
INTRODUCTION

COMMUNITY PROFILE

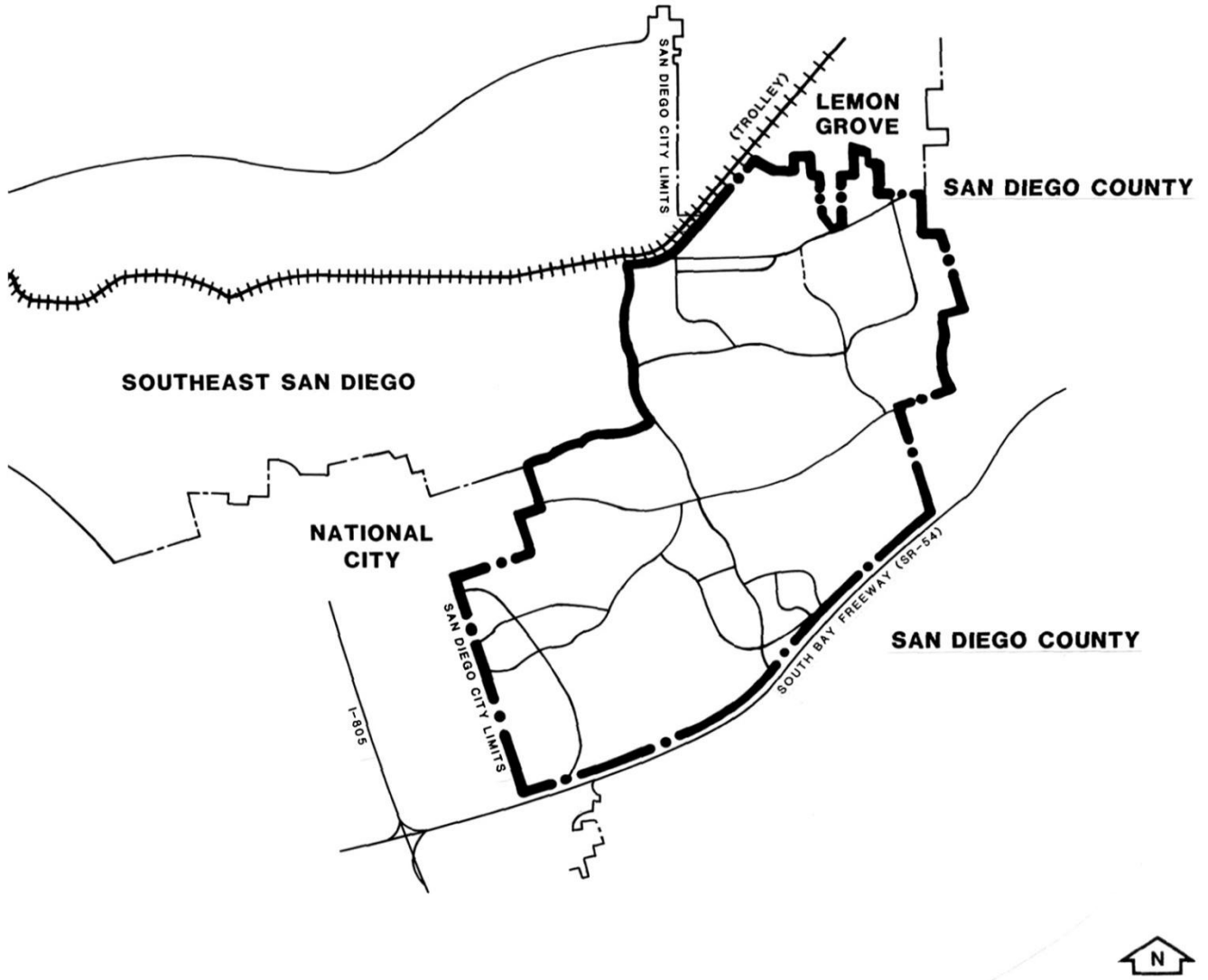
The Skyline-Paradise Hills community is located in the southeastern portion of the City of San Diego. The community is bordered by the city of Lemon Grove and the Southeast San Diego community planning area on the north; the South Bay Freeway and an unincorporated area of San Diego County on the south; National City and the Southeast San Diego community planning area on the west; and by an unincorporated area of San Diego County on the east (Figure 1).

The Skyline-Paradise Hills community planning area is approximately 4,500 acres in area. The community, as of July 1986, contained a population of about 59,700 persons residing in approximately 18,000 dwelling units. The community contains six geographic areas recognized as distinct neighborhoods. They are: Skyline, Paradise Hills, South Bay Terraces, North Bay Terraces, Lomita and Jamacha. The neighborhood areas are shown on Figure 2. The majority of new development within the community has occurred within North and South Bay Terraces. The remaining neighborhoods are older portions of the community and have had minimal development in recent years.

Skyline-Paradise Hills is a predominantly low-density residential community. Single-family, detached housing is the dominant land use throughout the community with multifamily residential development located primarily in the south-central portion of the South Bay Terraces neighborhood. The majority of the multifamily development within the community does not exceed a density of 30 dwelling units per acre.

There are no large community commercial centers within the Skyline-Paradise Hills community planning area. Commercial services are provided by several small neighborhood commercial centers scattered throughout the community and one strip commercial area. This existing commercial development is not adequate to meet the demand and need of the population. Residents rely heavily on commercial centers in adjacent communities due to the lack of commercial services.

The geography of the community planning area includes hills and canyons affording views of downtown San Diego, San Diego Bay, the city of Coronado and the Pacific Ocean. A major geographic feature of the community is Paradise Valley, which runs on an east-west axis through the middle of the community.



Neighboring Communities
 Skyline-Paradise Hills Community Plan

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 FIGURE

SCOPE AND PURPOSE

The Skyline-Paradise Hills Community Plan (Plan) is a set of proposals that serves to guide future development within the Skyline-Paradise Hills community planning area. The Plan contains a series of goals and objectives established by the community which are consistent with citywide policies.

Once the Plan is adopted by the City Council, any amendments, additions, or deletions will require that the Planning Commission and City Council follow the same public hearing procedures as were required in the initial adoption. The Plan establishes recommendations for implementation and does not establish new regulations or legislation. Controls over zoning, subdivisions, transportation, building construction and other developments must be enacted separately as part of the implementation program. However, many of the Plan recommendations are expected to be implemented simultaneously with the adoption of the Plan through rezonings.

The Plan should not be considered a static document. It is intended to provide guidance for the orderly growth of the Skyline-Paradise Hills community. The Plan will be continually monitored and amended if necessary in response to City needs or unanticipated changes in environmental, social or economic conditions of the community. It is anticipated that the Skyline-Paradise Hills Planning Committee and other private citizen organizations will provide assistance in monitoring the effectiveness of the Plan and recommending changes to the Plan as conditions change.

Adoption of the Plan will necessitate rescinding the South Bay Terraces Community Plan that was adopted by the City Council in 1978.

PLAN FORMAT

The Skyline-Paradise Hills Community Plan is divided into eight sections, each of which is summarized below:

Introduction - This section briefly overviews the organization and framework within which the Plan was developed.

Plan Summary - This section identifies key issues in the community along with the goals developed by the Skyline-Paradise Community Planning Committee, which served as the basis for recommendations in each Plan element.

Background - This section describes planning and development history, the planning area and its regional context.

Plan Elements - The elements of the Plan are discussed in this section. The Plan elements include an analysis of existing conditions, objectives and recommendations for the entire community.

Urban Design Element - This section discusses the image and character of the community and makes recommendations to guide future development and revitalize existing development. These guidelines incorporate major recommendations of the Project First Class Urban Design Program.

Neighborhood Element - This section identifies the individual neighborhoods of the community, targeting neighborhood issues of concern.

General Plan Conformance - This section describes the extent to which the recommended actions in this Plan will help to implement the goals and objectives of the City's Progress Guide and General Plan (General Plan).

Implementation - This section identifies actions, additional studies and funding conditions which are needed to implement the Plan recommendations.

LEGISLATIVE FRAMEWORK

The Skyline-Paradise Hills Community Plan was developed within the context of a legislative framework consisting of federal, state and local levels. Some of the more significant legislation is discussed below.

- Section 65450 of the governmental Code of the state of California (State Planning and Zoning Act) gives authority for the preparation of community plans and specifies the elements which must appear in each plan. It also provides the means for adopting and administering these plans.
- Government Code Chapter 4.3 requires that local governments and agencies provide incentives to developers to include affordable units in housing projects. The City has prepared an ordinance which would establish an Affordable Housing Density Bonus, providing an increase in maximum permitted density in a given zone to be granted for projects in which at least a certain percentage of the total housing units are for low- or moderate-income persons.
- The California Environmental Quality Act of 1970 (CEQA) requires that environmental reports be prepared for all community plans. Separate, detailed environmental reports may also be required for many projects which implement this Plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
- The citywide Zoning and Subdivision Ordinances regulate the development of land and subdivision of land in preparation for development.
- In addition to legislation, the City Council has adopted a number of policies to serve as guidelines in the decision making process. Many of the policies relate directly to planning issues and should be used in implementing Plan recommendations.
- The Progress Guide and General Plan serves as a basis for the development of the Plan. The General Plan sets forth goals standards and criteria for the provision of facilities that are essential in the community and possess citywide importance.
- The General Plan identifies the City of Villages strategy to focus growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved transit system. The strategy is designed to sustain the long-term economic, environmental, and social health of the City and its many communities

Plan Summary

- Planning Issues
- Goals and Objectives

