

CHAPTER 3 RESIDENTIAL ELEMENT

3.1 GOALS AND OBJECTIVES

The overall goal for the residential development is to PROVIDE HOUSING FOR THE CITY OF SAN DIEGO WHILE MAINTAINING THE PHYSICAL ENVIRONMENT. The following objectives elaborate this goal further:

- Contribute to the future housing supply of the City by providing approximately 259 dwelling units within the Specific Plan area.
- Encourage residential development which is consistent with the City's Growth Management policies.
- Provide an appropriate density transition between the development proposed for the planning area and the surrounding land uses.
- Promote visual variety and environmentally sensitive design in the residential projects.
- Buffer internal land uses.

3.2 RESIDENTIAL DEVELOPMENT CONTEXT

The residential land use designations on the Via De La Valle properties are based upon the careful examination of the topographic features, the character of the surrounding land uses, and the existing density patterns.

The onsite topography varies between the gentle slopes located on both sides of San Andres Drive, the flat mesa areas at the northwest and northeast corners of the property, and the steep, eroded canyons located west of San Andres Drive and north of Via De La Valle.

The surrounding land uses and densities also vary a great deal, as previously discussed. Land uses range between general commercial and medium-density (7.3 du/ac) residential to the west and southwest, to very low-density (1 to 2 du/ac) residential to the west, north and east.

The developable residential areas of the Specific Plan have been determined primarily by topography. The following development criteria have been used to determine which areas of the site are appropriate for residential development:

- Areas which contain a slope of predominantly less than 25 percent.
- Areas that have been previously disturbed.
- Areas that are not characterized by significant topographic features.

Onsite residential densities have been selected to be compatible with the character of surrounding land uses and to reflect the available access and traffic circulation in the surrounding neighborhoods. The residential density development criteria include the following:

- Density shall be compatible with the surrounding neighborhood.
- Development areas oriented toward neighborhood circulation roads are appropriate for higher densities.
- Dwelling units shall be compatible with the surrounding housing products.
- Topographic features are appropriate boundaries for density transitions.

The residential land uses proposed by the Specific Plan are designed to reflect these development criteria.

3.3 IMPLEMENTATION

The Via De La Valle Specific Plan identifies the following general development guidelines and criteria which shall be applied to all residential projects on a uniform basis. The purpose of these guidelines is to ensure that the issues which affect the entire property are identified and addressed.

- The single-family detached homes will be placed within the flat mesa areas and at the perimeters of the Specific Plan area; this is particularly appropriate for the plan area at the eastern and western perimeters where the adjacent developments consist primarily of single-family homes on one-half and one-acre lots. The detached units will be clustered on the developable portion of the plan area.
- Attached units shall be sited on the interior portions of the property which are separated from the existing single-family development surrounding the Specific Plan. The attached units will be utilized in steeper areas in order to minimize grading. Building types which are split-level or split at common walls are also encouraged to minimize grading and to take advantage of elevation changes.
- The natural beauty of the San Dieguito River Valley and the surrounding canyons and hillsides provide excellent view opportunities for existing and future residents. The site design will take advantage of the view by incorporating design controls to preserve the visual and aesthetic quality of the site as viewed from offsite areas.
- Design techniques such as daylight cuts, contour grading and intensive planting programs will be used to preserve the natural landform and the visual qualities of the site. All natural open space as identified by the Specific Plan Map, **Figure 9**, will be protected by open space easements.
- All building elevations and rooflines will be aesthetically designed using an earthtone color scheme. Conditions, covenants and restrictions (CC&Rs) will prohibit aerial antennae and other unsightly roof utilities; however solar panels will be permitted. Parking of recreation vehicles in the residential areas will be carefully controlled.

This Specific Plan establishes general land uses (**Figure 9**) and zoning categories (**Figure 10**), as well as the maximum number of dwelling units for each development area. These are summarized on **Table 2**. The developable areas defined on **Figure 9**, the maximum number of dwelling units and, in the case of development areas 2b, 3 and 4, the lot size shall be the controlling factors for implementation of the Specific Plan. A tentative map and planned residential development permit and other appropriate discretionary permits will be required for each development area.

The following is a description of the criteria that shall apply to each development area. These criteria are summarized on **Table 3**.

TABLE 2
HOUSING MIX

Area ¹	Residential Category	Acres ² (Net)	Maximum Units	Density (du/ac)	Dwelling Types
1a	Very Low (0-2 du/ac)	6.0	9	1.5	Detached
1b	Low/Med (2-6 du/ac)	50.4	125	2.5	Detached
2a	Low/Med (3-6 du/ac)	12.4	42	3.4	Attached
2b	Low (0-3 du/ac)	8.3	9	1.1	Detached
3	Low (0-3 du/ac)	10.3	10	1.0	Detached
4	Low (0-3 du/ac)	10.4	10	1.0	Detached
5	Very Low (0-2 du/ac)	18.8	35	1.9	Attached
6	Low (0-3 du/ac)	8.1	19	2.3	Detached
Total		124.7+	259	2.1	

Notes: 1. The locations of the development areas are shown on **Figure 9**.
2. Approximate acreage figures.

Development Area 1a

UNITS - Development Area 1a will permit a maximum of ten single-family detached units clustered on the flatter portions of the property.

DENSITY - The area encompasses 6.0± acres. The maximum density permitted will be 1.5 dwelling units per acre. The minimum lot size will be one-half acre.

DEVELOPMENT CRITERIA - The area will be developed with a planned residential development permit and a tentative map per the RI-20000 zone.

- Access to the lots will be provided by Avocado Place.

Development Area 1b

UNITS - Development Area 1b will support a maximum of 125 dwelling units. The units will be a detached housing product, clustered on the flattest portions of the property. Single-family detached homes will be located east and west of San Andres drive, adjacent to the northern property line, where they will interface with the offsite development in the county.

DENSITY - The area totals 50.4± acres. The maximum density to be permitted is 2.5 dwelling units per acre.

DEVELOPMENT CRITERIA - The area will be developed with a planned residential permit and a tentative map per the R1-6000 Zone.

- The internal circulation system will be provided by a public street and private drives.
- The two southernmost finger ridges will have development limited to two-story buildings and will maintain a minimum 15-foot setback from the daylight cut on the south ridge.

Development Area 2a

UNITS - Development Area 2a will permit a maximum of 42 dwelling units. The housing product will be attached units, clustered on the developable portions of the site.

DENSITY - The approximate acreage of the development area is 12.4± acres. The maximum density will be 3.4 dwelling units per acre.

DEVELOPMENT CRITERIA - The area will be developed under the planned residential development and tentative map regulations, per the R1-6000 Zone.

- Onsite circulation will be provided by private drives with access provided through Development Area 1b.
- The project shall participate in a program of landscaping and revegetating the SDG&E easement.

Development Area 2b

UNITS - Development area 2b will contain a maximum of nine dwelling units. The area will be developed with detached single-family lots, clustered on the developable portions of the site.

This Specific Plan assumes Parcel 2b will be developed in conjunction with Parcels 3 and 4 to the east. If, however, Parcels 3 and 4 develop independently, Parcel 2b may be developed concurrent with Parcel 2a. In either case, Parcel 2b will be developed with single-family detached units.

DENSITY - The area totals 8.3 acres. The maximum density allowed is 1.1 dwelling units per acre. Average lot size shall be 14,000 square feet, the minimum lot size shall be 12,000 square feet.

DEVELOPMENT CRITERIA - The area will be developed with a planned residential development permit and a tentative map, per the R1-15000 Zone.

- Access shall be provided in one of two ways: either through Development Area 3 by a private drive, or through a private drive from Area 1b, which crosses the SDG&E easement.
- A minimum 50-foot setback/buffer zone shall be maintained between any building and the northern property line.
- Development Area 2b shall also participate in the landscaping and revegetation of the SDG&E easement, as previously discussed for Development Area 2a.

Development Area 3

UNITS - Development Area 3 shall support a maximum of ten dwelling units. The housing product will be limited to single-family detached homes, which will be clustered on the developable areas of the site.

DENSITY - The area totals 10.3 acres. The maximum density shall be limited to one dwelling unit per acre. The average lot size shall be 14,000 square feet with a minimum lot size of 12,000 square feet.

DEVELOPMENT CRITERIA - The property will be developed per the planned residential development and tentative map regulations and the R1-15000 Zone.

- Access shall be provided through Development Area 4, by private drives.
- A minimum 50-foot setback/buffer zone shall be maintained between any building and the northern property line.

Development Area 4

UNITS - Development Area 4 is limited to a total of ten dwelling units. The development will be a single-family detached concept. Units shall be clustered on the developable portion of the site.

DENSITY - The area encompasses 10.4 acres. The density allowed shall be one dwelling units per acre. The average lot size will be 14,000 square feet, and the minimum lot size will be 12,000 square feet.

DEVELOPMENT CRITERIA - The area shall be developed with a planned residential development permit and tentative map per the R1-15000 Zone.

- Onsite circulation shall be provided by private streets.
- A setback/buffer zone of 50 feet shall be maintained between any building and the northern property line.
- A similar 100-foot setback shall be provided between any building and the eastern property line.
- The development of the southerly ridgeline and Area 4 shall be subject to the following design criteria:
- One-story structure.
 - Thirty-foot setback from the top of the daylight cut.
 - A transition planting zone shall be utilized to blend ornamental landscaping at the building and the native vegetation in the natural open space.
 - Transition zone planting shall use native, drought-tolerant and ornamental plant material.

Development Area 5

UNITS - Development Area 5 is limited to a maximum of 35 units to be clustered in the area.

DENSITY - The area encompasses 18.8 acres. The density allowed shall be 1.9 dwelling units per acre.

DEVELOPMENT CRITERIA - The area shall be developed with a planned residential development permit and tentative map per the R1-20000 Zone. The type of units and design will be developed through the PRD process. Future development proposals shall incorporate the following criteria:

- Access shall be provided via a single curb cut on Via De La Valle.
- Grading shall not intrude into the landslide area. This would eliminate the need for extensive grading to buttress the landslide.
- Site development shall adhere to the natural landform and minimize grading.
- Since development would be highly visible from Via De La Valle, grading building design and landscaping shall be sensitively planned to blend with the natural setting.
- Residential development may be subject to noise levels exceeding 65 decibels due to traffic on Via De La Valle.
- Since development would be highly visible from Via De La Valle and the San Dieguito River Valley, building design, noise walls, and landscaping shall be sensitively planned to blend with the natural setting.
- Temporary sediment basin will be built to remove the sediment from the site runoff, which flows to the San Dieguito River.

Development Area 6

UNITS - Development Area 6 is limited to a maximum of 19 units and the density shall be clustered in the flatter portion of the property as shown on **Figure 11**. Development rights on the open space portion shall be transferred to the developable area and no further development rights shall remain on any open space lot in Development Area 6.

DENSITY - The area encompasses approximately 8.1 acres. The density allowed shall be 2.3 dwelling units per acre.

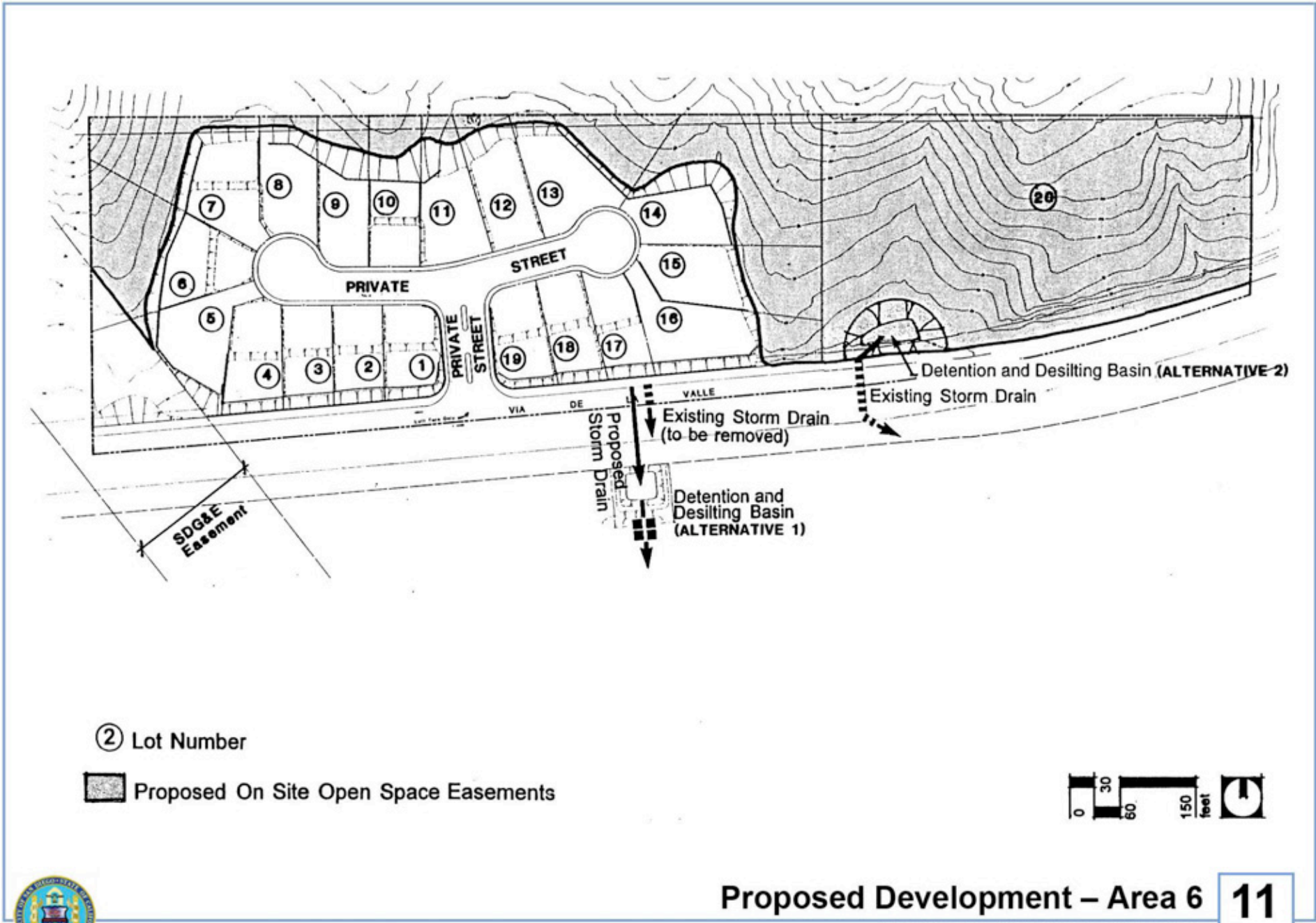
DEVELOPMENT CRITERIA - The area shall be developed with a planned residential development permit in conjunction with a tentative map in accordance with the development standards of the R1-15000 Zone.

Future development proposals in Area 6 shall incorporate the following criteria:

- Access shall be provided via a single ingress/egress point on the Via De La Valle roadway.
- Development will avoid those slope areas above the existing 82-foot elevation contour line. This will preclude disturbance of sensitive topographic features.
- Site development will adhere to the natural landform and minimize grading.
- Temporary preconstruction fencing will be installed to avoid disturbance to the sensitive biological resources.
- Since development would be highly visible from Via De La Valle and the San Dieguito River Valley, grading building design, noise walls and landscaping shall be sensitively planned to blend with the natural setting.
- Residential development will require the construction of a noise barrier three feet and four feet in height on the pads north of Via De La Valle. The noise wall shall be landscaped to screen public views of the wall from the roadway and the San Dieguito River Valley.
- Building and roofing materials will be earthtone in color.
- A detention and desiltation basin will be built to remove the sediment from the site runoff, which flows to the San Dieguito River.

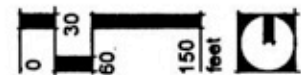
Noise Mitigation

A noise study will be conducted in conjunction with the processing of PRDs for the residential development areas adjacent to Via De La Valle. If the development area will be subjected to noise levels exceeding 65 decibels (CNEL), the applicant will retain an acoustical engineer to perform an acoustical analysis as required by Title 25 of the California Administrative Code. Adherence to Title 25 will ensure that interior noise levels are reduced to 45 decibels (CNEL) or less. This interior acoustical analysis shall be conducted prior to submittal of a building permit application and shall determine the noise conditions and mitigation based on future (2010) traffic projections.



② Lot Number

▨ Proposed On Site Open Space Easements



Proposed Development – Area 6

Via De La Valle Specific Plan

11

FIGURE



TABLE 3
SUMMARY OF RESIDENTIAL DEVELOPMENT IMPLEMENTATION

Development Area	Zoning ¹ Standards	Development Process	Special Design Considerations ²
1a Very Low	R1-20000	PRD/Tentative Map	Buffer adjacent land uses with single-family detached homes at the northwest corner and the northern boundary just east of San Andres Drive.
1b Low/Medium	R1-6000		
2a Low/Medium	R1-6000	PRD/Tentative Map	Buffer adjacent land uses with an adequate setback/buffer zone: See Notes below. Enhance the appearance of the transmission line easement with line easement with contour grading and landscaping as permitted by SDG&E.
2b Low	R1-15000		
3 Low	R1-15000	PRD/Tentative Map	Protect the views of adjacent property owners through the careful design of building sites and adequate setback/buffer zone.
4 Low	R1-15000		
5 Very Low	R1-20000	PRD/Tentative Map	Preserve bluffs and hillsides. Implement noise mitigation measures.
6 Low	R1-15000	PRD/Tentative Map Coastal Development Permit Specific Plan Amendment Facilities Financing Plan	Preserve bluffs and hillsides in permanent open space. Implement noise mitigation measures. Screen noise wall from Via de la Valle and Valley. Light shielding to protect adjacent developments.

- Notes:**
1. The areas regulated by these zoning standards are shown on **Figure 10**.
 2. In all instances, preserve bluffs and visual aesthetics of the site through the use of daylight cuts, cluster development, revegetation of manufactured slopes and the use of earthtone building materials.