

#202B
8/5/19

(R-2020-37)

RESOLUTION NUMBER R- 312612

DATE OF FINAL PASSAGE AUG 05 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AN AMENDMENT TO THE TORREY HIGHLANDS SUBAREA PLAN TO REDESIGNATE LAND LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF STATE ROUTE (SR) 56 ALONG THE WEST SIDE OF THE FUTURE PLANNED EXTENSION OF CAMINO DEL SUR FROM COMMERCIAL LIMITED TO EMPLOYMENT CENTER.

WHEREAS, The Preserve at Torrey Highlands, LLC requested an amendment to the Torrey Highland Subarea Plan to re-designate an 11.10-acre site located approximately one-quarter mile south of State Route (SR) 56 along the west side of the future planned extension of Camino del Sur, from Commercial Limited to Employment Center; and

WHEREAS, the site is legally described as (1) The northwest quarter of the southeast quarter of the northeast quarter of the southeast quarter of section 14, township 14 south; (2) the northeast quarter of the southeast quarter of the northeast quarter of the southeast quarter of section 14, Township 14 south; (3) the southwest quarter of the southeast quarter of the northeast quarter of the southeast quarter of section 14 Township 14 south; and (4) the southeast quarter of the southeast quarter of the northeast quarter of the southeast quarter of Section 14, Township 14 south, all in Range 3 west, San Bernardino base and meridian, in the County of San Diego, State of California, according to the official plat thereof record of survey No. 15686, City of San Diego, County of San Diego, State of California; and

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


WHEREAS, under 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 Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on August 5, 2019, 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 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 General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- **312612**, and the Torrey Highlands Subarea Plan, a copy of which is on file in the office of City Clerk as Document No. RR- **312612**.

APPROVED: MARA W. ELLIOTT, City Attorney

By 

Noah J. Brazier
Deputy City Attorney

NJB:als
07/16/2019
Or.Dept: DSD
Doc. No.: 2052254

Attachments: Exhibit A – Torrey Highlands Subarea Plan Strikeout

TORREY HIGHLANDS COMMUNITY PLAN

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

Amendment	Date Adopted by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Torrey Highlands Subarea Plan adopted			August 5, 1996	R-287749
Redesignated a portion of the Employment Center to LD and LMD Residential (Torrey Santa Fe)	December 2, 1999		December 7, 1999	R-292591
Redesignated 2 small areas from Institutional to LMXU and LMD Residential to Commercial Regional (Greystone Homes)	October 26, 2000		November 14, 2000	R-294053
Redesignated 39 acres from LD Residential to LMD Residential (Shaw)	August 1, 2002		September 24, 2002	R-297097
Reconfigured residential, commercial and open space areas and adjusted the community plan boundary on a 147-acre site (Rhodes Crossing)	February 5, 2004		March 30, 2004	R-299054
Redesignated 10.5 Acres from Commercial Limited to Employment Center (The Preserve at TH)				

Exhibit A

TORREY HIGHLANDS

SUBAREA PLAN

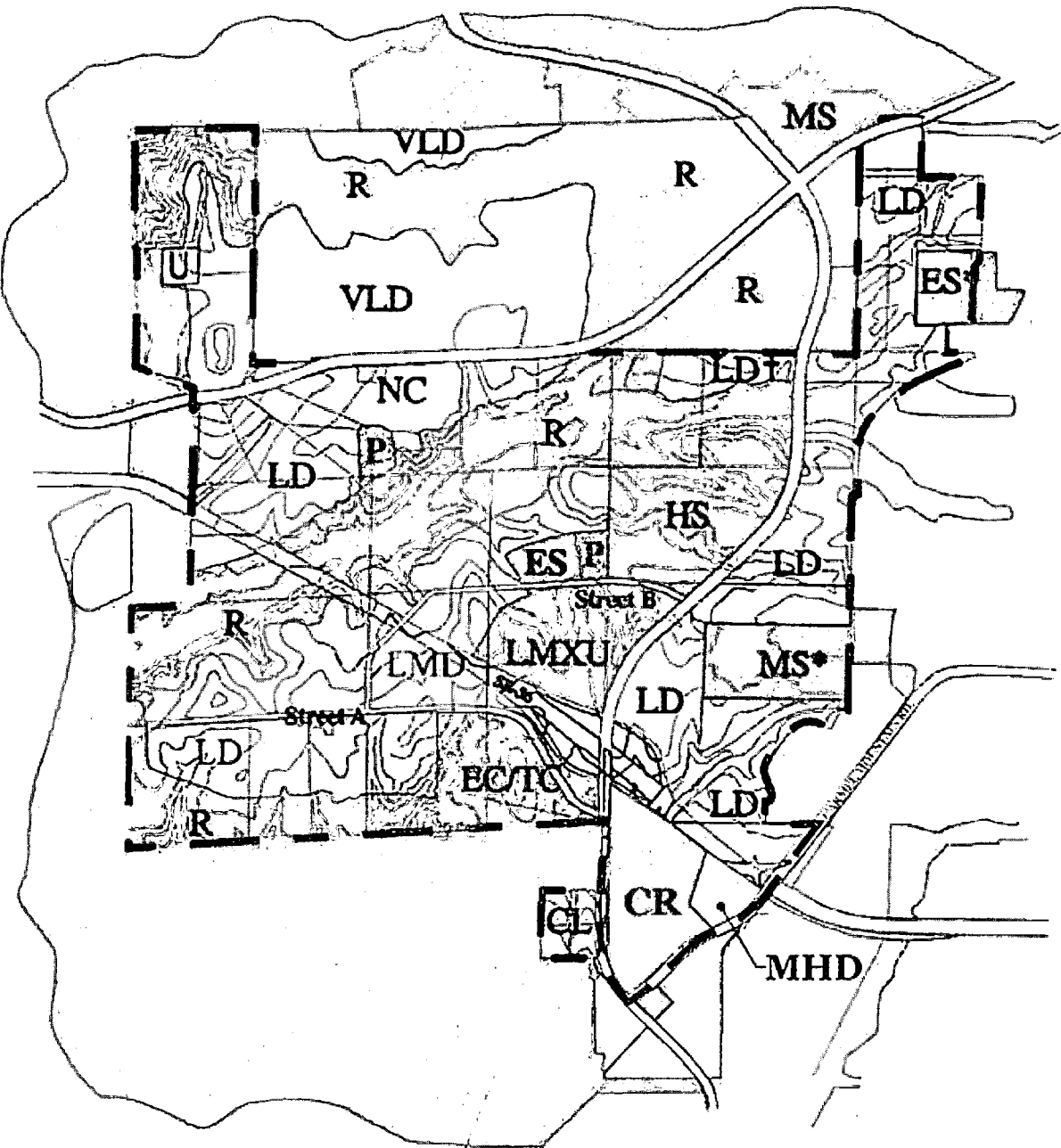
City of San Diego Planning Department

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

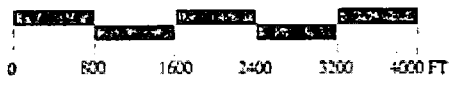


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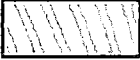



Revise from
CL to EC



Land Use Plan 4-1

Torrey Highlands Subarea Plan **FIGURE**

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)
LMXU	Local Mixed Use
NC	Commercial Neighborhood
CR	Commercial Regional
CL	Commercial Limited
U	Utilities
EC/TC	Employment Center/Transit Center
HS	High School*
MS	Middle School
ES	Elementary School*
P	Neighborhood Park
R	Resource (Proposed MSCP Preserve)
OS	Open Space
	25-Foot Contour

* Elementary School and High School designated as LD for underlying land use. Development of the school sites as LD will require a rezoning.



Land Use Legend 4-2

Torrey Highlands Subarea Plan **FIGURE**

**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	43.5 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 44.5 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.

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 five to ten 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, duplexes, triplexes and town homes. While multifamily developments 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 5, 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 two to five 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 Peñasquitos community, will relate to existing residential development in Rancho Peñasquitos 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 5, 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 NCFUA 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:

- 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 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 Employment Centers within Torrey Highlands, a reduction in traffic may be possible. The Employment Centers will contribute to an employment base for the North City. The close proximity of the Employment Centers to the Local Mixed Use Center and residential areas will decrease the dependency on private automobiles for residents of Torrey Highlands. There are two (2) Employment Center sites within Torrey Highlands: the Northern Employment Center comprising approximately 34 acres, and the Southern Employment Center comprising approximately 11 acres. The Southern Employment Center is restricted to a maximum of 450,000 square feet plus a small amenity café. The Northern Employment Center area is estimated to include 600,000 square feet. The two Employment Center sites 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 Commercial Regional area covers approximately two acres at the southeastern quadrant of the intersection of SR-56 and Camino Ruiz. Commercial Regional uses include: neighborhood-serving commercial uses, area-serving retail sales, automotive uses, commercial recreation facilities, visitor-serving commercial uses and offices.

The Commercial Regional 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 **Figure 4-3** and described below:

Passed by the Council of The City of San Diego on AUG 05 2019 by the following vote:

Councilmembers:	Yeas	Nays	Not Present	Recused
Barbara Bry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<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"/>
Monica Montgomery	<input type="checkbox"/>	<input checked="" 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"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage AUG 05 2019

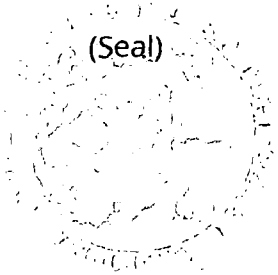
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

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 Irwin*, Deputy



Office of the City Clerk, San Diego, California

Resolution Number R- 312612