

Grantville Master Plan



Stakeholders Committee Meeting
April 11, 2011

Tonight's Agenda

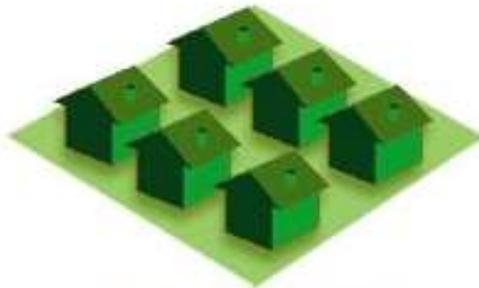
1. Welcome & Introductions
2. Non-Agenda Public Comment
3. Old Business
4. New Business:
 - Navajo Community Park Opportunities
 - Alternative D Implementation – Zoning Program
5. Next Meeting Dates & Preliminary Agenda Items
6. Adjournment

What is Density?

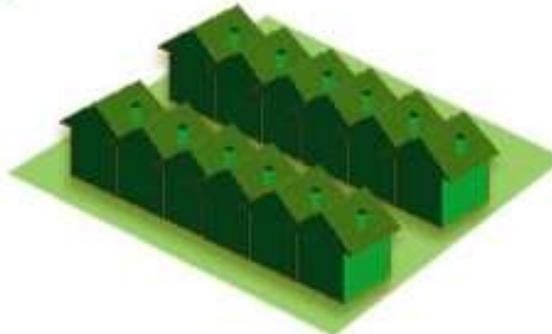
Density is used for residential land uses and controls the maximum number of dwelling units on a lot.

Density is calculated by determining the number of dwelling units per acre (du/ac). For example, 10 dwelling units occupying 1 acre of land is 10 du/ac.

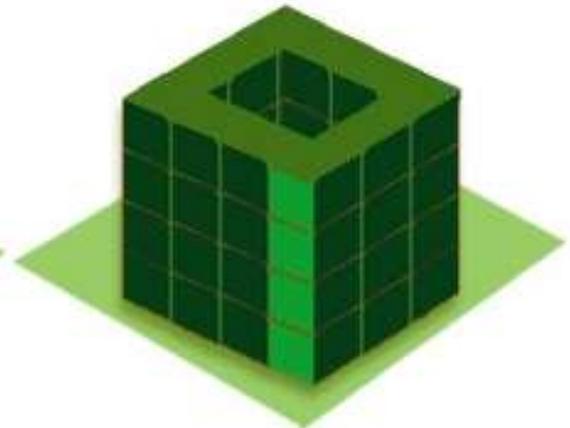
Housing Density Dwelling Units Per Acre (du/ac)



Single Family Homes
(4-10 du/ac)



Townhomes
(20-40 du/ac)



Apartments
(50-100 du/ac)

What is Floor Area Ratio (FAR)?

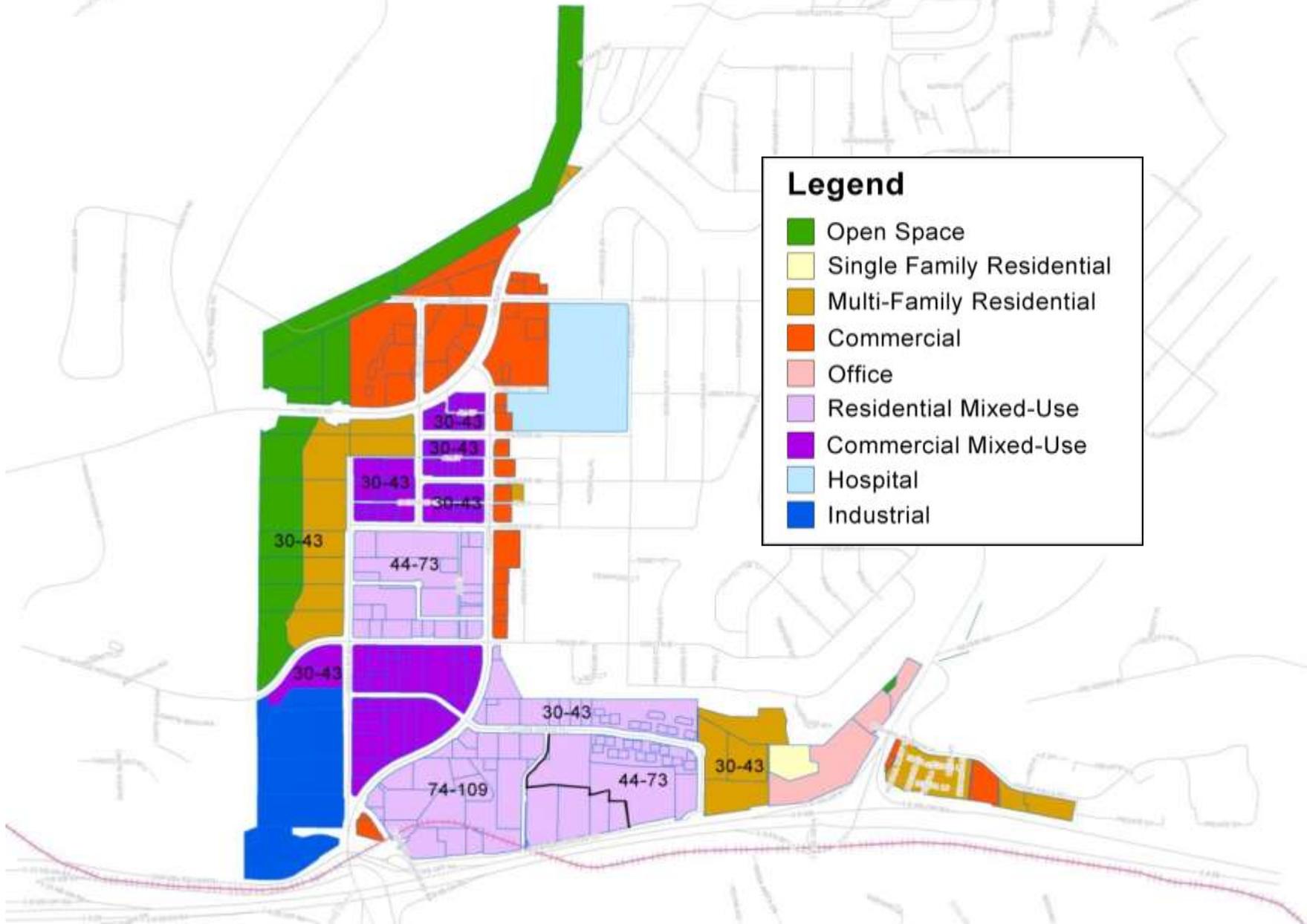
Floor Area Ratio = Building Area / Land Area

FAR controls the maximum floor area (square footage) allowed on a lot, regardless of the number of stories in the building

Building requirements that must be factored in include:

- Setbacks
- Height
- Lot coverage

Alternative D Land Use Plan



General Plan Policies

Discussion

As the *California General Plan Guidelines 2003* state, "the success of a general plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the plan into everyday decisions." Despite the fact that state law exempts charter cities from a zoning consistency requirement, it is the City's practice to apply zoning that is consistent with community plan land use designations to ensure their implementation.

The City's adopted land use plans provide guidance and set the framework for the implementing regulations found in the Land Development Code. The Land Development Code structure was established purposefully to enable the addition of use packages or development regulation packages when plan policies call for zoning solutions beyond those already adopted in the code.

General Plan Land Use Element

Section F. Consistency

Goal

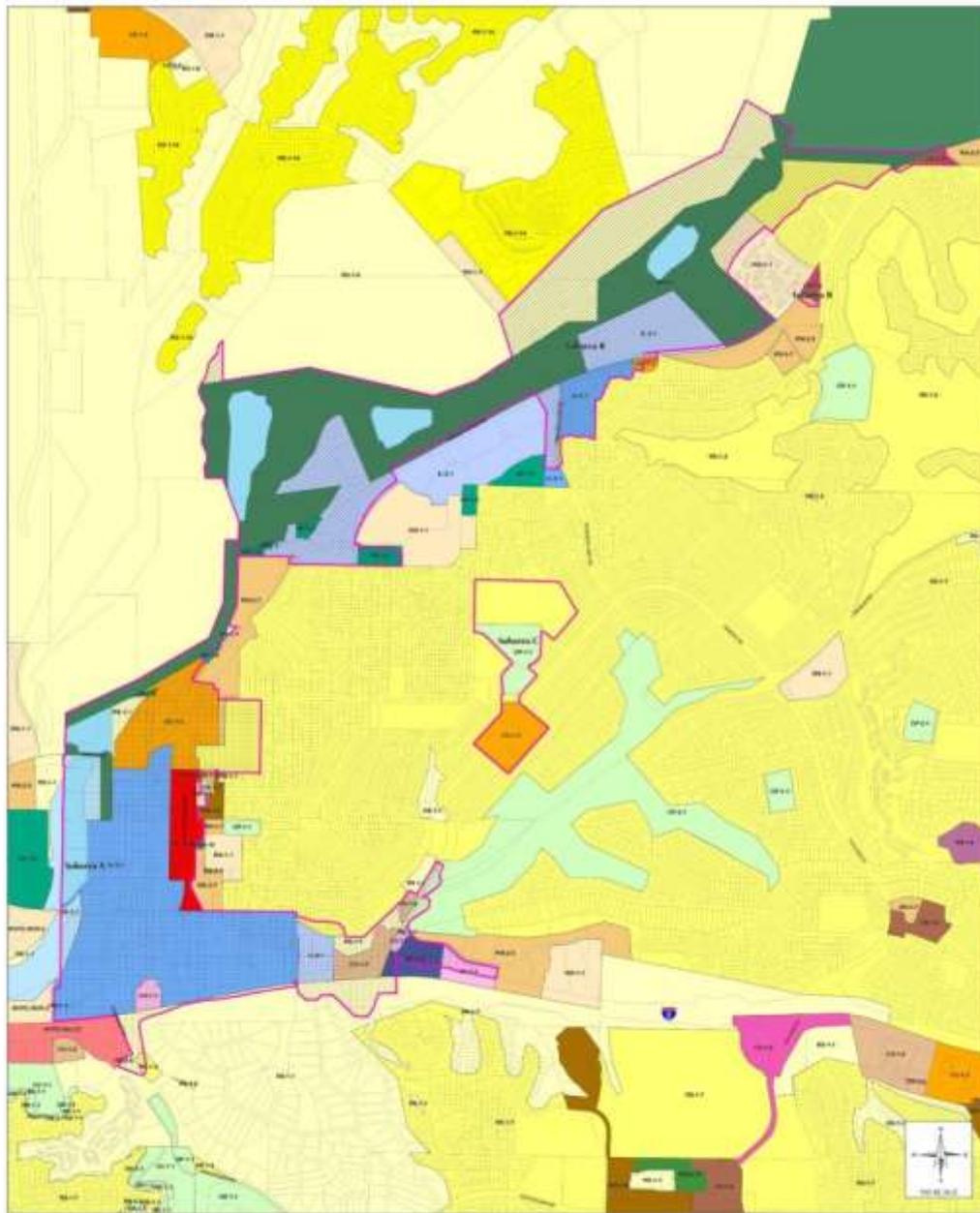
- Zoning concurrent with community plan updates and amendments to ensure consistency with community plan land use designations
- Zones or development regulations to better implement updated community plans

General Plan Land Use Element

Section F. Consistency

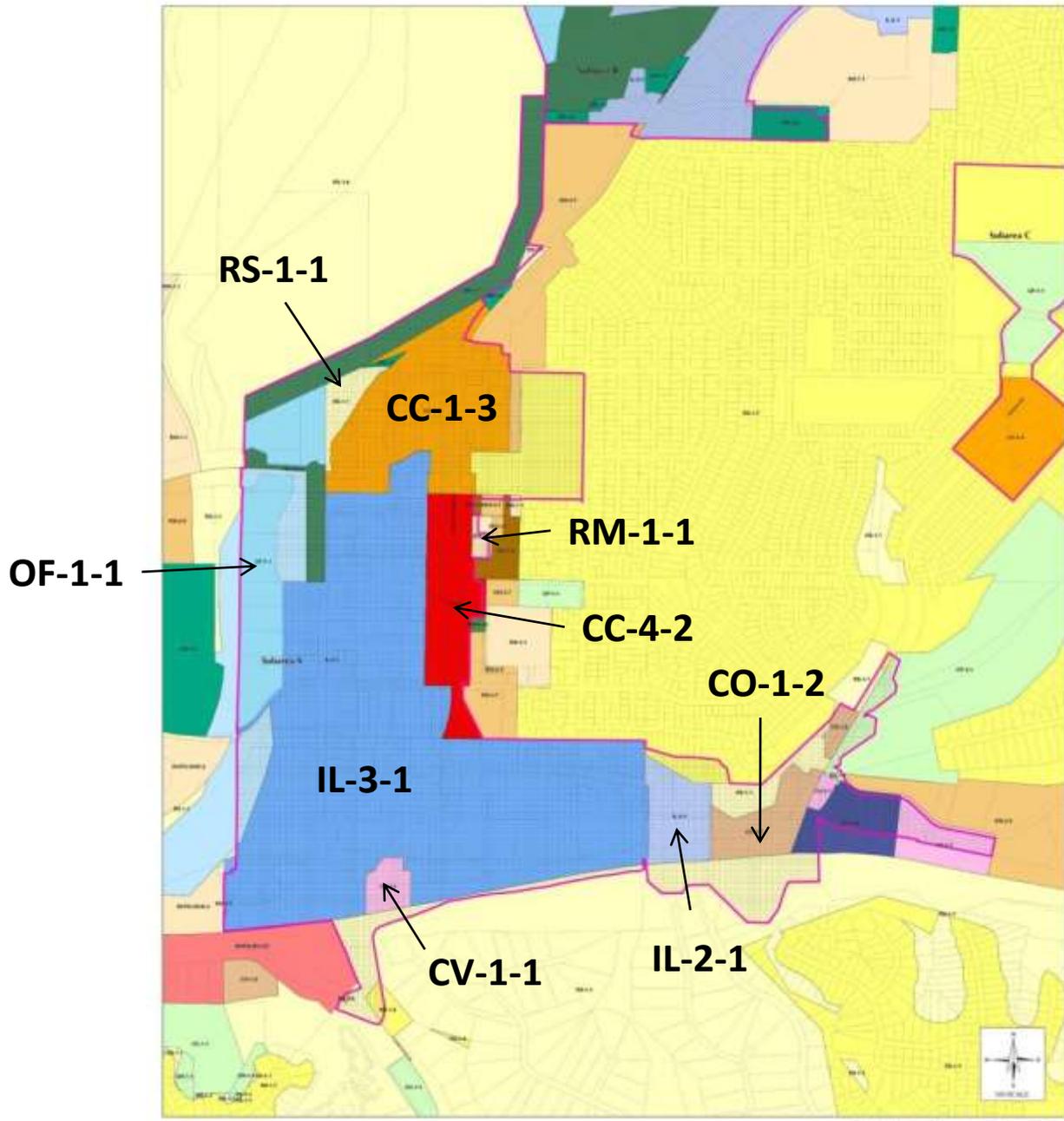
Policy

- Apply existing or new land Development Code zone packages or other regulations as needed to better implement the policy recommendations of the General Plan; land use designations of the community plans; other goals and policies of the community plans; and community specific policies and recommendations.



Grantville Master Plan Area - Zoning
 CITY OF SAN DIEGO • City Planning & Community Investment Department





Use Regulation Table for Industrial Zones

(For Example Purposes)

Legend for Table 131-06B

| Symbol in Table 131-06B | Description of Symbol |
|--------------------------------|--|
| P | Use or use category is permitted. Regulations pertaining to a specific use may be referenced. |
| L | Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations). |
| N | Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations). |
| C | Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations). |
| - | Use or use category is not permitted. |

**Table 131-06C
Development Regulations for Industrial Zones**

| Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones] | Zone Designator | Zones | | | | | | | | |
|--|--------------------|--------------------|----|-----------------------|----|----|-----------------------|----|--------------------|--|
| | 1st & 2nd >> | IP- | | IL- | | | IH- | | IS- | |
| | 3rd >> | 1- | 2- | 1- | 2- | 3- | 1- | 2- | 1 | |
| | 4th >> | 1 | | 1 | | | 1 | | 1 | |
| Lot Area | | | | | | | | | | |
| Min Lot Area (sf) | | 40,000 | | 15,000 ⁽¹⁾ | | | 30,000 | | 10,000 | |
| Max Lot Area (sf) | | - | | - | | | - | | 15,000 | |
| Min Lot Dimensions | | | | | | | | | | |
| Lot Width (ft) | | 100 | | 75 | | | 100 | | 50 | |
| Street Frontage (ft) | | 100 ⁽²⁾ | | 75 | | | 100 | | 50 | |
| Lot Depth (ft) | | 200 | | 100 | | | 150 | | 100 | |
| Setback Requirements | | | | | | | | | | |
| Min Front Setback (ft) | | 20 ⁽³⁾ | | 15 ⁽³⁾ | | | 20 ⁽³⁾ | | 10 | |
| Std Front Setback (ft) [See Section 131.0643(b)] | | 25 ⁽³⁾ | | 20 ⁽³⁾ | | | 25 ⁽³⁾ | | | |
| Min Side Setback (ft) | | 15 | | 10 | | | 15 | | 5/0 ⁽⁸⁾ | |
| Min Street Side Setback (ft) | | 20 ⁽⁴⁾ | | 15 ^{(4),(5)} | | | 20 ^{(4),(5)} | | 10 ⁽⁹⁾ | |
| Std Street Side Setback (ft) | | | | 20 ^{(4),(5)} | | | 25 ^{(4),(5)} | | | |
| Min Side Setback Abutting Residential (ft) | | 30 | | 25 | | | 30 | | 10 | |
| Min Rear Setback (ft) | | 25 | | 0 ⁽⁶⁾ | | | 20 | | 10 | |
| Std Rear Setback (ft) | | | | 15 ⁽⁶⁾ | | | | | | |
| Min Rear Setback Abutting Residential (ft) | | 50 | | 25 | | | 30 | | 15 | |

Community Plan Implementation Overlay Zone (CPIOZ)

Purpose of the Community Plan Implementation Overlay Zone

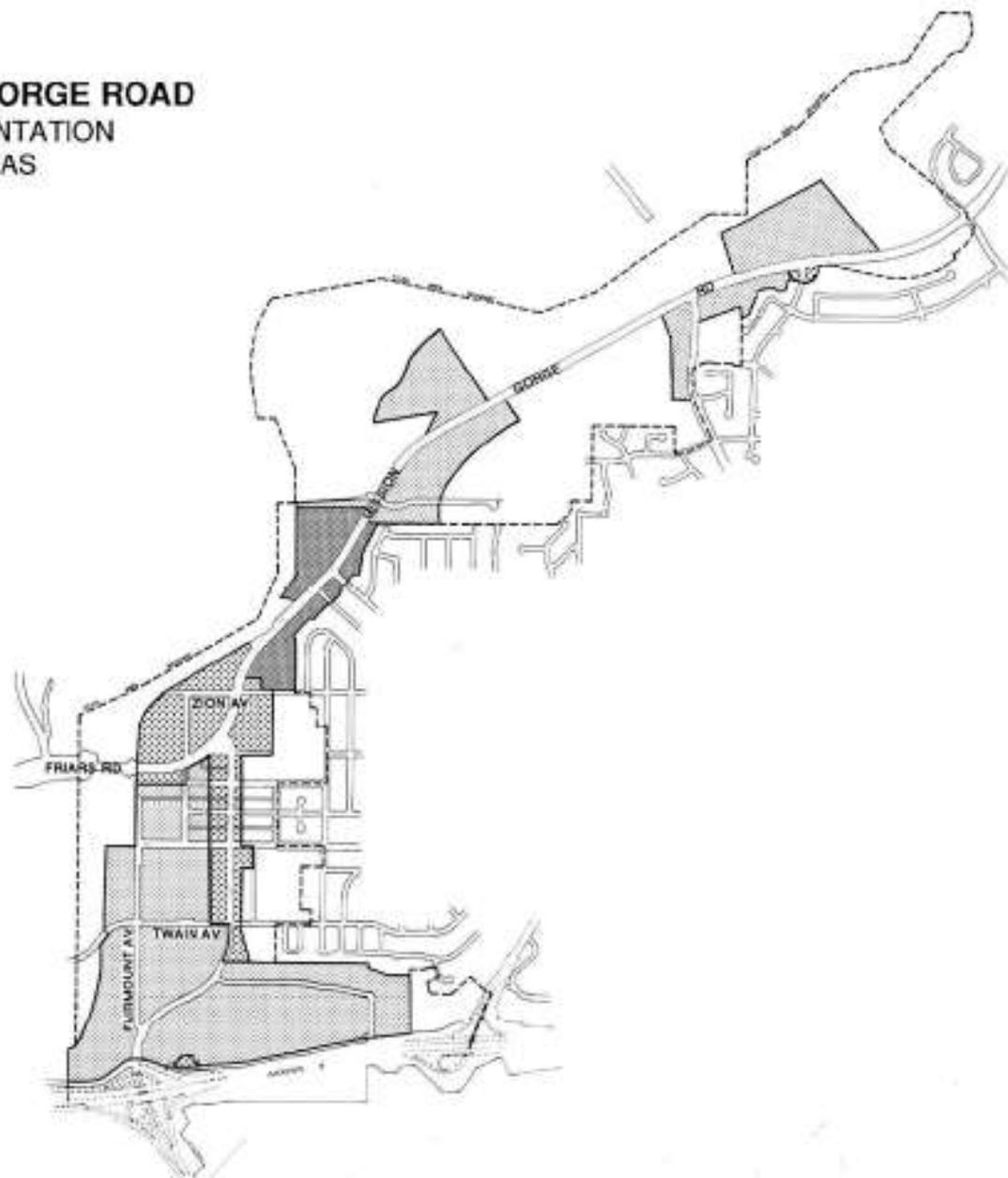
The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. The intent of these regulations is to ensure that *development proposals are reviewed for consistency with the use and development criteria that have been adopted for specific sites as part of the community plan update process.*

**Table 132-14B
Community Plan Implementation Overlay Zone Applicability**

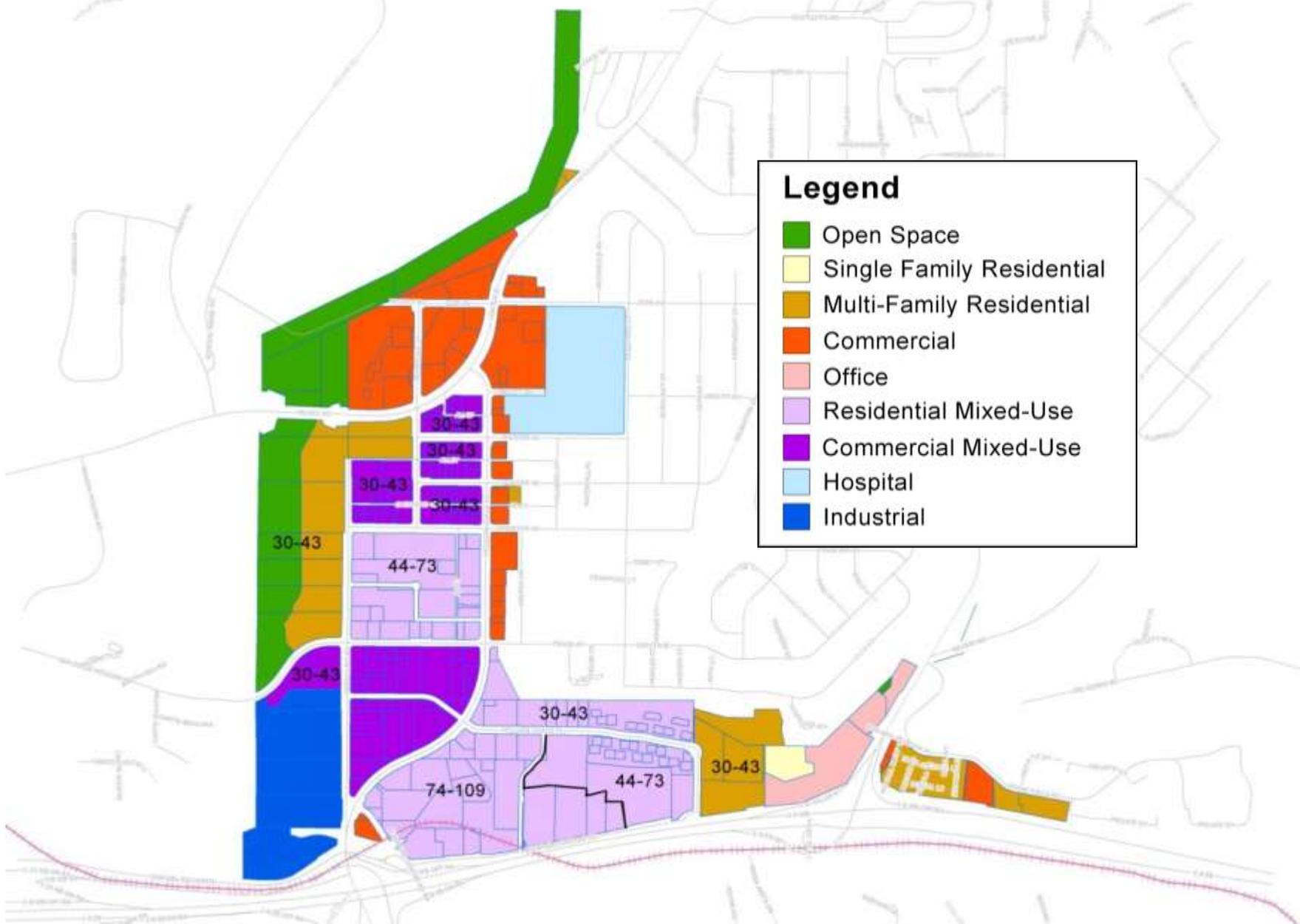
| Type of <i>Development</i> Proposal | Supplemental Development Regulations | Required Permit Type/ Decision Process |
|---|---|---|
| (1) Interior building improvements that do not involve a change in use or provide additional <i>floor</i> area, or improvements that do not require a <i>construction permit</i> | None--Exempt from this division | No permit required by this division |
| (2) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type A" and the proposed development complies with the development standards or criteria in the applicable community plan | Refer to the applicable community plan | No permit required by this division |
| (3) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type A" and the proposed <i>development</i> does not comply with the <i>development</i> standards or criteria in the applicable community plan | Refer to the applicable community plan | Site Development Permit/ Process Three |
| (4) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type B" | Refer to the applicable community plan | Site Development Permit/ Process Three |

GRANTVILLE/MISSION GORGE ROAD COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) AREAS

-  AREA 1
-  AREA 2
-  AREA 3



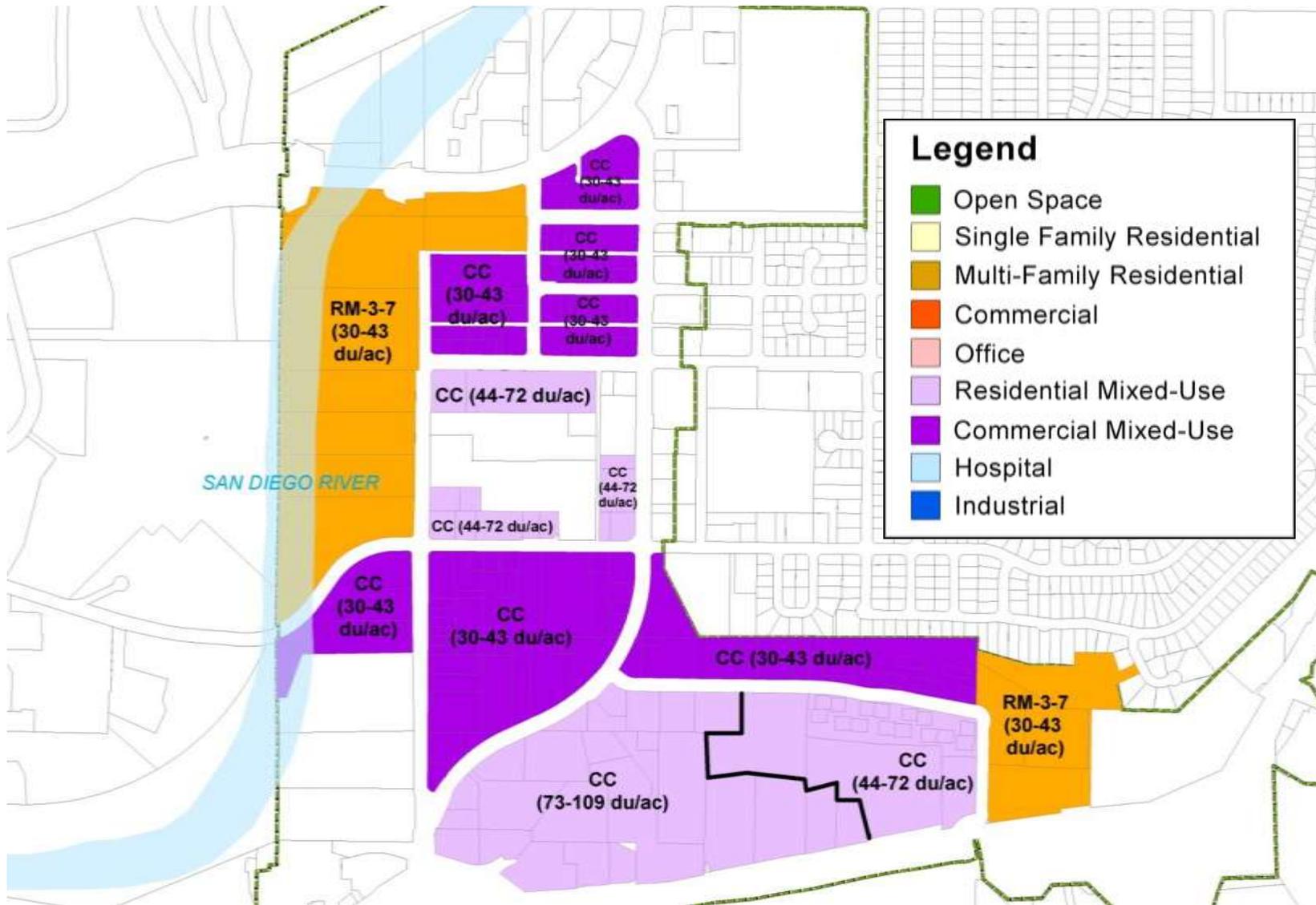
Alternative D Land Use Plan



Legend

- Open Space
- Single Family Residential
- Multi-Family Residential
- Commercial
- Office
- Residential Mixed-Use
- Commercial Mixed-Use
- Hospital
- Industrial

Alternative D Implementation



Issues To Consider

- San Diego River
- Alvarado Creek
- Trolley – Track Columns, Height, ROW
- Freeway – Noise
- Density feasibility – Reaching Minimum Density

Issues To Consider

- Options For Implementation

- Create new zones to implement land use designations
- Use existing, lower density zones & utilize specific plan to achieve higher density development
- Use specific plan to develop a larger, cohesive project with multiple property owners consistent with Alternative D Land Use vision

Questions/Discussion

