



UPTOWN COMMUNITY PLAN

Draft Urban Design Element – Errata Sheet

Revisions made to the January 2016 Version of the DRAFT Urban Design Element include general typographical/grammatical revisions, renumbering of policies, and the following edits as a result of subsequent comment provided by the public and review by City staff:

Uptown Community Urban Design Goals, Page 2

Last bulleted goal changed from “Sustainability Development” to “Sustainable Development.”

Canyons and Views, Page 2

The following policies regarding views were added:

UD-3.1 Establish and maintain setbacks that will assist in creating view corridors along public rights-of-way and enhance pedestrian and auto views to Balboa Park and San Diego Bay.

UD-3.2 Consider increased setbacks from the property line along with landscaping for the lots fronting both sides of Juniper, Laurel, Hawthorn, Elm, Grape, and Quince Streets in order to maintain and create views and visual entranceways to Balboa Park. Set back areas should also include landscaping.

Role of the Public Realm, Page 3

The use of the word “public streets” was replaced with “public right-of-way”

Tree Grates, Guards, and Planting Strips, Page 5

Policy UD-3.27 – Revised, so that it now reads: “Planting strips are encouraged over tree grates in primarily residential areas and areas with lighter pedestrian traffic.”





Street Types, Page 6

Paragraph now correctly references that there are “Six” general street types instead of “five.”

Under the bulleted list, the street general street type names have been revised to correctly match the titles in the discussion. “Major Connector Streets” has been replaced with “Major Through-Corridor Streets.”

“The Avenues” has been revised to read: “The Avenues – Major Connector Streets.”

Major Through-Corridor Streets, Page 6

Policy UD-3.35 – “Travel way” was separated into two words.

“The removal of travel lanes” was removed from the bulleted list of traffic measures as the potential for removing lanes would be analyzed on a project level and not at the programmatic EIR level.

The Avenues, Page 7

Policy UD-3.44 – Revised to include additional language, so the policy now reads: Enhance the adjacency of Balboa Park to the Bankers Hill/Park West neighborhood through similar themed landscaping, increased setbacks to increase public views along public right-of-way, and public art.

Policy UD-3.45 – Revised to sound less regulatory, so the policy now reads: Encourage new development to provide a 10-foot minimum setback from the property line for lots fronting the west side of Sixth Avenue (south of Upas Street) in order to establish a 30-foot total building setback from building face to curb.

Green Streets, Page 8

“Green Streets” were capitalized in the discussion and in related policies.

Alleys in Commercial Areas, Page 9

Policy UD-3.59 – Revised, so that the policy now reads:

“Screen trash bins from view at all times and avoid intrusion into the alley right-of-way.”



Community and Neighborhood Gateways, Page 11

“And” added to last sentence of the discussion, so that it reads: “Gateways, may demarcate key historic, cultural, civic, and shopping destinations.”

Ground Level Uses, Page 12

Policy UD-4.7 – Revised, so that it now reads: “Design floor-to-floor heights between 16 and 18 feet as an optimal height for commercial uses and the commercial ground floors in mixed-use buildings.”

Policy UD-4.7 – Revised, so that it now reads: “Avoid blank walls where feasible.”

Building Materials, Page 13

New policies added:

UD-4.16 Within low-density residential neighborhoods emphasize the use of natural building materials (e.g. stone and wood), compatible surface textures, and architectural features that enhance the traditional character of these neighborhoods.

UD-4.17 New home additions should replicated materials and finishes of the existing dwelling.

Corners, page 14

Policy UD-4.23 – Revised, so now it reads: “Accentuate a building’s corner location with architectural features that actively engage the public realm and create a visual presence at the corner, such as the inclusion of:

Public Space, Page 15

Separate paragraph discussions in this section have been combined.

Street Orientation and Setbacks, Page 16

Policy UD-4.48 – Revised to remove “in all circumstances” at the end of the policy, so that it now reads: “Restrict placing surface parking between the building frontage and the public street right-of-way.”



Street Orientation and Setbacks, Page 16 (continued)

Added new Policy UD-4.53 – Encourage compatibility with established setbacks within the immediate neighborhoods in order to maintain an existing front yard rhythm and character.

Sustainable Building Design, Page 17

Policy UD-4.65 - Revised language, so that it now reads: “Incorporate local history and heritage into the public realm through elements including signage, information placards, historic plaques, murals, gateway features, and pavers using local and/or recycled material.”

Height and Massing Neighborhood Centers and Nodes, Page 17

Policy UD-4.67 – Reference added at the end of the policy to make reference to the CPIOZ discussion in the element: “(See discussion on Building Height – Community Plan Implementation Overlay Zone).”

Height and Massing in the Hillcrest Core, Page 17

In the discussion, the “core of Uptown” has been replaced with “Hillcrest Core.”

Height and Massing in Residential Neighborhoods, Page 18

Added new Policy UD-4.85 – Locate the construction of second units to the rear of lots within neighborhoods where the zoning allows “townhome” and/or “duplex” development in order to preserve the appearance of low density residential character along the street while allowing additional housing opportunities.”

Development Transitions, Page 18

Policy UD-4.81 – Revised by including additional language to the end of policy for further elaboration, so that it reads: “...should not exceed a 60 degree transition plane measured from the height equivalent to the maximum allowed height of the adjacent building. Refer to Figure X.”

Policy UD-4.83 – Revised by including additional language at the end of the policy for further elaboration, so that it reads: “Refer to Figure X. These features can include:”



Development Transitions, Page 18 (continued)

- Dividing the building heights of new buildings into one and two-story components
 - Varying the rooflines
 - Including offsetting wall planes
 - Providing openings, projections, recesses, and other building materials
 - Incorporating upper-story step backs along shared property lines
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New Section Added to Page 20: Building Height – Community Plan Implementation Overlay Zone

New section included to discuss maximum structures heights regulated by CPIOZ.

Added language reads:

“The Community Plan Implementation Overlay Zone (CPIOZ) is applied within the boundaries of the Uptown Community Plan to per Chapter 12, Article 2, Division 14 of the Municipal Code to regulate specific building heights. CPIOZ applicable areas are identified on Figure 4-13 CPIOZ A – Building Heights by Right and Figure 4-14 CPIOZ B – Building Heights with Public Review.

CPIOZ-A identifies areas within the community where ministerial approval is granted for development that does not exceed 50 feet within in Mission Hills and 65 feet in Hillcrest and Bankers Hill/Park West as indicated on Figure 4-13.

CPIOZ-B identifies areas within the community where discretionary approval is granted through a Process 3 Site Development Permit for development that does not exceed 150 feet in Bankers Hill/Park West, and 120 feet and 100 feet in particular locations within Hillcrest as indicated on Figure 4-14.”

Canyons and Natural Open Space Preservation, Page 20

Policy UD-4.89 – Revised so that it does not sound like it dictates how Floor Area Ratio is calculated per the City Attorney’s Office, so that it now reads: “Consider limiting the floor area of lots located partially within plan-designated open space areas based upon the portion of the lot not within the open space designation as a more sensitive approach to development within these areas. At a minimum the permitted floor area should assume a lot depth of 100 feet rather than the true lot depth.”