2

LAND USE

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INTRODUCTION

The Land Use Element contains community-specific policies to guide development within the North Park community. It establishes the distribution and pattern of land uses throughout the community along with associated residential densities. North Park is a community with an established land use pattern that is expected to remain. The community has a unique level of complexity due to its long-standing and diverse development history, varied geography and proximity to prominent regional draws such as Balboa Park, Downtown, and Mission Valley.

The land use vision for North Park is to encourage mixed-use development along its major commercial corridors with higher residential densities where commercial goods and services and public transit would be directly accessible. As part of this vision, the traditional single family residential neighborhoods will be maintained at low densities, and the older higher multi-family residential areas that are in close proximity to the major commercial corridors will be redeveloped with an emphasis on pedestrian connectivity and compatibility with the community's traditional and high quality progressive character.

The land use framework for future development is based on emphasizing its strong grid street pattern and already "smart growth" land use framework. The existing land use framework is a function of long-standing development patterns as well as previous planning efforts to redistribute density to protect and enhance the character of certain single-family and lower density neighborhoods as well as open space canyon areas. Generally, higher intensity development is located within the two designated Community villages as well as within the Mixed-Use Centers and along transit corridors providing opportunities for mixed-use commercial and business districts. Lower residential densities are located within existing single–family neighborhoods near the system of canyons intended for open space preservation. The opportunity for the community to continue to grow within this existing planning framework is considered 'smart growth' by promoting compact development within walkable areas served by transit.

Land Use Element Goals

The following have been established as the goals of the Land Use Element of the North Park Community Plan:

1. A diversity of housing options through new construction and the preservation of existing quality housing stock
2. High-quality development with medium to high residential densities, centrally located within the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue
3. Appropriately located, attractive commercial and office facilities offering a wide variety of goods, services, and employment to benefit the entire community
4. Continued revitalization of North Park's business districts while respecting potential impacts to adjacent neighborhoods
5. Diverse employment opportunities in North Park
6. Villages with a lively, walkable, and unique atmosphere that builds upon existing neighborhoods and includes places to live and work
7. Commercial/Residential Transition Areas that promote compatible development and reinvestment along the community's commercial districts

RELATED CONTENT IN OTHER ELEMENTS

Cross references to General Plan policies are used to demonstrate the interrelationships between plans and how together they represent an integrated vision for the community. See Table 2-1 below.

Table 2-1: *General Plan-Related Land Use Topics and Policies*

General Plan-Related Topics	Policies
Community Planning	LU-C.4
Airport Compatibility	LU-D.1 – LU-D.3, LU-D.6 – LU-D.12, LU-D.14
Balanced Communities	LU-6.1 – LU-6.10
Environmental Justice	LU-H.1 – LU-H.7
Mixed-Use and Commercial Areas	LU-I.1 – LU-I.16
Office and Business Park Development	UD-C.1 – UD-C.3, UD-C.5
Public Spaces and Civic Architecture	UD-C.1, UD-C.5, UD-E.1
Non-Base Sector Employment Uses	EP-E.1
Commercial Land Use	EP-A.6 – EP-A.9
Business Development	EP-B.1 – EP-B.16
Visitor Industries	EP-F.1 – EP-F.4, EP-I.1 – EP-I.4
Land Use Noise Attenuation	NE-E.1-5

Streetcar Row – Mixed-use development located along Adams Avenue.

2.1 PHYSICAL ENVIRONMENT

EXISTING LAND USE

Single-family land uses are predominant in North Park make up around 30 percent of the total acres within the community at 592 acres. Multi-family use which occupies the central core of the community accounts for 422 acres. Commercial uses including employment, retail, and services cover approximately 81 acres, in the form of strip commercial development. Mixed-Use development currently occupies 12 acres of the total acres within the community.

LAND USE DISTRIBUTION

Designated land uses in North Park include single-family, multi-family, open space, commercial/mixed-use, park, and institutional uses. Single-family land uses are primarily located in the northern and southern ends of the community along with the community's open space areas. Institutional uses are primarily in the form of public and private schools located throughout the community along with a fire station, the North Park Branch Library and the University Heights Library. See Table 2-2 North Park Existing Land Use.

Table 2-2: *North Park Existing Land Use*

Existing Land Use	Acreage	% of Total Acreage
Public Right-of-Way	753.0	33.3%
Single-Family Residential	656.6	29.1%
Multi-Family Residential	500.8	22.2%
Park, Open Space & Recreation	174.8	7.7%
Commercial Employment, Retail & Services	108.6	4.8%
Institutional & Public and Semi-Public Facilities	50.9	2.3%
Vacant	12.3	0.5%
Industrial Employment	1.4	0.1%
TOTAL	2,258.4	100%

2.2 LAND USE FRAMEWORK

This Community Plan provides land use recommendations that includes preserving single-family and low density areas, maintaining higher residential densities at the community core focused in the two Community villages that are located along and between El Cajon Boulevard and University Avenue, conserving of open space and canyon areas, encouraging mixed-use development and pedestrian orientation in commercial areas, and protecting the cultural and heritage resources of North Park.

The land uses and residential intensities are summarized and illustrated on the Land Use Map (Figure 2-1). The Land Use Map provides a general guide to land use distribution and illustrates land use policies, including allocation of residential density. This map is also intended to guide development at the project level.

POPULATION DENSITY

Future population can be estimated based upon the number of dwelling units expected to be achieved with the application of planned land uses and development intensity. At Community Plan build out, the community is estimated to have a future household population of 73,170.

LAND USE PLAN

Land use intensity is related to the specific type of use as well as the materialization of a particular use (or multiple-uses) within a developed or built form. Table 2-3 shows potential development resulting from application of the Community Plan land uses. A generalized description of land use categories is provided in Table 2-4. Each land use designation also contains quantifiable standards of building intensity and zone designations.

Table 2-3: *North Park Potential Development*

	2010	Net New	Build Out
Residential Development *(Number of Dwelling Units)*			
Single-Family	5,795	(675)	5,120
Multi-Family	19,230	12,220	31,450
Total Residential	25,025	11,545	36,570
Non-Residential Development *(Floor Area Square Footage)*			
Commercial Employment, Retail & Services	2,526,510	(213,850)	2,312,660
Institutional	921,280	(38,940)	882,340
Total Non-Residential	3,447,790	(252,790)	3,195,000

CLASSIFICATION OF USES

The land use framework consists of the land use classifications, the Land Use Map (Figure 2-1), and Active Frontage map (Figure 2-2) that work together to define activities and capacities. Table 2-4 outlines the land use classification system for North Park. It describes permitted land uses and mixes, and the density and/or intensity (floor area ratio or FAR) for each designation. These descriptions are abbreviated; for a fuller description of permitted uses and development intensity, the City's Municipal Code should be consulted. Density and intensity of land use have implications in terms of community character as well as traffic generation and public facility needs. Chart 2-1 includes a description of the land uses, as well as renderings as examples of the associated building typologies. The characteristics and locations of each use designation are described in sections 2.4 through 2.7.

Figure 2-1: *Community Plan Land Use Map*

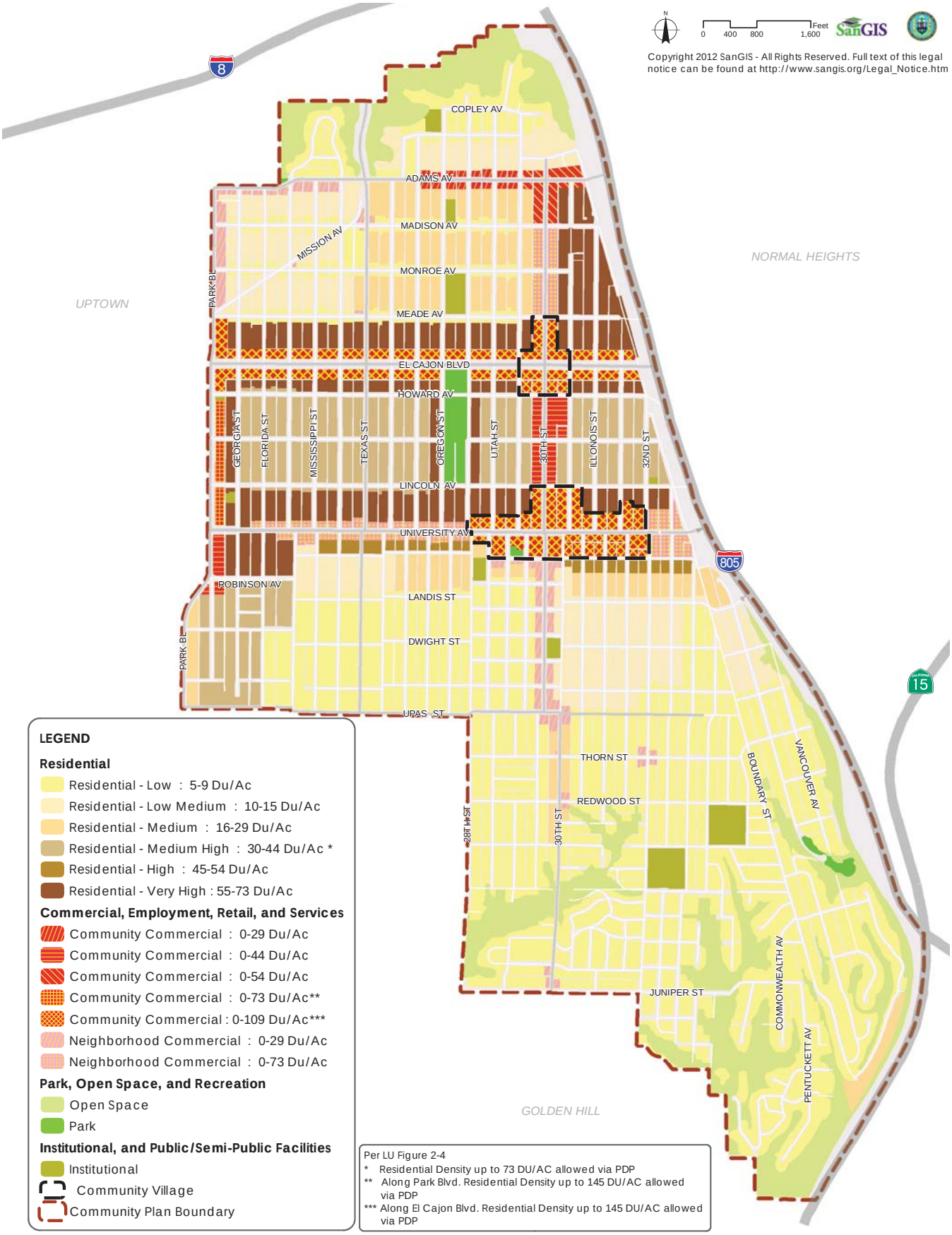


Table 2-4: *North Park Land Use Classifications and Permitted Densities/Intensities*

				Intensity	
General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Residential Density (dwelling units/acre)	Development Form
Park, Open Space & Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	0-1	RS-1-1 zone
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the Community Plan.	N/A	OP-1-1 Zone
Residential	Residential - Low	None	Provides for single-family housing and limited accessory uses	5-9	RS-1-7 zone 0.60 FAR
	Residential - Low-Medium	None	Provides for both single-family and multifamily housing	10-15	RM-1-1 zone 0.75 FAR
	Residential - Medium	None	Provides for both single-family and multifamily housing	16-29	RM-2-5 zone 1.35 FAR
	Residential - Medium-High	None	Provides for multifamily housing	30-44	RM-3-7 zone 1.80 FAR
	Residential - High	None	Provides for multi-family housing	45-54	RM-3-8 zone 2.25 FAR
	Residential - Very High	None	Provides for multi-family housing	55-73	RM-3-9 zone 2.75 FAR

Table 2-4: *North Park Land Use Classifications and Permitted Densities/Intensities (Continued)*

				Intensity	
General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Residential Density (dwelling units/acre)	Development Form
Commercial Employment, Retail, & Services	Neighborhood Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a medium residential density within a mixed-use setting	0-29	CN-1-3 zone 1.0 FAR
				0-73	CN-1-5 zone 1.0 FAR
Commercial Employment, Retail, & Services	Community Commercial	Residential[1] Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a high residential density within a mixed-use setting	0-29	CC-3-4 zone 1.0 FAR
				0-44	CC-3-6 zone 2.0 FAR
				0-54	CC-3-7 Zone 2.0 FAR
				0-73	CC-3-8 zone 2.0 FAR
				0-109	CC-3-9 zone 2.0 FAR
Institutional, Public & Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the Community Plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	Varies[2]

[1] Stand-alone residential development would be allowed in linear commercial areas between commercial nodes.
[2] Refer to Municipal Code Regulations for specific institutional uses.

Chart 2-1: *Development Types and Land Use Classifications*

Residential - Low
(5-9 du/ac)

Low Residential is intended for areas with predominantly single-family residential development on small lots. Single-family homes may be arranged as stand alone detached units, with front, rear and side yards. Parking is typically integrated into the ground-floor of the units in individually secured garages.

Residential - Low Medium
(10-15 du/ac)

Low Medium Residential allows for a mix of single-family, town home and multi-family units. This combination of residential types supports a pedestrian scale. Town homes or row homes are typically clustered in groups of 4 to 6 units. Parking is integrated into the ground-floor of the units.

Residential - Medium
(16-29 du/ac)

Medium Residential is composed primarily of town homes and garden apartments/condominiums, with some opportunities for small-lot, town homes. Buildings can be organized around a central courtyard with individual or collective open space amenities. Parking typically includes a mixture of garages and surface spaces accessed from the rear of the site or a central landscaped drive court.

Residential - Medium High
(30-44 du/ac)

Medium-High Residential supports compact and compatible condominium/ apartment buildings that are typically designed with single or double-loaded access corridors. Parking is typically integrated into the ground level of the development or below grade. Private and shared open space is a key component of the design, along with community amenities.

Residential - High
(45-54 du/ac)

High Residential allows for condominium/apartment buildings that range between 3 to 5 stories. Development typically consists of a large block of residential units where parking is usually provided underground or within a structure.

Residential - Very High
(55-73 du/ac)

Very High Residential allows for condominium/apartment buildings that range between 4 to 6 stories.Typically a large block of residential units where parking is usually provided underground or within a structure.

Chart 2-1: Development Types and Land Use Classifications (Continued)

Neighborhood Commercial

Neighborhood Commercial provides for small-scale, pedestrian-oriented commercial development that primarily serves local neighborhood uses, such as retail, service, civic, and office uses. This designation promotes primarily 1 to 2 story retail with a traditional storefront character, active ground floor uses, outdoor seating and pedestrian-oriented design. Housing is allowed in a mixed-use setting, with residential densities that can range between 0-29 du/ac, and 0-73 du/ac.

Community Commercial

Community Commercial provides for community-wide retail and mixed-use development that occurs at critical activity centers. Buildings incorporate mixed-use development that accommodates medium-scale retail, housing, office, civic and entertainment uses, grocery stores, drug stores, and other supporting services, such as small scale hotels. Housing is allowed in a mixed-use setting, with residential densities that can range between 0-29 du/ac, 0-44 du/ac, 0-54 du/ac, 0-73 du/ac, and 0-109du/ac.

Community Commercial
Transit-Oriented Development*

*Community Commercial in Transit-Oriented Development Enhancement Program Areas (explained in section 2.8 and shown in Figure 2-4) provides for community-wide retail and mixed-use development that occurs along the Bus Rapid Transit Corridor. The Transit-Oriented Development Enhancement Program would allow for the density range to be increased to 145 dwelling units per acre through a Planned Development Permit (PDP). Housing is allowed in a mixed-use setting, with residential densities that can range between 0-145 du/ac.

ACTIVE FRONTAGE

Active frontage refers to street frontages where there is an active visual engagement between those on the street and those on the ground floors of buildings. This quality is assisted where the front facade of the buildings, including the main entrance, faces and opens towards the street. In order to promote vibrant areas in the villages, Figure 2-2: Active Frontage shows two designations, with the requirements below:

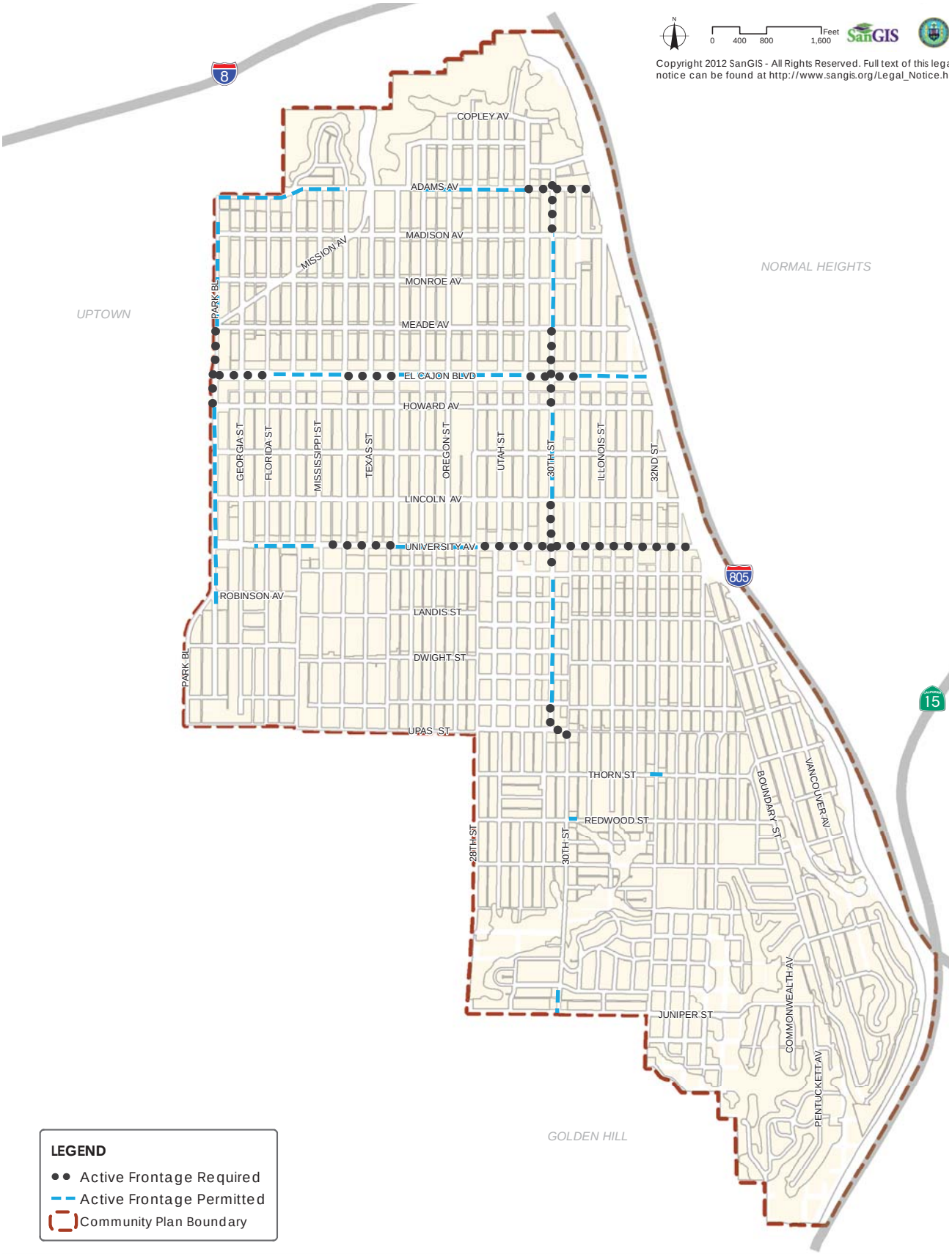
Active Frontage Required

Along these streets, new development must be pedestrian-oriented, and all sites with where designations require a commercial use (Community Commercial or Neighborhood Commercial), development should provide retail, restaurants, and other similar active commercial uses at the ground level.

Active Frontage Permitted

Along these streets, retail, restaurants, offices, live/work spaces, galleries, hotel lobbies, or other business establishments are permitted, but not required, at the ground level.

Figure 2-2: *Active Frontage Map*



2.3 COMMUNITY VILLAGES AND KEY CORRIDORS

This section describes the Community Plan's approach to fostering growth that enhances the community along its key corridors. To fulfill the City of San Diego General Plan's key strategy of becoming a "City of Villages," the two Community village's are envisioned as high density mixed-use nodes for the community. These Community villages are shown in Figure 2-3.

The Neighborhood Mixed-use and Community Mixed-use designations are provided where the integration of housing and commercial uses in a thoroughly mixed-use setting is the emphasis. Mixed-use refers to the combining of compatible commercial, retail, and/or office uses in the same building (vertical mixed-use) or on the same site (horizontal mixed-use) as residential. This includes higher density residential development to serve many market segments, along with a mix of commercial, retail, civic, and recreational uses to serve the overall community.

COMMUNITY VILLAGES

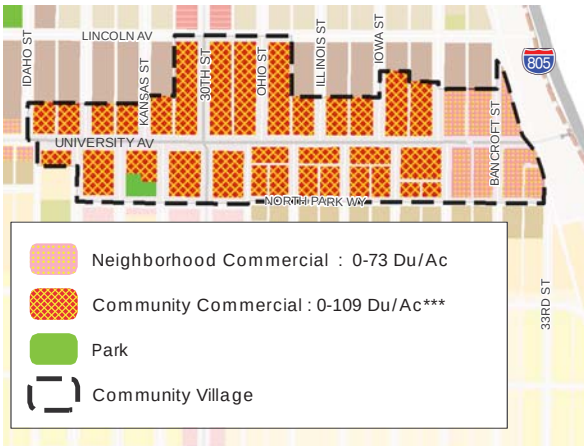
30th Street and University Avenue Community Village

This Community Village is centered around the University Avenue and 30th Street intersection and includes most of the commercial properties along University Avenue between Idaho Street and Bancroft Street. It primarily includes a number of commercial and retail uses, multi-family housing within mixed-use developments, the historic North Park Theater, a designated mini-park, and a parking structure that serves the commercial district. It is considered the community's entertainment district with a range of quality shopping and eating and drinking establishments.

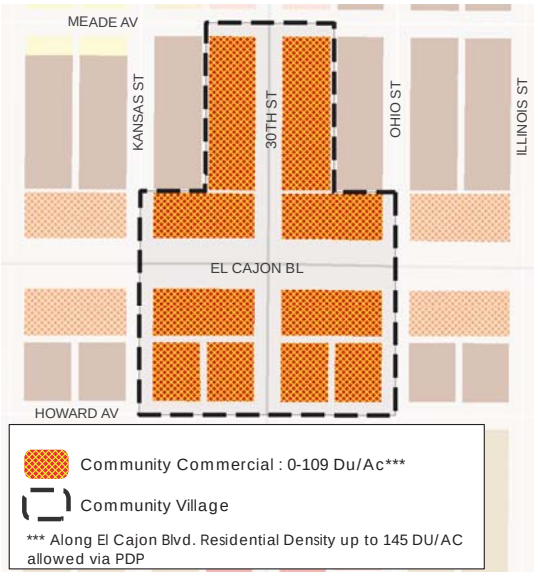
30th Street and El Cajon Boulevard Community Village

This Community Village is centered around the intersection between 30th Street and El Cajon Boulevard. Its key location along El Cajon Boulevard commercial and transportation corridor allows opportunities for mixed-use development with high residential densities that will be supported by transit and served by the surrounding commercial areas and services.

Figure 2-3: *Community Villages*



30th Street and University Avenue Community Village



30th Street and El Cajon Boulevard Community Village

COMMUNITY VILLAGES POLICIES

LU-3.1 Continue to promote North Park's Community Villages as attractive destinations for living, working, shopping, and entertainment.

LU-3.2 Prioritize the implementation of future park sites and public space within village areas with input from the public.

LU-3.3 Provide public spaces within each Community Village and Neighborhood Commercial Center (Refer to General Plan Policies UD-C.1, UD-C.5 and UD-E.1).

KEY CORRIDORS

El Cajon Boulevard

El Cajon Boulevard is among the longest continuous commercial strips in San Diego County. Spanning approximately 1.2 miles within the North Park community, it formerly served as the main east-west highway prior to the completion of Interstate 8 in the 1950's.

The Community Plan envisions the El Cajon Boulevard commercial area as a high-density mixed-use corridor with focused areas of concentrated development intensity along the "strip" in the form of Nodes. These nodes are located along El Cajon Boulevard at its intersections with Park Boulevard, Texas Street and 30th Street.

Portions along El Cajon Boulevard identified as Corridors would not require ground floor commercial uses and would provide opportunity areas for office development. El Cajon Boulevard is also envisioned as a multi-modal transportation corridor, emphasizing public transit, bicycling, and walking. Since El Cajon Boulevard is a major east-west transportation corridor, new development should occur in a manner that will eliminate or reduce the reliance on mid-block driveways which create conflicts with traffic flows between pedestrians and bicyclists with that of automobiles.

30th Street and University Avenue Community Village includes multi-family housing, bars and restaurants, shopping, art galleries within a very walkable, pedestrian environment.

El Cajon Boulevard has developed a strong identity as a commercial corridor and it is envisioned to become a stronger mixed-use corridor with emphasis on the El Cajon Boulevard and 30th Street Community Village.

University Avenue

The Community Plan encourages the incorporation of new mixed-use development along University Avenue along with the rehabilitation of commercial buildings and building facades; improved parking, vehicular and pedestrian circulation; and enhancement of the streetscape through public art, street trees, and landscaping. Residential development in this area would allow very high residential development in order to provide increased residential development in close proximity to commercial goods and services as well as public transit. Office uses within this node should be secondary to the primary function of providing retail goods and commercial services at the ground floor to encourage pedestrian activity.

The western half of University Avenue is a linear commercial Corridor with a mixture of commercial and residential development. This area is anticipated to develop into multiple-use projects that provide stand-alone residential opportunities, as well as commercial goods and services to residents. Texas Street serves as a major community connector between Mission Valley and Balboa Park. The Community Plan envisions the creation of a mixed-use node at the intersection of University Avenue and Texas Street.

30th Street

The 30th Street Corridor extends from Adams Avenue to Upas Street. It transitions from medium high residential density in the northern part of the community where it intersects with Adams Avenue, then transitions to medium residential density within the center of the community. Areas of high to very high residential density occur where 30th Street intersects with El Cajon Boulevard and University Avenue.

The portions of 30th Street between Adams and El Cajon Boulevard are envisioned to maintain a mixture of business and professional office, quality eating and drinking establishments, convenience goods and services, while supporting stand-alone multi-family development.

The Community Plan envisions the area between Howard and Lincoln serving as a specialty commercial area with an orientation towards restaurant and office uses. This portion of 30th Street connects the community's major corridors of El Cajon Boulevard and University Avenue. This area contains a number eating and drinking establishments, neighborhood convenience uses and services, offices, a supermarket, along with single-family residences and bungalow court apartments.

The Community Plan land use map identifies the intersection of 30th Street and Upas Street as a mixed-use node with an emphasis on context sensitive design given the close proximity to single-family residences. In addition the plan identifies neighborhood commercial centers at 30th Street and Redwood, and 32nd Street and Thorn Street, and at the intersection of 30th Street and Juniper Street, which are primarily intended to provide neighborhood serving uses and convenience services to residents from within the surrounding low-density single-family areas.

The Lynhurst Building has been an example of mixed-use development within the North Park community for over a century.

Adams Avenue

The commercial area along Adams Avenue includes a diverse businesses and neighborhood services that promote Adams Avenue as a place for working, living, and entertainment. The area centered around "Antique Row", in addition to having a limited range of specialty shops catering to patrons of the antique market, has become an attractive commercial area featuring quality restaurants, outdoor cafes, bike stores, and offices.

The commercial corridor areas around the intersection of Park Boulevard and Adams Avenue provide goods and services to the residents of the University Heights neighborhood. The Community Plan land use plan envisions a mixture of commercial uses and activities such as business and professional offices along with convenience goods and services to serve the immediate residential neighborhood.

Commercial areas along Adams Avenue provide pedestrian and bicyclist friendly environment.

Park Boulevard

The Community Plan envisions Park Boulevard between Madison and Meade, and Howard Avenue and University Avenue, as having multiple community gateway opportunities into North Park. University Avenue at Park Boulevard also functions as a major gateway into the community. Park Boulevard south of Robinson Avenue is also a major entryway into Balboa Park. The Community Plan envisions these locations as enhanced gateways, incorporating special signage, landscaping, public improvements, and iconic architecture.

Corridor Policies

LU-3.4 Focus the highest intensity development (residential and non-residential) on both El Cajon Boulevard and University Avenue around the transit stops to capitalize on access to transit, boost transit ridership, and reduce reliance on driving.

LU-3.5 Orient street frontages towards these corridors, and provide space for outdoor seating and for retailers to display their wares.

LU-3.6 Permit parcel accumulation along the commercial corridors that may have multiple designations in order to reallocate residential densities to the commercially-designated portion of a site. However, care must be taken so as not to permit development that is out of scale with the surrounding neighborhood. New development should blend into the visual environment of the neighborhood.

LU-3.7 Preserve and reuse historic properties located along the corridors.

LU-3.8 Provide sidewalks that are 15 feet wide (minimum) along the corridors to enhance pedestrian and commercial activity.

LU-3.9 Require ground-floor commercial uses, such as retail spaces and small businesses as shown by the symbol "Active Frontage Required" on Figure 2-2: Active Frontage.

Active street frontages within mixed-use centers and corridors will strengthen the relation between buildings' ground floor uses and sidewalks pedestrian activity.

LU-3.10 Encourage multiple-use along Park Boulevard between Adams Avenue and Meade Avenue emphasizing higher residential density and office use.

LU-3.11 Allow stand-alone residential development or live-work units as an option along linear commercial corridors between major mixed-use nodes such as along Adams Avenue (between 30th Street and Texas Street) and along 30th Street (between Adams Avenue and El Cajon Boulevard).

LU-3.12 Support the redevelopment of the existing supermarket site along 30th Street, between Howard and Lincoln, to incorporate high-density residential development with commercial and office uses on the ground floor.

LU-3.13 Develop neighborhood commercial centers to provide neighborhood serving uses and convenience services to residents within the surrounding low-density single-family areas.

LU-3.14 Develop neighborhood commercial centers with an emphasis on building design and uses that are compatible to their surrounding single-family areas.

2.4 RESIDENTIAL

Residential land uses form the basis and the majority of land use acreage in the community. Residential densities vary throughout the community. High to very high residential densities are designated along the community's major east-west commercial/mixed-use corridors, El Cajon Boulevard and University Avenue. The center of the community between the two corridors includes a large portion of medium-high to high residential density designated properties. Multi-family residential densities transition from very high to high residential density to low residential density north and south of El Cajon Boulevard. The low residential density areas of the community, include stable single-family neighborhoods located generally at the northern and southern ends of the community. These areas also contain North Park's open space canyons. These areas are characterized by the canyons and hillsides bordering Mission Valley to the north and the various finger canyons shared by the Golden Hill Community to the south. Refer to the Urban Design Element Traditional Character and Multi-Character Neighborhoods for policies regarding building design within residential areas.

Residential Policies

LU-4.1 Maintain the low density character of predominantly single family areas, outside of the designated higher density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation where appropriate.

LU-4.2 Maintain the lower density character of the residential areas north of Adams Avenue.

LU-4.3 Maintain the lower density character of the residential areas east and west of 30th Street and south of Landis Street.

LU-4.4 Maintain consistent residential land use designations along east-west running streets within the northern and southern single-family neighborhoods of North Park such as Madison Avenue, Monroe Avenue, Meade Avenue, Wightman Street, Gunn Street, Landis Street, Dwight Street, Myrtle Avenue, and Upas Street in order to promote and maintain a walkable and pedestrian scale within these neighborhoods.

LU-4.5 Provide a diverse mix of housing opportunities, including senior and housing for the disabled, within close proximity to transit and services.

A main emphasis of the Community Plan is to focus development opportunities along commercial transit corridors while maintaining the low density character of single-family residential areas.

Affordable Housing Policies

LU-4.6 Develop larger sized (three bedrooms) affordable units; housing with high-quality private open space; and residential units that are adaptable to multi-generational living.

LU-4.7 Promote the production of very-low and low income affordable housing in all residential and multi-use neighborhood designations.

LU-4.8 Create affordable home ownership opportunities for moderate income buyers.

LU-4.9 Encourage the development of moderately priced, market-rate (unsubsidized) housing affordable to middle income households earning up to 150% of area median income.

LU-4.10 Promote homebuyer assistance programs for moderate-income buyers.

LU-4.11 Utilize land-use, regulatory, and financial tools to facilitate the development of housing affordable to all income levels.

RESIDENTIAL INFILL OPPORTUNITY AREAS

The Community Plan seeks to expand and preserve the supply of housing through the construction of new units as well as the preservation and restoration of older homes. Though most of its lots have been developed, there remains some vacant or underutilized land in North Park. With its good access to transit and central location, the community provides an opportunity for well-located, mixed-use infill development. In particular, the Community Plan encourages the redevelopment of multi-family units built from the 1960's through the 1980's located between Lincoln Avenue and Howard Avenue (see Section 2.8: Pedestrian-Oriented Infill Development Enhancement Program)

Although much of the community has already been developed, there are some opportunities for infill development through the construction of companion units within the traditional character neighborhoods. Companion units increase the housing stock and allow for multi-generational housing opportunities. The community also has underutilized and vacant lots along its main transit corridors and in the Community villages. These areas can be developed to offer more housing choices in the neighborhood, including mixed-use units, multi-family housing, and townhome projects, which can be appropriately scaled to the vacant lot sizes. Furthermore, mixed-use units allow families to live above commercial, retail and office space.

Medium density row home development along Hamilton Street.

RESIDENTIAL INFILL POLICIES

LU-4.12 Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

LU-4.13 Balance new development with the rehabilitation of high-quality older residential development.

LU-4.14 Support the construction of larger housing units suitable for families with children.

LU-4.15 Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes.

LU-4.16 Encourage preservation and renovation of culturally and historically significant residential units and provide incentives to retrofit or remodel units in a sustainable manner.

LU-4.17 Rehabilitate existing residential units that contribute to the historic districts' character and fabric. Encourage adaptive reuse of historically or architecturally interesting buildings in cases where the new use would be compatible with the structure itself and the surrounding area.

LU-4.18 Support development of companion housing units in lower density areas to provide additional residential units and opportunities for co-generational habitation.

LU-4.19 Discourage parcel consolidation over 14,000 square feet in the lower density and historic district areas to maintain the historic building pattern of smaller buildings.

LU-4.20 Encourage the redevelopment of multi-family housing built between 1960 and 1980.

LU-4.21 Support the development of single room occupancy hotels and efficiency units.

2.5 COMMERCIAL/MIXED-USE

Commercial land uses are located primarily along the community's transportation corridors: El Cajon Boulevard, University Avenue, Adams Avenue and 30th Street. Smaller "islands" of commercial-retail also exist within the single-family residential neighborhoods located in the southern part of the community at 30th Street and Redwood, and Thorn and 32nd Street. Commercial uses at 30th Street and Juniper Street connect with the larger commercial business district in the South Park neighborhood of the Golden Hill community. Commercial areas within the community provide opportunities for mixed-use development focusing primarily within Community Villages, nodes and Neighborhood Commercial Centers, and along Corridors (described in the Urban Design Element).

The plan allows the Corridors, in addition to mixed-use development, to provide either stand-alone commercial development or multi-family residential infill development as a means to increase the population density within commercial and mixed-use areas to support local businesses. A strong emphasis in compatibility must be placed on new commercial uses within these areas as well as evaluation of existing uses that seek expansion or changes to business operations, particularly when adjacent to low-density residential areas. See Urban Design Element and Noise and Light Pollution Element.

Commercial/Mixed-Use Policies

LU-5.1 Support a diversity of compatible goods and specialty services along commercial streets so that the needs of local residents can be met locally.

LU-5.2 Encourage mixed-use development along Neighborhood Commercial and Community Commercial designated corridors in the community and at Community Villages, commercial nodes and intersections.

LU-5.3 Do not support the inclusion/development of new drive-thrus within Neighborhood Commercial and Community Commercial designated properties.

LU-5.4 Encourage mixed-use development to include retail, offices, and housing at medium to very high densities within commercial nodes.

LU-5.5 Design commercial spaces within mixed-use developments for maximum flexibility and reuse to prevent long-term vacant commercial storefronts.

LU-5.6 Enhance the level and quality of business activity in North Park by encouraging infill of retail and commercial uses and mixed-use development that emphasizes adaptive re-use.

LU-5.7 Improve the appearance of commercial development while encouraging adaptive re-use and preservation of historic structures.

LU-5.8 Encourage and maintain small locally-owned stores, provided that their uses remain compatible with surrounding neighborhoods.

LU-5.9 Promote the flexibility of underutilized strip commercial areas and surface parking lots for multiple activities such farmers' markets, art and cultural festivals, and other community events.

LU-5.10 Promote revitalization within business districts while addresing the potential impacts to adjacent residential neighborhoods.

LU-5.11 Encourage multiple-use along 30th Street including higher density residential development and office use.

LU-5.12 Allow stand-alone multi-family development or allow mixed-used development as an option along linear commercial corridors between mixed-nodes in order to increase the population density within these areas and support commercial uses.

LU-5.13 Allow full alcohol sales in Neighborhood Commercial areas as part of full service restaurants.

LU-5.14 Limit the incorporation of "open air" concepts into eating and drinking establishments located in Community Commercial properties. (Refer to the Noise Element)

2.6 INSTITUTIONAL USES

Institutional uses provide either public or private facilities that serve a public benefit. These uses may serve the community or a broader area. Typically, the larger or more significant public uses such as schools and fire stations are identified on the land use map. Major institutional land uses within the community consist mainly of Fire Station 14, the North Park Branch Library and the University Heights Library, and several public and private schools. The policies within this element also apply to institutional uses as a category, including religious facilities, charter schools, and social service providers. Suitable development intensity for new or expanded institutional uses should be evaluated within the context of the surrounding neighborhood and considering all relevant factors including traffic impacts, parking demand, and neighborhood character impacts.

Institutional Policies

LU-6.1 Revert the underlying land use of institutional uses to that of the adjacent land use designation when public properties cease to operate and are proposed for development.

LU-6.2 Strive to achieve early and meaningful participation for nearby residents related to future development and expansion plans for institutional uses within the community.

LU-6.3 Evaluate use permits and other discretionary actions for appropriate development intensity, including effects on visual quality and neighborhood character. Additional impacts, such as those related to mobility, noise, and parking demand should also be evaluated as needed.

LU-6.4 Continue to maintain school sites for a public serving purposes such as a park or community/recreation center, when they are considered for reuse and no longer serve to function as educational centers.

LU-6.5 Any expansion or redevelopment of institutional uses should incorporate intensified usage of existing institutional sites based on remaining on-site development capacity subject to discretionary review for impacts to visual quality, traffic, and noise. Should any acquisition of adjacent properties be proposed, existing structures are to be adaptively re-used and maintained on site.

The North Park Branch Library.

St. Augustine High School has occupied its current location in the community since 1923.

2.7 PARKS AND OPEN SPACE

Parks and open spaces fulfill a variety of important purposes in the community including active and passive recreation, conservation of resources and protection of views, and provision of visual relief in a built-out urban environment. Open space is generally free from development or may be developed with limited, low-intensity uses in a manner that respects the natural environment and conserves sensitive environmental resources. See Table 2-4 for a description of parks and open space land use designations.

Protection of resources within lands designated as open space affects multiple property owners (including the City of San Diego) and is accomplished primarily through application of various development regulations of the Municipal Code, particularly the Environmentally Sensitive Lands Regulations. The City has pursued acquisition of private parcels or acquisition of easements as a means of conserving open space resources and protecting environmentally sensitive areas from development.

The policies listed below pertain to Open Space as a land use. Policies for the protection and conservation of environmentally sensitive resources through open space land are also contained with the Conservation Element, and policies related to views and hillside development area contained in the Urban Design Element.

Parks and Open Space Policies

LU-7.1 Protect designated open space from development and secure public use where desirable by obtaining necessary property rights through public acquisition of parcels or easements.

LU-7.2 Allow development of limited, low-intensity uses in a manner that respects the natural environment and conserves environmentally sensitive lands and resources on parcels within designated open space.

LU-7.3 Obtain conservation or no-build easements for the protection of environmentally sensitive resources through review and approval of discretionary development permits for private property within designated open spaces.

LU-7.4 Utilize publicly-controlled open space for passive recreation where desirable and feasible.

Switzer Canyon is enjoyed in the community as an open space amenity.

Bird Park, located at the very edge of Balboa Park and the North Park Community provides passive recreation and plays host to community summer concerts.

2.8 COMMUNITY PLAN ENHANCEMENT PROGRAM

The Community Plan is designed around a strong transit-oriented development (TOD) framework that focuses new higher density and intensity development within the Community villages and along the transit corridors. However, there are opportunities to transform the projects that were developed from the 1960's through the 1980's that were not sensitive to North Park's character and its traditional architectural and design treatments, as well as along the Bus Rapid Transit Line that runs along Park Boulevard (between University Avenue and El Cajon Boulevard), in addition to the entire length of El Cajon Boulevard (Park Boulevard to Interstate-805).

The Community Plan Enhancement Program, which is intended to facilitate transit-oriented development and pedestrian-oriented development, allows for the maximum allowable residential density for the areas identified in Figure 2-4 to be increased, whereby an applicant may request approval of the increased density on a specific property through a PDP. The Community Plan Enhancement Program is separate from the City's Affordable Housing Density Bonus Regulations in Land Development Code (LDC) Chapter 14, Article 3, Division 7 that is subject to State of California's Affordable Housing Density Bonus Program. The Affordable Housing Density Bonus Program is available to eligible development citywide. Applicants are eligible to apply for the State of California's Affordable Housing Density Bonus Program once the maximum allowable residential density per the plan is achieved, application for a PDP is not required. The maximum allowable residential density per the Community Plan means the maximum allowable residential density for the designated zoning ranges without the additional density available through the Community Plan Enhancement Program. However, should an applicant apply for and obtain the increased density under the Community Plan Enhancement Program, the maximum allowable residential density for the Affordable Housing Density Bonus Program shall include the increased density dwelling units from the Community Plan Enhancement Program.

PEDESTRIAN-ORIENTED INFILL DEVELOPMENT ENHANCEMENT PROGRAM

The Pedestrian-Oriented Infill Development Enhancement Program is available to applicants for parcels with 6 or more existing dwelling units in Multi-Family Residential areas designated as Medium High up to 44 dwelling units per acre within the area located between Lincoln Avenue and Howard Avenue, see Figure 2-4 for location. This program is not applicable to parcels which consist of an existing single-family detached residence, or to parcels with existing multiple detached units, sometimes known as bungalow courts. The intent of the Pedestrian-Oriented Infill Development Enhancement Program is to create more street and pedestrian friendly projects. The Pedestrian-Oriented Infill Development Enhancement Program allows for the density range for this area to be increased up to 73 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a PDP. A project using the Pedestrian-Oriented Infill Development Enhancement Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the LDC for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

TRANSIT-ORIENTED DEVELOPMENT ENHANCEMENT PROGRAM

The Transit-Oriented Development Enhancement Program is available to applicants along the Bus Rapid Transit Corridor in areas designated 73 du/acre along Park Boulevard and 109 du/acre along El Cajon Boulevard. See Figure 2-4 for location. The intent of the Transit-Oriented Development Enhancement Program is to allow for increased residential density to create more street and pedestrian friendly projects that support transit. The Transit-Oriented Development Enhancement Program allows for the density range for this area to be increased up to 145 du/ac, whereby an applicant may request approval of the increased density on a specific property through a PDP. A project using the Transit-Oriented Development Enhancement Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the LDC for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

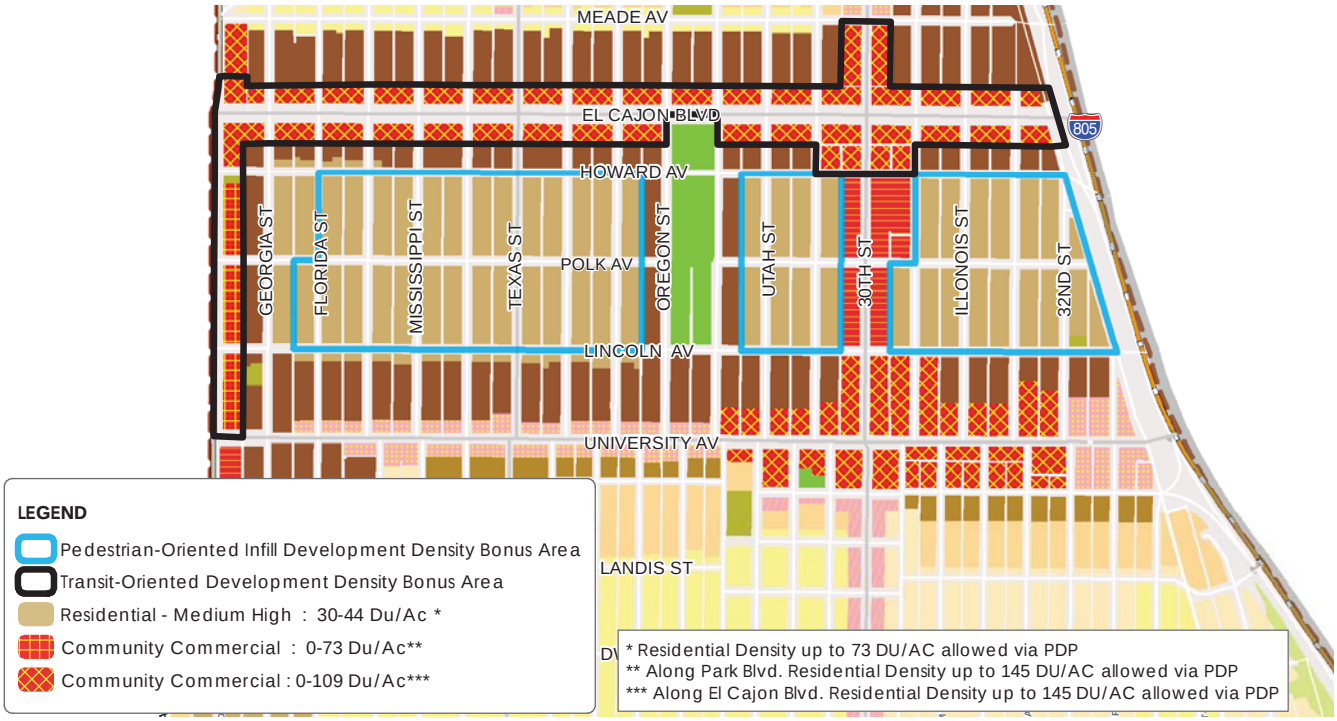



Figure 2-4: *Community Plan Enhancement Program Areas*