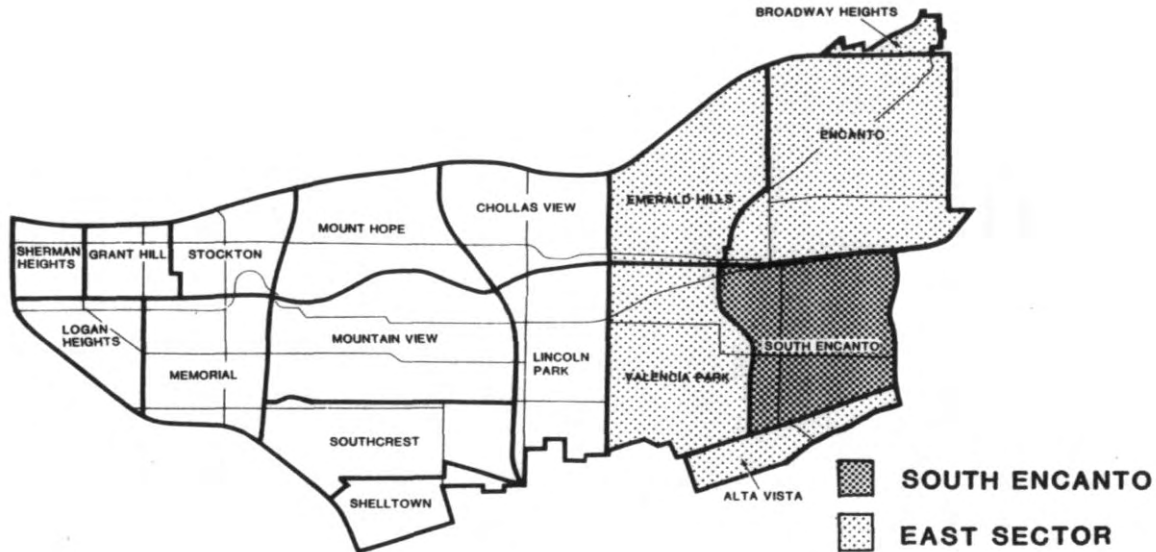


THE NEIGHBORHOOD OF SOUTH ENCANTO



Setting

South Encanto is situated on approximately 640 acres in the southeastern portion of Southeastern San Diego. It is bounded on the north by Imperial Avenue, on the south by Division Street, on the east by Woodman Street, and on the west by Valencia Parkway. The area contains a wide range of topographic features including steep slopes and rolling hills, plateaus, and canyons.

The northern part of South Encanto includes the commercial corridor south of Imperial Avenue and low to medium density residential development (10-30 units per acre). The area south of the commercial corridor is developed with a low residential density (5-10 units per acre) and public facilities.

The neighborhood's major streets are Imperial Avenue, Skyline Drive, and Division Street which run east and west, and Woodman Street, which runs north and south.

The proposed Encanto Trolley Station site, located at 62nd Street and Akins Avenue, will serve south Encanto.

Existing Land Uses (1986)	
Type of Use	Percent
Residential	
Low Density (5-10 du/lot)	60%
Low-Medium Density (10-15 du/ac)	7%
Medium Density (15-30 du/ac)	5%
Commercial	3%
Institutional (Valencia Park Elementary School)	10%
Public Parks	10%
Open Space	1%
Vacant	<u>10%</u>
	100%

Residential

Nearly 6,000 people reside in South Encanto, with an overall density of about ten dwelling units per acre. The area mainly consists of single-family homes. These homes are detached and well maintained. Many homes were built to overlook the natural canyons in this area.

A 254-unit mobile home park is located at 63rd Street and Imperial Avenue. The park is zoned with a mobile home overlay zone.

The highest densities (15-30 units per acre) are found in the northeastern portion of the neighborhood where three apartment complexes have been constructed.

Commercial

A mixture of commercial uses have developed along the south side of Imperial Avenue, including several churches, a gas station, a restaurant, a print shop, a job training facility, and a variety of retail shops. For the majority of commercial services, the residents of South Encanto shop in National City and Lemon Grove.

Public Facilities

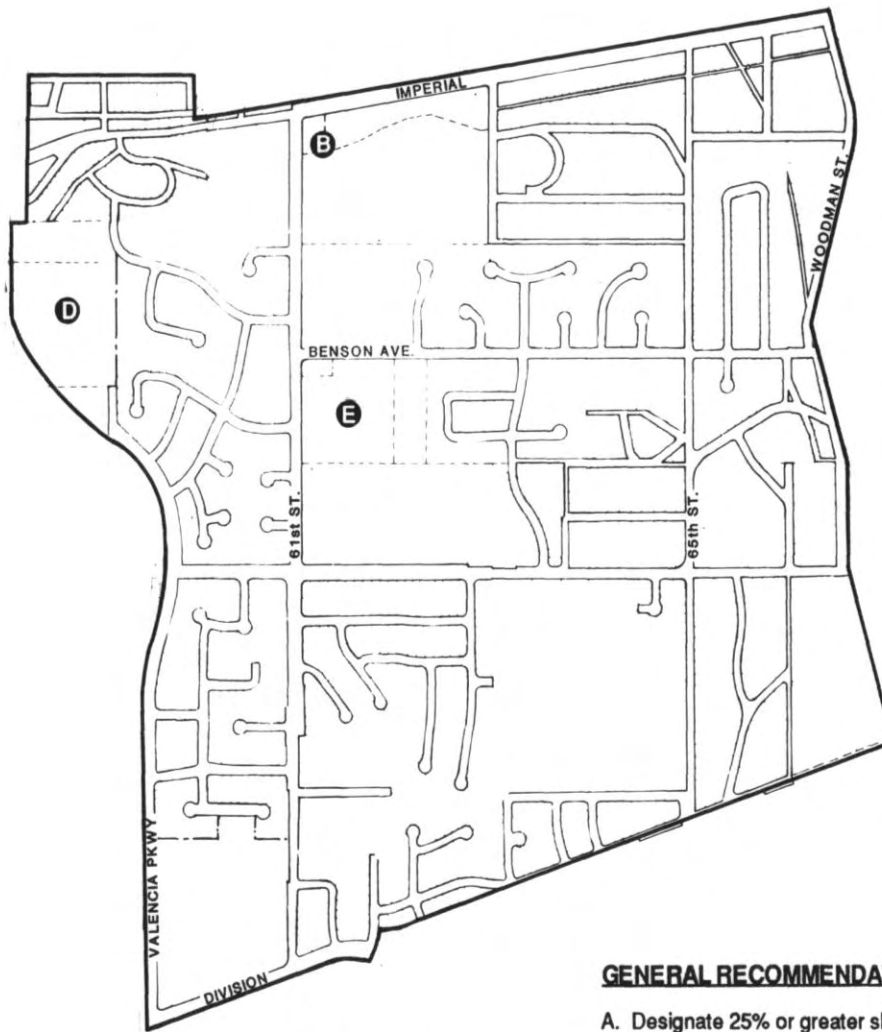
The neighborhood contains O'Farrell School of Creative and Performing Arts, located at the northeast corner of 61st Street and Skyline Drive. This school serves grades 4 through 12 and is a magnet school for fine arts instruction. The neighborhood also contains a 35-acre community park. This park is Martin Luther King Park and Recreation Center and is located south of Skyline Drive and west of 65th Street. The recreation center includes a large community center, indoor basketball and racquetball courts, and an outdoor swimming pool.

Vacant Parcels

Approximately ten percent of South Encanto has remained vacant, with parcels scattered throughout the neighborhood.

South Encanto Objectives

1. Preserve and protect the natural canyons and slopes of South Encanto.
2. Retain viable businesses along Imperial Avenue and encourage both rehabilitation and infill development.
3. Improve street tree landscaping in the public right-of-way along Imperial Avenue.
4. Preserve the single-family nature of the low density areas.



RECOMMENDATIONS MAP

GENERAL RECOMMENDATIONS

- A. Designate 25% or greater slopes for the Hillside Review Overlay Zone.
- C. Designate the single-family areas for low and very-low densities.

South Encanto Recommendations

- A. Designate lands in excess of 25 percent slope for the Hillside Review Overlay Zone.

Most of the vacant parcels in South Encanto have significant slopes and should be developed according to the standards of the Hillside Review Overlay Zone, in order to preserve as much of the natural topography as possible.

- B. Redevelop the area along Imperial Avenue from 61st Street to Woodman Street as a Transit Corridor with a residential emphasis, consistent with the Village/Mixed Use Element.

Designate the majority of the area Residential 15 to 30, except for the parcel south of the 62nd Street Trolley Station. Designate this parcel Neighborhood Commercial Residential Allowed and zone this parcel CN-1-3. The remainder of this corridor should be zoned to provide rental and for-sale homes, including single-family attached and multi-family units at a broad range of affordability levels.

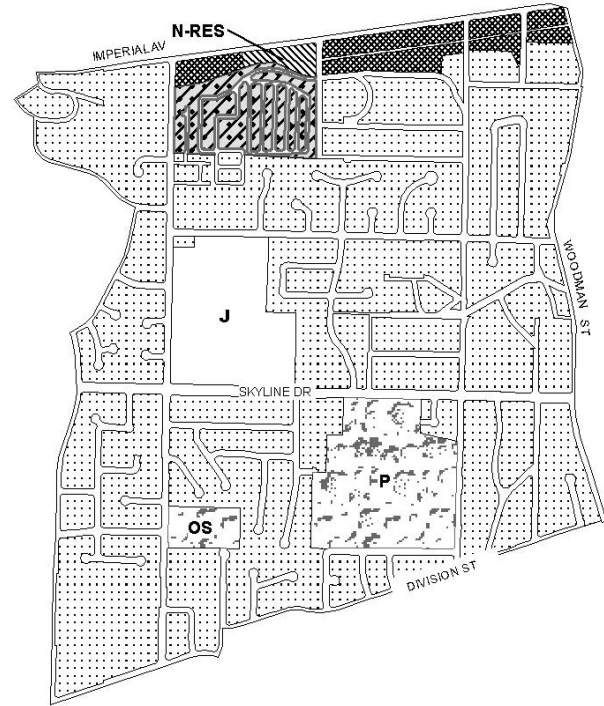
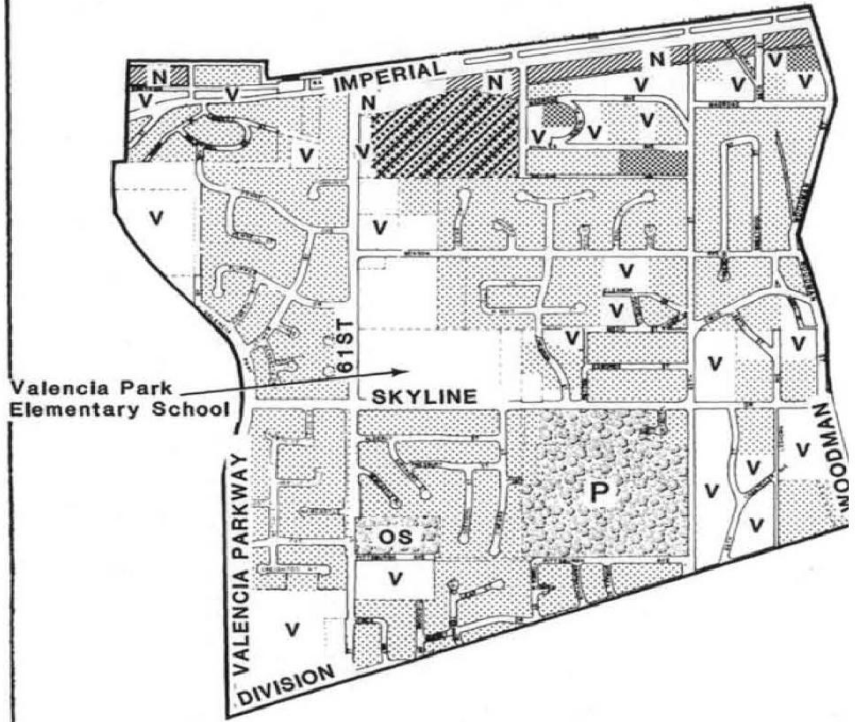
- C. Maintain the character of the neighborhood by designating the single-family areas for low and very-low densities (0-5 and 5-10 units per net acre).

Preservation of the existing stable, well-maintained single-family neighborhood is the highest priority for South Encanto. The existing R1-5000 and R1-10000 zoning should be retained. Developments within the very-low and low residential densities should consist of detached units.

- D. Rezone the area east of Radio Drive, north of Valencia Parkway, and east of 59th Street from R1-5000 to R1-40000. The City of San Diego is in the process of acquiring this area of Valencia Canyon for open space.
- E. Rezone Valencia Park Elementary School to the Institutional Overlay Zone. This site should be developed with compatible private development only after it has been determined that it is not needed for use as a public facility. Where it is determined that residential development is appropriate for the site, the density should be compatible with that of the surrounding neighborhood (10-15 units per acre).

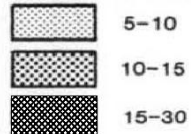
EXISTING LAND USE

RECOMMENDED LAND USE

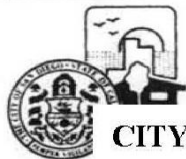
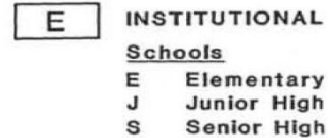


LEGEND

RESIDENTIAL (units per acre)



COMMERCIAL

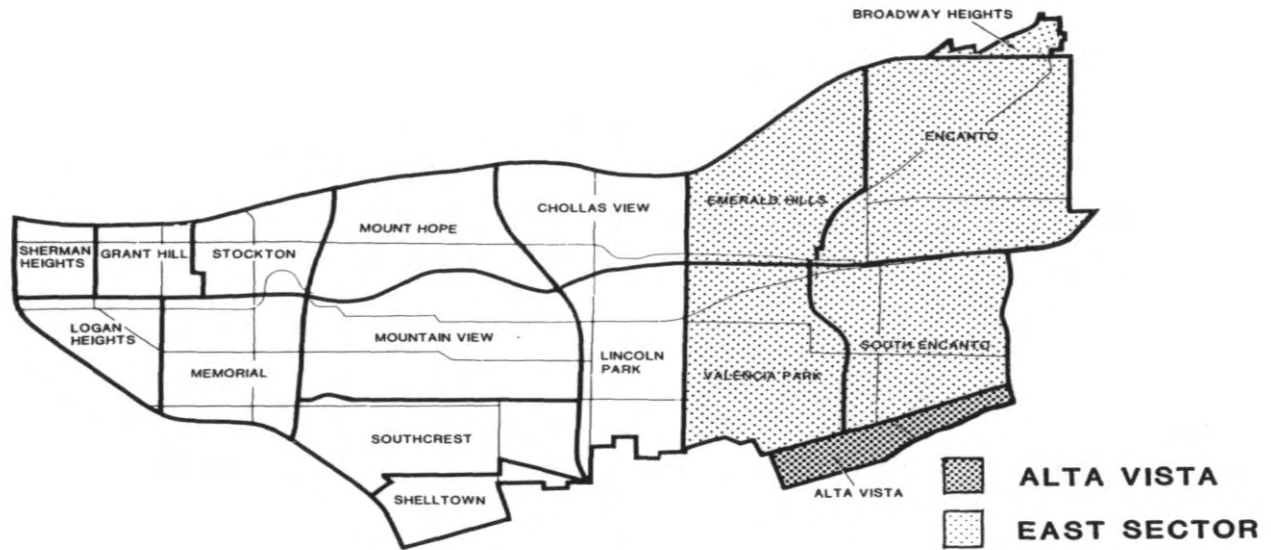


SOUTH ENCANTO
SOUTHEASTERN SAN DIEGO

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FIGURE 44

THE NEIGHBORHOOD OF ALTA VISTA



Setting

Alta Vista is situated on approximately 179 acres in the southeastern corner of Southeastern San Diego. It is bounded on the north by Division Street, on the south by Mariposa Place and Plaza Boulevard, on the east by Woodman Street, and on the west by the city of National City. The neighborhood is surrounded with residential development.

The subdivision known as "Alta Vista" was approved in the early 1960s, and was located in the western portion of the neighborhood. Development continued to the east during the mid-1970s and early 1980s. The neighborhood is made up of a varied terrain, with two minor creeks running north/south through the western portion of the neighborhood.

The significant features of this neighborhood are its high level of public improvements and the good condition of its housing. The neighborhood has been landscaped by private property owners, with open space areas landscaped through the original subdivision process. Public and commercial services are available to the north, south and east within the City of San Diego, and to the west in the city of National City.

The neighborhood's major streets are Division Street and Plaza Boulevard, which run east and west, and Woodman Street, which runs north and south. Division Street is currently carrying traffic volumes in excess of the City's design standards.

Land Use

Virtually all of Alta Vista has been developed residentially with ten percent of its land still vacant, primarily due to the steep topography of these areas. Approximately 1,400 people reside in Alta Vista, with an overall density of about six units per acre. The population density is among the lowest in the Southeastern San Diego community. Seventy percent of Alta Vista has been developed for low density residential, with one home on one lot. Nearly all of the homes are in excellent condition. The neighborhood has public improvements including curb, gutter, sidewalks, streets and street lighting. The majority of the residences are owner-occupied. The median income is among the highest in the community. The lowest densities are located in the southeastern portion of the neighborhood and are zoned R1-1000.

Existing Land Uses (1986)	
Type of Use	Percent
Residential	
Very-Low Density (0-5 du/ac, 1 du/lot)	20%
Low Density (5-10 du/ac, 1 du/lot)	70%
Vacant	10%
	100%

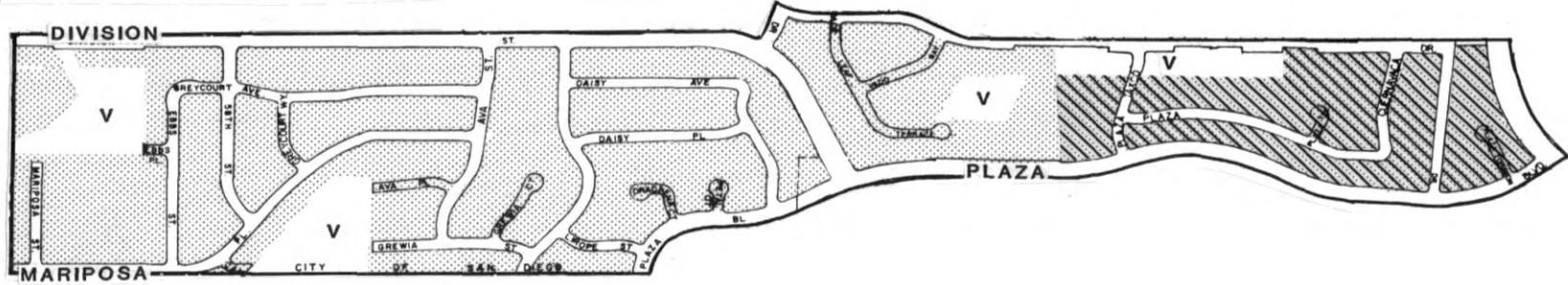
Alta Vista Objectives

1. Preserve the single-family development pattern with one house per lot.
2. Protect the hillsides slopes and natural topography.

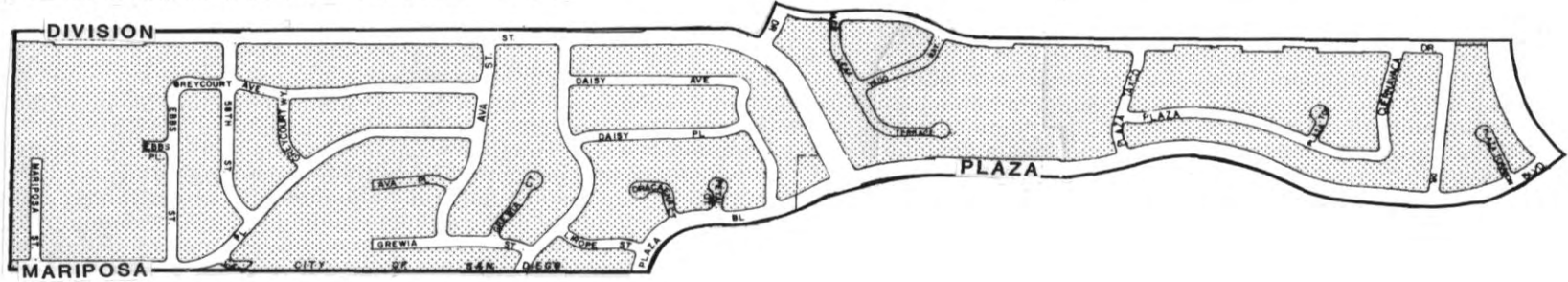
Alta Vista Recommendations

- A. Maintain the single-family development pattern.
Multi-family development would fail to preserve the character of Alta Vista as it is presently developed. Since this character is positive and compatible with the development pattern of adjacent neighborhoods, the existing single-family development should be maintained.
- B. Designate lands in excess of 25 percent slope for the Hillside Review Overlay Zone. Most of the vacant parcels in Alta Vista have significant slopes and should be developed according to the standards of the Hillside Review Overlay Zone, in order to preserve as much of the natural topography as possible.
- C. Rezone the area west of Woodman, north of Plaza Boulevard, south of Varney Drive and approximately east of Plaza Taxco from a designation of 0-5 units per acre to 5-10 units per acre to allow for single-family residential development.

EXISTING LAND USE






RECOMMENDED LAND USE



LEGEND

RESIDENTIAL (units per acre)

-  0-5
-  5-10
-  VACANT



ALTA VISTA
SOUTHEASTERN SAN DIEGO

CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 45