



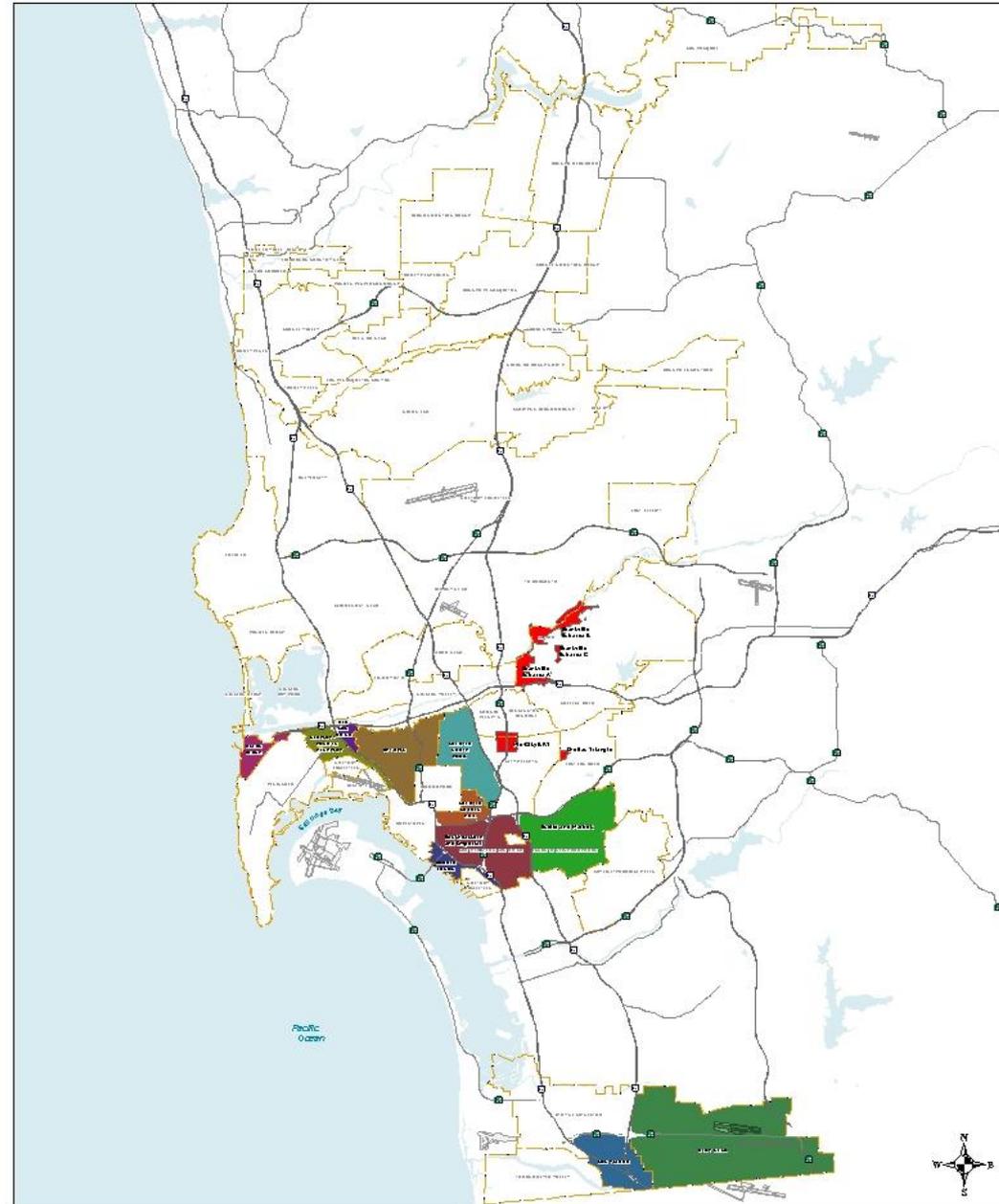
City of San Diego Community Plan Update Status

**Planning Commission
December 13, 2012 (rev)**



Community Plan Updates & Studies

- ① 11 Community Plan Updates
- ① 1 Major Focused Amendment





Community Plan Updates in Process



- ⊙ Otay Mesa
- ⊙ Ocean Beach
- ⊙ Barrio Logan
- ⊙ Uptown
- ⊙ North Park
- ⊙ Greater Golden Hill
- ⊙ San Ysidro
- ⊙ Old Town
- ⊙ Midway Pacific Highway
- ⊙ Southeastern
- ⊙ Encanto (new plan)
- ⊙ Grantville Master Plan (focused amendment)

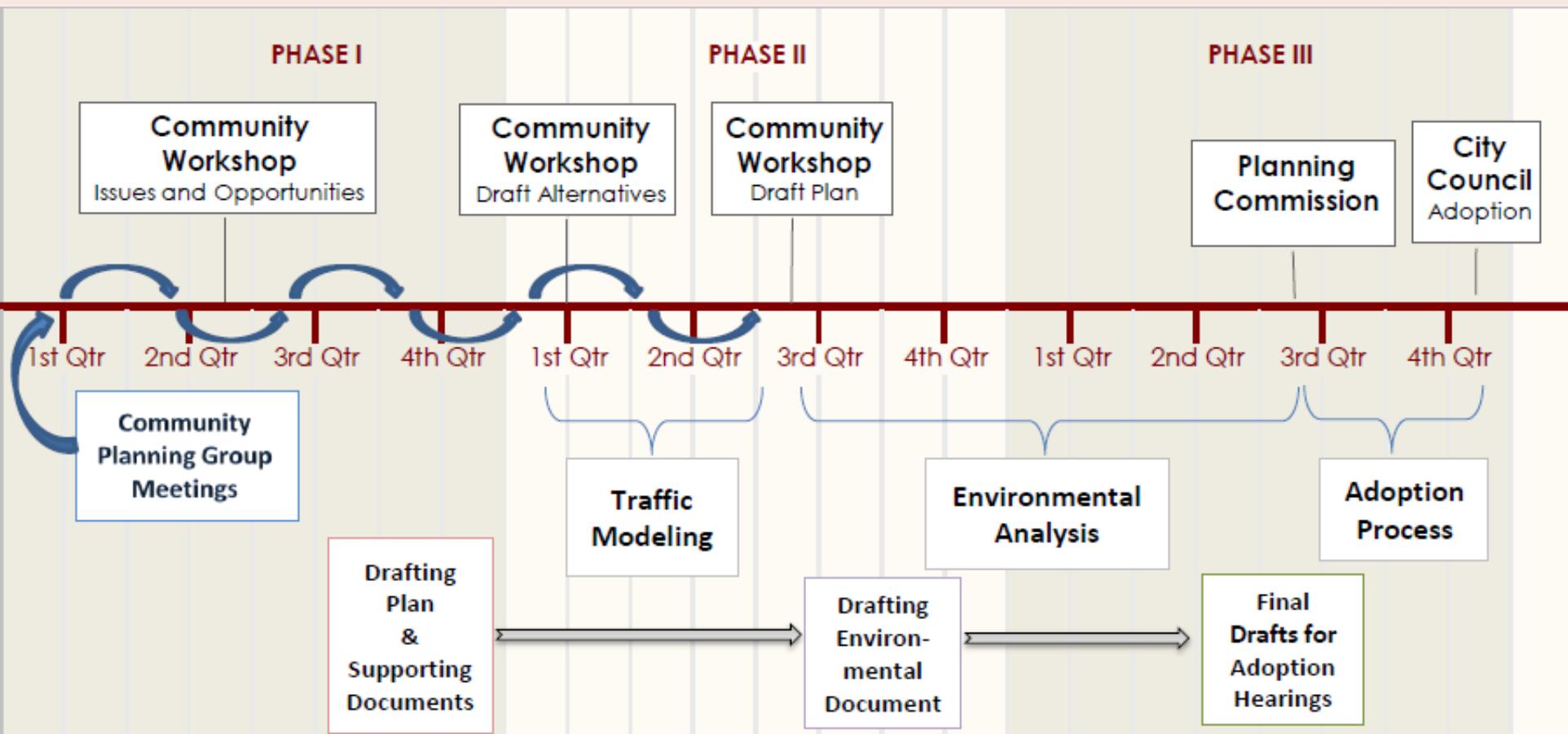


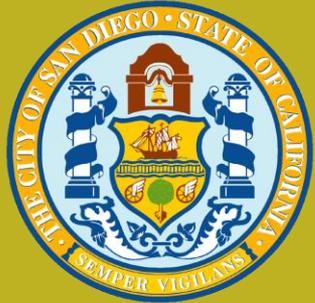
Planning Hierarchy





Community Plan Update Timeline & Process





COMMUNITY PLAN UPDATES & FOCUSED AMENDMENT



Project History

Otay Mesa COMMUNITY PLAN UPDATE

- ⊙ 2001: Kick-off
- ⊙ 2004: Coalition funded tech reports
- ⊙ 2005-2006: Roundtable Series
- ⊙ 2006: 3 Alternatives circulated
- ⊙ 2006-2007: Series of Planning Commission Workshops
- ⊙ 2007: Appropriation of funding by City Council
- ⊙ 2008: Contractual process for consultants



Milestones

Otay Mesa COMMUNITY PLAN UPDATE

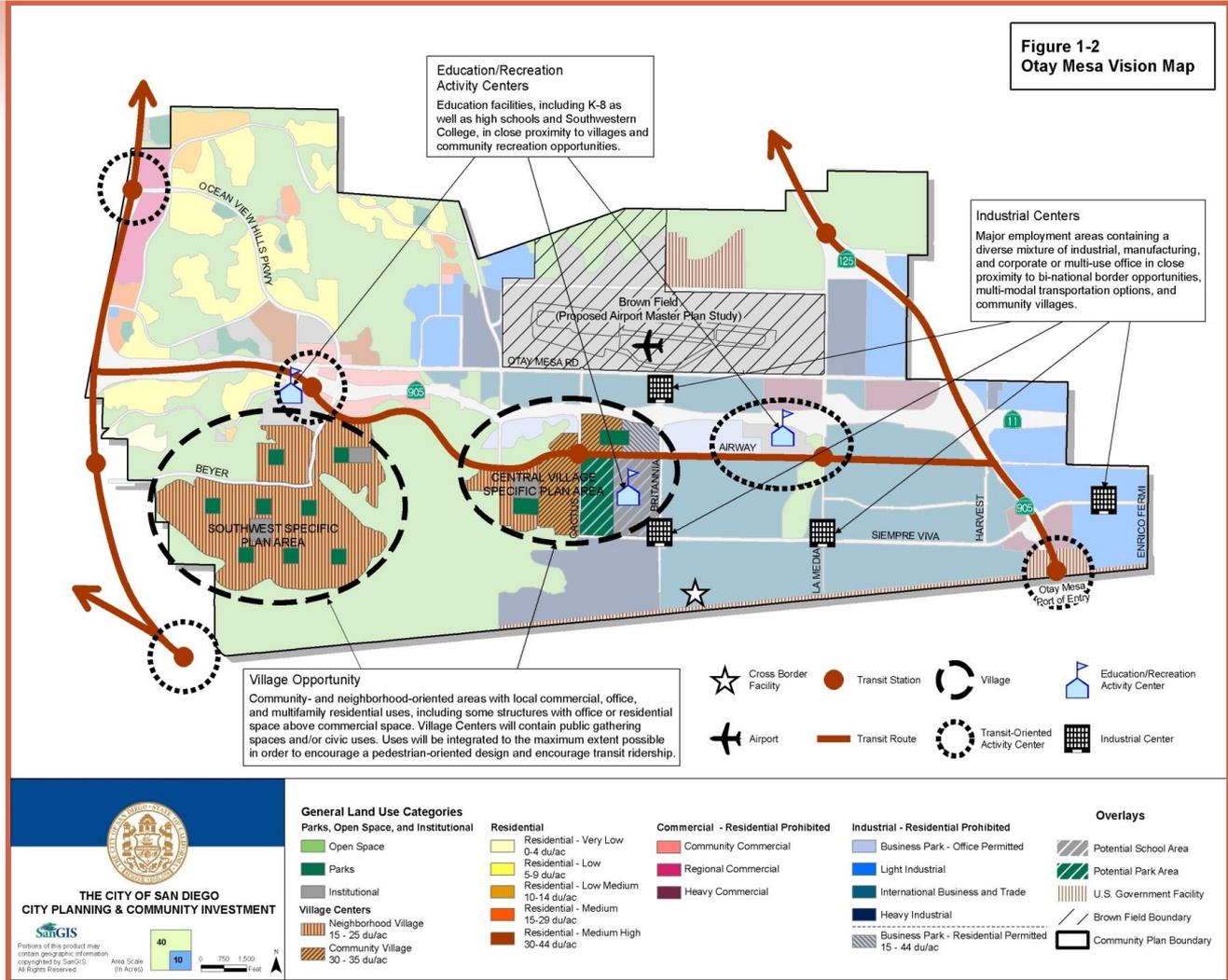
- ⊙ 2009: Traffic modeling for alternatives
- ⊙ 2010: Traffic analysis
- ⊙ 2012: Traffic Impact Study submittal in June
- ⊙ 2012: Draft PEIR
- ⊙ 2013: Public Review of PEIR
- ⊙ 2014: Final EIR & Hearing process



Otay Mesa

COMMUNITY PLAN UPDATE

Vision Map





Schedule

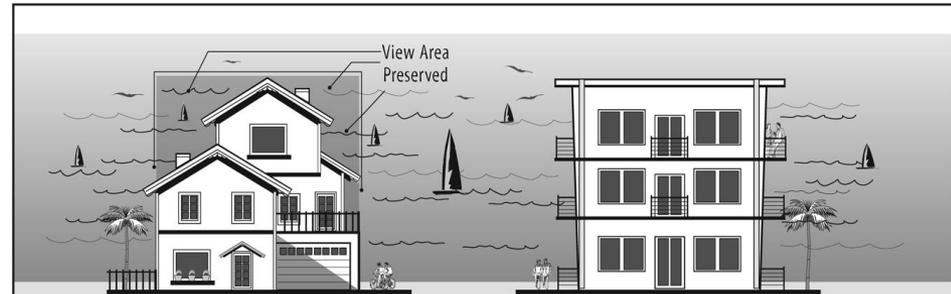
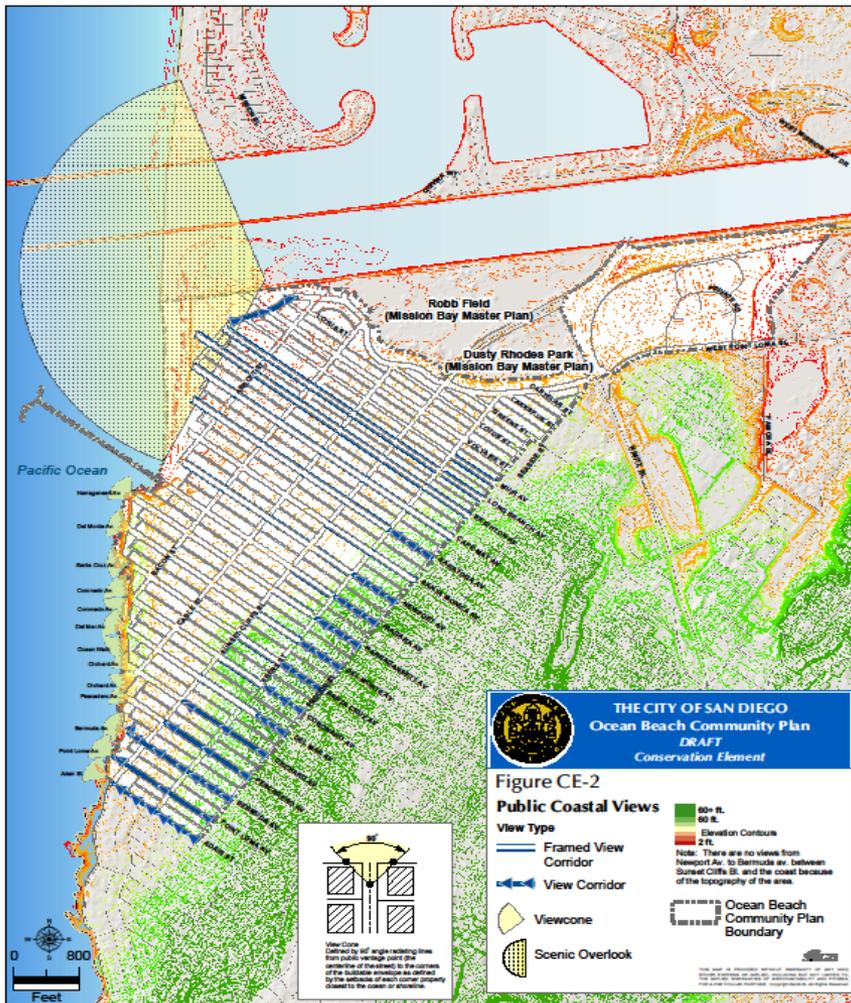
Ocean Beach

COMMUNITY PLAN UPDATE

- ⊙ 2002 – Community Identification of Issues
- ⊙ 2007 – Draft Plan Presented to Community
- ⊙ 2008 – 2010 – EIR Contracting, Consultant
- ⊙ 2013 – Revised Plan to be presented; Draft EIR Prepared and Circulated
- ⊙ 2014 – Planning Commission (May)
- ⊙ 2014 – City Council (June)
- ⊙ Coastal Commission



Ocean Beach COMMUNITY PLAN UPDATE



Utilization of urban design guidelines featuring pitched roof design with gable aligned with designated view corridor, should be utilized on designated public coastal access view corridors.

Non-utilization of urban design guidelines featuring minimum view preservation or "walling off" of coastal visual access.



Maximum view preservation magnified by adjacent development.

Minimum view preservation through "walling off" effect magnified by adjacent development.



Schedule

Barrio Logan

COMMUNITY PLAN UPDATE

- ① Community review of Draft Community Plan Complete
- ① Release Public Review of Draft Programmatic Environmental Impact Report – January 4, 2013
- ① Planning Commission – May 2013
- ① City Council – July 2013
- ① Coastal Commission

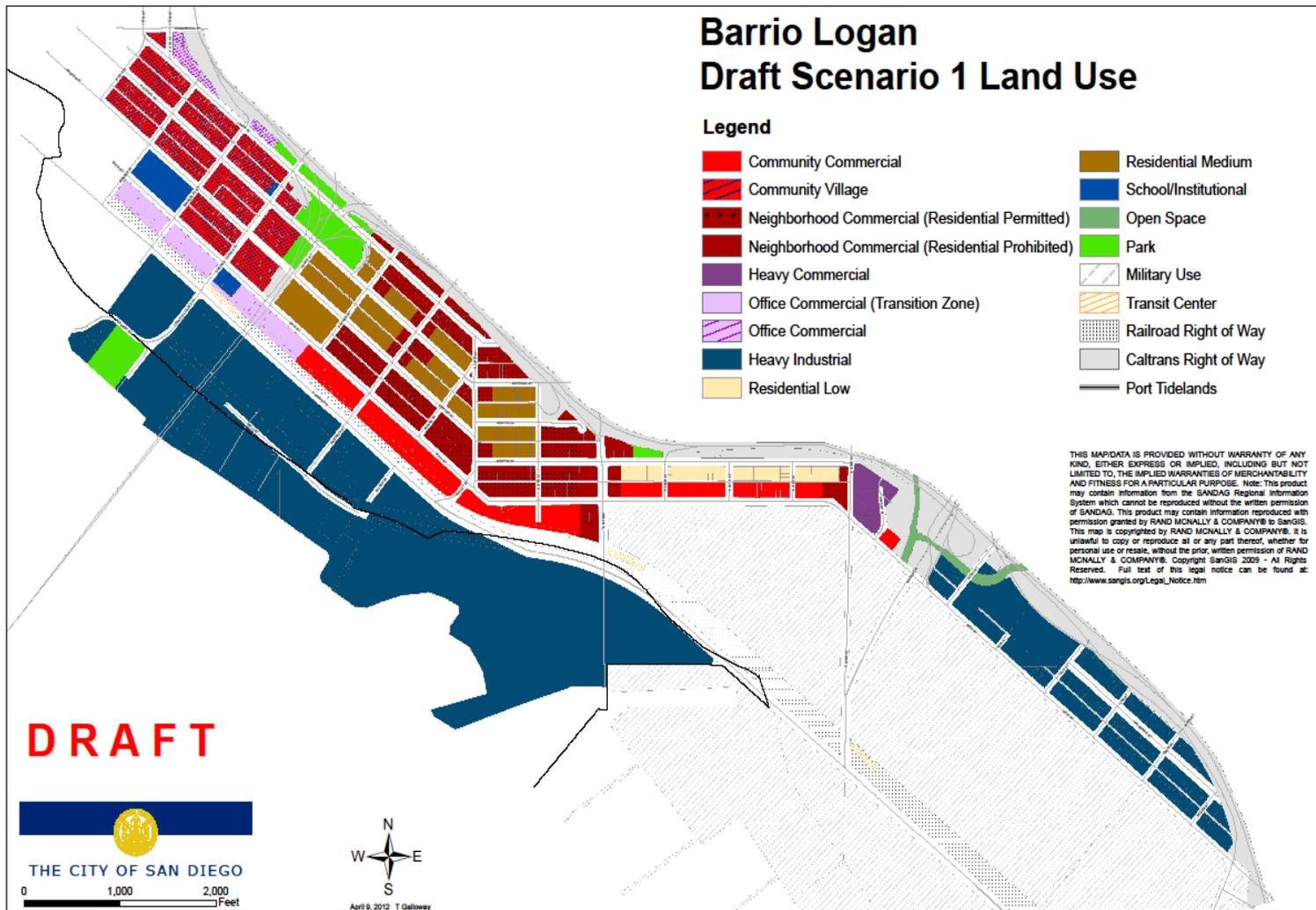




Barrio Logan

COMMUNITY PLAN UPDATE

Scenario 1

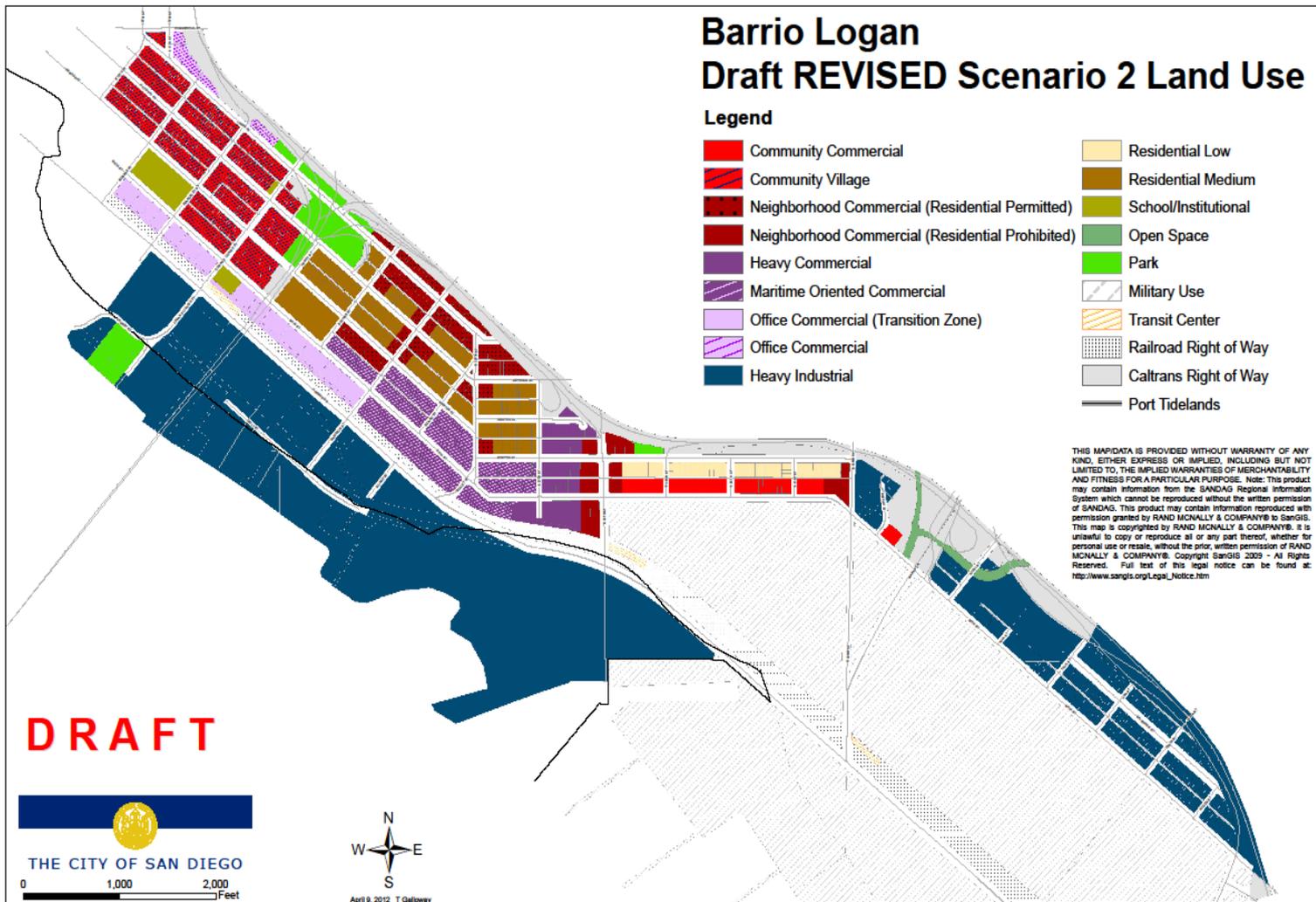




Barrio Logan

COMMUNITY PLAN UPDATE

Scenario 2





Uptown, North Park, and Greater Golden Hill

COMMUNITY PLAN UPDATE

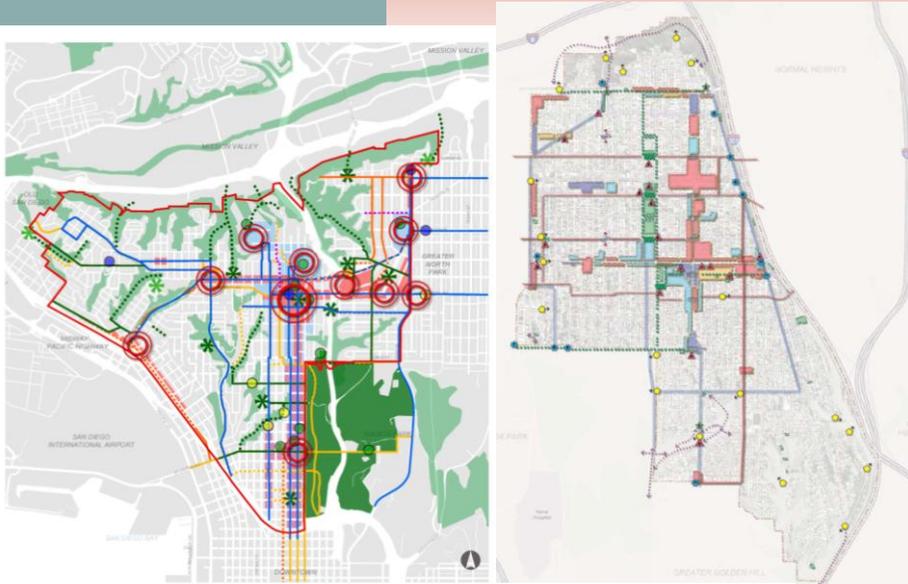
Project History

- ⊙ Fall 2009 - Community Plan Update Kick-off
- ⊙ Nov 2009 thru May 2011 – Community Meetings to discuss existing conditions, vision and goals
- ⊙ Spring/Summer 2010 – Workshops on mobility & historic resource preservation
- ⊙ October 2010 – 3 Charrettes to develop framework for community plans
- ⊙ May 2012 - Community review of land use maps



Uptown, North Park, and Greater Golden Hill

COMMUNITY PLAN UPDATE



⊙ Public facilities/infrastructure as a priority before accepting more development/density – overall

⊙ Improved mobility options including bicycling & streetcars – overall

⊙ Preservation of community & historic character including designating new historic districts – overall

⊙ Emphasis on making communities more sustainable – overall

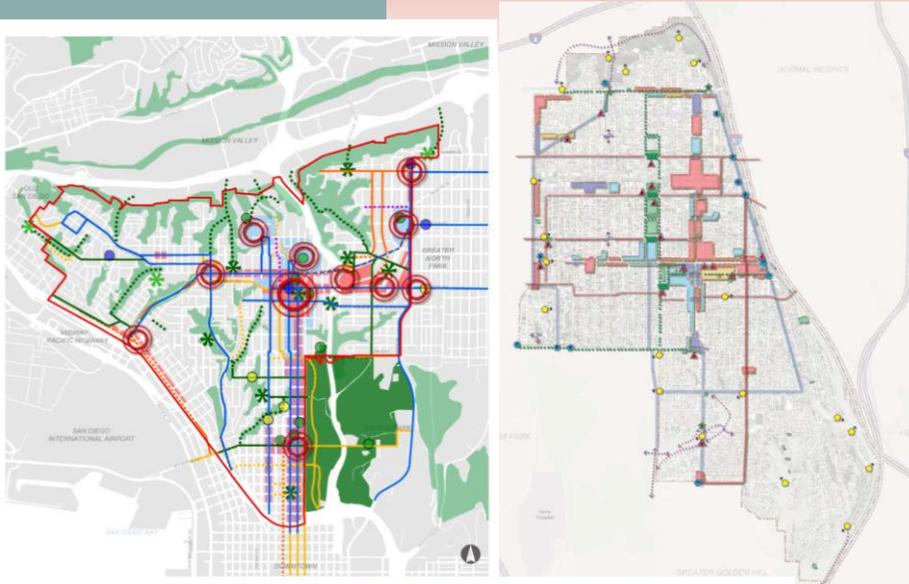
⊙ Contextual building heights – Uptown





Uptown, North Park, and Greater Golden Hill

COMMUNITY PLAN UPDATE



- ① Increase commercial district parking – *Uptown*
- ① University Heights neighborhood boundary – *Uptown & North Park*
- ① Interface between growing success of commercial district and residential areas – *North Park*
- ① Community linkages to isolated neighborhoods (due to canyons) and to Balboa Park – *Greater Golden Hill*



Uptown, North Park, and Greater Golden Hill

COMMUNITY PLAN UPDATE

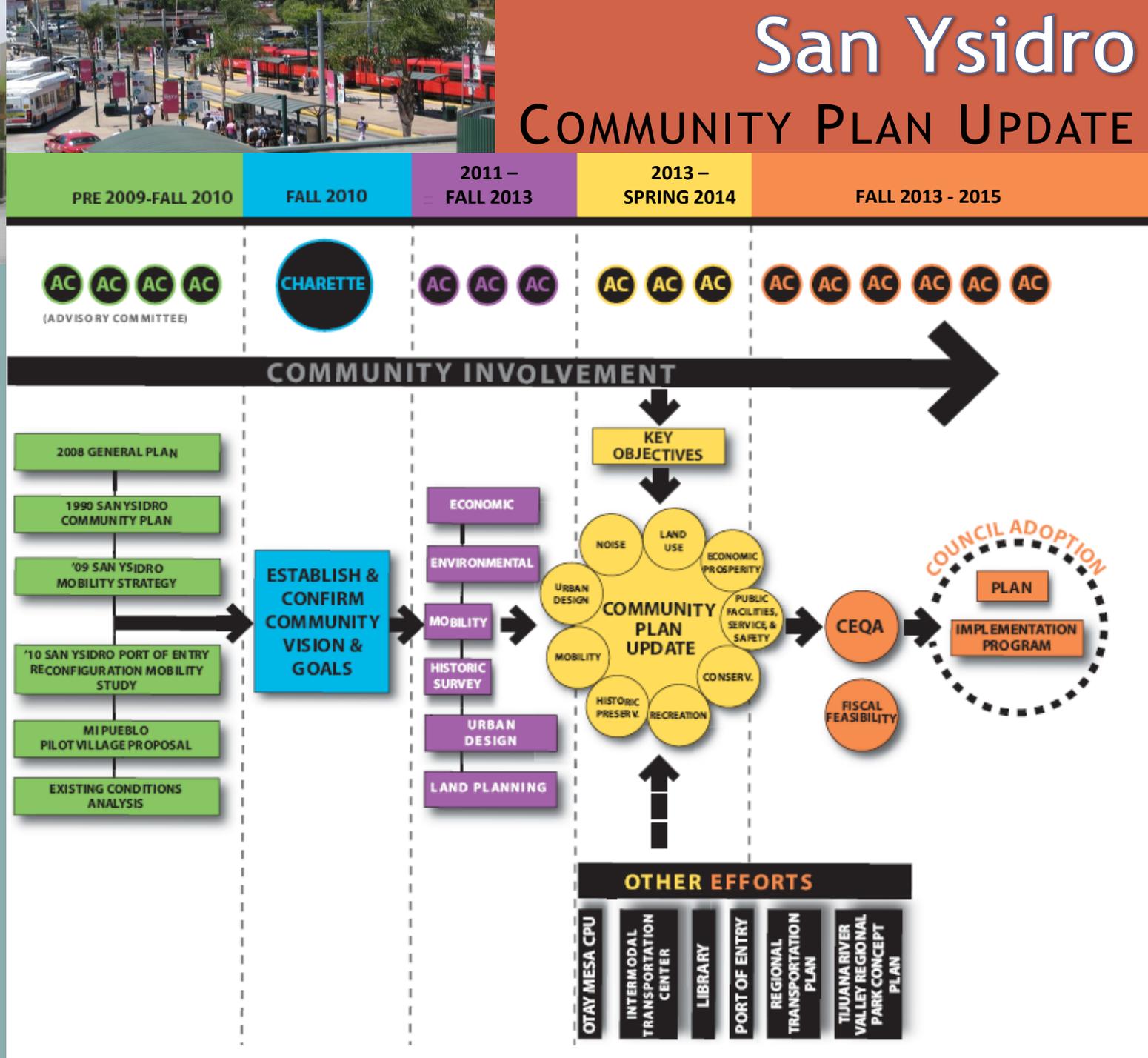
Next Milestones

- ⊙ February 2013 – Proposed Land Use Map/Alternatives
- ⊙ June 2013 – Final Zoning Program
- ⊙ December 2013 – Final Traffic Study & Traffic Impact Study
- ⊙ January 2014 – Public review of the discussion draft plan

San Ysidro

COMMUNITY PLAN UPDATE

Process Diagram





San Ysidro

COMMUNITY PLAN UPDATE

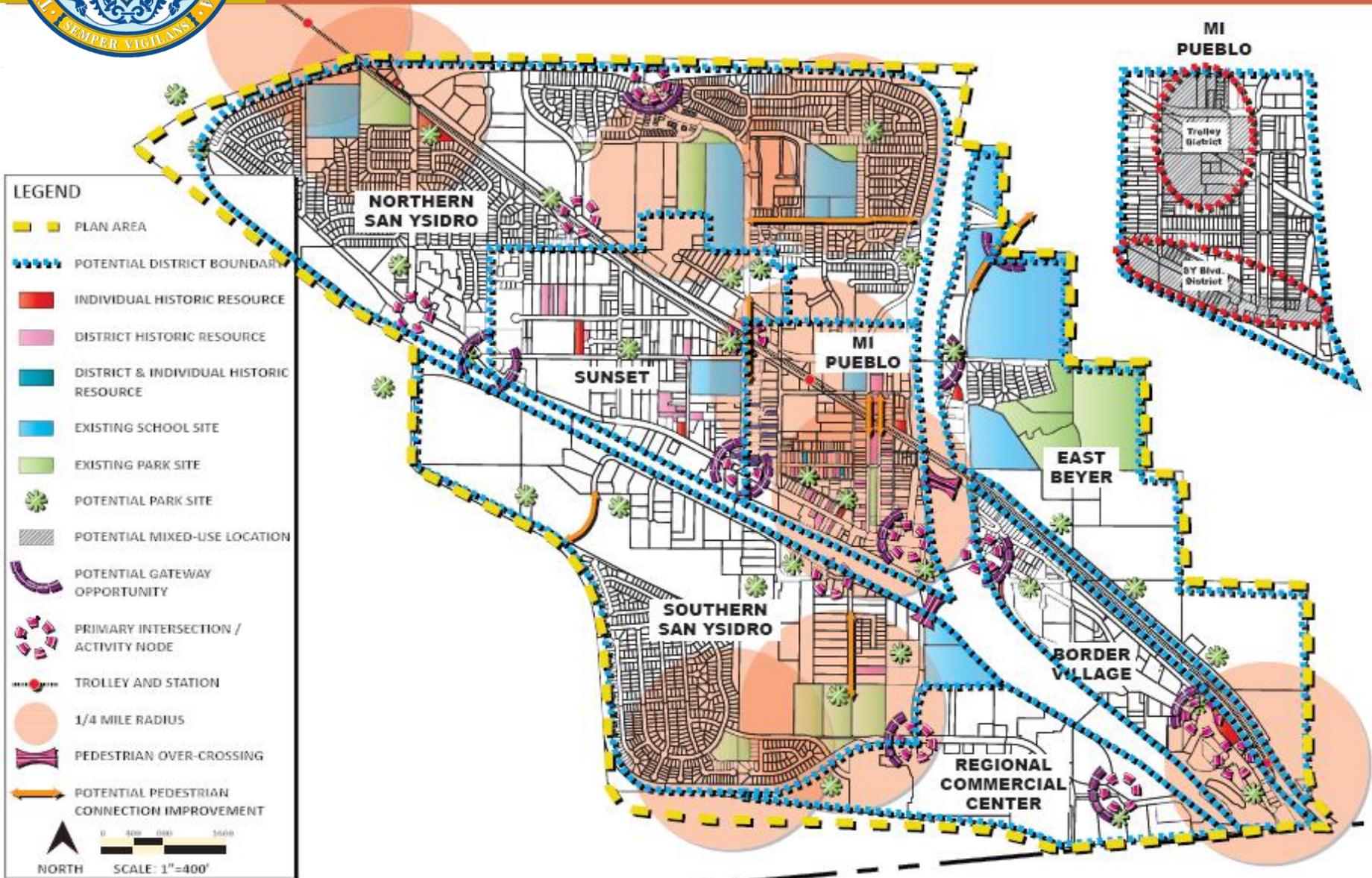
KEY OBJECTIVES





San Ysidro COMMUNITY PLAN UPDATE

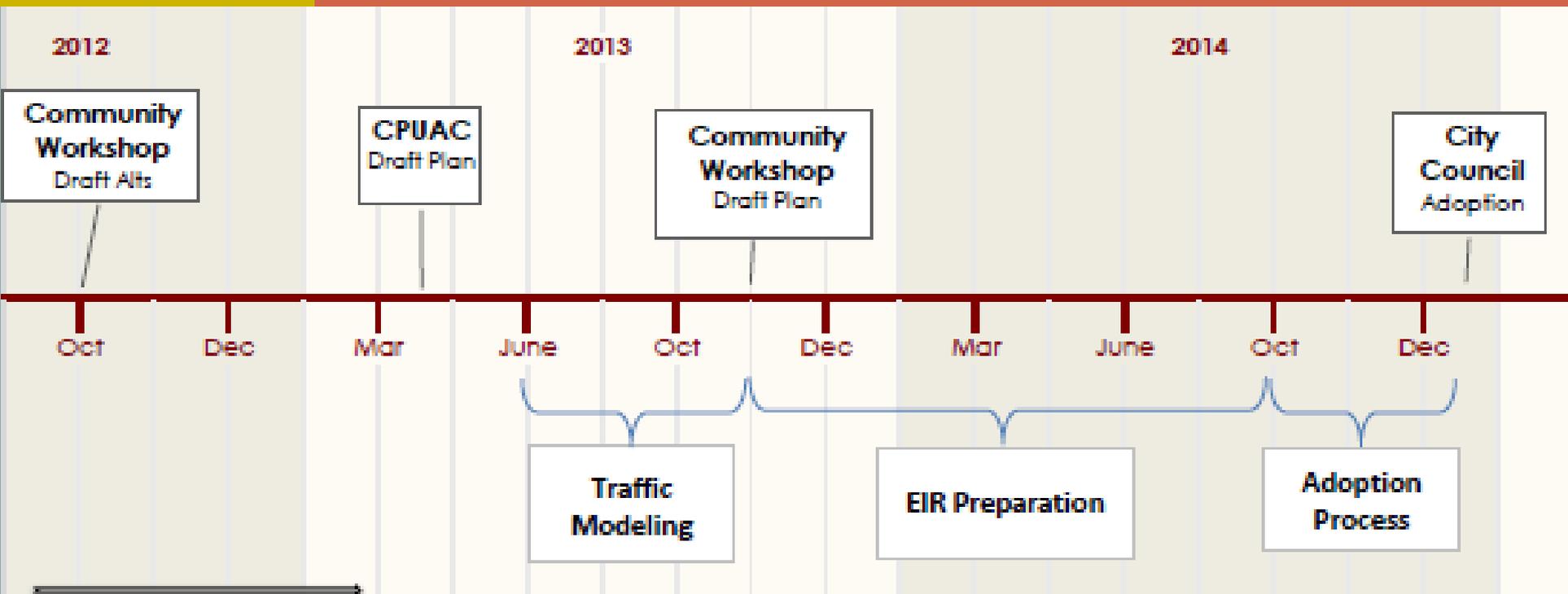
COMMUNITY THEMES





Midway Pacific Highway Old Town San Diego

COMMUNITY PLAN UPDATES



- ⊙ Nov 2010 – Kick off
- ⊙ 15 Old Town – Community Meetings
- ⊙ 11 Midway Pacific Highway – Community Meetings
- ⊙ June 2012 Existing Conditions Complete



Old Town San Diego

COMMUNITY PLAN UPDATE

Update Themes

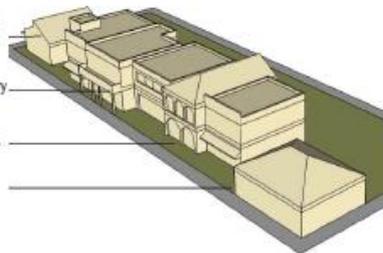


Varied roof forms reduce the perceived scale and provide interest.

Awnings and canopies set a one-story scale along the street edge.

Arcades provide shelter for the pedestrian, and architectural interest.

A varied setback provides for active outdoor uses.



- ① Community Plan Update Themes
- ① Maintain and Enhance Community's Historical and Multicultural Importance
- ① Improve Pedestrian and Bicycle Mobility
- ① Address Visitor Oriented Parking
- ① Maintaining Residential Uses



Old Town San Diego

COMMUNITY PLAN UPDATE

Update Themes



- ① Urban Design that relate to the Spanish, Mexican, and American periods.
 - ② Expand the sense of the State Historic Park to the Town Core Area
- ① Enhance Urban Design Guidelines and Integration between Community Plan and Plan District Ordinance.



Midway Pacific Highway

COMMUNITY PLAN UPDATE

Update Themes



⊙ Addressing Traffic Congestion

- ⊙ New Roadway Connections
- ⊙ Operational Improvements



⊙ Improving Pedestrian Mobility

- ⊙ Green Streets
- ⊙ Connections to Parks and Open Space



Midway Pacific Highway

COMMUNITY PLAN UPDATE

Update Themes



Land Use Vision:

- Sports Arena Site
 - Commercial Entertainment Focused Village
- Post Office Site – Dutch Flats
 - High Tech Employment Focused Village
- Hancock Corridor – Trolley Station
 - Residential – Commercial Corridor



Midway Pacific Highway

COMMUNITY PLAN UPDATE

Update Themes



- ① Enhancing Urban Design & Community Identify
 - ② Community Gateways
 - ② Streetscape Enhancements
- ① Address Park and Recreational Opportunities
 - ② Non-Traditional Parks
 - ② Public Spaces
 - ② Joint-Use



Midway Pacific Highway Old Town San Diego

COMMUNITY PLAN UPDATES

Next Milestones

- ⊙ Summer 2013 – Start Traffic Modeling
- ⊙ Fall 2013
 - ⊙ Final Traffic Study
 - ⊙ Public Review draft Midway Plan
 - ⊙ Begin Drafting EIR
- ⊙ Summer 2014 – Public review draft Old Town Plan
- ⊙ Summer 2015 – Draft Program EIR out for public review



Southeastern San Diego and Encanto Neighborhoods

COMMUNITY PLAN UPDATE

Schedule

- ⊙ Currently Completing Master Planning Efforts for:
 - ⊙ Euclid + Market Land Use & Mobility Study
 - ⊙ Commercial + Imperial Corridor Study
- ⊙ Public Review of Master Plans – Jan/Feb 2013
- ⊙ Incorporate Master Plan land uses, goals and policies into Encanto and Southeastern Community Plan Updates



Southeastern San Diego and Encanto Neighborhoods

COMMUNITY PLAN UPDATE

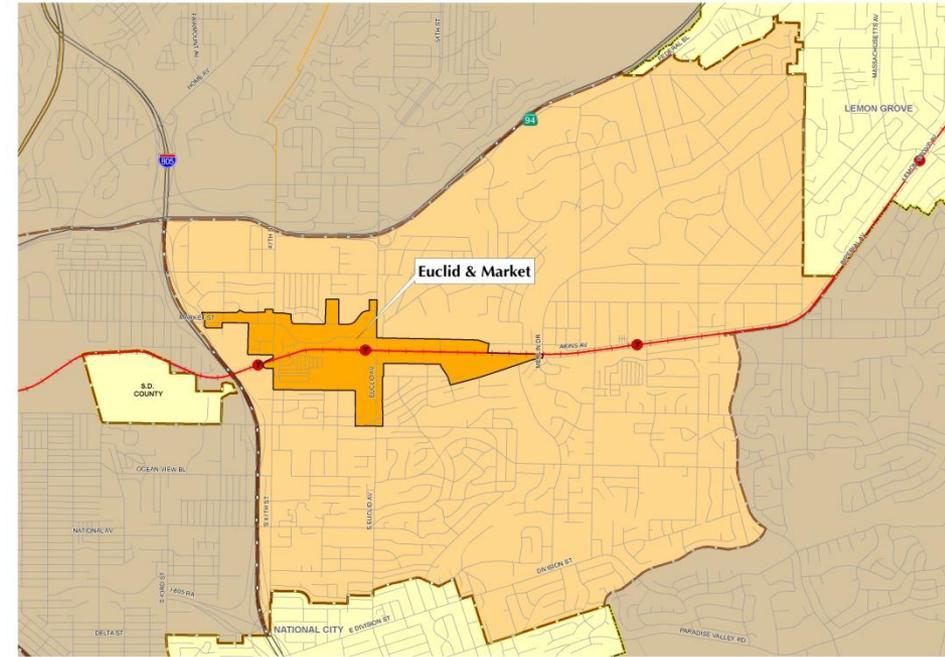
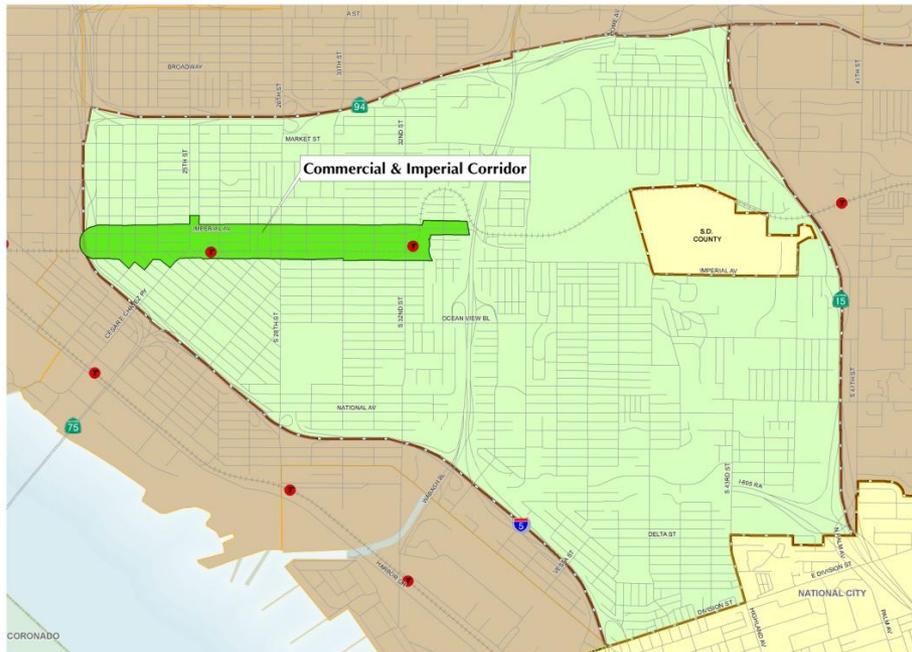
- ⊙ Existing Conditions Report – December 2012
- ⊙ First Community Workshops – February 2013
- ⊙ Draft Community Plans – July 2014
- ⊙ Planning Commission & City Council – 2015

Schedule



Southeastern San Diego and Encanto Neighborhoods COMMUNITY PLAN UPDATE

Commercial & Imperial Corridor Plan



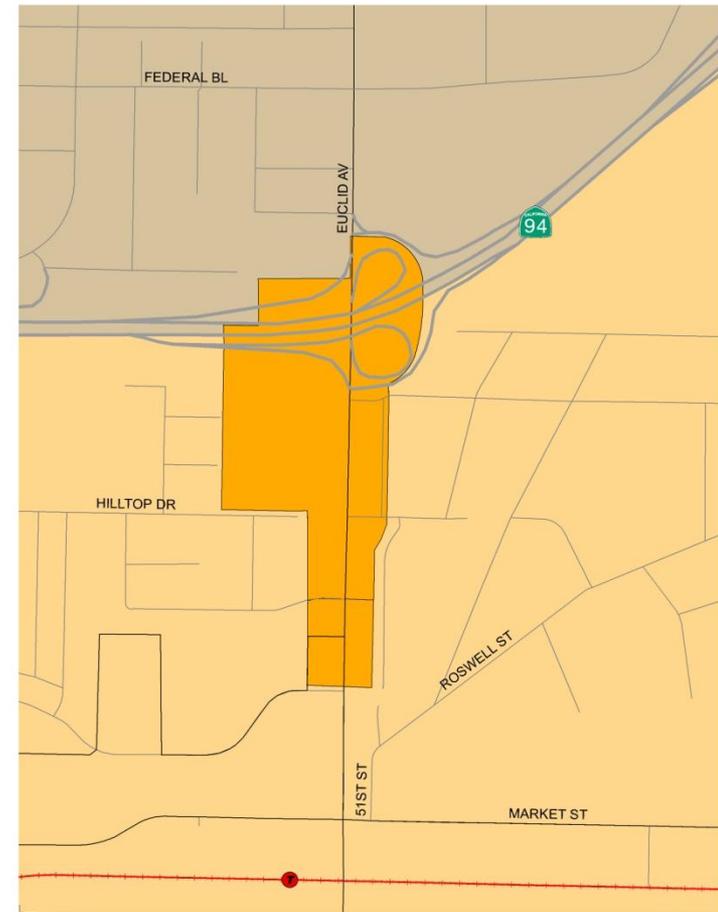
Euclid and Market Land Use & Mobility Plan



Southeastern San Diego and Encanto Neighborhoods COMMUNITY PLAN UPDATE



National Avenue Master Plan



Euclid Avenue Gateway Plan



Grantville

FOCUSED COMMUNITY PLAN AMENDMENT

Schedule

- ⊙ June 2008 – Master Plan Kick-Off
- ⊙ January 2009 – Community and Stakeholder Committee 3-day Charrette
- ⊙ 2009-2010 – Traffic Modeling of 3 Land Use Scenarios
- ⊙ 2010-2011 – Preliminary Traffic Analysis & Public Services needs of Land Use Scenarios
- ⊙ February 2012 – Redevelopment Agency dissolved



Grantville

FOCUSED COMMUNITY PLAN AMENDMENT

Schedule

- ⊙ Winter 2012/2013 – Confirm scope of Master Plan
- ⊙ January 2013 – Confirm Land Use & begin zoning program
- ⊙ April/May 2013 – Notice of Preparation & Scoping
- ⊙ Summer 2014 – Draft PEIR
- ⊙ Fall 2014 – Hearing Process





Vision

Grantville

FOCUSED COMMUNITY PLAN AMENDMENT

- ⊙ Respects the vitality and livelihood of locally owned businesses while promoting new business opportunities
- ⊙ Contains an appropriate mix of mobility opportunities
- ⊙ Offers a variety of housing opportunities while considering neighborhood scale and integrity
- ⊙ Connects residents and visitors to the San Diego River
- ⊙ Contains sufficient public facility amenities



Lessons Learned



- ① Consultant contracting
- ① Preparation of Existing Conditions Data
- ① Traffic modeling
- ① Early coordination with EAS on scope of project for CEQA review
- ① Establishing a core community plan update team
- ① Work through Community Planning Groups