

CHAPTER 2 LAND USE ELEMENT

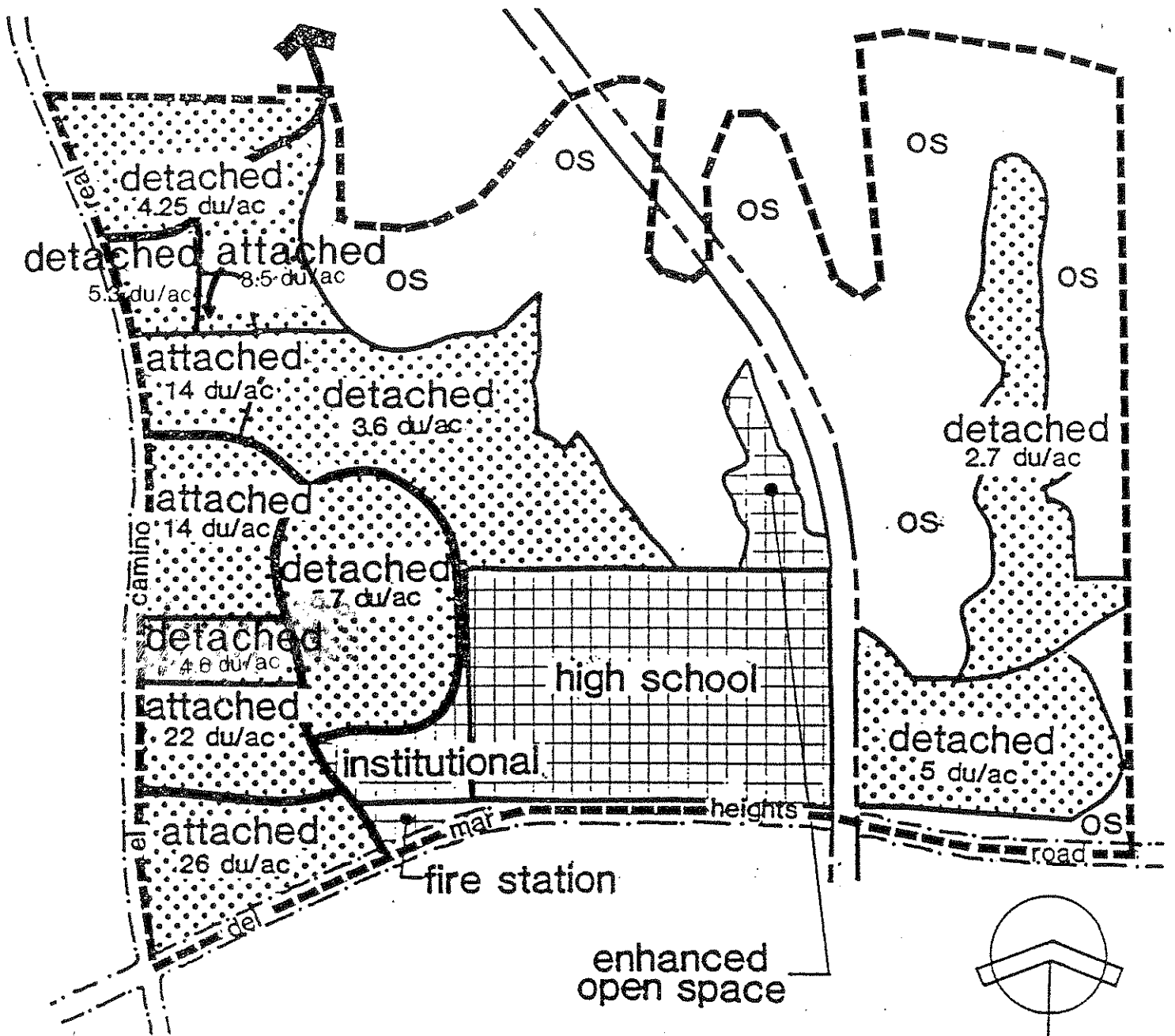
This chapter outlines the nature, location, and acreage of various land uses within Development Unit Seven. It should be noted that the land use element primarily provides a functional or "structural" description of the plan. The design element addresses the more qualitative aspects of development proposals for the precise plan area.




NEIGHBORHOOD DESIGN CONCEPTS

Neighborhood design concepts contained within the Carmel Valley Community Plan have been incorporated to the extent feasible in the Unit Seven Land Use Plan illustrated in Figure 7. Except for a 7.0 acre enhanced open space area, neighborhood-level facilities serving Unit Seven residents are located in Unit Three, directly to the west, and in Unit Four, to the southeast. On the other hand, the Unit Seven Precise Plan will accommodate existing and proposed community-level facilities, such as the high school, fire station and other institutional uses. Consequently, particular stress has been placed on the design of appropriate circulation linkages.

Following are major concepts reflected in the Unit Seven Land Use and Circulation Plan:

1. A perimeter major street system linked to: (a) an internal collector-loop system serving the neighborhood westerly of the high school; and (b) a curvilinear neighborhood road serving the "east" neighborhood.
2. A bikeway-pedestrian system providing community-wide paths along the perimeter major street system and linked with neighborhood paths along the collector loop.
3. Selective "barrier-free" pedestrian and bicycle movements from local streets to the collector system through cul-de-sac "pass-throughs."
4. Selective, pedestrian and bicycle ways along the San Diego Gas and Electric easement and within the eastern residential area.
5. A land use and circulation system providing public view outlooks to the exterior natural open space areas reserved in accordance with the Community Plan.
6. Incorporation of various measures to buffer the high school (particularly the parking lot) from adjacent residential areas.
7. Strong circulation linkages to: (a) the Neighborhood Three loop system and the elementary school and neighborhood park just to the west of Unit Seven; (b) the future town center to the south; and (c) the institutional facilities and high school lying in the central area of Unit Seven.



-  residential
-  community facilities
-  open space

LAND USE SUMMARY

Table 1 summarizes land use acreage allocations for the precise plan area. Roughly 62 percent of Unit Seven is proposed for development with the remainder left in natural open space. Approximately 218 acres, or 70 percent of the developable acreage, is allocated to residential uses. The remaining buildable property is specified for community facilities and streets. All acreages are subject to minor modifications during detailed design, engineering and mapping.

A total of 1,755 dwelling units are proposed, 701 detached units and 1,054 attached units. Housing areas will accommodate an estimated peak population of 4,073 residents.

Table 1

LAND USE ACREAGE ALLOCATIONS

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
Detached Residential	162.1	-
Attached Residential	56.6	-
Total Residential	218.7	43
High School	60.0	12
Institutional*	7.9	2
Enhanced Open Space	7.0	1
Open Space**	189.3	38
Arterials & Collectors	<u>18.1</u>	<u>4</u>
TOTAL	501.0	100

*Includes 1.7 acres in fire station site.

**Includes 14.2 acres within SDG&E easement.

RESIDENTIAL LAND USE

Figure 7 shows the proposed distribution of residential development in the precise plan area. Each residential area is shown developed with a certain density of housing, placing it within a housing category. The housing mix is summarized in Table 2. All acreages are subject to minor modification during detailed engineering and design; consequently, the dwelling unit

calculations provided in the precise plan may be subject to some corresponding modification at the time that development plans and subdivision maps are submitted.

Table 2
HOUSING MIX

Housing Category	Density Range DU/Acre	Area in Acres*	Number of DU	Percent of Total DU	Persons Per DU	Estimated Population	Targeted Income Level
Single Family	0-6.0	162.1	701	40	2.8	1,963	Middle & Upper-Middle
Low Density Attached	6.0-14	26.7	355	20	2.0	710	Lower-Middle & Middle
Higher Density Attached	14-29	29.9	699	40	2.0	1,400	Lower-Middle & Moderate
TOTAL		218.7	1,755	100	2.3	4,073	

* For site areas excluding arterial and collector streets.

A total of 1,755 dwelling units are proposed on 218.7 acres, resulting in an average density of 8.0 housing units per residential acre. On the basis of the total precise plan area, the plan produces a gross density of roughly 3.5 units per acre.

Housing Mix

Three broad housing categories, based on density and housing type, are utilized in the plan:

- Single-family detached - up to 6.0 dwelling units per acre.
- Low density attached - from 6.0 up to 14 dwelling units per acre.
- Higher-density attached - from 14 to 29 dwelling units per acre.

The single-family detached category corresponds to the "very-low density" category in the Carmel Valley Community Plan. Lower-density attached housing corresponds with the "low-density" category of the Community Plan, while the higher-density attached category of the precise plan conforms to the "low-medium" category of the Community Plan.

Approximately 40 percent of all dwelling units are planned for single-family detached units. A wide variety of detached units are proposed for development: (1) "conventional," single-family homes; (2) "small-lot," or patio houses; and (3) large-lot, very-low density single-family areas. The northwestern sector of the precise plan has been largely designated for detached housing; future development could appropriately take the form of attached, clustered housing because of topographic conditions and the small ownership pattern in the area.

As shown in Table 2, a population of 4,073 persons is estimated for Unit Seven. This represents an average of 2.3 persons per dwelling unit.

Housing Location

The distribution of residential areas and the designation of housing categories evolved from the following considerations:

- The overall land use and residential patterns established by the Carmel Valley Community Plan.
- The environmental setting and its impact upon project siting and densities with respect to grading, selection of housing types, view enhancement, and the provision of drainage and utilities.
- Compatible land use relationships and buffering as necessary.
- Circulation around and through the neighborhood with respect to vehicular, pedestrian and bikeway access.

The lowest density single-family areas primarily are located in the northerly area along ridges and canyon rims. These areas offer ocean, valley and foothill panoramas for future residences. Small-lot residential areas with more limited view opportunities flank the high school on the west and east, but are buffered from school activities by collector roads and special landscaping and wall treatments.

As in the Community Plan, attached and small-lot detached housing is planned along El Camino Real and Del Mar Heights Road. Such projects have been sited in these locations to take advantage of comparatively level land and to minimize adverse grading effects that would occur at higher elevations. Further, these projects will cluster higher density housing developments within close proximity to the town center, employment center, and major circulation routes serving the area and overall community. Finally, they are well related to attached housing situated west of El Camino Real in Neighborhood Three.

Balanced Community

The Carmel Valley Community Plan calls for the enforcement of a balanced-community housing program consistent with Council Policy 600-19. This means that a range of housing unit types and prices should be available in the community, suitable to households at a variety of income levels.

The Community Plan provides for this balance by correlating income levels to proposed housing categories and locations. The very-low (single-family) and low density (attached) categories in the Community Plan are designated for "lower-middle income families and up," while substantial portions of the proposed low-medium units are designated for low and moderate-income households.

There will be a wide range of housing types and prices provided within the precise plan area. The higher-density attached housing will offer the best opportunity to provide more moderately-priced housing. Table 2 indicates projected income levels for each broad category of housing.

An effective affirmative marketing plan will be utilized in conjunction with all residential projects. The affirmative action program of the San Diego Building Industries Association, or equivalent, should be employed, in order to ensure affirmative marketing of sale and rental units. The objective of the program should be to establish a racially balanced neighborhood through advertising and other methods, intended to inform minority and majority households that Unit Seven housing is available on an equal-opportunity basis.

COMMUNITY FACILITIES

Neighborhood-level facilities to serve Unit Seven - elementary schools and neighborhood parks - are located just to the west in Unit Three or to the south in Unit One. In addition, the precise plan for Neighborhood Seven accommodates several sites for existing and proposed community-level facilities and services.

Torrey Pines Senior High School

The existing high school, operated by the San Dieguito Union High School District, occupies a site of 60 acres on Del Mar Heights Road. While the high school currently gains access from Del Mar Heights Road, the collector-street system to the west has been designed to provide a second access to the high school parking lot. The Design Element contains landscaping, berming and wall treatment proposals to buffer nearby residents from the parking area.

Secondary education will also be provided at a junior high school to be located south of the town center.

Institutional Area

A site of roughly seven acres is proposed to accommodate institutional facilities. The highly visible site lies adjacent to the high school and the proposed City fire station and will be served by a controlled access collector loop extending into the area. It is proposed that the institution developing the site be permitted to include in its plans up to 40 units of low- to moderate-income housing (for the elderly, for example). If the site is not developed for its intended uses, it should be designated as attached residential with a maximum density of 22 units per acre.

Fire Station

A City-owned parcel of land on Del Mar Heights Road is intended for development as a fire station. The site has access to major circulation routes serving the community, as well as the precise plan area.

Other Facilities and Services

In addition to the facilities located within Neighborhood Seven, a number of other facilities and services will be made available to Unit Seven residents. These include a range of services provided by the public, community groups, and private enterprises as described below.

The following public services will be provided to Unit Seven by the City of San Diego:

- Recreational facilities, including a community park to be developed south of the town center, and neighborhood parks distributed throughout the community.
- Library service, in a library branch building to be constructed in the Carmel Valley Town Center.
- Police protection, from an existing police substation in University City.
- Trash collection and solid waste disposal at existing and proposed City landfills and disposal facilities.
- Commercial facilities provided within the Carmel Valley Town Center and commercial centers distributed throughout the community.
- Paramedic and ambulance service to neighboring community hospitals.

Other institutions and services may be located in the Carmel Valley Community and serve Unit Seven residents:

- Medical/health care offices and/or clinics.
- Additional religious institutions.
- Child care and private-education facilities.
- Community and service-oriented organizations and facilities.
- Public transit facilities, such as a transportation terminal.

UTILITIES

A number of utility services and facilities will be operated by public and semi-public agencies in Neighborhood Seven. Figure 8 depicts the locations of major utility facilities within or next to the neighborhood.

Water

Potable water will be provided by the City of San Diego via the existing 30-inch Del Mar Heights Road transmission pipeline, located in Del Mar Heights Road and traversing a portion of the southeast corner of the plan area.

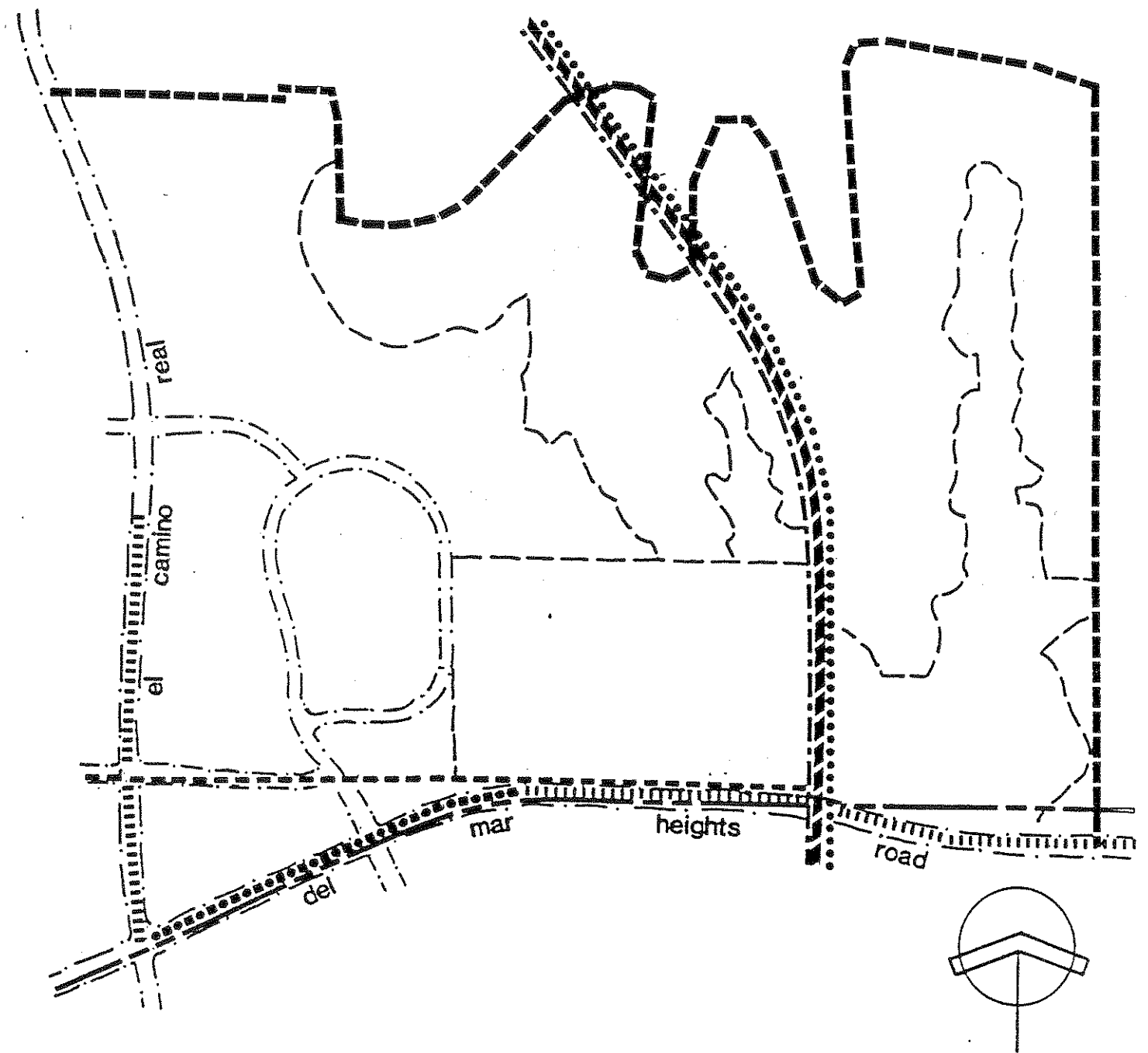
A 24-inch, high-pressure main has been installed in El Camino Real. Distribution within the development unit will be provided by public water mains within street rights of way.

The location and sizing of new water mains are subject to further engineering studies.

Sewer

Sanitary sewer facilities will be operated by the City of San Diego. Service will be provided from the existing El Camino Real trunk sewer at the intersection of El Camino Real and Del Mar Heights Road. The trunk sewer is of sufficient capacity to service Unit Seven, which is located within the El Camino Real Trunk Sewer District, a sub-district of the Penasquitos Sewer District Boundary.

Two primary sewer extensions are proposed to serve the plan area. The first will extend northerly in El Camino Real and the second, easterly in Del Mar Heights Road. The El Camino Real extension will be sized to accept eventual discharge from San Dieguito Sewer Pump Station, in addition to gravity discharges.



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|-------|----------------------|-------|---------------------|
| ----- | boundary | ----- | existing 230/138 kv |
| | proposed trunk sewer | | existing gas line |
| ----- | existing trunk sewer | ----- | existing oil line |
| ----- | existing 12 kv | ----- | existing water line |

MAJOR UTILITIES

Most of the precise plan area can be served by gravity sewers. Exceptions constitute the northwestern sector, containing about 34 acres of land; the very-low density, single-family area on the easternmost ridge; and, possibly, the enhanced open space site. These areas will require the construction of off-site sewers connecting with the San Dieguito Sewer Pump Station. Additional pump stations will not be allowed without prior concurrence by the Director of Water Utilities. Revegetation plans must be approved by the Open Space Division of the Park and Recreation Department prior to construction of sewer lines through natural open space.

Drainage

Drainage facilities within street rights of way or access easements will be maintained by the City of San Diego. The precise plan proposes to eliminate the detention basin provided in connection with the development of Unit Three during a late phase of development. Other devices or measures will be provided to minimize the transport of silt during and after development of Unit Seven and to reduce the erosive influence of increased runoff associated with urbanization.

Power

Power lines and service will be provided by San Diego Gas and Electric. Local gas and electric distribution lines will be installed underground.

An existing electric easement bisects the site carrying 230 and 138 kV overhead lines. This easement must remain accessible for periodic pole cleaning and line maintenance. Within and immediately adjacent to this easement is a high-pressure gas line and a fuel line. Access for maintenance must be provided within grading limitations imposed by the pipelines.

West of Torrey Pines High School, above Black Mountain Road, are existing 12 kV overhead power lines. It will be necessary to bury these as construction progresses.

Communications

Telephone service will be supplied by Pacific Telephone via underground lines, connecting into individual service laterals and prewired buildings.

Cable television/communications will be provided by Southwestern Cable Television through underground facilities installed in common trenches along with power and telephone lines. These will connect to individual service laterals and prewired buildings.

OPEN SPACE

A substantial portion of the precise plan area is reserved as open space. Most of the open space area represents canyon slopes to be retained in its natural state. This area not only provides significant view opportunities for residential areas rimming the canyons, but also is visible from community roadways and areas north of the community boundary. Figure 9 indicates open space areas and features within Unit Seven.

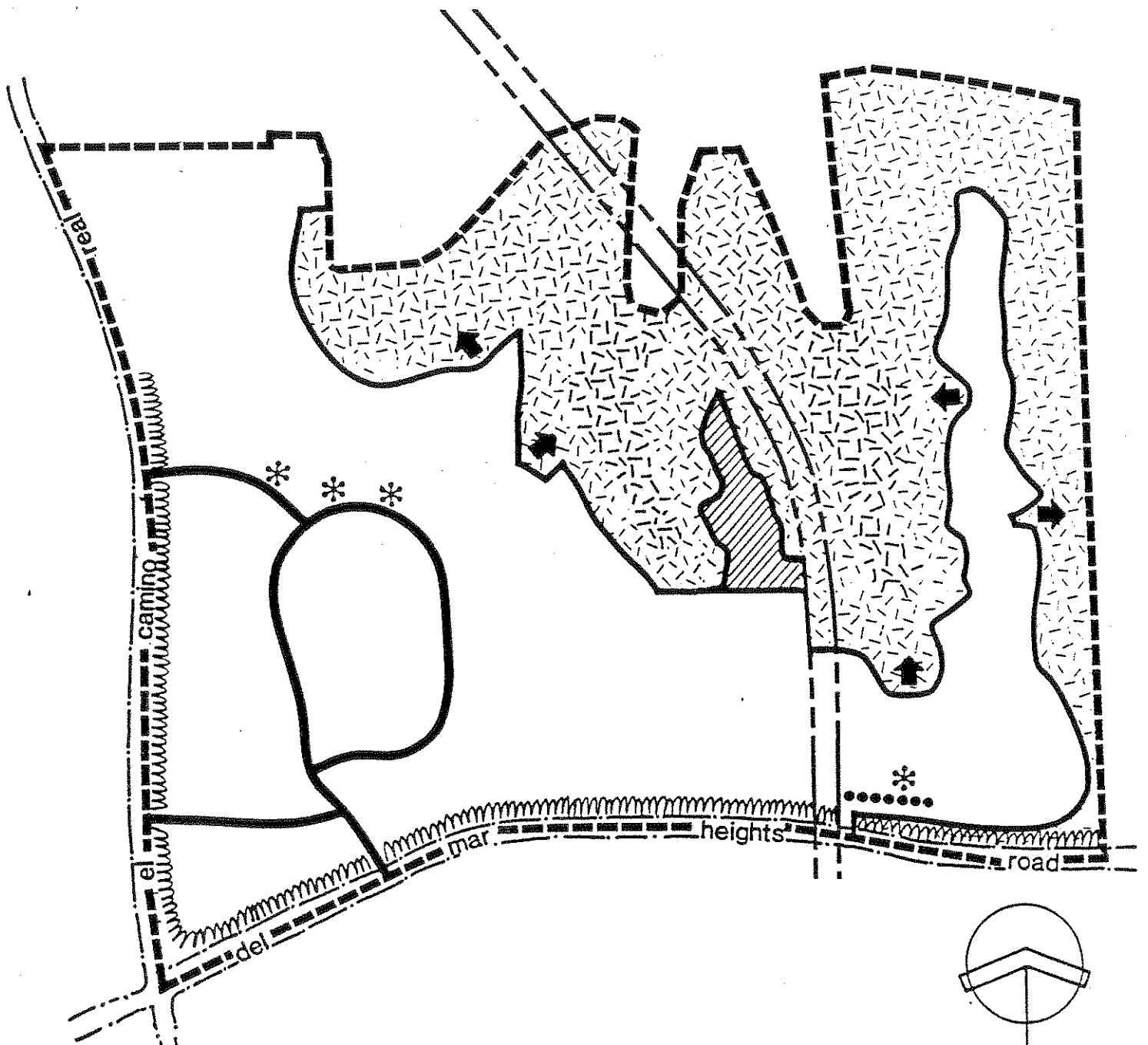
Generally, there are three types of open space associated with Unit Seven:





- Natural open space to be retained in its native state. Gonzales Canyon, and canyon slopes comprise most of this category.
- Neighborhood-related open spaces which include: (1) expanded parkways along collectors; (2) cul-de-sac pass-throughs from residential streets to collectors; (3) view outlooks along streets; (4) neighborhood and project entries; (5) a preserved section of Black Mountain Road as a bicycle and pedestrian path; (6) special parkway treatments adjacent to the high school; (7) more significant landscaped slopes with community exposure; and (8) an enhanced open space area.
- Building restricted areas composed of common areas of attached projects and public and private spaces created within single-family areas, particularly slope banks with community or neighborhood exposure.





Enhanced Open Space

The largest improved contiguous open space area is the approximately seven-acre site north of the Torrey Pines High School which is proposed to be an enhanced open space area reserved for public use. The proposed open space area should consist of an active play area in the southern portion, a playground facility in the mid-portion, and a public picnic area in the northern portion. Natural public trails should extend from the improved open space area into the surrounding canyons. A conceptual design for the improved open space area is depicted in Figure 28 of this text.

Automobile, bicycle and pedestrian access to the improved open space area should be provided within the San Diego Gas and Electric easement. Based on SDG&E approved plans, a two-lane vehicular access road will stretch from Lansdale Drive northerly through the easement terminating in the proposed parking lot of the enhanced open space area. The community-wide bike trail network should be linked to the enhanced open space area via a meandering bicycle/pedestrian trail aligned roughly parallel on the west side of both Lansdale Drive and the access road. As shown in Figure 25, pedestrians should be provided access to the enhanced open space area with a sidewalk extending from Lansdale Drive to the bicycle pedestrian trail. Bicycle circulation and pedestrian movement is more fully described in Chapter 3.



- 1  natural open space
- 2  perimeter road slopes
- 3  power easement
- 4  special parkway

- 5  bike/ped path
- 6  enhanced open space
- 7  recreation area view outlooks
- *  cul de sac pass throughs

The 7.0 acre enhanced open space site shall be conveyed to the City and improved through FBA funds per the Agreement between the City and the developer dated October 26, 1987 (which is on file in the City Clerk's office). Administration and coordination of the open space maintenance will be the responsibility of the City Park and Recreation Department with funding through the Landscape Maintenance District. Implementation issues such as financing and phasing are further discussed in Chapter 5.

The enhanced open space area shall be available to the community and the public on a full-time basis. Torrey Pines High School, which is immediately adjacent, may use the open space area on a limited basis as long as it does not interfere with use by the public. However, school use of the enhanced open space area will require a use agreement between the City and the School District.

Table 3 summarizes the options available for the preservation and maintenance of these open spaces. The selection of specific preservation and maintenance options shall be subject to the review and approval of the Open Space Division of the Park and Recreation Department.

Table 3

NEIGHBORHOOD OPEN SPACE PRESERVATION AND MAINTENANCE

Figure Reference	Type of Open Space	Preservation Options	Maintenance Options
1	Natural open space.	Fee ownership by City.	Landscape maintenance district.
2	Perimeter roads, including Neighborhood entrances, neighborhood/ community slopes, and medians.	Common area of attached residential projects under open space easement. For slope bank along segment of Del Mar Heights Road, fee ownership by City. Medians within dedicated street rights-of-way.	Building restricted area with homeowner association fees of Landscape maintenance district.
3	San Diego Gas & Electric easement.	Fee ownership by City.	Landscape maintenance district.
4	Special parkways, including collector rights-of-way, pass-throughs, and slopes with neighborhood visibility.	Dedicated street rights-of-way. Open space easement. Ownership by neighborhood homeowner association.	Landscape maintenance district or neighborhood homeowner association.
5	East-west internal bike/pedestrian path along old Black Mountain Road.	Ownership by City as public right-of-way.	Maintained by City.
6	Enhanced open space/ public nature trails.	Fee ownership by City.	Landscape maintenance district.
7	Public view overlooks.	Ownership by neighborhood homeowner association with non-building area easement.	Neighborhood homeowner association.