

# Southeastern San Diego



Community Plan Update

## Community Planning Group Meeting #6

Historic Preservation

Arts and Culture

National Avenue Master Plan

December 9, 2013

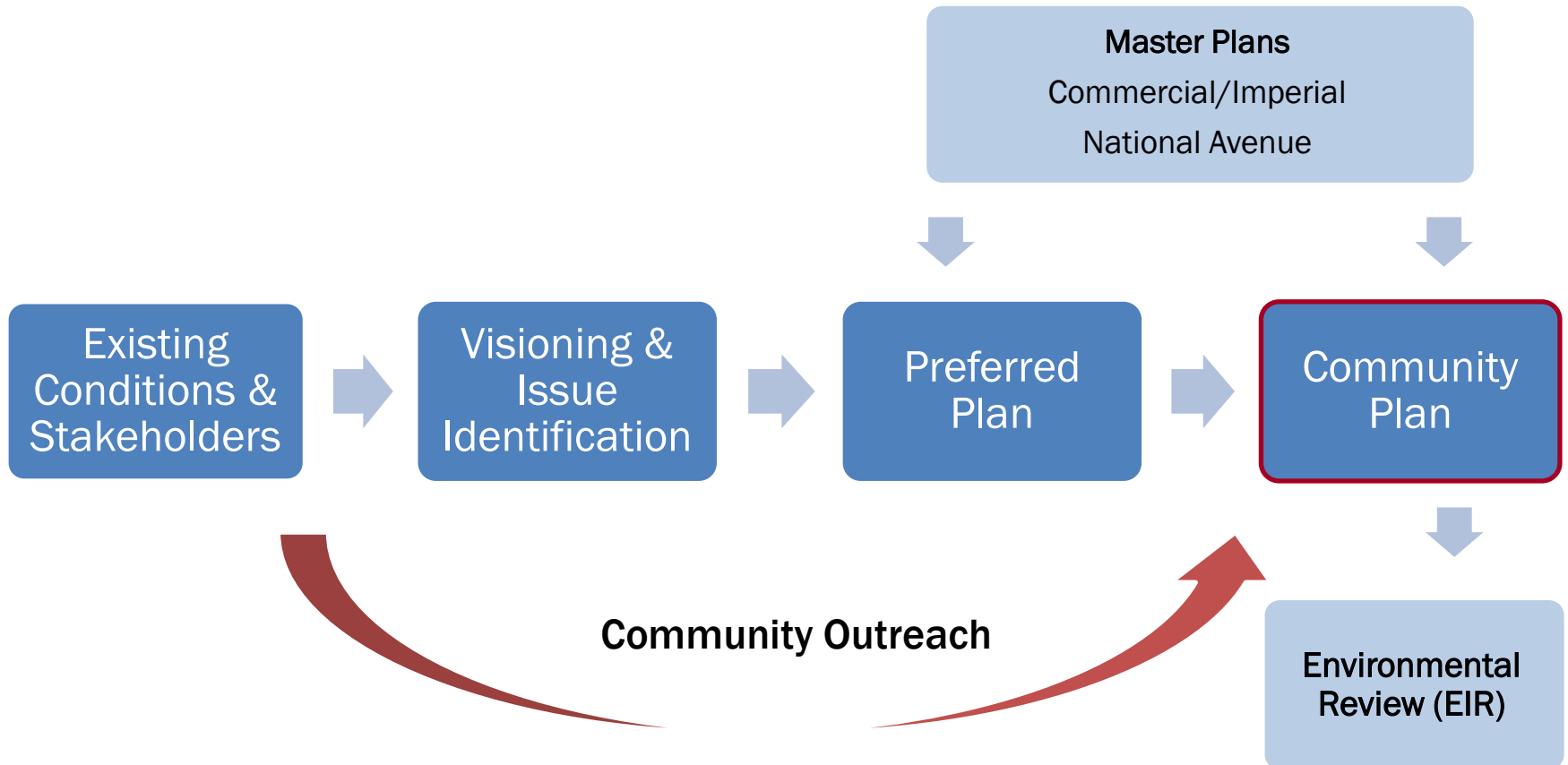
# Agenda

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- 1. Review Sequence for Plan Elements**
- 2. Historic Preservation**
- 3. Arts and Culture**
- 4. Land Use Framework Review**
- 5. National Avenue Master Plan**
- 6. Next Steps**

# Process

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# Sequence of Community Plan Elements

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## **Plan Element – Date of CPG Meeting**

Introduction – October 22, 2013

Land Use – October 22, 2013

Public Facilities & Services – November 19, 2013

Recreation – November 19, 2013

Conservation & Sustainability – November 19, 2013

Economic Prosperity – November 19, 2013

# Sequence of Community Plan Elements

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## **Plan Element – Date of CPG Meeting**

Arts & Culture – December 9, 2013

Historic Preservation – December 9, 2013

National Avenue Master Plan – December 9, 2013

Urban Design – February 2014

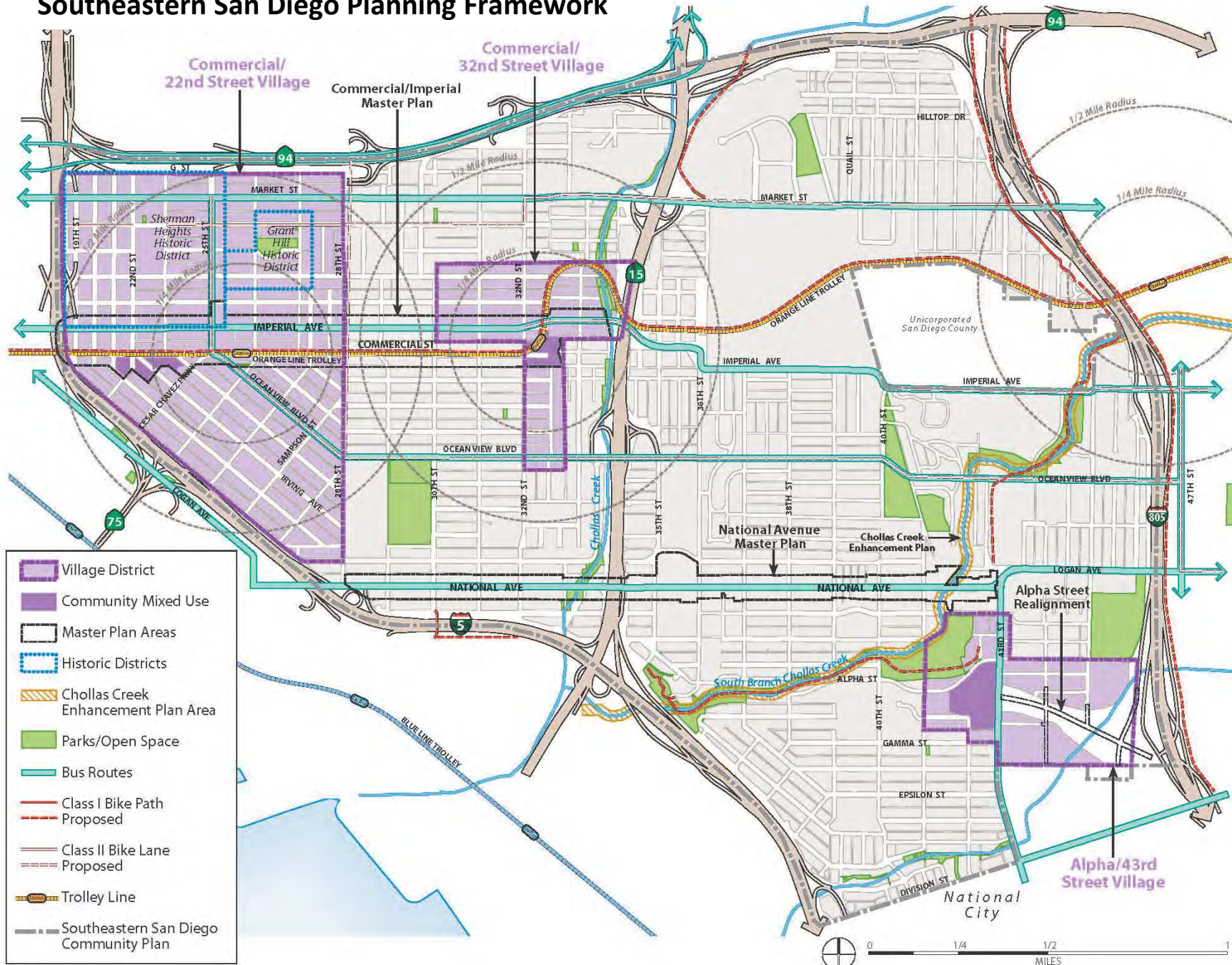
Mobility – February 2014

Implementation – February 2014

***Planning Commission Workshop – December 12, 2013***

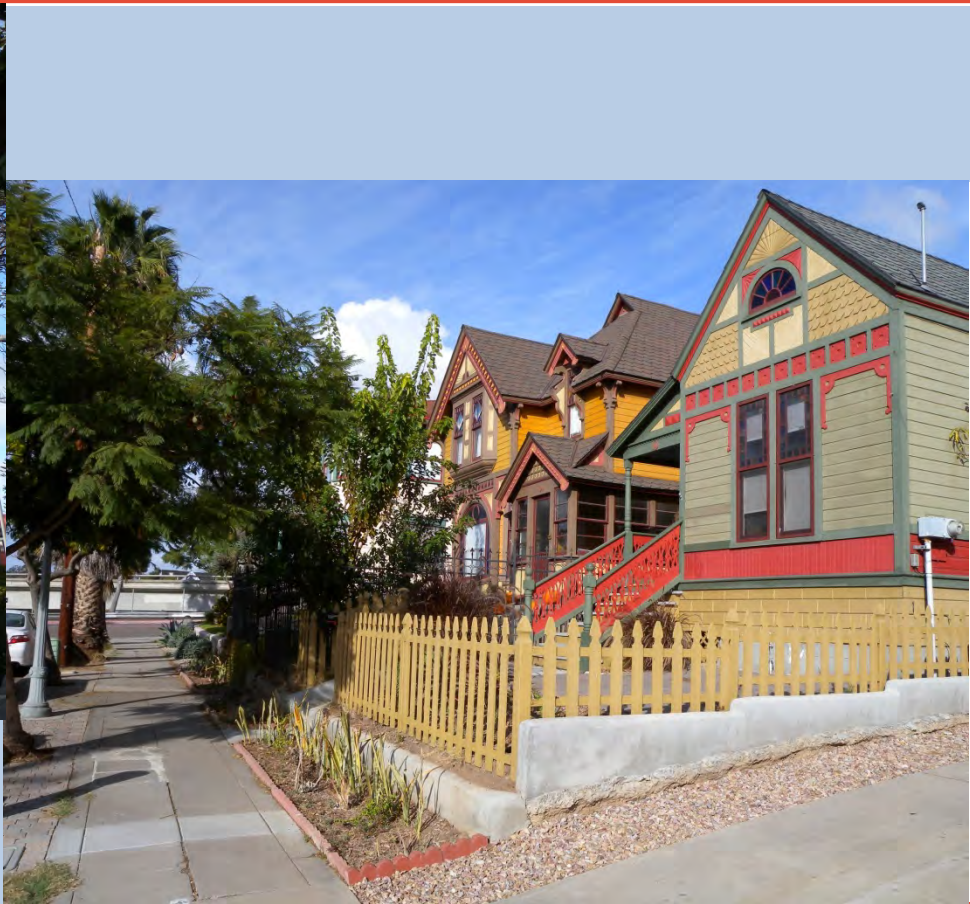
***Community Workshop – January 25, 2014***

# Southeastern San Diego Planning Framework



- Village District
- Community Mixed Use
- Master Plan Areas
- Historic Districts
- Chollas Creek Enhancement Plan Area
- Parks/Open Space
- Bus Routes
- Class I Bike Path Proposed
- Class II Bike Lane Proposed
- Trolley Line
- Southeastern San Diego Community Plan

# Draft Historic Preservation Element for Southeastern San Diego



# Historic Preservation Element Goals

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- **Preservation of significant historical resources**
- **Educational opportunities and incentives to highlight, maintain, and preserve historic resources**

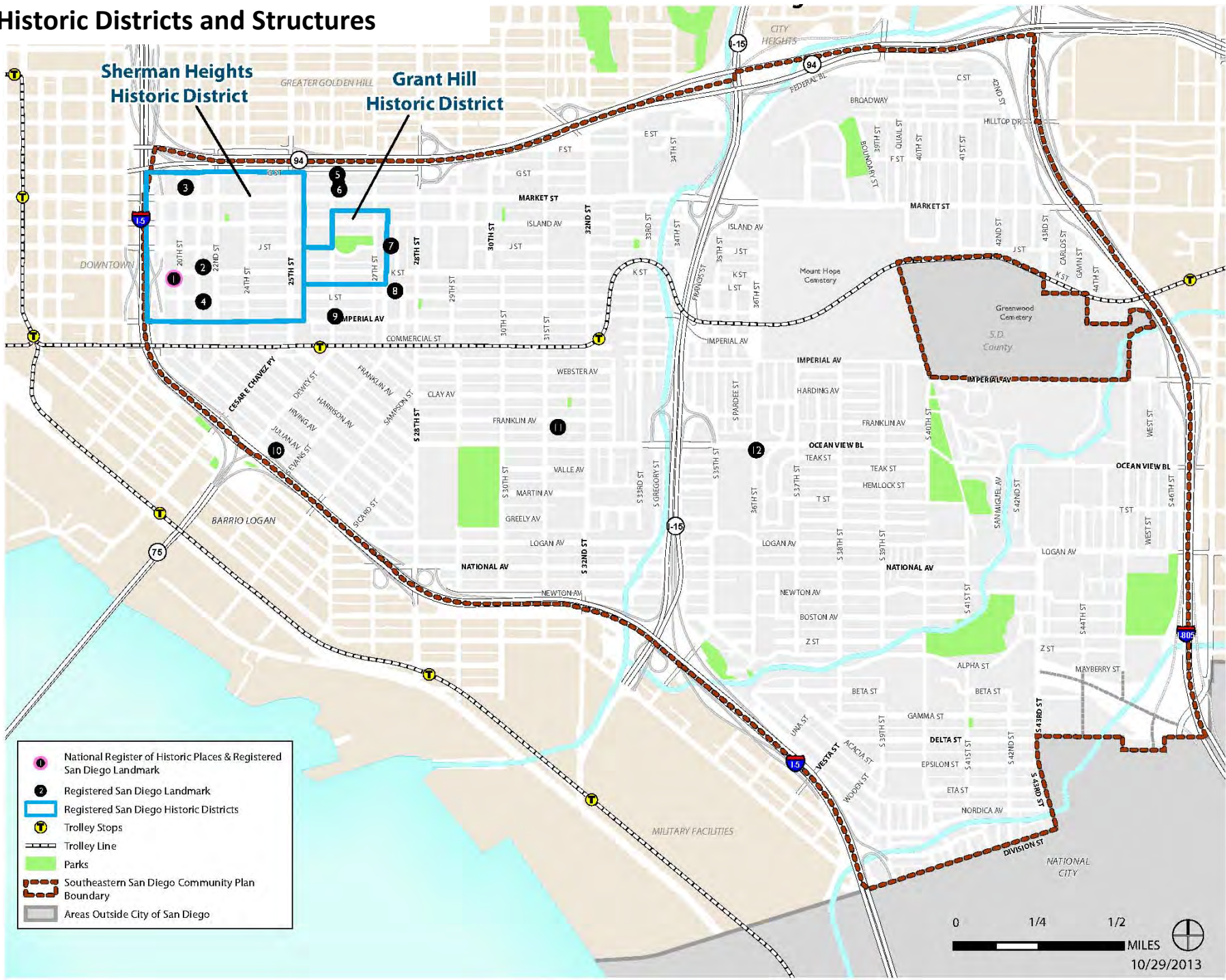


# Historic Preservation Element Topics

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- **Identification and Preservation of Historical Resources**
- **Historic Context**
- **Designated Historical Resources**
- **Potentially Significant Historical Resources**
- **Archeological Resources**

# Historic Districts and Structures

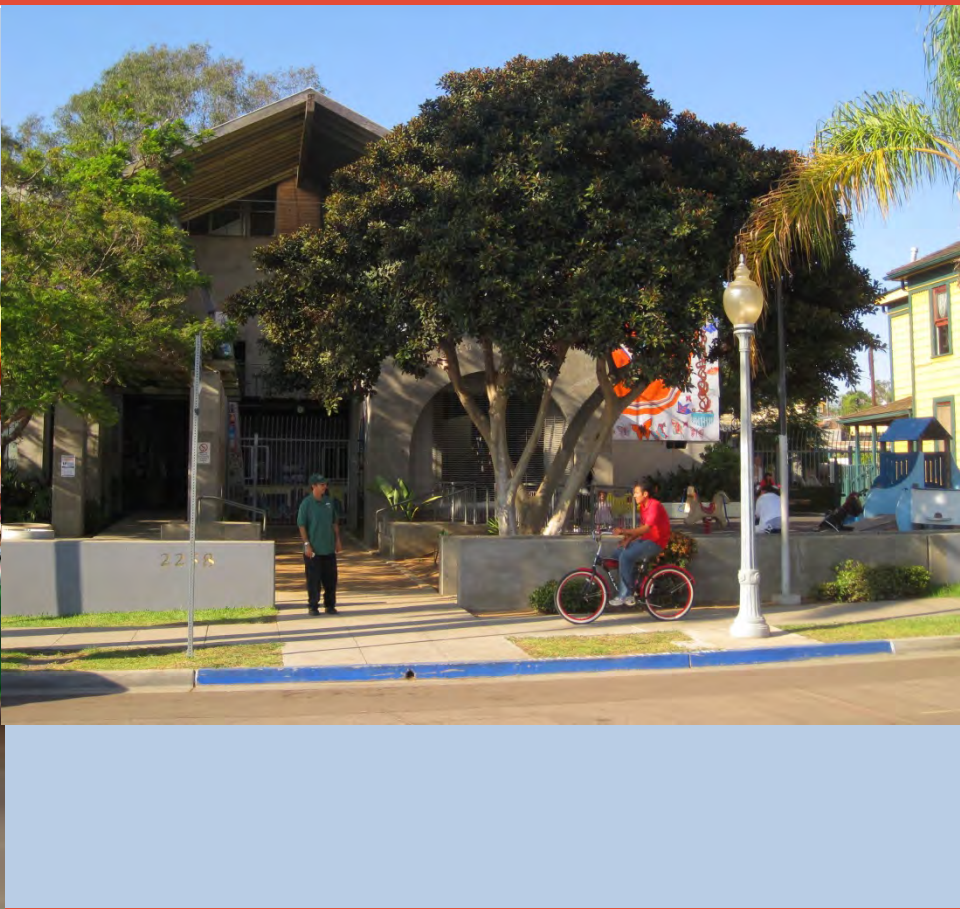


# Historic Districts and Structures

<i>Map ID</i>	<i>Site</i>	<i>Address</i>
National Register of Historic Places		
1	Villa Montezuma	1925 K Street
Registered San Diego Landmarks		
1	Villa Montezuma	1925 K Street
2	Sherman Heights Apartments	2106 K Street
3	Sherman Hearn House	633 20th Street
4	Hollington House	171 21st Street
5	Frank Zinnel House	643 26th Street
6	Newby-Whitney House	629 26th Street
7	Strandlund Family Residence	402 Langley Street
8	Italian Stone Pine	2736 L Street
9	Claus A. Johnson Commercial Building	2602-2608 Imperial Avenue
10	Gorham House	2040-2042 Kearney Avenue
11	Weldon Glasson House (Chateau de Toman)	3139 Franklin Avenue
12	Old Fire Station #19	3601 Ocean View Boulevard
Historic Districts		
1	Sherman Heights Historic District	
2	Grant Hill Historic District	

Source: Page & Turnbull, 2012.

# Draft Arts and Culture Element for Southeastern San Diego



# Arts and Culture Element Goals

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- **Southeastern San Diego as a thriving cultural and arts center**
- **A community culture that promotes local artists and arts-supportive community organizations**
- **A vibrant cultural character enhanced through public art, food, music, and dance**

# Arts and Culture Element Topics

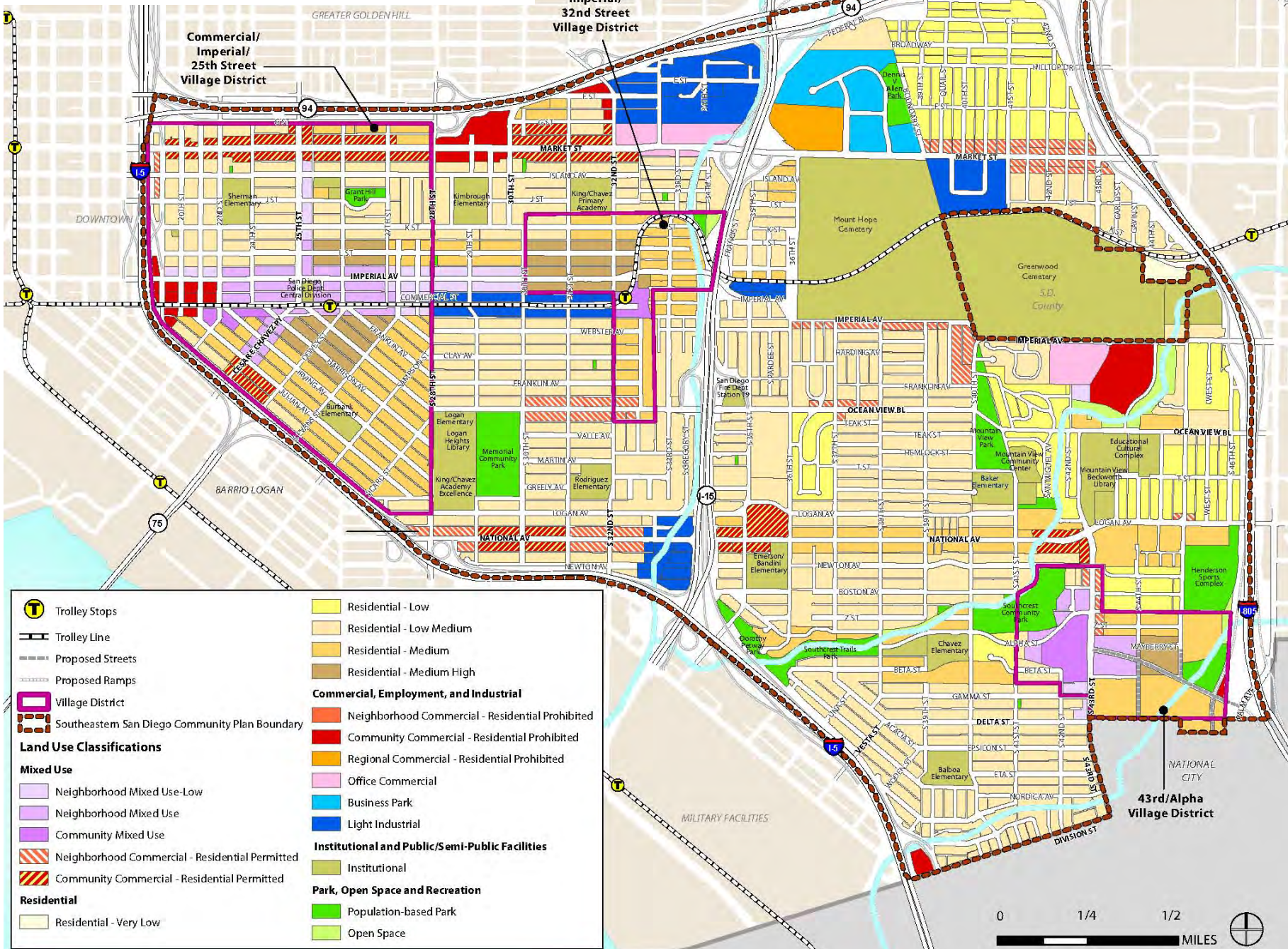
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- **Cultural Character**
- **Public Art**
  - *Arts Programs and Facilities*
  - *Cultural Tourism Opportunities*

# Review of the Land Use Framework for Southeastern San Diego



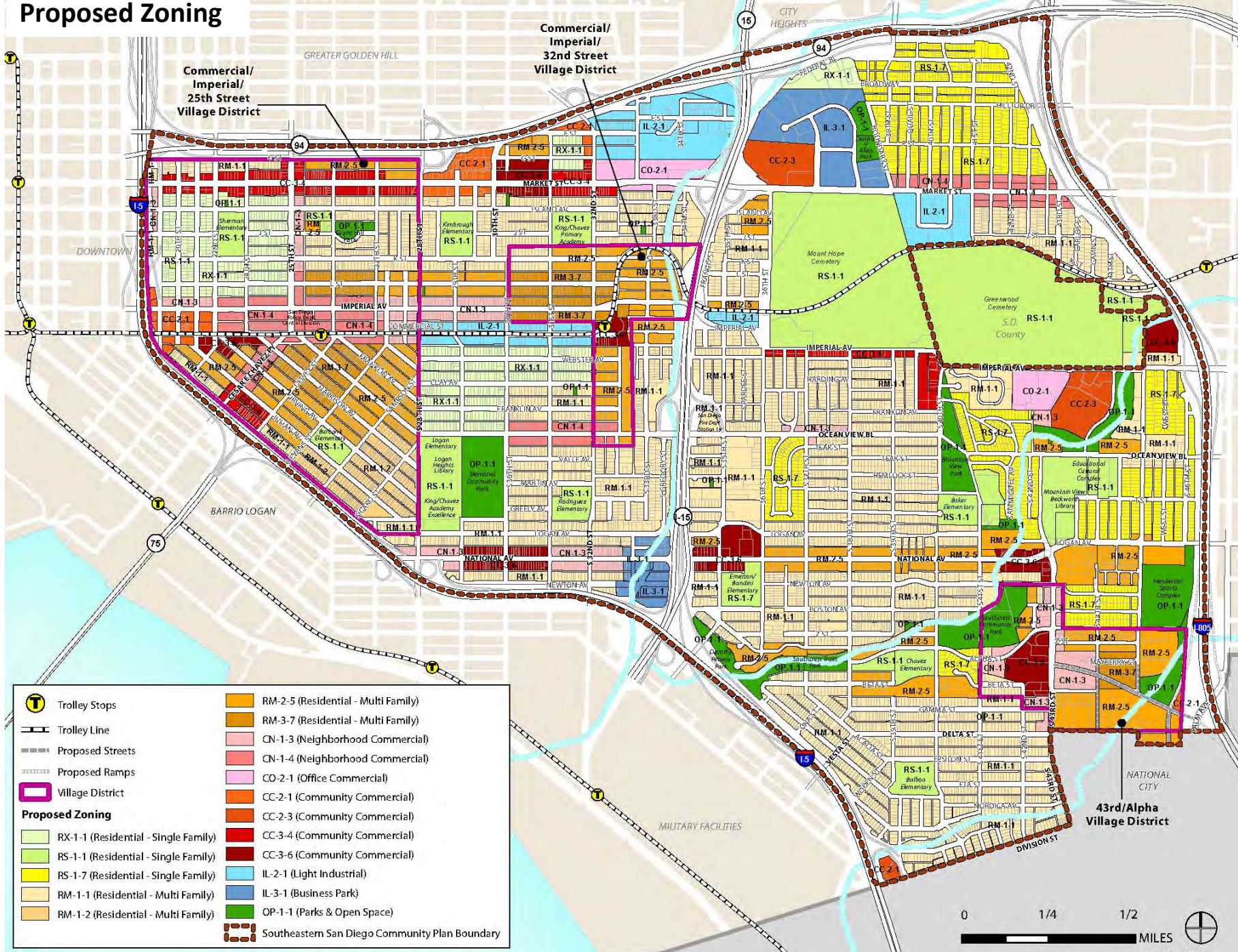
# Proposed Community Land Use Plan



	Trolley Stops		Residential - Low
	Trolley Line		Residential - Low Medium
	Proposed Streets		Residential - Medium
	Proposed Ramps		Residential - Medium High
	Village District	<b>Commercial, Employment, and Industrial</b>	
	Southeastern San Diego Community Plan Boundary		Neighborhood Commercial - Residential Prohibited
<b>Land Use Classifications</b>			Community Commercial - Residential Prohibited
<b>Mixed Use</b>			Regional Commercial - Residential Prohibited
	Neighborhood Mixed Use-Low		Office Commercial
	Neighborhood Mixed Use		Business Park
	Community Mixed Use		Light Industrial
	Neighborhood Commercial - Residential Permitted	<b>Institutional and Public/Semi-Public Facilities</b>	
	Community Commercial - Residential Permitted		Institutional
<b>Residential</b>			Population-based Park
	Residential - Very Low		Open Space

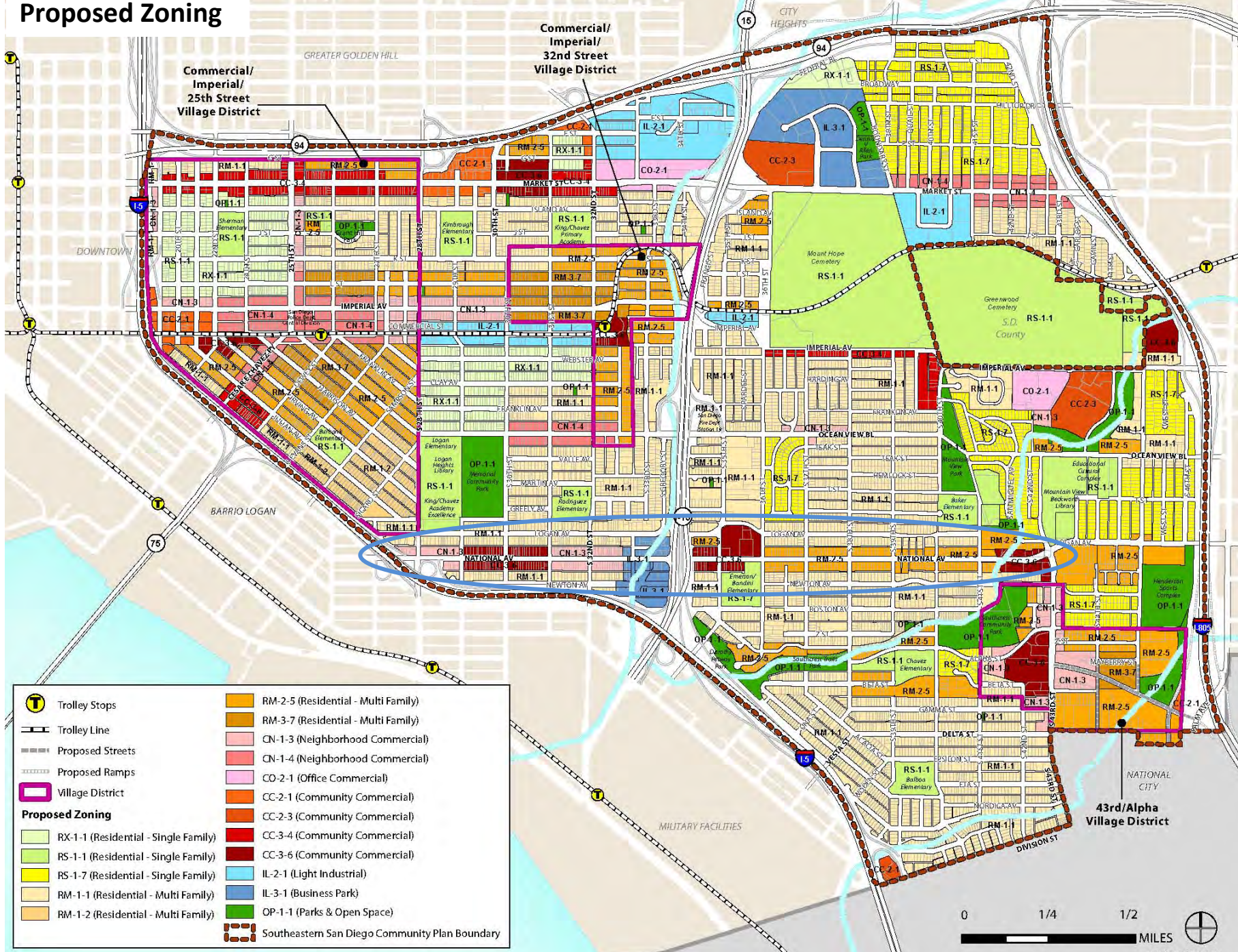


# Proposed Zoning



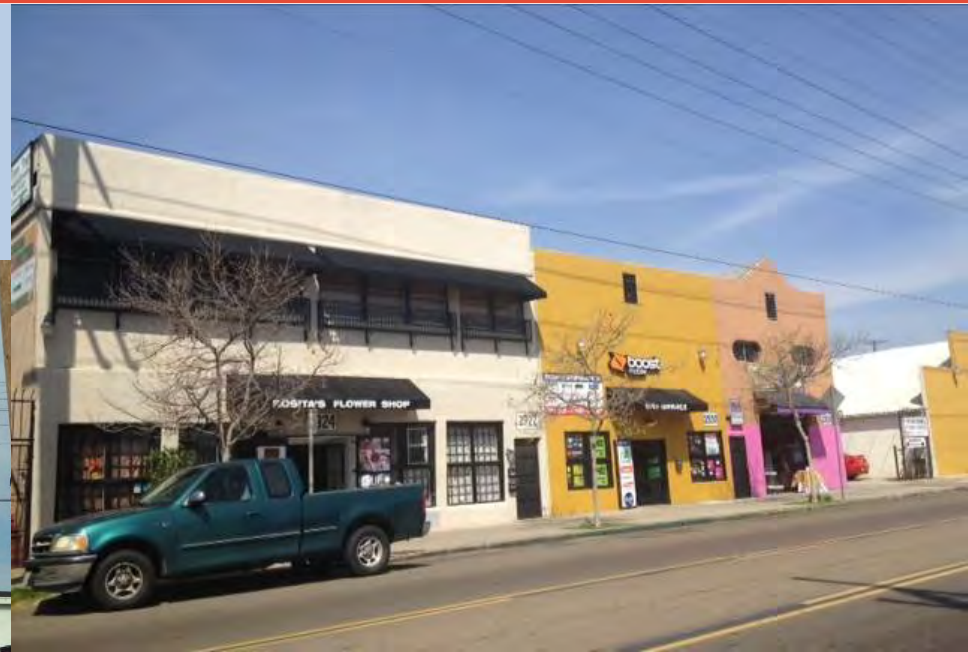
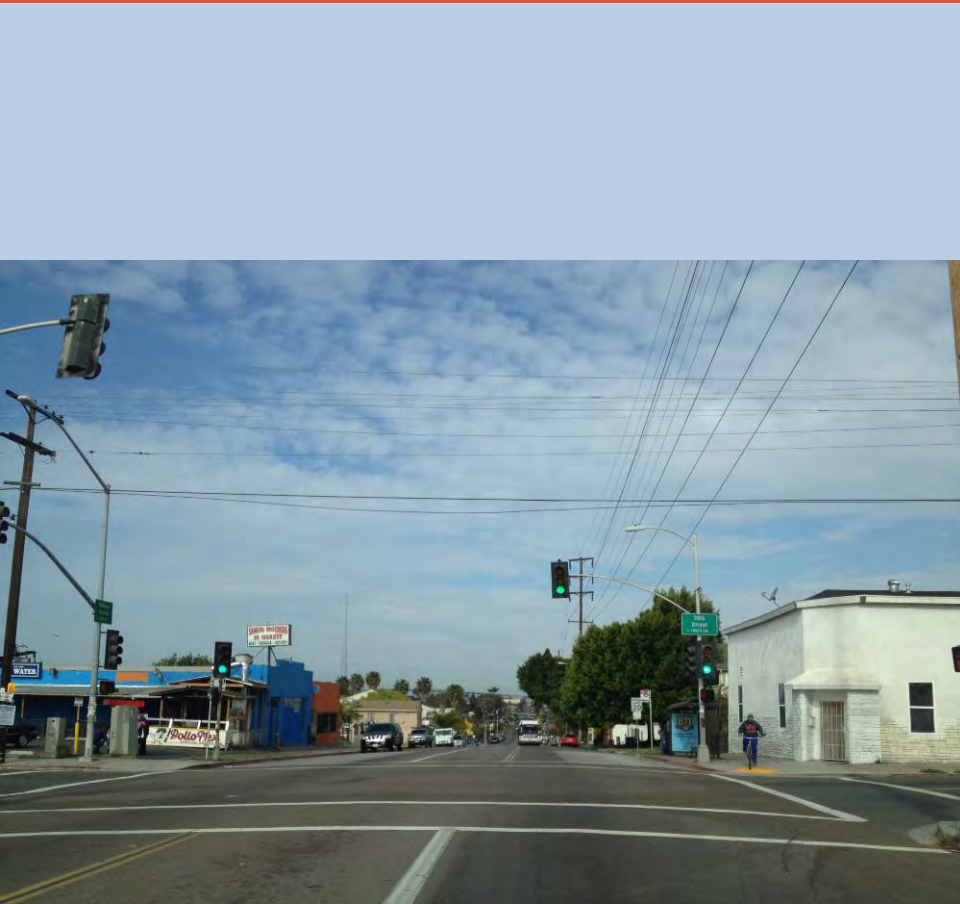
	Trolley Stops		RM-2-5 (Residential - Multi Family)
	Trolley Line		RM-3-7 (Residential - Multi Family)
	Proposed Streets		CN-1-3 (Neighborhood Commercial)
	Proposed Ramps		CN-1-4 (Neighborhood Commercial)
	Village District		CO-2-1 (Office Commercial)
<b>Proposed Zoning</b>			CC-2-1 (Community Commercial)
	RX-1-1 (Residential - Single Family)		CC-2-3 (Community Commercial)
	RS-1-1 (Residential - Single Family)		CC-3-4 (Community Commercial)
	RS-1-7 (Residential - Single Family)		CC-3-6 (Community Commercial)
	RM-1-1 (Residential - Multi Family)		IL-2-1 (Light Industrial)
	RM-1-2 (Residential - Multi Family)		IL-3-1 (Business Park)
			OP-1-1 (Parks & Open Space)
			Southeastern San Diego Community Plan Boundary

# Proposed Zoning



	Trolley Stops		RM-2.5 (Residential - Multi Family)
	Trolley Line		RM-3.7 (Residential - Multi Family)
	Proposed Streets		CN-1.3 (Neighborhood Commercial)
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	RM-1.2 (Residential - Multi Family)		IL-3.1 (Business Park)
	OP-1.1 (Parks & Open Space)		Southeastern San Diego Community Plan Boundary

# Draft National Avenue Master Plan



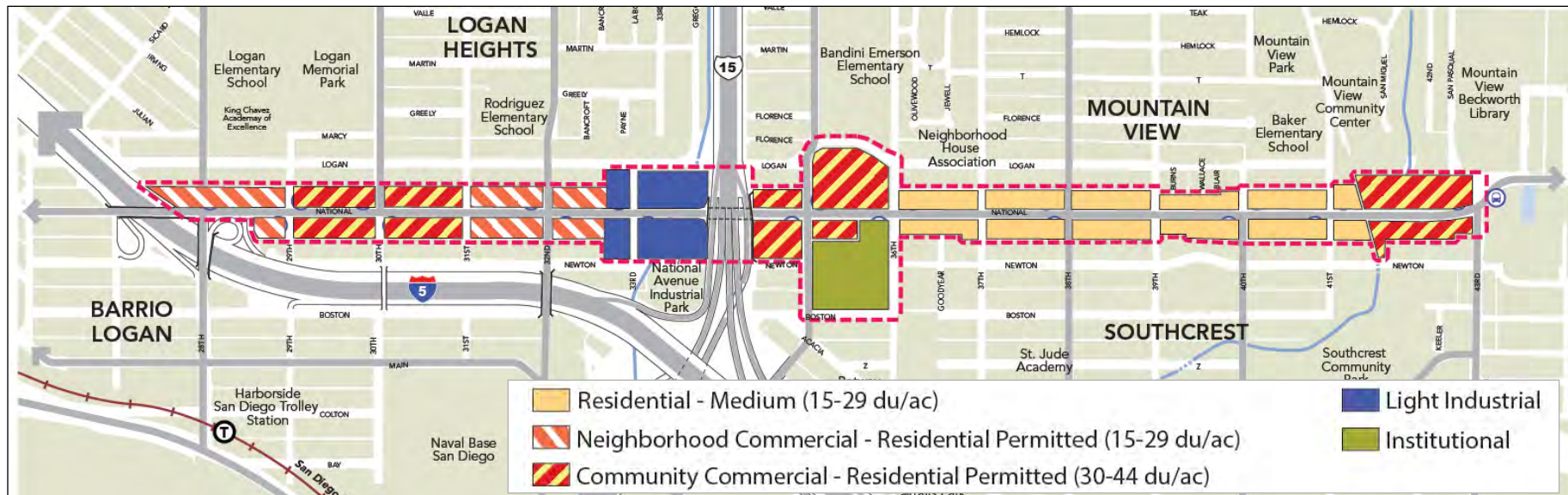
# Draft National Avenue Master Plan

- 1.8-mile segment between I-5 and 43rd Street
- Recommend appropriate mix of land uses and building densities
- Balance the needs of all modes of travel
- Urban design concepts for five focus areas

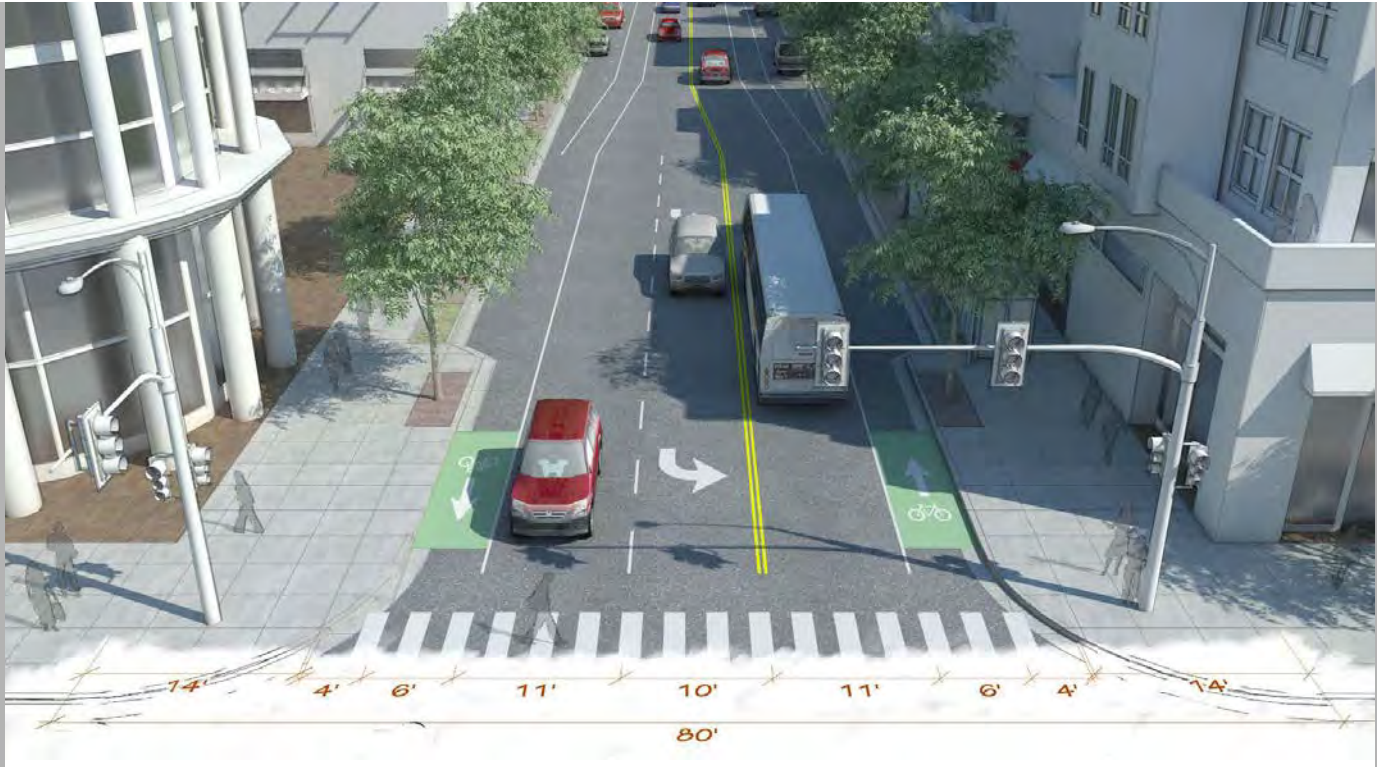


# Land Use Goals and Recommendations

- **The Corridor will provide a mix of land uses that:**
  - *Maintains the existing feel of small block, high density, human scale development*
  - *Allows for a compatible range of neighborhood- and community-serving retail uses*
  - *Complements nearby institutional facilities*
  - *Improves recreation and trail opportunities*



# Mobility Recommendations



# Focus Areas and Urban Design Concepts

- **Five focus areas:**

1. *Community serving commercial uses near 30th Street*
2. *Potential conversion of the industrial park just west of SR-15 into park and recreation uses*
3. *Potential redevelopment of the Otto Plaza shopping center, between 35th and 36th Streets*
4. *Residential uses between 37th and 41st Streets*
5. *Potential redevelopment between 41st and 43rd Streets*



National Avenue Master Plan - Focus Area Key Map

# Focus Area 1

- Community serving commercial uses near 30th Street





# Focus Area 1: Existing Street View East from 31<sup>st</sup> St.



# Focus Area 1: Conceptual Street View



# Focus Area 1: Bird's-eye View





## Focus Area 2a: Existing Street View SE from 33<sup>rd</sup> St.

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# Focus Area 2a: Conceptual Street View



## Focus Area 2b: Existing View East from Newton Ave.



# Focus Area 2b: Conceptual Bird's-eye View





# Focus Area 3

- Potential redevelopment of the Otto Plaza shopping center, between 35th and 36th Streets



## Focus Area 3: Existing Street View East from 35<sup>th</sup> St.



# Focus Area 3: Conceptual Street View

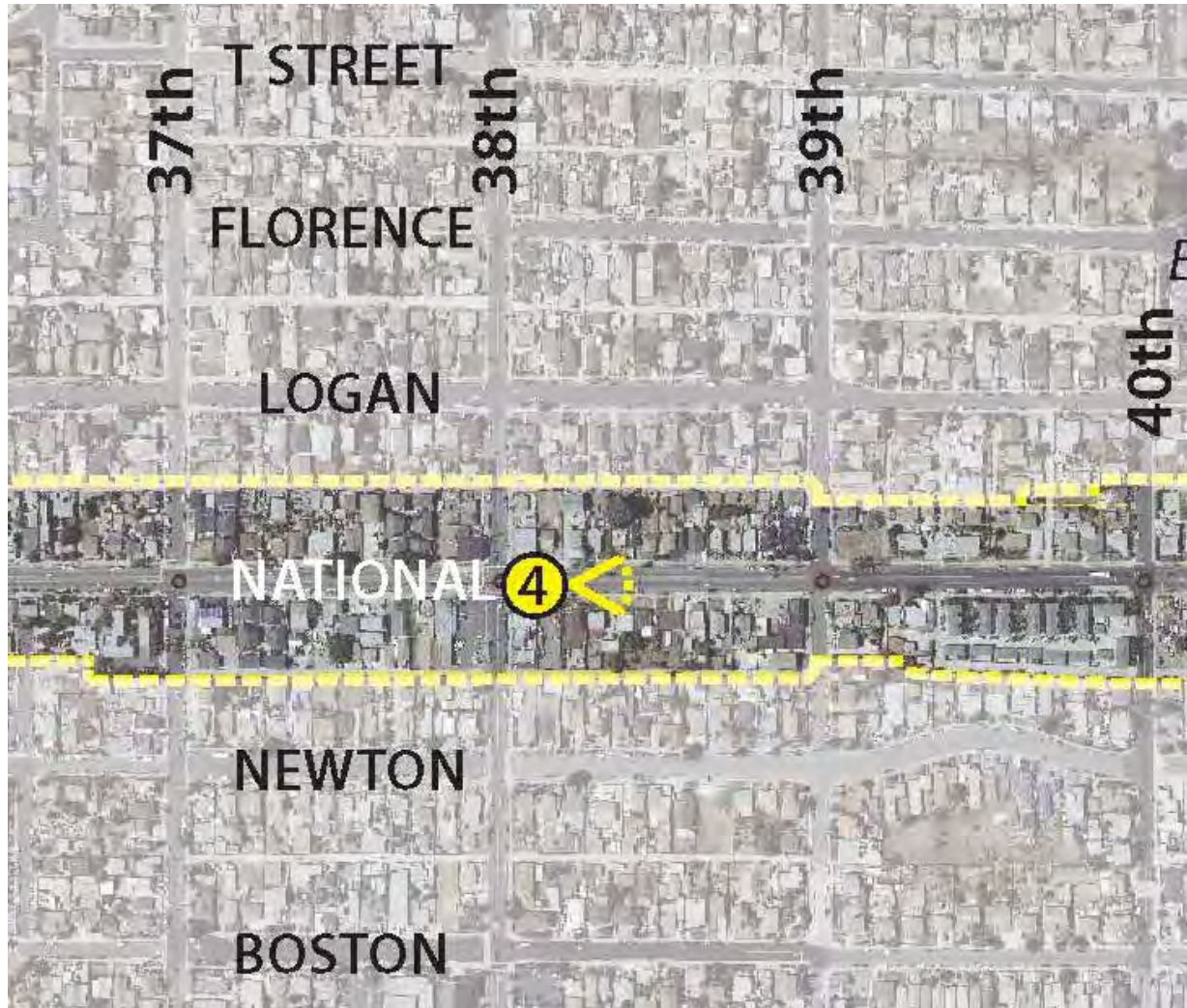


# Focus Area 3: Bird's-eye View



# Focus Area 4

- Residential uses between 37th and 41st Streets



## Focus Area 4: Existing View Between 38<sup>th</sup> & 39<sup>th</sup> St.

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# Focus Area 4: Conceptual Street View



# Focus Area 4: Bird's-eye View





# Focus Area 5

- Potential redevelopment between 41st and 43rd Streets



# Focus Area 5: Existing Street View East at Chollas Creek Bridge (South Branch)



# Focus Area 5: Conceptual Street View



# Focus Area 5: Bird's-eye View



# Discussion

# Next Steps

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- **Feedback form**
- **Sign-up sheet**
- **Website: <http://www.sandiego.gov/southeasterncpu>**
- **Next Elements of the Plan to be drafted and presented:**
  - *Urban Design*
  - *Mobility*
  - *Implementation*
- **Joint Community Workshop: January 25, 2014,  
Sherman Heights Community Center**
- **Next CPG meeting for Southeastern San Diego:  
February 2014**