

# ***PLAN SUMMARY***

---

The Planning Process

Issues Facing Uptown

Goals

Summary of Recommendations

## **PLAN SUMMARY**

### **THE PLANNING PROCESS**

This community plan has been prepared with a wide array of community input. The Uptown community planners provided official liaison with the community in its role as the recognized community planning group. This committee provided both valuable assistance and on-going direction to Planning Department staff in the preparation of this plan.

A daylong community workshop brought together community members, design professionals and City staff. The product of this workshop was a neighborhood concept sketch illustrating the specific neighborhood issues, and an outline of the plan's goals and objectives.

Additional input was provided by other community interest groups. Participating community associations included the Hillcrest Business Association and the University Heights Community Association.

The Sears Site Review Committee also provided input in the form of recommendations for the use and improvement of the former Sears Site and the surrounding neighborhood. This committee was formed by the City Council after the City purchased the site at Cleveland Avenue and Richmond Street in 1986 as a potential central library site.

The Uptown Task Force provided specific comments during the public hearing phase of the plan process. Technically a subcommittee of the Uptown Community Planners, this group also includes representatives from the development industry. Subcommittees focused on issues within individual neighborhoods.

### **ISSUES FACING UPTOWN**

Through the process of community meetings with the designated planning group, the Uptown Community Planners, and with other residents of Uptown, the following issues have been identified as the most important concerns to be addressed in the community plan:

- Provision of a wide variety of housing types for all age, income and social groups.
- Revitalization of certain neighborhood commercial districts.
- Establishment and maintenance of a high level of public facilities and services to meet the needs of the community.
- Promotion of a clean and healthful environment.
- Preservation of significant historic structures.
- Preservation of community character and historical, architectural and cultural resources.

- Reduction in development that encroaches into open space areas.
- Establishment of urban design standards and criteria for the various neighborhoods.
- Encouragement of mixed land use in appropriate areas to improve land utilization and encourage redevelopment.
- Discrepancies between actual zoning and community plan land use recommendations.  
Preservation of pedestrian-oriented commercial areas.
- Noise generated by air traffic utilizing Lindbergh Field and by automobile traffic on Interstate 5 and State Route 163.
- Inadequate freeway access.

## **GOALS**

The following have been established as overall goals for the Uptown Community Plan. More specific objectives are found within the individual plan elements.

### **Residential**

- Provide a wide variety of housing types for all age, income and social groups.
- Retain the character of residential neighborhoods.
- Prevent the intrusion of incompatible uses into neighborhoods.
- Preserve structures with potential historic significance.

### **Commercial**

- Revitalize commercial districts.
- Provide pedestrian-oriented commercial areas.

### **Transportation**

- Provide for safe and efficient movement of people and goods throughout the community.
- Establish a fully integrated system of vehicular, transit, bicycle and pedestrian facilities to meet current and future needs.
- Improve traffic circulation but not at the expense of retaining and enhancing the pedestrian character of Uptown.
- Provide a high level of transit service and promote usage.
- Establish a focal point for transit services within the community.
- Increase the availability of off-street parking but not at the expense of retaining and enhancing the pedestrian amenities.
- Prevent through traffic from using local surface streets.

### **Community Facilities and Services**

- Establish and maintain a high level of community facilities and services to meet the needs of the community.

### **Open Space and Recreation**

- Preserve and enhance the historic and cultural significance, as well as recreational value of regional and resource based parks.
- Upgrade existing recreational facilities and acquire new neighborhood and community based park sites to meet the needs of the Uptown community.
- Provide opportunities for more urban-oriented plazas, parkways, mini-parks and streetscapes to alleviate the deficiency of recreational facilities in the community.
- Preserve the natural character of hillsides and canyons.

### **Conservation. Cultural and Heritage Resources**

- Preserve and enhance the rich and varied cultural and heritage resources of the Uptown community.
- Promote and support a cultural resources management program that maximizes, insofar as practicable, the preservation and use of historic resources.

### **Urban Design**

- Enhance the diverse and unique character of the community.
- Ensure compatibility of neighboring uses.
- Improve community amenities and quality of life.
- Encourage the design of buildings and circulation systems to be sensitive to the needs of the pedestrian.

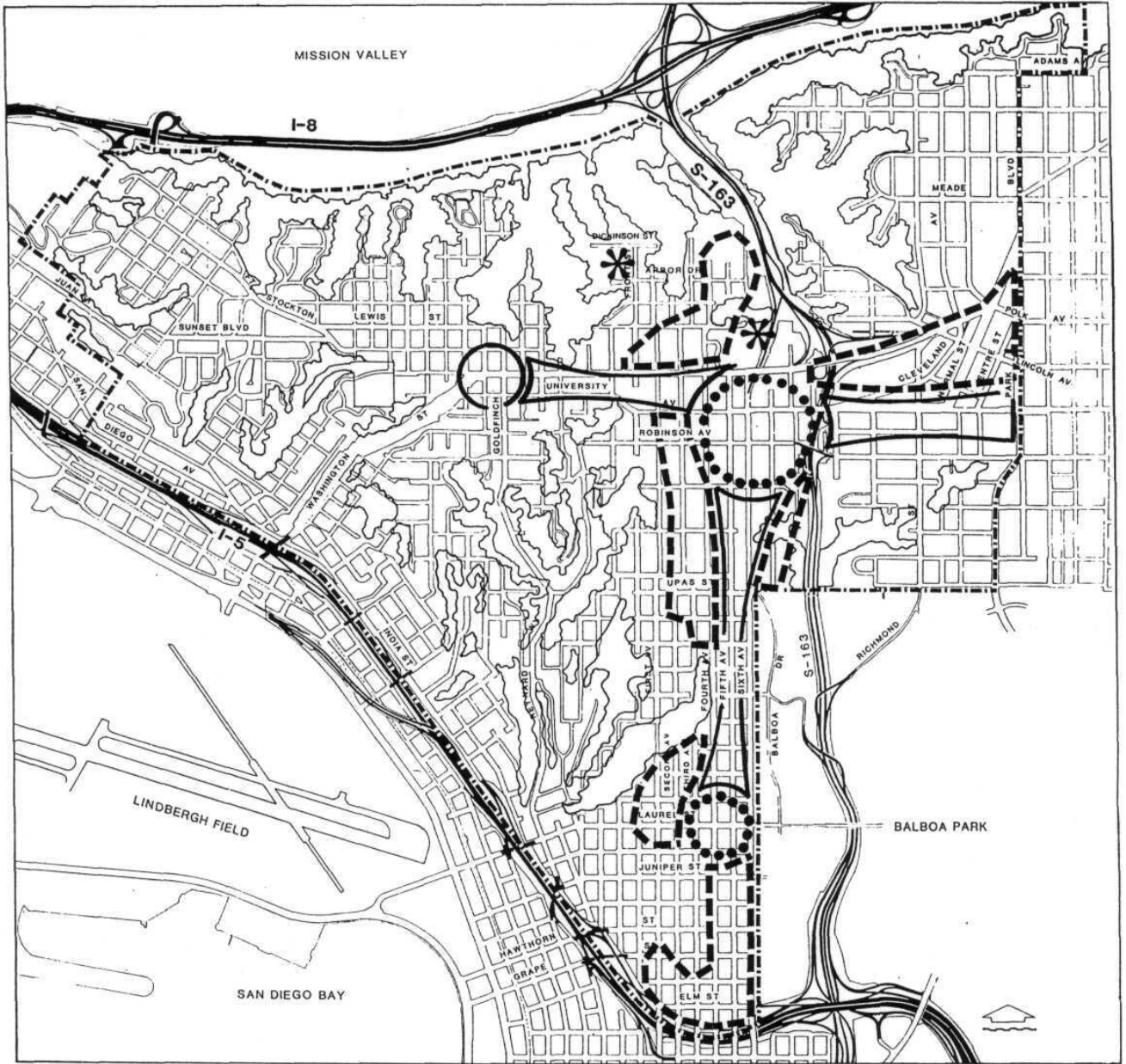
## SUMMARY OF RECOMMENDATIONS





This community plan includes a number of recommendations to achieve the stated goals and objectives. The overall concept of the plan is to shift higher residential density away from the more isolated, lower scale neighborhoods and focus development instead on the major transportation corridors. Mixed-use development is encouraged in selected areas with residential use over street-level retail use. This concept addresses several factors:

1. Large-scale developments are limited to areas where they are more compatible with existing development patterns;
2. Redevelopment of the abundant and underutilized commercially zoned areas is encouraged by also permitting residential use in these areas;
3. Potential traffic impacts are reduced by reducing permitted densities in less accessible neighborhoods;
4. Transit use is encouraged by the placement of residential units adjacent to transit routes; and,
5. Pedestrian activity is fostered by intensifying residential use within commercial areas.

Listed below is a summary of the more substantial recommendations. The Implementation Element provides a more complete description of the recommendations and a listing of the actions necessary to accomplish the plan objectives.

1. Provide floor area ratio bonuses to encourage high intensity mixed-use development in the Hillcrest commercial core and along major transportation corridors.
2. Reduce permitted residential densities in neighborhoods isolated by canyons or in which a single-family character predominates.
3. Limit development intensities in the airport impact area.
4. Enhance the existing pedestrian orientation of commercial areas through controls on the design of development.
5. Improve the design of multifamily development by requiring offsetting building walls, screened or underground parking, minimal curb cuts, private open space and improved landscaping.
6. Implement the land use recommendations of the plan through special zoning regulations tailored to meet the needs of the area.



<b>IMAGE CONCEPT</b>	<b>POTENTIAL HEIGHT</b>
 VERY HIGH INTENSITY NODE	HIGH RISE (12 - 14 Stories)
 HIGH INTENSITY NODE /CORRIDOR	HIGH RISE or MID RISE (4 - 12 Stories)
 SUPPORT RESIDENTIAL/COMMERCIAL	MID RISE or LOW RISE (2 - 4 Stories)
 INSTITUTIONAL HIGH RISE	



**DEVELOPMENT INTENSITY**  
**UPTOWN Community Plan**  
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE  
**2**

7. Provide public right-of-way improvements in designated areas, including street trees, street furniture, widened sidewalks, decorative paving and pedestrian pathways.
8. Minimize street widening in favor of alternative techniques to improve traffic flow, including the diversion of through traffic around neighborhoods and encouragement of alternative modes of transportation.
9. Establish a parking district to provide public parking.
10. Preserve the natural character of hillsides and canyons by rezoning designated open space consistent with the densities recommended in the Open Space Element.
11. Implement permanent height limits and other design controls to protect public views of San Diego Bay from Middletown and Mission Hills.
12. Do not grant Conditional Use Permits for the non-residential use of historic structure in areas designated for low-density residential use.



**TABLE 1  
UPTOWN COMMUNITY PLANNING AREA  
APPROXIMATE PROPOSED LAND USE ACREAGE**

<b>Land Use</b>	<b>Net Acres</b>	<b>Percent Of Total</b>
<b>RESIDENTIAL</b>		
Low-Density	605	34%
Low-Medium	78	4%
Medium	100	6%
Medium-High	112	6%
High	114	6%
Very-High	4	1%
Subtotal	1,013	57%
<b>COMMERCIAL</b>		
Mixed-Use	72	4%
Commercial/Residential	96	5%
Office/Residential	63	4%
Neighborhood	8	1%
Subtotal	239	13%
<b>INSTITUTIONAL</b>		
Subtotal	53	3%
<b>COMMUNITY</b>		
Parks	15	1%
Open Space**	440	25%
Schools	25	1%
Subtotal	480	27%
Total Net Acres	1,785	100%

Source: San Diego City Planning Department, 1987

\*Numbers may not add due to rounding

\*\*Areas to which Hillside Review Overlay Zone has been applied