

	VERY LOW	0-1 DU/AC
	LOW	1-9 DU/AC
	LOW-MEDIUM	9-14 DU/AC
	MEDIUM	14-29 DU/AC



Residential Areas-Land Use Density Designations
Rancho Bernardo Community Plan

FIGURE
2

HOUSING AND RESIDENTIAL LAND USE ELEMENT

EXISTING CONDITIONS – 1988

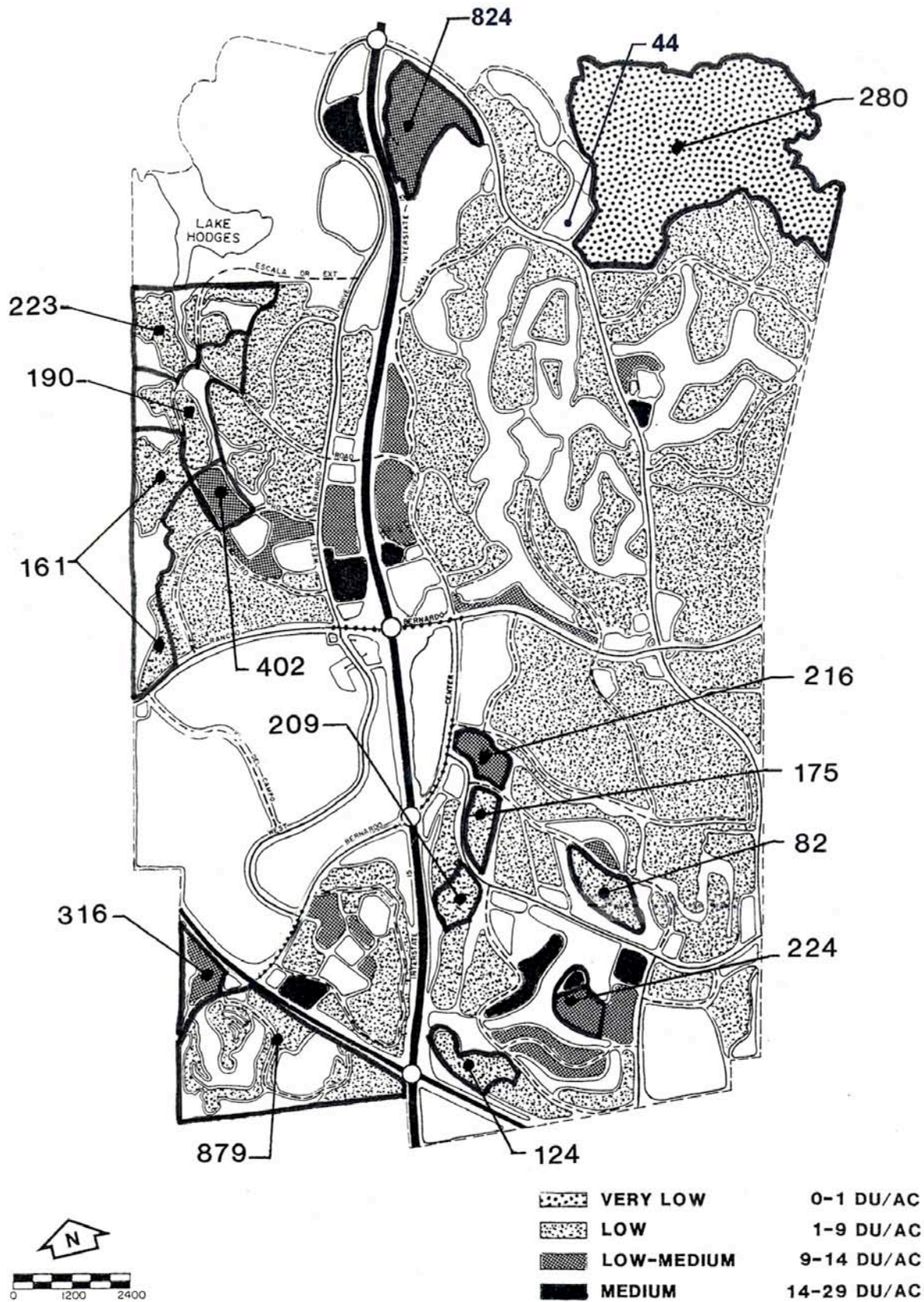
Approximately 2,937 acres of the Rancho Bernardo community are proposed for residential development. The Plan proposes a mix of housing types and densities to provide suitable housing for all segments of the community. When fully developed, Rancho Bernardo will house a projected population of about 41,200 people in approximately 17,900 dwellings.

Approximately 33,250 people live in Rancho Bernardo presently. About 2,437 acres, or 83 percent of the designated residential area, have been developed with more than 13,854 units for an average density of 5.7 units per net acre.

Some 7,975 of the existing dwellings are single-family detached homes located on approximately 1,882 acres. These homes serve as the core of the Rancho Bernardo residential community. The remaining 5,879 units consist of a mix of single-family attached homes, condominiums and apartment units on about 554 acres and built to an average density of 10.6 units per acre. These higher density neighborhoods serve a diverse population expressing a variety of lifestyles and needs. Existing and proposed developments of this nature are clustered around commercial and community centers with good access to major street systems.

RESIDENTIAL OBJECTIVES

- To develop a high quality residential environment.
- To encourage a housing inventory consisting of a wide variety of housing types and prices.
- To utilize imaginative concepts in residential construction. Crime-free design techniques and high quality hardware should be promoted in all new construction.
- To maintain the existing quality and character of Rancho Bernardo in all new development.
- To create and maintain a residential community adequately served by public facilities, commercial and industrial establishments and a balanced transportation system.
- To encourage innovative housing design and siting, to provide reasonable land utilization and at the same time optimize the usable open space within the density limitations proposed in the Plan.
- To encourage residential design which will provide optimum interior and outdoor privacy and protection or screening from external noise.



**Undeveloped and Developing Residential Areas
Maximum Number of Units Permitted**

Rancho Bernardo Community Plan

FIGURE
3



RESIDENTIAL PROPOSALS

- **General**

The proposed land use plan assumes that there will be approximately 17,900 dwelling units in Rancho Bernardo. This represents an increase of about 1,200 dwelling units over the estimate in the 1978 Plan Revision. The projected number of dwelling units would accommodate a population of approximately 41,200 based upon a projected 1995 family size of 2.3 persons per household (Source: SANDAG - 1995 Series 6 Projections - Family Size Factors).

To ensure that adequate public facilities are available to future residents in the community, new home construction has been made subject to agreements with the City concerning sewer construction and capacity, Council Policies 600-10 and 600-22. Council Policy 600-10 requires that other public services be provided concurrently with need. Council Policy 600-22 requires that a letter of school availability be provided by the various school districts within the City of San Diego for consideration in determining the effect on the public health, safety and general welfare when deciding zone changes or the approval of residential development which generate additional school-age children in a given area.

In addition, State Legislation AB 2926 and SB 327, requires payment of school impact fees for residential, commercial and industrial development. These fees are due and payable to the subject school district before a building permit can be issued. The development and growth rate of the Rancho Bernardo area must be coordinated with the City's overall growth management policies. Residential development must be consistent with the growth management policies of the General Plan. Rancho Bernardo is classified as a Planned Urbanizing Community in the General Plan. The objectives for planned urbanizing areas include the utilization of additional revenue sources such as special assessment districts, impact fees and developer contributions to complete development in the City's suburban communities.

Residential development in Rancho Bernardo comprises four land use designations with densities based on the number of dwelling units per net residential acre (DU/NRA). The density proposals for this Plan are: Very Low (0-1 DU/NRA), Low (1-9 DU/NRA), Low-Medium (9-14 DU/NRA) and Medium (14-29 DU/NRA).

Net density represents the number of dwelling units per net residential acre. Net acreage excludes dedicated public streets and generally, areas designated as open space in the Plan. In a Planned Residential Development (PRD), the density regulations of a zone are applied to the total area including private streets, public streets which the City Engineer may determine to serve that project only, common open space and on-site recreation facilities.

- **Very Low-Density Development (0-1 DU/NRA)**

Extremely low densities are proposed in the Trails area where large acreage lots will permit the keeping of horses. This area is located in the northeasterly portion of the community overlooking the San Pasqual Valley. Approximately 280 lots are proposed to be located within the Trails development which will contain some 369 acres. To be consistent with the plan-adopted density for this area, the existing A-1-1 zoning should be retained.

- **Low-Density Development (1-9 DU/NRA)**

Approximately 2,103 acres are proposed for development at low-residential densities. As the single largest land use category, low-density residential accounts for about 32 percent of the total area in the Rancho Bernardo community. The allocation of land is based on a combination of factors including physical environment and the capacities of proposed circulation and utility systems. The existing R1-5,000 and R1-20,000 zones in Rancho Bernardo accommodate this land use designation.

While the densities in areas with these zones vary from 1-9 DU/NRA, the low-density designation has been developed at an average density of 5.3 DU/NRA. The existing density should be maintained to ensure preservation of the existing character of the community.

Dwelling units in low-density areas should be characterized by single-family detached structures on lots meeting or exceeding standard dimensions. However, this should not prohibit imaginative design concepts where a number of single-family dwellings are grouped in two, three or four unit structures or designed as clusters. These types of development can be accommodated through the City's Planned Residential Development Ordinance. Such development however should be confined to hillsides, rugged terrain and areas with sufficient adjoining open space to maintain an overall low density. As a major land use pattern, low-density residential development is well distributed throughout the community. It should be noted that all such areas are proposed to have access or adjacency to planned open space and recreational areas.

- **Low-Medium-Density Development (9-14 DU/NRA)**

The Plan sets aside approximately 369 acres for development of residential units at densities from 9-14 DU/NRA. The density assigned to this land use conforms to the R-3000 zone. These areas have developed at an average overall density of 10.4 DU/NRA. This density should be maintained to ensure preservation of the existing character of the community.

This area affords the developer a unique opportunity to be both flexible and creative in what is designed. A wide variety of housing types and site designs can be accommodated. Such units can be conventional detached single-family dwellings and attached single-family dwellings in structures of two, three or four units. Clustered, detached dwellings,

patio houses and townhouses can also be accommodated within the low-medium-density development range. PRD permits are encouraged in these density ranges.

Low-medium-density areas can take advantage of environmental settings by maximizing open space areas, minimizing grading, preserving environmentally prominent features such as hills, knolls and natural rock outcroppings and environmentally sensitive areas such as natural watercourses and riparian areas. Low-medium-density areas may also take advantage of view areas on ridges and lands with frontage on, or in close proximity to, open space systems and recreational areas. Development of townhouses or cluster development on ridges would offer special development advantages over conventional subdivision techniques. Grouped dwellings, institutional facilities and retirement facilities can be designed to optimize view potentials. Site preparation should be confined to ridges rather than spread to adjoining canyons or draws. Architecturally pleasing design and ridge profiles should be established. Such development, however, should be sensitive to the visual impact of the project on the community. Developments should be aesthetically pleasing when viewed up close or from afar. Development on cropped hilltops and visually prominent or unsightly silhouettes should be avoided. In addition, great care must be given to the project's design to ensure that the project is compatible with that of the surrounding neighborhood. This is particularly important for multi-story developments. With these considerations in mind, selective use of low-medium-density dwellings in certain areas may permit better environmental design and respect for landforms than would be possible if lower density, detached single-family units were constructed throughout a greater area.

- **Medium-Density Development (14-29 DU/NRA)**

About 96 acres are allocated for rental or condominium development within a density range consistent with the R-1500 zone of 14 to 29 DU/NRA. An average density of 20 DU/NRA should be maintained. In order to ensure project designs that are consistent with the quality of development throughout the community and to ensure that the average density in these areas does not exceed 20 DU/NRA, PRD permits are recommended for any projects with a density that exceeds 14 DU/NRA. The allocation of land is projected to meet future demands for housing by small families, couples and individuals. Increasing employment opportunities in industrial, office, retail, service and governmental sectors of the community economy will heighten the demand.

Apartments are necessary not only for new residents but also for community residents whose family composition and housing needs shift over time. An example of this type of development is the Casitas Apartments located north of Rancho Bernardo Road and west of I-15. It consists of 368 units developed to a density of 18 DU/NRA. Apartment developments have been planned for areas closely related to shopping, office and recreational complexes. These sites have good accessibility to the regional and inter-community transportation systems. Emphasis has been placed on locating medium-density developments in ways that will minimize walking and vehicular travel times to community activity centers.

Multifamily developments should reflect the community character. Their design should be in keeping with the design theme of Rancho Bernardo. It is recommended that such developments be processed as PRDs in order to ensure design compatibility with the surrounding community. Through the PRD process, recreational facilities and open areas should be required in all apartment and multifamily projects. While apartment units may be designed largely for the rental market, some medium-density projects should provide for condominium ownership.

**TABLE 1
SUMMARY OF RESIDENTIAL PROPOSALS**

DENSITY PROPOSALS	NET AREA	NO. OF DWELLINGS
Very Low-Density: 0-1 DU/NRA	369	280
Low-Density: 1-9 DU/NRA	2,103	11,430
Low-Medium Density: 9-14 DU/NRA	369	4,110
Medium-Density: 14-29 DU/NRA	96	2,080
Total	2,937 acres	17,900 units

The total number of residential units in the planning area should not exceed approximately 17,900 units as described in **Table 1**. Residential properties shall not exceed the densities for which they have been approved in the adopted 1988 Plan. Residential properties shall not exceed the number of dwelling units permitted as of April 1988 by approved subdivision maps or PRD permits for these properties. Revisions or amendments to these maps and permits which propose to increase the number of residential units beyond the previously approved total (per **Table 1** above) should not be approved. **Figure 3** indicates the number of residential units approved for each of the residentially-designated areas throughout Rancho Bernardo which had not been completed as of April 1988. Any proposal to exceed the number of dwelling units indicated on **Figure 3** will be considered contrary to the intent of this Plan and should be denied.

In the event that a Plan amendment removes an area from the residential designation, the proposed dwelling units for that property shall be deducted by that amendment from the total dwelling unit count for the community. Transferring of dwelling units to other projects will not be permitted.

Included in the **Implementation Element** are procedures for monitoring the number of units for which final approval is given and for ensuring that the total unit count of approximately 17,900 is not exceeded without an amendment to this Plan.

- **Balanced Community**

One of the primary goals of the Plan is to foster a community that provides equal opportunity in housing. To accomplish this, efforts should be made to explore the feasibility of various housing programs and to implement them so as to meet growing demands for lower cost housing.

Efforts should be made to supply apartments, townhouses, single-family dwellings and other housing types to satisfy a broad range of consumer preferences and budgets. Housing complexes should be adapted to physical conditions and developed to take advantage of existing amenities.

- **Retirement Housing Facilities**

Two retirement care facilities have been established in Rancho Bernardo to serve the two adult communities and large population of senior citizens in the community. The Remington Club, located on Acena Drive, is a retirement community consisting of 146 dwelling units and a 59-bed skilled nursing facility. The Casa de las Campañas is a life care retirement center consisting of 426 units and a 99-bed care facility located on West Bernardo Drive, north of the Westwood area, overlooking Lake Hodges. A third retirement care facility is planned on the eight-acre site adjacent to and north of the Remington Club. This new facility will consist of 100 dwelling units and a 100-bed assisted care facility. The Remington Club and the new facility are located in the Town Center Commercial Area under a Conditional Use Permit (CUP). These retirement housing facilities provide a level of sheltered living that was once lacking in Rancho Bernardo.

Retirement housing projects should be compatible with the existing neighborhood and should be evaluated as to height, bulk, scale, setback, open space, landscaping, parking and architectural quality. Projects that are not compatible and contain structures that overwhelm other buildings, open spaces and natural landforms, block views and/or disrupt the community's character, should not be permitted.