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## **PLAN SUMMARY**

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### **PLANNING ISSUES**

In the initial phase of development of this Plan, the Skyline-Paradise Hills Community Planning Committee raised the following issues of concern to the community:

1. The desire to preserve the low-density, single-family character of the community;
2. The need for housing rehabilitation, including the removal of graffiti and litter, in some areas of the community;
3. The lack of commercial retail and office facilities, including professional services;
4. The need for a centrally-located community commercial facility;
5. Retention and revitalization of existing commercial areas;
6. Improvement of public transportation;
7. The need for open space preservation (Paradise Canyon and the Encanto Expressway right-of-way) and the establishment of development standards for areas abutting open space;
8. Improvement of undeveloped park sites;
9. The need for establishment of urban design standards and criteria for residential and commercial development and major street corridors.
10. The need to sustain the long-term economic, environmental, and social health of the City and the Skyline-Paradise Hills Community through the incorporation of the City of Villages Strategy.

## GOALS AND OBJECTIVES

The issues listed above served as a general framework which guided the Committee and the Planning Department in developing the goals and objectives of this Plan. The community goals and objectives are summarized here to emphasize that the purpose of the Plan is to implement the goals and objectives of the community through the guidance of public and private development.

**Primary Residential Goal:** Preserve the low-density, single-family character of the community.

### Objectives:

1. Establish and maintain Skyline-Paradise Hills as an economically and socially balanced community, accommodating gradual and orderly development consistent with the existing community.
2. Ensure quality residential development designed in accordance with the urban design principles established within this Plan.
3. Ensure that new development is compatible with existing neighborhoods and does not overburden existing public facilities.
4. Create a range of housing opportunities and choices to provide quality housing for people of all income levels and ages.
5. Achieve an overall mix of different housing types to add diversity to communities and to increase housing supply with emphasis on the following.
  - a. Incorporating a variety of multi-family housing types in multi-family project areas;
  - b. Incorporating a variety of single-family housing types in single-family projects/subdivisions;
  - c. Building town homes and small lot single-family homes as a transition between higher density homes and lower density single-family neighborhoods; and
  - d. Identifying sites that are suitable for revitalization and for the development of additional housing.

**Primary Commercial Goal:** Ensure the availability of adequate commercial facilities offering a variety of goods and services to meet the needs of existing and future residents.

Objectives:

1. Revitalize existing commercial facilities through property cleanup, maintenance (repair and painting) and through utilization of the Project First Class Landscaping Program wherever applicable.
2. Enhance pedestrian activity and accessibility to the Reo Drive and Imperial Avenue neighborhood commercial areas.
3. Develop a centrally located, community commercial center.
4. Require commercial areas to incorporate landscaping which complements surrounding land use.
5. Promote the design of commercial areas so as to best utilize the existing transportation system.
6. Prevent, to the extent feasible, the redevelopment of commercial sites for residential use, except where a mix of residential and commercial development is proposed.
7. Increase the opportunities within the Central Imperial Redevelopment Project Area for rehabilitation of existing commercial centers and development of new commercial areas in the community through the integration of mixed land uses and compact building design.
8. Focus more intense commercial and residential development in redevelopment areas, including along transit corridors in support of the General Plan in a manner that is pedestrian-oriented and preserves the vast majority of single-family neighborhoods.
9. Provide opportunities for community-specific mix of uses within the community.

**Primary Village Goal:** Provide for the long-term economic, environmental and social health of the City and community through the adoption of the City of Villages Strategy to focus growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved transit system.

Objectives:

1. Determine the appropriate mix of the General Plan land uses within the community planning area with attention to:
  - a. Surrounding neighborhood uses;
  - b. Uses that are missing from the community;
  - c. Community preferences; and
  - d. Public facilities and services
2. Provide opportunities for people to live, work and recreate in the same areas through the integration of mixed residential, commercial and recreational uses.
3. Increase the opportunities within the Central Imperial Redevelopment Project Area for rehabilitation of existing commercial centers and development of new commercial areas in the community through the integration of mixed land uses and compact building design.
4. Focus more intense commercial and residential development in redevelopment areas, including along transit corridors in support of the General Plan in a manner that is pedestrian-oriented and preserves the vast majority of single-family neighborhoods.
5. Provide opportunities for community-specific mix of uses within the community.

**Primary Transportation Goal:** Provide a transportation system that maximizes access to community activity centers and to destinations within the metropolitan area, and minimizes adverse environmental effects.

Objectives:

1. Improve existing street systems in conformance with Council Policy 600-4 to accommodate residential and commercial growth.
2. Develop a system of bikeways to join parks and open space throughout the community.
3. Provide a safe and more accessible pedestrian circulation system, minimizing conflicts with vehicular traffic.
4. Provide an efficient and high level of public transit within and surrounding the community. Design and plan for land uses that will complement and make use of the new San Diego Trolley East Line.
5. Visually enhance transportation corridors to improve the community's image.

**Primary Park and Recreation Goal:** Provide a system of fully developed parks and recreational facilities to meet the recreational needs of the community.

Objectives:

1. Provide a park system consistent with the City's General Plan standards to the extent feasible given existing constraints.
2. Coordinate the use of school recreational facilities for after normal hour usage.
3. Require the provision of private recreational facilities and usable open space in new, larger residential developments.
4. Provide a safe environment in all parks to allow their use by the entire community.

**Primary Open Space Goal:** Provide an open space system that preserves existing canyons and hillsides and ensures open space accessibility.

Objectives:

1. Develop specific open space areas for passive recreational uses such as hiking or bike trails.
2. Provide a linkage system of pedestrian and bicycle facilities connecting parks and open spaces.
3. Ensure that development located adjacent to open space areas is compatible with and enhances open space areas.
4. Preserve visual and physical access to open space areas from public rights-of-way to increase passive recreational use.

**Primary Public Facilities Goal:** Establish and maintain a high level of public facilities and services to meet community needs.

Objectives:

1. Provide public facilities and services in accordance with City standards.
2. Maximize the use of existing public facilities for community activities.
3. Increase safety through measures such as the addition of street lighting.

**Primary Cultural and Heritage Resources Goal:** Preserve the cultural and heritage resources of the Skyline-Paradise Hills community.

Objectives:

1. Protect the resource value of archaeological artifacts and paleontological remains within the community.
2. Preserve buildings of architectural and historical interest in the community.

**Primary Urban Design Goal:** Enhance the community's image through improvements to the visual and physical character of the community.

Objectives:

1. Ensure that new development is compatible with existing neighborhoods in terms of bulk, scale and design, and that it is sensitive to existing topography.
2. Improve the quality of design of new residential development.
3. Improve the appearance of existing commercial facilities to revitalize existing business and stimulate the development of new business.
4. Orient development to encourage interest at the pedestrian scale in order to stimulate pedestrian circulation.
5. Improve the streetscape in the vicinity of parks and recreation centers, public buildings and high visibility streets in order to provide a sense of identity to activity centers and the routes leading to them.