

RESOLUTION NUMBER R- 299053

ADOPTED ON MAR 30 2004

WHEREAS, Keith B. Rhodes, Trustee, Keith B. Rhodes Living Trust dated November 11, 1999, and the John W. Grus Living Trust Dated October 2, 1996, and the Fieldstone Communities, Inc., a California Corporation, requested an amendment to Progress Guide and General Plan and the Torrey Highlands Subarea Plan to modify the boundaries between the Torrey Highlands Subarea and the Rancho Peñasquitos Community Planning area adjacent to Carmel Mountain Road and west of Camino Del Sur, to change the Low Medium Density land use designation to Medium High Density, to reconfigure and modify the size and location of the Commercial Regional land use designation and the Medium High Density land use designation, and to increase the 250,000 square-foot limitation on commercial to accommodate a 275,000 s.f. self storage facility;

WHEREAS, the site is legally described as a Portion of the Northwest 1/4, Southwest 1/4 and the Northeast 1/4, Southwest 1/4 and the Southwest 1/4, Southwest 1/4, Section 13, Township 14 South, Range 3 West, San Bernardino Base Meridian, and a Portion of Rancho Penasquitos excepting therefrom Lots 1-37, Vista Alegre, Map No. 13309, City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, on February 5, 2004, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress and Guide and General Plan and the Torrey Highlands Subarea Plan; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the Progress Guide and General Plan; and

WHEREAS, on MAR 30 2004, 2004, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan and the Torrey Highlands Subarea Plan; and

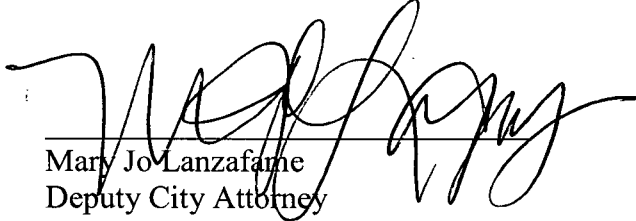
WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the Torrey Highlands Community Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 299053.

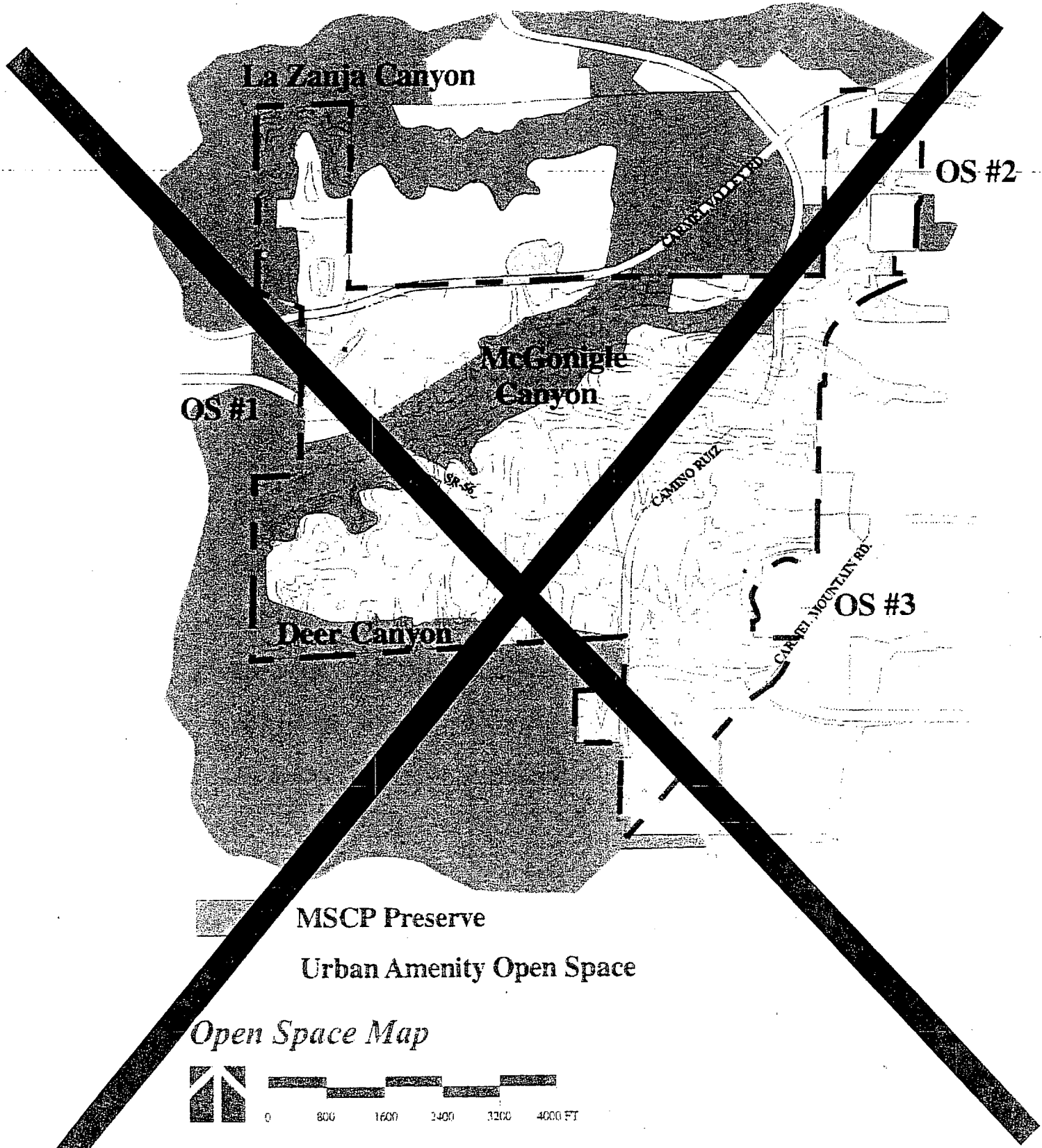
BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

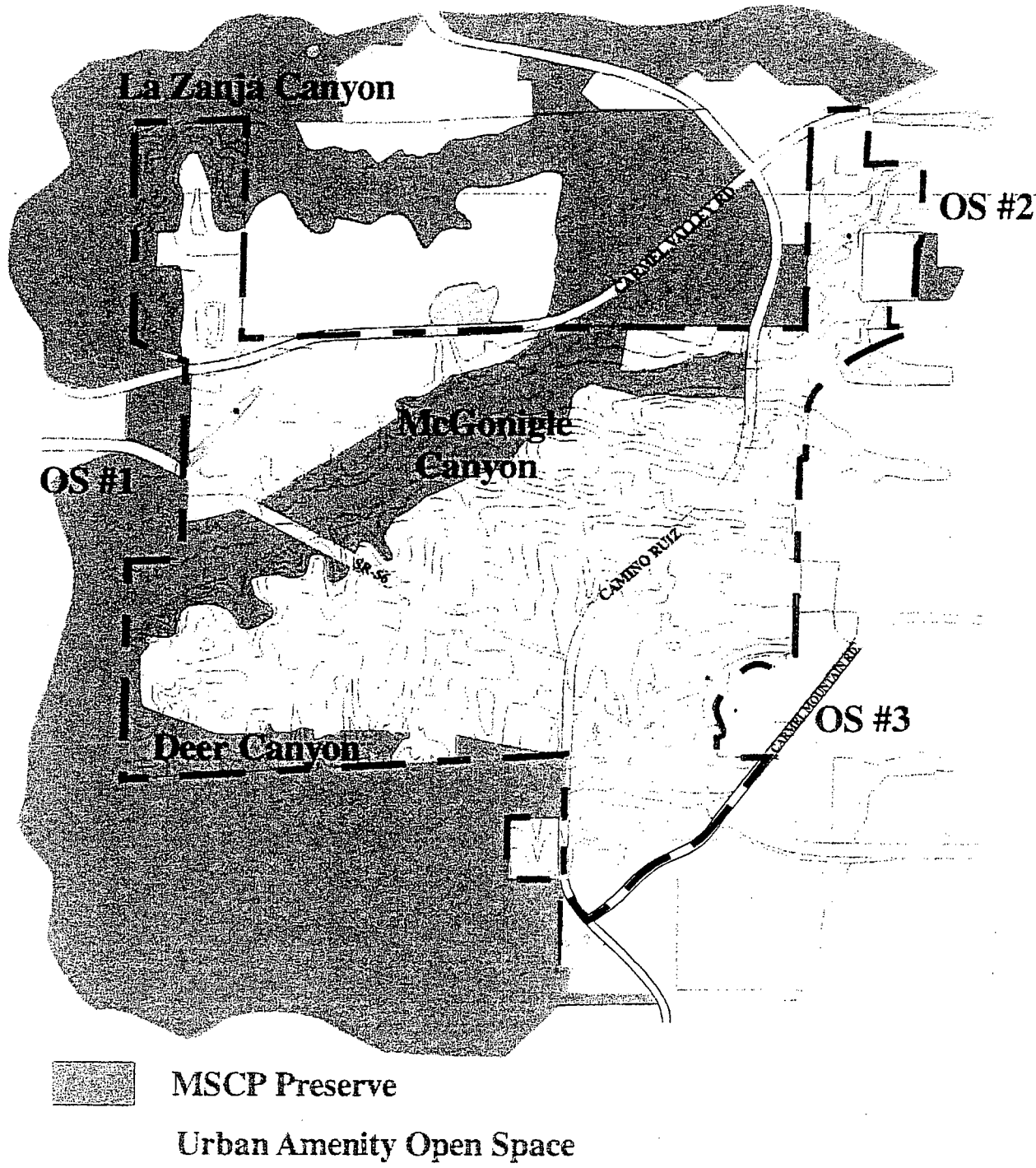
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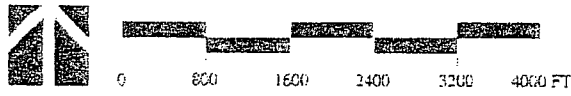
OPEN SPACE MAP

FIGURE 2-2

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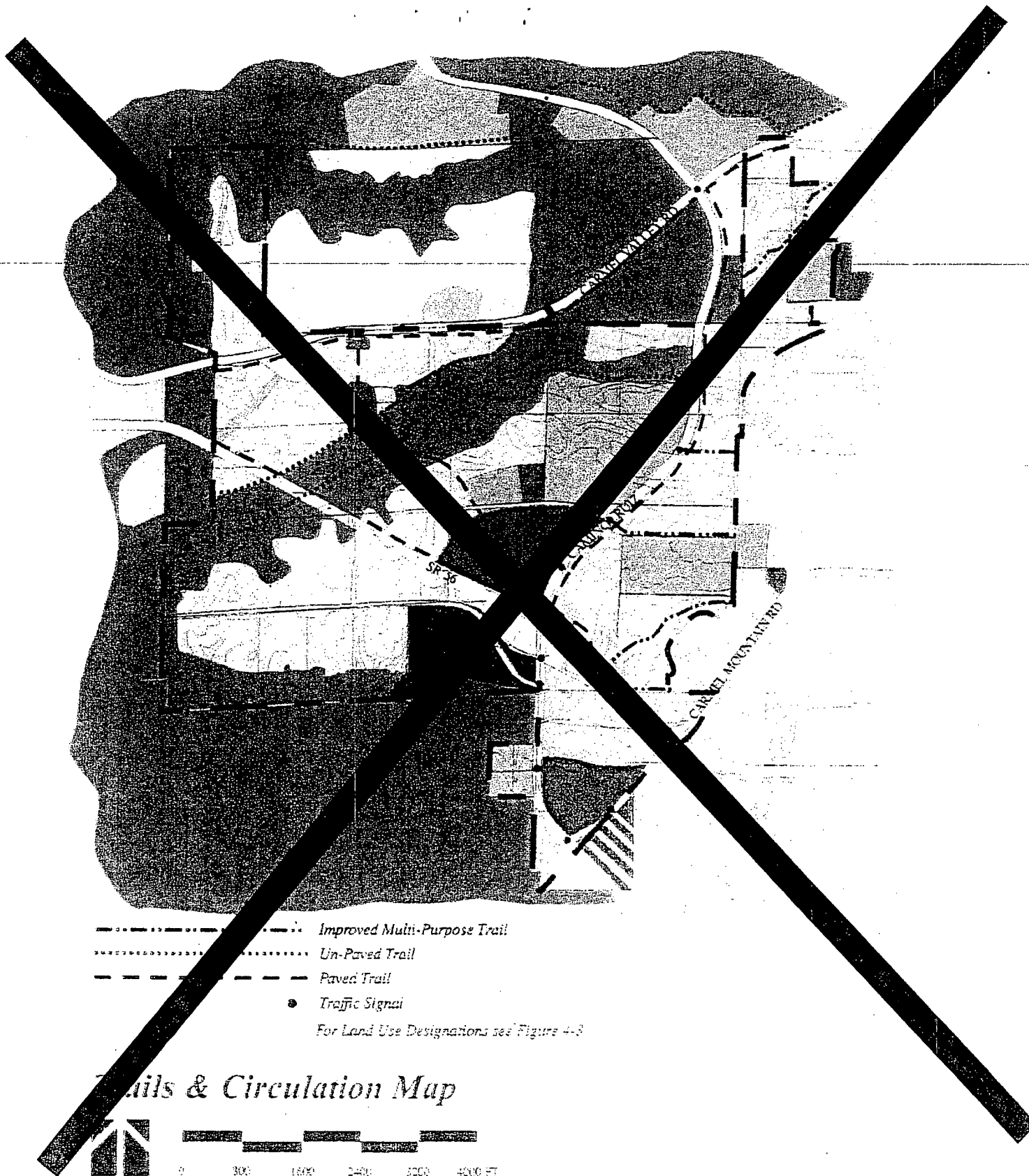
Open Space Map



OPEN SPACE MAP

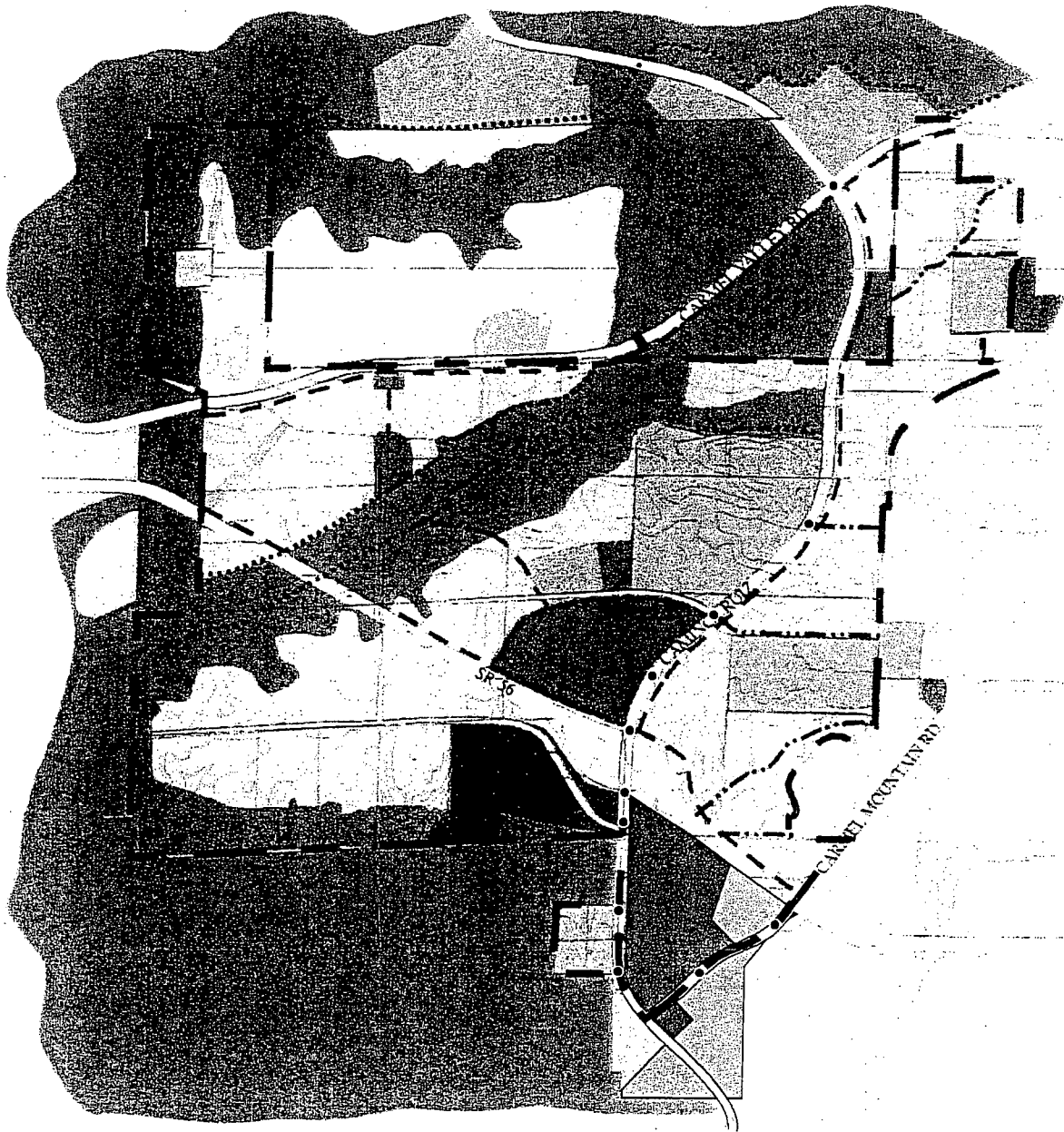
FIGURE 2-2

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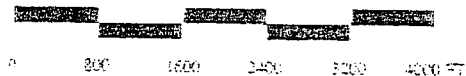
TRAILS & CIRCULATION MAP

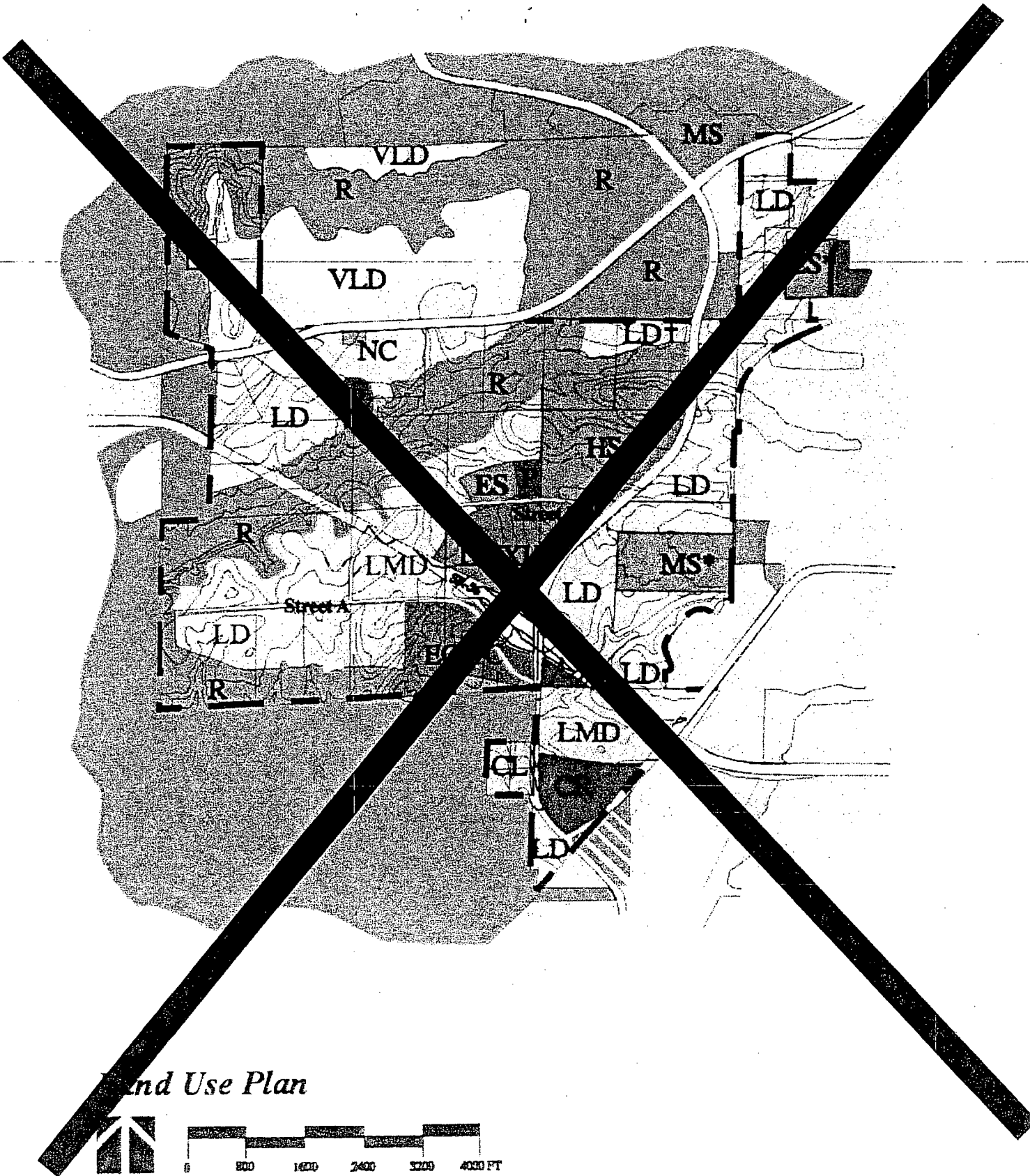
FIGURE 3-2



- Improved Multi-Purpose Trail
- Un-Paved Trail
- Paved Trail
- Traffic Signal
- For Land Use Designations see Figure 4-3

Trails & Circulation Map



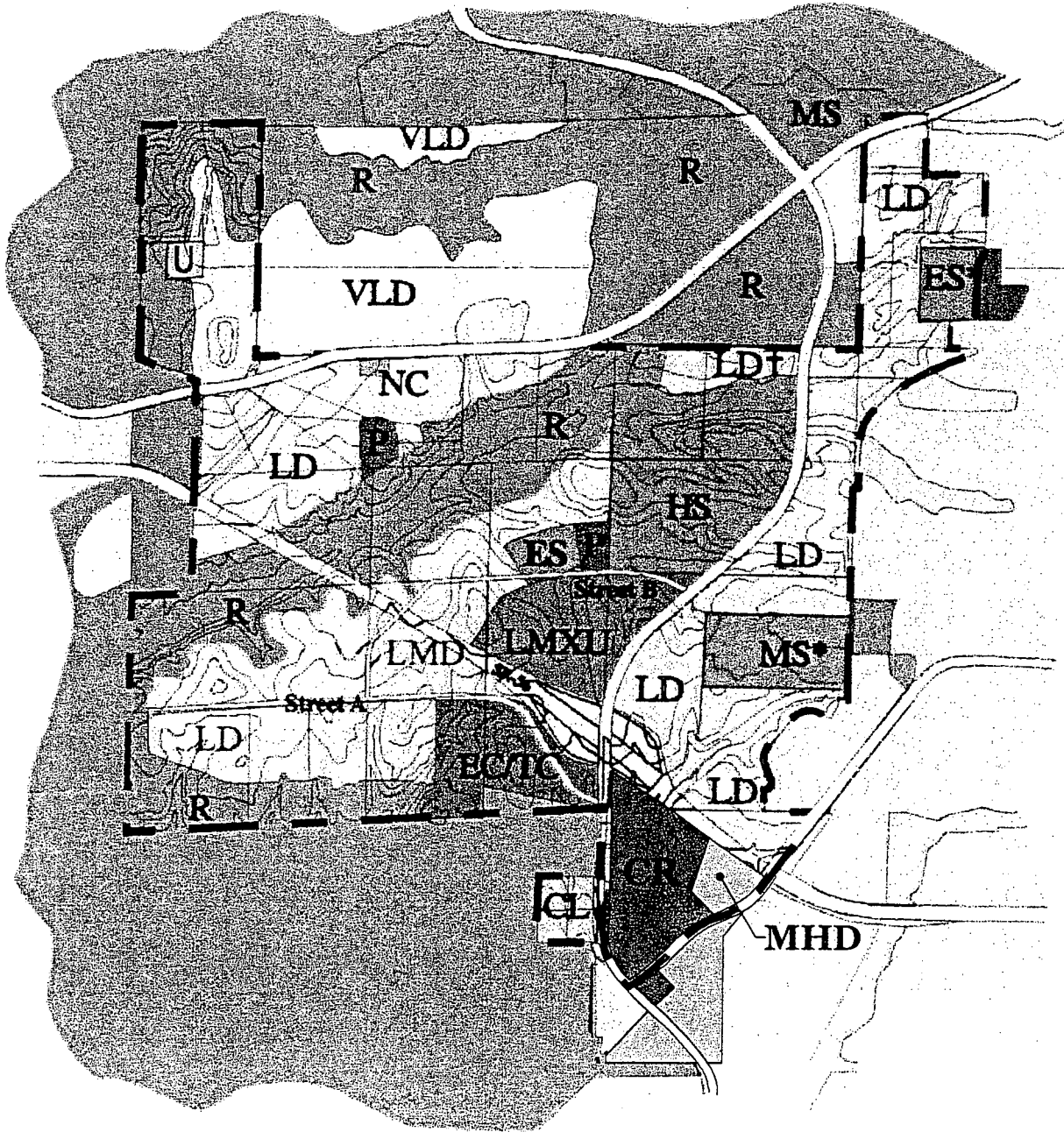


Land Use Plan

LAND USE PLAN

FIGURE 4-1


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















Land Use Plan



Land Use Legend

-  VLD Very Low Density (Less Than 1 D.U./Gross Acre)

 -  LD Low Density (2-5 D.U./Gross Acre)
 -  Future Low Density
 -  LMD Low Medium Density (5-10 D.U./Gross Acre)
 -  Local Mixed Use
 -  Commercial Neighborhood
 -  Commercial Regional
 -  Commercial Limited
 -  U Utilities
 -  Employment Center/Transit Center
 -  HS High School **
 -  MS Middle School
 -  ES Elementary School **
 -  Neighborhood Park
 -  Resource (Proposed MSCP Preserve)
 -  OS Open Space
 -  5 FT Contour
- * Existing Condition
 ** Elementary School and High School designated as LD for underlying land use. Development of the school sites as LD will require a rezoning.
 Includes units transferred from area designated MSCP.

LAND USE LEGEND

FIGURE 4-2

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Land Use Legend









VLD	Very Low Density (Less Than 1 D.U./Gross Acre)
LD	Low Density (2-5 D.U./Gross Acre)
	Future Low Density
LMD	Low Medium Density (5-10 D.U./Gross Acre)
MHD	Medium High Density (20-40 D.U./Gross Acre)
	Local Mixed Use
	Commercial Neighborhood
	Commercial Regional
CL	Commercial Limited
U	Utilities
	Employment Center/Transit Center
HS	High School **
MS	Middle School
ES	Elementary School **
	Neighborhood Park
	Resource (Proposed MSCP Preserve)
OS	Open Space
	25FT Contour
*	Existing Condition
**	Elementary School and High School designated as LD for underlying land use. Development of the school sites as LD will require a rezoning.
†	Includes units transferred from area designated MSCP.

TABLE 4-1 Torrey Highlands Land Use Designations and Uses		
LAND USE	RECOMMENDED USES	COMMENTS
COMMERCIAL AREAS		
Local Mixed Use Center (LMXU)	<p><u>Commercial</u>: Major Grocery and Drug stores, pedestrian oriented shops and stores including restaurants (no drive-through type uses allowed in this area.)</p> <p><u>Civic</u>: Small postal services and non-profit and government services, plazas and village greens.</p> <p><u>Residential</u>: Multi-family housing and mixed-use residential units interspersed with ground floor commercial.</p>	<ul style="list-style-type: none"> The LMXU is 43.5 acres including 132,000-sf. of commercial and up to 465 residential units. PDP required. Trails and pedestrian links to residential areas are required to be integrated with LMXU. Pedestrian oriented design techniques as adopted by the City of San Diego including architectural interest, landscaped pedestrian walks and outdoor sitting areas.
Commercial Regional (CR)	Commercial Regional includes a broad range of commercial uses including: neighborhood serving commercial, area serving retail, automotive service, commercial recreation facilities, visitor serving commercial, and offices. (See page 42 for limitations)	<ul style="list-style-type: none"> PDP required. Final SR-56 alignment required prior to discretionary approval for development. Commercial provides space for large-scale uses which require sites primarily served by vehicular access. 3.523 acre site with 250,000 SF of commercial, and 275,000 SF of Self Storage 2 acre site with 10,000 SF of commercial not to exceed 6,000 ADT
Commercial Limited (CL)	Religious facilities, trade schools, storage, veterinary clinics, nurseries and garden centers.	<ul style="list-style-type: none"> Discretionary review to ensure compatibility with adjacent Deer Canyon.
Commercial Neighborhood (CN)	Gas station, convenience store, boutiques, specialty retail, business or professional offices, small cafes and restaurants.	<ul style="list-style-type: none"> NC is 1.5 acres. PDP required.

Table 4-1**Torrey Highlands Land Use Designations and Uses**

LAND USE	RECOMMENDED USES	COMMENTS
Employment Center (EC)	<p>Scientific research, corporate headquarters, research and development, light industrial/manufacturing, light warehousing uses, professional and corporate offices, hotel (up to 150 rooms), ancillary uses which may include; day care facilities, small restaurants, health club, gas station, car wash.</p> <p>Ancillary uses limited to 15-20% of the Employment Center area.</p>	<ul style="list-style-type: none"> • PDP required. • Final SR-56 alignment required prior to discretionary approval for the development. • Trail connections shall be provided to Local Mixed Use Center.
RESIDENTIAL AREAS		
LMXU Residential	Single-family (SF), small lot SF with	<ul style="list-style-type: none"> • PDP required. • Density to increase near the commercial part of LMXU. • Vertically mixed residential /commercial encouraged.
<u>Medium-High Residential Density (MHD)</u> 20-40 du/ac	<u>Multi-family low to mid-rise stacked units with subterranean or wrapped parking structure(s).</u>	<ul style="list-style-type: none"> • <u>PDP required.</u>
Low to Moderate Density Residential (LMD) 5-10 du/ac	SF (conventional lot sizes); small to SF with second unit; neighborhood parks; schools; places of religious assembly; day care; group housing.	<ul style="list-style-type: none"> • PDP required.
Low Density (LD) 2.5 du/ac	SF estate lots; SF clustered; neighborhood parks; schools; places of religious assembly; daycare; group housing.	<ul style="list-style-type: none"> • Residential lots on the east side of Camino Ruiz and within 500 feet of Rancho Penasquitos must be 7,500 square foot minimum lots. *
Very Low Density (VLD) 1 du/ac or less	SF estate lots; SF clustered; neighborhood parks; schools; places of religious assembly; day care; group housing.	<ul style="list-style-type: none"> • Residential development adjacent to the SDG&E easement and potential substation site shall utilize appropriate setbacks and lot design as recommended by SDG&E.

*The minimum lot size for Low Density residential within Parcel #306-021-05 is 5,000 square feet.

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TABLE 4-2
Torrey Highlands Land Use Acreage

		DU OR ACRES
	RESIDENTIAL:	2,600 D.U.
VLD	VERY LOW DENSITY (LESS THAN 1 DU/ACRE)	28.3 ACRES
LD	LOW DENSITY (2-5 DU/ACRE)*	<u>363.85</u> 371.4 ACRES
LMD	LOW MODERATE DENSITY (5-10 DU/ACRE)	<u>62.08</u> 6 ACRES
<u>MHD</u>	<u>MEDIUM-HIGH DENSITY (20-40 DU/ACRE)</u>	<u>7</u> ACRES
LMXU	LOCAL MIXED USE	43.5 ACRES
CN	COMMERCIAL NEIGHBORHOOD	1.5 ACRES
CR	COMMERCIAL REGIONAL	<u>3523</u> ACRES
CL	COMMERCIAL LIMITED	10.5 ACRES
EC/TC	EMPLOYMENT CENTER/TRANSIT CENTER	34 ACRES
	SCHOOLS:	
ES	ELEMENTARY SCHOOL (EXISTING)	12 ACRES
MS	MIDDLE SCHOOL (EXISTING)	30 ACRES
ES	ELEMENTARY SCHOOL (PROPOSED)**	11 ACRES
HS	HIGH SCHOOL (PROPOSED)	68.5 ACRES
MS	MIDDLE SCHOOL (PROPOSED)***	0.3 ACRES
P	NEIGHBORHOOD PARK	10 ACRES
R	RESOURCE (MSCP)	273 ACRES
OS	OPEN SPACE	11 ACRES
ROW	RIGHT-OF-WAY	120 ACRES
U	UTILITIES	3.7 ACRES
	TOTAL	<u>1125.84</u> 134 ACRES

* TOTAL LOW DENSITY ACRES DOES NOT INCLUDE ACREAGE FOR THE UNDERLYING LD ACREAGE DESIGNATED FOR SCHOOLS

** ELEMENTARY SCHOOL AND HIGH SCHOOL DESIGNATED AS LD FOR UNDERLYING LAND USE DEVELOPMENT OF THE SCHOOL SITE AS LD WILL REQUIRE A REZONING OF THE PROPERTY TO IMPLEMENT THAT DESIGNATION.

*** APPROXIMATELY 10 ACRES OF PROPOSED MIDDLE SCHOOL LOCATED IN FAIRBANKS HIGHLANDS, 15 ACRES LOCATED IN SUBAREA.

All residential areas will be connected to major land use destinations such as shopping, jobs, schools, parks and open space through a well-planned system of trails, bikeways and streets, (See Chapter 3: Circulation). Specific residential design guidelines and streetscape policies are contained in Chapter Five (Community Design Guidelines).

Density Ranges: Table 4-1 describes the density range for each residential designation. The density for each designation shall not be exceeded.

Medium-High Density Residential

Areas in Torrey Highlands designated Medium-High residential will allow multi-family development at an average of 20 to 40 dwelling units per acre. Multi-family dwelling unit types include low to mid-rise stacked units with subterranean or wrapped parking structures. All developments within the medium-high density designation will provide at least one on-site amenity such as a swimming pool, a recreation room, or other active recreation amenity.

Low to Moderate Density Residential

Single-family homes will be the predominant use in the Low to Moderate density residential neighborhood. Average gross densities will range from 5 to 10 dwelling units per acre. A range of dwelling unit types will be allowed, including conventional single-family dwellings, small-lot developments, single-family with accessory units, duplex, triplexes and town homes. While multi-family development will be a permitted use based on overall density, the predominant development will be single-family. A well-planned system of trails connects the residential areas with the neighborhood parks, the open space system and with other destinations including schools and the Local Mixed Use Center. Chapter Five (Community Design Guidelines) contains site design and development guidelines to achieve a mix of housing types.

Low Density Residential

Areas of Torrey Highlands designated Low Density residential will allow single-family development at average gross densities of 2 to 5 dwelling units per acre. Dwelling unit types may include single family; single-family with companion units; and clustered development.

Low Density residential areas on the east side of Camino Ruiz, and within 500-feet west of the Rancho Penasquitos through the use of minimum lot sizes of 7,500-square feet* and compatible scale and type of building. Additional design policies are contained in Chapter Five (Community Design Guidelines).

4.2.3 Subregional Land Uses

Torrey Highlands' projected population of approximately 7,280 persons – together with projected population from the entire North City Future Urbanizing Area and existing communities – creates demand for a centralized area to provide subregional goods, services and job opportunities.

The Subregional uses are located to take advantage of:

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- One of the two freeway interchange locations (Camino Ruiz and SR-56) within the NCFUA
- The absence of comparable uses in the adjacent community of Rancho Penasquitos

The minimum lot size for Low Density residential within Parcel #306-021-05 is 5,000-square feet.

The primary Commercial Regional area allows for a broad range of retail commercial uses and is intended to serve both the Torrey Highlands and Rancho Penasquitos communities. Up to 250,000 square feet of commercial development and 275,000 SF of Self-Storage will occur on approximately 23 acres with the current alignment of Carmel Mountain Road and Camino Ruiz. Even if the acreage of the Commercial Regional site should increase based on the final alignments of Carmel Mountain Road and Camino Ruiz, the commercial square footage will remain at 250,000 square feet.

~~It is intended that the acreage of the adjacent Neighborhood Commercial sit in the Rancho Penasquitos Community Plan, located south of the final alignment of Carmel Mountain Road, will be designated to Low Density Residential use conditioned on the development of a broadened range of commercial uses in the Torrey Highlands Commercial Regional site. If the Neighborhood Commercial site in Rancho Penasquitos is not redesignated to residential use, then a maximum of 250,000 square feet of commercial development shall occur between the Ranch Penasquitos Neighborhood Commercial site and the Torrey Highlands Regional Commercial sites combined, with a major grocery store allowed on the Neighborhood Commercial site in Rancho Penasquitos, but restricted from occurring on the Torrey Highlands Regional Commercial Site. The remainder of the sites in both plan areas shall be developed as residential.~~

The northern Commercial Regional area is designated for auto-oriented Commercial Regional uses. Development of this parcel is restricted to a maximum of 10,000 square feet and 6,000 average daily trips (ADT). The Design Guidelines for the (INSERT NAME) Commercial Regional Center and two conceptual site plans, illustrating potential development phases, have been approved for this parcel. To assure development consistent with the guidelines and other applicable ordinances, development of this parcel will require approval of a site specific Planned Development Permit (PDP) and any necessary use permits.

Chapter Five (Community Design Guidelines) contains specific siting and design guidelines for the Commercial areas.

Commercial Limited

Approximately 10.5 acres west of Camino Ruiz are designated for Commercial Limited uses. These uses are somewhat dependent on automobiles, but are appropriate for the more isolated location of this site.






This category of land use includes: religious facilities, trade schools, storage facilities, nurseries, garden centers, and veterinary clinics.

4.3 LAND USE PATTERN

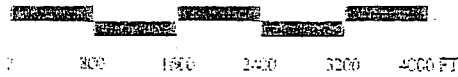
4.3.1 Land Use Concept

The Torrey Highlands community is based on a traditional planning concept which emphasizes bicycle, equestrian and pedestrian paths, and focuses community activities around this concept. Commercial, civic and residential uses will be integrated in the community core and the circulation element will accommodate pedestrian, bicycle, transit and equestrian access with comparable ease to what motorized vehicles enjoy. In addition, a diverse variety of housing options are provided to ensure that residential opportunities are available to accommodate a range of incomes from very low to very high. To achieve a fine-grained development pattern which will implement these planning principles, Torrey Highlands is divided into four distinct planning areas as shown in FIGURE 4-3 and described below:

- A Northern Neighborhood including 1.5-acres of Neighborhood Commercial and a 5-

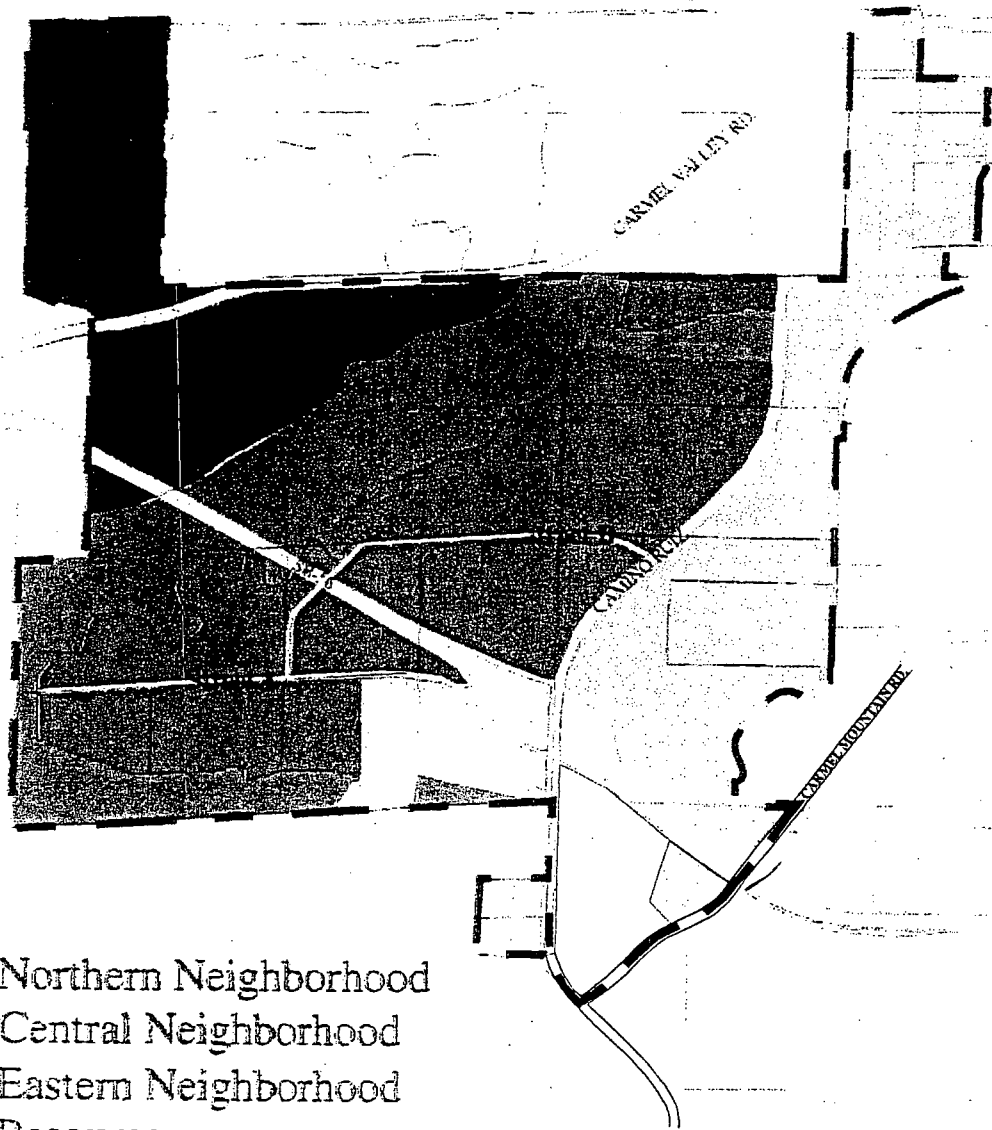
-  Northern Neighborhood
-  Central Neighborhood
-  Eastern Neighborhood
-  Resource
-  Sub-Regional Areas






Neighborhood Map



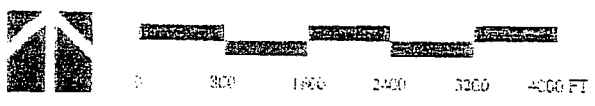
NEIGHBORHOOD MAP

FIGURE 4-3



-  Northern Neighborhood
-  Central Neighborhood
-  Eastern Neighborhood
-  Resource
-  Sub-Regional Areas

Neighborhood Map



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- A five-acre neighborhood park between the elementary school and high school
- Trails connecting the Central Neighborhood to the MSCP Preserve, schools, neighborhood parks, and surrounding neighborhoods
- Approximately 173 acres of Low Density (LD) residential (2-5 du/ac)
- Approximately 22 acres of Low to Moderate Density (LMD) residential (5-10 du/ac)
- Approximately 69 acres for a high school or other uses; if this area is not needed for school purposes, Low Density residential will be developed; development of the school site as Low Density residential will require a rezoning of the property to implement that designation

Eastern Neighborhood

The Eastern Neighborhood is located in the eastern portion of Torrey Highlands. The neighborhood is bordered by Rancho Penasquitos to the east, Black Mountain Ranch to the north, Camino Ruiz to the west, and SR-5 to the south.

The neighborhood will be connected to the Local Mixed Use Center in Torrey Highlands by Camino Ruiz as well as with pedestrian and bicycle paths. The open spaces will provide view opportunity for Low Density and Low Medium Density housing.

The Eastern Neighborhood will contain:

- The existing 12-acre Adobe Bluffs Elementary School
- The existing 30-acre Mesa Verde Middle School
- Trails connecting the Eastern Neighborhood to the Preserve corridor, schools, neighborhood parks, and surrounding neighborhoods.
- Approximately 7 acres of Medium-High Density (MHD) residential (20-40 du/ac)
~~29 acres of Low to Moderate Density (LMD) residential (5-10 du/ac)~~
- Approximately 115420 ~~115420~~ acres Low Density (LD) residential (2-5 du/ac)






4.5 PARCEL YIELD

The maximum number of residential units to be constructed within Subarea IV (as approved on November 5, 1996) is 2,693 of which the phase shifted portion of Torrey Highlands includes 2,600 dwelling units. The Torrey Highlands Public Facilities Financing Plan has been prepared anticipating build-out of the 2,693 units in Subarea IV. TABLE 4-3 further reflects the anticipated allocation of the 2,693 units throughout Subarea IV by land ownership. It should be noted that TABLE 4-3 was prepared for illustrative and planning purposes only and does not create or vest any density

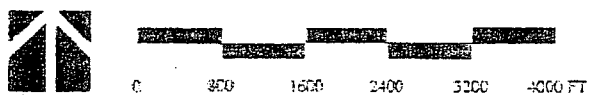
entitlements. Therefore, the right to build with the densities reflected in TABLE 4-3 is contingent upon and subject to future discretionary approvals and rezonings. Parcels are keyed to FIGURE 4-4.



Legend

-  SR-56 *of Grading*
-  *Limit of Grading*
-  *Slope Ht. 50'*
-  *Slope Ht. 70'*
-  *Max. Slope Ht. 30'*

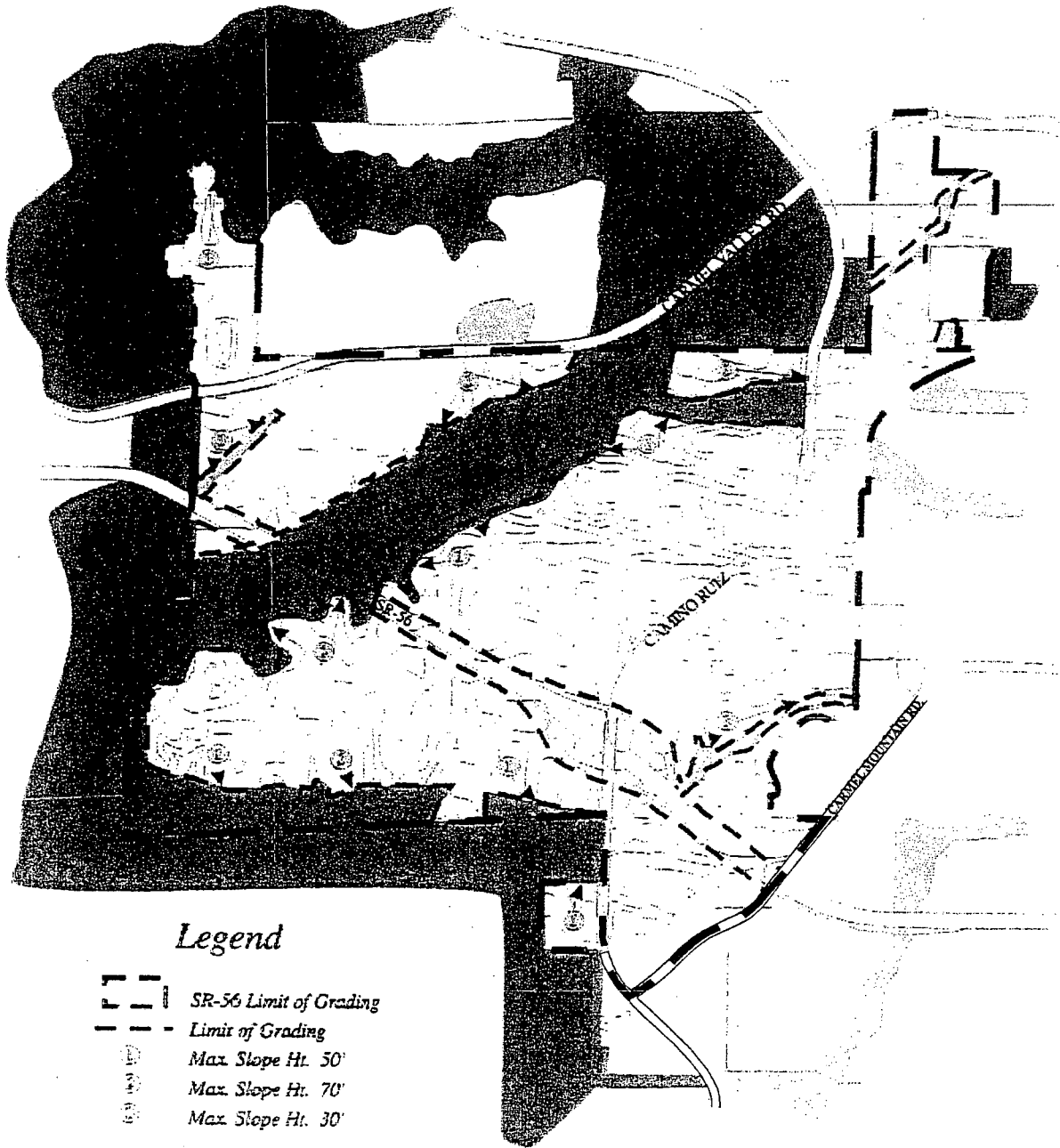
TORREY HIGHLANDS
Concept Grading Plan



GRADING PLAN

FIGURE 5-1

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GRADING PLAN

FIGURE 5-1

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