



**Uptown Community Plan Update**  
**Summary of Land Use Map Review: Uptown**  
**March 2013**

*(Note: The following summary includes new information received pertaining to the Medical Complex Neighborhood and Mission Hills Neighborhoods since the February 2013 Land Use Summary and new exhibits to illustrate several of the land use changes proposed)*

On October 2, 2012, the Uptown Planners voted to support land use proposals from the Western Slopes Community Association (Middletown) 15-0-1 and the Metro CDC (Bankers Hill/Park West) 13-2-1.

A recommendation from the Uptown Planners is still needed for the following neighborhoods:

- Hillcrest
- University Heights
- Medical Center Complex
- Mission Hills

Written proposals and public input from the following organizations have been forwarded to City Staff and are summarized here for the Uptown Planners' consideration. The following highlights comments related only to the land use map:

Hillcrest (Hillcrest Business Association)

The Hillcrest Business Association believes that lowering the residential density range in the eastern core of Hillcrest to 44 du/ac and 74 du/ac in the western core of Hillcrest as proposed in the current DRAFT land use map (July 2012) does not provide the opportunities for residential growth needed to accommodate small storefronts. The business community requires a certain level of residential density to provide continued customer growth. Therefore, should Community Commercial areas in Hillcrest be maintained at the adopted planned residential density of 0-74 du/ac in the eastern core and 0-110 du/ac in the western core or perhaps increased to support a customer base desired by local businesses?

Hillcrest (Public comment)

It has been suggested that the proposed residential densities in the current DRAFT land Use map be “switched” between the two Hillcrest cores given. Should the residential densities within the western Hillcrest core be designated for 44 du/ac given its existing scale of development and small streets and 74 du/ac in the eastern Hillcrest core given the wider University Avenue commercial corridor?

University Heights (University Heights Historical Society) See pages 5-7

The University Heights Historical Society (UHHS) recommendations consist of reductions in residential density. According to the UHHS, these recommendations would meet or exceed actual existing residential densities. Therefore should the DRAFT Proposed Land Use Map incorporate the following changes?

- Parcels along Madison Avenue, Monroe Avenue, and Meade Avenue between Park Boulevard and Maryland Street be reduced from Residential-Medium Density (15-29 du/ac) as proposed in the DRAFT Proposed Land Use Map to Residential-Low Density (5-9 du/ac) to reflect single-family corridors
- Residential areas currently designated Residential-High 45-74 du/ac along Campus Avenue and Washington Street; Residential-Medium (15-29 du/ac) along North Avenue, Campus Avenue, and Cleveland Avenue between Adams Avenue and Meade Avenue; and Residential Low-Medium (10-14 du/ac) along Maryland Street, Hayes Avenue, and Lincoln Avenue be reduced by one to two residential density ranges
- Both sides of the Park Boulevard Corridor between Adams Avenue and Meade Avenue be reduced to Neighborhood-Commercial 0-29 du/ac to maintain a consistent development pattern on both sides of the street. Currently, this change is already captured in the current DRAFT land use map and staff is working with the North Park community to make the eastside of Park Boulevard consistent.

Medical Center Complex See page 8

Initial comments from UCSD recommend that the properties owned by the entity be designated Institutional and properties along Front Street, Arbor Drive, Montecito Way, and Bachman Drive should continue to allow Office, commercial, and residential (mixed-use). Should the adjacent properties owned by UCSD be designated Institutional and properties along Front Street, Arbor Drive, Montecito Way, and Bachman Drive currently designated as Residential-High 45-74 du/ac in the current DRAFT Land Use Map be changed to Office-Commercial 0-44 du/ac?

Additional information:

Two additional land use considerations have come to staff’s attention related to the Medical Center Complex neighborhood:

- There has been a lot interest regarding San Diego Hospice leaving their site situated at 4311 Third Avenue, located at the northernmost end of Medical Center Complex neighborhood. The site is currently designated for Institutional-Hospital use in the adopted community plan, but zoned MR-3000 (Multi-family use 1 dwelling unit per 3,000 square feet). Should the site maintain the current land use designation of Institutional-Hospital or be changed to Residential-Low Medium (10-14 du/ac) consistent with the underlying zoning?
- There is interest by the property of 805 1/3 Hotel Circle South situated at the northwestern end of the Medical Complex Neighborhood to change the existing land use designation of the site as part of the community plan update process. The site is currently designated Open Space and Institutional-Hospital. The property owner desires a portion of the site to be designated for Residential-Medium 15-29 du/ac and the remaining area designated for Open Space. Should the site maintain the land use designation of Open Space and Institutional-Hospital or should the land use designations be changed to accommodate residential development?

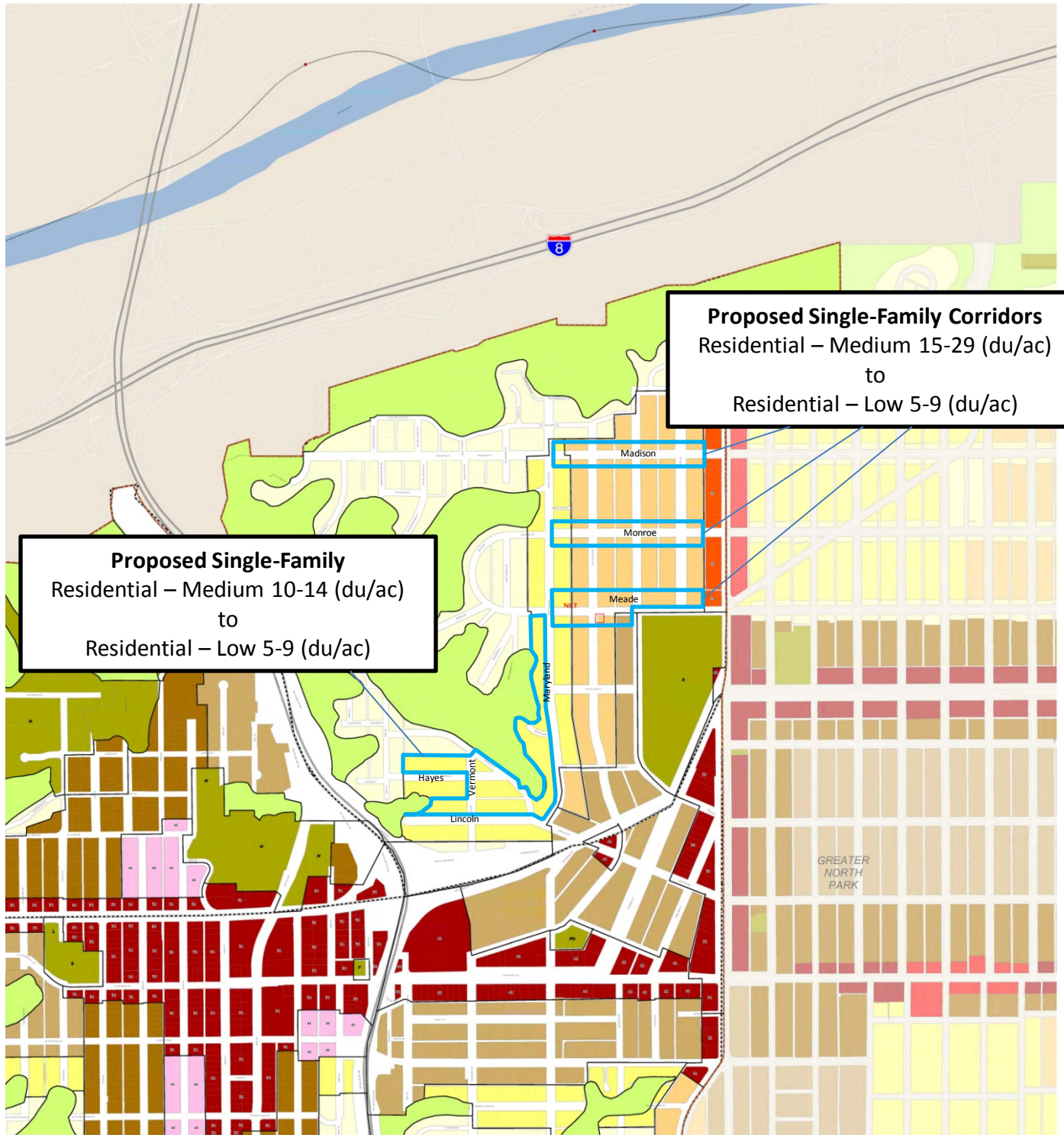
Mission Hills *See page 9*

The following recommendations are a result of cooperative efforts made by the Mission Hills Heritage Organization, Mission Hills Town Council, and other stakeholders to come to a consensus about the land use proposals in the Mission Hills neighborhood. Should the DRAFT Proposed Land Use Map incorporate the following changes?

- Maintain properties in “Area 5” located on the eastside of Eagle Street south of the condominium building at the corner of Fort Stockton Drive and Eagle Street as Residential Medium-High (29-44 du/ac)?
- Maintain properties in “Area 7a” located north of University Avenue, south of the commercial zoned properties along Washington Street, and between a half block east of Goldfinch Street and Eagle Street as Residential Medium Residential 29-44 du/ac?
- Designate “Areas 9 and 10” along Reynard Way south of Curlew Street as Neighborhood Commercial with up to 29 du/ac and Reynard Way north of Curlew Street to Residential Medium (15-29 du/ac).
- Identify the property at 3534 Reynard Way (Magic Rug Cleaners Building) and for adjacent parcels (“Area 10”) as potential site for a neighborhood park

### Community Planning Group Request

Planning staff requests that the Uptown Planners conclude their review and provide their remaining recommendations on the proposed land use map by the **April 2013** planning group meeting. This will allow staff to begin analyzing the traffic impacts, begin the zoning component of the plan update process, and meet the overall project schedule.



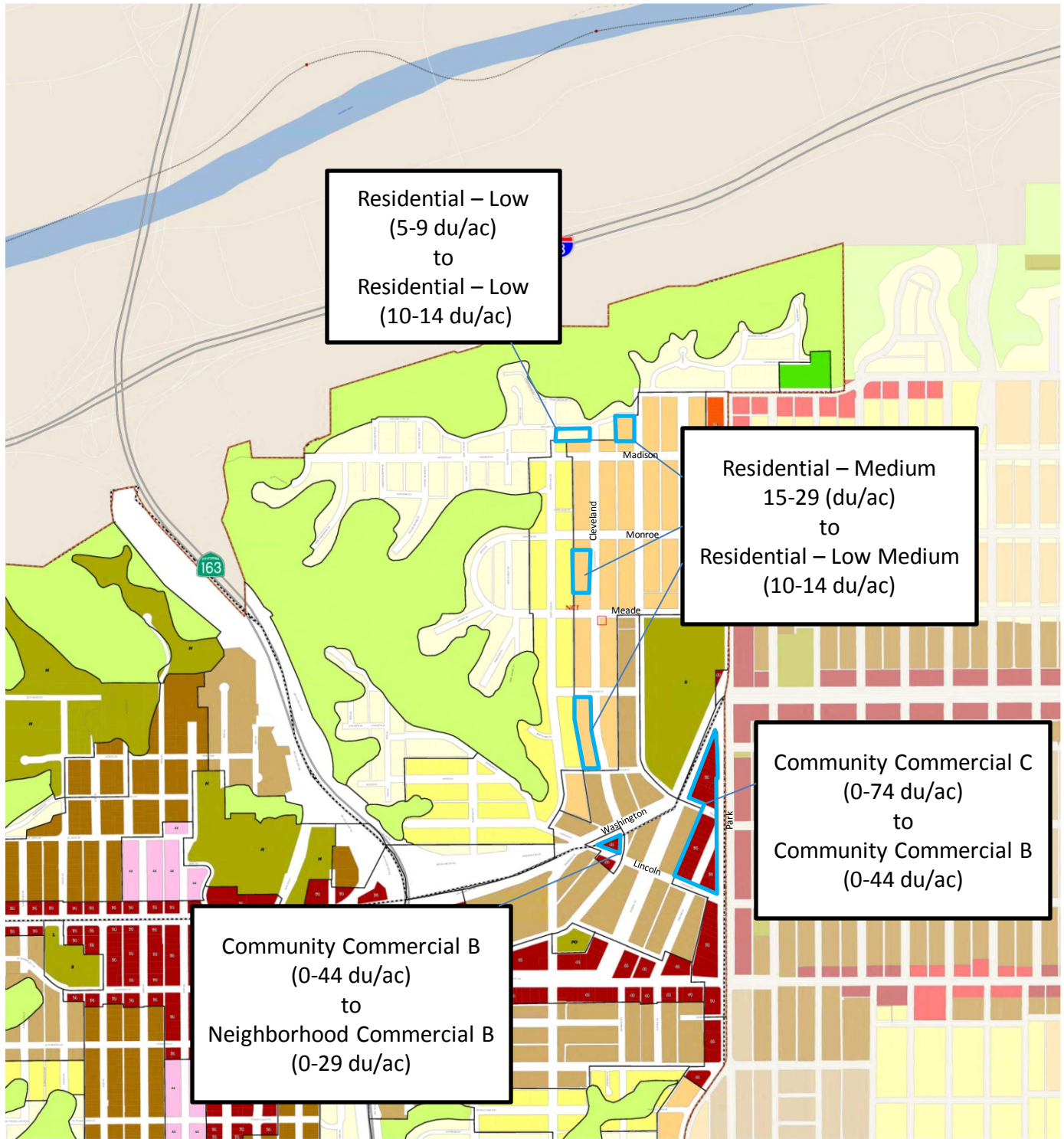
**Proposed Single-Family**  
Residential – Medium 10-14 (du/ac)  
to  
Residential – Low 5-9 (du/ac)

**Proposed Single-Family Corridors**  
Residential – Medium 15-29 (du/ac)  
to  
Residential – Low 5-9 (du/ac)

<b>LEGEND</b>	Residential - Low (5-9 du/ac)	Neighborhood Commercial - A (residential prohibited)	Maximum Dwelling Units per Acre (du/ac)	Community Plan Boundary
	Residential - Low Medium (10-14 du/ac)	Neighborhood Commercial - B (0-29 du/ac)	Fire Station	Uptown Neighborhoods
	Residential - Medium (15-29 du/ac)	Neighborhood Commercial - C (0-44 du/ac)	Hospital	
	Residential - Medium High (30-44 du/ac)	Community Commercial - A (residential prohibited)	Library	
	Residential - High (45-74 du/ac)	Community Commercial - B (0-44 du/ac)	Post Office	
	Office Commercial - A (residential prohibited)	Community Commercial - C (0-74 du/ac)	School	
	Office Commercial - B (0-29 du/ac)	Institutional	Trolley Stop	
	Office Commercial - C (0-44 du/ac)	Park	Light Rail	
		Open Space		

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**DRAFT Proposed Land Use Map**



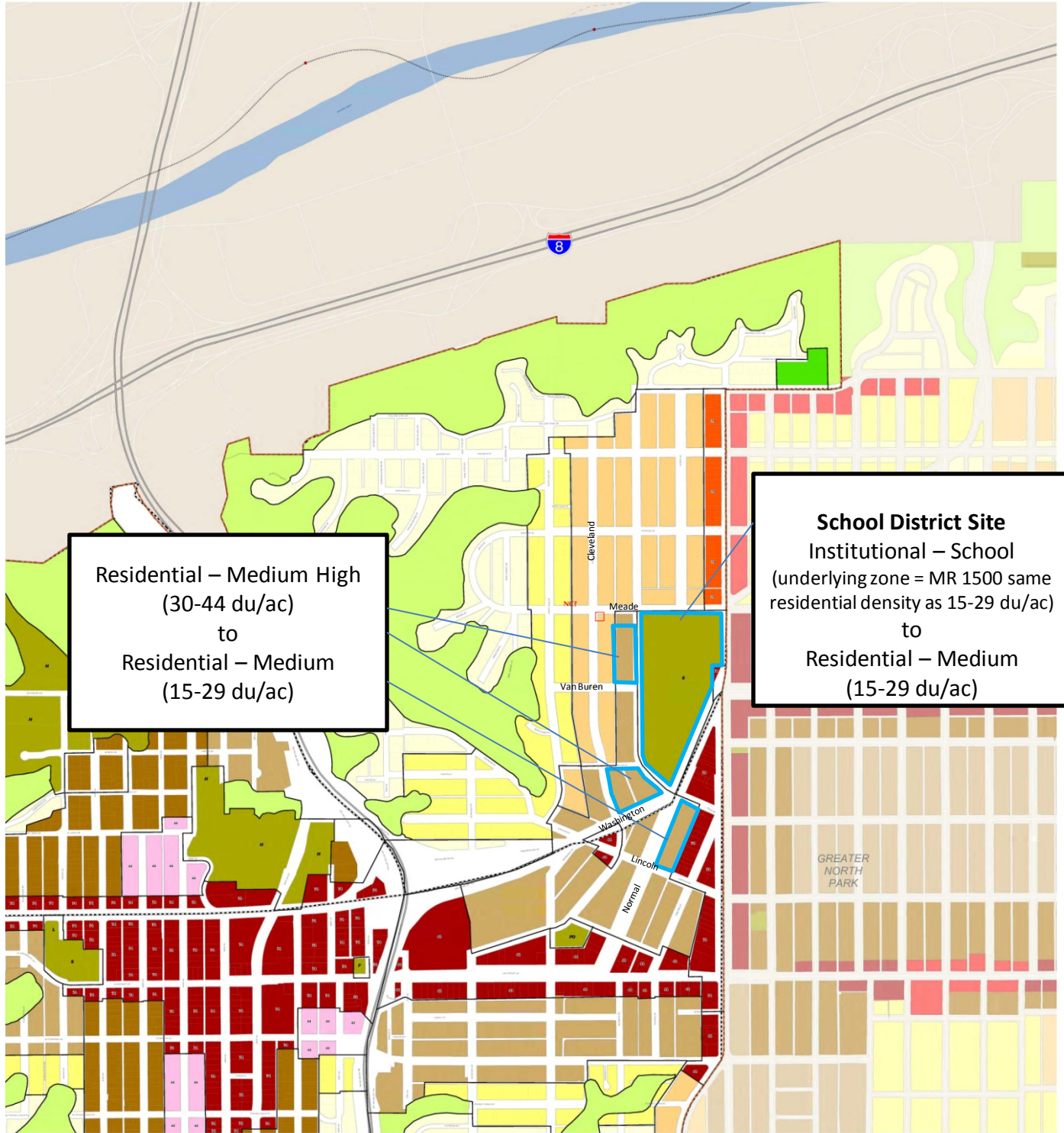
**LEGEND**

<ul style="list-style-type: none"> <li>◆ Residential - Low (5-9 du/ac)</li> <li>◆ Residential - Low Medium (10-14 du/ac)</li> <li>◆ Residential - Medium (15-29 du/ac)</li> <li>◆ Residential - Medium High (30-44 du/ac)</li> <li>◆ Residential - High (45-74 du/ac)</li> <li>◆ Office Commercial - A (residential prohibited)</li> <li>◆ Office Commercial - B (0-29 du/ac)</li> <li>◆ Office Commercial - C (0-44 du/ac)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Neighborhood Commercial - A (residential prohibited)</li> <li>◆ Neighborhood Commercial - B (0-29 du/ac)</li> <li>◆ Neighborhood Commercial - C (0-44 du/ac)</li> <li>◆ Community Commercial - A (residential prohibited)</li> <li>◆ Community Commercial - B (0-44 du/ac)</li> <li>◆ Community Commercial - C (0-74 du/ac)</li> <li>◆ Institutional</li> <li>◆ Park</li> <li>◆ Open Space</li> </ul>	<ul style="list-style-type: none"> <li>29 Maximum Dwelling Units per Acre (du/ac)</li> <li>● Fire Station</li> <li>● Hospital</li> <li>● Library</li> <li>● Post Office</li> <li>● School</li> <li>● Trolley Stop</li> <li>— Light Rail</li> </ul>	<ul style="list-style-type: none"> <li>◇ Community Plan Boundary</li> <li>◇ Uptown Neighborhoods</li> </ul>
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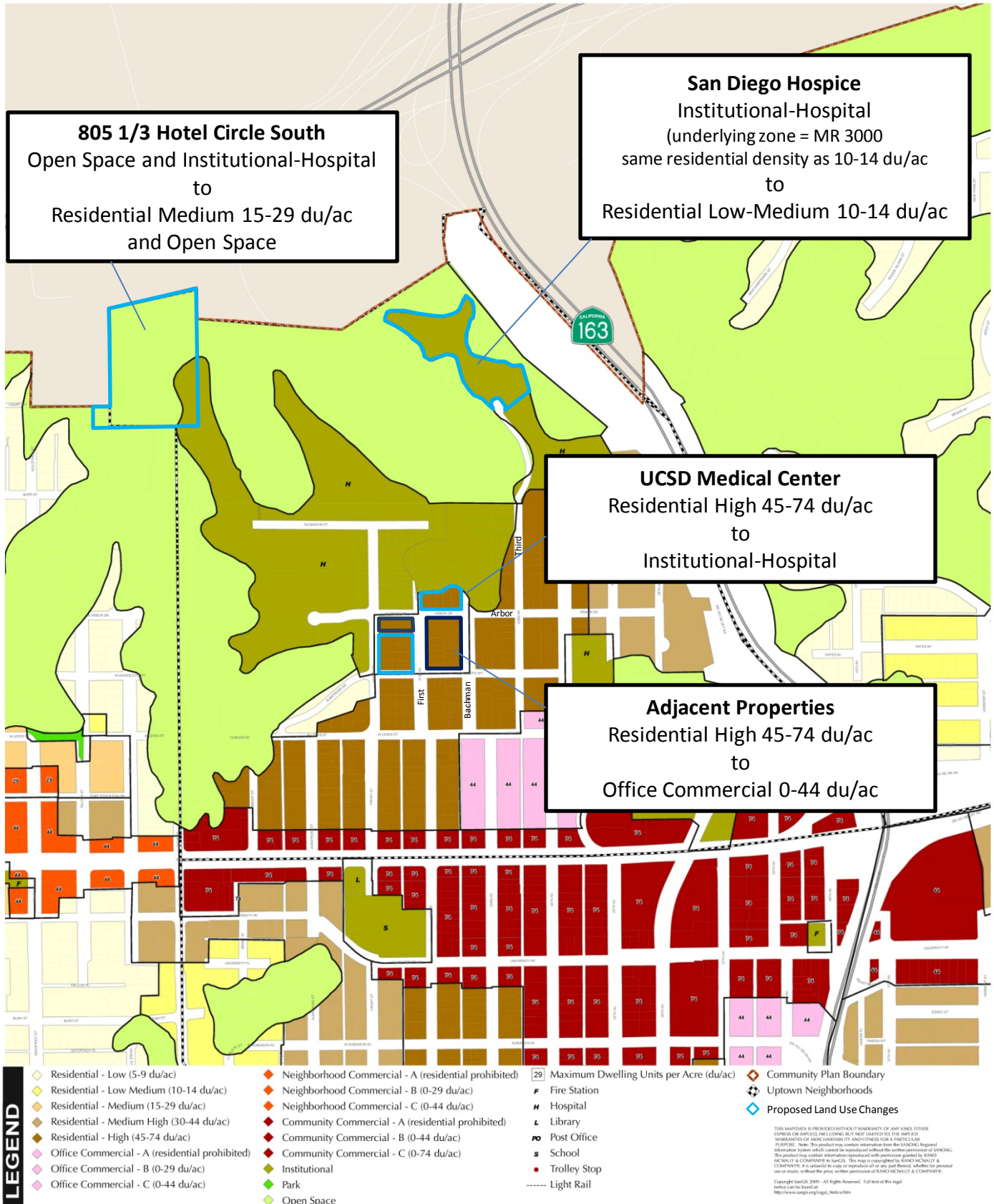
**Residential – Medium High  
(30-44 du/ac)  
to  
Residential – Medium  
(15-29 du/ac)**

**School District Site  
Institutional – School  
(underlying zone = MR 1500 same  
residential density as 15-29 du/ac)  
to  
Residential – Medium  
(15-29 du/ac)**

- LEGEND**
- ◆ Residential - Low (5-9 du/ac)
  - ◆ Residential - Low Medium (10-14 du/ac)
  - ◆ Residential - Medium (15-29 du/ac)
  - ◆ Residential - Medium High (30-44 du/ac)
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  - ◆ Office Commercial - A (residential prohibited)
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  - ◆ Office Commercial - C (0-44 du/ac)
  - ◆ Neighborhood Commercial - A (residential prohibited)
  - ◆ Neighborhood Commercial - B (0-29 du/ac)
  - ◆ Neighborhood Commercial - C (0-44 du/ac)
  - ◆ Community Commercial - A (residential prohibited)
  - ◆ Community Commercial - B (0-44 du/ac)
  - ◆ Community Commercial - C (0-74 du/ac)
  - ◆ Institutional
  - ◆ Park
  - ◆ Open Space
  - 29 Maximum Dwelling Units per Acre (du/ac)
  - ◆ Fire Station
  - ◆ Hospital
  - ◆ Library
  - ◆ Post Office
  - ◆ School
  - ◆ Trolley Stop
  - ◆ Light Rail
  - ◆ Community Plan Boundary
  - ◆ Uptown Neighborhoods

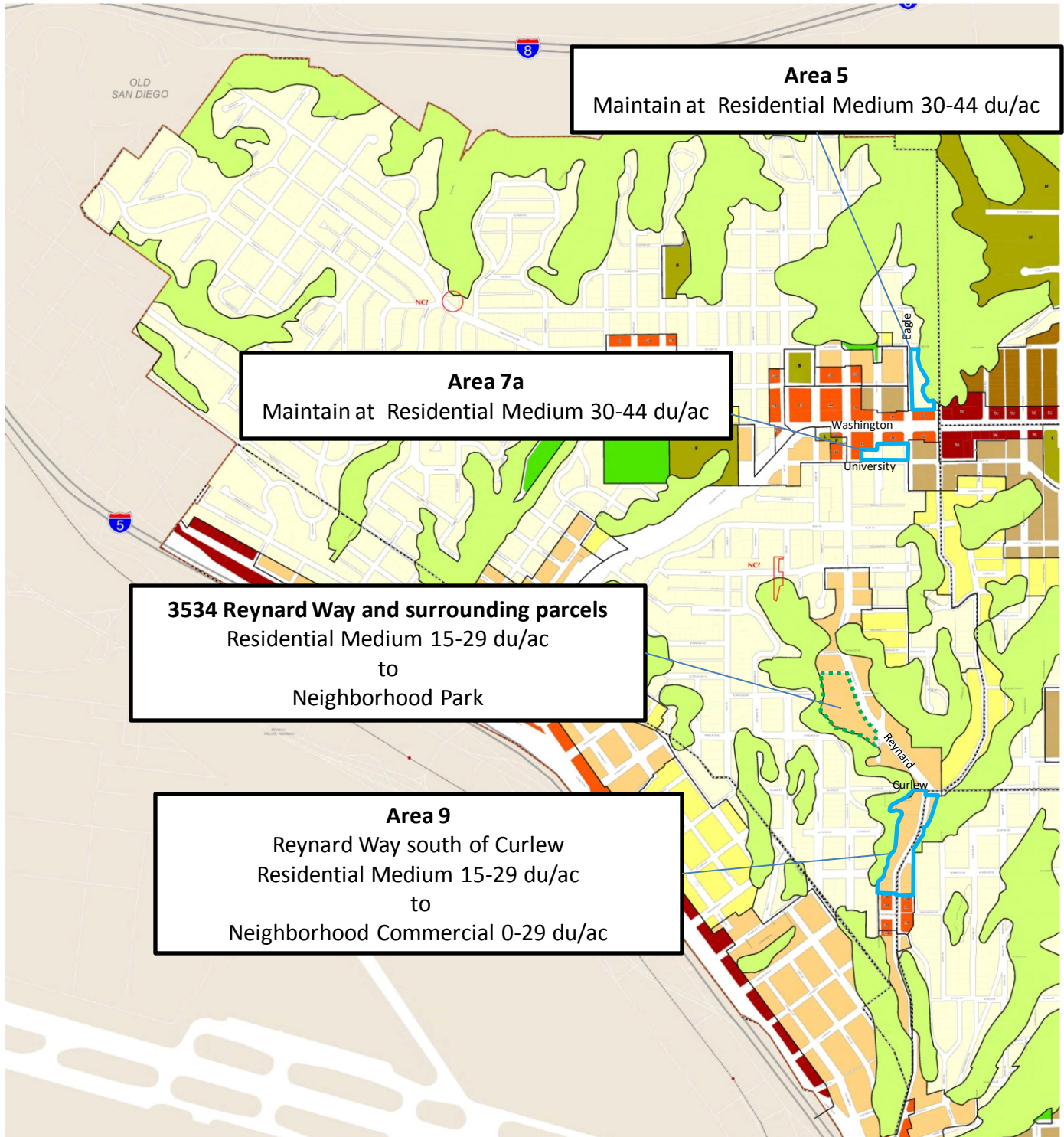
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	Office Commercial - C (0-44 du/ac)	Park	Light Rail	
	Open Space			

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