



Plan Summary

Facts About Greater North Park
Issues Facing Greater North Park
Summary of Community Plan Goals and Objectives

FACTS ABOUT GREATER NORTH PARK

Population and Housing

- Until the last several years, there has been a slow but steady increase in the total number of housing units for a period of about twenty years.
- During the last several years there has been a significant increase in the number of housing units approved for construction.
- Many of the detached houses built before 1940 are being replaced with multi-family units.
- Most of the housing units are considered to be in sound condition.
- The southern portion of the community is predominantly single-family.

Commercial

- Most of the commercial development is of a strip commercial nature.
- University Avenue and 30th Street is the focal point of the most intense commercial development in the community.
- There has been relatively little commercial development in recent years.

Transportation

- Greater North Park has a number of major streets linking the community with adjacent communities and the regional freeway network.
- Development trends over the previous decades has led to a parking shortage in both commercial and transitional residential areas.
- There are a number of bus routes serving the community, but an upgrading in the level of service may be desirable in order to provide residents with more transportation options.

Public Facilities

- The public school facilities are either experiencing excess enrollments or facing projected enrollments which will eventually exceed operating capacities in many facilities.
- The number of parks and the amount of park acreage, exclusive of Balboa Park which is a citywide facility, are substantially less than General Plan standards.

Open Space

- Remaining open space (generally in the form of hillsides and canyons) is not adequately protected from development.

Character

- The nature and character of the community are changing from the historical single-family and duplex bungalow environment to higher density development in the form of medium-high density apartment structures.

ISSUES FACING GREATER NORTH PARK

The following issues have been identified for the Greater North Park community and are addressed in this community plan:

- Neighborhood conservation and preservation of existing single-family housing stock.
- Housing rehabilitation.
- Revitalization and consolidation of the retail commercial areas.
- Preservation of open space.
- Expansion and enhancement of public transit opportunities through the establishment of strong public transit links with downtown and adjacent communities.
- Improvement in recreational opportunities for the residents of the community.
- Establishment of urban design standards and criteria for the entire community to guide future development.
- Establishment of a canyon and hillside fire prevention program.
- Establishment of mixed land uses in appropriate areas to improve land utilization and encourage redevelopment.
- Preservation of community character and historical, architectural and cultural resources.
- Establishment of consistency between zoning, land use recommendations and adequacy of public facilities.
- Enhancement of school facilities.
- Ability of the community to accommodate new development based upon zoning, the availability of public facilities and growth management policies.

- Establishment of a comprehensive community plan implementation program which will be undertaken concurrently with or subsequent to the adoption of the community plan.

SUMMARY OF COMMUNITY PLAN GOALS AND OBJECTIVES

The following have been established as the overriding goals and objectives for the Greater North Park Plan.

HOUSING

Primary Housing Goal

- Provide a diversity of housing options, encouraging the construction and preservation of moderate and higher cost housing.

Objectives

- Maintain the low-density character of predominantly single-family areas, outside the designated higher density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation where appropriate.
- Require high-quality development at medium to high densities, centrally located within the community, to form an attractive and vital central area, focusing on El Cajon Boulevard and University Avenue.
- Encourage mixed-use development that incorporates housing with commercial and office uses within selected commercial nodes.
- Ensure that new residential development is provided in accordance with the performance standards established in this plan.
- Provide adequate off-street parking.

COMMERCIAL

Primary Commercial Goal

- Provide appropriately located, attractive commercial and office facilities offering a wide variety of goods and services.

Objectives

- Revitalize the central business district at University Avenue and 30th Street and other selected business districts.
- Enhance the level and quality of business activity in North Park by concentrating retail commercial uses in nodes and reducing strip commercial activities.

- Improve the appearance of commercial development through establishment of overall design standards.
- Provide adequate parking for commercial areas, encouraging off-street parking.
- Encourage mixed-use development to include retail facilities, offices and housing at medium and high densities within selected commercial nodes.
- Enhance pedestrian activity in the business districts by improving the pedestrian environment.
- Maintain existing convenience (“mom and pop”) stores, provided that the uses are compatible with surrounding neighborhoods.
- Encourage new development and redevelopment for purposes of increasing employment opportunities within the community.
- Continue the ongoing implementation of the programs for Adams Avenue, El Cajon Boulevard, and University Avenue which include land use and urban design analysis, economic analysis, and a marketing survey.
- Increase business district parking through the private acquisition of property for parking reservoirs behind existing businesses, and the creative redesign of existing on-street parking.
- Establish residential densities for the individual commercial and multiple-use areas.
- Where appropriate, preclude residential development from preempting commercial development.
- Rehabilitate and redevelop certain underutilized strip commercial areas into multiple-use areas.
- Provide for neighborhood and specialty commercial services to the residential development along, and abutting these strips.
- Provide additional opportunities for residential development within the community.

TRANSPORTATION

Primary Transportation Goal

- Provide a safe and efficient transportation system that maximizes access for residents and visitors to the community, links the community to major activity centers, and minimizes adverse environmental effects.

Objectives

- Protect residential areas from through traffic by encouraging through traffic to use freeways and major streets, while discouraging through traffic on local streets in the community.
- Improve the street system as necessary to accommodate growth in locally-generated traffic while minimizing adverse effects on existing residential, business or open space uses.
- Reduce vehicular traffic in Greater North Park by encouraging the use of alternative modes of transportation, including public transit, bicycles, and pedestrian travel.
- Provide a high level of public transportation service linking Greater North Park with Mission Valley and Downtown.
- Provide adequate off-street parking in residential and commercial areas.
- Maintain the pedestrian interface between Balboa Park and the community, insuring that vehicular access to Balboa Park does not use local streets in Greater North Park as through travel routes.
- Visually enhance transportation corridors to improve community image and identification.
- Evaluate the feasibility of providing fixed rail transit service to the community.
- Establish a transit point at University Avenue and 30th Street in order to provide support to the central business district.
- Enhance existing urban level bus service by increasing the frequency of service, adding express service where studies deem it feasible, reducing headways between buses, and improving transit stops, thereby establishing a higher level of service within the community and providing strong public transit links with adjacent communities.
- Utilize DART (Direct Access to Regional Transit) within various areas of the community where fixed route transit services are not readily available in order to bring service closer to the door of the aged, the infirm and other transit-dependent groups.
- Develop a system of bikeways to connect the various neighborhoods within the community and to connect major activity centers in San Diego.
- Install secure bicycle parking facilities at major activity centers, including shopping centers, employment center, parks and schools.

COMMUNITY FACILITIES

Primary Community Facilities Goal

- Establish and maintain a high level of public facilities and services to meet the needs of the community.

Objectives

- Provide educational facilities, law enforcement, fire protection, libraries and public utilities in accordance with City standards.
- Provide child care services to serve families in North Park.
- Program the systematic improvement and gradual replacement of water and sewer facilities.
- Program the under grounding of telephone and electric power lines.
- Maximize the use of existing facilities for community activities.
- Provide improved street lighting at appropriate locations.
- Encourage a full range of health care facilities within the community.

PARK AND RECREATION

Primary Park and Recreation Goal

- Ensure adequate park and recreational facilities and activities easily accessible to all portions of the community.

Objectives

- Provide to the extent feasible a system of parks and recreational facilities within the community consistent with the Progress Guide and General Plan standards.
- Continue enhancement of the North Park Recreation Center as the central facility and focal point serving Greater North Park's active recreation needs.
- Enhance public space adjacent to community facilities such as the post office, libraries, schools and churches to serve as a focus for passive recreation.
- Establish smaller neighborhood parks and mini-parks throughout the community, especially in areas more distant from larger park facilities.

- Encourage development of public park areas in commercial districts, particularly in areas with high pedestrian activity, to provide visual relief and complementary activity areas.
- Encourage the provision of private recreational facilities in conjunction with new larger residential projects.
- Provide or maintain adequate access to Balboa Park and its facilities for Greater North Park residents.
- Minimize any adverse impacts from regional visitors to Balboa Park on the Greater North Park community.

OPEN SPACE

Primary Open Space Goal

- Provide an open space system which preserves existing canyons and hillsides and reintroduces open space areas throughout the community as redevelopment occurs.

Objectives

- Preserve remaining undeveloped canyons and hillsides as important features of visual open space and community definition.
- Utilize publicly-controlled open space for passive recreation where feasible.
- Develop new open space throughout the community by incorporating landscaped areas into new residential and commercial projects.
- Acquire open space through open space easements and dedications or other mechanisms as part of project approvals.
- Coordinate open space conservation policies with adjacent land development.
- Establish requirements as part of development approvals for the rehabilitation of disturbed on-site and off-site open space.

CONSERVATION

Primary Conservation Goal

- Provide a clean and healthy environment in which to live.

Objectives

- Minimize and avoid adverse noise impacts by planning for the appropriate placement of high noise generating land uses and by mitigating existing noise impacts, where feasible.
- Encourage water conservation through development and landscaping guidelines.
- Conserve energy by utilizing alternative energy sources and energy-efficient building and site design principles.

CULTURAL AND HERITAGE RESOURCES

Principal Cultural and Heritage Resources Goal

- Preserve the cultural and heritage resources of Greater North Park.

Objectives

- Undertake a comprehensive historical and architectural survey of the cultural and heritage resources of Greater North Park.
- Establish a list of buildings and neighborhoods for historic designation.
- Establish a program for the identification of potential funding for historic preservation.

URBAN DESIGN

Primary Urban Design Goal

Enhance the unique character and community image of Greater North Park.

Objectives

- Ensure that development in the community conforms with the Greater North Park Community Plan Urban Design Element.
- Preserve the architectural variety and residential character of Greater North Park.
- Maintain the existing open space edges of the community, and develop projects which create a sense of arrival at major community gateways.

- Develop a varied urban character within the community.
- Ensure that new buildings are in character and scale with their neighborhoods.
- Enhance the appearance of major streets through the design of new development, public improvements and landscaping.
- Preserve existing street trees and increase the quality of landscaping in public rights-of-way and front yard areas.
- Eliminate visual clutter, including nonconforming signs and overhead utility lines.
- Preserve and restore unique or historic structures within the community.
- Maintain the visual interface between Balboa Park and the community.
- Create neighborhoods identities through coordinated street plantings.
- Establish development and design guidelines which will assist in reducing crime in the community.
- Promote the ongoing involvement of the Police Department in the development process to better plan projects to reduce crime.