



# Torrey Highlands

Subarea Plan for North City  
Future Urbanizing Area  
Subarea IV

---

# TORREY HIGHLANDS

## SUBAREA PLAN

---

City of San Diego Planning Department

202 C Street, MS 4A  
San Diego, CA 92101



Printed on recycled paper.

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

## TORREY HIGHLANDS COMMUNITY PLAN

The following amendments have been incorporated into this January 2006 posting of this Plan:

Amendment	Date Adopted by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Torrey Highlands Subarea Plan adopted			August 5, 1996	R-287749
Redesignated a portion of the Employment Center to LD and LMD Residential (Torrey Santa Fe)	December 2, 1999		December 7, 1999	R-292591
Redesignated 2 small areas from Institutional to LMXU and LMD Residential to Commercial Regional (Greystone Homes)	October 26, 2000		November 14, 2000	R-294053
Redesignated 39 acres from LD Residential to LMD Residential (Shaw)	August 1, 2002		September 24, 2002	R-297097
Reconfigured residential, commercial and open space areas and adjusted the community plan boundary on a 147-acre site (Rhodes Crossing)	February 5, 2004		March 30, 2004	R-299054



***MAYOR***

Susan Golding

***CITY COUNCIL***

Harry Mathis, First District  
Byron Wear, Second District  
Christine Kehoe, Third District  
George Stevens, Fourth District  
Barbara Warden, Fifth District  
Valerie Stallings, Sixth District  
Judy McCarty, Seventh District  
Juan Vargas, Eighth District

***CITY ATTORNEY***

John W. Witt

***CITY MANAGER***

Jack McGrory

***PLANNING COMMISSION***

Marc Steele, Chairperson  
William Anderson, Vice Chairperson  
Patricia Butler  
Andrea Skorepa  
Frisco White  
Bruce Brown  
Geralda Stryker

# Table of Contents

## CHAPTER ONE: INTRODUCTION

1.1 Purpose and Need .....	1
1.2 Plan Organization .....	3
1.3 Torrey Highlands Planning Process.....	3
1.4 Planning Context .....	5

## CHAPTER TWO: OPEN SPACE

2.1 Implementing Principles .....	13
2.2 Resource Protection Ordinance .....	13
2.3 Environmental Tier .....	15
2.4 Torrey Highlands Open Space Concept.....	17
2.5 Subarea IV Restoration and Enhancement Plan .....	19
2.6 Urban Amenity Open Space.....	24

## CHAPTER THREE: CIRCULATION

3.1 Implementing Principles .....	29
3.2 Regional Circulation .....	29
3.3 Torrey Highlands Circulation.....	29
3.4 Transportation Alternatives .....	35

## CHAPTER FOUR: LAND USE

4.1 Implementing Principles .....	43
4.2 Land Use Designations .....	43
4.3 Land Use Pattern.....	53
4.4 Parcel Yield .....	57

## CHAPTER FIVE: COMMUNITY DESIGN GUIDELINES

5.1 Implementing Principles .....	63
5.2 Grading.....	65
5.3 Landscaping.....	66
5.4 Fencing and Walls .....	70
5.5 Streets and Trails .....	71
5.6 Development Areas.....	73

## CHAPTER SIX: COMMUNITY FACILITIES

6.1 Implementing Principles .....	87
6.2 Schools .....	87
6.3 Parks and Recreation.....	91
6.4 Library.....	92
6.5 Law Enforcement.....	93
6.6 Fire Protection .....	93
6.7 Public Utilities .....	93

**CHAPTER SEVEN: HOUSING**

7.1 Implementing Principles ..... 99  
7.2 Affordable Housing ..... 99

**CHAPTER EIGHT: IMPLEMENTATION**

8.1 Implementing Principles ..... 103  
8.2 Required Approvals ..... 103  
8.3 Facilities ..... 104  
8.4 Future Actions ..... 105  
8.5 NCFUA Consistency Within the Framework Plan ..... 106  
8.6 Purchase Agreements ..... 107

**APPENDICES:**

Appendix A: School Facilities and Financing Plan ..... 1  
Appendix B: Recommended Plant List ..... 47  
Appendix C: Appendix D of the Biological Report: Restoration & Enhancement Plan ..... 53

*List of Figures*

Figure 1-1: Subarea IV Regional Location Map ..... 2  
Figure 1-2: Phase Shift Map ..... 4  
Figure 2-1: NCFUA Open Space ..... 14  
Figure 2-2: Open Space Map ..... 16  
Figure 3-1: Existing Regional Circulation ..... 30  
Figure 3-2: Trails and Circulation Map ..... 32  
Figure 3-3: Neighborhood Circulation Concept ..... 34  
Figure 3-4: Street Sections ..... 36  
Figure 4-1: Land Use Plan ..... 44  
Figure 4-2: Land Use Legend ..... 45  
Figure 4-3: Neighborhood Map ..... 54  
Figure 4-4: Ownership Map ..... 58  
Figure 5-1: Grading Plan ..... 64  
Figure 5-2: Local Mixed Use Center—Northern Alignment ..... 72  
Figure 5-3: Residential Concept Adjacent to Open Space ..... 78  
Figure 6-1: Existing and Proposed Community Facilities ..... 90

## *List of Tables*

Table 4-1: Torrey Highlands Land Use Designations and Uses .....	46
Table 4-2: Torrey Highlands Land Use Acreage .....	48
Table 4-3: Property Owner Residential Land Use Yield.....	59
Table 6-1: Torrey Highlands Student Generation .....	88
Table 6-2: City of San Diego Fire Stations.....	93