



Uptown Community Plan Update

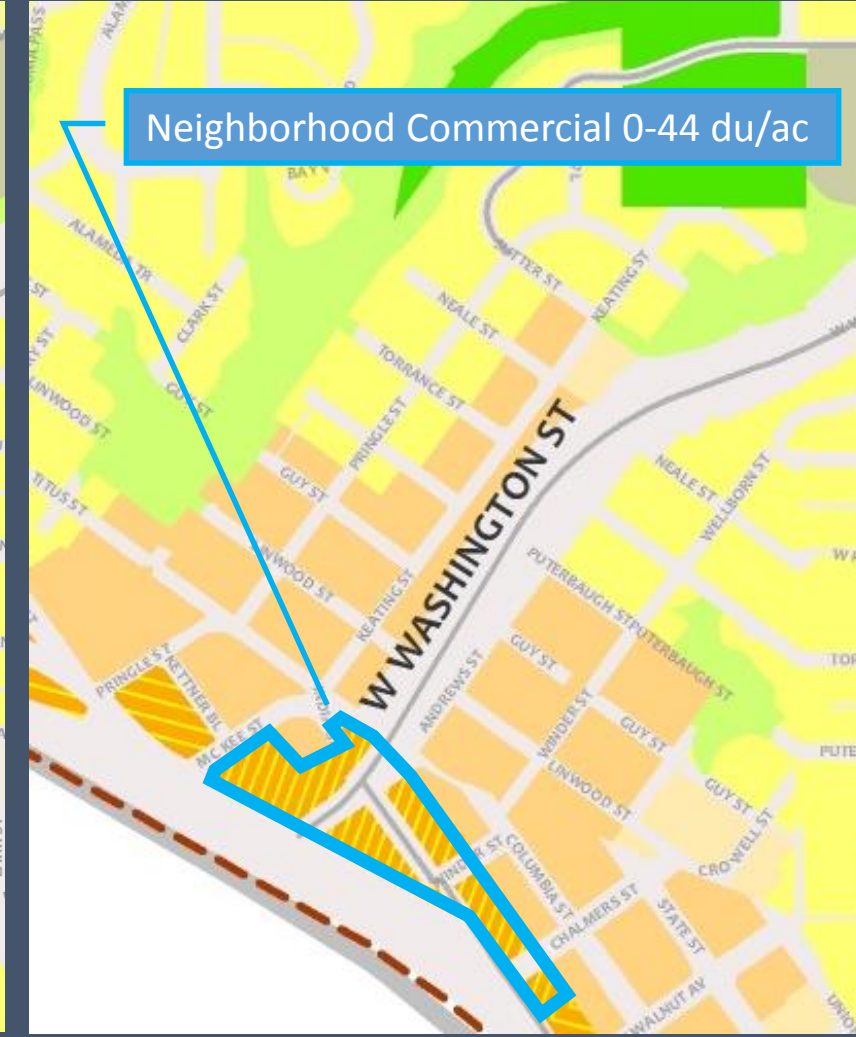
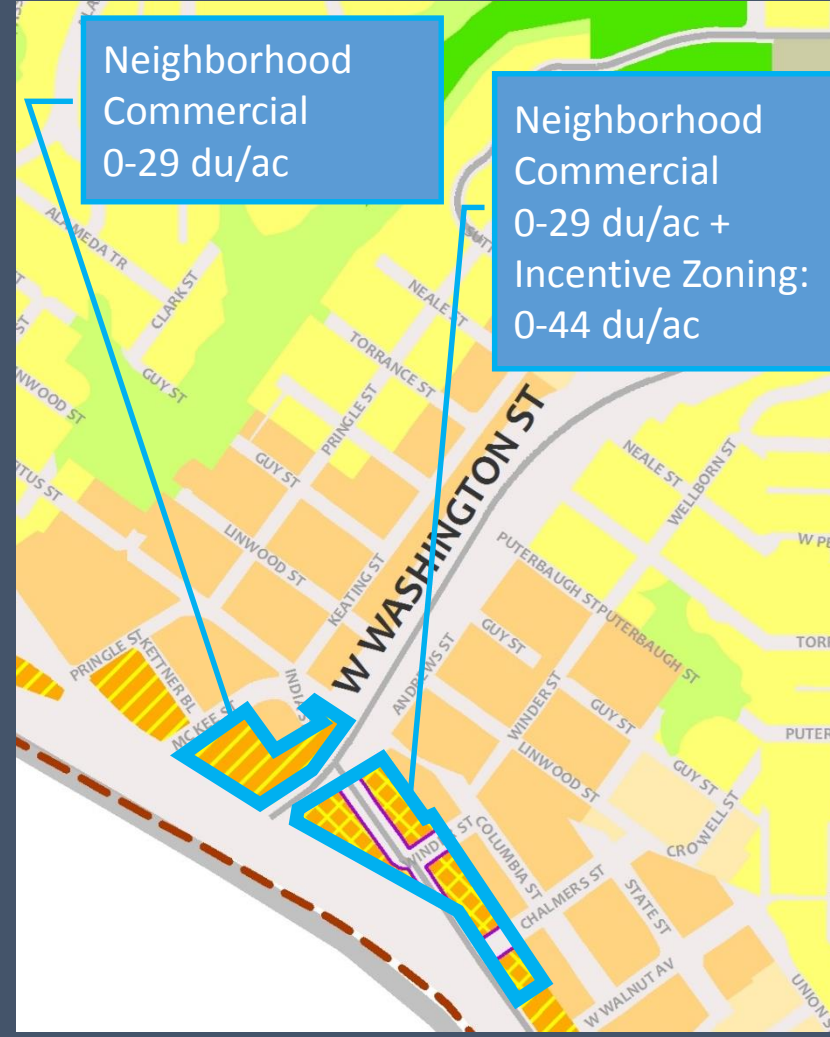
Uptown Planners Meeting February 2, 2016

Changes to the June 2015 Public Draft

- Land Use Element
 - Incentive zoning removed
 - Compliance with the Climate Action Plan
- Urban Design Element
 - Policies related to the streetscape design added back
 - Development transition concepts
- Overall edits to the plan based on public input and discussion

June 2015 Draft Land Use

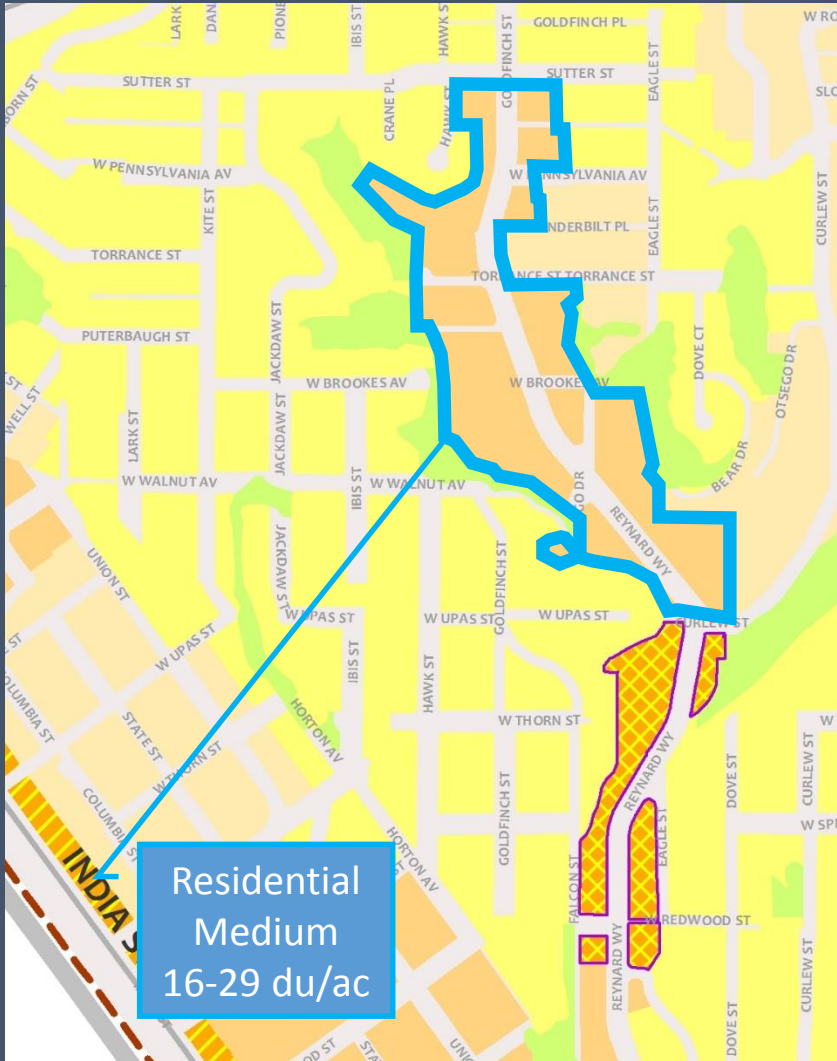
Proposed Land Use



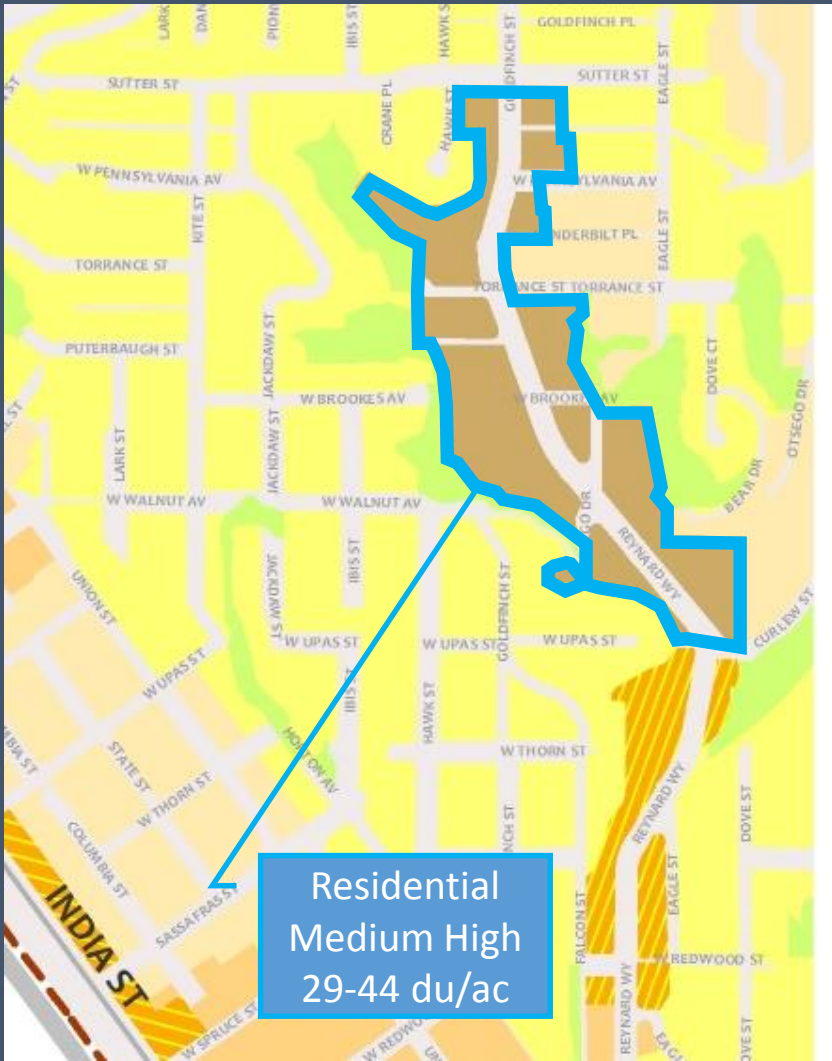
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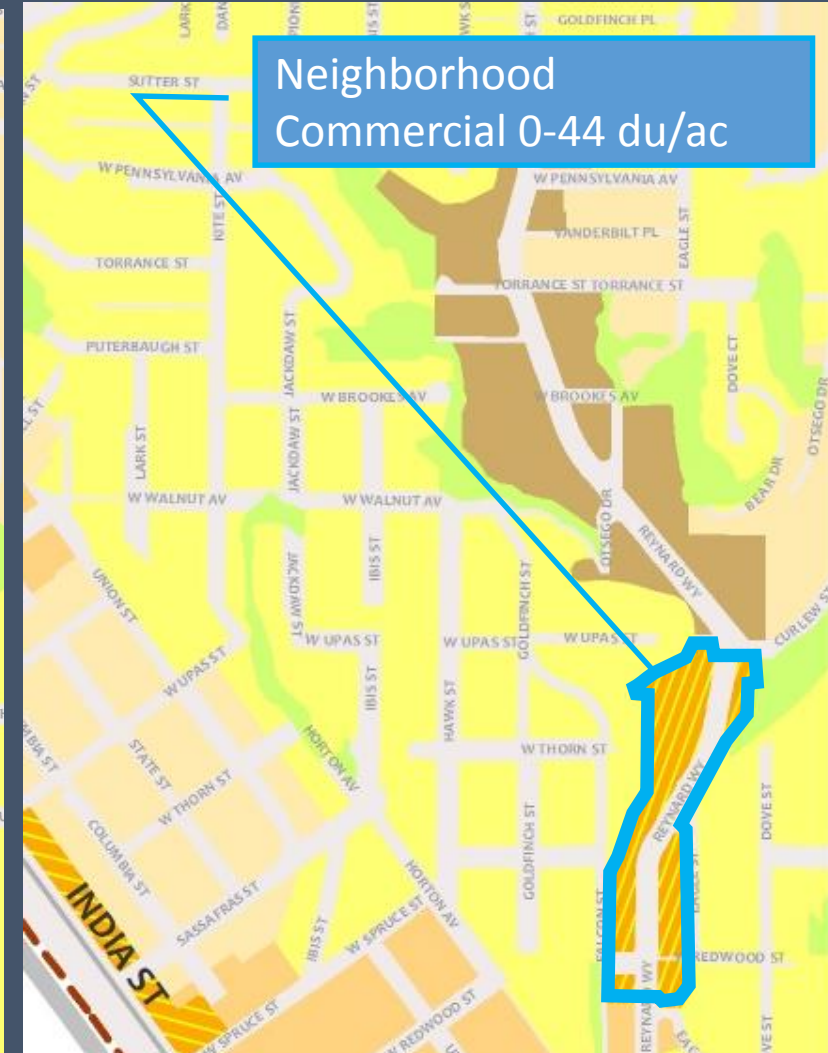
June 2015 Draft Land Use



Proposed Land Use



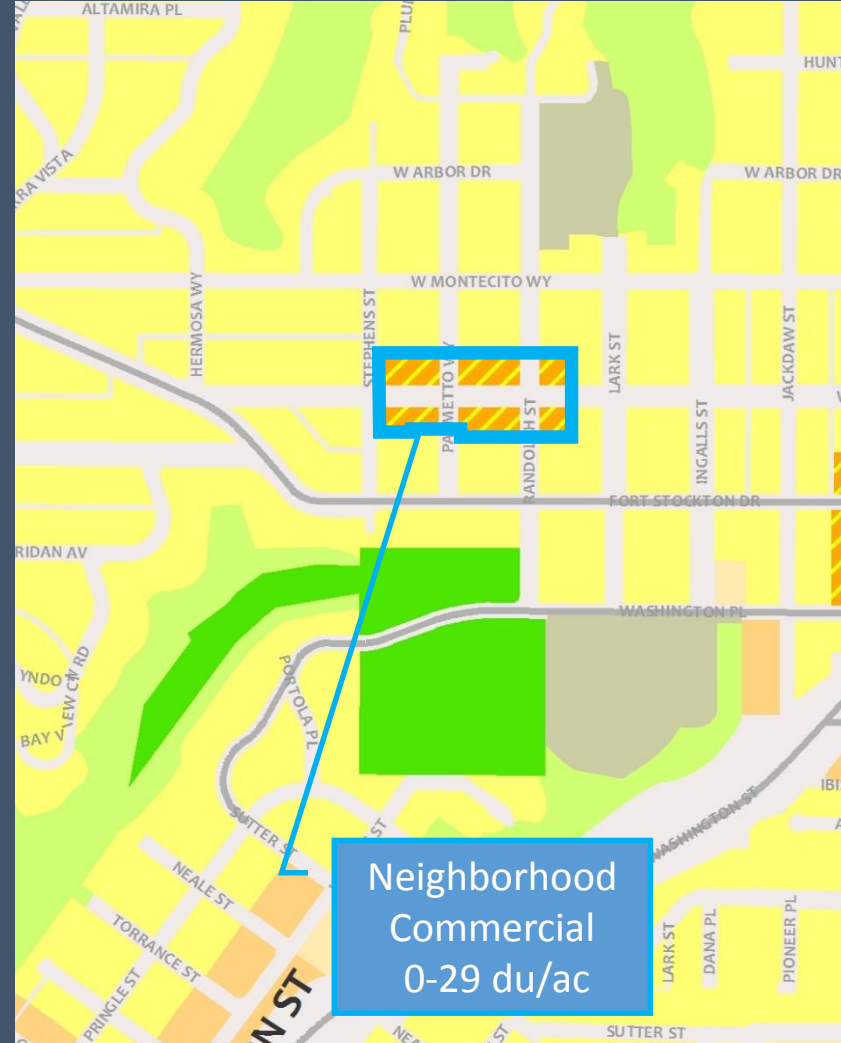
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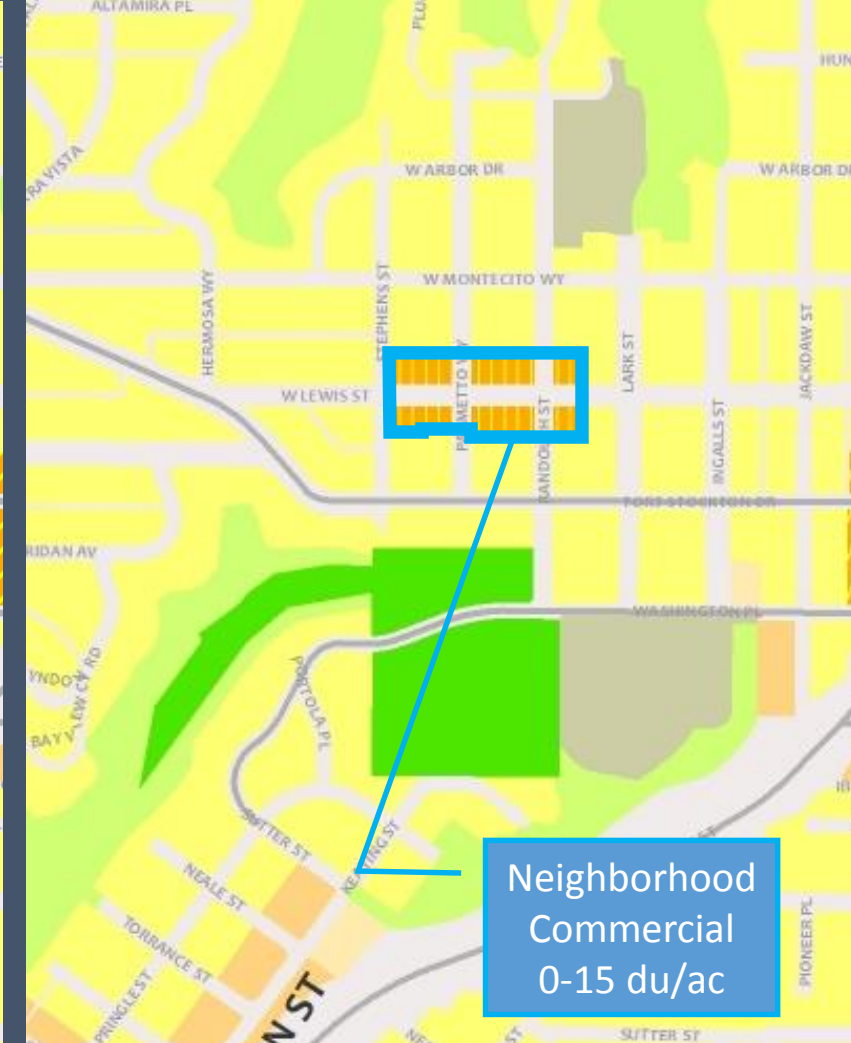
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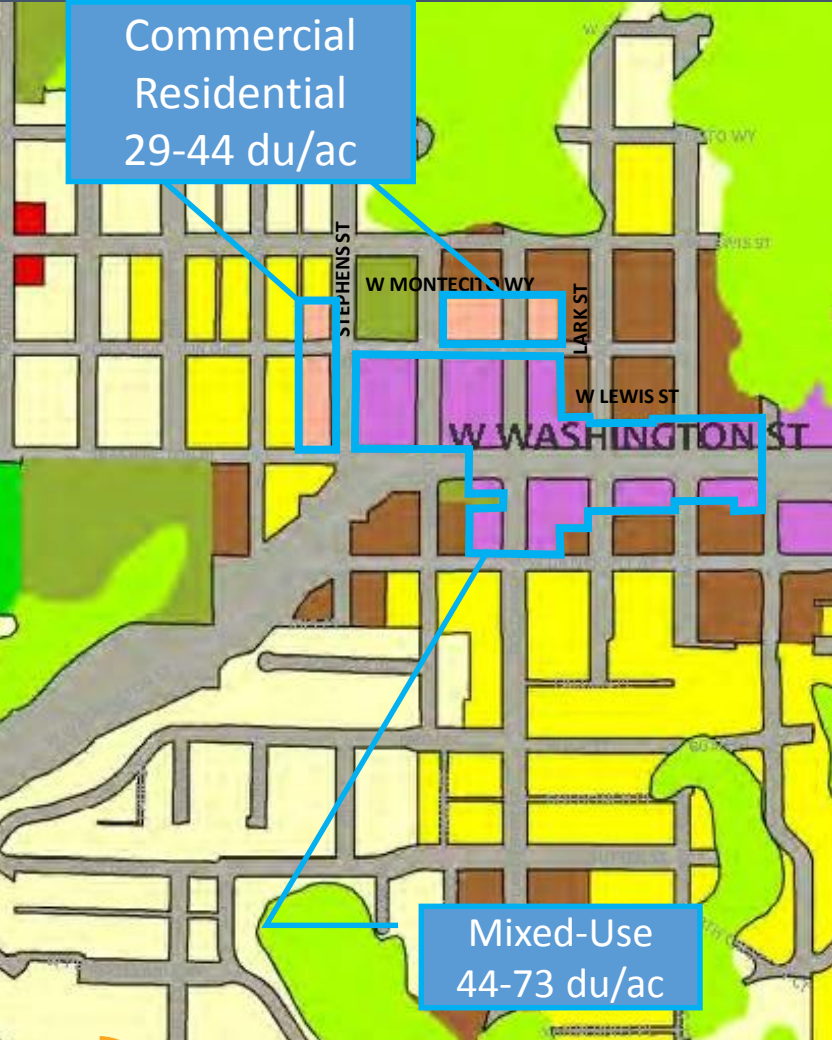
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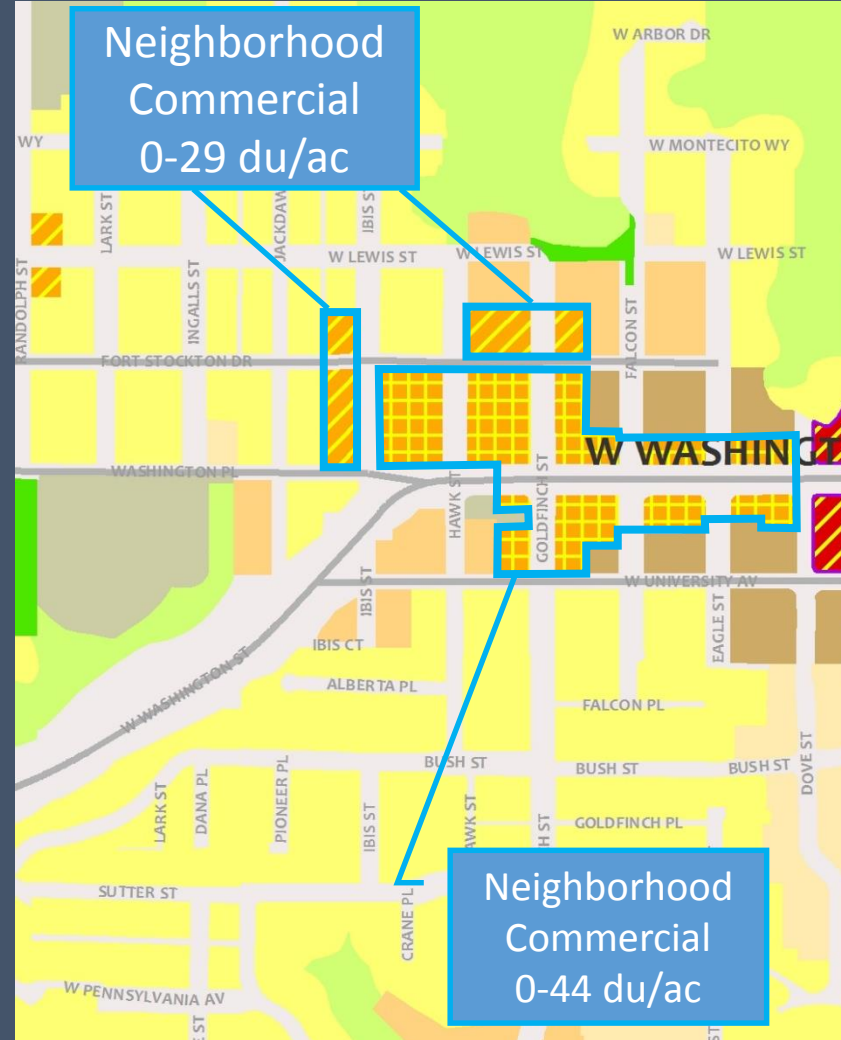
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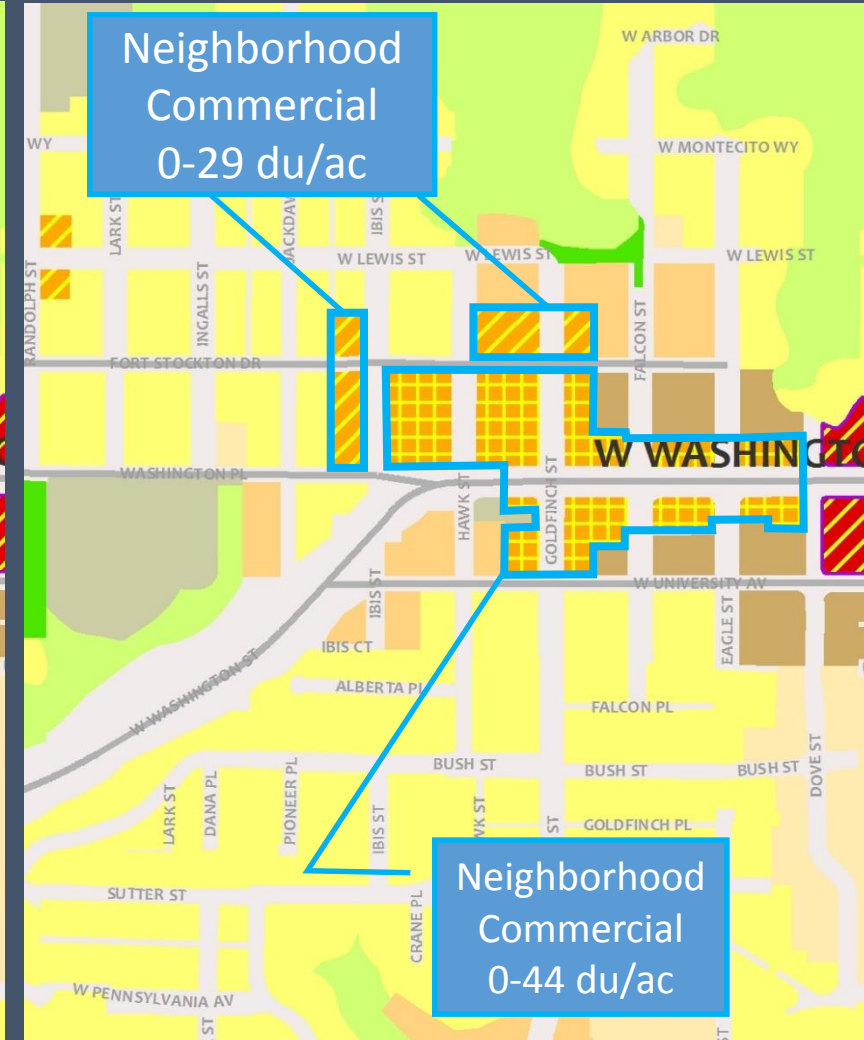
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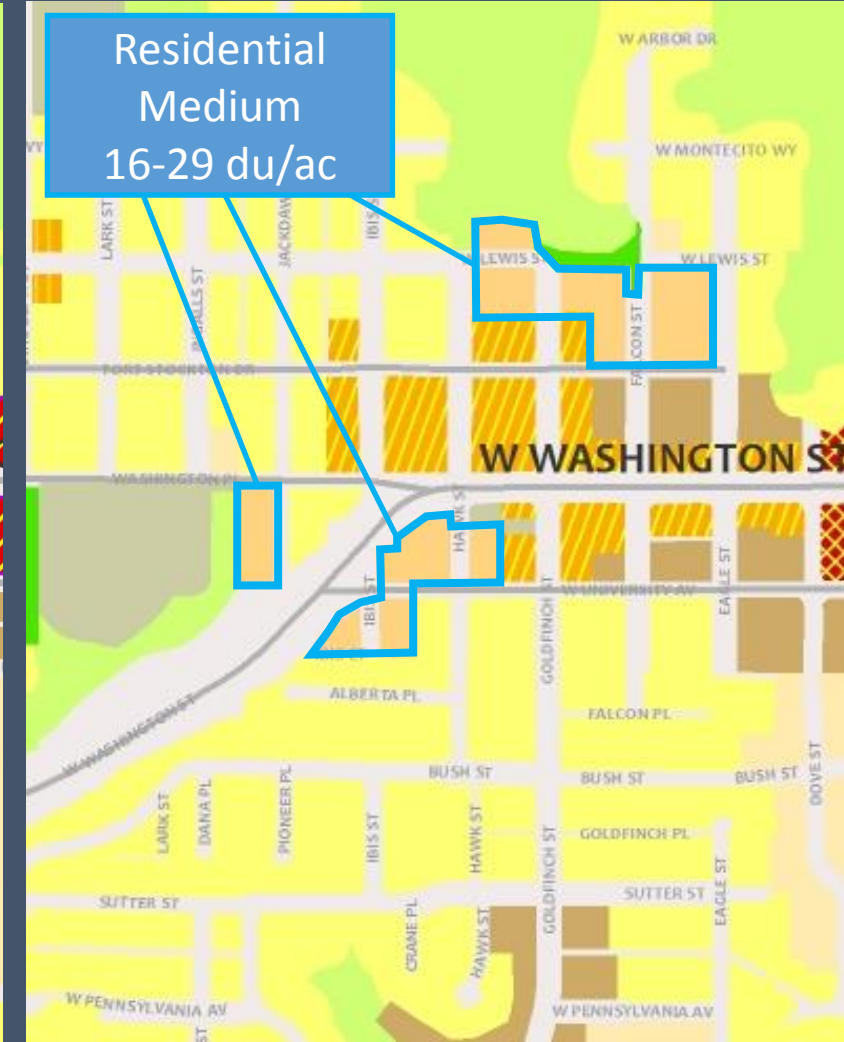
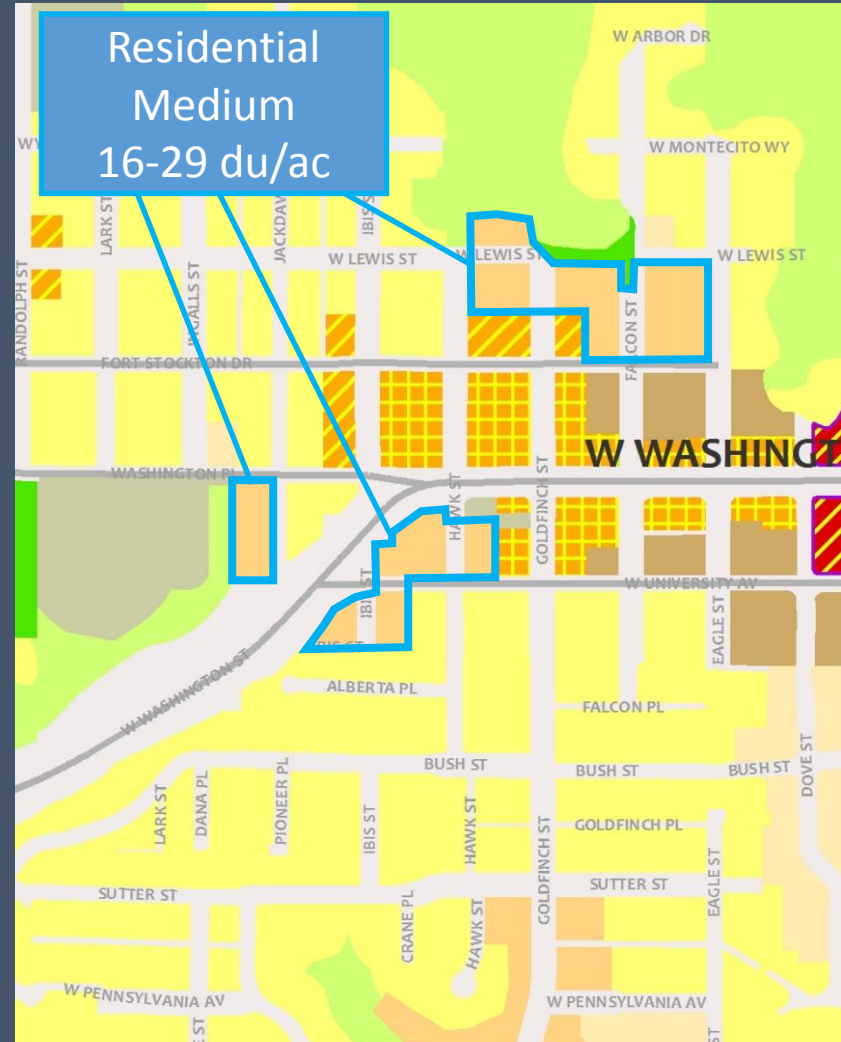


Proposed Land Use

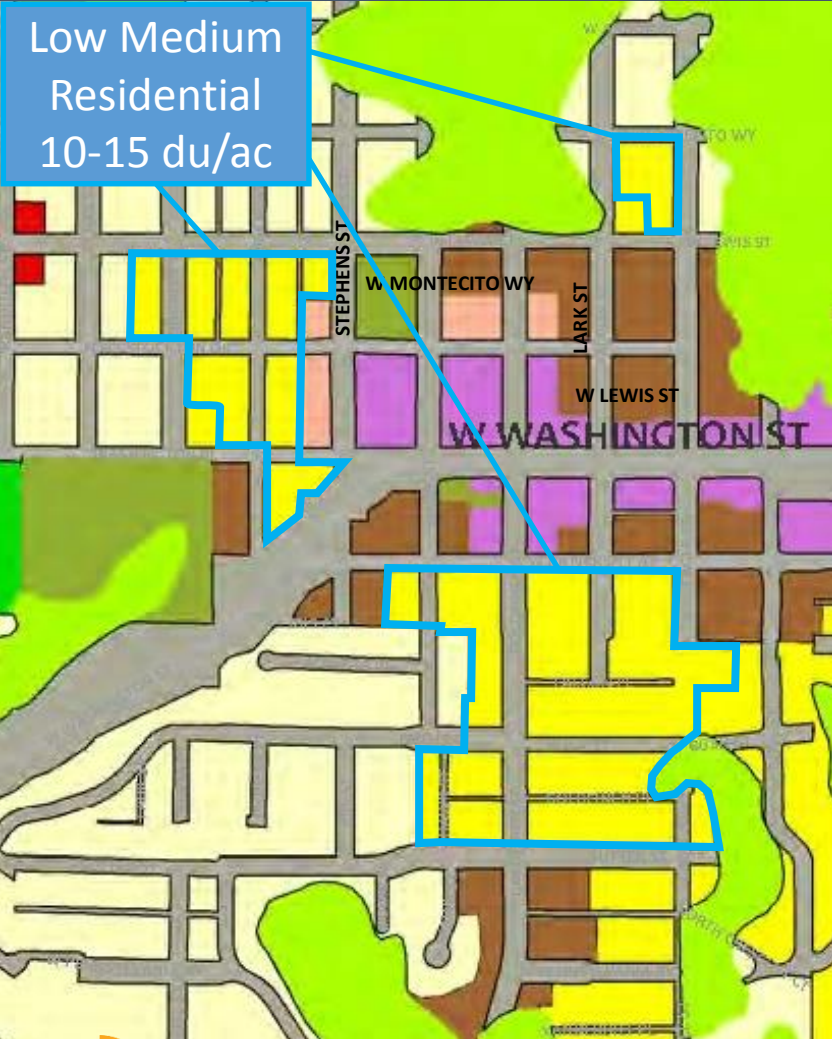


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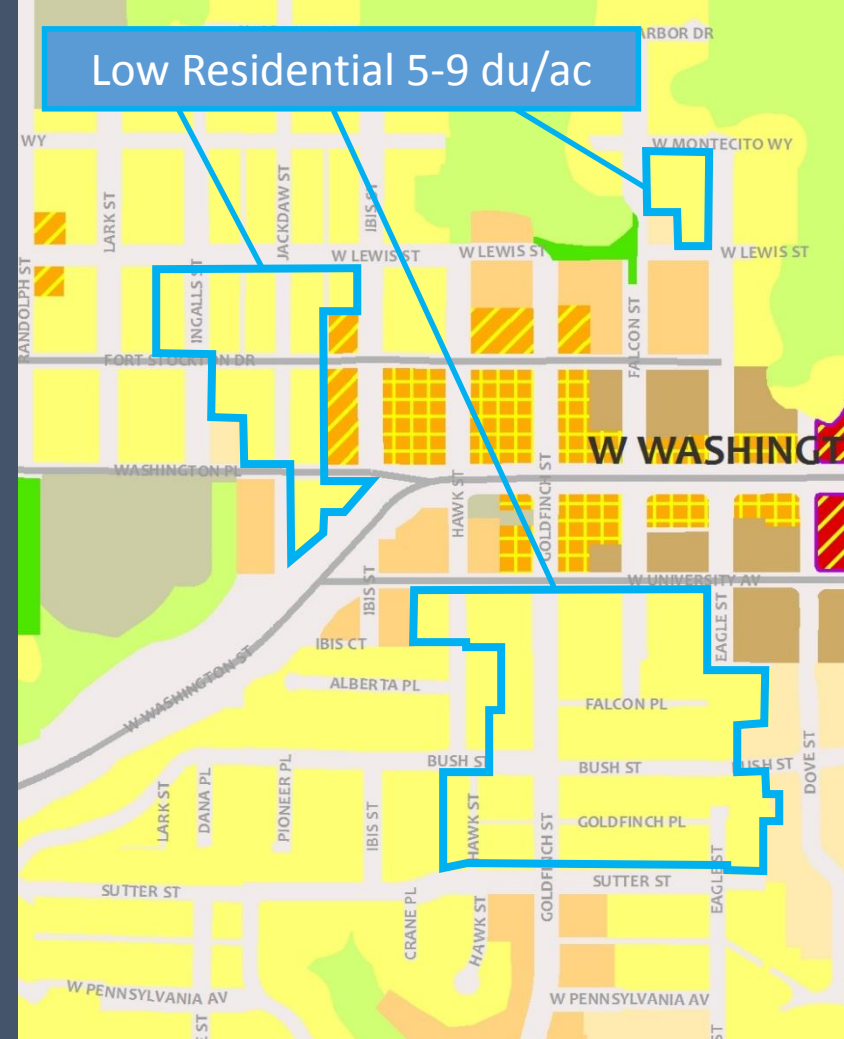
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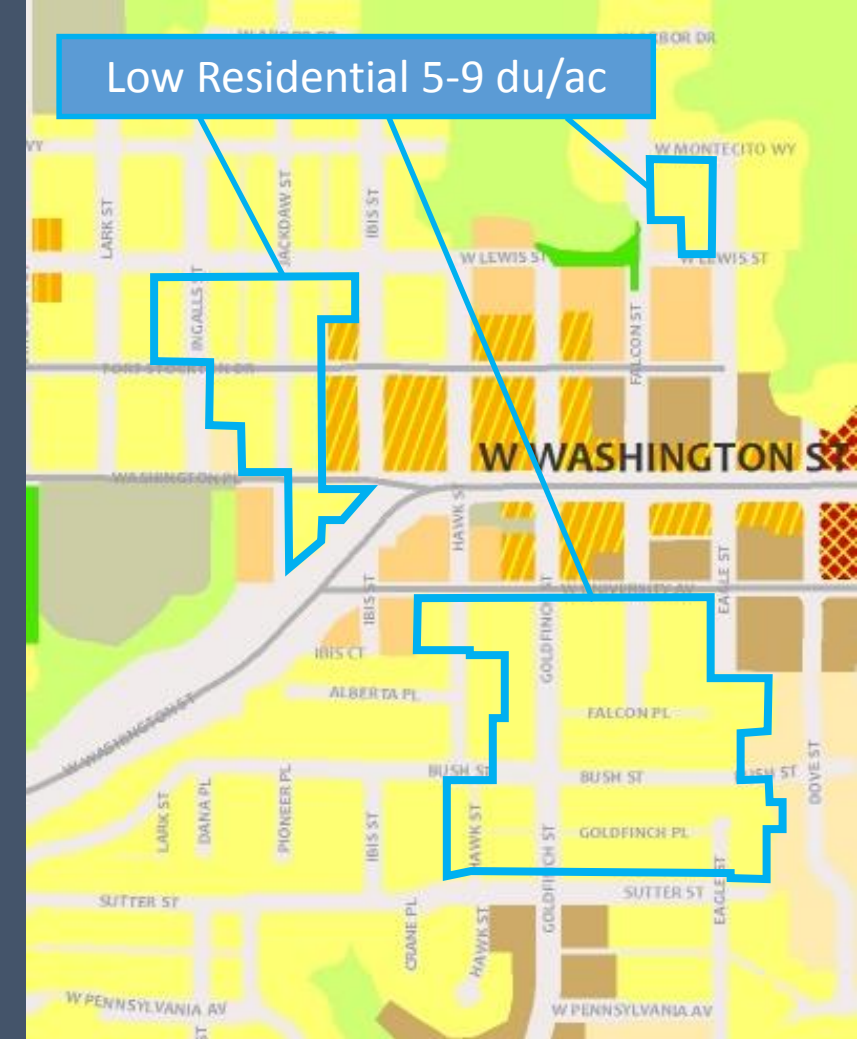
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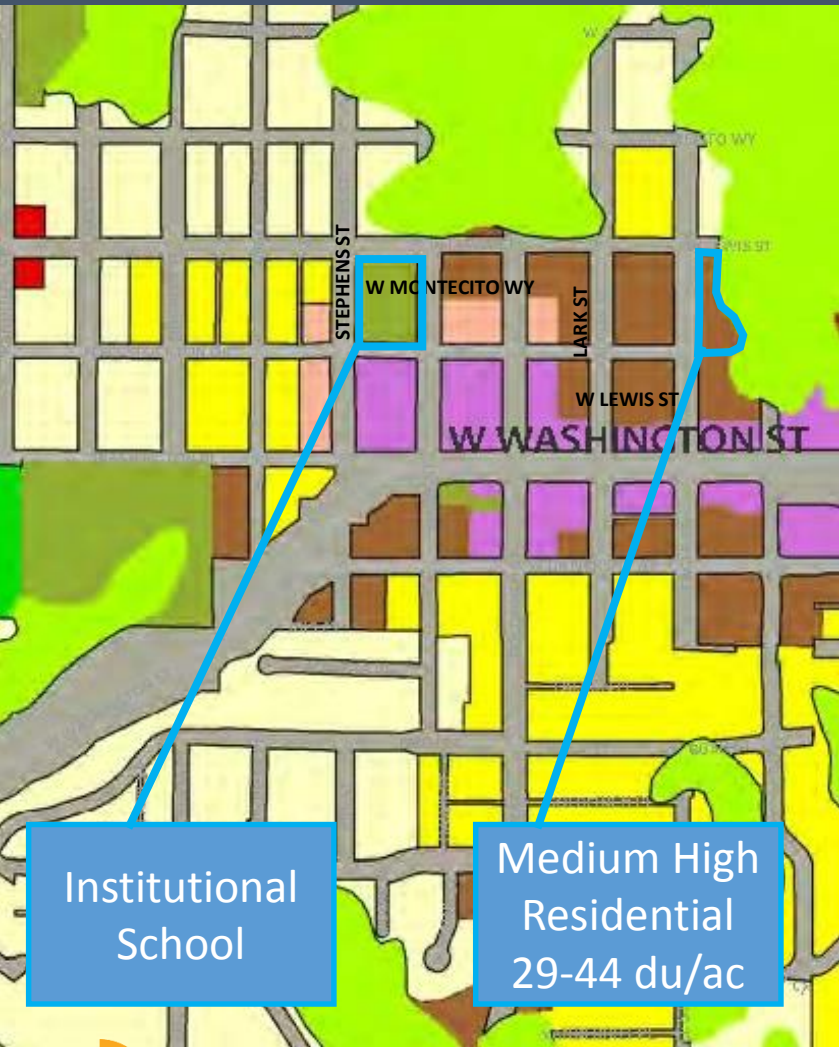
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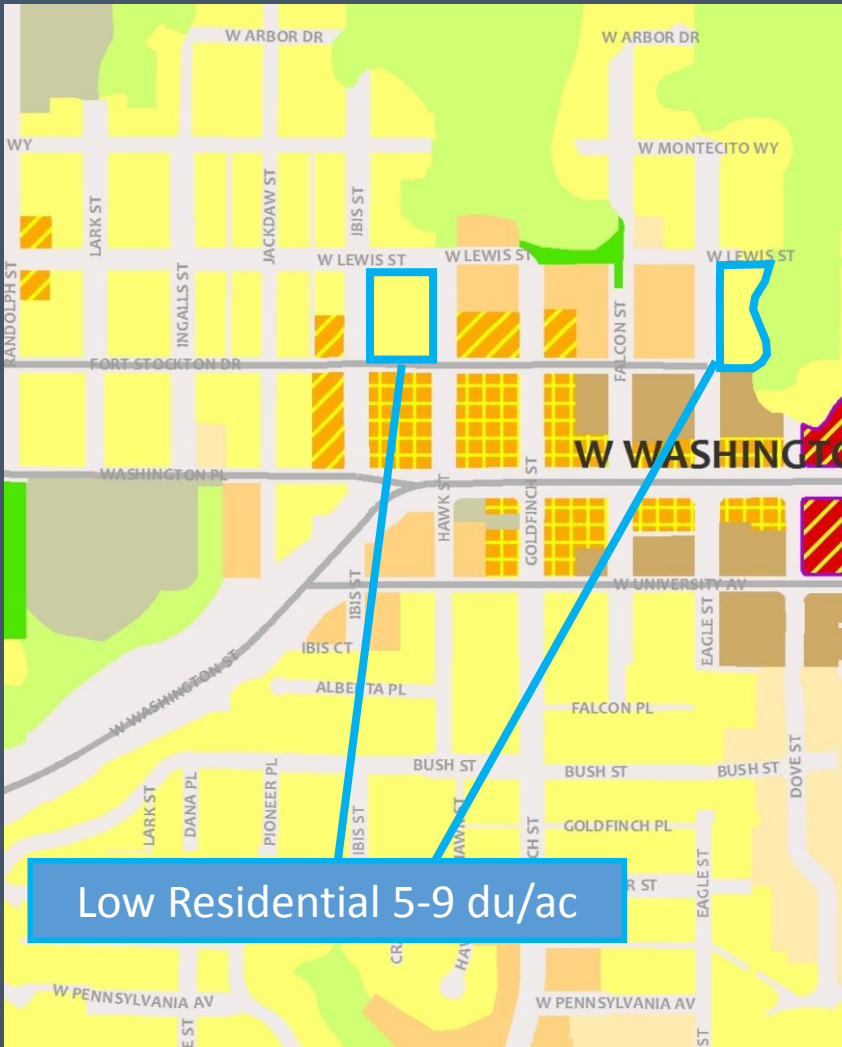
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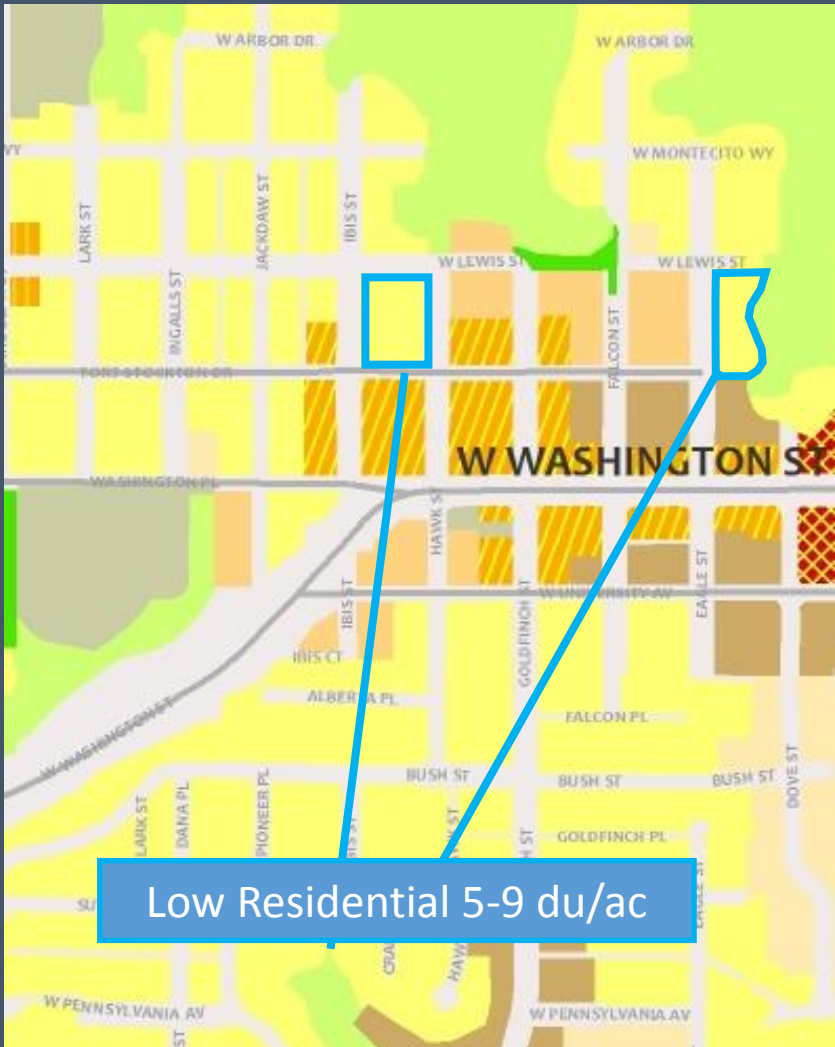
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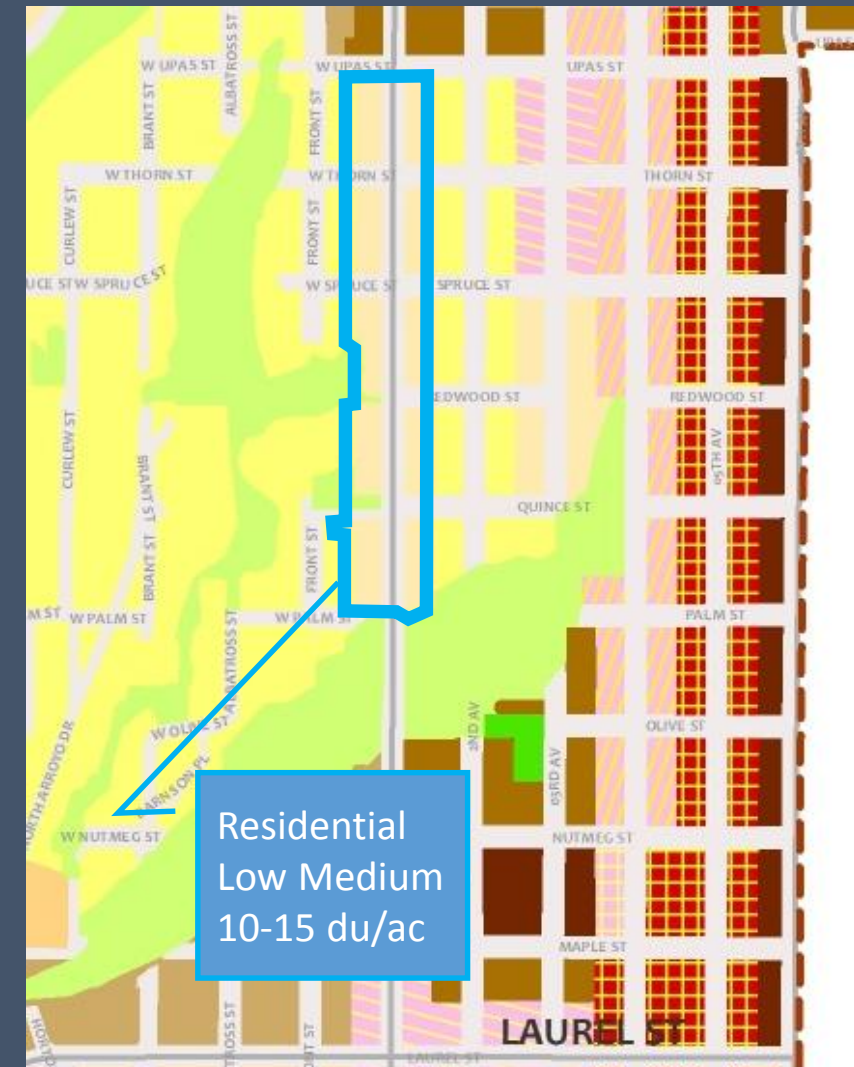
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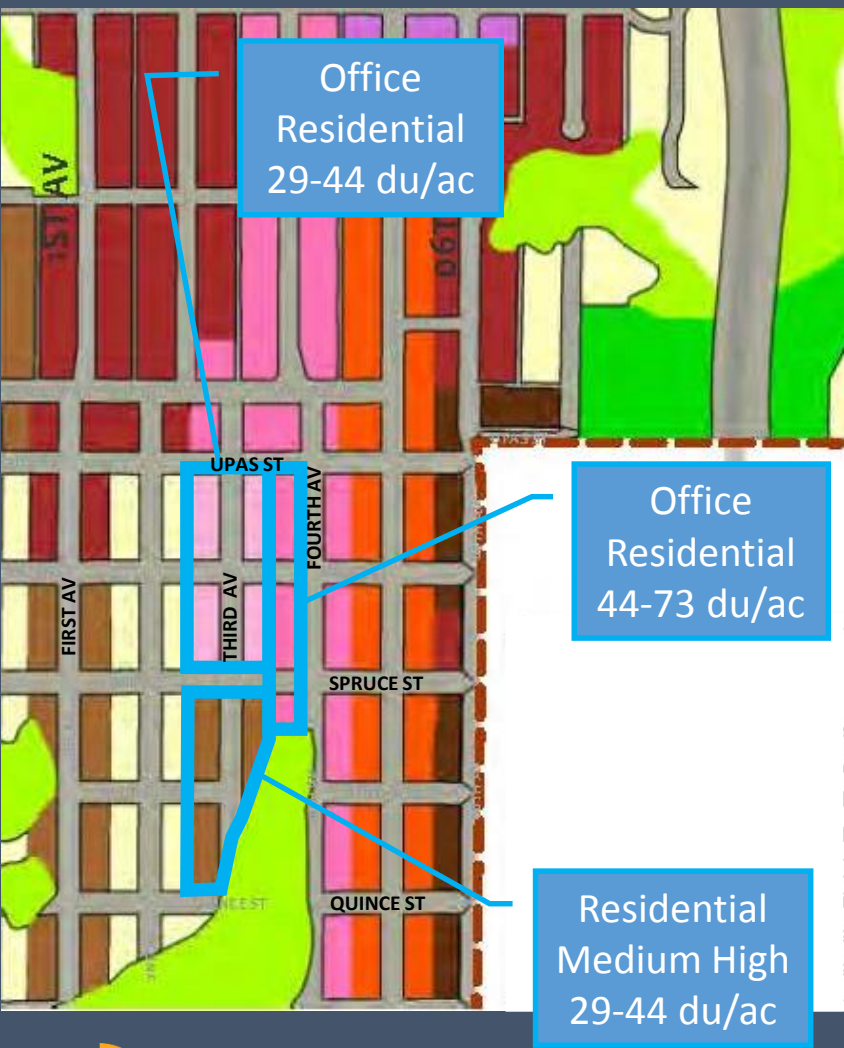
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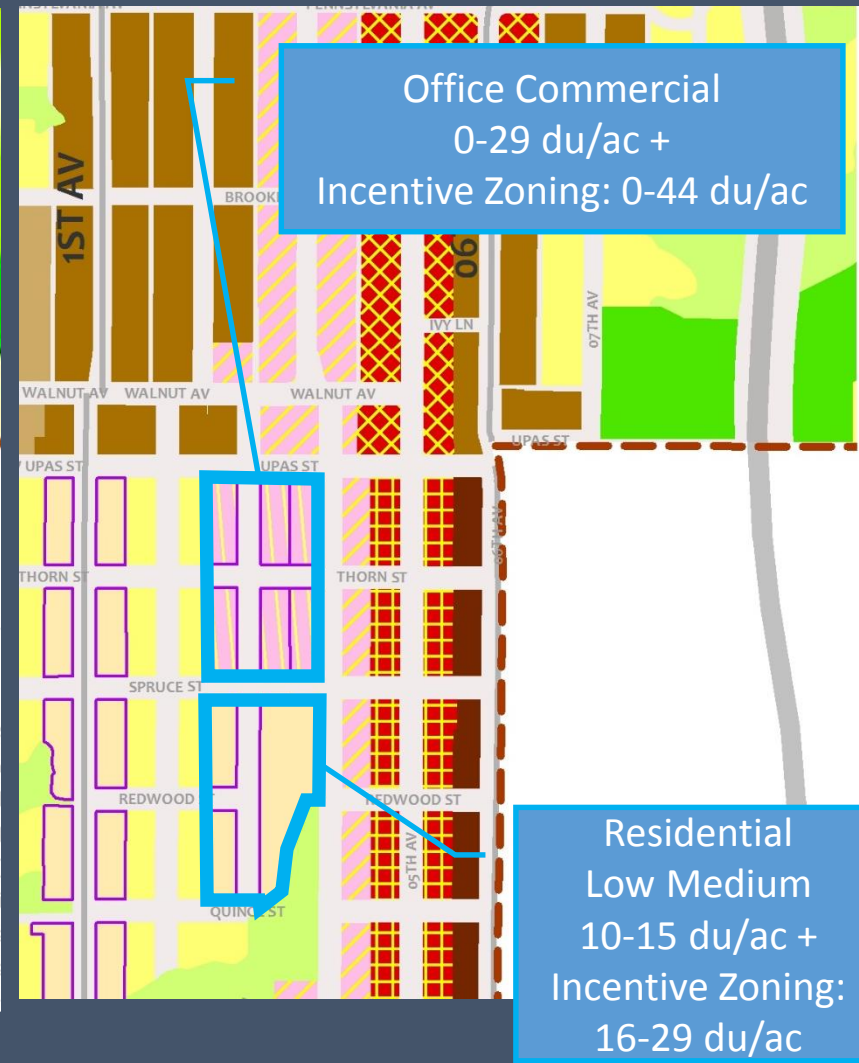
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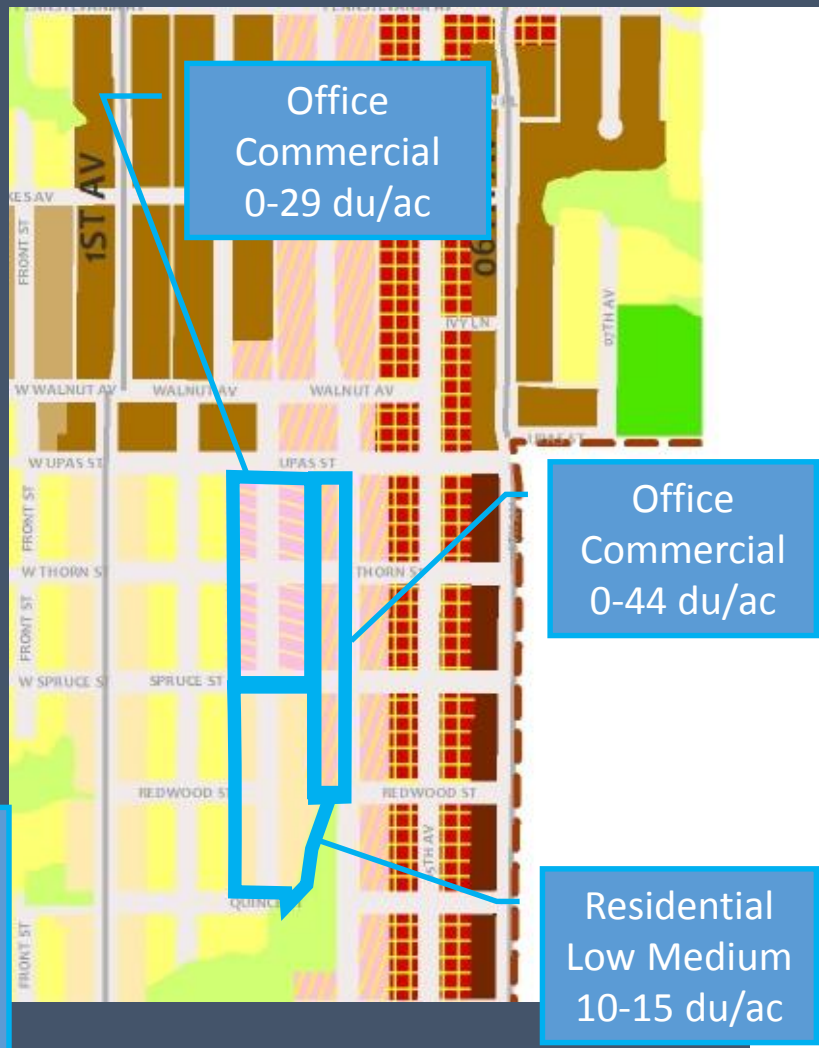
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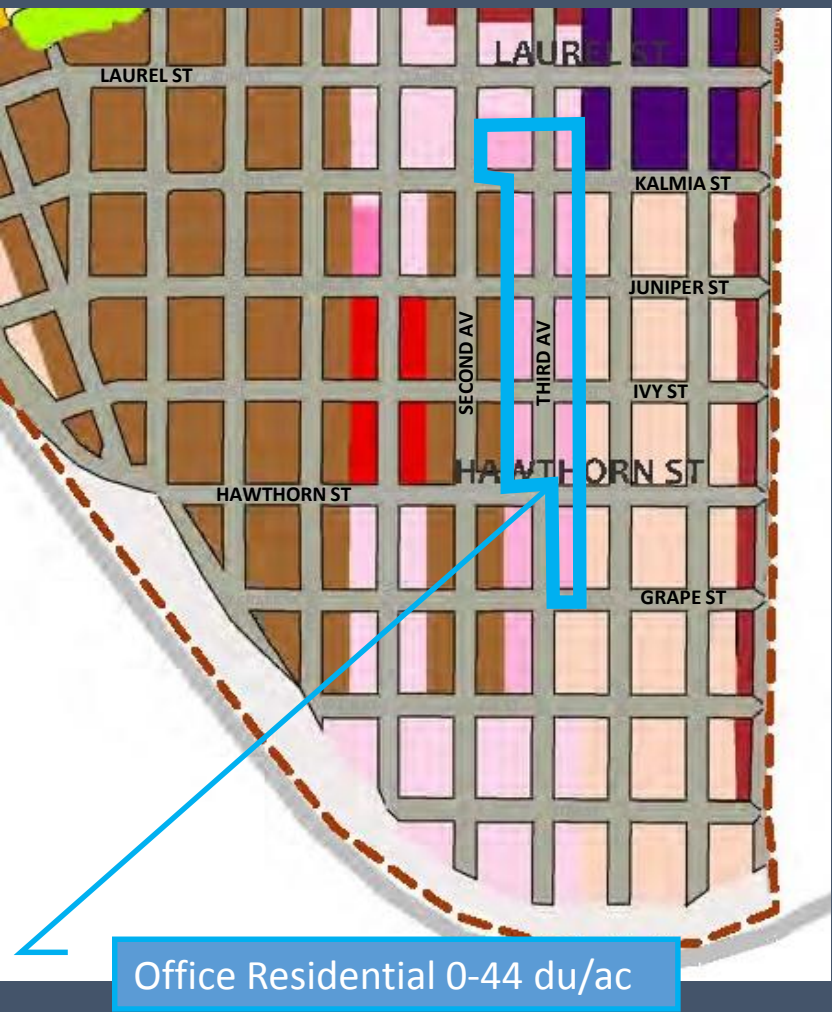
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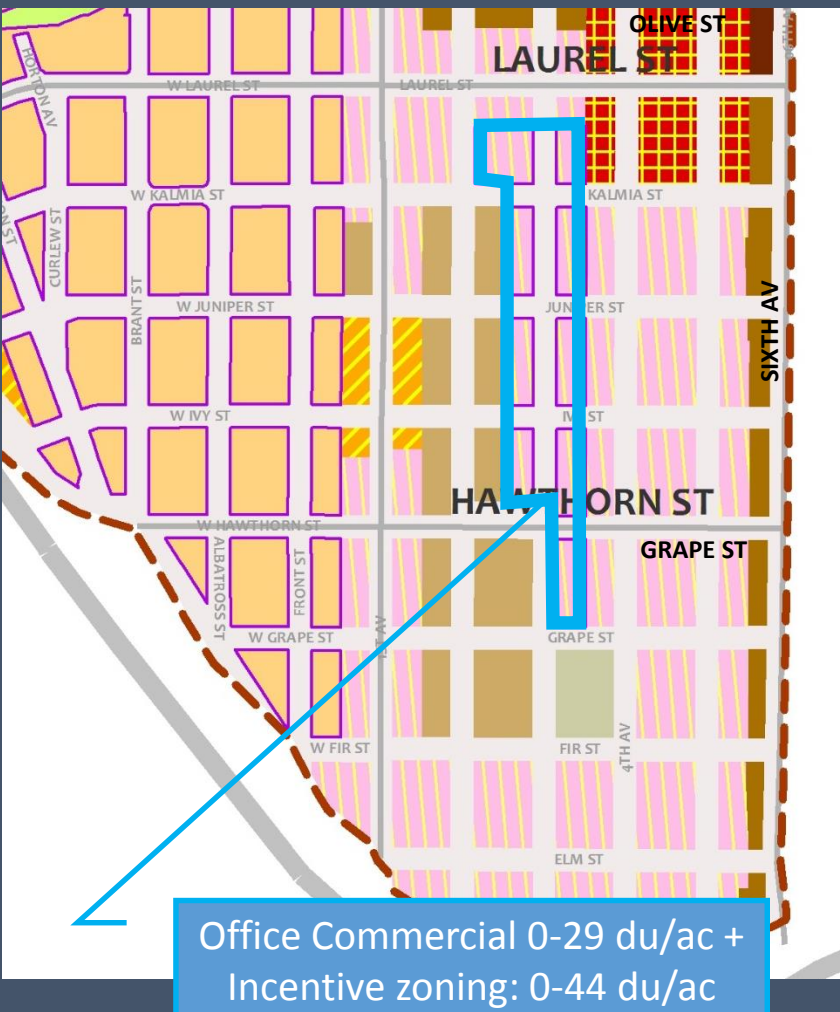
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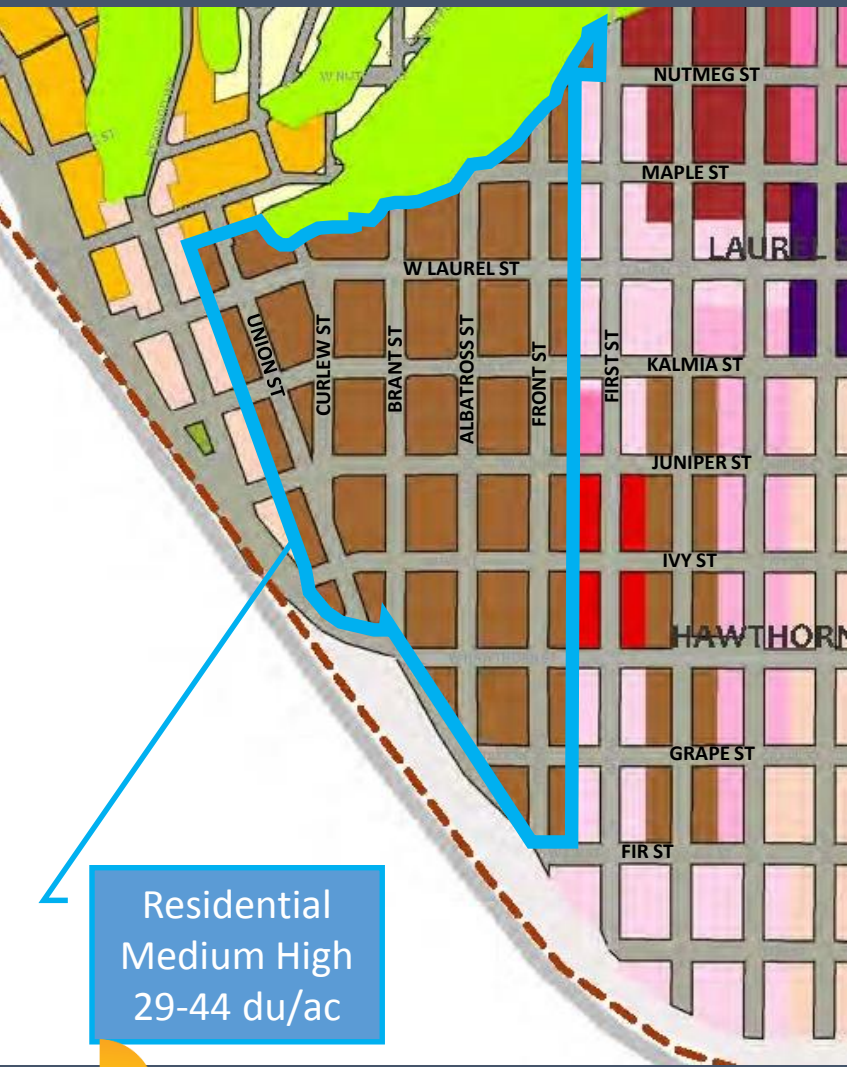
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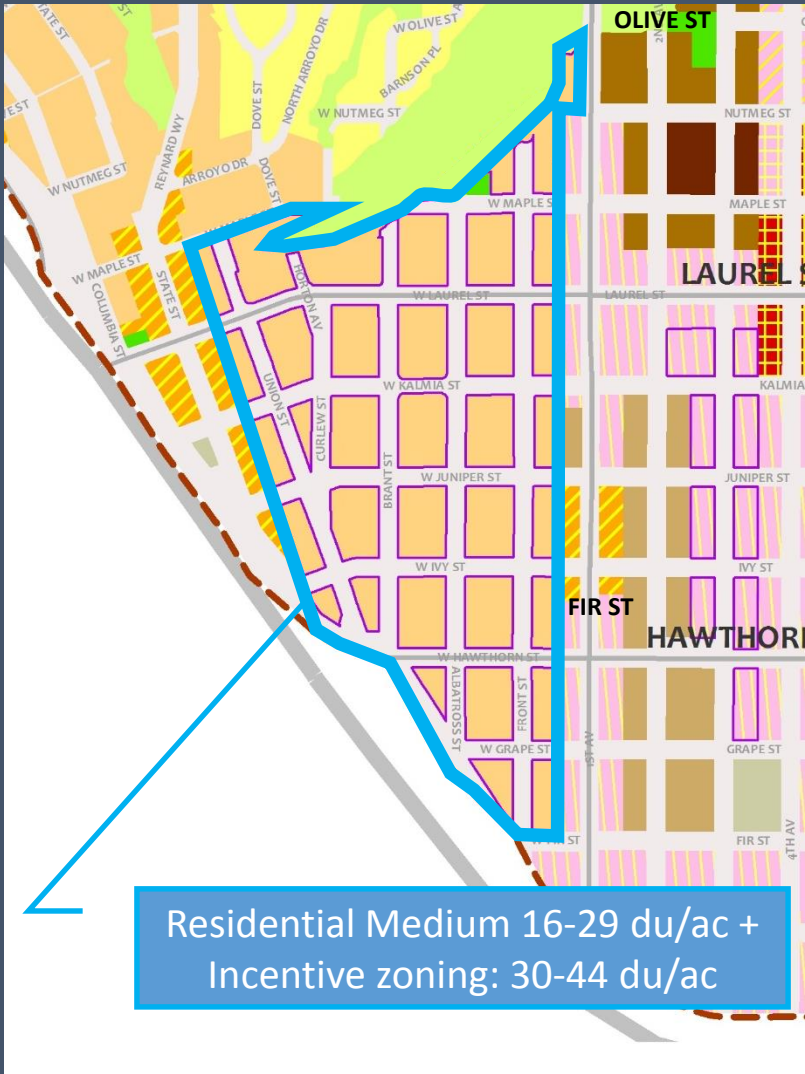
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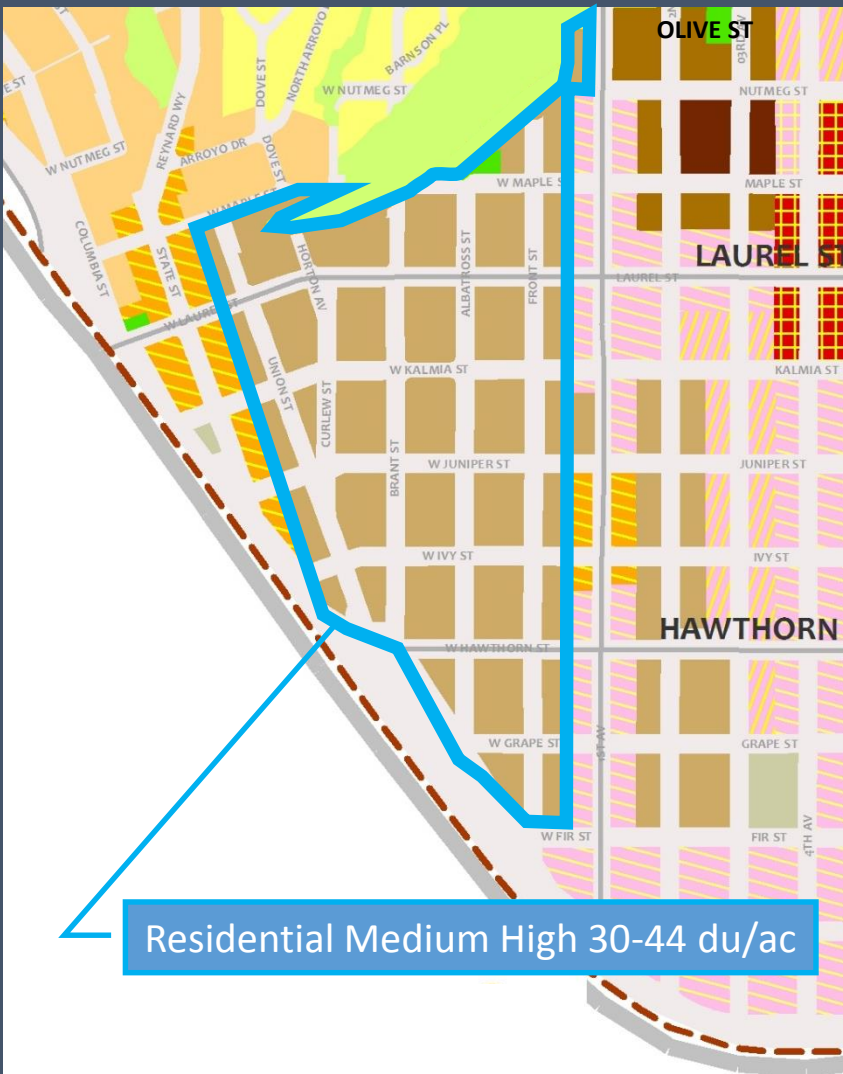
Current Land Use



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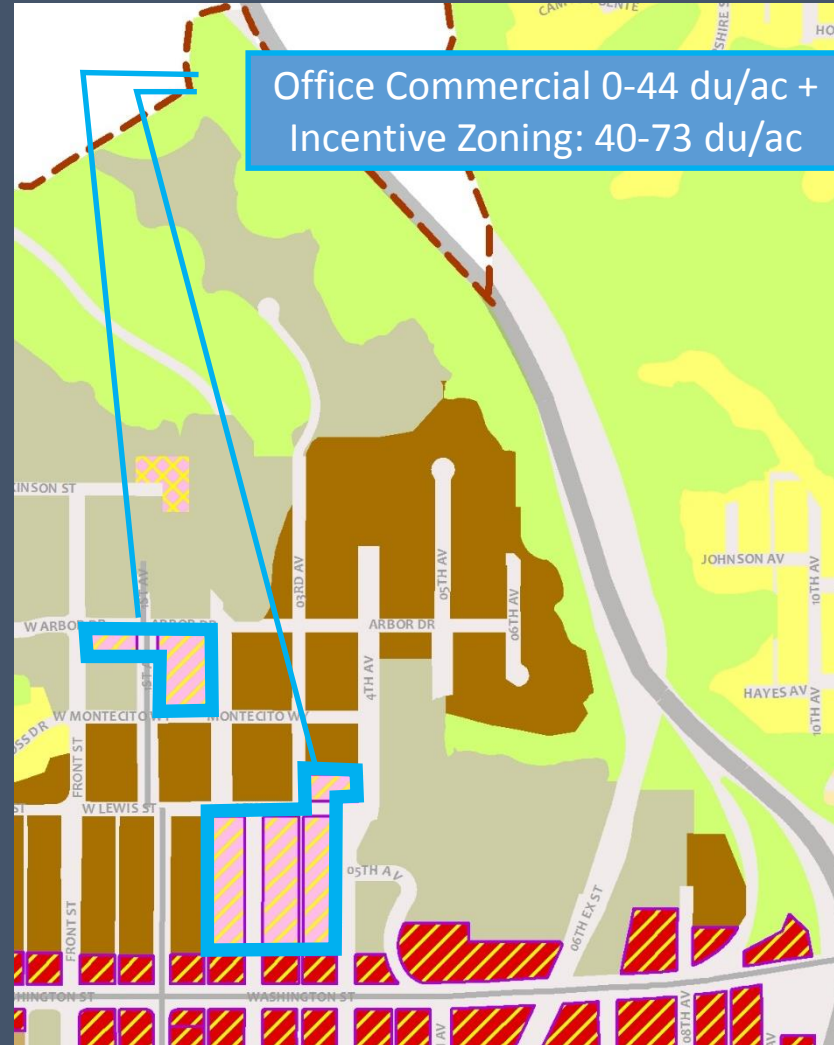
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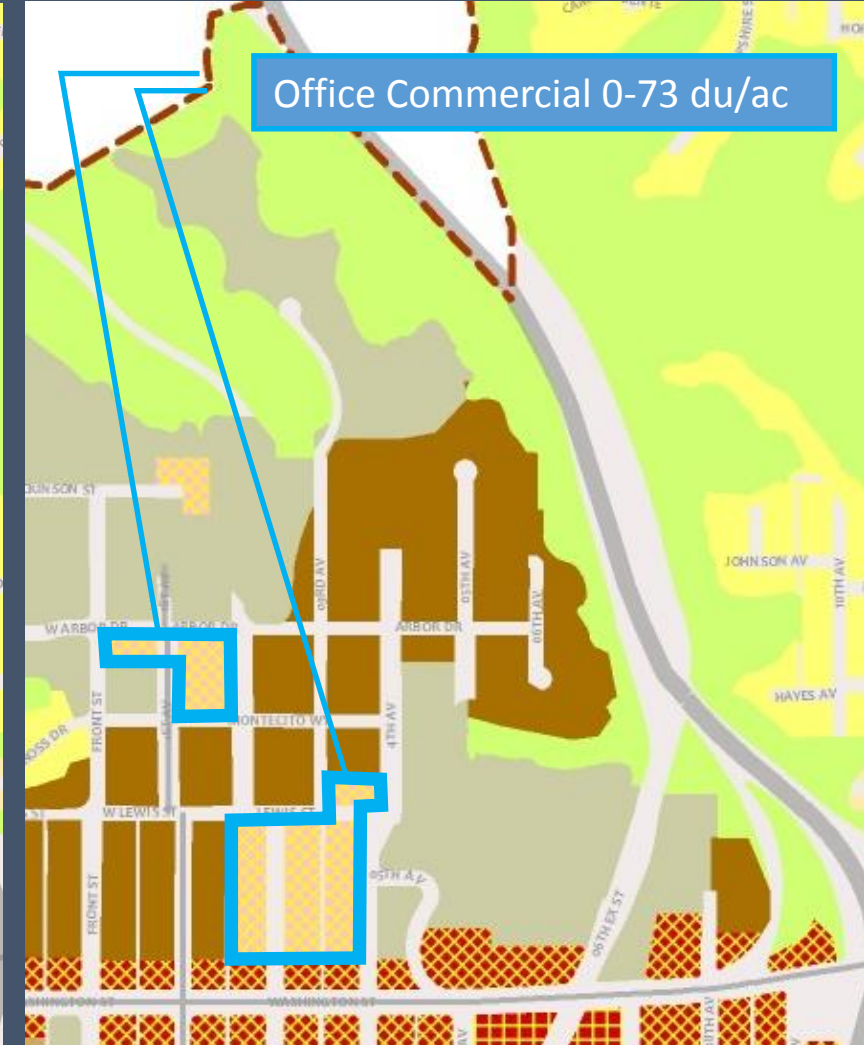
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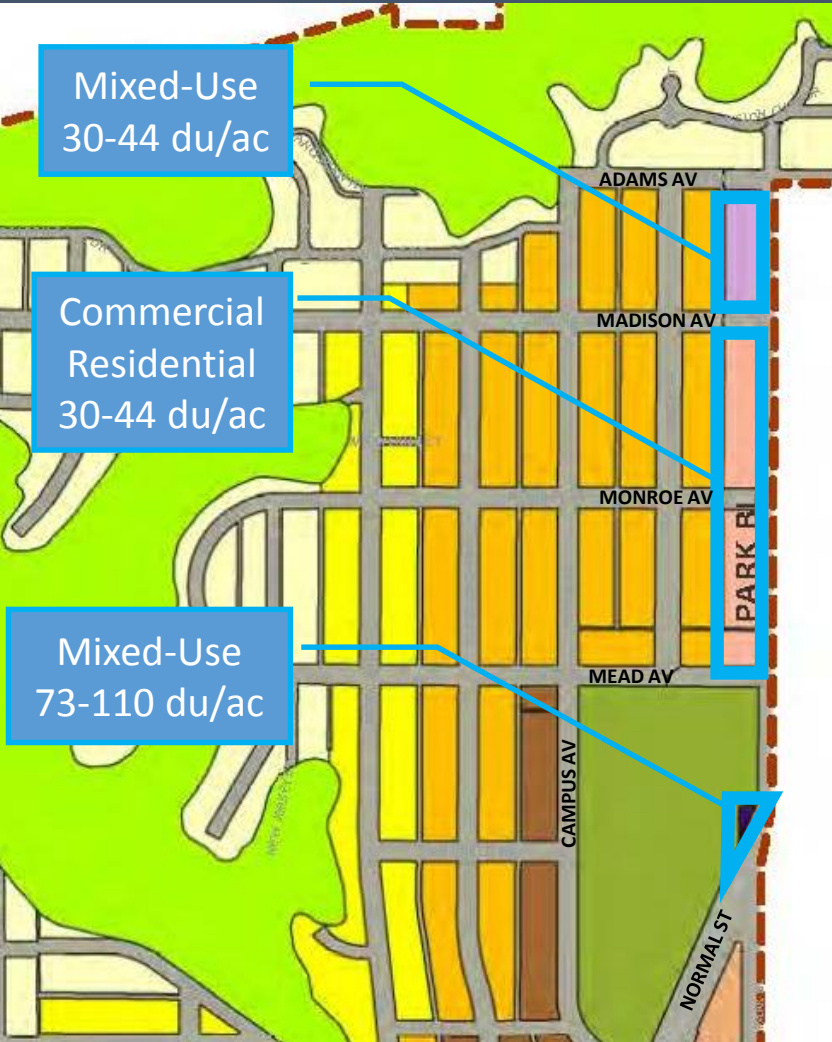
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Proposed Land Use



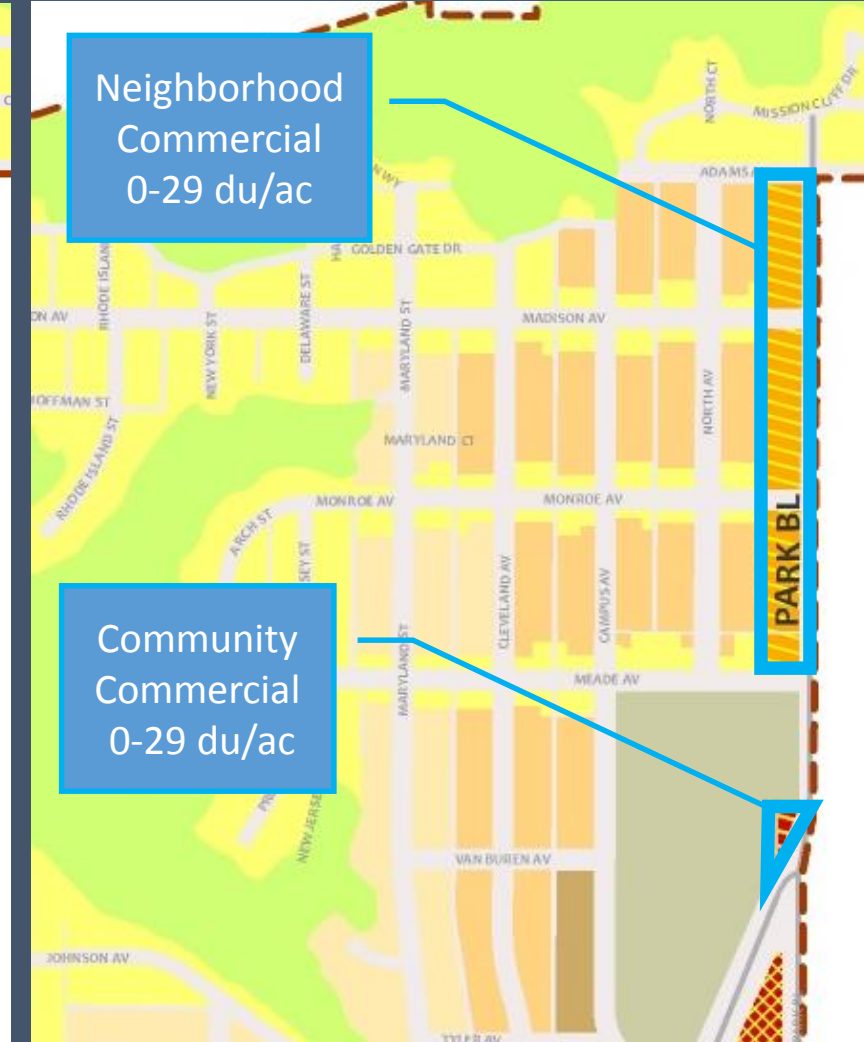
Current Land Use



June 2015 Draft Land Use



Proposed Land Use

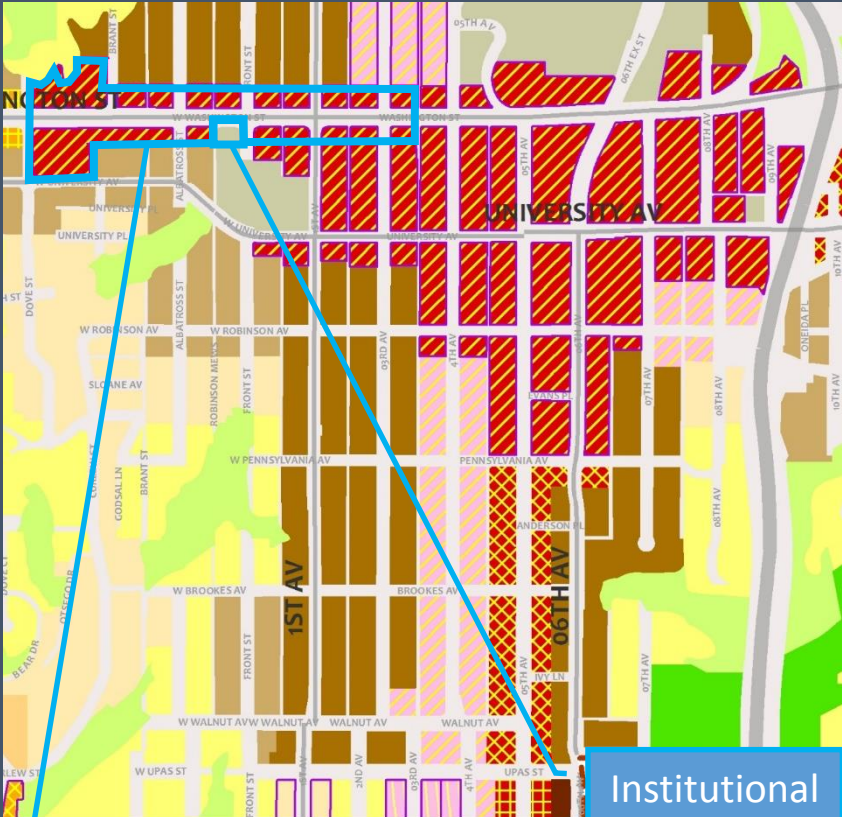


Current Land Use



Mixed-Use
44-73 du/ac

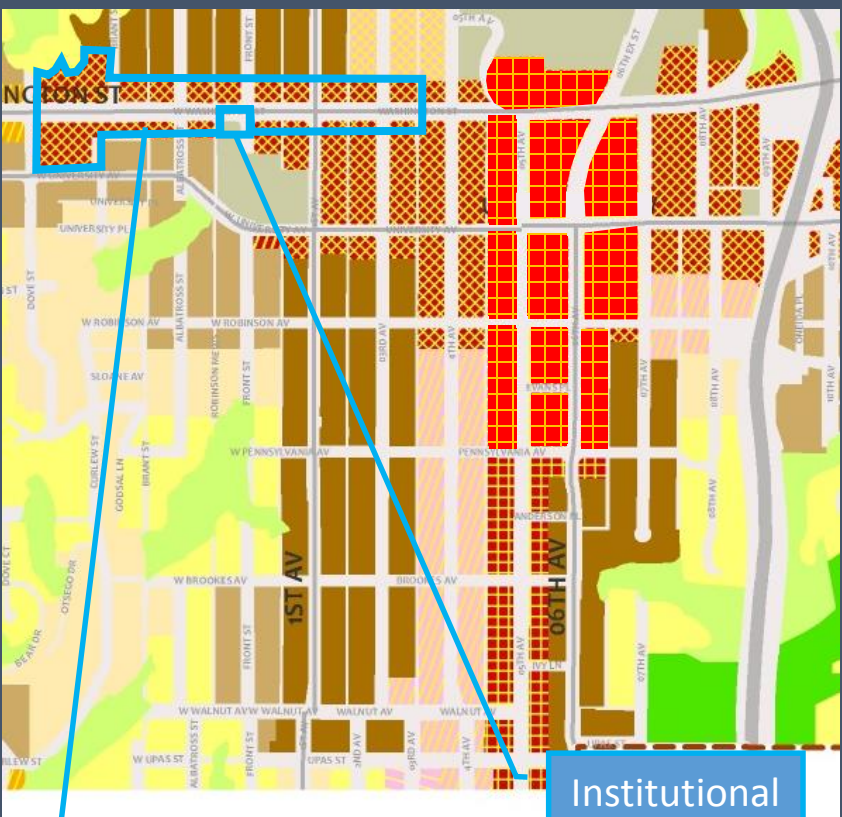
June 2015 Draft Land Use



Institutional
Library

Community Commercial 0 - 44 du/ac
+ Incentive Zoning: 45-73 du/ac

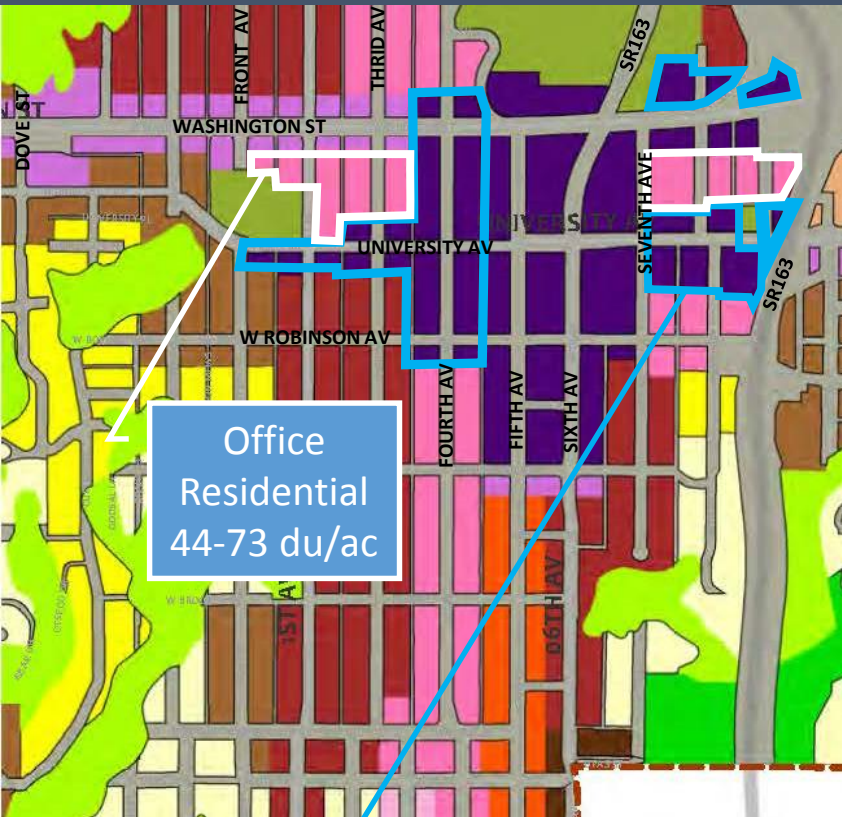
Proposed Land Use



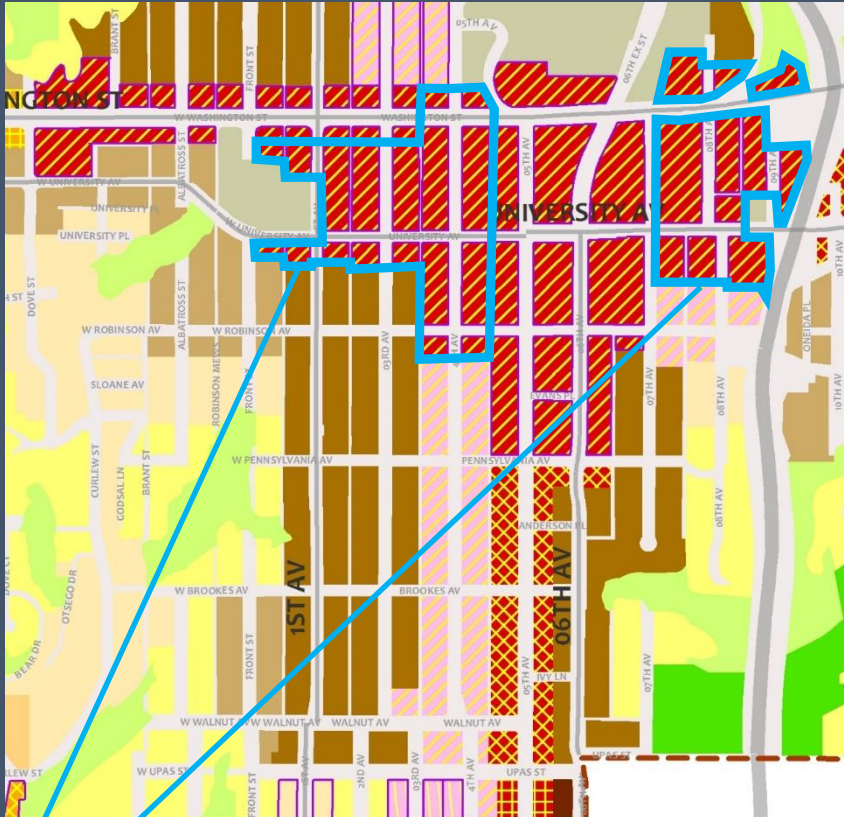
Institutional
Library

Community Commercial 0 - 73 du/ac

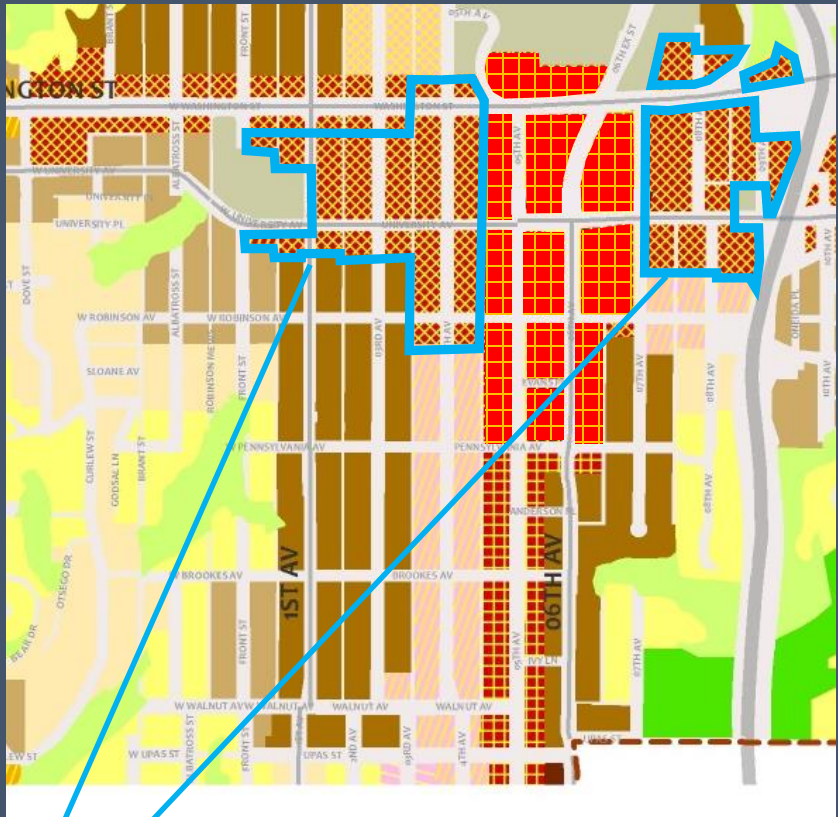
Current Land Use



June 2015 Draft Land Use



Proposed Land Use



Mixed-Use 73-110 du/ac

Community Commercial 0-44 du/ac +
Incentive Zoning: 0-73 du/ac

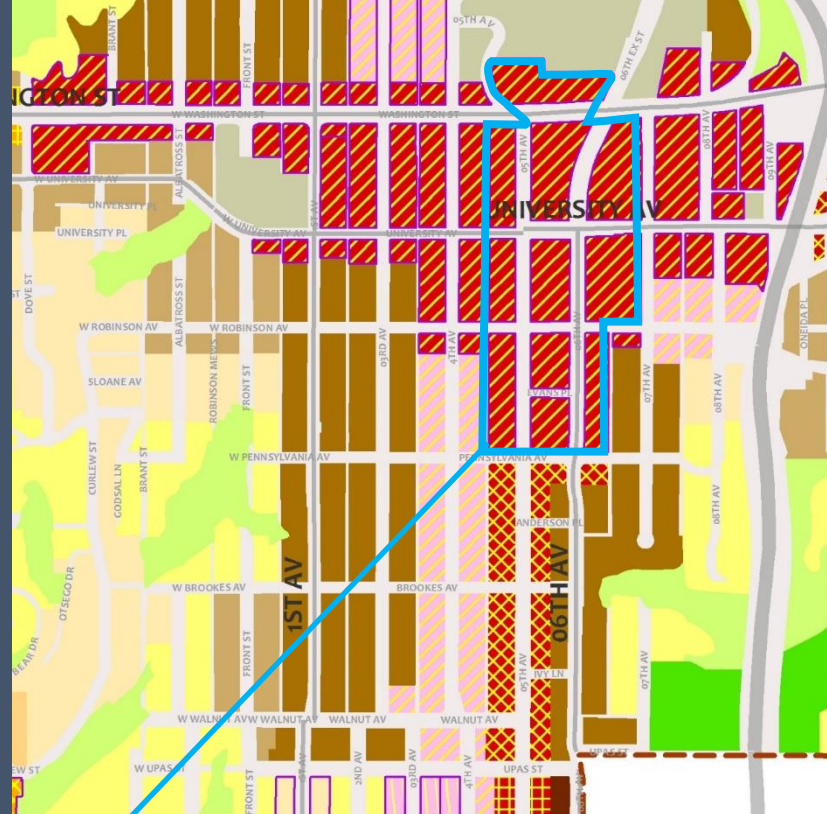
Community Commercial 0 -73 du/ac

Current Land Use



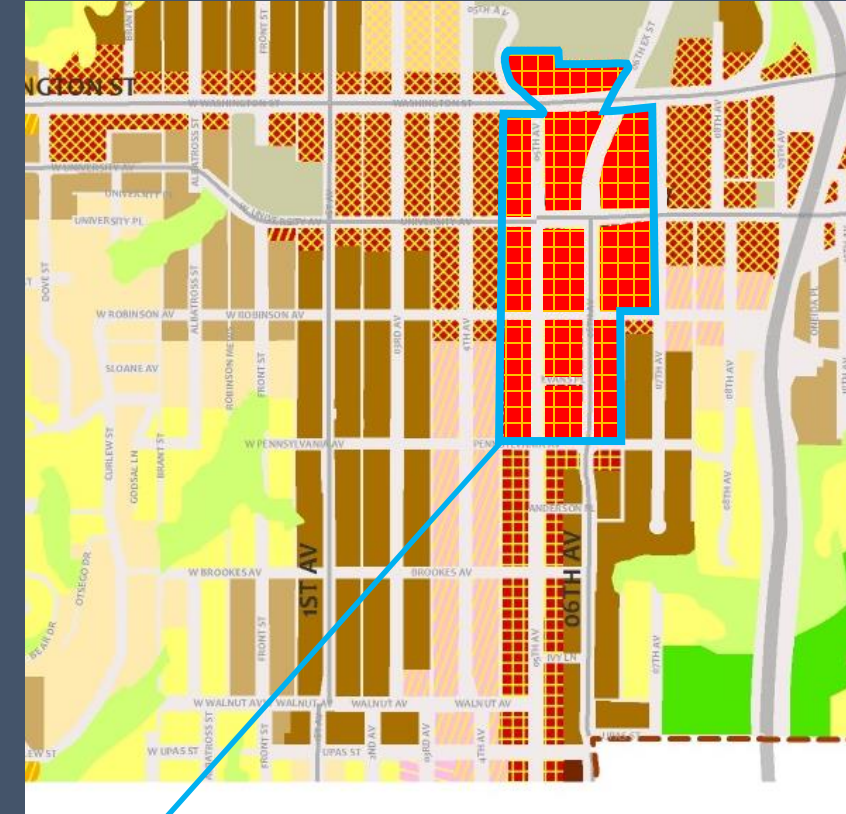
Mixed-Use 73-110 du/ac

June 2015 Draft Land Use



Community Commercial 0-44 du/ac +
Incentive Zoning: 45-73 du/ac

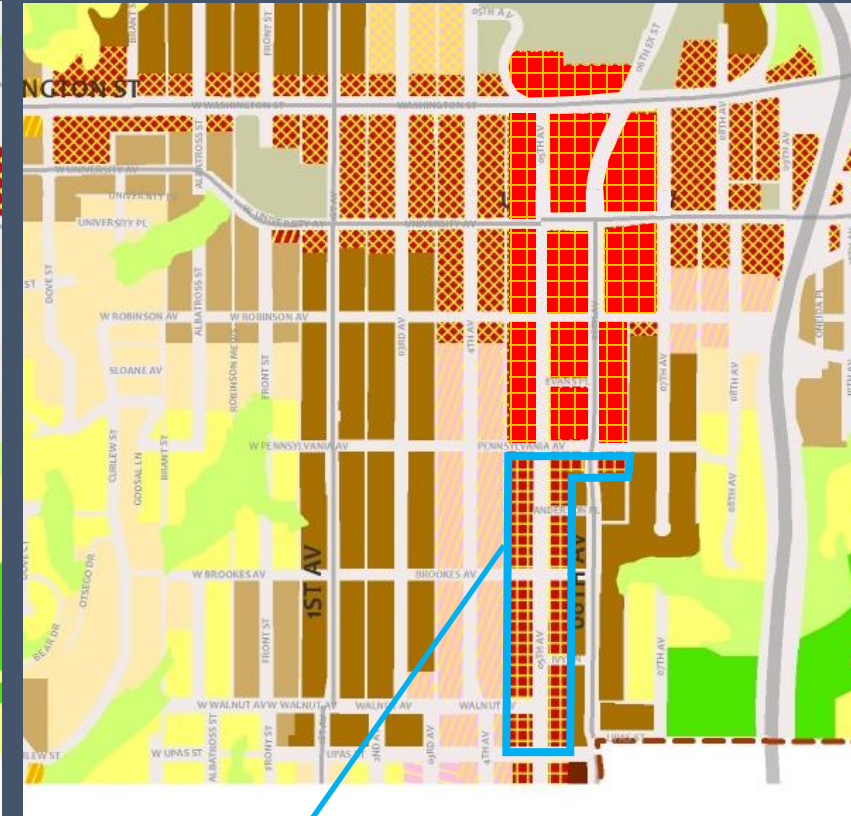
Proposed Land Use



Community Commercial 0-109 du/ac

June 2015 Draft Land Use

Proposed Land Use



Commercial
Residential
73-110 du/ac

Community Commercial
0-73 du/ac

Community Commercial
0-109 du/ac

Estimated Community Plan Build-Out

	Existing (2014)	Current Community Plan	Community Plan without Incentive Zoning	June 2015 Draft Community Plan	January 2016 Draft Community Plan
Housing Units	23,160	34,600	32,190	32,540	32,700
Non-Residential Floor Area (Sq. Ft.)	7,229,000	7,303,000	7,483,400	7,476,000	7,476,000
Household Population	36,750	58,870	54,890	55,430	55,700

The January 2016 Draft has 1,900 fewer housing units than the 1988 Community Plan.

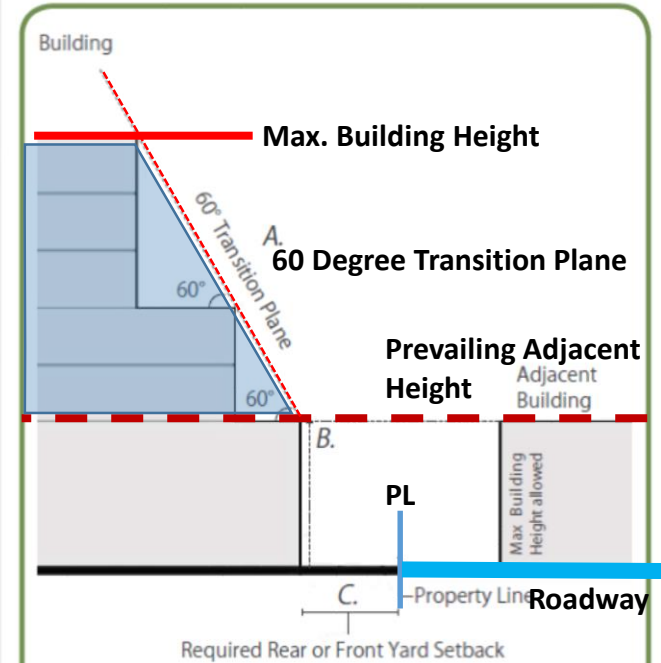
Development Transitions

Policy UD-4.81

Design buildings to create compatible transitions when they are located adjacent to areas designated at a lower density. Compatible transitions between higher and lower density areas should not exceed a 60 degree transition plane.

Considered for areas like 5th Avenue in Hillcrest where the prevailing buildings heights are kept to maintain “traditional scale” at the ground level and additional building story is stepped back.

Rear and Front Building Transitions



A. Buildings should not exceed the 60° Transition Plane. The Transition Plane starting point is established by B and C (see below)

B. A height equivalent to the maximum allowed building height of the adjacent building

C. The required rear or front yard setback

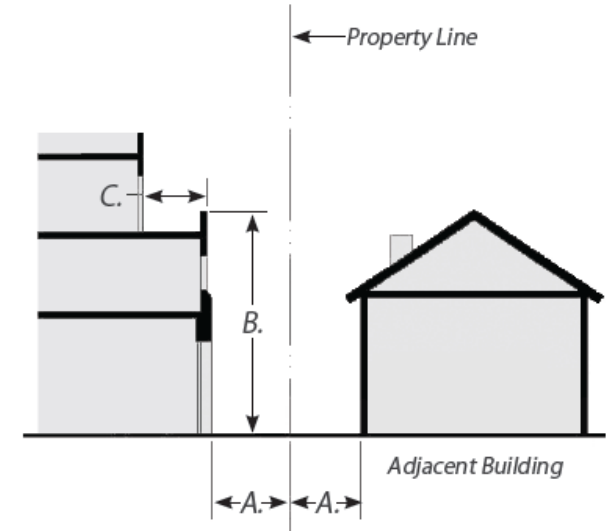
Development Transitions

Policy UD-4.83

Consider the massing, scale, and height of adjacent buildings by using architectural design features to maintain a sense of scale and transition to adjacent buildings with lower heights.

Considered for areas where we have transitions in different land use intensities (e.g. single family zones and open space abuts multi-family zones).

Side Yard Building Transitions



Step back upper stories of larger, mixed-use and multi-family buildings to ensure compatibility with adjacent building as follows:

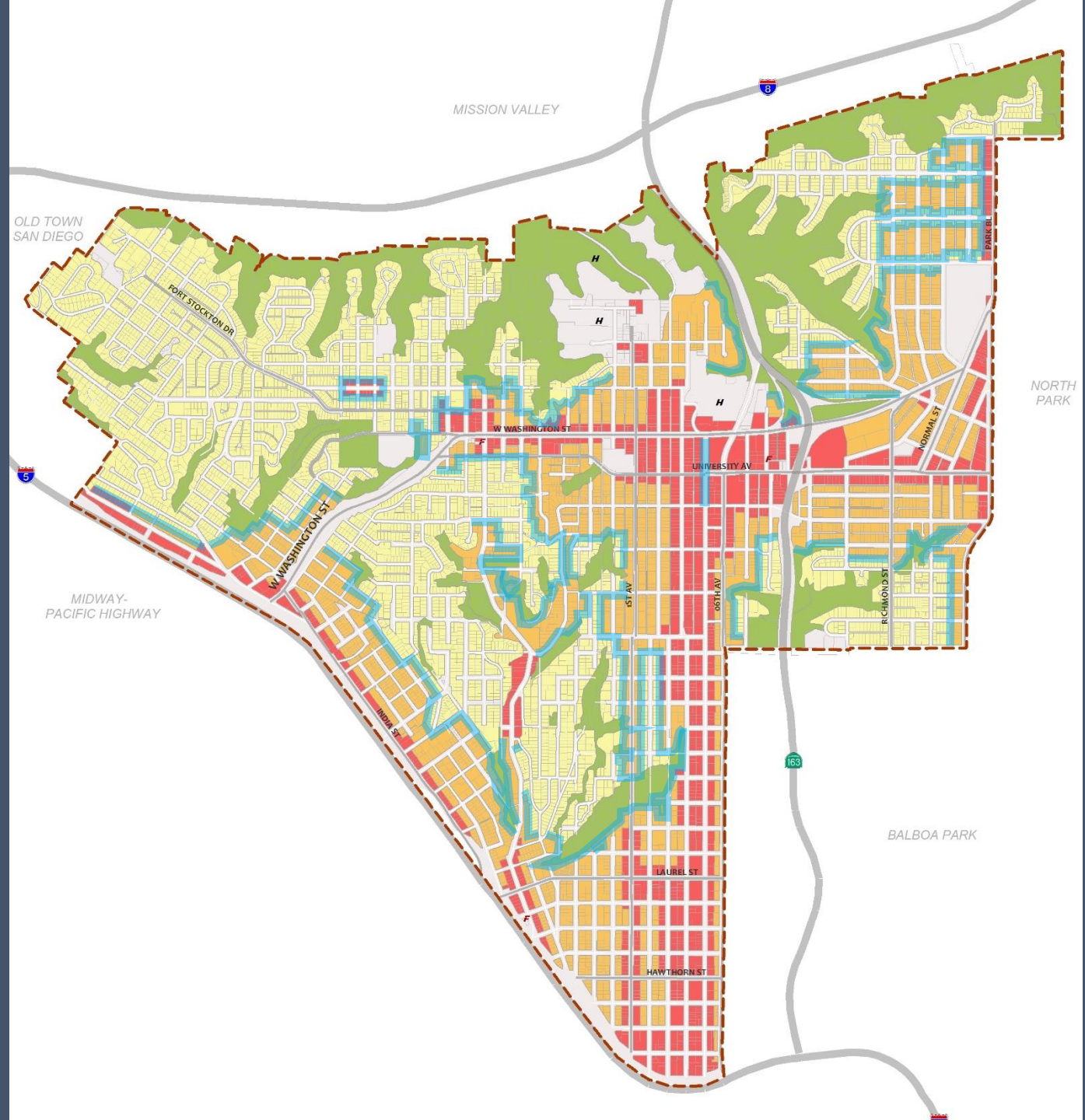
A. Side yard setbacks should be maintained when a large-scale project abuts small-scale uses

B. Height of first two stories should not exceed the overall building height of the adjacent property

C. An upper story stepback should be provided at the third floor and above

Development Transitions

 Transition policy applicability



Conclusion

- Text edits of the revised plan elements available for review and comment
 - <http://www.sandiego.gov/planning/community/profiles/uptown/index.shtml>
- February 16 Uptown Planners Special Meeting – BPC-Santa Fe Room @6pm
 - Discussion of Park Survey Data (posted to the website)
 - Draft EIR Alternatives
 - Remaining elements
- March Meeting (tentative)
 - Implementation
 - Final recommendations from the community planning group