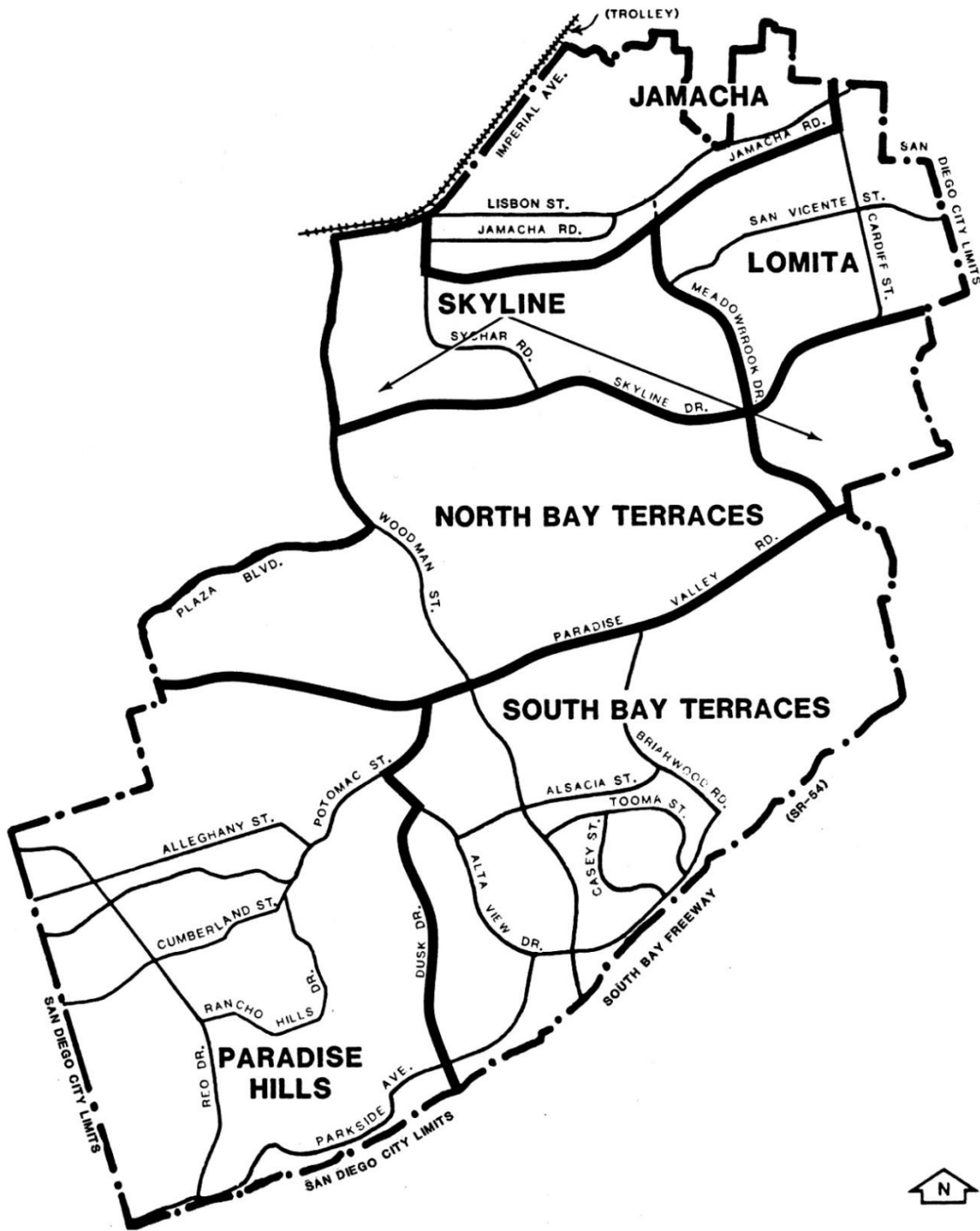


Neighborhood Element

- Introduction
- Summary of Issues and Recommendations
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Neighborhood Areas
 Skyline-Paradise Hills Community Plan

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 FIGURE

INTRODUCTION

The Skyline-Paradise Hills community plan area encompasses approximately 4,500 acres and houses over 59,000 residents. It includes six neighborhoods, each with subtle differences in physical and social characteristics. The delineation of these neighborhoods is based on topographic features, boundaries such as major streets and type and pattern of development. Density ranges throughout these neighborhoods have little variation due to the residential community makeup, which consists of primarily single-family development and lower-density multifamily development. Currently there are no community identification signs within the planning area.

The following discussion outlines the existing conditions, issues and recommendations for each neighborhood.

EXISTING CONDITIONS

Jamacha

The Jamacha neighborhood is located in the northern portion of the community plan area, bordered by the San Diego City limits adjacent to Lemon Grove, the southern boundary of the Jamacha open space system, and Imperial Avenue. Lisbon Street, Jamacha Road, Imperial Avenue and Woodrow Avenue provide major access for the neighborhood.

Housing within this neighborhood is among the oldest in the community. Development consists primarily of low-density single-family units, with scattered multifamily units developed before the current R1-5000 zoning was established.

Commercial services in the neighborhood are limited to a commercial strip along Imperial Avenue and a few commercial establishments north of Jamacha Road at Cardiff Street which have recently been remodeled. The commercial strip is underdeveloped and would be enhanced by landscaping.

There is one park site in the Jamacha neighborhood, Keiller Neighborhood Park, located on the north side of Lisbon Street adjacent to Keiller Middle School. The primary open space in the community is the City-owned Jamacha open space system (the abandoned Encanto Expressway) running east-west parallel to Jamacha Road.

Skyline

The Skyline neighborhood is located in the northwestern portion of the community plan area. It is bordered by Skyline Drive, Woodman Street, Imperial Avenue, the southern border of the Jamacha open space system, Meadowbrook Drive and the San Diego City limits. These roadways also provide major access for the neighborhood. This neighborhood is one of the oldest in the community. Generally, housing is in good condition and is primarily single-

family. Views throughout the neighborhood range from internal hillside and canyon views on the western side of the neighborhood to broader canyon and nearby City views on the eastern side of the neighborhood.

There is very little commercial land in the neighborhood. The smallest commercial site in the community is located in the eastern portion of the Skyline neighborhood at Skyline and Meadowbrook Drives. This center is in need of revitalization. A second commercially zoned site at the corner of Skyline Drive and Sychar Road is used for a neighborhood park and police substation. A small portion of strip commercial land is located along Imperial Avenue. A postal substation at the Imperial and Chester Street intersection is part of this commercial development. This commercial area is underdeveloped in terms of maximizing land potential for commercial use.

There are three park sites in the neighborhood: Encanto Neighborhood Park, Skyview Park and Skyline Community Park.

Lomita

The Lomita neighborhood is located in the northeastern portion of the community plan area, bordered by the San Diego City limits, the southern border of the Jamacha open space system, Meadowbrook and Skyline Drives. These roadways along with San Vicente Street and Cardiff Street provide major access for the neighborhood.

Housing within the neighborhood is among the oldest in the community. Development consists of low-density single-family units. The neighborhood condition varies with a number of units in need of refurbishing.

Commercial service is provided by a shopping center at Jamacha and Cardiff. This center has been recently remodeled and repaved, and provides community commercial services such as a grocery market, service station, fast food and sit-down restaurants.

There is one park in the neighborhood, Lomita Neighborhood Park, located adjacent to Audubon Elementary School.

North Bay Terraces

The North Bay Terraces neighborhood is located in the central portion of the plan area, bordered by Plaza Boulevard, Woodman Street, Skyline Drive, Meadowbrook Drive and Paradise Valley Road. These roadways also provide major access for the neighborhood.

Development consists of primarily low-density single-family units with a small development of multifamily housing in the southeast corner of the neighborhood. A majority of the new residential development within the community occurs in this neighborhood area. Views throughout the neighborhood take advantage of the existing hillsides and open space. The area has one commercial center located at the northwest corner of the Paradise Valley Road

and Meadowbrook intersection. This commercial site is an older center and would be improved by rehabilitation. The Skyline Hills branch library is also located at this corner. A site has been designated for Boone Neighborhood Park although facilities have not been planned. It will be centrally located and adjacent to the Paradise Canyon open space system which runs east-west just south of Plaza Boulevard.

South Bay Terraces

The South Bay Terraces neighborhood is located in the southern portion of the plan area, bordered by the South Bay Freeway, Paradise Valley Road, Potomac Street, Alta View Drive, Dusk Drive and the City limits adjacent to San Diego County.

Access roads throughout this portion of the community include Woodman Street, Briarwood Road and Alta View Drive. These roadways serve the western half of the neighborhood. The eastern portion of the community relies primarily on local roadways, the South Bay Freeway (SR-54) and Paradise Valley Road for access outside the neighborhood. Public transportation is provided by transit routes 4 and 11 on Paradise Valley Road. The remainder of the neighborhood is serviced by Direct Access to Regional Transit (DART).

Housing in this neighborhood is among the newest within the community and of a greater mix of housing types, consisting of low-density single-family and lower-density multifamily units. Views vary throughout the neighborhood with views toward the mountains and Spring Valley in the southeastern area.

The neighborhood has one fully developed neighborhood commercial center located at Woodman and Alta View Drive. In addition to this developed site, there are two undeveloped sites within this neighborhood designated for commercial use. These sites are located on Paradise Valley Road, east and west of Woodman Street.

There are two parks within the neighborhood; Penn Athletic Area and Bay Terrace Park and Recreation Center. Areas of open space are limited to private project open space or open space immediately adjacent to the South Bay Freeway.

Paradise Hills

Paradise Hills is located in the southwestern portion of the plan area. It is bordered by the South Bay Freeway (SR-54), the San Diego City limit, Paradise Valley Road, Potomac Street, Dusk Drive and Alta View Drive.

Major access roads in this portion of the community include Reo Drive, Dusk Drive, Paradise Valley Road and Potomac. The neighborhood has no fixed-route transit service, but access to transit lines 4, 11, 36 and 12 is provided through the Direct Access to Regional Transit (DART) taxi system. The majority of the housing is single-family and two-family. Multifamily housing includes a naval housing project near the northern boundary at Paradise Valley Road and a mobile home park in the southwest corner of the neighborhood. The neighborhood has commanding views of Coronado, downtown San Diego, the San Diego

Bay and the mountains. These residential developments are laced with small canyon and hillside views, accommodated by curvilinear, local streets.

The area has two neighborhood shopping centers: one located on Reo Drive between Albemarle and Cumberland and a second located at the Reo and Rancho Hills intersection. The Paradise Hills branch library is located near this latter commercial site.

Paradise Hills has two major park sites within its boundaries. They are the Parkside Neighborhood Park at the southern end and the Paradise Hills Community Park and Recreation Center at Paradise Valley Road and Potomac Street. This park extends toward the western community boundary by a band of undeveloped land. This area consists of designated open space on land owned by the federal government for use by navy personnel, and dictionary lots that have been purchased by the City and dedicated as part of Paradise Hills Park and Recreation Center. A small privately owned ball field (Twin Hills Youth Park) is located in the southwestern corner of the neighborhood.

**TABLE 9
NEIGHBORHOOD ELEMENT
SUMMARY OF ISSUES AND RECOMMENDATIONS**

Recommendations	Paradise Hills	South Bay	North Bay	Skyline	Lomita	Jamacha
Preservation and enhancement of open space	Open space along Paradise Valley Road		Paradise Canyon			Jamacha Open Space (Encanto Expressway)
Improvements and/or acquisition of park sites	Develop Parkside Park	Acquire vacant site near Tooma and Casey. Acquire Penn Neighborhood Park.	Develop Boone Park	Develop Skyview Park		Develop Keiller Park
Commercial upgrading/redevelopment	Reo Drive between Albemarle and Cumberland Corner of Rancho Hills and Reo Drive		Paradise Valley Road and Meadowbrook	Skyline and Meadowbrook Imperial from Richey to Jamacha		Imperial Avenue from Jamacha to Foster
Housing rehabilitation and/or redevelopment	Northwest corner			Scattered throughout neighborhood	Scattered throughout neighborhood	Scattered throughout neighborhood
Rezoning needed to increase conformance of land use to zoning	Yes	Yes	Yes	Yes	Yes	Yes
Implementation of landscaping improvement program of Project First Class	Along Paradise Valley Road Reo Drive between Albemarle and Cumberland		Along Skyline, Woodman and Meadowbrook corridors		Cardiff, Jamacha, Meadowbrook corridors	Along Jamacha Road
Mixed-Use Development				Corner of Imperial and 69th		

All neighborhoods:

1. Install identification signs at entry points into each neighborhood.
2. Implement urban design guidelines recommended for commercial and multifamily development.
3. Commercially designated land should be developed precluding residential

RECOMMENDATIONS

Jamacha

Most of the housing in Jamacha is in good condition and is well maintained. However, some residences are in need of rehabilitation and should utilize the housing rehabilitation loan programs available through the Housing Commission where appropriate.

Due to the semi-rural character of this neighborhood, the necessity of sidewalks in areas of the neighborhood should be reviewed as projects are proposed. An alternate treatment may be preferred to the use of standard curbs, gutters and sidewalks. This could include approval of sidewalks with more natural appearing surfaces, rolled curbs and landscaping along the rights-of-way.

Planting programs should be initiated for private properties and rights-of-way engaging the assistance of volunteers or youth groups. This could be accomplished through a Landscape Maintenance District with a relatively small fee on property owners.

The Jamacha open space system (the abandoned Encanto Expressway) should remain as public open space for the neighborhood and community. Partial development of the open space to include bike paths is recommended. Funding for this development could come from allocations by the Park and Recreation Department or the City through state-funded Transportation Development Assistance Grants. Keiller and Encanto Parks should be fully developed as funds become available.

Community Identification Signs: The following locations are recommended for community identification signs:

1. Southeast corner of Lisbon Street and Chester Street. Front of sign to face west.
2. Northeast corner of Woodrow Avenue and Shipley Court. Front of sign to face east.
3. Southeast corner of Meadowbrook and the Jamacha open space system. Front of sign to face south.
4. Northwest corner of Jamacha Road and Cardiff. Front of sign to face east.

Skyline

Although most of the housing in the Skyline neighborhood is in good condition, some housing is in need of rehabilitation and increased owner maintenance. The Housing Commission rehabilitation loan programs should be used to assist homeowners with needed improvements.

Mixed-use development should be allowed in accordance with the Skyline-Paradise Hills CPIOZ.

Sidewalks are intermittently placed throughout the residential developments. Due to the semi-rural character of this neighborhood, the necessity of sidewalks should be reviewed as projects are proposed. An alternate treatment may be preferred to sidewalks and curbing.

This could include approval of sidewalks with more natural appearing surfaces such as rolled curbs and landscaping along rights-of-way.

Skyview Neighborhood Park should be fully developed as funds become available.

Bike paths as recommended along Woodman, Sychar, Skyline and Meadowbrook should be implemented along with consideration for a bike path within the Jamacha open space.

Community Identification Signs: Community identification signs are recommended for the following major entry points:

1. Northeast corner of Woodman Street and Skyline Drive. Front of sign to face southwest.
2. Southeast corner of Woodman Street and Imperial Avenue. Front of sign to face west.
3. Northeast corner of Paradise Valley Road and Meadowbrook. Front of sign to face east.

Lomita

Several homes within the Lomita neighborhood have been recently upgraded and show signs of increased maintenance and pride of ownership. A continuing improvement and rehabilitation effort is needed in Lomita to maintain the area as a stable single-family neighborhood. Homeowners should utilize the Housing Commissions loan programs where appropriate. Planting programs should be initiated for private properties and rights-of-way, engaging the assistance of volunteers or youth groups. This could be accomplished through a Landscape Maintenance District with a relatively small fee on property owners.

Community Identification Signs: Community identification signs are recommended for the following major entry points:

1. Southeast corner of San Vicente and Meadowbrook. Front of sign to face west.
2. On the west side of Cardiff Street across from Wade Street. Front of sign to face north.

North Bay Terraces

Some of the single-family housing in the northwest corner of the neighborhood is in need of rehabilitation. The improvements needed include cleanup, graffiti removal and general housing repair. This area is within the Community Development Block Grant target area and is eligible for low-interest loans for home improvements.

The shopping center at Paradise Valley Road and Meadowbrook and the neighborhood shopping area at Skyline and Meadowbrook are in need of revitalization. This revitalization could include:

1. Implementation of signage design standards.
2. Incorporation of street furniture.
3. Landscaping the parking lot medians and areas fronting Meadowbrook and Paradise Valley Road.

4. Cosmetic improvements such as removal of graffiti and building repair and painting. This would require organization and support of owners and implementation through available public funding to realize site improvement. Specific recommendations for revitalization are in the Commercial Element of the Plan.

The Paradise Canyon open space should remain as passive recreational space. Development of any kind within this canyon is discouraged. Boone Neighborhood Park should be developed as funds become available.

Currently, there are a number of different materials and designs of fencing along Paradise Valley Road. Project First Class funding could be used to provide low-maintenance shrubbery or plant material for part or all of this fencing. Other materials such as concrete cinderblock could be used for privacy fencing. Both of these materials would discourage vandalism.

Community Identification Signs: The following locations are recommended for placement of identification signage:

1. Southeast corner of Woodman Street and Skyline Drive. Front of sign to face north.
2. Northeast corner of Paradise Valley Road and Woodman Street. Front of sign to face south.
3. Northeast corner of Deep Dell Road and Paradise Valley Road. Front of sign to face south.

South Bay Terraces

Two sites within the neighborhood should be reviewed for purchase for park acreage as money becomes available:

1. The Penn Athletic Area, which is located between Dusk and Alta View Drives south of Potomac, currently leased to the City by the San Diego Unified School District.
2. A vacant 18.05-acre parcel immediately adjacent to Bay Terrace Park and Recreation Center and Zamorano Elementary School. The site is located near Tooma and Casey Streets.

Community Identification Signs: Placement of community identification signs at major entry points is recommended for the following locations:

1. Southwest corner of Paradise Valley Road and Woodman Street. Front of sign to face north.
2. Northeast corner of South Bay Freeway and Woodman Street. Front of sign to face south.
3. South of Paradise Valley Road at the City limits. Front of sign to face north.

Paradise Hills

The City-owned, designated open space south of Paradise Valley Road should remain as undeveloped passive recreational space. Paradise Hills Community Park is fully developed and Parkside Neighborhood Park is scheduled for capital improvements completion by the Fall of 1988. As population needs change, the adequacy of park facilities should be reviewed and revised for improvements.

Additional improvement programs should be reviewed by neighborhood residents, the Community Recreation Council and the Park and Recreation Board. The privately owned ball field in the southwestern corner of the neighborhood should be considered for purchase and developed as a neighborhood park if the present owners decide to discontinue this use.

The commercial sites at Reo Drive between Cumberland and Albemarle and the Reo Drive and Rancho Hills commercial center are in need of rehabilitation. Recommended improvements include:

1. Street and sidewalk improvements.
2. Exterior rehabilitation.
3. Implementation of a landscaping program.
4. Common signage design.
5. Redesign of parking areas.

Infill commercial development should be sensitive to existing surrounding neighborhoods, as described in the Commercial Element of the Plan.

Community Identification Signs: Placement of community identification signs at major entry points of the community is recommended for the following locations:

1. Southwest corner of Paradise Valley Road and Potomac Streets. Front of sign facing north.
2. Northeast corner of Reo Drive and the South Bay Freeway. Front of sign to face south.
3. South side of Paradise Valley Road at the City limits. Front of sign to face north.