

RESIDENTIAL ELEMENT

PRIMARY RESIDENTIAL GOAL

Preserve the low density, single-family character of the community.

EXISTING CONDITIONS

Land Use and Zoning

The Skyline-Paradise Hills community contains 3,531 acres of residentially zoned land. This is 96 percent of the total plan area excluding rights-of-way.

Single-family detached housing units make up the majority (77 percent) of the available housing and occupy over 86 percent of all residential land. Multifamily housing makes up the remaining 14 percent. Residential land use by housing type is shown on Table 1 and Figure 4.

**TABLE 1
RESIDENTIAL LAND USE (1986)**

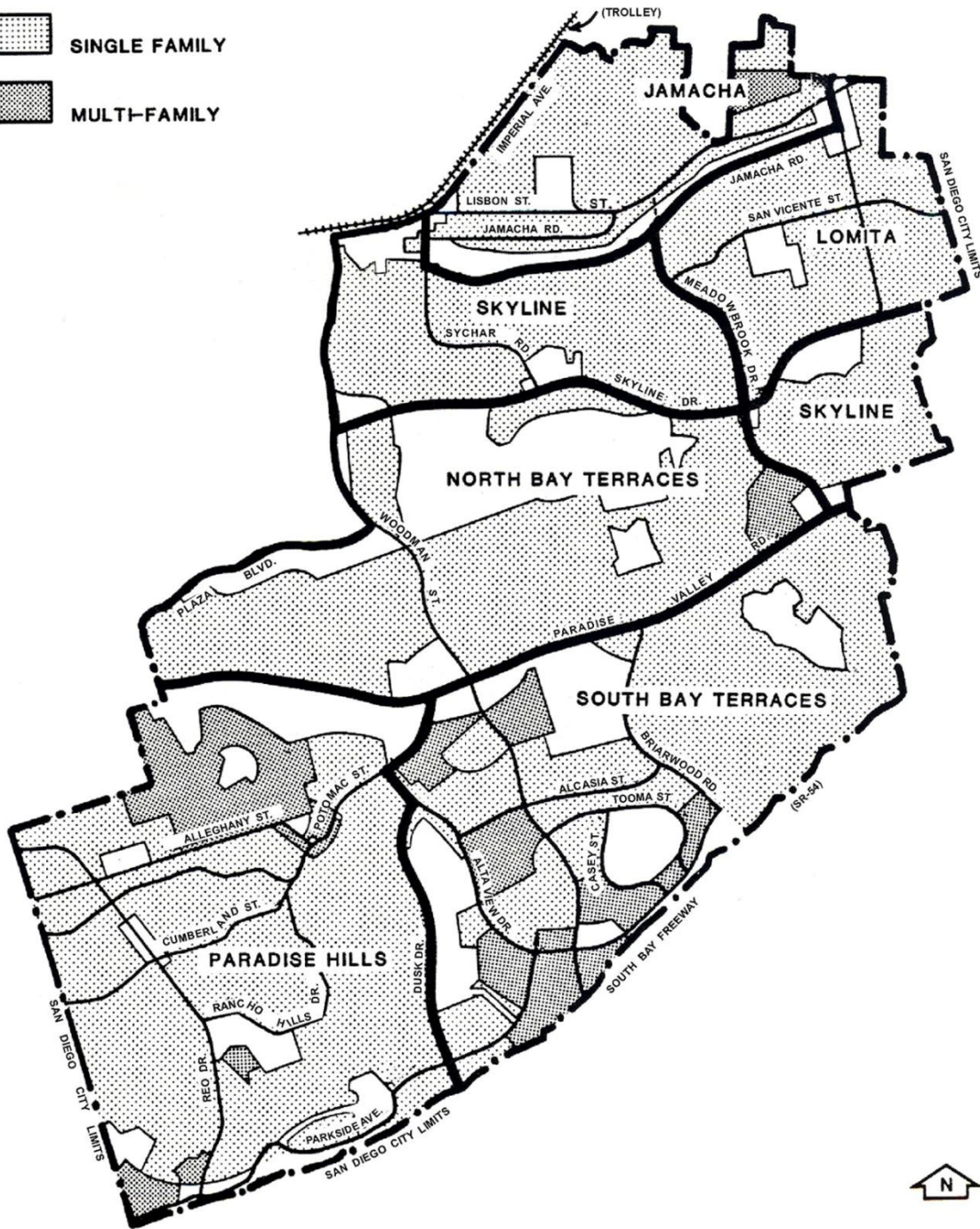
Housing Type	Acreage	Percentage of Total	Dwelling Units	Percentage of Total
Single-family	2,385	86	14,009	77
Multifamily	377	14	4,145	23
Totals	2,762	100	18,154	100

The community has experienced significant buildout of its available vacant land since 1970. The change in number of housing units between 1970 and 1986 is shown on **Table 2**. As of July 1986, the community contained 18,154 dwelling units. For the most part, new development has occurred in the North and South Bay Terraces neighborhoods. The neighborhoods of Skyline, Jamacha, Lomita and Paradise Hills have remained relatively stable since 1970 and are developed predominantly with single-family residences. The multifamily developments are primarily located in the south central area of South Bay Terraces and the northern area of Paradise Hills.

**TABLE 2
HOUSING TREND 1970 -1986**

Housing Type	1970	%	1975	%	1980	%	1986	%	Change 1970-86
Single-family	6,838	83	8,550	85	10,798	78	14,009	77	7,171
Multifamily	1,428	17	1,548	15	2,984	22	4,145	23	2,717
Totals	8,266	100	10,098	100	13,782	100	18,154	100	9,888






-  SINGLE FAMILY
-  MULTI-FAMILY

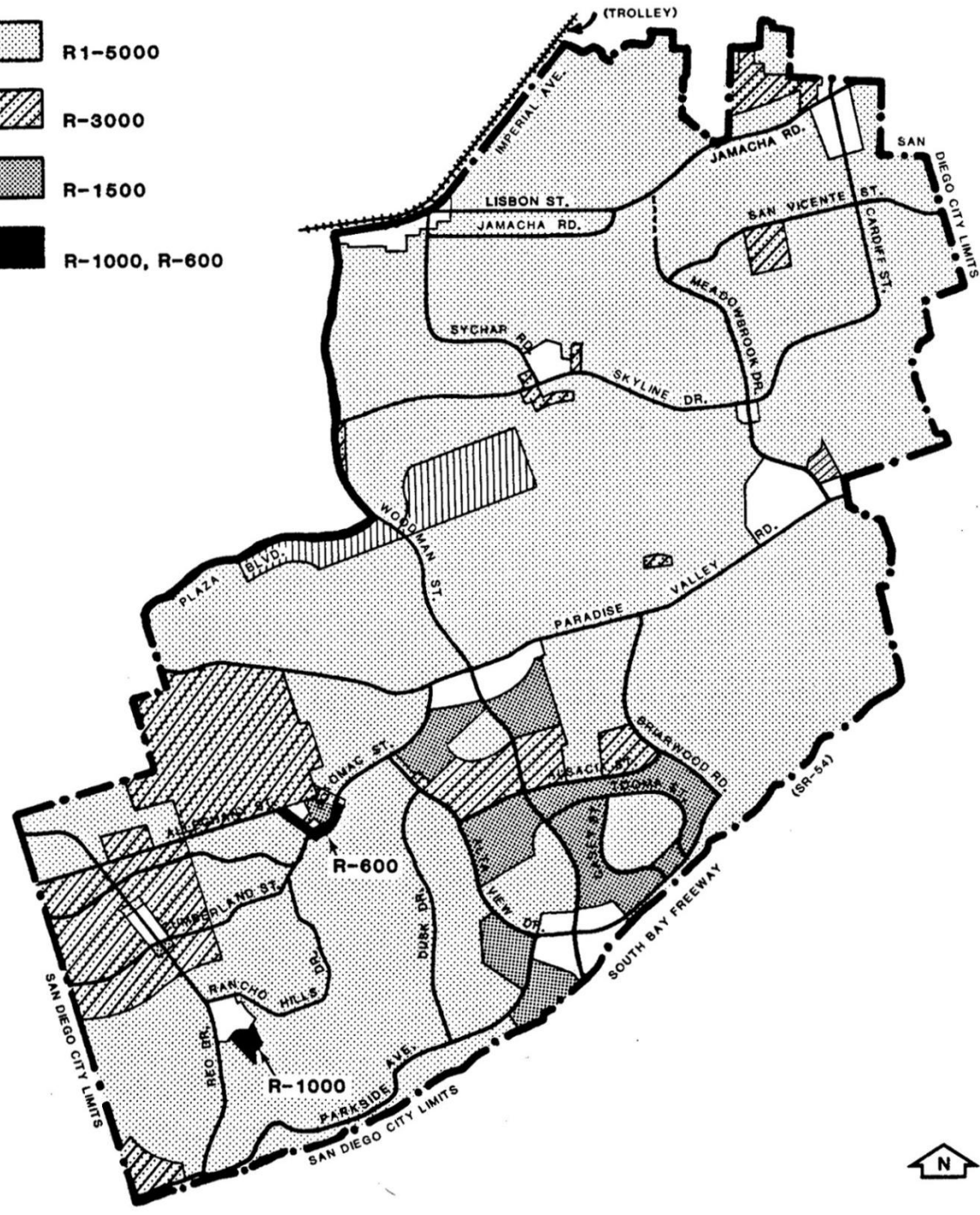


Existing Residential Development (1986)

Skyline-Paradise Hills Community Plan

4
FIGURE

-  R1-40000
-  R1-5000
-  R-3000
-  R-1500
-  R-1000, R-600



Existing Residential Zones
Skyline-Paradise Hills Community Plan

5
FIGURE

Table 3 indicates residential zoning and existing land use within the community.

TABLE 3
1986 LAND USE IN RESIDENTIAL ZONES (in acres)

Zone (Residential)	Total Acres	Single-family	Multifamily	Commercial	Vacant Land	Public/Semipublic
R1-40000	60.98	0.00	0.00	0.00	34.75	26.23
R1-5000	2,948.05	2,208.71	27.76	0.42	490.51	212.22
R-3000	350.87	141.86	175.96	0.15	1.74	31.16
R-1500	166.24	32.42	124.13	0.00	9.69	0.00
R-1000	1.94	0.19	1.54	0.21	0.00	0.00
R-600	3.04	0.39	1.73	0.92	0.00	0.00
R-400	.20	0.00	.20	0.00	0.00	0.00
All Residential Zones	3,531.32	2,383.57	331.32	1.70	536.69	269.61
All Zones	3,665.48	2,384.62	376.92	38.34	575.59	281.40






Existing residential zoning in Skyline-Paradise Hills would permit approximately 36,000 dwelling units based on the maximum densities allowed by zone. In addition, existing commercial zoning would permit approximately 3,900 units. However, the existing zoning permits residential densities in excess of what can be reasonably expected for the community given existing development. Current zoning permits multifamily development in areas that have been recently developed with single-family housing, and permits higher densities in older areas where the prevalent pattern of development is low-density, single-family. Based on the existing land use and the maximum number of dwelling units permitted for vacant property under the proposals of this Plan the projected number of housing units at buildout is approximately 22,000.

Housing Tenure

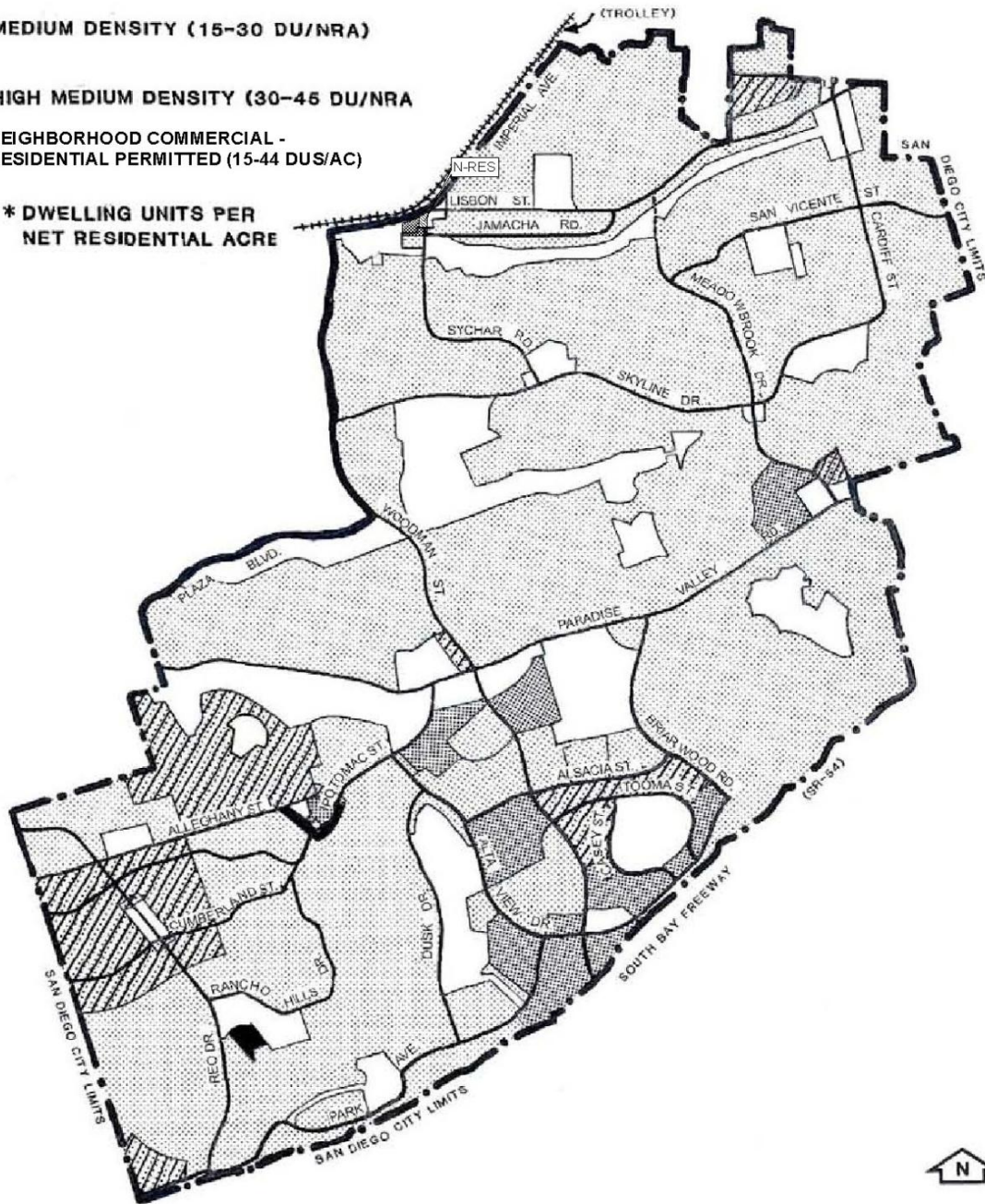
Skyline-Paradise Hills has a greater owner occupancy rate than the citywide average. As of 1980, 72 percent of the units were owner occupied compared with the citywide owner occupancy rate of 49 percent. The highest homeownership rates are in the older neighborhoods of the community: Skyline, Jamacha, Lomita and the southern portion of Paradise Hills. The northern portion of Paradise Hills (which includes a large area of Navy housing) and North and South Bay Terraces have a higher concentration of rental units.

Income

As of 1980, the median family income in the community ranged from a low of \$15,212 in the older, established neighborhood of northern Paradise Hills to a high of \$22,486 in the southern Paradise Hills area. The planning area contains all or a part of ten census tracts, five of which had a median income greater than the citywide median of \$20,134.

-  **LOW DENSITY (0-10 DU/NRA*)**
-  **LOW MEDIUM DENSITY (10-15 DU/N.**
-  **MEDIUM DENSITY (15-30 DU/NRA)**
-  **HIGH MEDIUM DENSITY (30-45 DU/NRA)**
-  **NEIGHBORHOOD COMMERCIAL - RESIDENTIAL PERMITTED (15-44 DUS/AC)**

*** DWELLING UNITS PER NET RESIDENTIAL ACRE**



Recommended Residential Densities
Skyline-Paradise Hills Community Plan

6
FIGURE

Population

Between 1970 and 1980, the community population increased over 67 percent from 26,807 to 44,845 individuals. Between 1980 and 1986, the population increased an additional 33 percent to 59,684 people, which is well above the citywide increase in population of 15.7 percent for the same time period. As of the 1980 census, the average household size in the Skyline-Paradise Hills planning area was 3.51 persons per household compared to 2.53 persons citywide. These figures show a decline in family size since 1970, when the community average was 4.15 persons and the citywide average was 2.80 persons.

Ethnic Composition

The ethnic composition of the community, according to 1980 census data, consists of 47 percent whites, 24 percent blacks, 18 percent Asians or Pacific Islanders, and 11 percent of other ethnic background. Twenty-one percent of the community is of Hispanic origin. Minority categories have had the highest percentage increases of the total population in the ten years between 1970 and 1980. The white population comprises approximately 47 percent of the community versus 75 percent citywide, and experienced the lowest percentage increase within this ten-year period.

Objectives

1. Establish and maintain Skyline-Paradise Hills as an economically and socially balanced community, accommodating gradual and orderly development consistent with the existing community.
2. Ensure quality residential development designed in accordance with the urban design principles established within this Plan.
3. Ensure that new development is compatible with existing neighborhoods and does not overburden existing public facilities.

Recommendations

1. The community should maintain its existing pattern of development of low-density, single-family housing with isolated pockets of multifamily housing located primarily within the south central area of South Bay Terraces and northern Paradise Hills.
2. Any planned residential developments in the R1-5000 zones should be restricted to a density not to exceed the average density of all similarly zoned single-family property within a 500-foot radius of the subject property, to ensure that the scale of new development is compatible with established neighborhoods.
3. All designated open space areas should be rezoned to R1-40,000 or a similar zone to preclude overdevelopment which is inconsistent with the topography.

4. Residential projects of greater than 30 units or greater than 20 dwelling units per net acre are recommended to be developed or redeveloped under a planned residential development permit or other special review to ensure compatibility with surrounding structures, quality design of the project and its landscaping, and conformance with design guidelines as specified within the Plan.
5. Multifamily developments should incorporate design features that will:
 - a. Increase the continuity, variety and quality of design within the development including facade and setback variation such as recessed entryways, balconies, porches or bay windows.
 - b. Ensure compatibility of new structures with existing neighborhoods, including compatible window treatments, use of similar color, materials or building forms.
 - c. Recognize the surrounding topography and natural features to implement site plans that minimize the requirement for high retaining walls or extensive cut and fill.
 - d. Provide private open space for each unit wherever possible. Open space areas should be oriented to receive good sun penetration and should include shaded areas for outdoor use in the warmest months.
6. School sites should be zoned at the density of surrounding residential development and should be placed in the Institutional Overlay Zone. This will ensure adequate review before the sites are considered for other than institutional or public use. If it is determined that the site is not needed for public purposes, the site should be developed at the density of the underlying residential zone in a manner compatible with the surrounding neighborhood. Recommended rezonings to accomplish this are illustrated on Figure 23.
7. Reviews of conditional use permits for residential care facilities in the community should include an analysis of whether there is a concentration of similar facilities in the community and an evaluation of possible impacts to the surrounding single-family neighborhoods. Additionally, residential care facilities should not be approved if they will exceed an occupancy of six persons in a single-family zone or 12 persons in a multifamily zone.
8. Because move-on housing has potential adverse visual impacts on existing neighborhoods, it should be carefully regulated by requiring discretionary review of all proposals for move-on housing.
9. The following density ranges are recommended to meet the community's goals and objectives:
 - a. Low-Density (0-10 dwelling units per net residential acre). The Plan designates the majority of the community's residential land (81 percent) at this density to maintain the existing pattern and scale of development. This designation is intended to accommodate detached units on individual lots (i.e., one unit per lot) except in those locations where clustered residential developments are specifically called for in this Plan. The R1-5000 zone is recommended to implement this density designation.

- b. Low-Medium Density (10-15 dwelling units per net residential acre). Approximately nine percent of the community's residential land is designated for this density, primarily in the Paradise Hills neighborhood. The largest areas are the Navy housing site south of Paradise Valley Road and an area bordered by Alleghany Street, Sea Breeze Drive, Winchester Street and the City limits. The R-3000 zone is recommended to implement this density designation.
 - c. Medium Density (15-30 dwelling units per net residential acre). Approximately six percent of the community's residential land is designated for this density, consisting of several existing multifamily developments in the South Bay Terraces neighborhood and one in the northwest corner of the North Bay Terraces neighborhood. The R-1500 zone is recommended to implement this density designation.
 - d. Medium-High Density (30-45 dwelling units per net residential acre). Two small areas totaling less than six acres in the Paradise Hills neighborhood are designated for a maximum of 45 units per net acre to reflect their existing uses. The areas are zoned R-1000 and R-600.
10. The following recommendations address specific residential areas with unique site or neighborhood characteristics that warrant special consideration:
- a. An 18-acre site located north of the intersection of Goode Street and Manzanita Way is recommended to be rezoned to R1-40,000 because a portion of the site lies on the former Sweetwater Landfill. The site is owned by the San Diego Unified School District and has been reserved for a possible elementary school. If the School District determines that the site will not be used for a school, the portion of the site that is not impacted by the landfill should be developed with a clustered residential development at a density of eight to ten units per developable acre. The site should be designed to complement the scale and architecture of adjacent residential development. A rezone may be necessary to achieve this density depending on the amount of acreage available for development; however, a community plan amendment would not be required.
 - b. A 13.52-acre site located southwest of the intersection of Briarwood Road and Alta View Drive, adjacent to the South Bay Freeway (SR-54), is designated for 0-10 dwelling units per net acre. Caltrans has planned a freeway interchange at Briarwood and SR-54 which would require the southerly extension of Briarwood through this site. If Caltrans determines that this site is not necessary for construction of the interchange, a clustered development with a planned residential development permit is recommended for this site because of the site configuration and the proximity to the South Bay Freeway. Development plans should be reviewed for compatibility of design with adjacent development, landscaping, visibility from the adjacent residential developments and from the South Bay Freeway, and for traffic impacts on the residential neighborhood to the northeast.

- c. A vacant 3.6-acre site west of Woodman Street and south of Fowler Street is designated for 0-10 units per net acre. This site should be evaluated to determine if it qualifies for open space acquisition. If so, the site should be purchased by the City, provided the surrounding property owners form an assessment district to maintain the site as open space. If the site is developed for residential use, the maximum density allowed under the R1-5000 zone should not be expected because of the site's difficult topography and shape, and the limited access to the site.
- d. The area bordered by Alleghany Street, Sea Breeze Drive, Winchester Street and the City limits is developed primarily with single-family residences, however, it is zoned R-3000. Because of the stability of development in this area, it is anticipated that future development will be primarily second unit additions to lots having existing single-family homes. Future development in this area should be low-scale with particular attention paid to surrounding building scale and potential view blockage.
- e. Three small areas are designated for 10-15 units per acre: an existing duplex development in the Jamacha neighborhood, an existing attached single-family development in the South Bay Terraces neighborhood, and a mobile home park in the southwestern corner of the Paradise Hills neighborhood. Any new development or redevelopment in these areas should be low-rise townhouses, duplexes, or low-density (courtyard-type) apartments.
- f. A vacant 18-acre parcel is adjacent to Bay Terrace Community Park. Part of this site is recommended to be purchased by the City to expand the park. The amount of acreage necessary to expand the usable area of the park should be determined by the Park and Recreation Department. The remainder of the site should be developed at a density of 10-15 units per net acre.
- g. A vacant 3.2-acre parcel at the northwest corner of Paradise Valley Road and Woodman Street should be developed with 10-15 dwelling units per net acre. A planned residential development permit should be required for this parcel to address specific site-related issues. Because of the high visibility of this site at a major intersection and the adjacent elementary school and single-family development, design review is necessary to ensure that development is compatible with the surrounding neighborhood. Access to this site should also be carefully reviewed to minimize conflicts with the elementary school and the major roadways.