
OPEN SPACE

EXISTING CONDITIONS

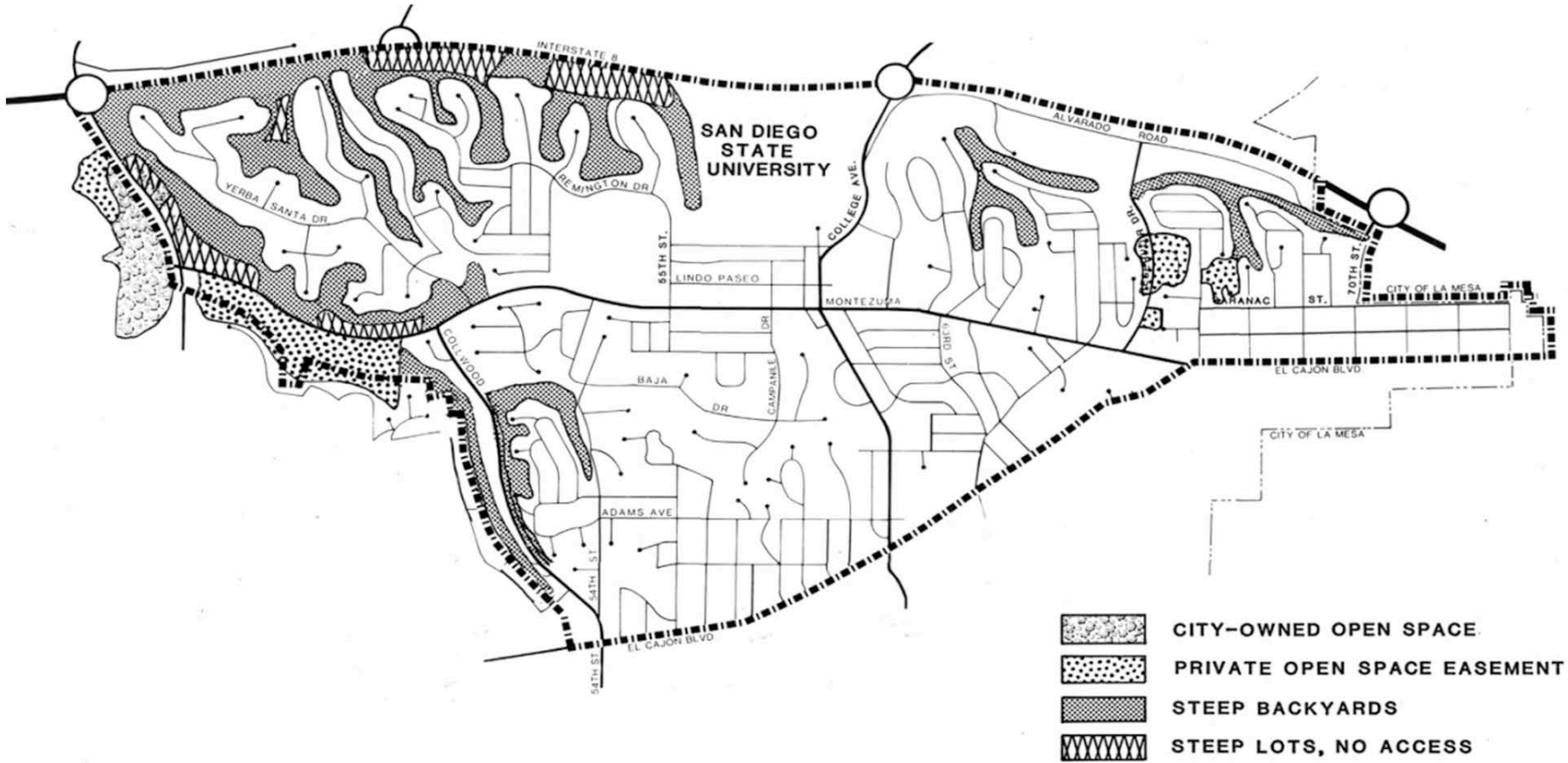
The hillside and canyon topography in the northern and western portions of the community has resulted in development patterns which have left open spaces in the community. All of these open spaces except one City-owned lot are privately owned and are either private open space easements, steep backyard areas, or steep lots for which there is no practical access (see **Figure 20**). The one dedicated City-owned open space lot is located just east of Fairmount Avenue. Adjacent to the community, west of Fairmount Avenue, is a larger City-owned open space area. A privately owned open space easement located south of Montezuma Road occupies priority number 59 on the City's open space retention list. Most of these areas are zoned for very-low residential development of one dwelling unit per acre (R1-40000 zoning) with Hillside Review Overlay zoning, while still other areas are zoned for low-density residential development of up to nine dwelling units per acre (R 1-5000 zoning) with HR overlay zoning.

Those areas which are highly visible from public rights-of-way, especially from I-8, Fairmount Avenue/Montezuma Road and Collwood Boulevard are designated as open spaces in the community. Also designated as open spaces are those areas zoned for very-low residential development within Hillside Review Overlay zoning which are part of a canyon system. These areas are principally the backyard areas of lots in the Alvarado Estates neighborhood. Limited development is permitted in all of these designated open space areas, but whatever development does occur must be designed to fit onto the existing topography of the site and preserve the majority of the existing vegetation. Development must, in other words, fit the site rather than altering the site to accommodate development.

RECOMMENDATIONS

1. Rezone the property shown on **Figures 23A** and **23B (Implementation Element)** into the R1-40000 and Hillside Review Overlay Zones.

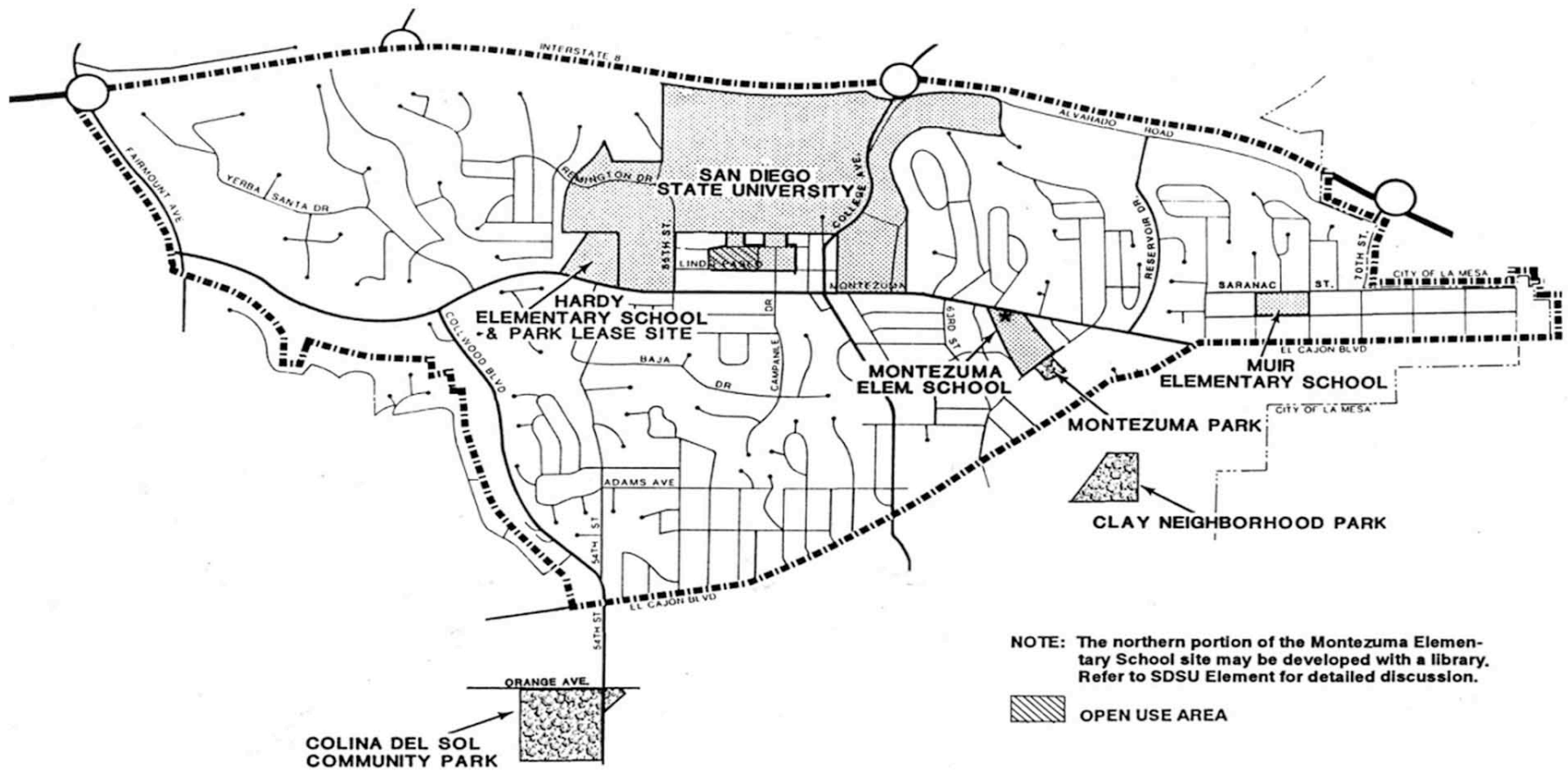
Those areas proposed for rezoning are highly visible from I-8 or Collwood Boulevard. These rezonings will help to preserve the native hillsides bordering three heavily traveled transportation corridors.



Designated Open Space **20**
College Area Community Plan **FIGURE**



2. Require that all new development in designated open space areas meet the criteria of the Hillside Review Overlay Zone which generally requires projects to:
 - a. Cluster development on level, less sensitive portions of the site, in areas close to access points.
 - b. Minimize grading while at the same time contouring man-made slopes to replicate adjacent undisturbed slopes.
 - c. Phase grading and revegetated man-made slopes promptly with City-approved erosion control vegetation to prevent erosion and runoff damage.
 - d. Incorporate structure and site design which avoids construction of traditional building pads.
 - e. Use native and/or drought tolerant plants in revegetation programs.
 - f. Maintain view corridors between public rights-of-way and open space areas shown on **Figure 20**.
3. Development along the northeast side of Fairmount Avenue and Montezuma Road should not take access from either Fairmount Avenue or Montezuma Road. Any new development should adhere strictly to the Hillside Review Overlay Zone development guidelines, with development clustered at the top of the slopes, close to Palo Verde Terrace or Yerba Santa Drive. The density and design of any new development should be compatible with surrounding development and should occur only through a Planned Infill Residential Development Permit.



NOTE: The northern portion of the Montezuma Elementary School site may be developed with a library. Refer to SDSU Element for detailed discussion.

 OPEN USE AREA



Parks and Recreational Facilities

College Area Community Plan

21
FIGURE