

Amendment

to

precise plan

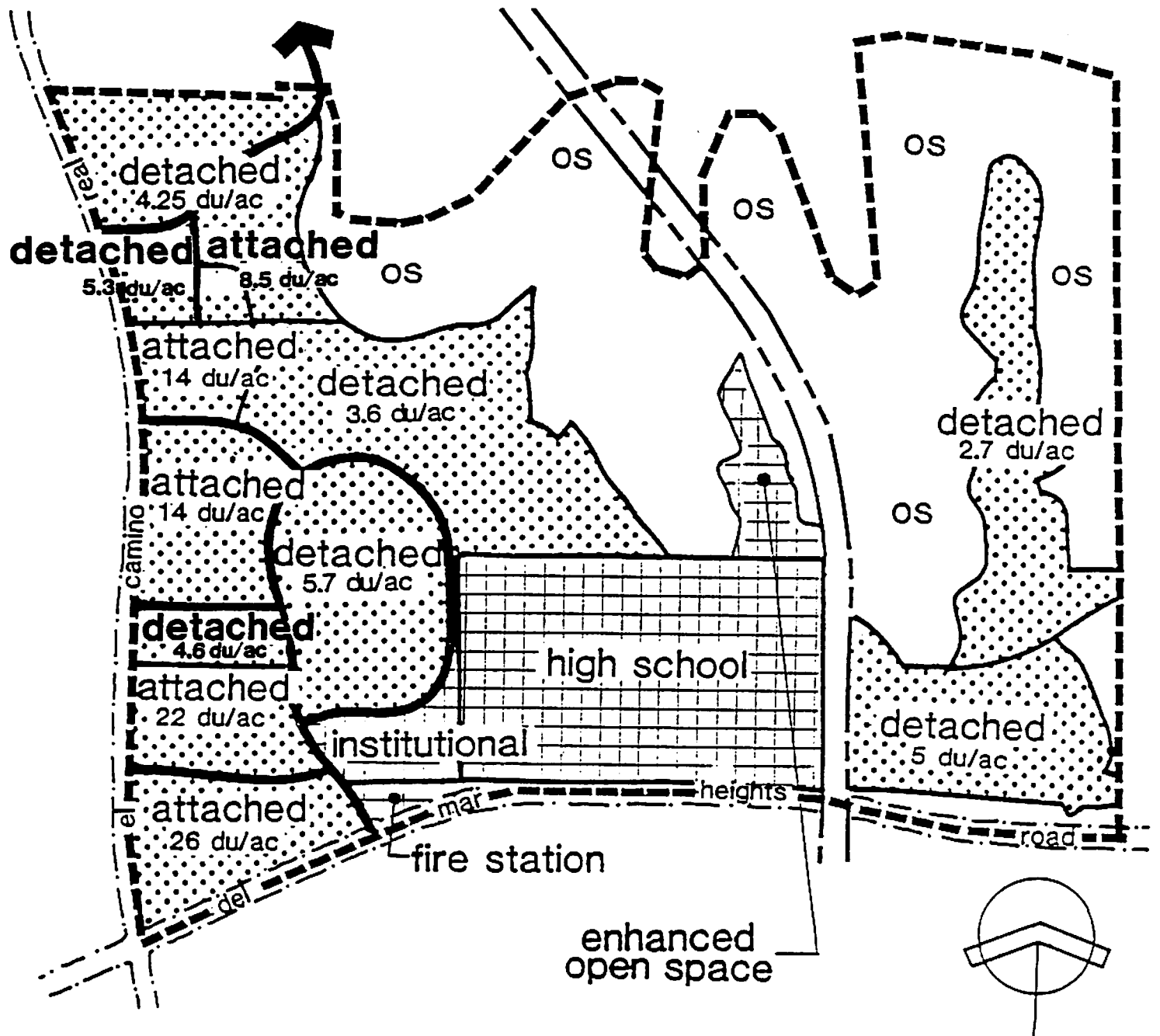
carmel valley




development unit seven

Replacement Pages*

*These pages replace the pages having the same number as those in the development unit 7 plan text dated 4-15-97

AMENDMENT ADOPTED BY
CITY COUNCIL RESOLUTION NO. 289182
ON SEPTEMBER 16, 1997



-  residential
-  community facilities
-  open space

LAND USE SUMMARY

Table 1 summarizes land use acreage allocations for the precise plan area. Roughly 62 percent of Unit Seven is proposed for development with the remainder left in natural open space. Approximately 218 acres, or 70 percent of the developable acreage, is allocated to residential uses. The remaining buildable property is specified for community facilities and streets. All acreages are subject to minor modifications during detailed design, engineering and mapping.

A total of 1,758 dwelling units are proposed, 704 detached units and 1,054 attached units. Housing areas will accommodate an estimated peak population of 4,082 residents.

Table 1

LAND USE ACREAGE ALLOCATIONS

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
Detached Residential	162.2	-
Attached Residential	56.6	-
Total Residential	218.8	43
High School	60.0	12
Institutional*	7.9	2
Enhanced Open Space	7.0	1
Open Space**	189.2	38
Arterials & Collectors	<u>18.1</u>	<u>4</u>
TOTAL	501.0	100

* Includes 1.7 acres in fire station site.

**Includes 14.2 acres within SDG&E. easement.

RESIDENTIAL LAND USE

Figure 7 shows the proposed distribution of residential development in the precise plan area. Each residential area is shown developed with a certain density of housing, placing it within a housing category. 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.

Table 2

HOUSING MIX

Housing Category	Density Range DU/Acre	Area in Acres*	Number of DU	Percent of Total DU	Persons Per DU	Estimated Population	Targeted Income Level
Single Family	0 - 6.0	162.2	704	40	2.8	1,972	Middle & Upper-Middle
Low Density Attached	6.0 - 14	26.7	355	20	2.0	710	Lower-Middle & Middle
Higher Density Attached	14 - 29	29.9	699	40	2.0	1,400	Lower-Middle & Moderate
TOTAL		218.8	1,758	100	2.3	4,082	

* For site areas excluding arterial and collector streets.

A total of 1758 dwelling units are proposed on 218.8 acres, resulting in an average density of 8.0 housing units per residential acre. On the basis of the total precise plan area, the plan produces a gross density of roughly 3.5 units per acre.

Housing Mix

Three broad housing categories, based on density and housing type, are utilized in the plan:

- Single-family detached -- up to 6.0 dwelling units per acre.
- Low density attached -- from 6.0 up to 14 dwelling units per acre.
- Higher-density attached -- from 14 to 29 dwelling units per acre.

The single-family detached category corresponds to the "very-low density" category in the Carmel Valley Community Plan. Lower-density attached housing corresponds with the "low-density" category of the Community Plan, while the higher-density attached category of the precise plan conforms to the "low-medium" category of the Community Plan.

Approximately 40 percent of all dwelling units are planned for single-family detached units. A wide variety of detached units are proposed for development: (1) "conventional," single-family homes; (2) "small-lot," or patio houses; and (3) large-lot, very-low density single-family areas. The northwestern sector of the precise plan has been largely designated for detached housing; future development could appropriately take the form of attached, clustered housing because of topographic conditions and the small ownership pattern in the area.

As shown in Table 2, a population of 4,082 persons is estimated for Unit Seven. This represents an average of 2.3 persons per dwelling unit.

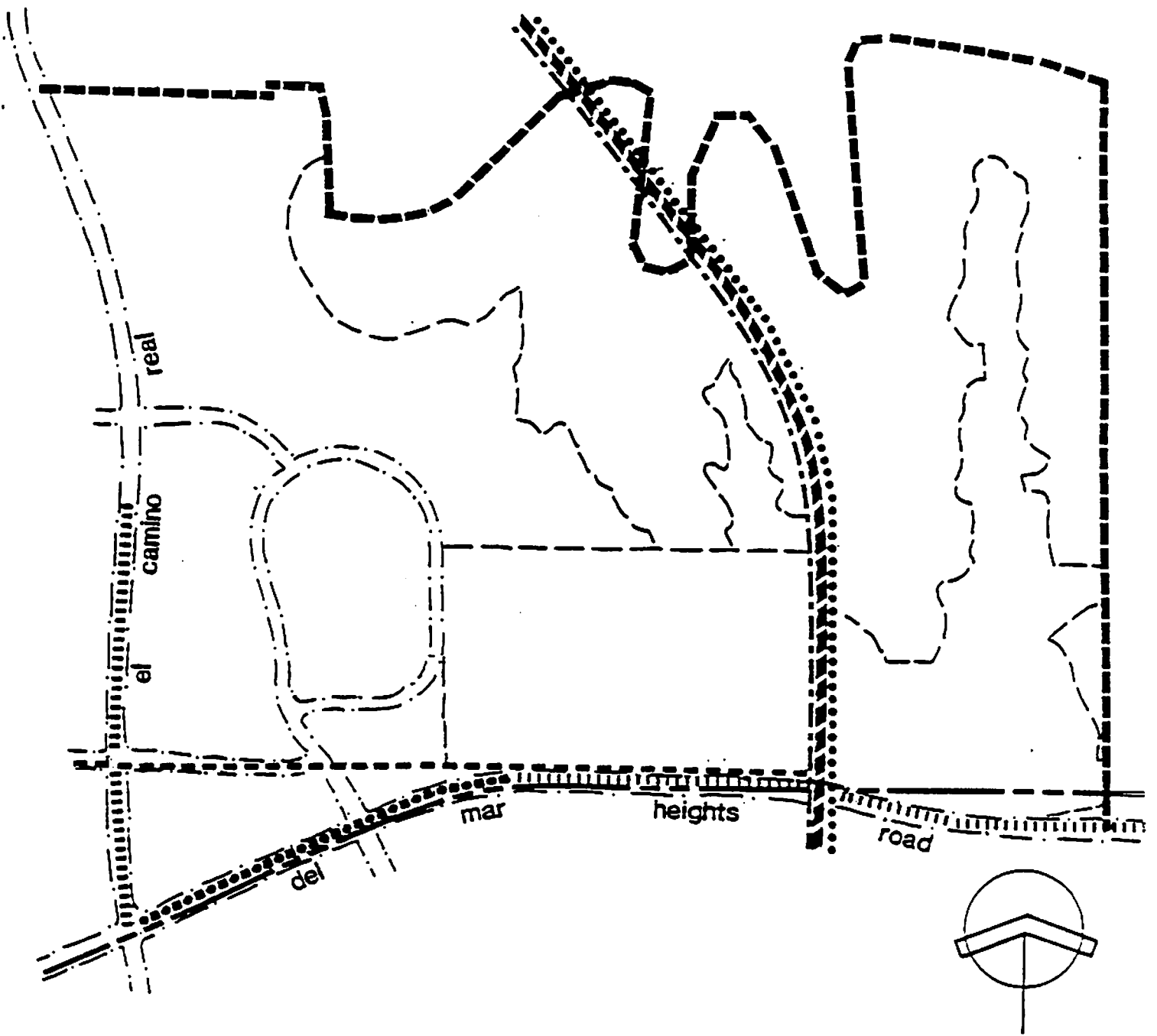
Housing Location

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

- The overall land use and residential patterns established by the Carmel Valley Community Plan.
- 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.
- Compatible land use relationships and buffering as necessary.
- Circulation around and through the neighborhood with respect to vehicular, pedestrian and bikeway access.

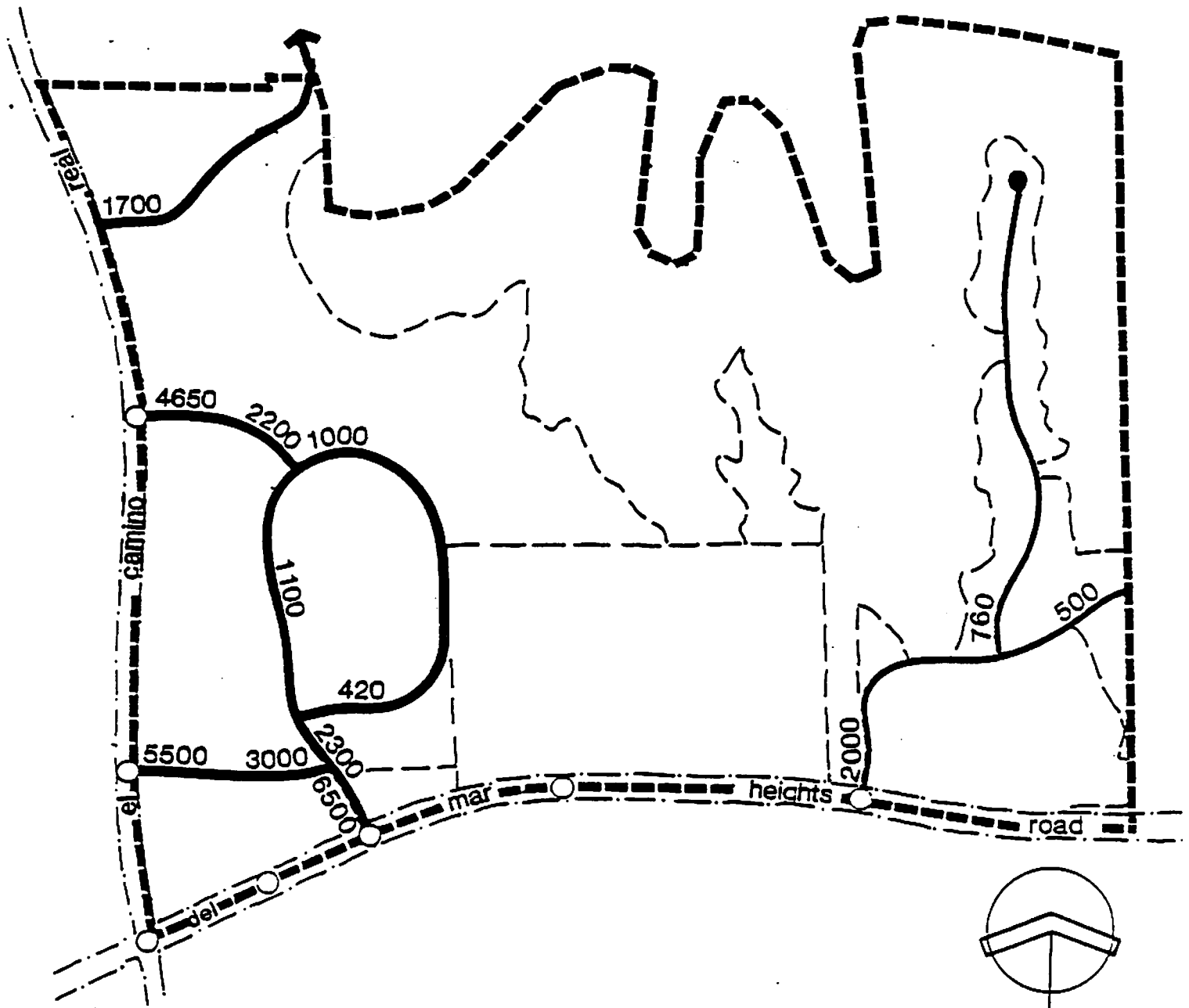
The lowest density dingle-family areas primarily are located in the northerly area along ridges and canyon rims. These areas offer ocean, valley and foothill panoramas for future residences. Small-lot residential areas with more limited view opportunities flank the high school on the west and east, but are buffered from school activities by collector roads and special landscaping and wall treatments.

As in the Community Plan, attached and small-lot detached housing is planned along El Camino Real and Del Mar Heights Road. Such projects have been sited in these location to take advantage of comparatively level land and to minimize adverse grading effects that would occur at higher elevations. Further, these projects will cluster higher density housing developments within close proximity to the town center, employment center, and major circulation routes serving the area and overall community. Finally, they are well related to attached housing situated west of El Camino Real in Neighborhood Three.



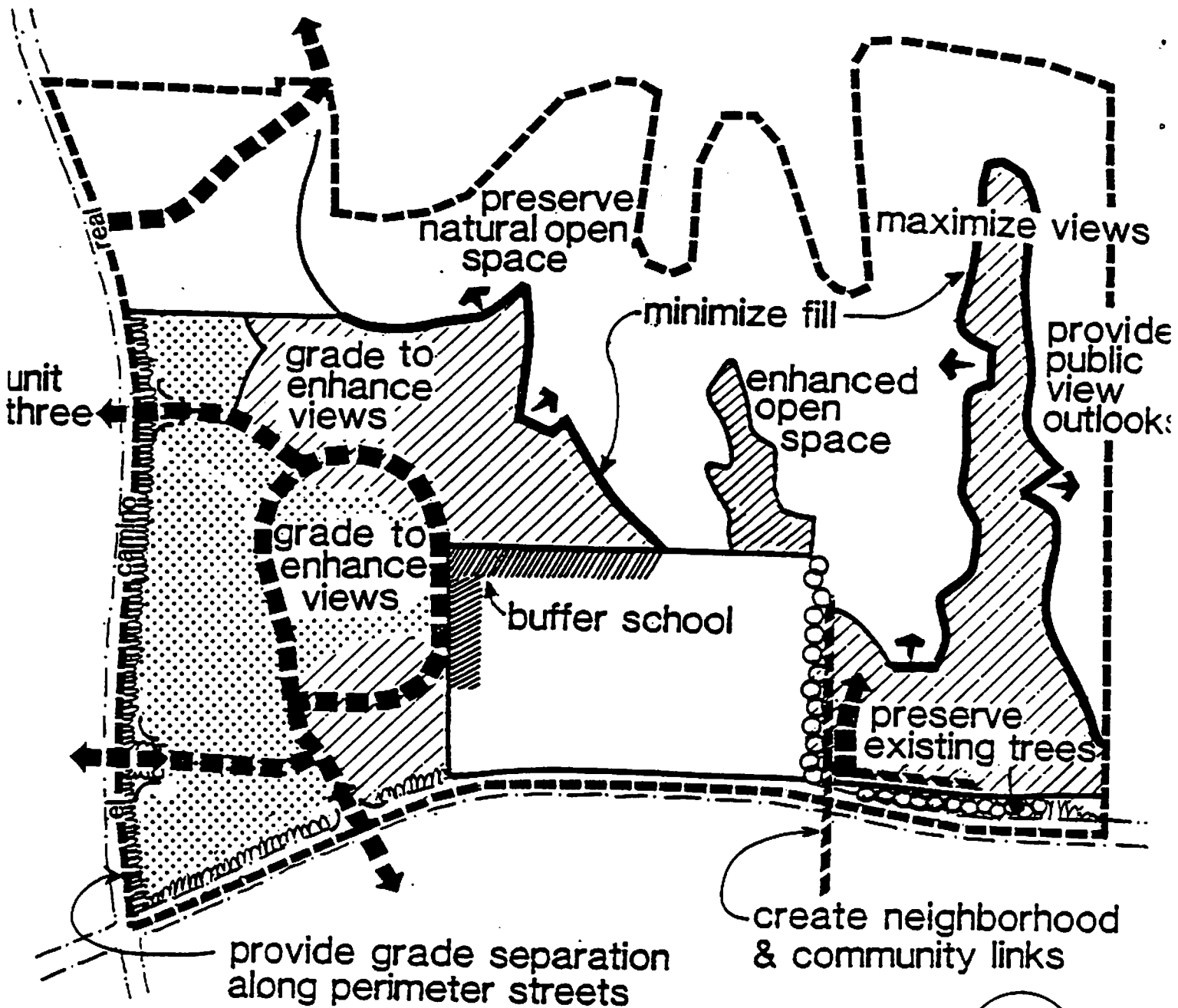
- | | |
|--|--|
| <ul style="list-style-type: none"> --- boundary proposed trunk sewer existing trunk sewer --- existing 12 kv | <ul style="list-style-type: none"> — existing 230/138 kv existing gas line --- existing oil line --- existing water line |
|--|--|








MAJOR UTILITIES

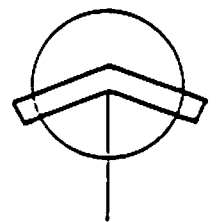


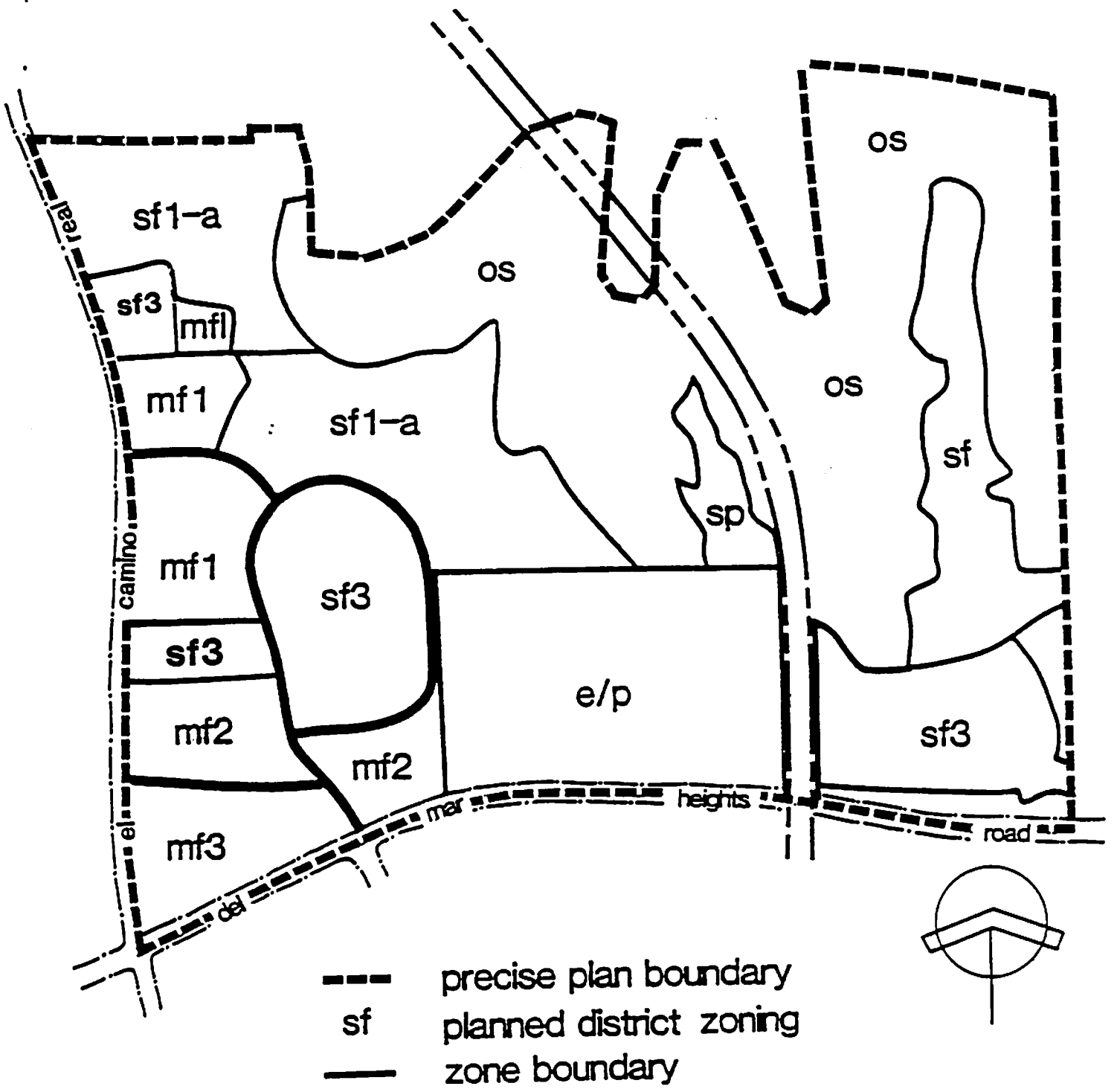
- arterial
- collector
- local
- traffic signal

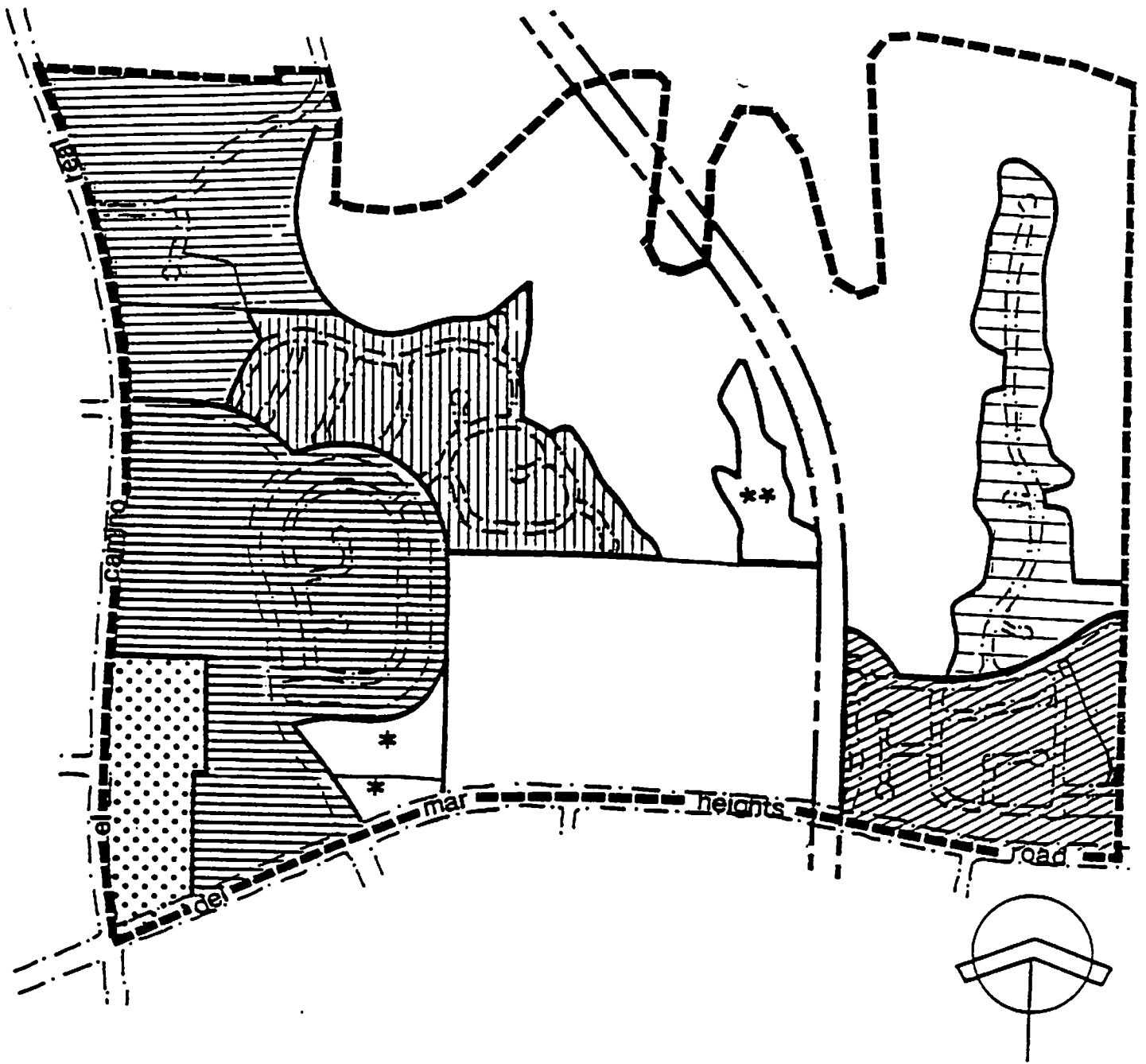
UNIT STREET SYSTEM









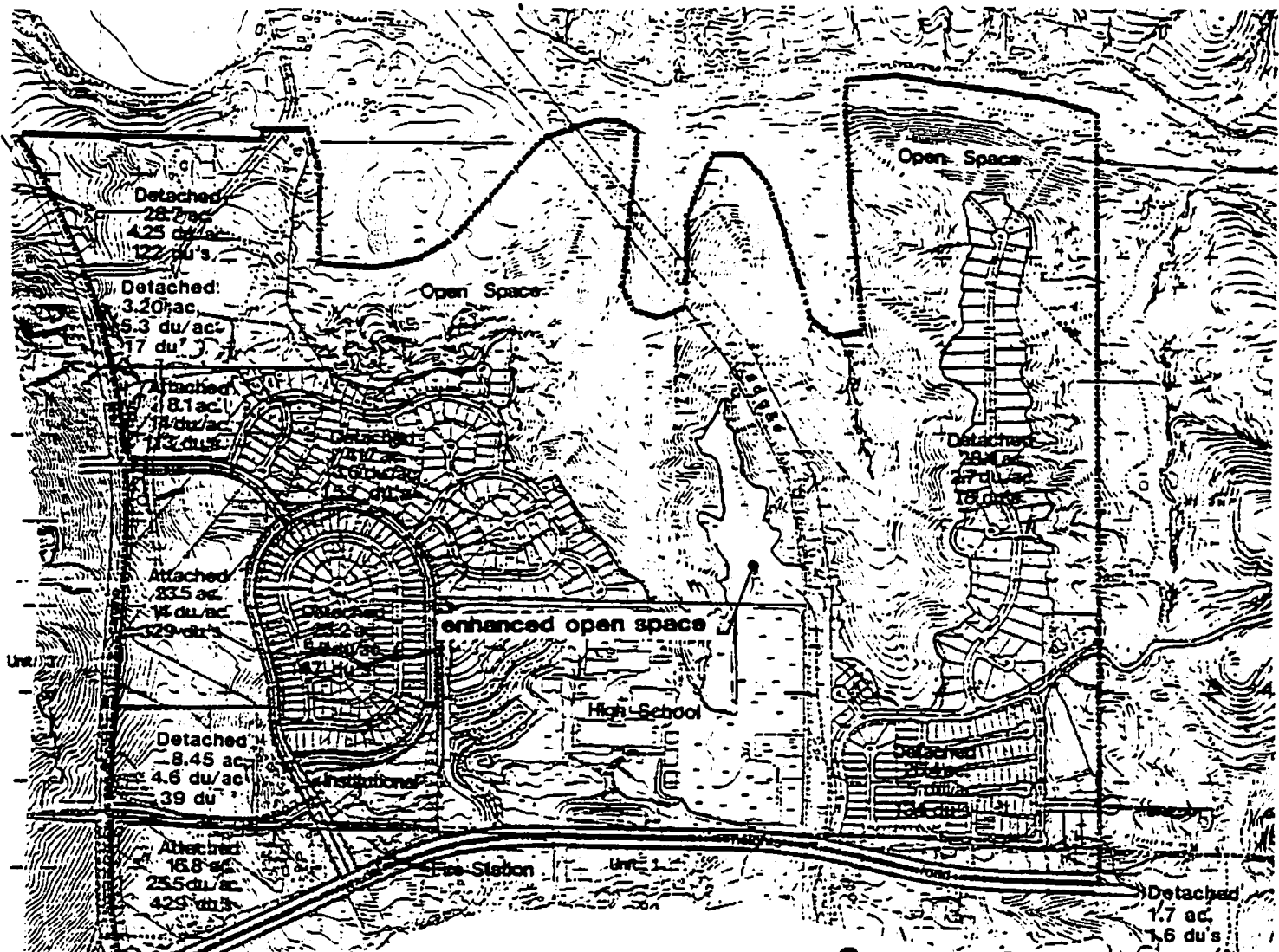
-  "daylight" cuts
-  cut area
-  fill area
-  bike/ped path
-  special parkways
-  "laid-back" entry slopes
-  power line buffer







phase			
	1		5
	2		6
	3	*	construct as needed
	4	**	per agreement



Summary

Legend

- unit 7 boundary
- existing contours
- proposed contours
- major slopes
- utility easements
- bicycle lane
- pedestrian path
- bicycle/ped. path

Land Use	Acres	D.U.'s
detached	162.2	704
attached 6.0 - 14 du's/ac	26.7	355
attached 14 - 29 du's/ac	29.9	699
Total Residential	218.8	1758
high school	60.0	-
fire station	1.7	-
institutional	6.2	-
open space	189.2	-
enhanced open space	7.0	-
primary arterial & collector	18.1	-
Total Plan	501.0	1758

PRECISE PLAN

NORTH CITY WEST: UNIT 7

for:
Pardee
Construction
Company

by:
Project
Design
Consultants

