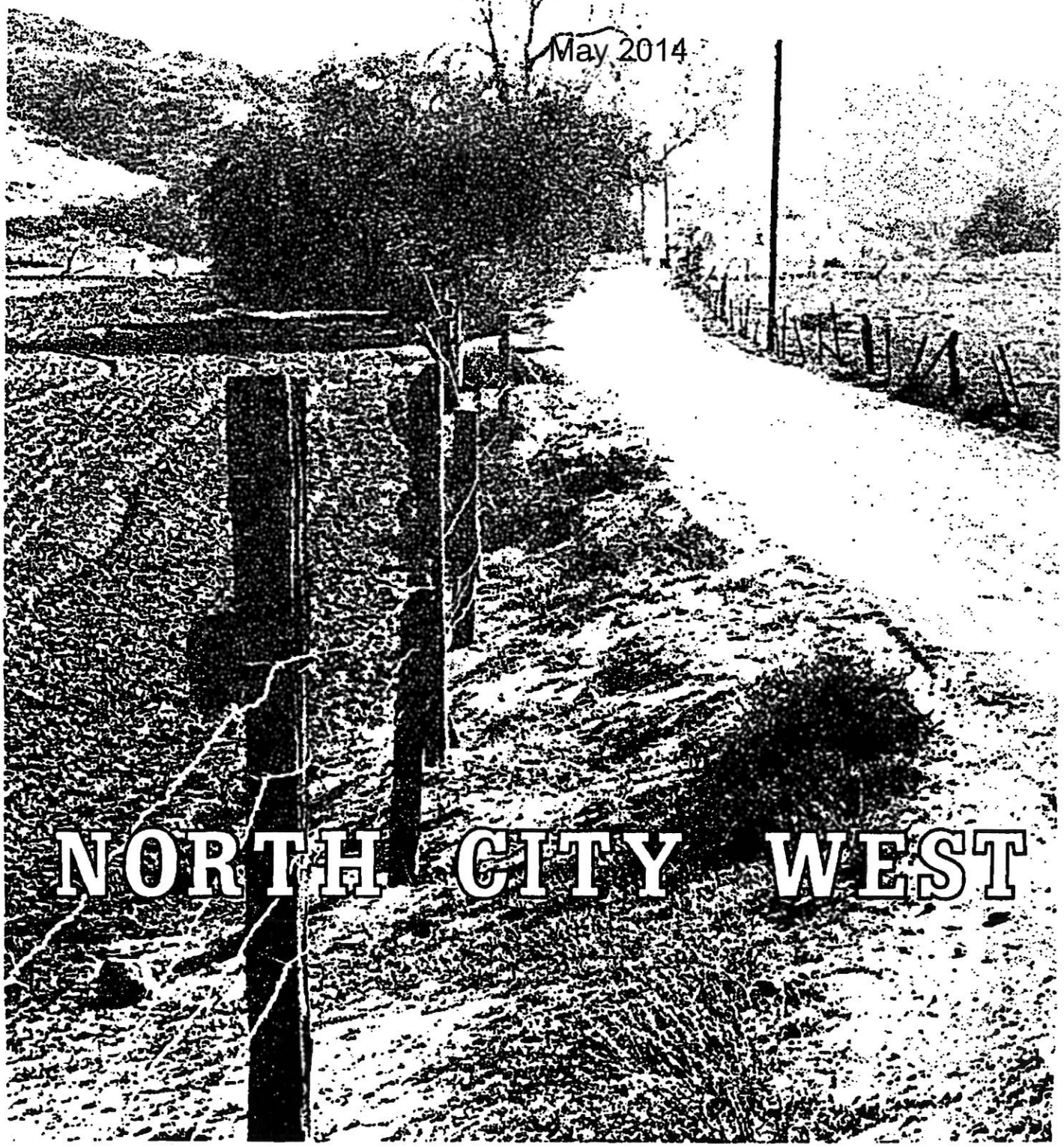
THE OFFICIAL NAME FOR NORTH CITY WEST IS CARMEL VALLEY

Community Plan Amendment to designate a "Community Village" in the Employment Center, Unit 2 Precise Plan

May 2014



Open Space Principles

To realistically create new communities characterized by identity and individuality larger natural open areas must be insured. Careful consideration in planning locations for new community centers must, therefore, recognize the opportunity the natural environment provides in achieving this principle.

This larger network of open spaces should be augmented through a series of inter-connections with smaller neighborhood linkages penetrating into living and working areas.

General distribution and specific siting of active recreation areas, educational and other similar public as well as quasi-public service facilities should relate to the open space system. Locating these services within or immediately adjacent to natural open areas will provide for more effective functioning and greater service to the public.

Employment Center Principles

See Insert

Employment centers should be provided throughout the entire area strategically located to provide residents with an opportunity to choose a realistic alternative to the typical commuting burden fostered by urban sprawl.

These employment centers should be provided within business, office and similar commercial activities, concentrated within centers of new communities within a series of small industrial park complexes; within supplementary centers such as major higher education facilities.

Transportation Principles

The siting of a series of new communities should carefully consider locations that can most readily accommodate and support realistic future alternative modes of transit other than the automobile. In doing so, interim solutions involving mass transportation through bus transit would also be facilitated.

The transportation system should also be used as a tool for shaping the urban environment. This can be accomplished by integrating the major system into the natural land forms and by complementing open space systems.

Cost Benefit Principles

Studies should be undertaken to insure maximization of economics in the need, distribution and operations of public facilities to serve new communities. Fundamental ecological impact studies of urbanization throughout the area must be undertaken.

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Employment Center Principles

Employment centers should be provided throughout the entire area strategically located to provide residents with an opportunity to choose a realistic alternative to the typical commuting burden fostered by urban sprawl. The community plan should also designate a mixed-use "Community Village" within a portion of the employment center. The "Community Village" will serve the commercial needs of the community-at-large, including workers associated with the industrial and business areas.

These employment centers should be provided within business, office and similar commercial activities, concentrated within centers of new communities within a series of small industrial park complexes; within supplementary centers such as major higher education facilities.

Plan Proposals

The Plan proposal for the industrial-office park is based upon the need to provide maximum employment opportunities within the North City West new community. A description of the industrial-office park land use allocation is as follows:

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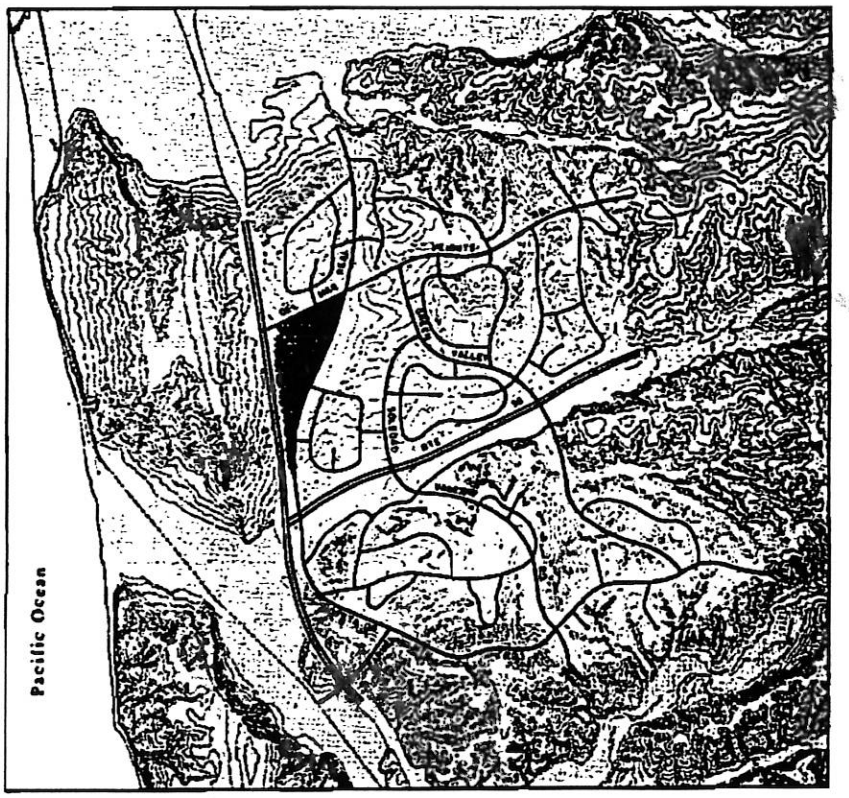
- o An industrial-office park containing 100 acres of land is proposed south of Del Mar Heights Road between Interstate 5 and El Camino Real. The area could provide employment opportunities for approximately 2,500 persons and should be designed so as to be a definite asset both economically and aesthetically to the North City West new community.



NORTH CITY WEST

INDUSTRIAL - OFFICE PARK

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Mixed-Use Center

Information concerning the Mixed-Use Center may be found in the Precise Plan Amendment for One Paseo.

Visitor Commercial category within the Community Plan. This zone requires a one acre lot size and adequate setbacks, landscaping, and development controls. Assurance that construction will commence within a reasonable time period upon granting the zone change should be obtained.

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Industrial-Office Park

The M-IP zone should be applied to the Industrial-Office Park. This zone contains within it the development standards and necessary Development Plan approval procedure for the construction of a high quality industrial office center.

Grading

The present City of San Diego Grading (Land Development) Ordinance basically allows cut and fill earth moving to result in slopes of 1½ horizontal units to one vertical unit as long as the resulting slope is not greater than 60 feet in height. Planting and irrigation is required. The goal of preserving the natural environment within the North City West Community cannot be achieved through utilization of this ordinance. It is therefore recommended that the Grading Ordinance be revised to incorporate the following grading principles. In the interim it is recommended that the following grading principles be utilized as conditions of approval of precise plans for individual development units and resulting Planned Residential Developments within North City West.

- Design housing to fit the basic slope of the site. Investigate the use of retaining walls, terraces, split level or platform houses to minimize grading.

- When earth moving is necessary, contour the land rather than cut and fill. The basic character of the original site should establish the site development theme.

- In steep terrain reduce the requirements for level areas such as street width and yard areas. Split streets, multi-level houses, platform houses and decks should be utilized rather than the use of design concepts and standards that are geared to level land.

- Preserve smooth flowing plains in the ground form. Steep slopes are difficult to plant and maintain. Nature will eventually break down sharp edges through the erosion process which is especially harsh within most of the North City West study area. The resulting damage and cost of repair could be greater than the factors which suggested creating the slope in the first place.

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- Mixed-Use Center

  The "Community Village" designated within the Employment Center shall be zoned CVPD-MC (Mixed Use Center) in the Carmel Valley Planned District Ordinance. Permitted uses and development standards shall be based on the CC-5-5 zone, as modified.

Industrial-Office Park Precise Plan Criteria

- The Industrial-Office Park Precise Plan must be in general conformance with the North City West Community Plan objectives and proposals in terms of overall concept and major street system;
- Illustrate the complete circulation system including local streets and access, mass transit and further indicate how the system will relate to the total North City West circulation system;
- Illustrate a system of separate bicycle and pedestrian linkages to the adjacent town center and nearby residential areas;
- Contain a site plan layout of the proposed lots and the site's relationship to the town center;
- Include design and site criteria for the construction of individual industrial and office buildings; and
- Contain an environmental impact statement.

See Insert

- Provide design guidance for the mixed-use "Community Village".