

# RESIDENTIAL ELEMENT

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## BACKGROUND AND ISSUES

The Torrey Pines community planning area is almost completely built out with approximately 3,000 total housing units. Of this total, approximately 78 percent is single-family and 22 percent is multifamily. At buildout, the Torrey Pines community is expected to contain a population of approximately 7,000 residents.

Over the last decade, residential development in the Torrey Pines community has consisted of single-family homes constructed in a variety of architectural styles, colors and building materials. In most cases, new single-family homes have tended to be larger scale, utilizing the maximum building envelope allowed under the zone. In some neighborhoods where existing homes are of a smaller scale, development of larger scale homes has resulted in abrupt transitions in scale.



Another critical issue is the development and expansion of non single-family residential uses within single-family neighborhoods. Projects of this type include commercial development, child care centers and other non-residential uses which are allowed under the conditional use permit process, and the construction of single-family homes that are designed for the shared living arrangement of five or more unrelated persons. The Torrey Pines Community Planning Group has recommended that the development of mini-dorms within single-family neighborhoods be prohibited. Mini-dorms are single-family homes specifically designed, built and used to accommodate a group of unrelated adults who either share ownership or rent. Some of the impacts associated with mini-dorms include lack of adequate parking, insufficient landscaping, and unusual design. An additional issue includes the construction and occupancy of new homes without the provision of required landscaping.

## **GOALS**

1. Single-family development incorporating a variety of architectural styles, colors and building materials.
2. Residential development designed to preserve the integrity of the community's unique system of canyons, parks, sandstone bluffs and lagoons.
3. New single-family homes that are similar in bulk and scale to existing homes within the immediate neighborhood.
4. Residential neighborhoods that are designed to protect the safety and security of its residents.

## **POLICIES**

1. New residential development shall be consistent with the design guidelines of this element.
2. The construction of shared housing (also known as mini-dorms) within the Torrey Pines community planning area shall be discouraged.
3. Commercial development shall not be permitted within areas designated for residential development.
4. Residential neighborhoods should be preserved and protected from encroachment by adjacent uses including commercial development and the construction of public roads and utilities.

## **SPECIFIC PROPOSALS**

Although the Torrey Pines community planning area maintains a predominantly low-density residential character, a wide range of residential densities and product types are recommended by this Plan. Descriptions, locations and recommendations regarding these density categories are as follows.

### **Density Categories**

#### **Very Low-Density (0-4 DUs/acre)**

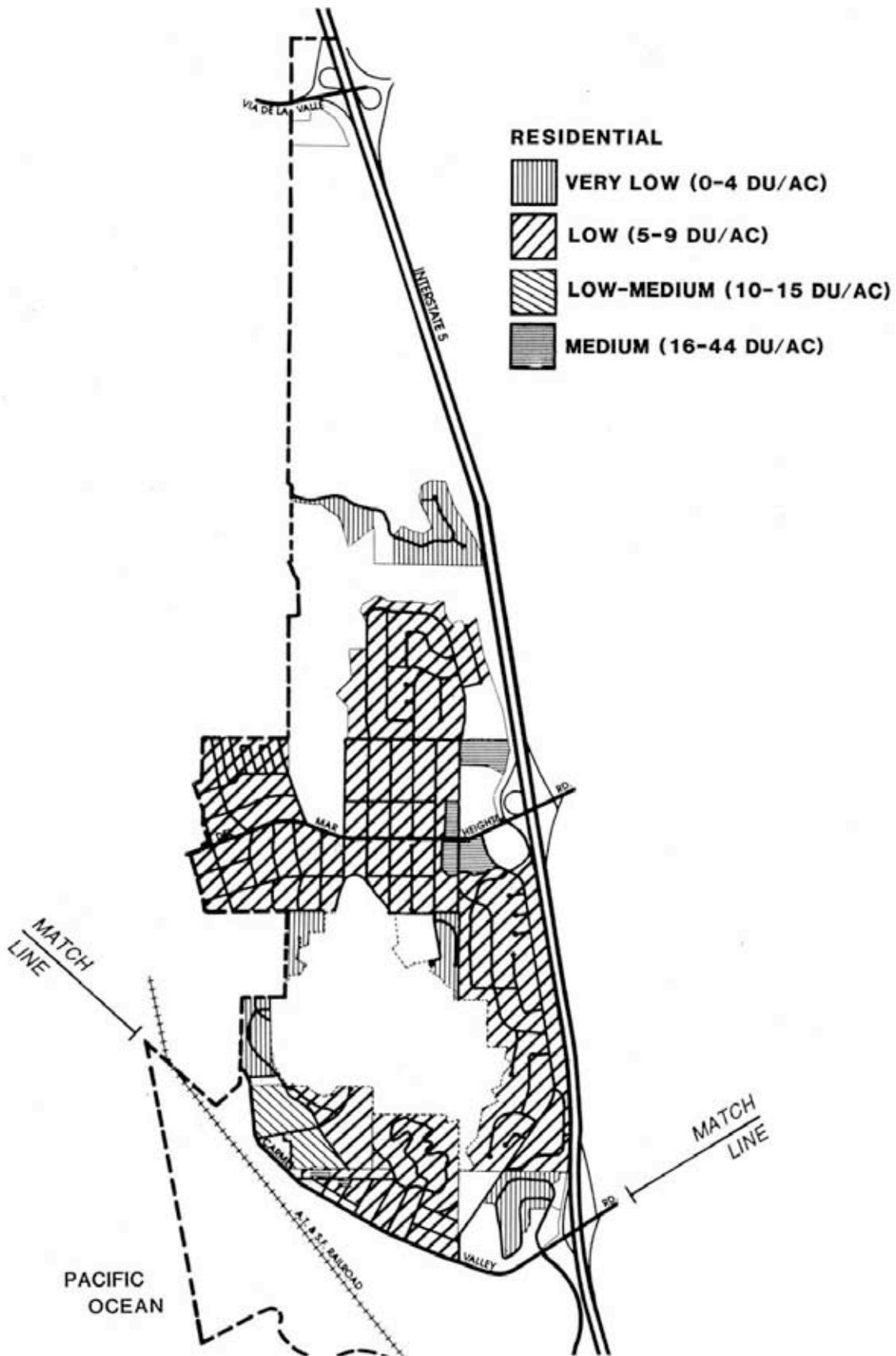
In the Torrey Pines area this density is characterized by both single-family detached and attached development with large portions of land area devoted to open space areas. This density is implemented in Torrey Pines by the existing R1-10000, R1-15000, R1-20000 and R1-40000 Zones.

Very low-density developments in Torrey Pines are located on the edges of environmentally sensitive areas. This provides for minimal disturbance by buffering these areas from higher density land uses. Very low-density areas in the Torrey Pines area include:

- The 27-lot residential subdivision of Del Mar Estates is located in the northern portion of the community along Racetrack View Drive. This development includes large single-family detached homes of 25 feet in height on large (average one acre) lots, and over 17 acres set aside in an open space easement. This development is located in an environmentally sensitive location, within the Focused Planning Area of the San Dieguito Regional Open Space Park Plan, situated south of the San Dieguito River and Lagoon and north of Crest Canyon. Because of the area's sensitivity, additional development (tennis courts, pools, decks, gardens, walls, lighting, etc.) shall minimize or eliminate impacts to these resource areas.
- Two low-density residential subdivisions exist near the northern portion of Torrey Pines Reserve Extension. One is located adjacent to the northwest corner of the reserve extension at the terminus of Mar Scenic Drive and Nogales Drive, and the other is located adjacent to the northeast corner of the reserve extension on Mira Montana. The Mira Montana project (approximately 19 residential lots and five acres of open space easements) is built out. All open space easement areas that are part of this project shall be preserved.
- Another very low-density project is located adjacent to the western boundary of the reserve extension, along Caminito Mar Villa and Via Mar Valle. This project is completely built out and consists of approximately 50 units, both attached and detached, and over six acres of open space easements. The open space easement located south of the homes along Via Mar Valle provides a crucial open space corridor linking the reserve extension to Los Peñasquitos Lagoon. This linkage shall be preserved and protected through the Open Space designation on the area.
- The Point Del Mar development is also a very low-density project, and is located on the bluffs northwest of Carmel Valley Road and I-5. This project includes approximately 99 single-family detached homes on large (half-acre) lots, and over 26 acres of open space easements. The open space easements located along the western portion of this project provide a critical wildlife corridor linking the reserve extension to the Los Peñasquitos Lagoon. This linkage has been preserved and protected by dedication and acceptance by the State Coastal Conservancy, and is managed by the Los Peñasquitos Lagoon Foundation. This area shall be preserved and protected through the Open Space designation on the area.

### **Low-Density (5-9 DUs/acre)**

This density category is characterized by the conventional suburban subdivision, including single-family detached homes on 5,000- to 6,000-square-foot lots. Approximately 70 percent of the residential community is developed under this density category, which is implemented through the existing R1-5000 and R1-6000 Zones.



**Residential Land Use Plan**  
**Torrey Pines Community Plan**

**13**  
 FIGURE

Low-density developments in Torrey Pines include the Del Mar Heights, Del Mar Terrace and Sea Village (170 units) areas, which are almost completely built out with single-family attached and detached homes. Infill development and redevelopment of homes occurs regularly in these areas. New home construction shall be sympathetic to and compatible with the existing neighborhood.

**Low-Medium Density (10-15 DUs/acre)**

This density category is characterized by higher density housing, usually consisting of attached housing such as condominiums or townhomes. This density category is implemented through the existing R-3000 Zone.

The Sea Point condominium project is the only low-medium density development within Torrey Pines. Sea Point consists of 237 housing units on 19 acres.

The triangular shaped parcel on the southwest corner of Via Aprilia and Via Borgia is zoned and designated for single-family residential development. This Plan permits the rezoning of this property to R-3000 without the requirement for a community plan amendment.

**Medium Density (16-44 DUs/acre)**

This density category is characterized by higher density condominium and apartment development, and is implemented through the existing R-1000 and RV Zone.

There are six medium density residential projects within the Torrey Pines planning area. Four of the projects are located in the Del Mar Heights Road/Mango Drive/I-5 area. A total of 495 units have been constructed in this area. Two smaller projects, totaling 23 units, are located along Via Aprilia and Via Cortina in the Del Mar Terrace area. Redevelopment of the medium density properties in the Torrey Pines community shall be compatible with the existing surrounding neighborhood and shall be processed through the Planned Infill Residential Development (PIRD) Permit process.

**TABLE 2  
PROPOSED RESIDENTIAL DEVELOPMENT**

<b>Designation</b>	<b>Acres</b>	<b>Units</b>	<b>% DUs</b>	<b>Population</b>
Very-Low (0-4 DUs/acre)/	60	200	7	465
Low (5-9 DUs/acre)/	520	2,187	70	4,900
Low-Medium (10-15 DUs/acre)/	20	200	7	465
Medium	22	500	16	1,170
<b>Total</b>	<b>622</b>	<b>3,087</b>	<b>100</b>	<b>7,000</b>

## **Residential Development Design Guidelines**

New residential development within the Torrey Pines community should continue to incorporate a wide variety of architectural styles, colors and building materials. New residential development should also be designed to encourage compatibility in bulk and scale between existing and new residential development. All new residential development shall conform to citywide underlying zoning and Coastal Zone requirements. The Torrey Pines Community Planning Group should review all development requiring discretionary approval by the City.

The following additional guidelines should also be incorporated into single-family residential development.

1. All required landscaping shall be installed prior to the issuance of an occupancy permit.
2. Natural runoff control measures should be implemented to direct runoff toward the street and not toward open space areas and to eliminate erosion and siltation of biologically sensitive areas (see **Coastal Development Regulations in Appendix**).

All new multifamily residential projects shall be developed through the Planned Infill Residential Development (PIRD) Permit Process. All new multifamily projects shall be considered compatible, and in conformance with the Plan if it meets the criteria of the PIRD, the Multifamily Design Regulations and all other citywide regulations including the underlying zone.

## **Balanced Community**

It is the policy of the City of San Diego to promote economically and racially balanced communities: The Housing Element of the General Plan identifies four components of balanced communities: economic, ethnic, housing type (concentration of detached housing) and housing tenure (concentration of owner-occupied housing).

As of the 1990 Census, the Torrey Pines community was not considered a balanced community. In order to alleviate this situation and provide opportunities for affordable housing, the Housing Element of the General Plan recommends Plan revisions to higher densities and assistance programs, examples of which are provided below:

### **Multifamily Bond Program**

Through the sale of bonds, this program provides low-interest loans to developers of multifamily housing. In exchange for the loans, developers must rent 20 percent of the units to low-income households for ten years.

### **Public Housing**

Public housing units are managed by the San Diego Housing Commission and rented to very low-income households. Residents pay 30 percent of their gross monthly income for rent.

## Section 8 Rental Assistance Program

This program offers certificates and vouchers to very low-income households who use them to rent privately owned apartments. These households pay 30 percent of their gross monthly income for rent and the Housing Commission pays the difference to the landlords.

## Modular Housing

Modular housing offers an alternative to reduce housing costs and still meets the demand for single-family detached housing.

## Categorical Exclusion

Single-family residential development within that area indicated in **Figure 28** may be considered for categorical exclusion and thus excluded from the requirement to process coastal development permits. Categorical exclusion would eliminate the requirement for single-family home construction to undergo discretionary review. However, all new development within this possible categorical exclusion area shall be responsible for providing, at the applicant's expense, a notice of application to all residents within 300 feet of the proposed project and to the Torrey Pines Community Planning Group.

## ACTION PLAN

<b>Implementation Measures</b>	<b>Timing</b>	<b>Responsibility for Implementation</b>	<b>Source of Funding</b>
Require all new residential development to be compatible with existing neighborhood.	Immediately with update to City's Zoning Code	City of San Diego	City of San Diego
Residential development adjacent to Open Space should blend into the natural area.	When buildings are being designed	Project Architect, Planning Department	Project Applicant
Commercial uses shall be prohibited in residentially designated areas.	With adoption of this Community Plan.	Planning Department	City of San Diego
Required landscaping should be in place prior to occupancy.	Immediately with update to City's Zoning Code	Planning Department	City of San Diego