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development unit four-a

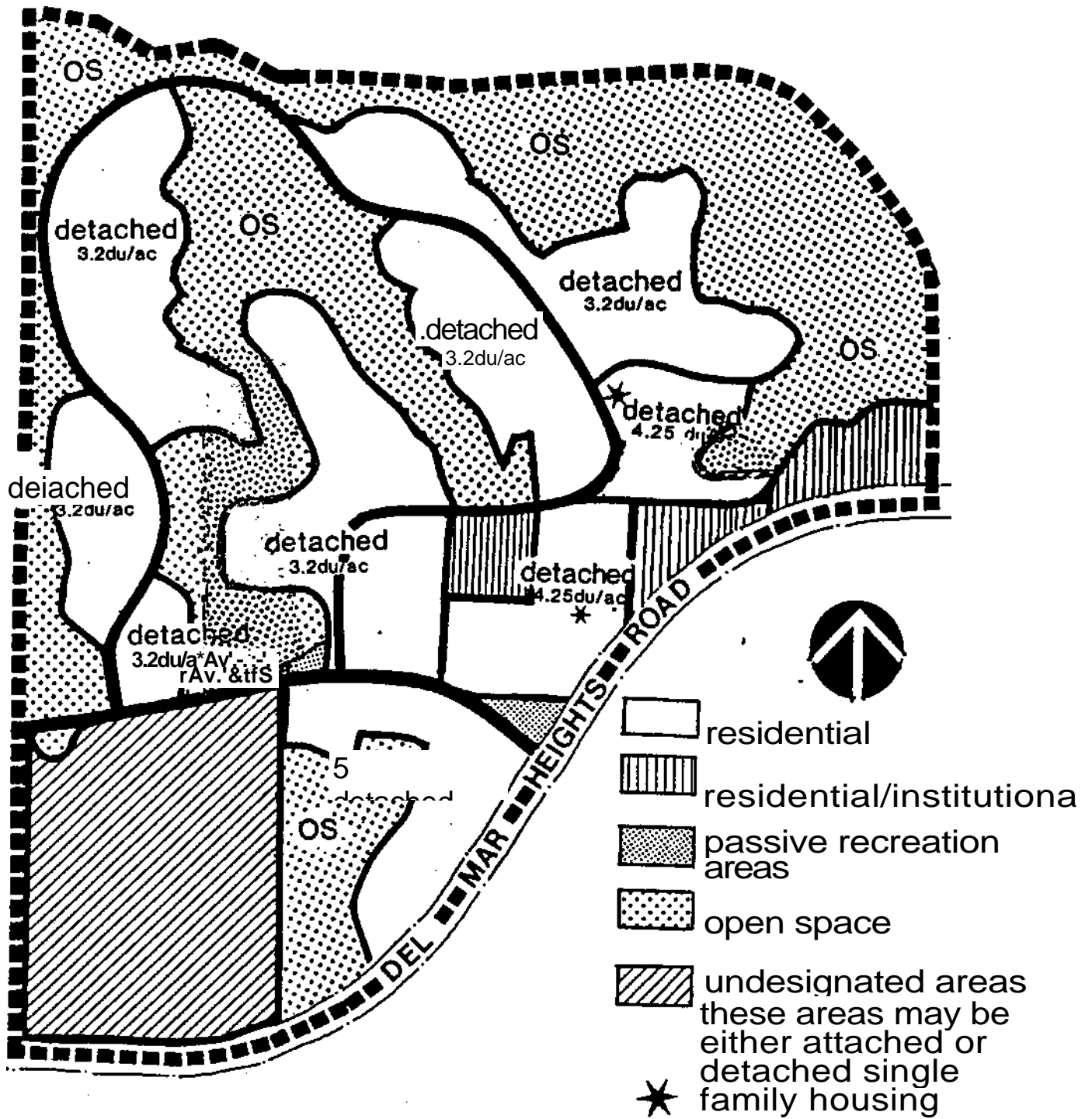
p r e c i s e p l a n .

REPLACEMENT PAGES *

AUGUST 2, 1989

* THESE PAGES REPLACE THE PAGES HAVING THE SAME PAGE NUMBER AS THOSE IN THE DEVELOPMENT UNIT 4A PLAN TEXT DATED OCTOBER 26, 1987.

Amendment Adopted By
City Council Resolution No. 272839
On August 2, 1989



LAND USE PLAN

2. A plan preserving a significant amount of natural open space and affording substantial opportunities for views.
3. A land use and circulation system providing public view outlooks to the exterior natural open space areas reserved in accordance with the Community Plan.
4. A "low-volume" curvilinear street system (dictated by the relatively low density of development), gaining primary community access via Del Mar Heights Road but providing linkages to Neighborhoods Four and Seven.
5. Neighborhood connections to a community level bikeway pedestrian system extending along Del Mar Heights Road.
6. Strong circulation linkages to the high school (to the west) in Unit Seven and the elementary school and neighborhood park (to the south) in Unit Four.

LAND USE SUMMARY

Table 1 summarizes land use acreage allocations for the precise plan area. Approximately 108.6 acres, or 44 percent of the acreage, is allocated to residential uses. The remaining property is specified for institutional uses, streets, and open space.

A total of 373 dwelling units are proposed. Housing areas will accommodate an estimated peak population of 958 residents.

Table 1 LAND USE ACREAGE

ALLOCATIONS		
Land Use	Acreage	Percent of Total
Detached Residential	108.6	44
Institutional*	7.5	3
Undesignated	26.1	11
Passive Recreational Areas	1.1	
Major Streets and Collectors	9.8	4
Open Space	93.5	38
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TOTAL	246.6	100

*Includes an existing religious institution site of 2.5 acres.

RESIDENTIAL LAND USE

Figure 6 shows the proposed distribution of residential development in the precise plan area. The housing mix is summarized in Table 2. All acreages are subject to minor modification during detailed engineering and design; consequently, the dwelling unit calculations provided in the precise plan may be subject to some corresponding modification at the time that development plans and subdivision maps are submitted.

A total of 373 dwelling units are proposed on 108.6 acres, resulting in an average density of 3.43 housing units per residential acre. The detached housing density is based on the total area included in the residential area (lots, internal slopes and streets, but excluding open space, the collector street, and the major street). On the basis of the total precise plan area (exclusive of undesignated areas), the plan produces a gross density of roughly 1.51 units per acre.

A small number of additional units may result from: 1) City approval of a conversion of a portion of the institutional area to very low density housing with a maximum density of 4.25 units per acre; 2) conversion to a single-family residential lot of that area of the existing church site presently lying within a City of San Diego street reservation for Del Mar Heights Road (once the City of San Diego determines that such reservation can be relinquished); and 3) adoption of undesignated areas of the plan for residential uses which will require Precise Plan amendments.

Housing Type

The single-family detached category corresponds to the "very-low density" category in the North City West Community Plan. Proposed detached units are of the conventional lot, very low density, single-family type. It should be emphasized that while certain housing areas are designated for detached housing (see "asterisks" in Figure 6), future development could appropriately take the form of attached clustered housing because of topographic conditions and limitations imposed by small ownerships.

As shown in Table 2, a population of 1,044 persons is estimated for Unit Four-A.

Housing Category

Table 2

Single Family Detached	Housing Mix				<u>Estimated Population</u>
	<u>Density DU/AC.</u>	<u>AC.</u>	DU.	Persons Per DU	
	3.1-4.8	108.6	3732.8		1,044

Housing Location

The distribution of residential areas and the designation of housing categories evolved from the following considerations:

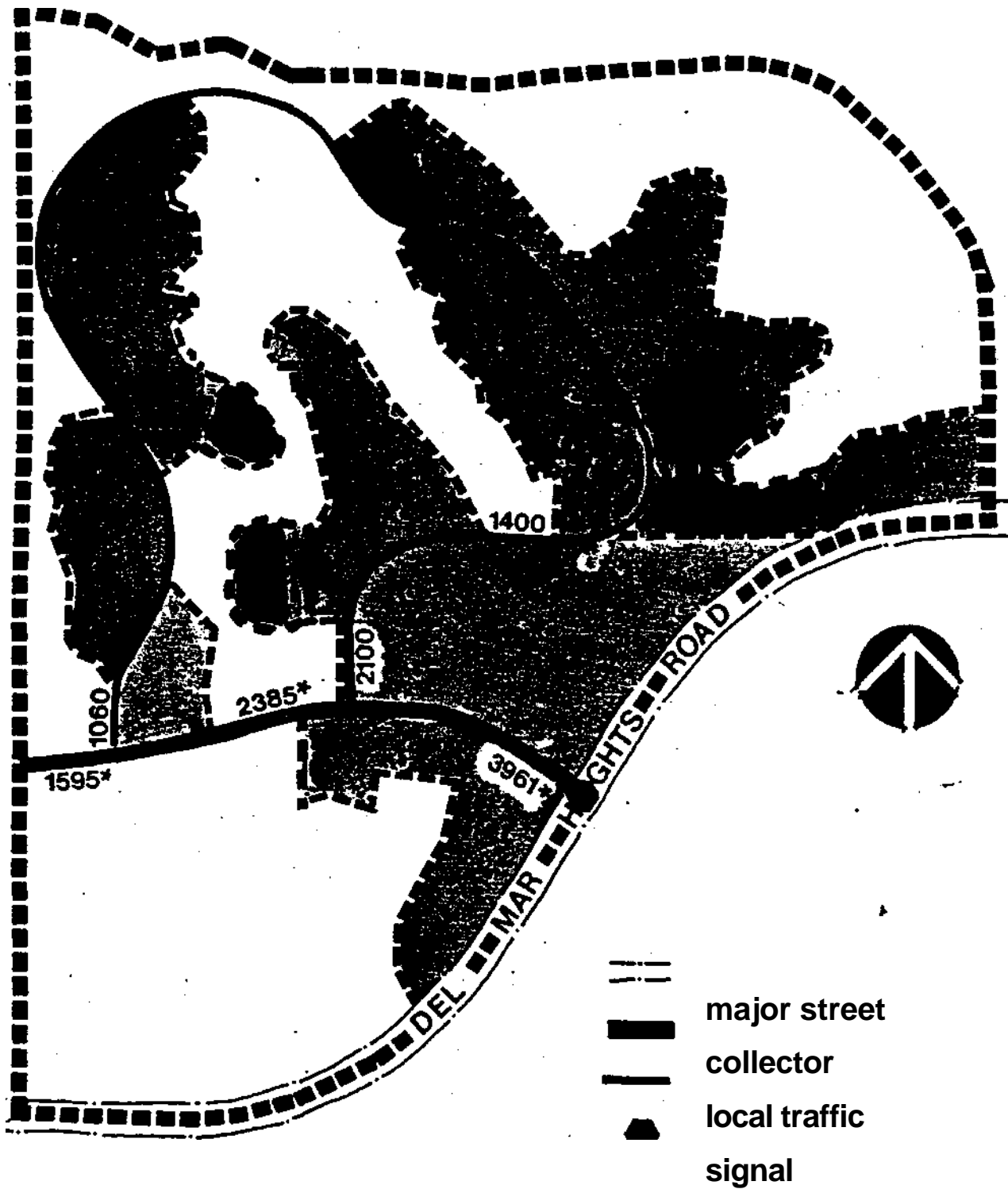
- o The overall land use and residential patterns established by the North City West Community Plan.
- o The environmental setting and its impact upon project siting and densities with respect to grading, selection of housing types, view enhancement, and the provision of drainage and utilities.
- o Compatible land use relationships and buffering as necessary.
- o Circulation around and through the neighborhood with respect to vehicular, pedestrian and bikeway access.

The single-family areas to the north and east offer panoramic views of the surrounding areas. The single-family residences to the west offer more limited canyon view opportunities.

Balanced Community

The North City West Community Plan calls for the enforcement of a balanced community housing program consistent with Council Policy 600-19. This means that a range of housing unit types and prices should be available in the community, suitable to households at a variety of income levels.

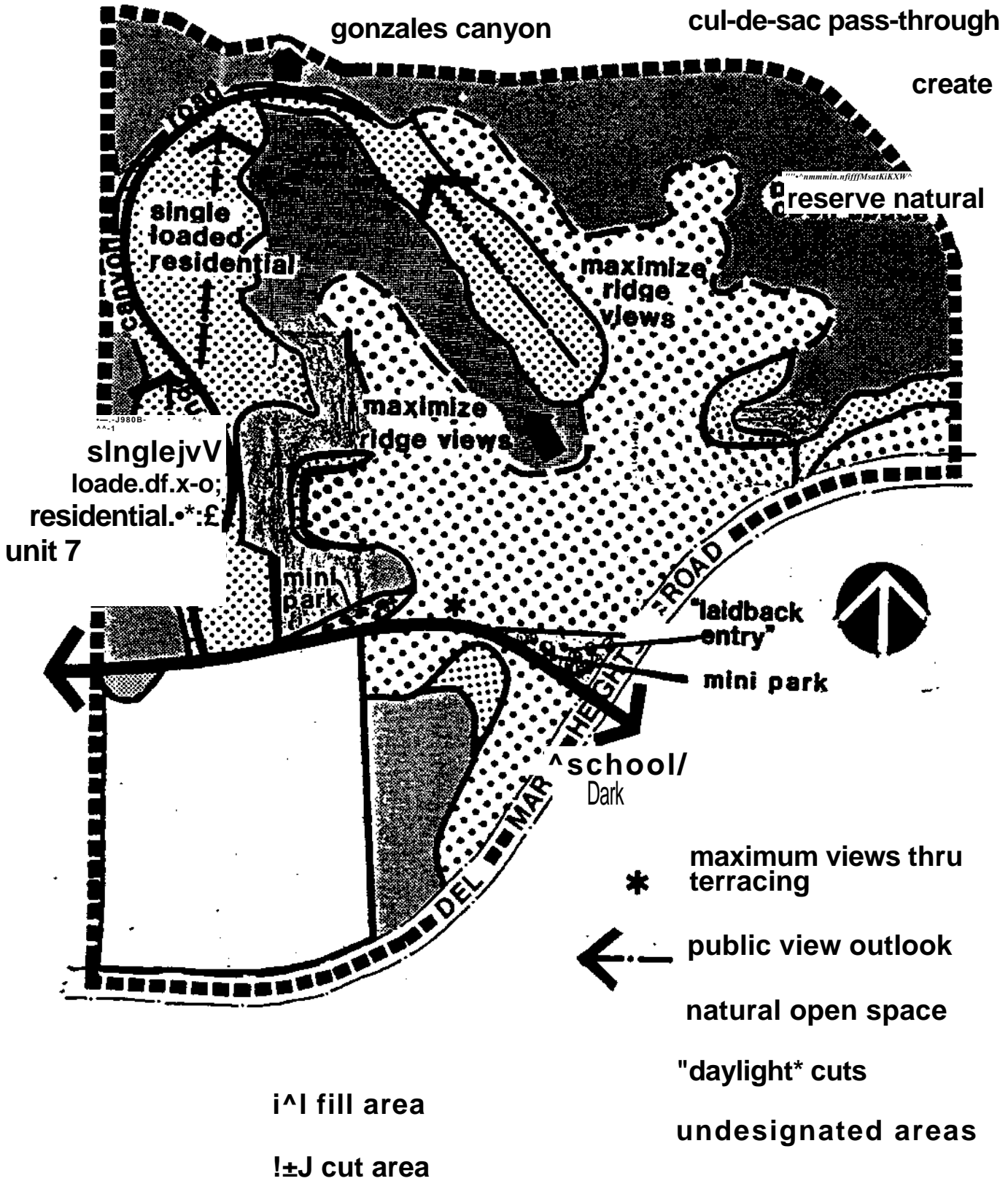
The Community Plan provides for this balance by correlating income levels to proposed housing categories and locations. The very-low density categories in the Community Plan are designated for "lower-middle income families and up."



* (INCLUDES 500 THROUGH TRIPS FROM DEVELOPMENT UNIT 7)

DAILY TRIPS SHOWN ON THIS MAP ARE BASED ON
PROJECTED UNIT COUNTS FOR UNDESIGNATED AREAS

9 UNIT STREET SYSTEM



14

UNIT DESIGN APPROACH

Passive Recreation Areas

Two areas of the land use plan are proposed as passive recreation areas. The first of these, Passive Recreation Area "A," occurs northeast of the main entrance off Del Mar Heights Road. A preliminary design is shown on Figure 17 and proposes a serpentine pathway and mounded play areas with canopy-like trees. Tree clustering is suggested to screen this passive recreation area from the adjacent residences to the north. Intended activities for this area include walking, picnicking and resting points for residents out for a bicycle ride.

The other "mini-park," Passive Recreation Area "B," is located west of the eastern intersection of the loop road and Black Mountain Road. An initial conceptual design as depicted on Figure 22 proposes an informal turf area, with canopy-like trees separating it from the adjacent streets, and low shrubs acting as a transition to the natural open space. Additionally, benches are to be provided along with a pedestrian sidewalk around the area.

Neither of the passive recreation areas are intended to function as or take the place of a neighborhood park. A neighborhood park is located across Del Mar Heights Road in Development Unit 4. Maintenance of the passive recreation areas is to be accomplished through a neighborhood homeowners association.

DETACHED RESIDENTIAL PROJECTS

The precise plan for Unit Four-A provides a total of 373 detached, single-family dwelling units. While a minimum pad area of 6,000 square feet is contemplated for most detached lots, the average size of those lots shown in the plan will more nearly approximate 7,500 square feet. As indicated in Chapter 2, areas designated for detached units could optionally be developed as clustered housing. All single-family projects will be developed in conformance with the SF1 Zone or the SF1-A Zone as described in Chapter 5 and incorporated into the Planned District Ordinance.

The following guidelines should be considered in the design, review, and approval of subdivision maps and development plans.

Design Guidelines

- o Each project area should be given an identity through common design treatments, delineation of project boundaries, and distinctive entrances.

