



## Land Use

- 2.1 PHYSICAL ENVIRONMENT
- 2.2 LAND USE FRAMEWORK

## Introduction

The main purpose of the Land Use Element is to guide the future growth and development of the community through the appropriate distribution of land uses. As an integral part of the City's General Plan Land Use and Community Planning Element, this plan applies a range of land use designations within the context of the Golden Hill community.

Golden Hill is a community with an established land use pattern that is expected to remain, and with some refinements as a result of this plan, continue to evolve incrementally. Golden Hill's established geographic relationship due to its proximity with Balboa Park, Downtown San Diego, and other older neighborhoods with similar long-standing history will continue to

provide surrounding context, and, where feasible, these relationships will be enhanced through land use refinements, mobility

improvements and better urban design practices. Residential neighborhoods are expected to remain largely stable, thus maximizing opportunities to re-use the existing housing stock as vacant and underutilized sites for new development are

limited. Working with the advantages of these neighborhoods will provide an anchor for community betterment. The community's commercial areas have more capacity to accommodate new developments as well as continued re-use and new adaptations of existing buildings. Commercial business improvement is expected to result in a visible manifestation of the community's economic vitality.

## 1988 GOLDEN HILL COMMUNITY PLAN

The previous community plan provided key land use recommendations that are carried forward with this plan with added refinement or emphasis. These include preservation of single-family and low density neighborhoods, clustering higher residential densities along the Broadway corridor (with the addition of a proposed density reduction), preservation of open space, revitalization of commercial districts, and updating zoning regulations.

## LAND USE ELEMENT GOALS

- Opportunities for incremental development and re-use of existing buildings within the existing land use framework.
- A balanced mix of land uses suitable for a diverse population.
- A variety of housing types for all age, income, and social groups.
- Historic character and scale retained within single-family and low density neighborhoods.
- Multi-family development that does not detract from its surrounding neighborhood.
- Active commercial districts with a unique, local ambiance that serve as community activity areas.
- Undeveloped canyons preserved as open space.
- Social equity and environmental justice considerations reflected in decisions involving land use planning, public facilities, transportation and environmental protection.

## GENERAL PLAN CROSS-REFERENCE TABLE

The City of San Diego General Plan establishes citywide policies to be cited in conjunction with a community plan. Policies may also be further referenced, emphasized or detailed in a community plan to provide community-specific direction. General Plan Conservation Element policies particularly significant to the Golden Hill community are listed by their notation in the cross reference Table 2-1.

## 2.1 Physical Environment

### PHYSICAL CONTEXT

Similar to other developed communities, Golden Hill’s overall physical structure reflects its geography, historic development patterns and social evolution. The community is built upon a series of marine terraces and canyon landforms similar to other communities that border downtown. This pattern provides a series of panoramic views as well as more intimate, revealed views of neighborhoods from locations throughout the community. Flatter areas provide a meaningful contrast offering more of a secluded feel as well as locations conducive to accessible commercial districts. The historic street and subdivision pattern provides subtle variations to the development form that contribute to the distinctiveness of the community. Balboa Park

**TABLE 2-1: GENERAL PLAN RELATED LAND USE TOPICS AND POLICIES CROSS REFERENCE**

Community Plan Topic	General Plan Policy
Community Planning	LU-C.4
Airport Compatibility	LU-D.1 – LU-D.3, LU-D.6, LU-D.7, LU-D.8 – LU-D.11, LU-D.12 – LU-D.14
Balanced Communities	LU-6.1 – LU-6.10
Environmental Justice	LU-H.1 – LU-H.7
Mixed-Use and Commercial Areas	LU-I.1 – LU-I.16
Office and Business Park Development	UD-C.1 – UD-C.3, UD-C.5
Public Spaces and Civic Architecture	UD-C.1, UD-C.5 and UD-E.1
Non-Base Sector Employment Uses	EP-E.1
Commercial Land Use	EP-A.6 – EP-A.9
Business Development	EP-B.1 – EP-B.16
Visitor Industries	EP-F.1 – EP-F.4, EP-I.1 – EP-I.4
Land Use Noise Attenuation	NE-E.1-5

provides an important interface with the neighborhoods by providing places for recreation, social interaction and connection with open space.

The negative effects on existing urban neighborhoods from the mid-twentieth century federal and state freeway construction era have factored into the land use and social evolution of the Golden Hill community. The community is bounded by three freeways leaving only access to the north unimpeded. While these effects have been reduced by more recent community investment, the freeways will continue to function as fixed barriers with limited permeability. The freeways are also a primary source of air and noise pollution with the potential to affect public health. These associations are diminished with distance from the pollution source. Portions of the community are also affected by aircraft noise arriving and departing at San Diego International Airport.



*Panoramic views are common from public vantage points due to the community’s sloping topography.*

## EXISTING LAND USE

Golden Hill is an urbanized community consisting of approximately 745 acres (inclusive of streets and freeway right-of-way). Golden Hill is predominantly a residential community with commercial and institutional uses providing a support function, although more recently commercial businesses attract from a broader area. This pattern will continue under this plan. The community has very little vacant land so new development opportunities will involve redevelopment or reuse of existing sites.

## PLANNED LAND USE DISTRIBUTION

Figure 2-1, the Golden Hill Planned Land Use Map, and Table 2-2 provides a general guide to land use distribution and diagrammatic illustration of land use policies, including allocation of residential density. The map is also intended to guide development at the project level.

However, designation of a site for a certain use and intensity does not necessarily mean that the site will be built out within the horizon of this plan.



Reconfigured streets can provide neighborhood gathering areas - Grape Street Square is shown here.

## LAND USE INTENSITY

Land use intensity is related to the specific type of use as well as the materialization of a particular use (or multiple uses) within a developed or built form. A generalized description of land use categories is provided in Table 2-3, Golden Hill Land Use Designations. Each land use designation also contains quantifiable standards of building intensity. Zone designations are used where specific use and development standards correlate to the applied zoning program.

## POPULATION CHARACTERISTICS

Future population can be estimated based upon the number of dwelling units expected to be achieved with the application of planned land uses and development intensity. As of January 2013, there were 7,284 dwelling units in the community with a total population of 15,842, including 410 persons living in group housing. Dwelling units are expected to increase to 8,628 during the horizon of this plan. The community is estimated to have a future population of 22,085.



The design of these traditional apartments provides a more intense land use at a more human scale.



**POLICIES**

- LU-1.1** Provide a variety of land use types suitable for a predominantly residential community.
- LU-1.2** Protect public health by evaluating the effects of noise and air pollution from airport operations and freeway traffic on community land uses and reduce, or eliminate where feasible, impacts on sensitive land uses (including housing, schools and outdoor athletic areas) through appropriate buffers, barriers and construction measures.

**2.2 Land Use Framework**

**RESIDENTIAL**

Residential land use forms the basis of most communities including Golden Hill and is inherent in the desire of many people to live uninterrupted by adverse environmental quality considerations such as noise, air pollution and visual character effects that are often more prevalent with other land uses. The age, type and tenure of the community’s housing stock allows for a wide range of income and lifestyle choices. There is a wide variety of housing types largely due to the relatively long pre-World War II building period as well as a sustained period of apartment construction during the latter half of the 20th century reflecting various trends in building densities, unit configurations and provision of amenities. Pre-war housing often features a higher level of craftsmanship and includes single-family homes with a broad range of sizes, and duplexes and apartments at an appropriate scale for their neighborhood or where they can feature prominently on corner lots. Post-war housing is largely multi-family and reflects modernist principles of efficient use of space, minimal ornamentation and greater accommodation of the automobile. Versions that did not involve lot assembly give an illusory sense of single-family scale although this is often overshadowed by the loss of landscaping and sidewalk comfort due to wide driveways and parking previously allowed within front yards.

**TABLE 2-2: GOLDEN HILL LAND USES**

General Plan Land Use Category	Acres
Commercial, Employment, and Retail	22
Industrial Employment	---
Institutional and Public and Semi-Public Facilities	9
Park, Open Space, and Recreation	53
Residential	371
Roads, Freeways, Transportation Facilities	291
Vacant	---
<i>Total Acreage</i>	<i>745</i>
<i>Total Acreage (excluding roads etc.)</i>	<i>457</i>

In general, the southern and western ends of the Planning Area are characterized by a more diverse built environment, while the northeastern section – which encompasses South Park – has retained a cohesive collection of the community’s early housing. Most of the homes have also retained their traditional architecture and human scale. Preserving the integrity of these neighborhoods from development that is out of scale is therefore highly important.

The concentration within the community of group housing for medical treatment and rehabilitation was addressed in the 1988 Community Plan through recommendations aimed at preventing the duplication and provision of social services within the community. While these facilities may have attributes similar to institutional and/or commercial service uses, they also function primarily as residential uses. Federal law prohibits placing different use, occupancy and development restrictions on group housing from other housing tenures within the same zone. Providers of group housing are encouraged, however, to voluntarily manage the outward appearance and effect of their facilities to be compatible with their surrounding neighborhoods.



**TABLE 2-3: GOLDEN HILL LAND USE DESIGNATIONS**

General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Intensity	
				Residential Density (dwelling units/acre)	Floor Area Ratio (FAR)
Park, Open Space, and Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	0-1	Limited <sup>1</sup>
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan.	None	Limited
Residential	Residential - Low	None	Provides for single-family housing and limited accessory uses.	1 - 9	Varies by Zone
	Residential - Low Medium	None	Provides for both single-family and multi-family housing.	10 - 15	0.75 FAR
	Residential - Medium	None	Provides for both single-family and multi-family housing.	16 - 29	Varies by Zone
	Residential - Medium High	None	Provides for multi-family housing within a medium-high-density range.	30 - 44	1.80 FAR
Commercial Employment, Retail & Services	Neighborhood Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed only within a mixed-use setting.	0-29	1.00 FAR/ 1.75 <sup>2</sup>
	Community Commercial	Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed only within a mixed-use setting.	0-29	1.00 FAR/ 1.50 <sup>2</sup>
				0-44 <sup>3</sup>	1.80 <sup>3</sup> FAR
Institutional, Public and Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, park-and-ride lots and government offices.	None	Varies <sup>4</sup>

1 Refer to Community Plan LUE Policy 2.17, CE Policies 2.1 & 2.2, General Plan Conservation Element Policy CE-B.1.2.

2 Maximum FAR available with residential mixed-use.

3 Maximum density and FAR allowed through incentive zone program.

4 Refer to Land Use Element Policy 2.14 and Municipal Code Use Permit Regulations.





## City Operations Yard (20th & B)

The portion of the City's 'operations yard' within the Golden Hill Community is designated for multi-family development with a neighborhood-serving commercial component, while the portion within Balboa Park is identified by the East Mesa Precise Plan for the development of the Pershing Recreation Complex, a multi-use sports park. The operations yard could be relocated in the future to allow development of the recreation complex making the site within Golden Hill available for development that could potentially help fund this relocation.

An approximately 6.8-acre area within Golden Hill is designated as Residential Medium High density (30-44 du/acre). This will allow development of between 204 to 300 multi-family dwelling units. The existing office building fronting B Street should be re-configured as a mixed-use building with retail/commercial services uses on the ground floor and office or residential uses above. If this is not feasible, ground floor retail/commercial services should be provided as part of any new development. Commercial uses shall not exceed 10,000 square feet and be implemented by the Community Plan Implementation Overlay Zone to apply specific CN zone uses (also refer to Section 11, Implementation). Design requirements for future development, including provision of onsite open space, are contained in the Urban Design Element.



## Delevan Drive

Delevan Drive is designated for residential development yet is developed with industrial and commercial properties. The businesses in this area are also desirable economically for their local manufacturing and distribution employment opportunities.

However, the area's isolation due to the freeway creates undesirable commercial traffic along C Street affecting the surrounding residential neighborhood and school. The 1988 Community Plan designated this area for residential use yet this area has not redeveloped residentially. This also may not be the best location for additional housing due to adverse effects from the adjacent freeway. Traffic calming measures and better pedestrian facilities may be the most realistic solution to address traffic concerns if this area does not redevelop residentially.



*The commercial area along Delevan Drive could redevelop residentially but in the meantime provides important business and job opportunities in a location adjacent to the freeway.*



**POLICIES**

- LU-2.1** Provide a diverse mix of housing types and forms consistent with allowable densities.
- LU-2.2** Enable rental and ownership opportunities in all types of housing including alternative housing units such as live/work studios and shopkeeper units.
- LU-2.3** Support the continued use of existing small-scale housing units such as duplexes and companion units if visually cohesive within single-family neighborhoods.
- LU-2.4** Preserve existing single-family homes and neighborhoods as a distinct housing choice as well as for their contribution to the historic character of the community.
- LU-2.5** Provide design guidelines and standards to protect the established older neighborhood character and scale within single-family neighborhoods (also refer to Section 11, CPIOZ, Single-family Neighborhood Design Requirements).



*The character of single family homes and neighborhoods offers a distinct housing choice and is worthy of preservation.*



*The community has many wide streets that can be reconfigured to better accommodate bicycle and pedestrian travel such as 30th street shown here.*



## COMMERCIAL & EMPLOYMENT

Commercial land uses typically serve to support residential and other land uses by providing needed or desired goods and services, or function independently as employment generators. Golden Hill is predominantly a residential community in which the commercial districts provide a support function. Beyond these fundamental characteristics, commercial land uses provide a focused area for community activity and identity. However, some commercial uses can have unwanted spillover effects on adjacent residential neighborhoods, particularly those that sell alcohol if not properly located and managed.

The community's existing commercial development pattern is in large part due to the development of the streetcar in the early twentieth century.

Commercial development is concentrated along former streetcar routes. There are four main commercial districts: 25th Street, 28th & B Street, Beech & 30th Streets, and Fern Street between Grape and Juniper Streets (Figure 2-2).



*Smaller scale commercial areas within residential neighborhoods provide goods and services to nearby residents.*

There are also single commercial uses interspersed within residential neighborhoods, many of which are also designated and zoned residential. These uses are often within commercial buildings that are not easily converted to residential use, and the associated businesses can be an established part of the surrounding neighborhood. This overall fine-grained pattern typifies development prior to widespread use of the automobile and is advantageous to residents who cannot, or prefer not to drive. Provision of walkable neighborhood-serving retail establishments provides a convenient and more socially equitable alternative to conventional auto-oriented retail formats.

The extent of the commercially designated area within the Beech & 30th commercial district is being reduced to be more in keeping with the proposed historic district for South Park where many of the existing single-family and duplex homes have been identified as either historically significant, or contributing properties within the proposed historic district.



*Commercial districts create walkable retail and employment opportunities.*

FIGURE 2-2: GOLDEN HILL COMMERCIAL DISTRICTS



The Community Commercial designation is applied to existing non-residential properties while the residential properties are designated Low-Medium Density Residential. Portions of the blocks fronting Broadway between 19th and 20th Streets are proposed for redesignation from Medium Density Residential to Neighborhood Commercial. The Neighborhood Commercial designation reflects the mix of residential and commercial uses within the block. Additional commercial use here can also provide a focal point as this block serves as an important community gateway.

Three blocks along 30th Street between Broadway and 'A' Street were also evaluated for additional commercial use as this portion of 30th Street could benefit from revitalization, serves the highest density land uses, and includes several existing stand-alone commercial businesses within the corridor. However, few underutilized parcels are available for new development and concern with additional traffic congestion



limits a proposal for additional Neighborhood Commercial land use to an existing business at Broadway and 30th Street. However, future individual commercial/residential mixed-use development proposals could be desirable along this segment of 30th street subject to review and approval of a community plan amendment and rezone.



*Commercial uses should be supported by attractive pedestrian and bicycle-friendly facilities.*

## POLICIES

- LU-2.6** Preserve and expand the existing business base with an emphasis on local community ownership of businesses and/or the buildings they operate in.
- LU-2.7** Promote new development that serves the retail, service and employment needs of local community residents.
- LU-2.8** Support the development of shopkeeper units and live/work units that allow residents to also own and operate commercial uses.
- LU-2.9** Encourage the future improvement of commercial districts by improving the appearance of existing storefront facades as well as adjacent streetscapes.
- LU-2.10** Ensure sidewalk maintenance as well as needed mobility and nighttime safety improvements occurs within commercial districts and along associated neighborhood access routes.
- LU-2.11** Bicycle access to commercial districts should be improved by providing visible, convenient and secure bicycle parking facilities.
- LU-2.12** Attenuate noise from non-residential uses to minimize spillover effects on adjacent residences.
- LU-2.13** Promote the installation of commercial signs that are pedestrian-oriented in size and shape. Lettering and symbols should be simple and bold.



## INSTITUTIONAL

Institutional uses provide either public or private facilities that serve a public benefit. These uses may serve the community or a broader area. Typically, the larger or more significant public uses such as schools and fire stations are identified on the land use map. However, the policies in this element apply to institutional uses as a category, including religious facilities, charter schools and social service providers. Suitable development intensity should be evaluated within the context of the surrounding neighborhood and consider all relevant factors including traffic impacts, parking demand, and neighborhood character impacts.

## POLICIES

**LU-2.14** Evaluate proposed institutional uses for appropriate development intensity and effects on visual quality and neighborhood character. Additional factors, such as those related to mobility, noise and parking demand should also be evaluated as needed.



*Open space is a valuable resource that needs protection from development encroachments.*

## PARKS AND OPEN SPACE

Parks and open space fulfill a variety of important purposes in the community including active and passive recreation, conservation of resources, protection of views and visual relief from urbanization. Future population-based park opportunities are discussed in the Recreation Element. Designated open space within the Golden Hill community consists of natural areas concentrated in undeveloped canyons within the eastern portion of the community. Open space is to be generally free from development or may be developed with limited, low-intensity uses in a manner that respects the natural environment and conserves sensitive environmental resources. The planned land use map identifies the open space system recommended for conservation. The description of the purpose and attributes for preservation of open space is shown in Table 2-3.

Protection of resources within lands designated as Open Space affects multiple property owners (including the City of San Diego) and is accomplished primarily through application of various development regulations of the Municipal Code, particularly the Environmentally Sensitive Lands Regulations. Parcels within Open Space are to be zoned either RS-1-1 or OR-1-1. These zones require larger lot sizes than the conventional-lot subdivisions in surrounding areas. The City also pursues acquisition of private parcels or acquisition of easements as a means of conserving open space resources and protecting property from development.

The policies and recommendations listed below pertain to open space as a land use. Policies for the protection and conservation of environmentally sensitive resources within open space lands are also contained within the Conservation Element; policies related to views and hillside development are contained in the Urban Design Element; and population-based parks are more specifically discussed in the Recreation Element.



## POLICIES

- LU-2.15** Preserve undeveloped canyons and hillsides as important features of visual open space, community definition and environmental quality.
- LU-2.16** Protect designated open space from development by securing public ownership where desirable. Obtain necessary property rights through public acquisition of parcels or easements for the protection of environmentally sensitive lands.
- LU-2.17** Where development in open space is permitted, restrict development to allow only limited, low intensity uses located and designed in a manner that respects the natural environment and conserves environmentally sensitive lands and resources.
- LU-2.18** Utilize publicly-controlled open space for passive recreation where desirable and where feasible.



## NEIGHBORHOOD CENTERS / VILLAGES

Neighborhood Centers are mixed-use activity areas that are pedestrian-friendly, centers of community life and linked to the public transit system. The community's existing commercial districts provide the needed mixed-use environment within the primarily residential community as well as the proximity to transit lines.

Of these, the areas including and surrounding the 25th Street commercial district in Golden Hill and the 30th Street transit corridor are prominent enough to be identified as neighborhood centers and fulfill the objectives of the City of Villages Strategy (also refer to Figure 2-3, Neighborhood Centers/Villages).

The implementation of the City of Villages strategy is dependent on the close coordination of land use and transportation planning. Additional transit and other mobility infrastructure investments are needed in the community.

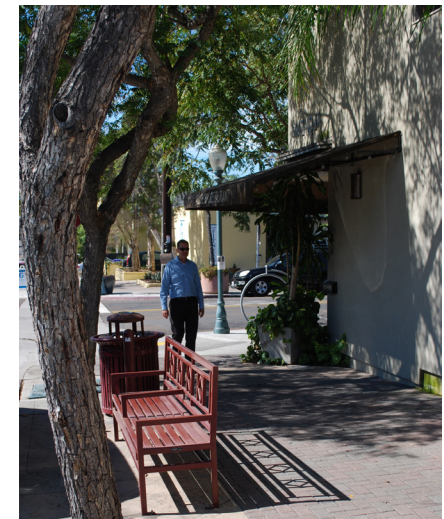
Golden Hill, along with several of San Diego's older, developed urban communities is expected to see an improved level of walkability, bicycling, and transit use through the implementation of future transportation-related projects and infrastructure improvements that are focused within the Neighborhood Centers and along associated transit corridors. It is within these areas where transportation and land use planning complement each other and have the potential of being highly effective in bringing residents closer to local and regional destinations in a manner that is safe, efficient, and healthy for residents and beneficial to the environment.



*Outdoor seating activates building frontages and provides for social interaction.*

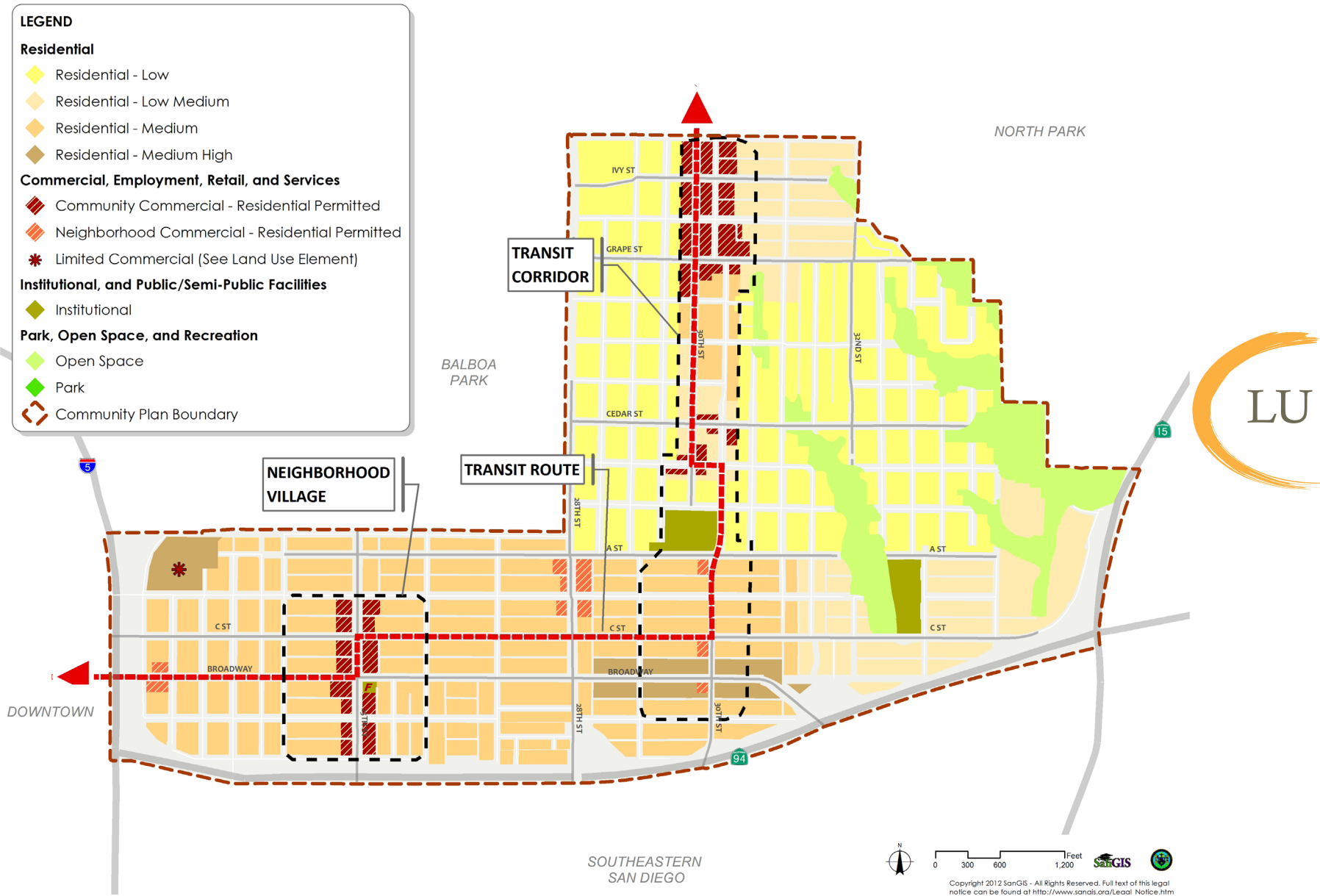


*Bicycle racks and facilities should be integrated into the retail environment.*



*Street furnishings provide a buffer between vehicles and pedestrian*

FIGURE 2-3: NEIGHBORHOOD CENTERS/VILLAGES





Typical of commercial corridor development within the region, the areas identified as neighborhood centers lack true public space components in the size and design configurations recommended by the General Plan. Ensuring viable public space is also a particular challenge in a developed community. However, previous community revitalization efforts have provided several successful small-scale public spaces designed as expanded and enhanced sidewalks.

This plan envisions additional public space could occur within neighborhood centers as a result of future public projects that reconfigure public right-of-way to provide pocket parks or plazas as well as private developments that opt to use the incentive zone program applied within a portion of the 25th Street corridor.

## 25th Street Neighborhood Village

LU

A neighborhood village is identified with the 25th Street commercial corridor as its center. Multiple factors support this location for a neighborhood village. This portion of Golden Hill is pedestrian-friendly and served by transit. The residential blocks surrounding 25th Street are already developed with transit supportive densities. A street reconfiguration project is already underway



*Small scale commercial areas encourage walking, biking, and create opportunities for social interaction. Incorporating plazas, parklets, and pocket parks are an important part of the public realm.*

within portions of 25th Street. The commercial zone also allows for mixed-use development.

Within the commercial core, the incentive zone program developed with this community plan provides an incentive for redevelopment of underutilized properties, such as existing auto-oriented commercial sites, with more attractive pedestrian-friendly mixed-use developments. Public space could be provided as pocket parks and plazas, particularly at corner locations.

## 30th Street Transit Corridor

The transit corridors between the neighborhood commercial nodes also tend to be in areas identified by the General Plan as having a relatively high village propensity particularly due to their location along major transit lines. While not physically commercial nodes or neighborhood centers, these linear corridors provide similar commercial services and transit access for their adjacent residential neighborhoods. Improving walkability and providing public space within these areas would strengthen their village characteristics.

The 30th Street transit corridor is identified as an area with village characteristics served by an existing transit line with additional planned service. The corridor contains a range of existing land uses and development forms, including commercial districts within South Park and single and multi-family development of various densities. The portion of the corridor south of B Street contains some of the community's highest residential densities as well as a few scattered stand-alone commercial uses yet is lacking a commercial district and true mixed-use focus. Additional mixed-use commercial development as well as public space could be desirable here to strengthen village characteristics and provide a neighborhood center.



**POLICIES**

- LU-2.19** Provide public spaces within each neighborhood center to implement the General Plan Urban Design Element recommendations for mixed-use villages.
- LU-2.20** Provide needed infrastructure and mobility improvements to increase transportation options within identified neighborhood centers and along transit corridors.
- LU-2.21** Promote walkability within neighborhood centers and between adjacent neighborhoods by addressing sidewalk and other infrastructure maintenance deficits.

**COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE**

The Community Plan Implementation Overlay Zone (CPIOZ) is applied within the community (also reference Chapter 11, Implementation s). The purpose of the overlay zone is to supplement the Municipal Code by providing development regulations that are tailored to specific circumstances and/or sites within the community and have been adopted as part of this community plan. The CPIOZ also provides for a discretionary review process where needed to more effectively implement community plan recommendations, particularly those of the Urban Design Element.

**INCENTIVE ZONE PROGRAM**

Policy LU-F.3 of the General Plan encourages the creation and application of incentive zoning measures to achieve the desired mix of land use and public benefits. An incentive zoning program is being implemented through the CPIOZ as a voluntary program for private development to provide public infrastructure and amenities such as parks, plazas, parking, right-of-way improvements etc. in exchange for increased residential density. These community benefits would exceed any related requirements for new development. With the community’s proposed neighborhood centers largely built out, opportunities for creating public amenities have been limited. Implementation of an incentive zoning program could provide needed public amenities with new infill development and further the General Plan’s City of Villages Strategy which also calls for the inclusion of public space within mixed-use village areas.



*The blend of architecturally significant single family homes creates a street presence that provides pedestrian interest.*



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