

RESOLUTION NUMBER R- 311776

DATE OF FINAL PASSAGE MAY 22 2018

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AN AMENDMENT TO THE TORREY HIGHLANDS - SUBAREA IV PLAN AND THE RANCHO PEÑASQUITOS COMMUNITY PLAN TO REDESIGNATE LAND FROM COMMERCIAL REGIONAL AND MEDIUM-HIGH DENSITY RESIDENTIAL TO LOCAL MIXED-USE CENTER SOUTH, AND TO DOWNGRADE THE CLASSIFICATIONS OF ON-SITE PORTIONS OF CAMINO DEL SUR AND CARMEL MOUNTAIN ROAD, AND TO AMEND THE GENERAL PLAN TO REDESIGNATE LAND FROM COMMERCIAL EMPLOYMENT, RETAIL AND SERVICES; RESIDENTIAL; AND PARKS, OPEN SPACE AND RECREATION TO MULTIPLE USE DESIGNATION.

WHEREAS, Sea Breeze 56, LLC, a Delaware Limited Liability Company, requested an amendment to the General Plan to change the designated land uses on Figure LU-2, *General Plan Land Use and Street System*, from Commercial Employment, Retail and Services; Residential; and Parks, Open Space and Recreation to Multiple Use designation; and request an amendment to the Torrey Highlands Subarea Plan from Commercial Regional (CR) and Medium-High Density Residential (MHD) to Local Mixed-use Center (LMXU) South, and to downgrade the classifications of on-site portions of Camino Del Sur and Carmel Mountain Road, Circulation Element roads in the Torrey Highlands Subarea Plan and Rancho Peñasquitos Community Plan, the site is legally described as Lots 4, 5 and 10, Lots 4, 5 and 10 of Rhodes Crossing, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 15578, filed in the Office of the County Recorder of San Diego County, July 11, 2007; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan, and the Torrey Highlands Subarea Plan and Rancho Peñasquitos Community Plan; and

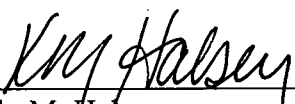
WHEREAS, on MAY 22 2018, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Torrey Highlands - Subarea IV Plan and the Rancho Peñasquitos Community Plan; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; 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 General Plan, and the Torrey Highlands Subarea Plan and Rancho Peñasquitos Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 311776.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Keely M. Halsey
Deputy City Attorney

KMH:als
05/02/2018
Or.Dept:DSD
Doc. No.: 1683802

Attachments: Exhibit A – General Plan Map Revisions
Exhibit B – Community Plan Revisions (PQ)
Exhibit C – Community Plan Revisions (TH)



THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised March 2, 2015

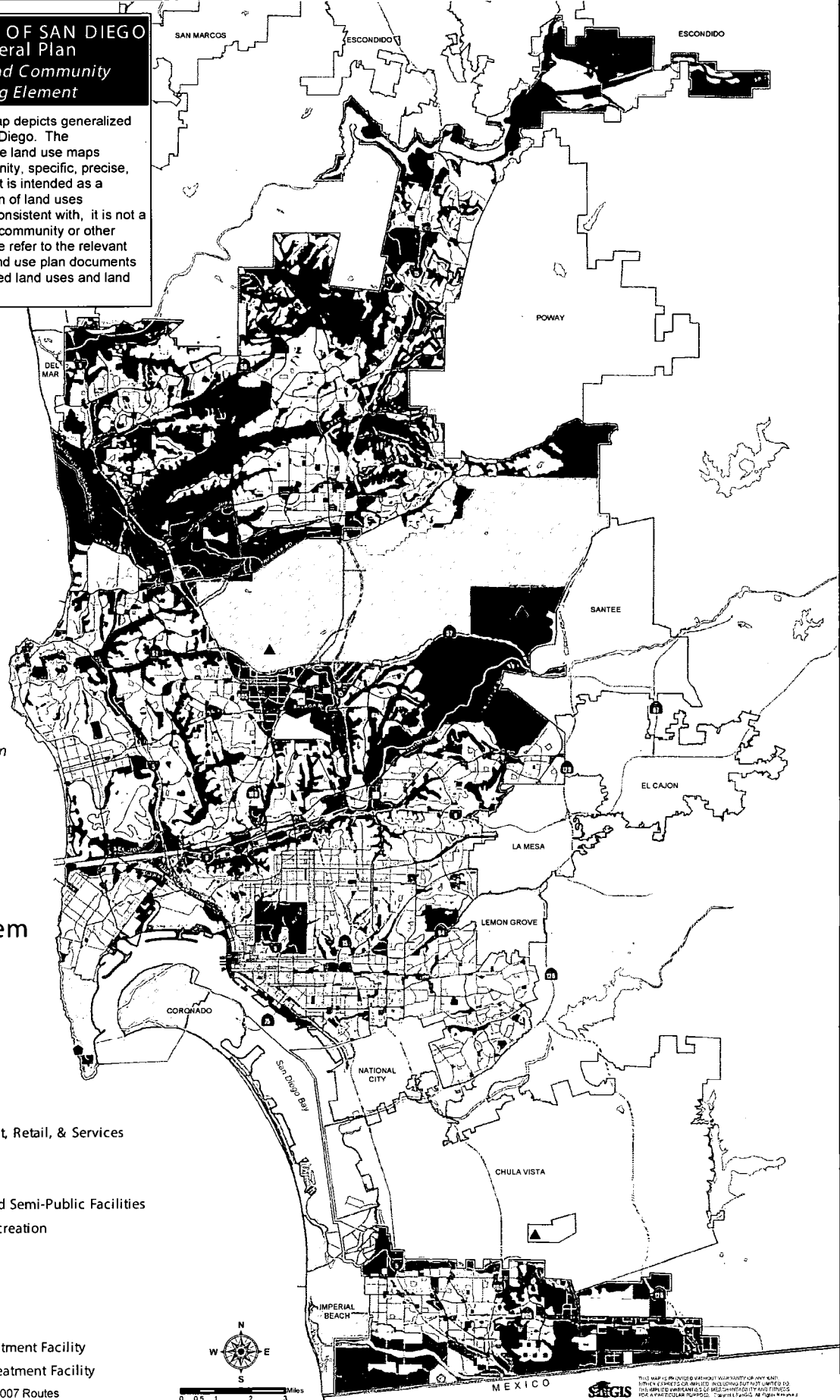


Figure LU-2
General Plan
Land Use
and Street System

- Street System**
- Freeways
 - Prime Arterials
 - Major Arterials
 - Collectors (local & rural)
- General Plan Land Use**
- Residential
 - Commercial Employment, Retail, & Services
 - Multiple Use
 - Industrial Employment
 - Institutional & Public and Semi-Public Facilities
 - Park, Open Space, & Recreation
 - Agriculture
- Other Features**
- Military Use
 - ▲ Active Landfill
 - ◆ Existing Wastewater Treatment Facility
 - ◇ Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



0 0.5 1 2 3 Miles

SAGIS
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO THE PUBLIC OR PRIVATE PROPERTY AND PERSONS FROM ANY ERROR OR OMISSION. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC OR PRIVATE PROPERTY AND PERSONS FROM ANY ERROR OR OMISSION.



Rancho
Peñasquitos

COMMUNITY PLAN

MERGE 56
COMMUNITY PLAN AMENDMENT
May 2015



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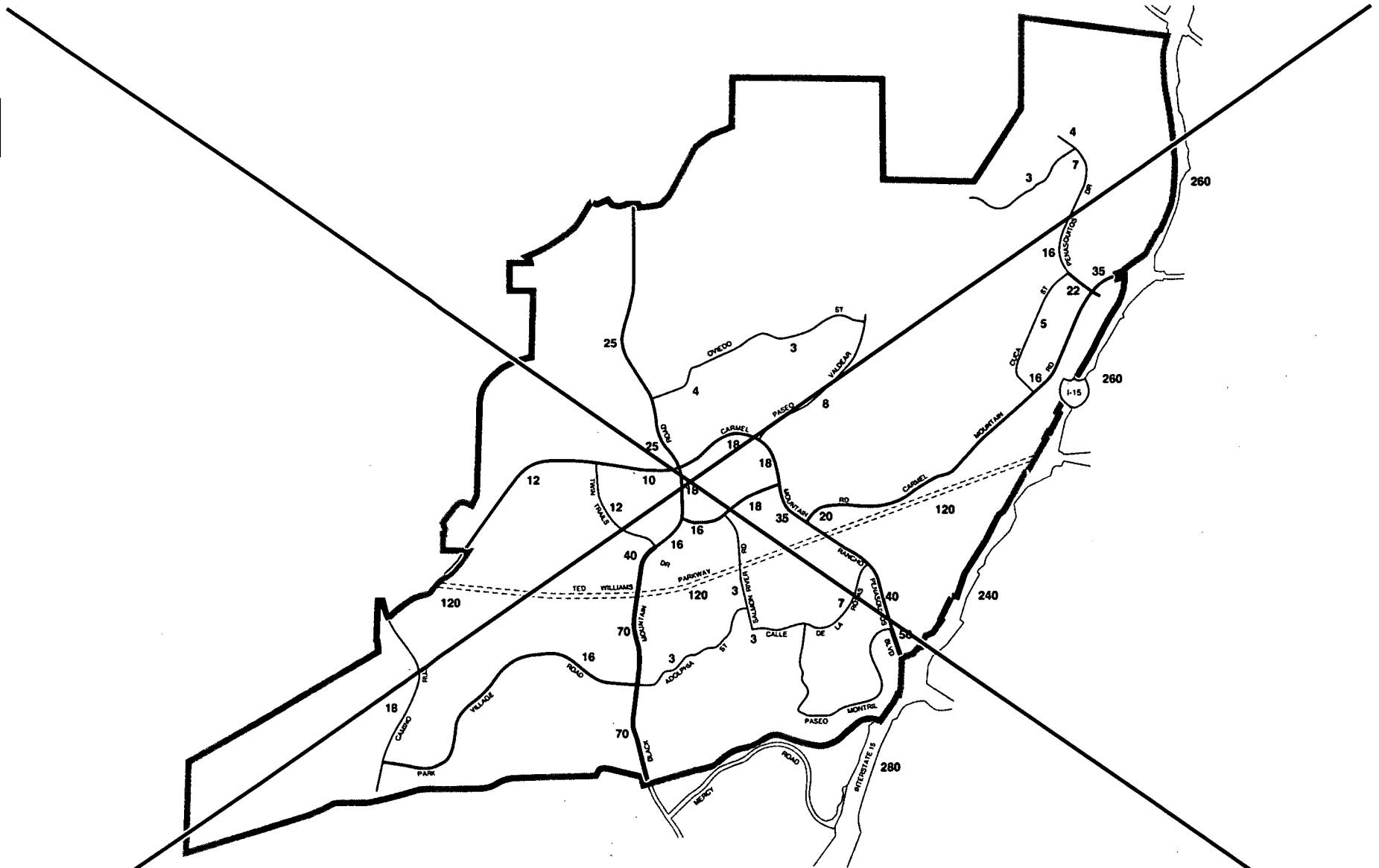
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Average Daily Traffic at Buildout (in thousands)
Rancho Peñasquitos Community Plan

SPECIFIC RECOMMENDATIONS

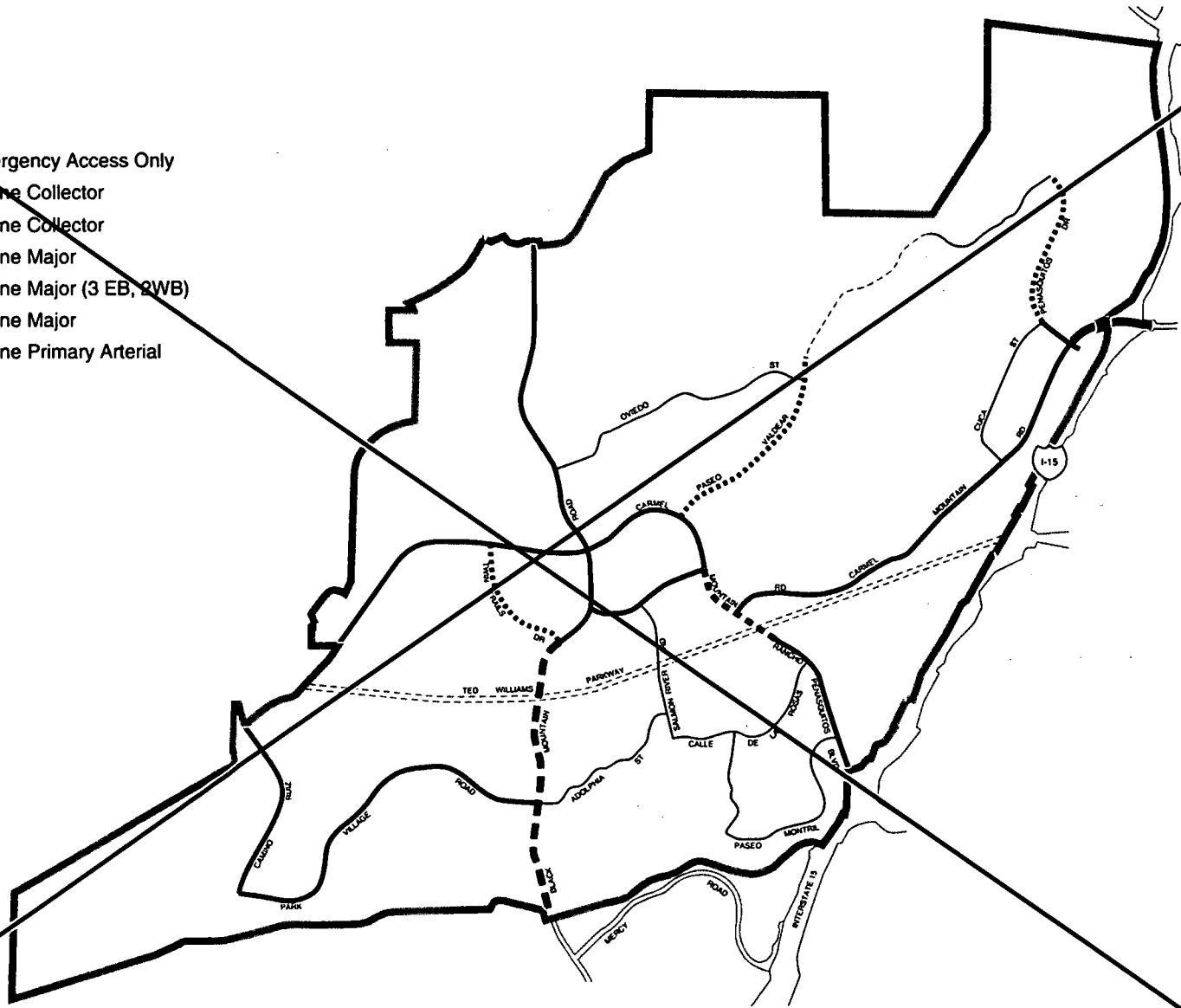
Roadway Improvements

The following recommendations regarding specific roadway improvements have been developed based upon the recently completed traffic study and expressed desires of the community. Transportation improvements will be constructed in accordance with the phasing schedule in the Public Facilities Financing Plan. Roadway classifications shown on **Figure 28** which are not discussed in this section are unchanged from the previous community plan.

- **State Route 56.** State Route 56 (Ted Williams Parkway) should be constructed as a six-lane freeway from I-15 to the western boundary of Rancho Peñasquitos using TRANSNET and Facility Benefit Assessment (FBA) funds earmarked for this purpose. State Route 56 from I-15 to I-5 is a critical east-west link between Rancho Peñasquitos and surrounding communities and coastal areas. Money is currently being collected from assessments in six communities, including Rancho Peñasquitos, to obtain right-of-way for the portion of SR-56 that would traverse the future urbanizing area. It is recommended that, if environmental issues can be resolved, a financing mechanism should be developed to construct SR-56 as at least a four-lane facility through the future urbanizing area and that this road be built when sufficient funds have been obtained.
- **Black Mountain Road.** From just north of Twin Trails Drive to the southern community boundary, this road may be improved to modified six-lane arterial status with Class II bicycle lanes.
- **Camino Ruiz Extension across Los Peñasquitos Canyon.** The Camino Ruiz extension has been deleted from this Plan due to widespread opposition from residents and community groups in Rancho Peñasquitos and Mira Mesa. They feel that the environmental impacts of the roadway to Los Peñasquitos Canyon Preserve outweigh the benefits to traffic flow and access that would be achieved if the roadway extension were built, and they accept the severe congestion that will result on Black Mountain Road.
- **Camino del Sur (previously Camino Ruiz).** Northerly terminus to Carmel Mountain Road – ~~Retain four-lane major classification~~ Classify as a modified two-lane collector street with Class II bicycle lanes. The road should be designed in an environmentally and aesthetically sensitive manner, having minimal impact upon the natural open space system. ~~The median can be reduced where there is no fronting property, which will help to minimize grading impacts.~~
- **Carmel Mountain Road.** Paseo Montalban to Rancho Peñasquitos Boulevard – Classify as a modified five-lane major street (3EB, 2WB).
- **Carmel Mountain Road.** Interstate 15 to Peñasquitos Drive – Classify as a modified six-lane major street.
- **Paseo Valdear.** Westerly portion, from Oviedo Street approximately 300 feet north – Classify as four-lane collector street; to limit of development in Montana Mirador classify

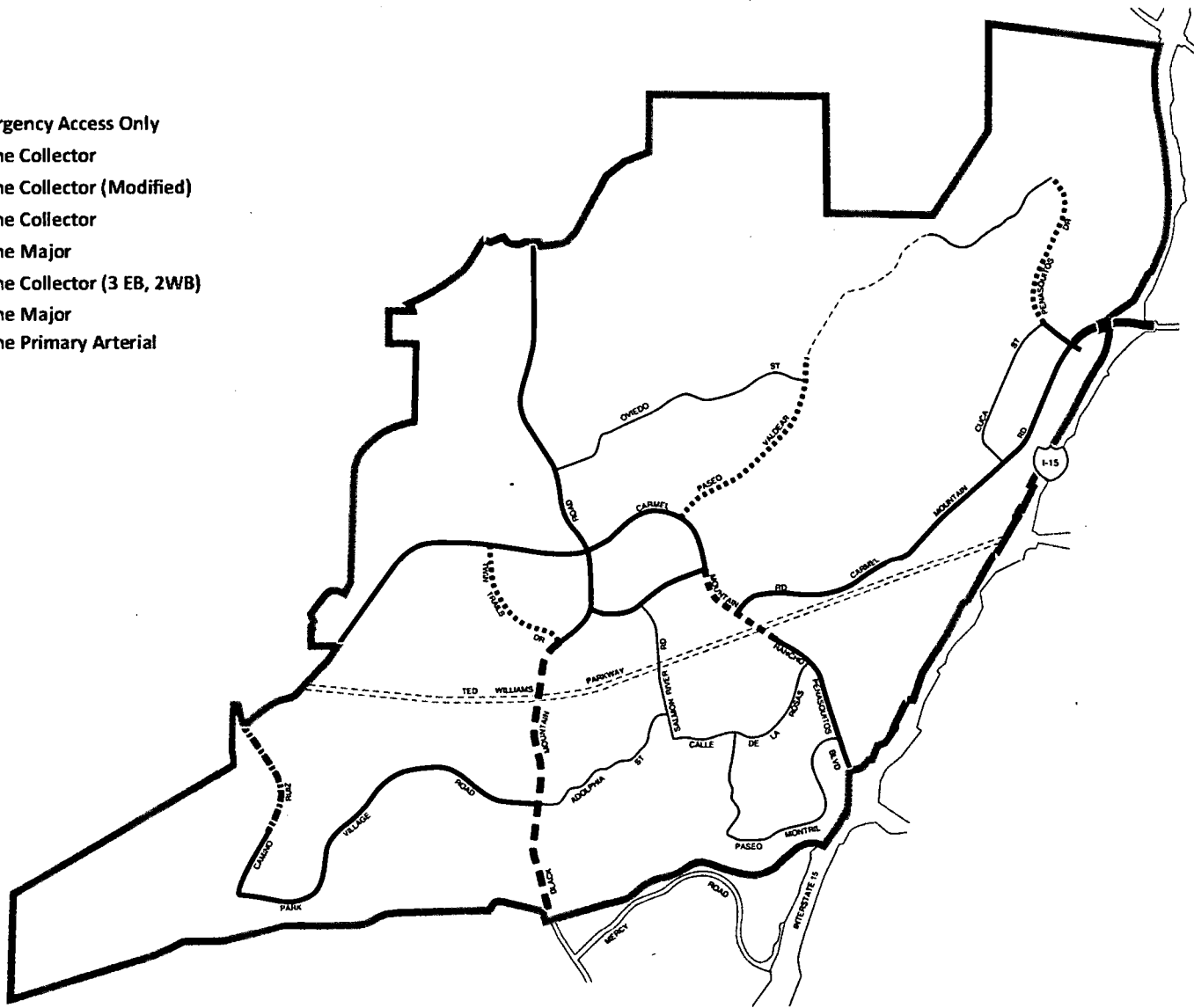
as a local street. Cul-de-sac at Montana Mirador subdivision. Provide an emergency access road to westerly portion of Paseo Valdear.

- Emergency Access Only
- 2 Lane Collector
- 4 Lane Collector
- 4 Lane Major
- 5 Lane Major (3 EB, 2WB)
- 6 Lane Major
- 6 Lane Primary Arterial



Recommended Street Classifications
Rancho Peñasquitos Community Plan

- Emergency Access Only
- 2 Lane Collector
- ▬▬▬▬▬▬ 2 Lane Collector (Modified)
- ⋯⋯⋯⋯⋯ 4 Lane Collector
- 4 Lane Major
- ▬▬▬▬▬▬ 5 Lane Collector (3 EB, 2WB)
- 6 Lane Major
- ▬▬▬▬▬▬ 6 Lane Primary Arterial



Recommended Street Classifications

Rancho Peñasquitos Community Plan

TORREY HIGHLANDS

SUBAREA PLAN

Merge 56
COMMUNITY PLAN AMENDMENT
MAY 2015

City of San Diego Planning Department

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



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3.3.1 Circulation Roads

State Route 56 Freeway

The approved alignment for SR-56 bisects Torrey Highlands in a northwesterly direction. This freeway will ultimately accommodate six travel lanes, with interchanges located at Camino Ruiz and at Camino Santa Fe in Pacific Highlands Ranch (Subarea III). Initially, SR-56 will be constructed as a four-lane freeway and will include the completion of the interchange at Black Mountain Road and a bike path running adjacent to the south side of the freeway.

Major Roads

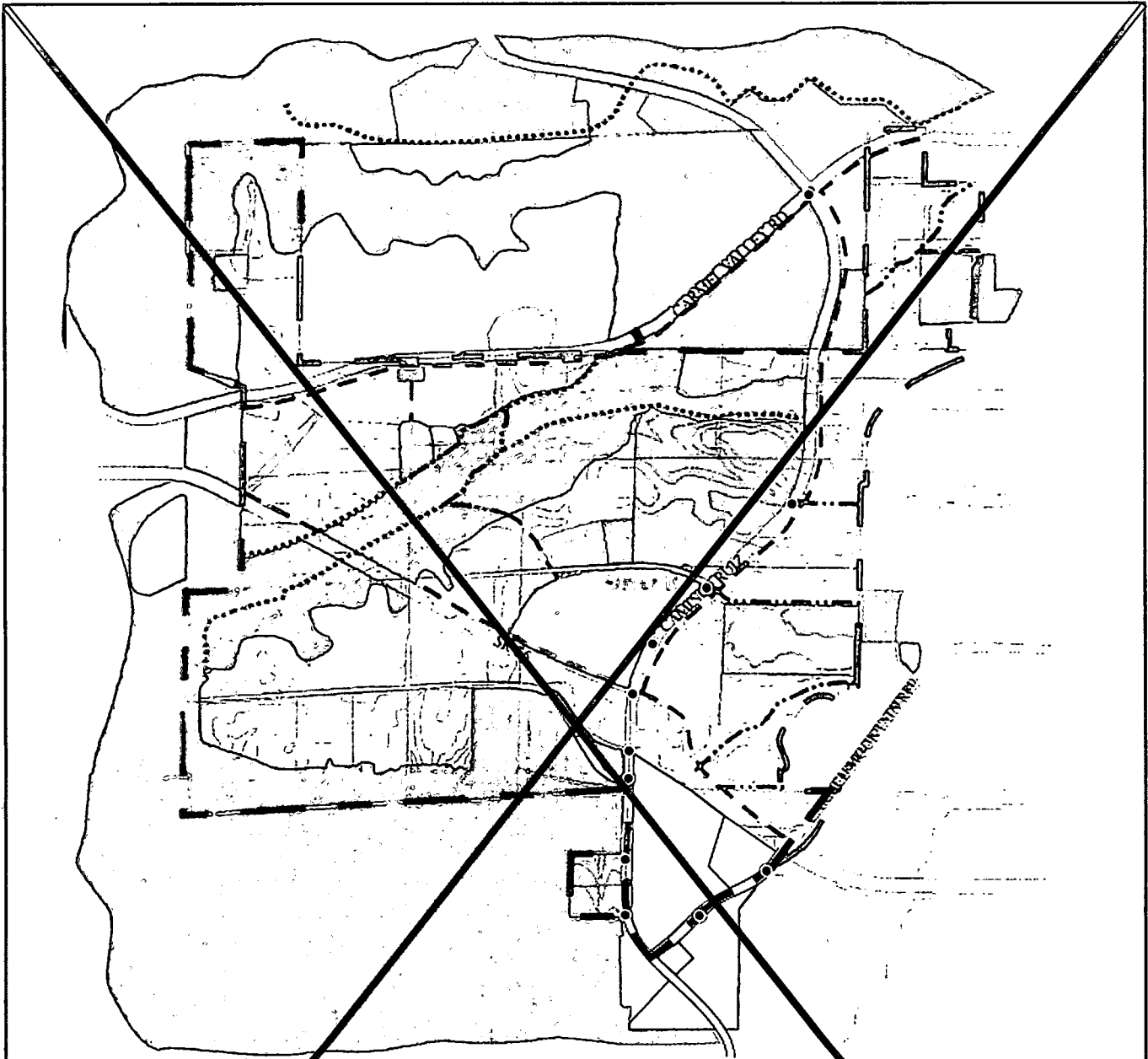
Camino Del Sur (formerly Camino Ruiz) is a north/south road located in the eastern third of Torrey Highlands, serving both local and regional demands. The road will continue north of Torrey Highlands to serve as one of the major north/south arterials between I-5 and I-15 serving the mid-county area. An interchange is proposed at SR-56. Within Torrey Highlands, Camino Ruiz is planned as a six-lane major road from Carmel Valley Road to the southernmost project access road (i.e. "B" Street south). * Between the southernmost project access road and the primary Regional Commercial access, Camino Ruiz will be planned as a six-lane primary arterial. North of Carmel Valley Road and south of SR-56 to the main access "Private Street M" to the Southern LXMU, the road transitions from Carmel Valley Road to a four-lane major road. South of "Private Street M" to Carmel Mountain Road, Camino Ruiz transitions to a modified four-lane major road. From Carmel Mountain Road to Dormouse Road, it is planned as a modified two-lane collector. Continuing south of Dormouse Road, it returns to a four-lane major road approaching Park Village Road. Camino Ruiz will provide access to SR-56 for the southwest portion of Rancho Peñasquitos. Estimated ADT ranges from 22,000 to 41,000 north of SR-56, and 108,000 to 27,000 south of SR-56.

Carmel Valley Road is designated as a four-lane, east/west major roadway within the northern half of Torrey Highlands, which will ultimately extend from Del Mar Heights Road and Camino Santa Fe on the west to Camino del Norte in the east. Several Torrey Highlands neighborhoods will take direct access from Carmel Valley Road. While the road will be constructed for four lanes, right-of-way sufficient for six lanes will be reserved to include two lanes for future transit use. Estimated ADT through Torrey Highlands is approximately 22,000.

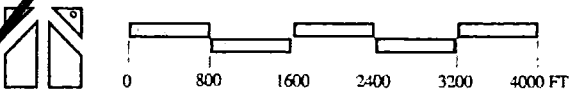
Del Mar Heights Road is the western extension of Carmel Valley Road that occurs off-site within the western portion of Subarea III and the community of Carmel Valley. The road ultimately provides a connection with I-5 and the City of Del Mar to the west. Estimated ADT on Del Mar Heights Road east of El Camino Real is between 24,000 and 33,000 ADT. West of El Camino Real and east of I-5, ADT reaches 41,000 to 43,000.

Carmel Mountain Road connects Rancho Peñasquitos in the east to Camino Ruiz, south of SR-56. From the Rancho Peñasquitos border to SR-56, it is designated as a four-lane major roadway ~~that connects Rancho Peñasquitos in the east to Camino Ruiz, south of SR-56.~~

* Camino Ruiz will initially be constructed to a maximum of four lanes north of SR-56, with two additional lanes of ROW provided in the median should traffic counts require future road expansion to six lanes.

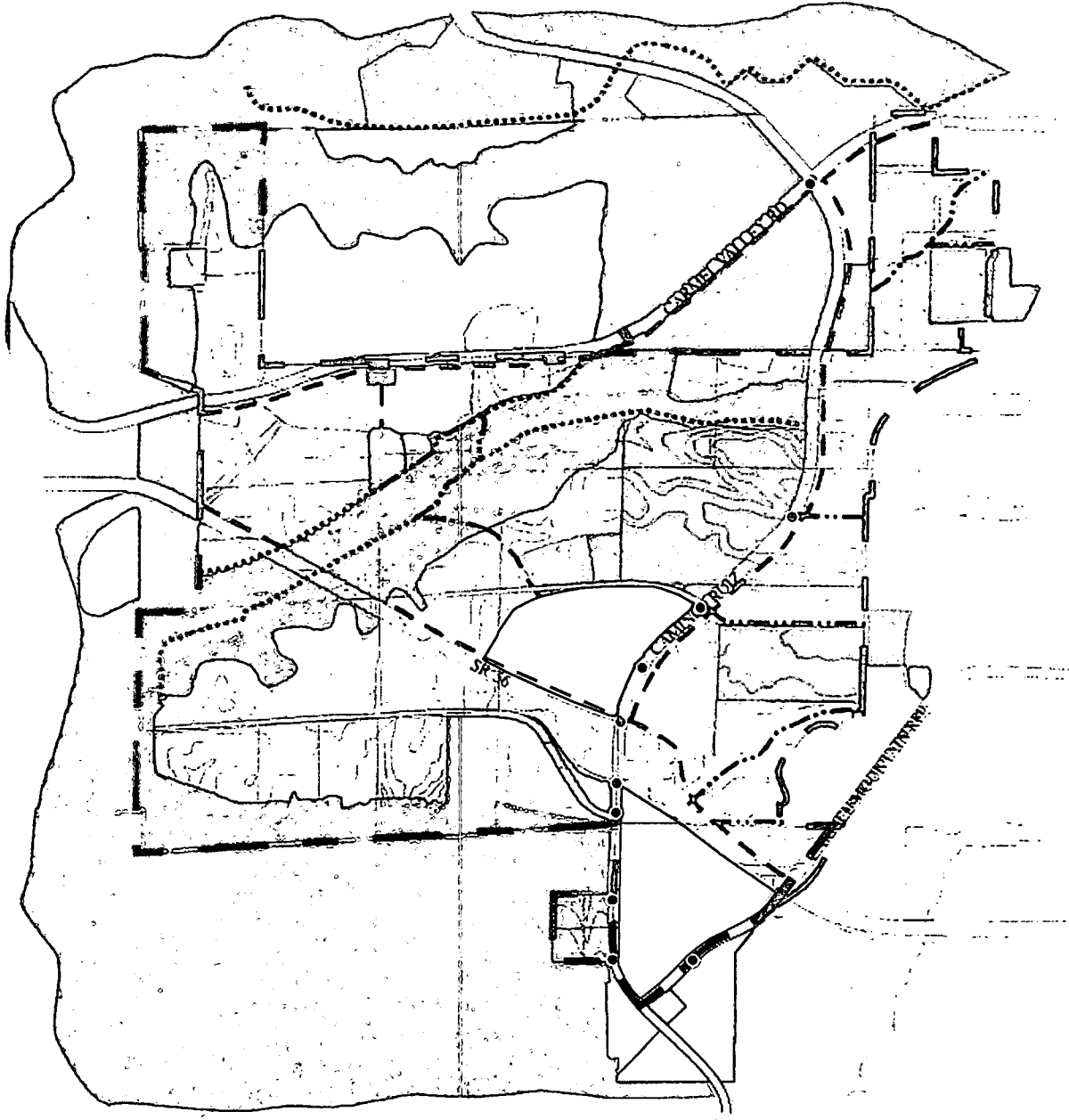


- Improved Multi-Purpose Trail
 - Un-Paved Trail
 - Paved Trail
 - Traffic Signal
- For Land Use Designations see Figure 4-3*

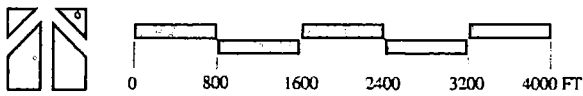


Trails and Circulation Map **3-2**
Torrey Highlands Subarea Plan **FIGURE**





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



Trails and Circulation Map
Torrey Highlands Subarea Plan

Collectors (as illustrated in Figure 3-2)

Collector streets are required to accommodate projected traffic volumes within Torrey Highlands to carry traffic onto the major circulation streets.

Carmel Mountain Road continues south of SR-56 to Camino Ruiz (Camino Del Sur) as a modified two-lane collector roadway. Estimated ADT on Carmel Mountain Road south of SR-56 is between 6,000 and 8,000 ADT.

Street "A" is a two-lane collector which will serve the Employment Center and the surrounding residential areas. Full access is available at Camino Ruiz.

Street "B" is a four-lane collector located along the northern edge of the Northern Local Mixed Use Center. It serves the Northern Local Mixed Use Center, neighborhood park, elementary school and the surrounding residential areas. Street "B" will be extended over SR-56 as a two-lane collector road to provide a direct connection between the residential uses planned south of SR-56 and the public facilities planned north of SR-56.

Local Streets

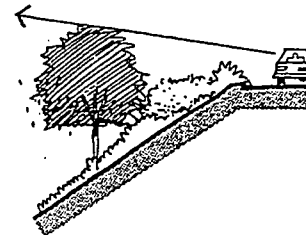
Street patterns within each area or neighborhood of Torrey Highlands will vary in response to site features, topography, and land use types and organizations.

Chapter 4, Land Use and **Chapter 5, Community Design Guidelines** provide guidance that will integrate sufficient density levels and varied housing types to arrive at a fine grain mix of residential development. Based on the projected traffic volumes, future residential streets will be local streets and will be part of an integrated system comprising roads, bike paths and pedestrian ways. Where possible, single-loaded streets adjacent to the proposed MSCP Preserve will provide additional buffer to the open spaces and provide view opportunities from the public right-of-ways. Although precise locations and layout of local streets will be determined as part of subsequent site-specific development proposals, a grid pattern or modified-grid pattern will be used where topography allows to promote alternate routes to each destination (see illustrations in **Chapter 5, Community Design Guidelines**). Major residential collectors are limited to those discussed above and shall not bisect neighborhoods. Cul-de-sacs are encouraged.

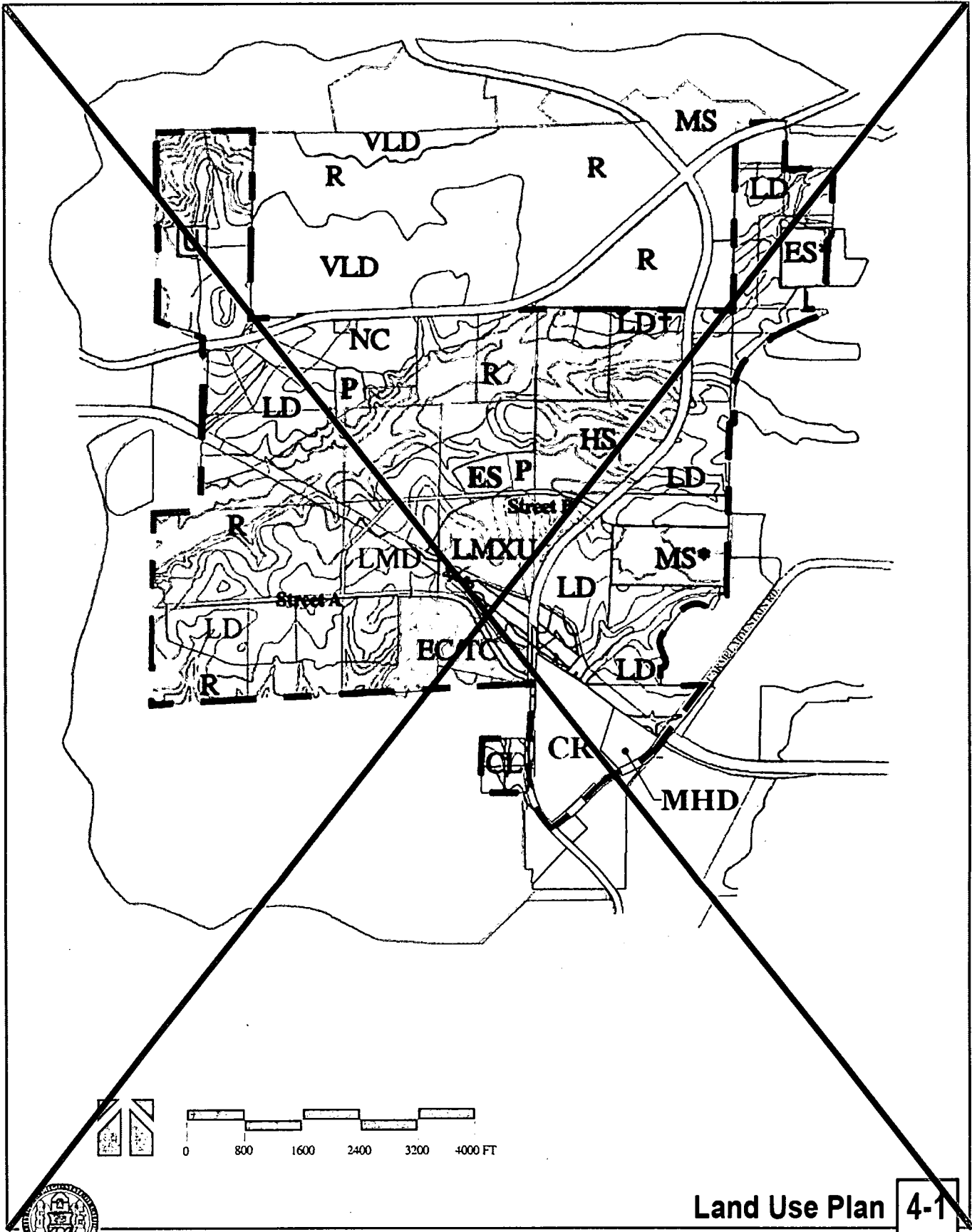
When the very low-density area adjacent to the proposed MSCP Preserve on the western edge of the Northern Neighborhood is developed, local circulation should be designed to provide access to four

existing residences on Mira Zanja Corte. This would allow the possible vacation of the east/west portion of Mira Zanja Corte that currently crosses the proposed

Single loaded streets adjacent to proposed MSCP Preserve



MSCP system if at some point in the future the present nursery uses that utilize that east/west road are abandoned.

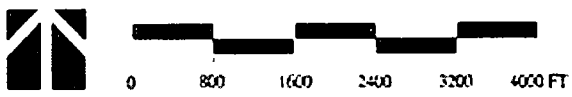
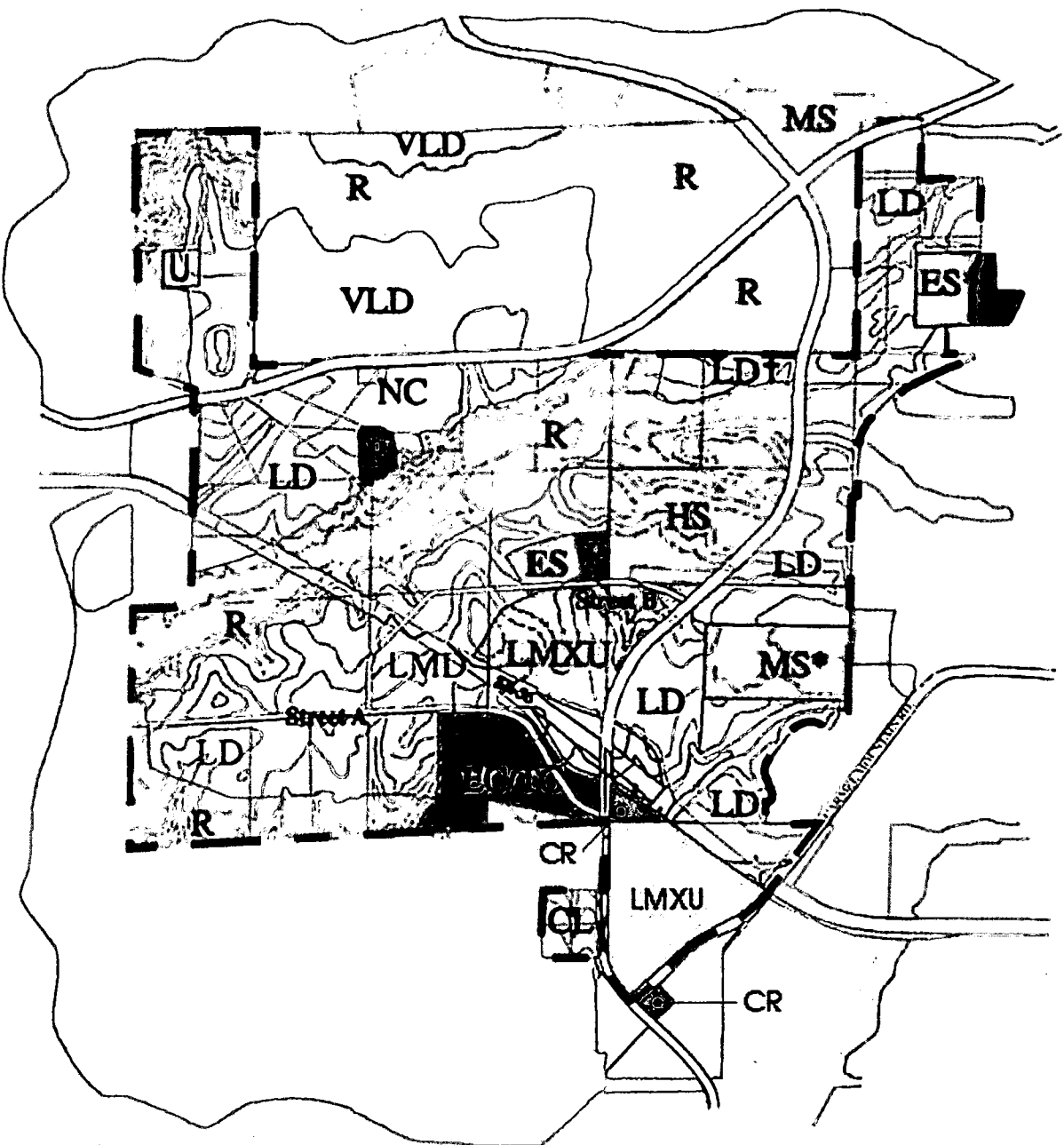


Land Use Plan

4-1

Torrey Highlands Subarea Plan

FIGURE



Land Use Plan 4-1
Torrey Highlands Subarea Plan **FIGURE**

**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), <u>professional, corporate, scientific, and medical offices.</u></p> <p><u>Civic</u>: Small postal services and non-profit and government services, plazas and village greens.</p> <p><u>Residential</u>: Multifamily housing and mixed-use residential units interspersed with ground floor commercial. <u>Single-family (SF), small lot SF with second unit, duplex, triplex, attached townhouses.</u></p>	<ul style="list-style-type: none"> • The <u>northern LMXU</u> is 43.5 acres including 132,000 SF of commercial and up to 465 residential units. <u>The southern LMXU is 42 acres including up to approximately 525,000 SF of commercial and office and up to 242 residential units.</u> • 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 <u>indoor/outdoor community oriented central plaza.</u>
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 52 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. • 35-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 4-2
TORREY HIGHLANDS LAND USE ACREAGE**

		DU or Acres
Residential		2,600 DU
VLD	Very Low-Density (Less than 1 du/acre)	28.3 Acres
LD	Low-Density (2-5 du/acre)*	363.85 Acres
LMD	Low-Moderate Density (5-10 du/acre)	62.08 Acres
MHD	Medium-High Density (20-40 du/acre)	7 Acres
LMXU	Local Mixed Use	43,585.5 Acres
CN	Commercial Neighborhood	1.5 Acres
CR	Commercial Regional	35 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		1125.8 Acres

* Total low-density acreage 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 I.

4.2.2 Local Land Uses

A. Local Mixed Use Center

The Torrey Highlands community will be focused around its Local Mixed Use Centers (LMXU). The LMXU concept concentrates more intense land uses and densities in the southeastern portion of the community north of SR-56, surrounded by low-density residential and associated open spaces. Torrey Highlands includes three focused LMXU areas within the community (LMXU North A, LMXU North B, and LMXU South). The LMXU centers fosters interaction among community residents by providing a mix of commercial, office and public uses within 1,000 feet of the majority of the residential population. The Northern LMXUs include two separate commercial areas and is are located at northwest of the intersection of Camino Ruiz and SR-56. The Southern LMXU center is located south of SR-56 and north of the intersection of Camino Ruiz (Camino Del Sur) and Carmel Mountain Road. Although located near the freeway, the LMXUs will not be a freeway-oriented commercial development. Vehicular access to the LMXUs is only available via Camino Ruiz (Camino Del Sur) or one of the collector roads; direct access from SR-56 is not provided. Parking for the commercial uses within the LMXUs will be near the intersection of Camino Ruiz and the freeway. This will allow easy access for those arriving by vehicle, but not impede pedestrians arriving from within Torrey Highlands or via the trail system.

Typically, the dominant commercial anchors of Local Mixed Use Centers are usually a grocery store and drug store. Other commercial uses will consist of retail on the first floor with professional services on the second floor, fitness, and cinema. A public plaza and community room shall be located near the center of the LMXUs to further foster pedestrian activity and provide a sense of community. As the Local Mixed Use Centers radiates outward, the land use will include a vertical mix of retail on ground floor with residential above some areas.

A wide range of housing types and affordability will be provided in the LMXUs including townhomes, apartments, duplexes, single-family residential with accessory units, and small-lot single-family. Residential density will decrease as the distance from the commercial center increases. Neighborhood parks and schools will be linked to the Local Mixed Use Centers with clear pedestrian paths and access ways. Two of the new schools will be located in close proximity to the Northern LMXU as well.

To ensure development consistent with this Subarea Plan and with other applicable City documents and ordinances, development within the Local Mixed Use Centers will require approval of a PDP (Planned Development Permit), or its successor, permit concurrent with rezoning of the property. Specific design and development policies for the LMXUs are contained in

Chapter 5, Community Design Guidelines.

Northern LMXU Parcel B

The Northern smaller LMXU Parcel B is approximately 1.5 acres and is located in the northwestern quadrant of the Camino Ruiz and Street “B” intersection. The uses anticipated for the site are neighborhood-serving in nature and could include uses such as a coffee house, sandwich shop, dry cleaners and video store. The Design Guidelines for the Crossroads Neighborhood Commercial Center and a conceptual site plan have been approved for this parcel. To ensure development consistent with the guidelines and other applicable ordinances, development of this parcel will require approval of a site-specific PDP.

Southern LMXU Parcel

The Southern LMXU Center incorporates a mix of commercial, professional, corporate, scientific and medical office, varying residential land uses, hotel, and automotive display. Providing these services is intended to serve both Torrey Highlands and the bordering Rancho Peñasquitos Community. This area shall include up to approximately 525,000 square feet of commercial and office uses and up to 242 residential dwelling units. Residential units shall include a mix of housing types including multi-family, townhomes, and single-family.

B. Residential Areas

Intent: Torrey Highlands will accommodate a maximum of 2,600 dwelling units in a mix of densities, affordability and residential housing types. The use of very low-density and low-density housing on the periphery of Torrey Highlands allows new development to be compatible with the existing surrounding communities. The intent of concentrating density within 1,000 feet of the commercial uses in the LMXU is to reduce reliance on private automobiles, increase pedestrian activity and enhance the viability of the commercial uses. Densities will be highest near the commercial uses in the Local Mixed Use Center and will decrease with distance from the major activity centers. Up to 475-717 units may be located in the LMXU.

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 5, 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.

The subregional uses are located to take advantage of:

- 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 Peñasquitos.

Subregional facilities including an Employment Center, Commercial Limited and Commercial Regional uses within a Local Mixed Use Center are sited in the southern portion of Torrey Highlands. Their location takes advantage of freeway proximity.

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

Employment Center

The commute from home to work typically generates approximately one-third of all automobile trips. By providing an Employment Center within Torrey Highlands, a reduction in traffic may be possible. The Employment Center will contribute to an employment base for the North City. The close proximity of the Employment Center to the Local Mixed Use Center and residential areas will decrease the dependency on private automobiles for residents of Torrey Highlands. The Employment Center area is estimated to include 600,000 square feet and may contain:

- Scientific research, and research and development uses
- Light industrial and manufacturing uses
- Professional and corporate office uses
- Business support and other convenience facilities
- Drive-through services are not permitted in the Employment Center

The provisions for business support and other convenience facilities is an essential element of the Torrey Highlands Employment Center. These support facilities provide services and products to employees without competing with the LMXU.

The Employment Center may also integrate design considerations in the event that transit services the area. As of June 1996, the MTDB has indicated that it will not provide transit services to the community. However, transit support facilities should be incorporated within the Employment Center to allow for private shuttles or eventual service by MTDB. The MTDB will make the actual determination when and under what circumstances transit service will be provided to the community prior to the issuance of tentative maps associated with the Employment Center site. Siting and design guidelines for the Employment Center are contained in **Chapter 5, Community Design Guidelines**.

Commercial Regional

~~There are two separate and distinct regional commercial areas identified in the Torrey Highlands Community. The primary Commercial Regional area covers approximately 23 acres north of the intersection of Camino Ruiz and Carmel Mountain Road, and the northern~~ The Commercial Regional area covers approximately two acres at the southeastern quadrant of the intersection of SR-56 and Camino Ruiz and a similar sized area southeast of Camino Ruiz and Carmel Mountain Road. Commercial Regional uses ~~include~~ allow: neighborhood-serving commercial uses, area-serving retail sales, automotive uses, commercial recreation facilities, visitor-serving commercial uses and offices.

The Commercial Regional and Local Mixed Use Center locations benefit from the high visibility of the major routes including SR-56 and Camino Ruiz, easy access through the SR-56/Camino Ruiz interchange and central location within the region.

~~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 Peñasquitos communities. Up to 250,000 square feet of commercial development and 275,000 square feet 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.~~

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 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 5, **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

- A Northern Neighborhood including 1.5-acres of Neighborhood Commercial and a five-acre neighborhood park
- A Central Neighborhood including residential areas and a 43.5-acre Local Mixed Use Center, neighborhood park, elementary school and a high school
- An Eastern Neighborhood including the existing elementary school and middle school
- Subregional Area comprising the Employment Center and Commercial uses within a Local Mixed Use Center near SR-56

Northern Neighborhood

The Northern Neighborhood is located in the northwest portion of the Torrey Highlands planning area. The neighborhood is bordered by two canyons: La Zanja Canyon to the north and McGonigle Canyon to the south. An SDG&E power line and easement borders the area to the west.

Because of its more remote location and orientation to Carmel Valley Road, the Northern Neighborhood will develop a small, 1.5-acre Neighborhood Commercial site to serve the residential area. The Northern Neighborhood will also consist of the following:

- 1.5 acres of Neighborhood Commercial which may include a gas station, convenience store, boutiques, specialty retail, small business or professional offices, small cafes and restaurants
- A five-acre neighborhood park adjacent to the Torrey Highlands Preserve Segment
- Trails connecting the Northern Neighborhood to the Torrey Highlands Preserve Segment, schools, neighborhood parks, and Local Mixed Use Center
- 97 acres low-density (LD) residential (2-5 du/ac)
- 28 acres very low-density (VLD) residential (less than 1 du/ac)
- A 3.5-acre SDG&E substation site

Central Neighborhood

The Central Neighborhood is located in the middle portion of the Torrey Highlands planning area. The neighborhood is bordered by McGonigle Canyon to the northwest, Camino Ruiz to the east and Deer Canyon to the south.

The Central Neighborhood includes a 43.5-acre Local Mixed Use Center which has the potential to serve as a social hub for the entire Torrey Highlands community by providing a mixture of retail, commercial, civic, office and

residential uses in a pedestrian-oriented design and scale. The size of this center responds to the greater population base and combination of land uses in the central neighborhood. It will be supported by adjacent Employment Center uses.

Overall, the Central Neighborhood will contain:

- A 43.5-acre Northern Local Mixed Use Center consisting of:
 - A maximum of 132,000 square feet of neighborhood serving commercial
 - Up to 475 dwelling units
 - Restaurants
 - Businesses and professional offices
 - Provisions for transit
 - A significant, large-scale landmark or focal point such as a public square plaza, or active outdoor recreation
- An 11-acre elementary school with a child care facility
- 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 Peñasquitos to the east, Black Mountain Ranch to the north, Camino Ruiz to the west, and SR-56 to the south.

The neighborhood will be connected to the Northern 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 Central Neighborhood includes a 42-acre Local Mixed Use Center providing a mixture of commercial, professional, corporate, scientific and medical office, varying residential land uses, hotel, cinema, and automotive display uses in a pedestrian-oriented design and scale. The 42-acre LMXU Center also crosses into

the sub-regional area located in the northern quadrant of the Camino Ruiz and Carmel Mountain Road intersection.

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 seven acres of medium-high density (MHD) residential (20-40 du/ac)~~
- Approximately 115 acres low-density (LD) residential (2-5 du/ac)
- A 42-acre Southern Local Mixed Use Center also crossing into the sub-regional area consisting of:
 - Up to approximately 525,000 square feet of commercial and corporate, scientific, and medical office
 - Up to 242 dwelling units
 - Restaurants
 - Businesses and professional, corporate, scientific and medical offices
 - Hotel shall require a Conditional Use Permit
 - Automotive Display
 - A significant, large-scale landmark or focal point such as a public square or plaza, or active outdoor recreation

4.4 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 buildout 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**.

**TABLE 4-3
PROPERTY OWNER RESIDENTIAL LAND USE YIELD***

Parcel	DU	Notes
A	1	
B	73	
C	0	SDG&E
D	93	Fairbanks Highlands***
E	31	MS**
F	5	
G	94	
H	43	
I	43	
J	4	
K	0	Poway Unified School District
L	0	City of San Diego
M	65	
N	58	
O	133	
P	44	
Q	20	
R	39	HS**
S	39	HS**+
T	79	
U	113	
V	55	
W	78	ES**
X	137	HS**
Y	168	
Z	137	7 LMXU Units
AA	348	338 LMXU Units
BB	463	119 LMXU Units
CC	0	
DD	0	
EE	0	
FF	26927	242 LXMU Units
GG	0	
HH	0	
II	0	
JJ	0	
Total***	2,693	

* Table 4-3 was prepared for illustrative and planning purposes only and does not create or vest density entitlements for any parcel or property ownership. Circumstances such as fixing road alignments or environmental preservation areas may have the effect of increasing or decreasing the net developable area of a parcel or property ownership. Therefore, the right to build consistent with the densities reflected in Table 4-3 is contingent upon and subject to future discretionary approvals and rezonings. (To the extent that development units up to the five units per acre maximum yield are not achieved on a particular "LD" parcel or property ownership, they may be reallocated to the LMXU dwelling unit total up to the 475 allowable units referenced in the Plan.)

** The underlying land use for all properties designated as schools on the Land Use Plan (Figure 4-1) is LD residential. Any change to the location of the schools will result in the densities shown on the chart to be adjusted accordingly.

*** 93 dwelling units from Fairbanks Highlands are not a part of the phase shift, but are included in Subarea IV.

+ Includes 17 dwelling units transferred from area designated as MSCP.

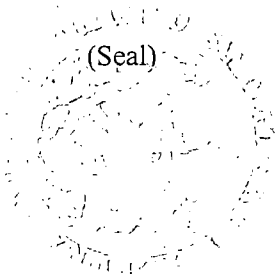
Passed by the Council of The City of San Diego on MAY 22 2018, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 22 2018

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:



KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Linda Bruin, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 311776