



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 14, 2020

TO: City of San Diego Planning Commission

FROM: Xavier Del Valle, Development Project Manager, DSD/Project Management Section, MS-301

SUBJECT: Planning Commission Meeting, July 23, 2020, Agenda Item No. 4, Alante CPA/PDP/RZ - Project No. 648597

Please find the attached updated Attachment 13 to the Planning Commission staff report for the Alante Project. The attachment includes the proposed text changes and amended figures for the Carmel Mountain Ranch Community Plan. Specifically, the proposed amendment changes the 0.46-acre site at 10211 Rancho Carmel Road from Low-Medium Residential at 6-29 dwelling units per acre to Very High Residential at 75-109 dwelling units per acre to allow development of the 50-unit multi-family project.

Enclosure: Updated Attachment 13 – Carmel Mountain Ranch CPA Text Changes and Amended Figures

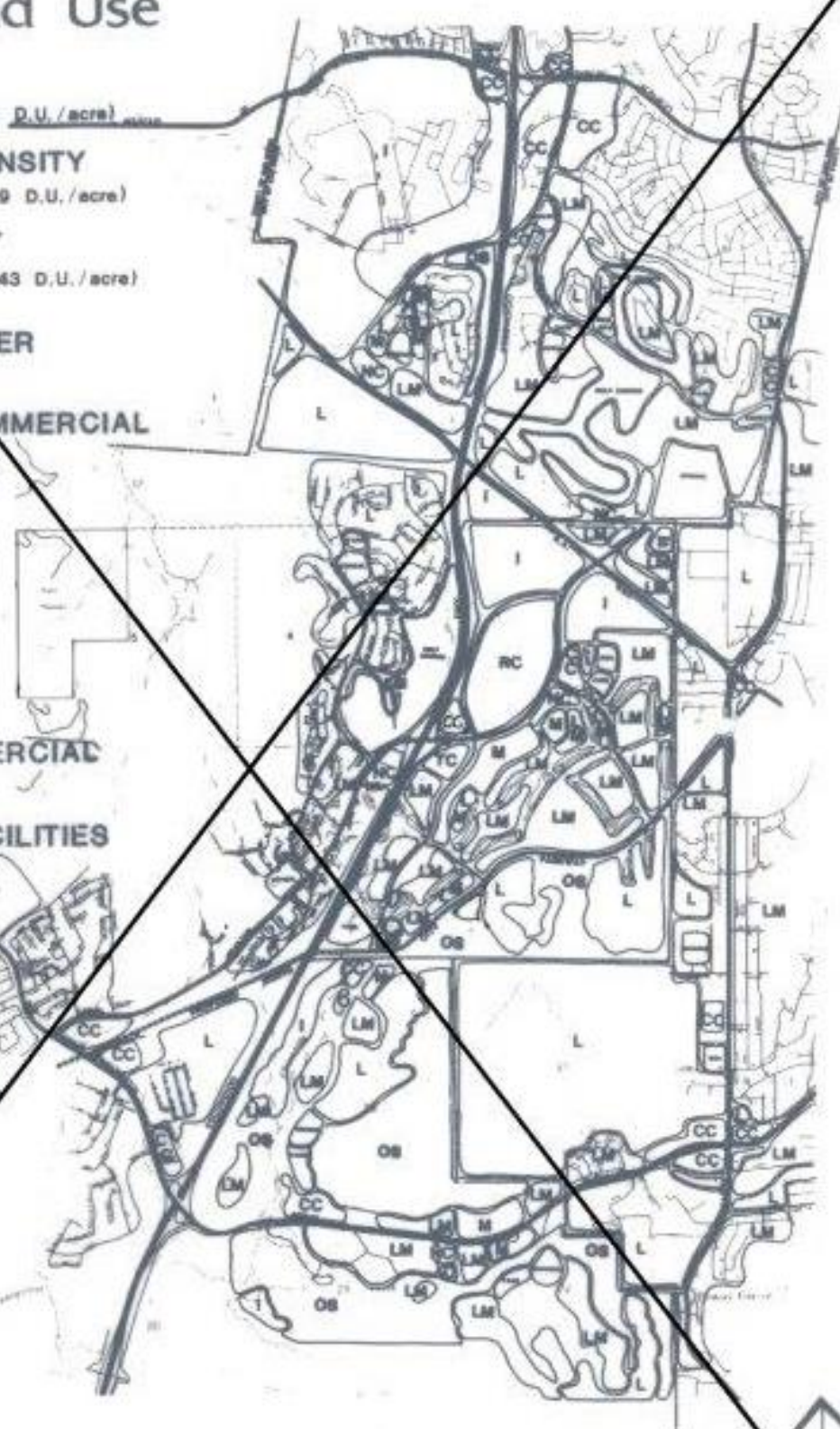
cc: Deputy City Attorney
Planning Commission Secretary

Regional Land Use

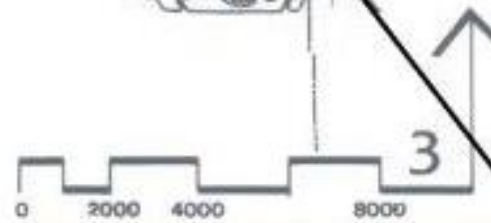
- L LOW DENSITY
RESIDENTIAL (0-5 D.U./acre)
- LM LOW MEDIUM DENSITY
RESIDENTIAL (6-29 D.U./acre)
- M MEDIUM DENSITY
RESIDENTIAL (30-43 D.U./acre)
- RC REGIONAL CENTER
- CC COMMUNITY COMMERCIAL
- NC NEIGHBORHOOD
COMMERCIAL
- I INDUSTRIAL

- TC TOURIST/COMMERCIAL
- COMMUNITY FACILITIES
SCHOOLS, CHURCHES
- PRIVATE
RECREATION
GOLF COURSE,
REC. CENTERS
- OS OPEN
SPACE

NOTE: Land use categories are
generalized for comparative
purposes.



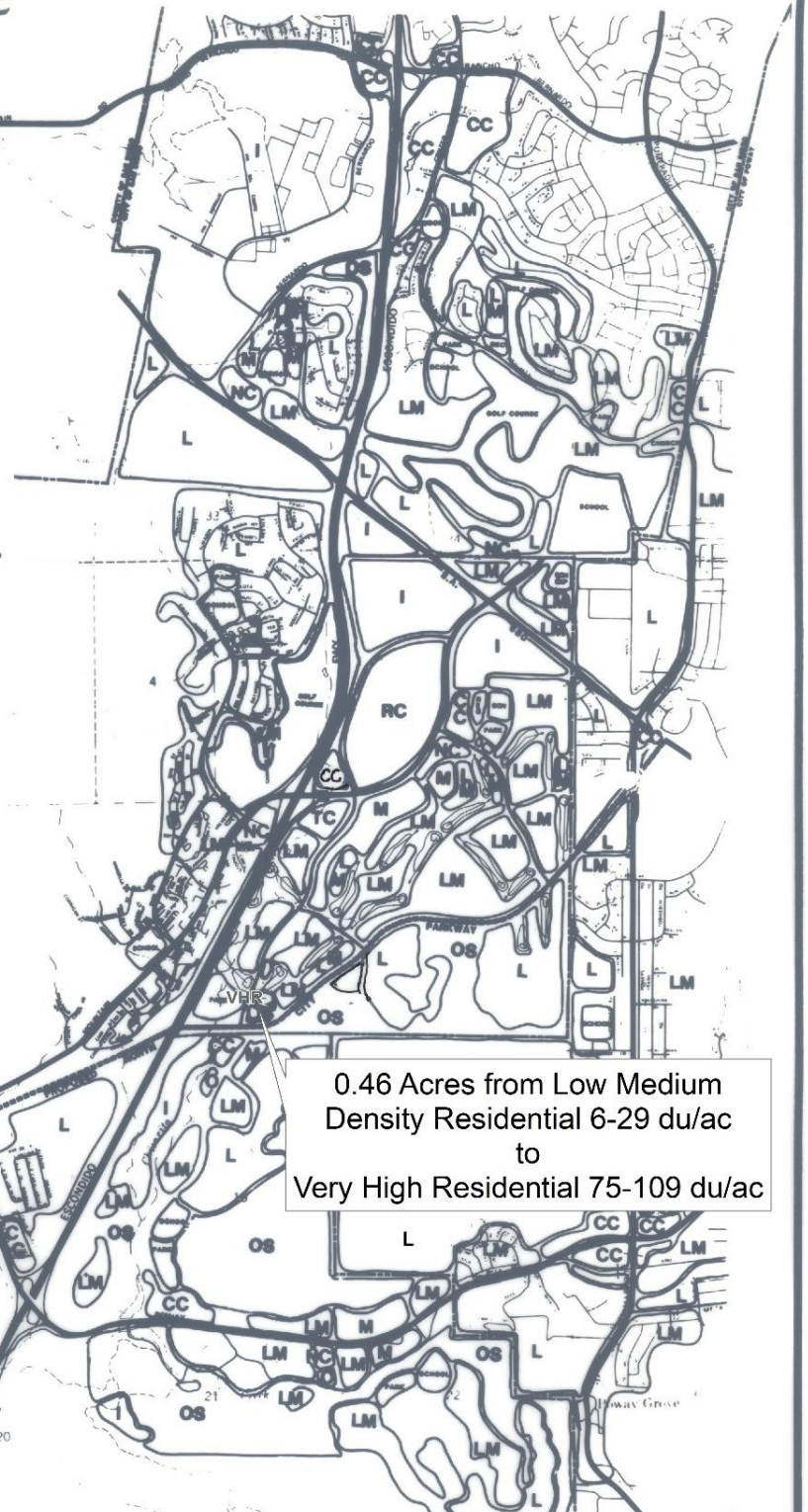
Carmel Mountain Ranch



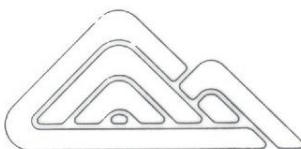
Regional Land Use

- L **LOW DENSITY RESIDENTIAL** (0-5 D.U./acre)
- LM **LOW MEDIUM DENSITY RESIDENTIAL** (6-29 D.U./acre)
- M **MEDIUM DENSITY RESIDENTIAL** (30-43 D.U./acre)
- VHR **VERY HIGH RESIDENTIAL** (75-109 D.U./acre)
- RC **REGIONAL CENTER**
- CC **COMMUNITY COMMERCIAL**
- NC **NEIGHBORHOOD COMMERCIAL**
- I **INDUSTRIAL**
- TC **TOURIST/COMMERCIAL**
- COMMUNITY FACILITIES**
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- PRIVATE RECREATION**
GOLF COURSE, REC. CENTERS
- OS **OPEN SPACE**

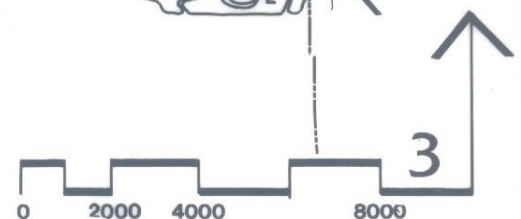
NOTE: Land use categories are generalized for comparative purposes.



0.46 Acres from Low Medium Density Residential 6-29 du/ac to Very High Residential 75-109 du/ac



Carmel Mountain Ranch

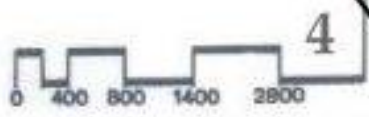


LAND USE PLAN

- L** LOW DENSITY RESIDENTIAL
- LM** LOW MEDIUM DENSITY RESIDENTIAL
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- I** INDUSTRIAL
- RC** REGIONAL COMMERCIAL
- CC** COMMUNITY COMMERCIAL
- NC** NEIGHBORHOOD COMMERCIAL
- CR** PRIVATE COMMERCIAL RECREATION
- TC** TOURIST/COMMERCIAL
- COMMUNITY FACILITIES**
SCHOOLS, LIBRARY, FIRE STATION, PARKS, POST OFFICE, POOL
- OS** OPEN SPACE

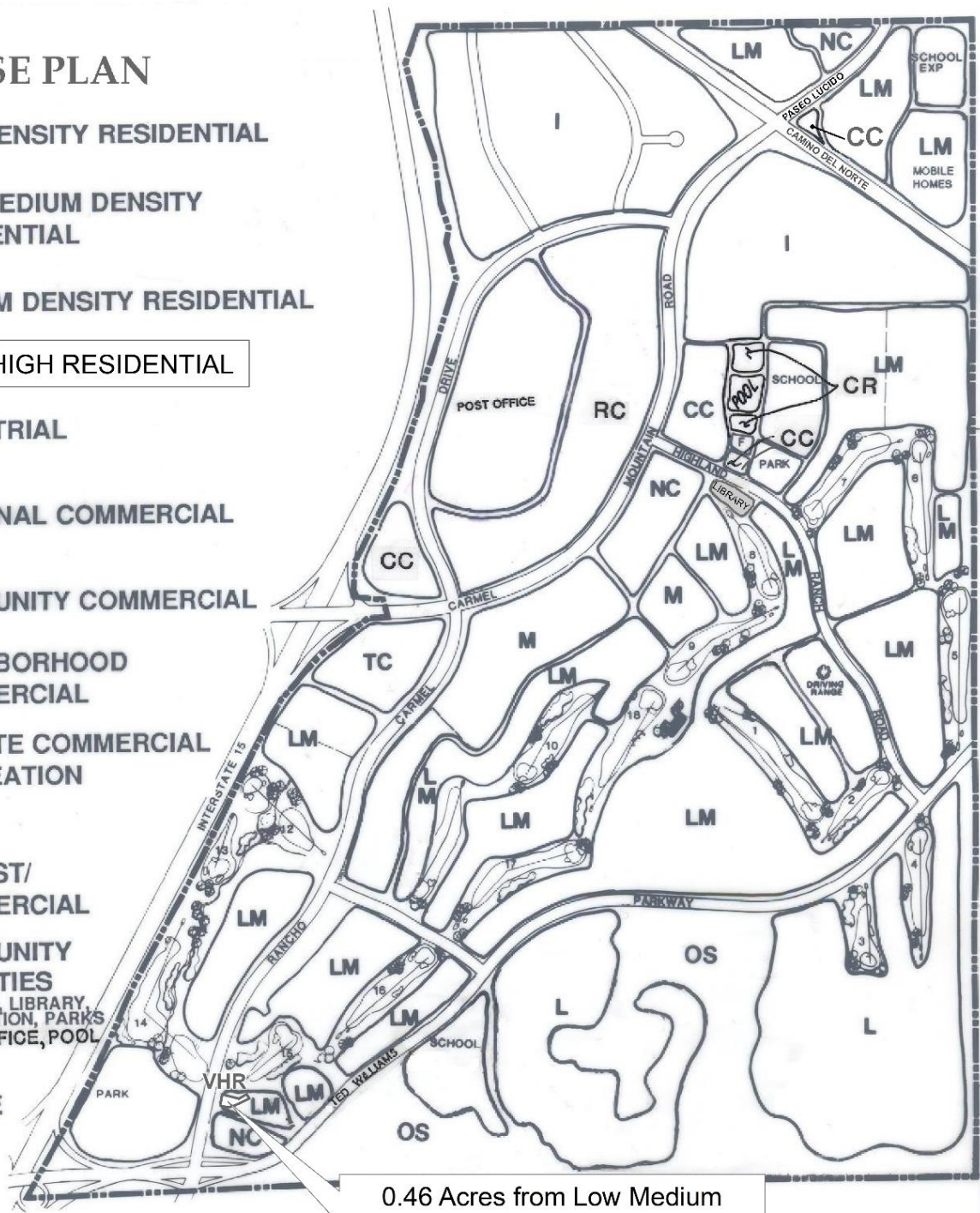


Carmel Mountain Ranch

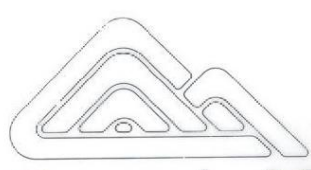


LAND USE PLAN

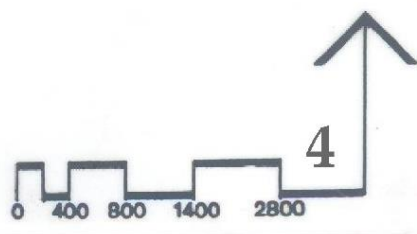
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0.46 Acres from Low Medium
Density Residential 6-29 du/ac
to
Very High Residential 75-109 du/ac



Carmel Mountain Ranch



Commercial and Industrial Element

30-39

COMMERCIAL LAND USES
TC-TOURIST COMMERCIAL
RC-REGIONAL COMMERCIAL
CC-COMMUNITY COMMERCIAL
NC-NEIGHBORHOOD COMMERCIAL
CR-PRIVATE COMMERCIAL
RECREATION

INDUSTRIAL LAND USE

Carmel Mountain Ranch

0 400 800 1400 2800

Commercial and Industrial Element

30-39

COMMERCIAL LAND USES
TC-TOURIST COMMERCIAL
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RECREATION

INDUSTRIAL LAND USE

0 400 800 1400 2800

6

Carmel Mountain Ranch

Commercial and Industrial Element

30-39

COMMERCIAL LAND USES
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RC-REGIONAL COMMERCIAL
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RECREATION
INDUSTRIAL LAND USE

Map of Carmel Mountain Ranch showing land use designations and features. The map includes a legend, a scale bar, and a north arrow. Designations include LM (Low Medium Density Residential), OS (Office/Service), NC (Neighborhood Commercial), CC (Community Commercial), RC (Regional Commercial), TC (Tourist Commercial), and CR (Private Commercial). The map also shows various landmarks like the Post Office, School, and Park.

Carmel Mountain Ranch

0 400 800 1400 2800 6

Commercial and Industrial Element

30-39

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Carmel Mountain Ranch

0 400 800 1400 2800 6

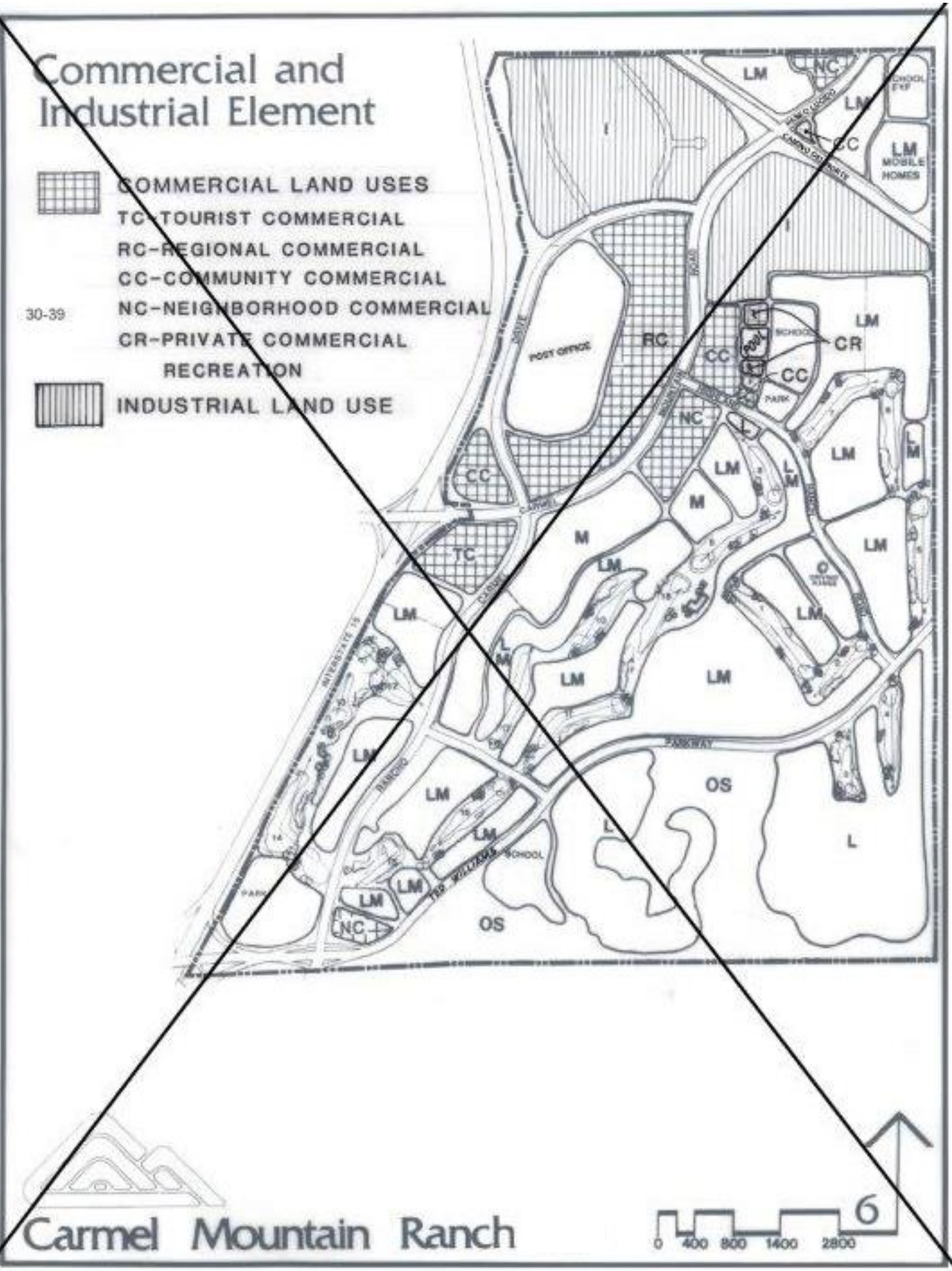
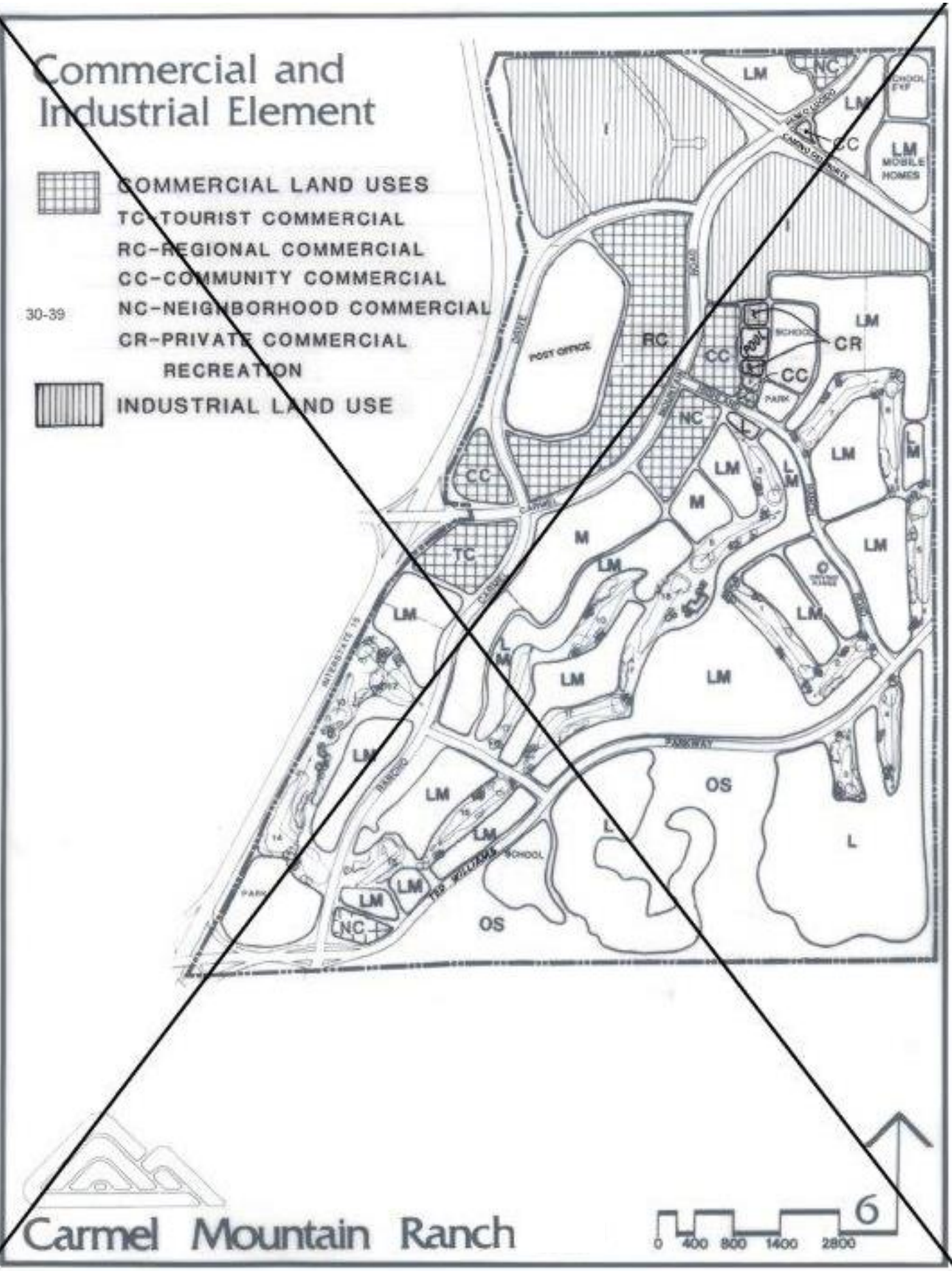
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RECREATION
INDUSTRIAL LAND USE

The map displays various land use zones across Carmel Mountain Ranch. Commercial zones include Tourist Commercial (TC), Regional Commercial (RC), Community Commercial (CC), Neighborhood Commercial (NC), and Private Commercial (CR). Industrial zones are designated as LM (Light Manufacturing) and OS (Office Service). The map also shows recreational areas like parks and schools. Major roads such as Highway 78, Highway 67, and Highway 163 are indicated. A scale bar at the bottom right shows distances from 0 to 2800 feet.

Carmel Mountain Ranch



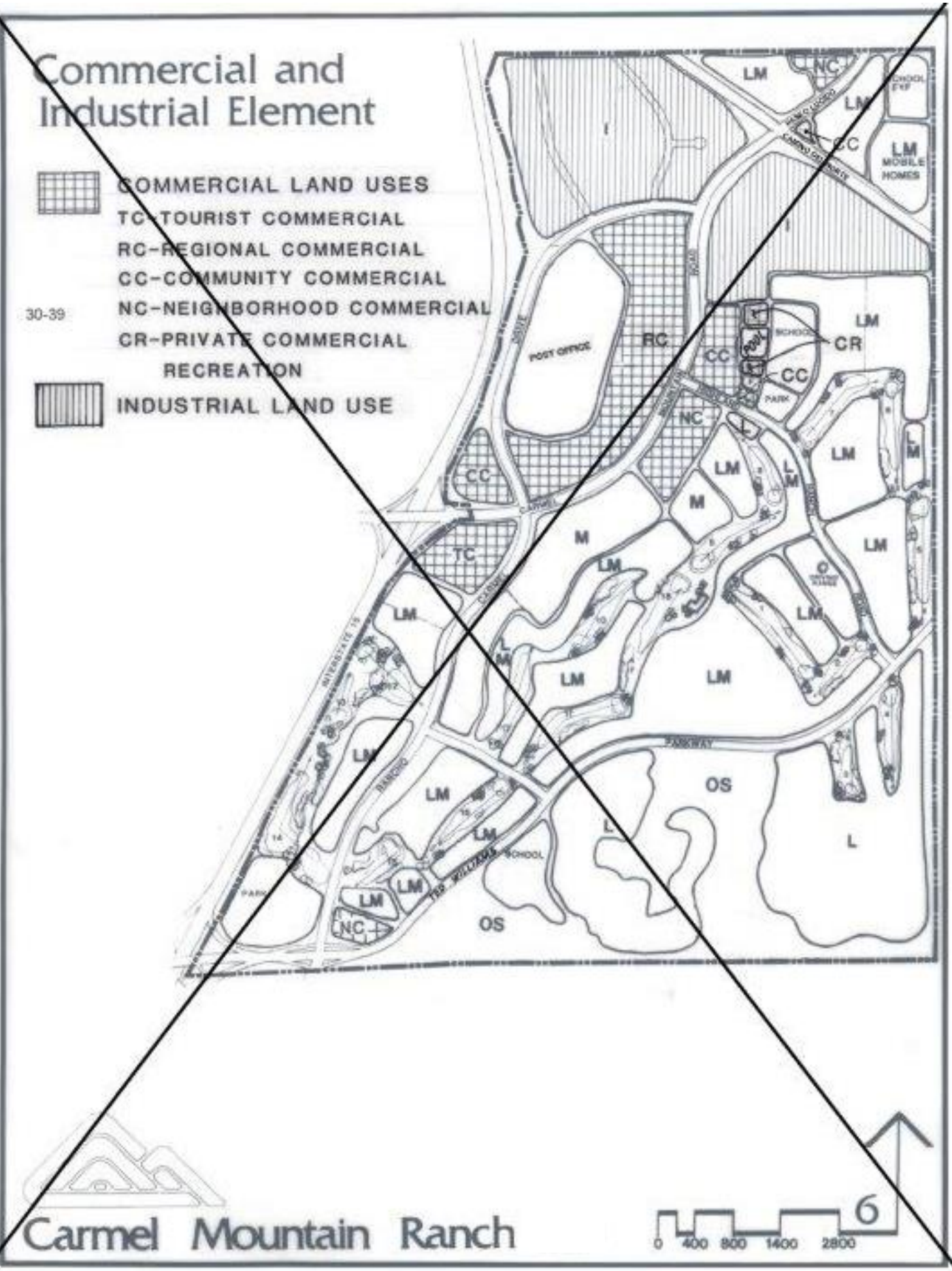
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Carmel Mountain Ranch

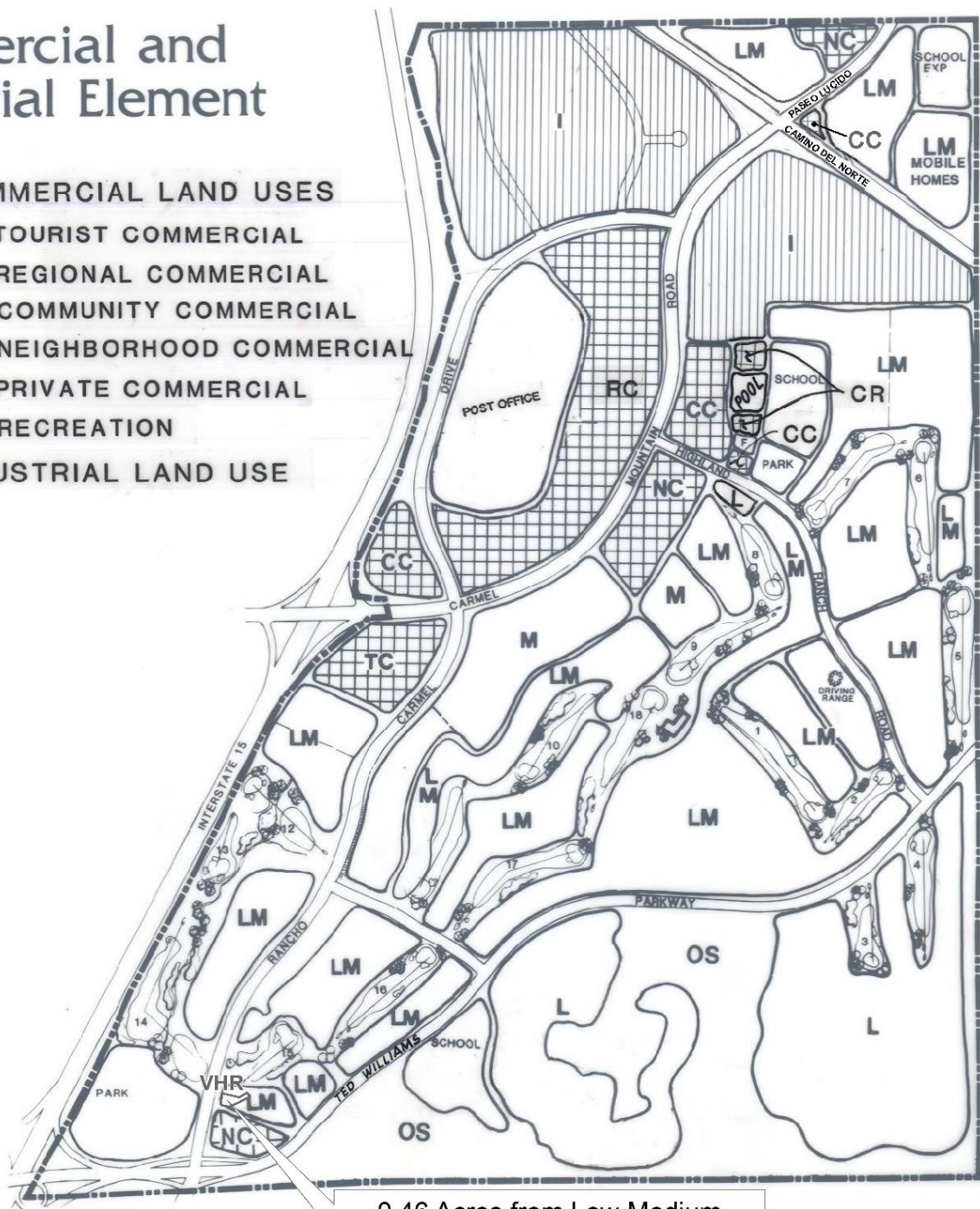


Commercial and Industrial Element

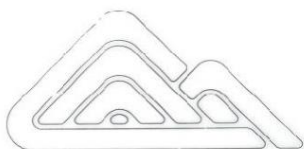


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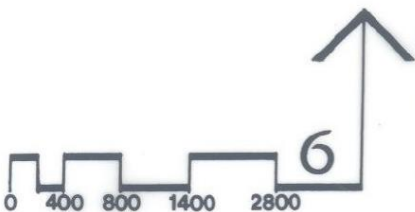
30-39



0.46 Acres from Low Medium
Density Residential 6-29 du/ac
to
Very High Residential 75-109 du/ac

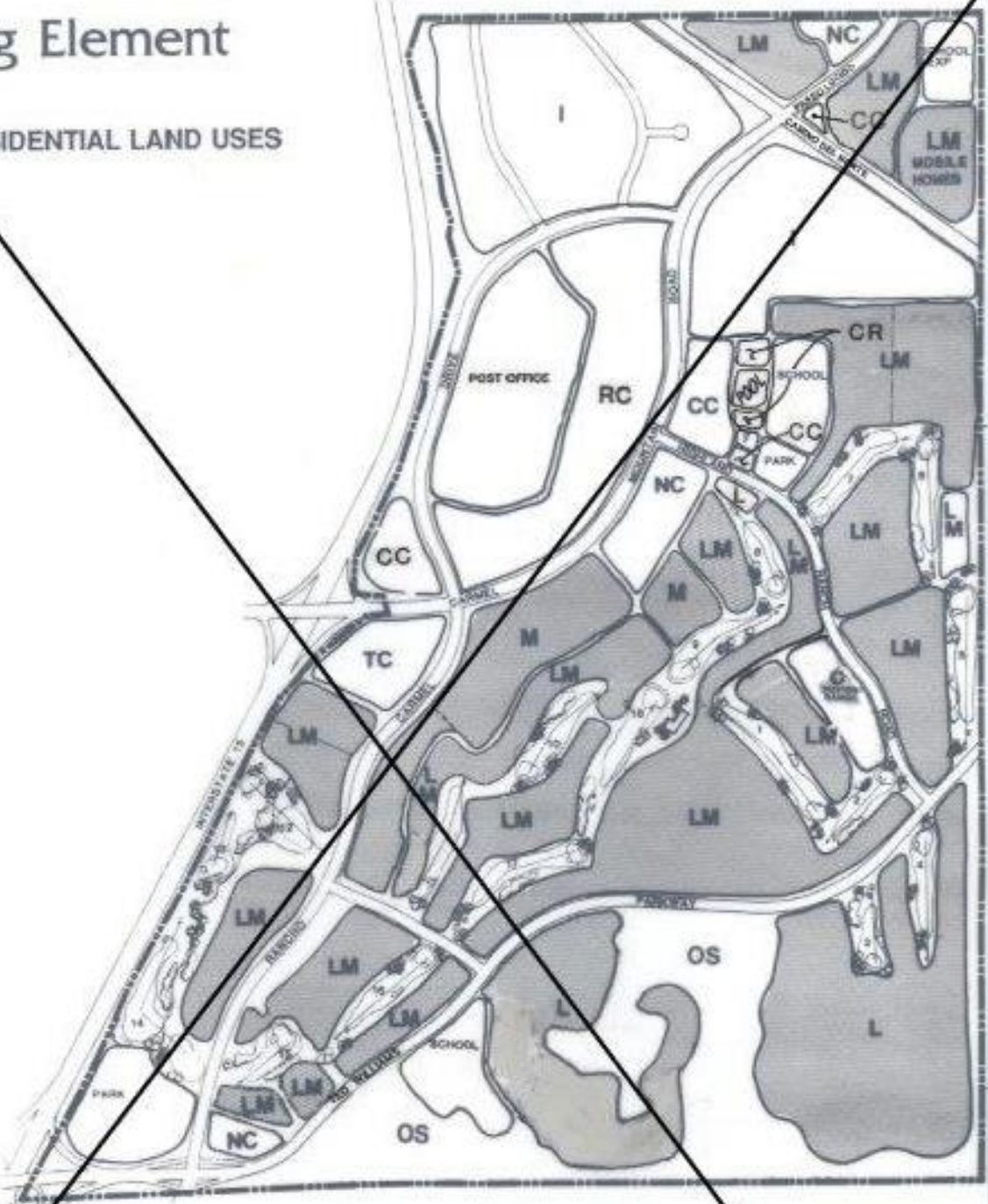


Carmel Mountain Ranch

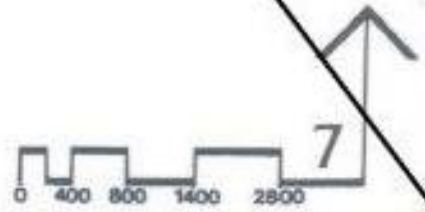


Housing Element

 RESIDENTIAL LAND USES



Carmel Mountain Ranch



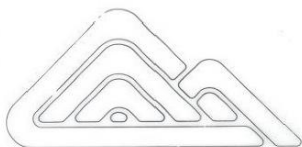
Housing Element



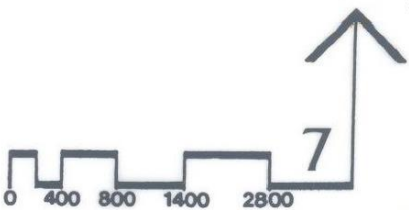
RESIDENTIAL LAND USES








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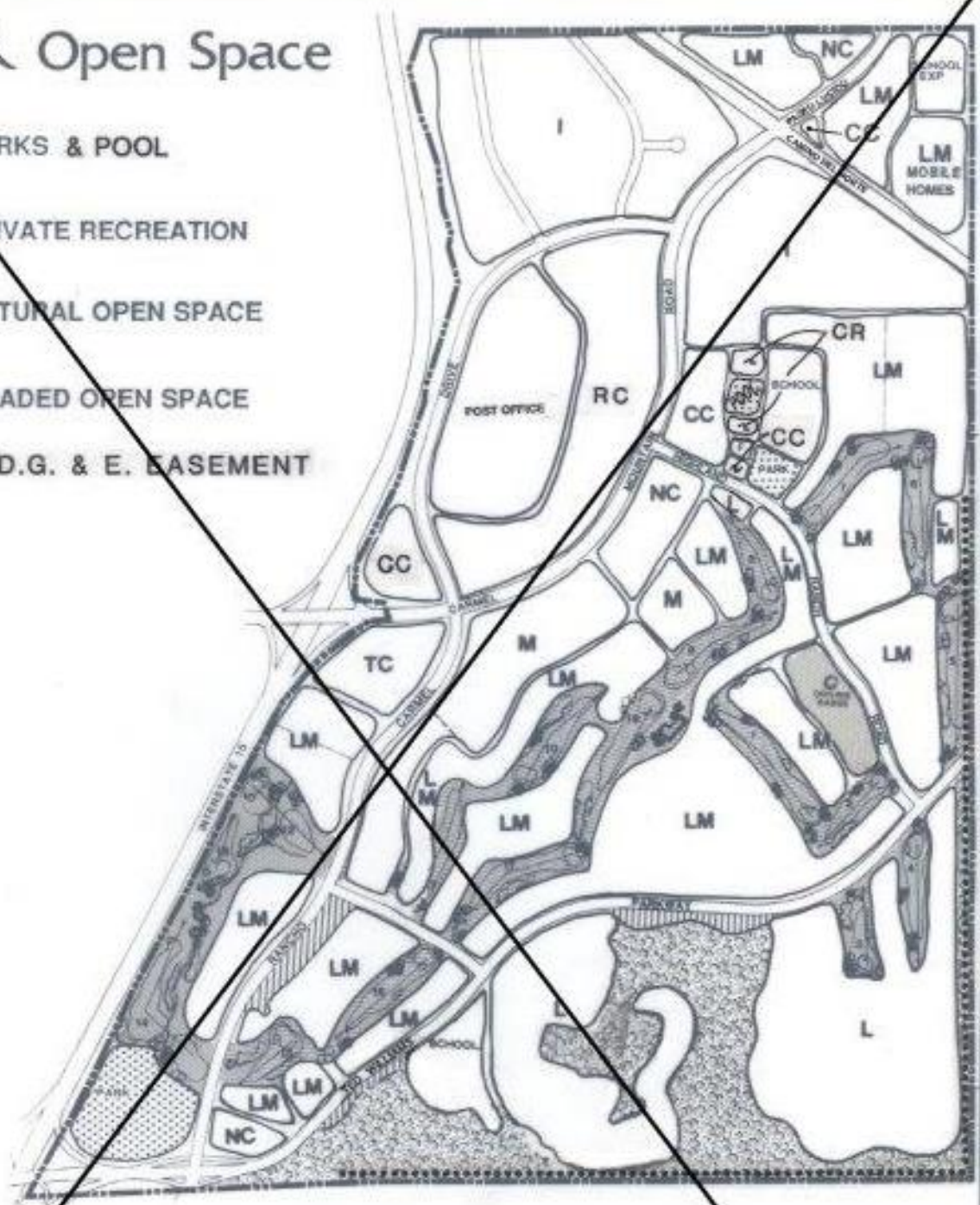


Carmel Mountain Ranch

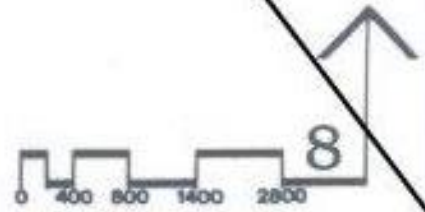


Parks & Open Space






-  PARKS & POOL
-  PRIVATE RECREATION
-  NATURAL OPEN SPACE
-  GRADED OPEN SPACE
-  S.D.G. & E. EASEMENT

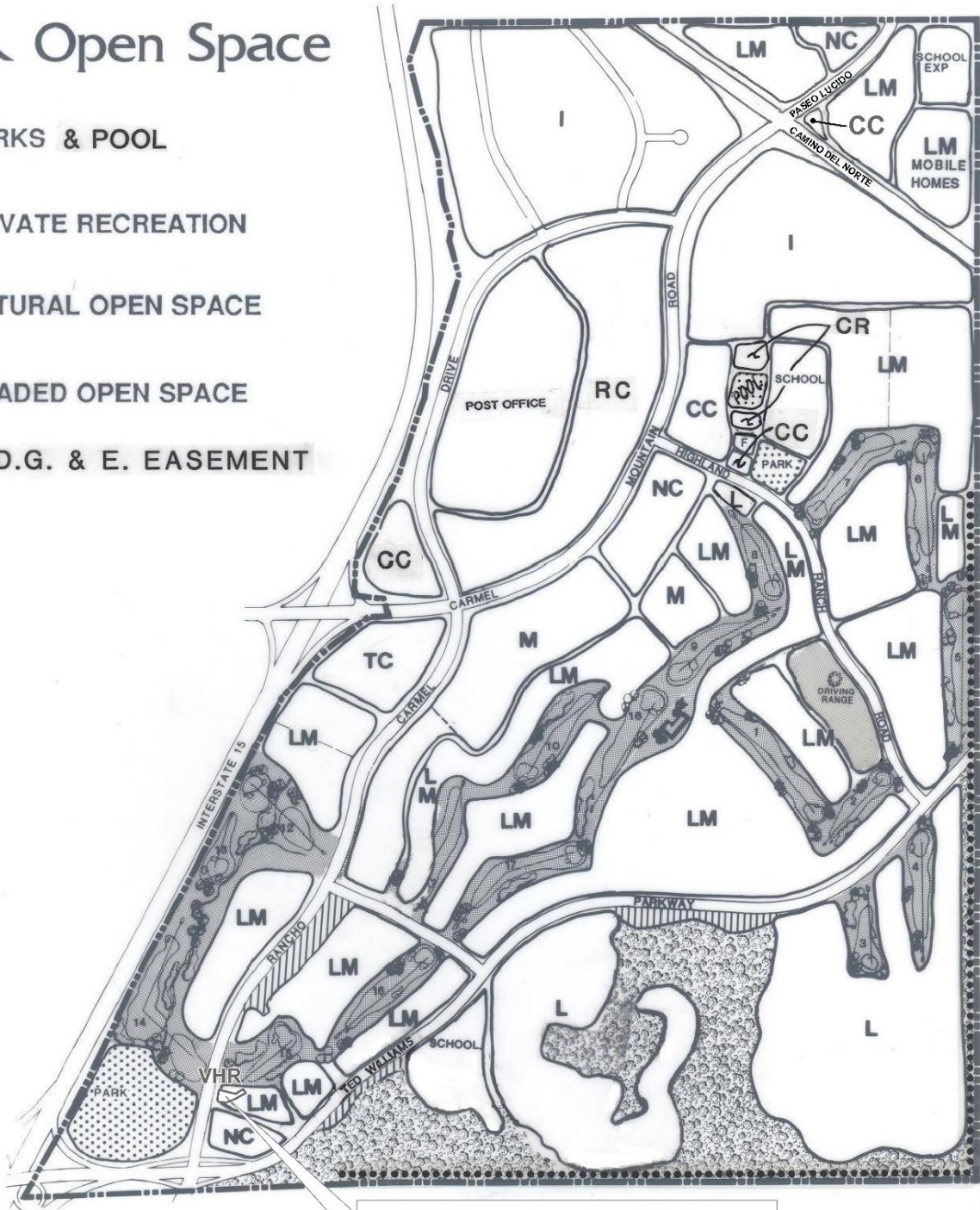


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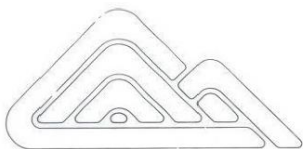


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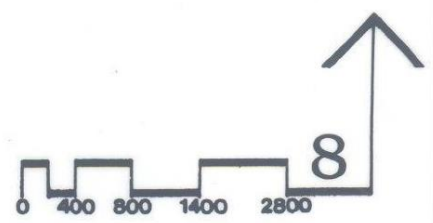
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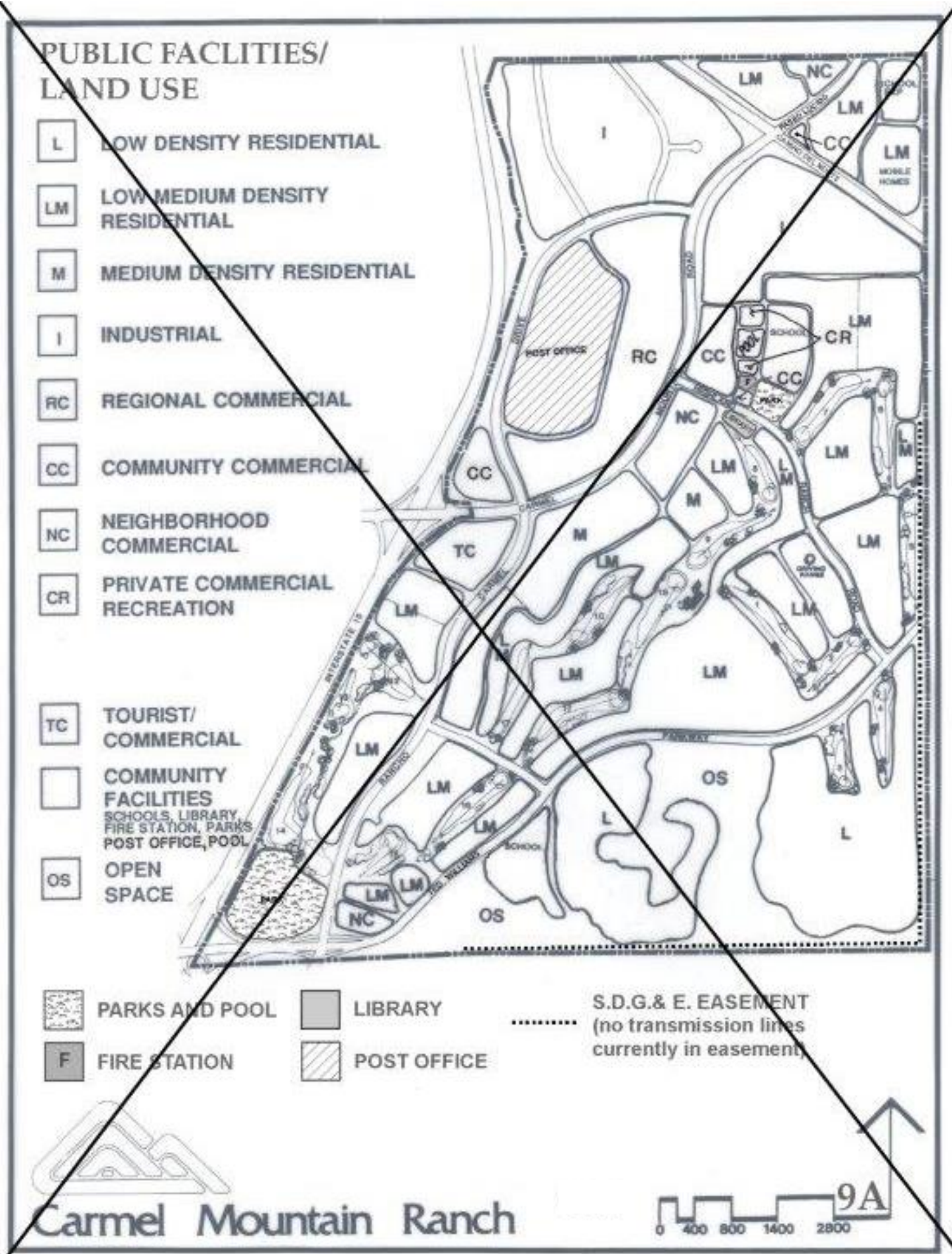


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Carmel Mountain Ranch





PUBLIC FACILITIES/
LAND USE

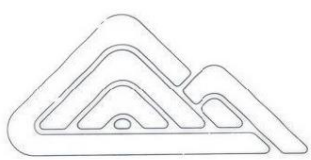
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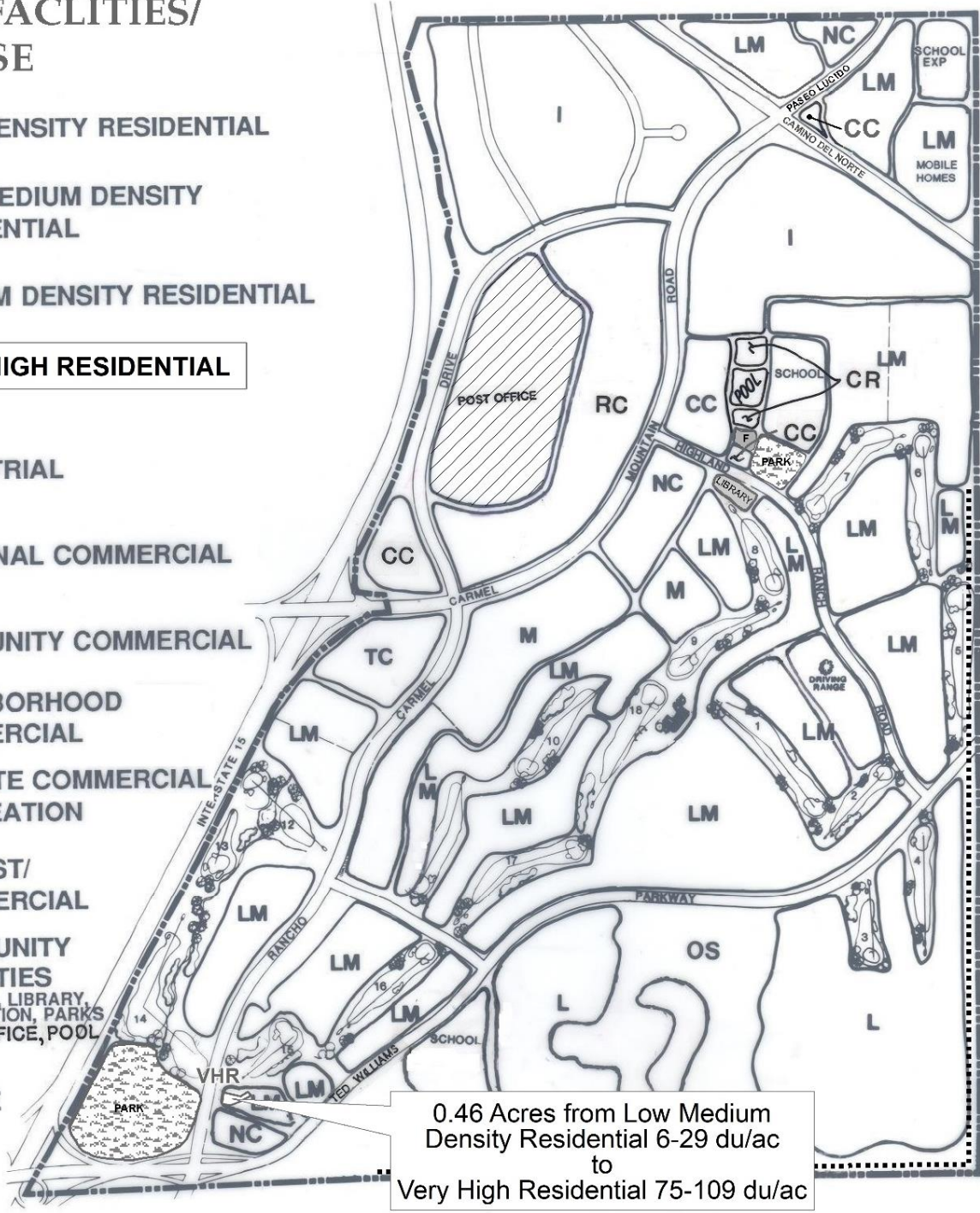
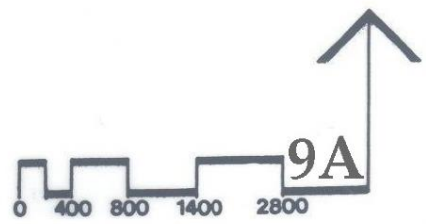
- PARKS AND POOL
- LIBRARY
- FIRE STATION
- POST OFFICE

0.46 Acres from Low Medium Density Residential 6-29 du/ac to Very High Residential 75-109 du/ac

S.D.G. & E. EASEMENT
(no transmission lines currently in easement)



Carmel Mountain Ranch

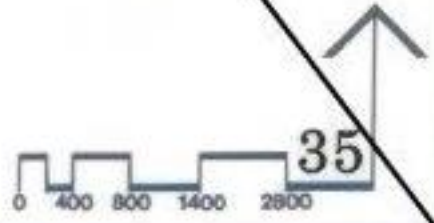


Planned Developments

-  PLANNED INDUSTRIAL DEVELOPMENTS
-  PLANNED COMMERCIAL DEVELOPMENTS
-  PLANNED RESIDENTIAL DEVELOPMENTS



Carmel Mountain Ranch





CARMEL MOUNTAIN RANCH COMMUNITY PLAN-ALANTE

CARMEL MOUNTAIN RANCH COMMUNITY PLAN

The following amendments have been incorporated into this August 2020 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Carmel Mountain Ranch Community Plan adopted.	July 12, 1984	R-5038	August 14, 1984	R-261374
Environmental Mitigated Negative Declaration No. EMND 87-0300			January 5, 1988	R-270089
Redesignated 27.4 ac of various designations to reflect as-built conditions			January 24, 1995	R-285247
Redesignated 2.63 ac of SA- 680 ROW; reclassified segments of Camino del Norte & Paseo Lucido			June 1, 1999	R-291723
Revised the Industrial Element to identify business hotels as a support use with industrial area			December 7, 1999	R-292572
<u>Redesignated 0.46 acres from Low-Medium Residential (6- 29 du/ac) to Very High Resi- dential (75-109 du/ac) to allow 50 dwelling units on site at 10211 Rancho Carmel Drive</u>			_____, 2020	R-_____

CONSULTANTS

Owner/Applicant:

Carmel Mountain Ranch/Presley of San Diego
15090 Avenue of Science, Suite 201
San Diego, CA 92128
(619) 451-6300
Contact Person: Kathi Riser

Original Document Prepared by:

Gillespie DeLorenzo, ASLA & Associates, Inc.
3733 Sixth Avenue
San Diego, CA 92108
(619) 295-5115
Contact Person: Nicholas DeLorenzo and Pamela Jenkinson

1994 Amendments Prepared by:

SB&O, Inc.
3615 Kearny Villa Road, Suite 201
San Diego, CA 92123
(619) 560-1141
Contact Person: Susan K. Lay

1999 Amendment Prepared by:

James Leary Architecture and Planning
9845 Erma Road, Suite 205A
San Diego, CA 92131
(858) 695-0444
Contact Person: Douglas Childs

Implementation of the 1984 plan again resulted in the need to make minor modifications to the community plan in 1988. Those changes included: relocation of the golf course clubhouse; the addition of a driving range per approved CUP #84-0114.1; redesignation of 0.9 acres of neighborhood commercial use and 0.9 acres of golf course to create a new 1.8-acre parcel for community commercial use (Unit 38); redesignation of the land use for Unit 4B from tourist commercial/hotel use to low-medium density residential use and redesignation of Unit 4A from low-medium residential use to neighborhood commercial. In addition, the 1988 Plan amendment included revision of the acreage, unit yield and boundary configuration of several parcels to conform to tentative or subdivision maps (see **Tables 1 and 2**). Final mapping of the parcels resulted in changes due to the inclusion of adjoining roads in the map boundaries, grading design and accurate survey information.

The 1994 amendment included: 1) the designation of a portion of old Unit 33 as the site for a community swimming pool (new Unit 52), 2) adjustments in the buildout figures to reflect a further reduction of approximately 400 units due to lesser buildouts of individual subdivisions (resulting in a cumulative decrease of over 600 units from the 1983 plan), 3) elimination of neighborhood park no. 3 (old Unit 52) in order to reflect the reduction in units, 4) transfer of development rights from the community pool site (new Unit 52) to Unit 23 and expansion of Unit 23 into the area of old Unit 52 that is being changed to reflect elimination of the park, 5) a rezoning of Unit 34 from CO (and a land use designation of office commercial) to CA-RR (with a land use designation of community commercial), with a commensurate decrease in the allowable square footage, 6) a swap of Units 38 (currently a 1.8-acre community commercial site) and 54 (currently a one-acre site designated for a branch library), in order to provide a larger site for the branch library; and 7) other minor updates to reflect existing patterns of development, including location of a regional post office facility as part of the regional shopping center in Unit 30.

The 1999 amendment changed the land use designations on each corner of the Camino Del Norte (SA 680) and Carmel Mountain Road/Paseo Lucido intersection. In 1964, the county of San Diego adopted a plan to develop a six-lane expressway. Portions of the expressway were to be developed along Camino Del Norte, with a diamond interchange at the intersection of Camino Del Norte and Carmel Mountain Road/Paseo Lucido. In December 1996, the county deleted this expressway from their General Plan under General Plan Amendment #96-CE1. As a result of the county's decision, the excess right-of-way once reserved for an interchange was re-designated. The 2.6-acre eastern quadrant (Unit 39) was redesignated from SA-680 right-of-way to community commercial. The northern quadrant was re-designated to low-medium residential and the western and southern quadrants were redesignated to industrial land use.

The 2020 amendment changed the land use designation on 0.46 acres from Unit 4A located at 10211 Rancho Carmel Road at the intersection of Provencal Parkway. The amendment revised the land use from Low-Medium Residential at 6-29 dwelling units per acre to Very High Residential at 75-109 dwelling units per acre, allowing 50 dwelling units in the new Unit 4C.

TABLE 1
LAND USE PLAN TABULATION

Unit No. ¹	Land Use	Approx. Acres	Dwelling Units	Density DU/AC
1/2	Low-Medium Density Residential	40.00	187	4.7
3	Low-Medium Density Residential	15.90	70	4.4
<u>4A/4B</u>	Low-Medium Density Residential	<u>8.94</u>	162	18.1 <u>18.116.4</u>
<u>4C</u>	Very High Density Residential	0.46	50	109
5	Low-Medium Density Residential	26.90	105	3.9
6	Low-Medium Density Residential	25.90	205	7.9
7	Low-Medium Density Residential	14.90	338	22.7
8	Low-Medium Density Residential	15.20	262	17.2
9	Low-Medium Density Residential (Mobile Homes)	14.30	108	7.6
10/11/12 ²	Low-Medium Density Residential	49.90	331	6.6
13	Low-Medium Density Residential	20.20	148	7.3
14	Low-Medium Density Residential	23.10	145	6.3
15/15A ²	Medium-Density Residential	52.10	986	18.9
16	Low-Medium Density Residential	27.40	164	6.0
17	Low-Medium Density Residential	21.10	127 <u>126</u>	6.0
18	Medium-Density Residential	10.80	277	25.7
19	Low-Medium Density Residential	12.30	120 <u>118</u>	9.8 <u>9.6</u>
20	Low-Medium Density Residential	75.00	438	5.8
21	Low-Medium Density Residential	18.50	260	14.0
22	Low-Density Residential	92.20	362	3.9
23	Low-Density Residential	60.40	200 <u>197</u>	3.3
30A	Regional Commercial	69.60	—	—
30B	Post Office	49.00	—	—
31	Community Commercial	11.10	—	—
32	Neighborhood Commercial	16.40	—	—
33A/33B	Private Commercial Recreation Center (inc. childcare center)	3.40	—	—
34	Community Commercial	11.50	—	—
35	Tourist Commercial	12.70	—	—
36	Neighborhood Commercial	3.30	—	—
37	Neighborhood Commercial	4.50	—	—
38	Community Commercial	1.00	—	—
39 ³	Community Commercial	2.60	—	—
40	Industrial Park	111.50	—	—
41	Industrial Park/R&D	69.00	—	—
50	Community Park	24.20	—	—
51	Elementary School	21.00	—	—
52	Community Pool	1.30	—	—
<u>53</u>	<u>Fire Station</u>	<u>1.00</u>	—	—
<u>53</u>	<u>Library</u>	<u>1.00</u>	—	—
57	School Expansion	10.00	—	—
60A/60B	Golf Course and Driving Range	175.00	—	—
61 ⁴	Other Open Space	146.70	—	—
—	Major Circulation	76.10	—	—
—	I-15 ROW	22.00	—	—
—	SR-56 Interchange	10.00	—	—
—	Camino Del Norte ROW	9.40	—	—
Total		1,489.00	<u>5,039</u> <u>4,995</u>	

1. There never were any Units 24-29, 42-49, 58, or 59 in the community plan.

2. In some instances, because of the density range allowed under the City's zone classifications, the density allowed on the specified parcels under the proposed zone classifications could exceed the density allowed under the community plan. The density of the specified parcels shall be controlled so as not to exceed the community plan's designated maximum density by means of a PRD or other method acceptable to the City.

3. Unit 39 was added as part of the 1999 community plan amendment.

4. Open space includes natural areas, the SDG&E easement, slopes adjacent to Unit 5, and the slope banks at the elementary school sites (Unit 51 and 56). This figure does not reflect graded open space areas included within individual residential, industrial, and commercial parcels. Approximately 12.5 acres of the open space acreage figure has been graded. The remaining 134.2 acres will be undisturbed.

TABLE 2
LAND USE ANALYSIS

Land Uses	Gross Acres	Dwelling Units	Percent
Roads	117.50		7.9%
I-15 ROW	22.00		
Ted Williams Parkway	10.00		
SR-56 Interchange			
Camino Del Norte	9.40		
Major Circulation	76.10		
Industrial/R&D	180.50		12.1%
Commercial	135.00		9.1%
Regional	69.60		
Neighborhood	24.20		
Service or Community	26.20		
Tourist Commercial	12.70		
Commercial Recreation Center	2.30		
Community Facilities	82.80		5.6%
Schools	31.00		
Post Office	49.00		
Fire Station	1.00		
Library	1.80		
Parks and Recreation	347.20		23.2%
Park and Pool	25.50		
Golf Course	175.50		
Other Open Space*	146.20		
Residential	626.00	<u>5,045</u>	42.1%
Low-Density (0-5 du/ac)	152.60	562 559	
Low-Medium (6-29 du/ac)	409.58	3,170 3,167	
Medium (30-43 du/ac)	62.90	1,263	
<u>Very High Density (75-109 du/ac)</u>	<u>0.46</u>	<u>50</u>	
Total	1,489.00	5,045 5,039	100.0%

*Other open space includes natural areas, the SDG&E easement, and graded open space adjacent to Unit 5 and Unit 56.

deemed to satisfy this requirement for affordable housing. The developers intend to proceed with the phasing (per the Public Facilities Plan) of the community and commit to build ten percent of the total project's residences as affordable units. It is upon the sole discretion of the developers to seek local, state or federal programs for the funding of particular affordable housing projects within Carmel Mountain Ranch. The developers may also choose to build market rate rental units or joint venture with industry to provide affordable housing for employees within the Carmel Mountain Ranch community plan area.

PROPOSALS

1. Population

The ~~5,045~~ 5,039 residential units are estimated to generate a population of approximately ~~12,000~~~~100~~ persons. This number was projected from SANDAG's population figures extracted from the federal 1990 census data. An average of 2.35 persons are anticipated for each dwelling unit within Carmel Mountain Ranch.

2. Community Balance

A balanced community encompasses a variety of housing types related to acreage/density numbers. A wide range of densities with creative site planning will provide a broad economic offering within the community. The extent to which this will achieve the goals of City Council Policy 600-19 will be dependent upon final approval of densities and housing types.

To meet the City's proposed mobile home enabling legislation, 108 mobile home units have been incorporated into the Plan. This housing falls in the category of low-medium density at 7.6 units per acre. It will respond to a demand for affordable housing.

The planned dwelling unit count is:

<u>Residential Category</u>	<u>Density</u>	<u>Number of Units</u>	<u>Percent of Housing</u>
<u>Low-Density</u>	<u>0-5 DU/GA</u>	<u>562 559</u>	<u>12% 11%</u>
<u>Mobile Homes</u>	<u>6-8 DU/GA</u>	<u>108</u>	<u>2%</u>
<u>Low-Medium Density</u>	<u>6-29 DU/GA</u>	<u>3,062 3,059</u>	<u>60%</u>
<u>Medium-Density</u>	<u>30-43 DU/GA</u>	<u>1,263</u>	<u>26%</u>
<u>Very High Density</u>	<u>75-109 DU/GA</u>	<u>50</u>	<u>1%</u>
<u>Total Dwelling Units</u>		<u>4,997 5,039</u>	<u>100%</u>

<u>Residential Category</u>	<u>Density</u>	<u>Number of Units</u>	<u>Percent of Housing</u>
<u>Low-Density</u>	<u>0-5 DU/GA</u>	<u>562</u>	<u>11%</u>
<u>Mobile Homes</u>	<u>6-8 DU/GA</u>	<u>108</u>	<u>2%</u>
<u>Low-Medium Density</u>	<u>6-29 DU/GA</u>	<u>3,062</u>	<u>61%</u>
<u>Medium-Density</u>	<u>30-43 DU/GA</u>	<u>1,263</u>	<u>25%</u>

<u>Very High Density</u>	<u>75-109 DU/GA</u>	<u>50</u>	<u>1%</u>
Total Dwelling Units		5,045	100%

3. Density Range

- a. Low-Density** (0-5 dwelling units per gross acre) consists of single-family detached or attached product types. Various lot sizes and configurations are possible under this designation and they will be created in response to topography and to the circulation needs of the area. Open space will be integrated into many neighborhood designs. Low-density is designated on **Figure 5**, for Units 22 and 23. Approximately 11 percent of the proposed dwelling units will fall within this density range.
- b. Low-Medium Density** (6-29 dwelling units per gross acre) consists of single-family detached or attached product types and mobile homes as shown on **Figure 5** for Units 1-14, 16, 17 and 19-21. There are approximately 411 acres allocated for this category and of all units proposed are incorporated herein. Variety in lot size and configuration and the open space provisions will respond to the landforms and the overall neighborhood designs. Flexible lot size and clustering within this density classification allows for sensitive response to environmental considerations and to the marketing climate.

The land area of Unit 7 was increased after it was decided by the county of San Diego that right-of-way once reserved for a proposed diamond interchange at Camino Del Norte and Carmel Mountain Road/Paseo Lucido would no longer be needed. Additional traffic and environmental studies will be required if this former right-of-way area is ever proposed to be developed. Unit 7 is located to the north of the Camino Del Norte and Carmel Mountain Road/Paseo Lucido intersection.

- c. Medium-Density** (30-43 dwelling units per gross acre) will consist of multifamily attached development in low- to mid-rise product types as depicted on **Figure 5** for Units 15, 15A and 18. Location of these parcels is close to high circulation routes which can facilitate movement of large numbers of people. Clustering and stacking provide the density called for in the site plan. Rental units may be incorporated into these density categories. Approximately 26 percent of the units (1,343) are to be medium-density. They will occupy approximately 62.9 acres.
- d. Very High-Density** (75-109 dwelling units per gross acre) will consist of multifamily attached development in mid-rise product types as depicted on **Figure 5** for Unit 4C. Location of this parcel is close to high circulation routes which can facilitate movement of large numbers of people. The parcel is in proximity to transit in the Sabre Springs/Penasquitos Transportation Center. One hundred percent of the units (50) are to be very high density. They will occupy approximately 0.46 acres.

4. Development Design

The Plan's sensitivity to environmental resources, existing landforms and compatibility of land use elements are basic to the site design. Additional considerations are:

- Natural boulders and rock outcroppings will be incorporated, where feasible, into the

landscape treatment of grading and land development to provide a community identity.

- Individual neighborhoods will be clustered to maximize views of the natural environment.
- The color palette and material choices will be selected through the use of the community design element (**Community Environment, Conservation and Design Element**) and as a function of the PRD process, where applicable.
- Residences will be compatible in scale with adjacent development by the use of transitional design elements and density progression.
- Community neighborhoods will be planned to accommodate adjacent circulation where interdependence and compatibility will be served by so doing (i.e., a pedestrian connection is planned to facilitate access between Unit 22 and adjacent Poway development for school transportation).