



San Diego River Park MASTER PLAN

Fall 2009

CIVITAS

ICF Jones & Stokes
an ICF International Company

Purpose of Tonight's Meeting

- Overview of the Master Plan.
- Project Schedule
- Present outline of Master Plan's four sections.
- Present outline of Community Plan and Zoning Code amendments.



Planning Staff

City of San Diego

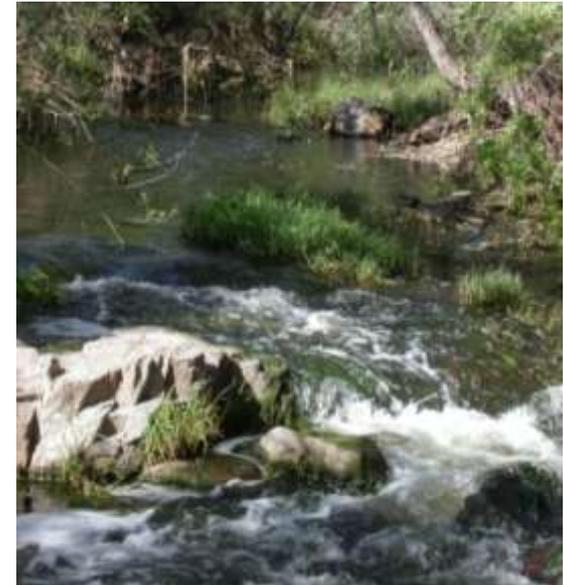
- Robin Shifflet, *Project Manager*
- Deborah Sharpe, *Project Officer II*
- Bennur Koksuz, *Deputy Director*
- William Anderson, *Director*
- Dan Joyce, *Senior Planner*
- Dan Monroe, *Senior Planner*
- Brian Schoenfisch, *Senior Planner*

Consultant Team – ICF Jones & Stokes/ Civitas

- Claudia Tedford, *Principal*
- Jim Harry, *Project Manager*
- Todd Mead, *Principal*

River Partners

- Rob Hutsel, *San Diego River Park Foundation and Coalition*
- Mike Nelson, *San Diego River Park Conservancy*





*Mission Valley Farms, 1916
San Diego Historical Society*

MASTER PLAN OVERVIEW

Master Plan Background/Overview

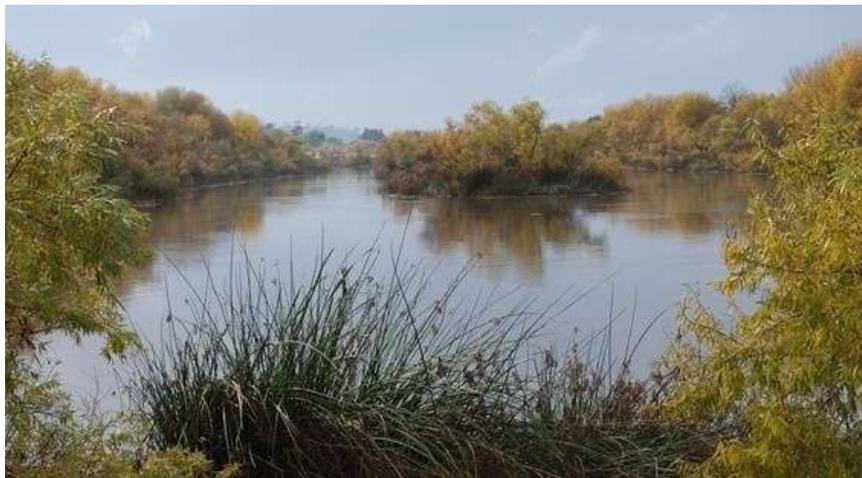
- 2003- 2005 - Preparation of the Draft San Diego River Park Master Plan with community input;
- 2005 - Presented Draft Master Plan as an information item to City Council;
- 2007 – Research implementation methods for the San Diego River Park Master Plan.
- April 2008 – City Council initiates community plan and zoning code amendment studies to implement the Master Plan.
- 2008 - Held three (3) Public Workshops to discuss the proposed implementation method and design guidelines for the Final Draft Master Plan and received input.
- April 2009 - Held a Notice of Preparation (NOP) meeting to begin the Draft Program Environmental Impact Report (PEIR).



- Fall 2009** Presentation of the Draft San Diego River Park Master Plan, proposed Community Plan Amendments, and the proposed Zoning Code Amendments to the Community Planning Groups/ Advisory Bodies as an information item.
- Spring 2010** Draft PEIR sent out for Public Review.
- Spring 2010** Return to the Community Planning Groups/Advisory Bodies for recommendation regarding the Draft Documents.
- Fall 2010** Draft Documents taken to: Planning Commission, Council Committees for recommendation and then to City Council for approval and adoption.
- Spring 2011** California Coastal Commission Submittal.
- Fall 2011** California Coastal Commission Hearing.

San Diego River Park Master Plan – Four Major Sections

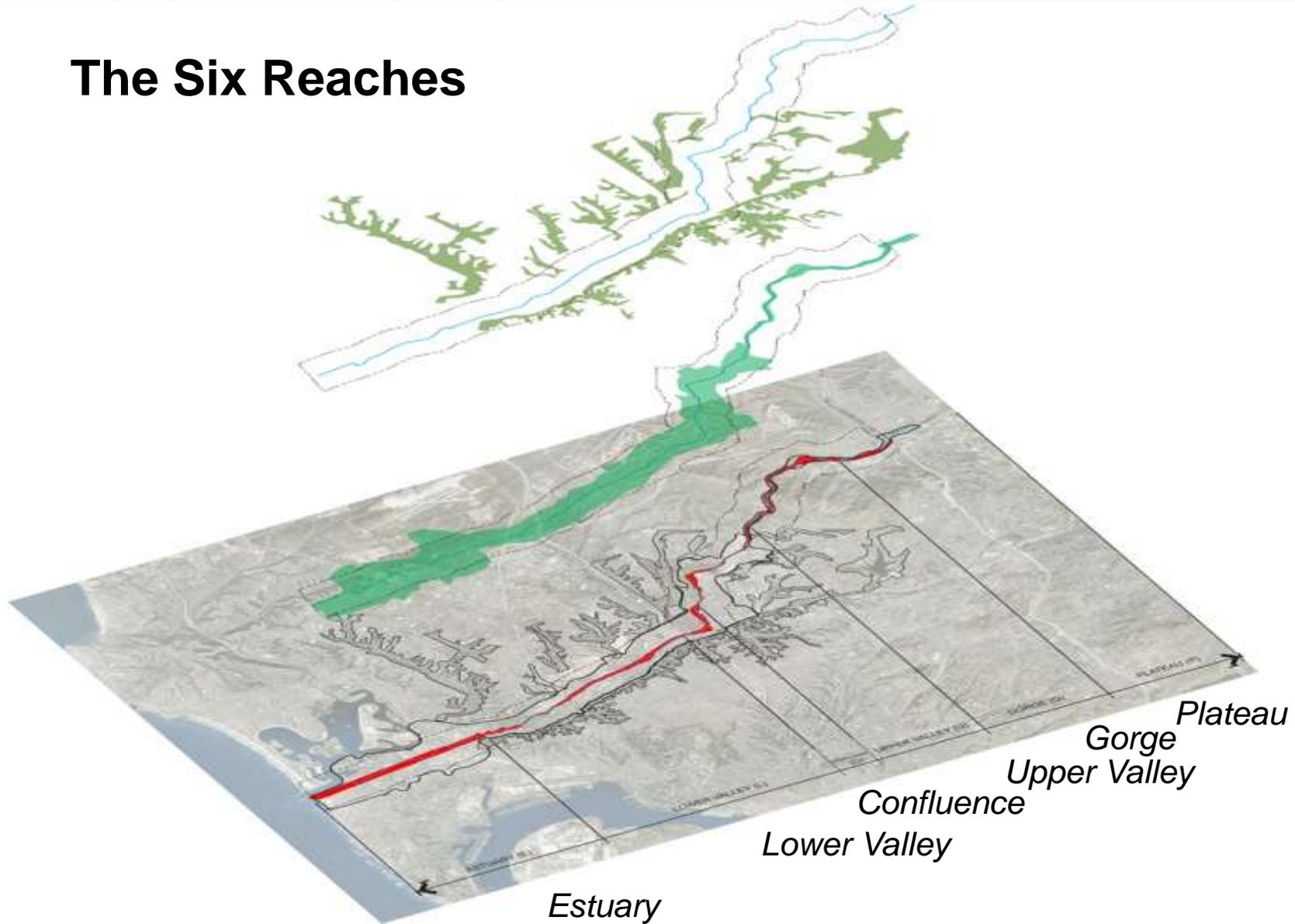
1. **Principles** – The guiding ideas for the River’s use and development.
2. **Recommendations** – Specific strategies for achieving the principles.
3. **Design Guidelines** – Guidance to achieve the development regulations of the zoning code.
4. **Implementation Framework** – A list of projects which should be accomplished in both the short- and long-term.



1. Clean up and restore hydrologic function to the river
2. Reclaim the river valley as a common gathering place
3. Unify fragmented lands
4. Emphasize a continuum of experience
5. Reveal the history of the river valley
6. Refocus development to the river
7. Create a synergy of People, Water and Wildlife



The Six Reaches



Design Guidelines: River Corridor Area and River Influence Area

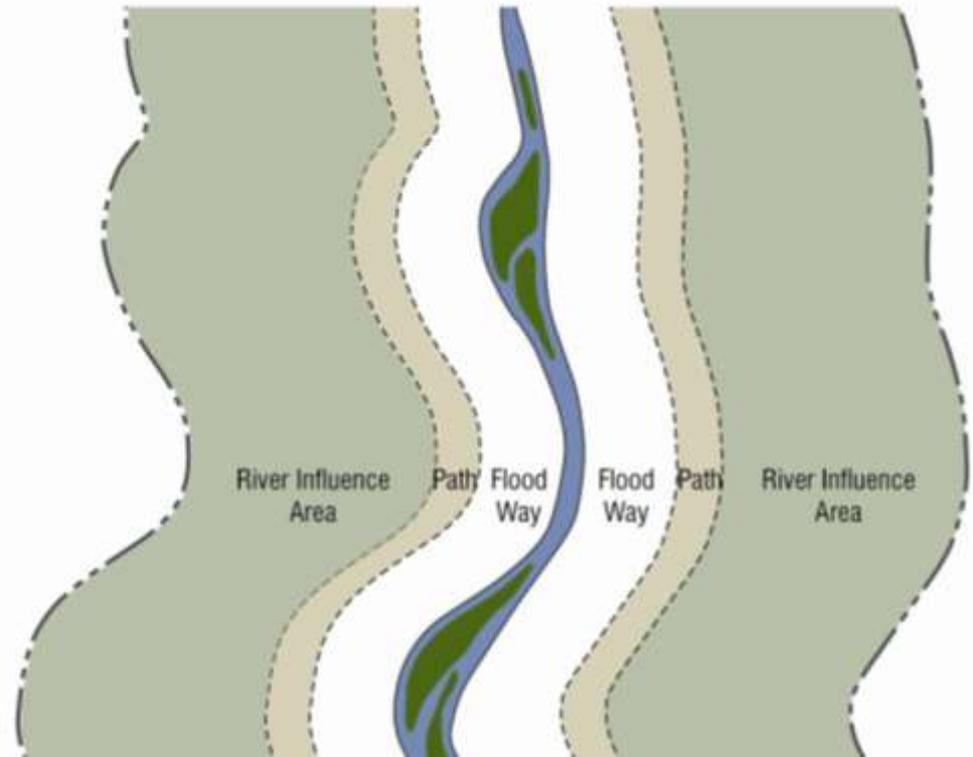
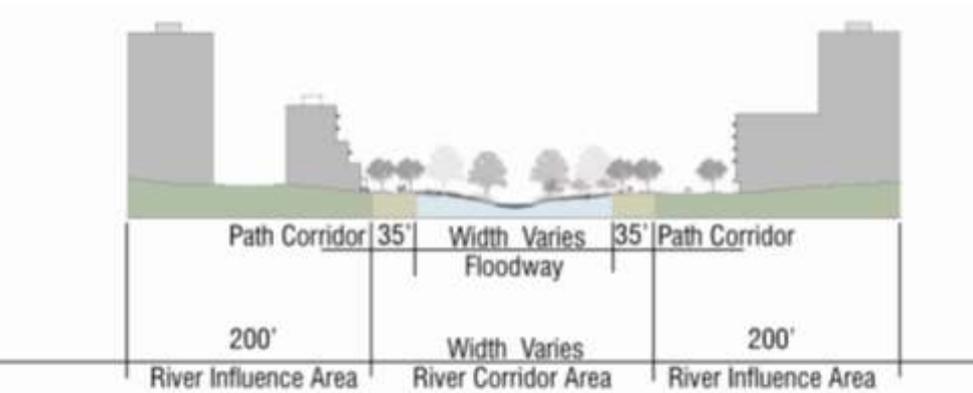


DEFINITION:

The **River Corridor Area** is defined as the existing 100-year Floodway as currently mapped by FEMA plus 35 feet on each side of the Floodway for a Path Corridor.

The **River Influence Area** is defined as the area that extends 200' from the River Corridor on each side of the river.

The River Corridor Area and River Influence areas do not apply within Mission Trails Regional Park and Mission Bay Park. Existing regulations within the Park Plan shall apply.





DEFINITION

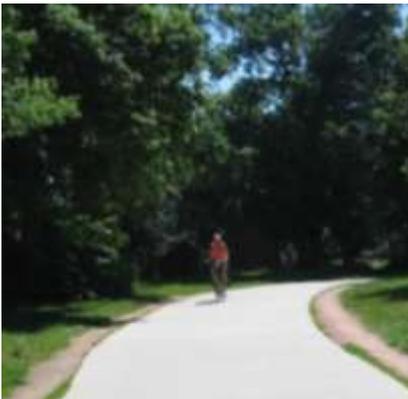
The River Corridor Area is the existing 100-year Floodway as currently mapped by FEMA plus 35 feet on each side of the Floodway for a Path Corridor.

PERMITTED USES

- Passive recreation (i.e. hiking and bicycle paths)
- Picnic areas, seating areas, overlooks and fitness stations
- Educational exhibit areas

DEVELOPMENT REGULATIONS

- Site Planning regulations require a 14' multi-use pathway (10' of hard material with 2' of soft material on both sides)
- Regulations for picnic areas and viewpoints, lighting, fences, site furniture, and signs
- Regulations for plant material types and tree placement





DEFINITION

The River Influence Area is defined as the area that extends 200' from the River Corridor on each side of the river.

PERMITTED USES

Use regulations would be per the underlying land use and zoning.



DEVELOPMENT REGULATIONS

- Site Planning regulations include building envelope standards (i.e., lot coverage, setbacks, height, etc), building transparency, massing, reflectivity, views, and access
- Exterior regulations include off street parking, fences, lighting, signs, outdoor storage, parking structures and access to the River Corridor Area
- Landscape regulations include types of plant materials and views



Purpose: The Implementation Framework details the actions necessary to achieve the recommendations.

Phase One (Short-Term) identifies steps that may be taken immediately to create visible change within the river corridor.

Phase Two (Long-Term) identifies actions that require study, may be long term development due to external factors or long lead times.



Estuary



Confluence



Gorge



Lower Valley

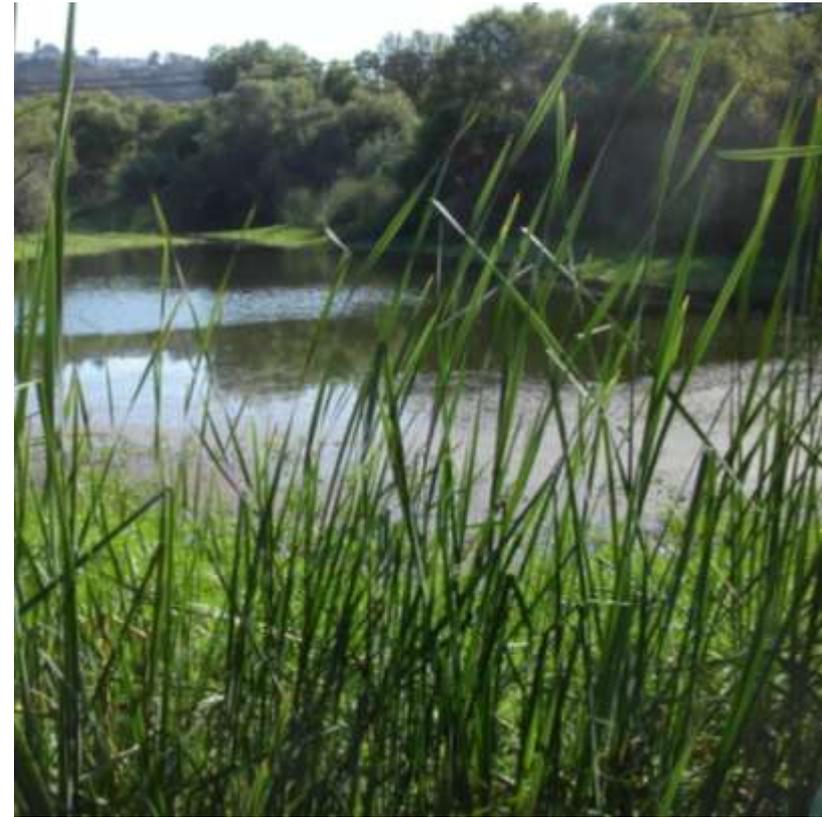


Upper Valley



Plateau

Proposed Community Plan and Zoning Amendments

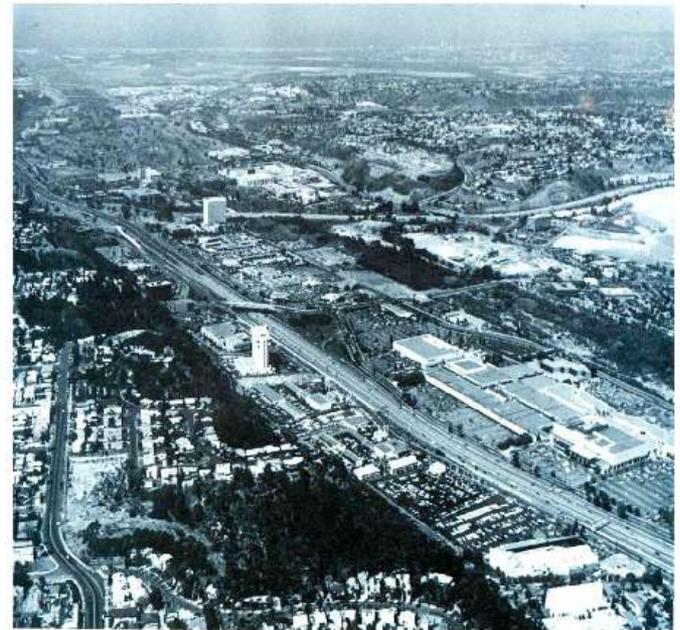


Proposed Mission Valley Community Plan Amendments

- Added the San Diego River Park path into the Transportation Element.
- Inserted the San Diego River Park Master Plan into the San Diego River section of the Open Space Element.
- Amended the Urban Design Element under Design Protection Areas to include the principles of the San Diego River Park Master Plan.

MISSION VALLEY

COMMUNITY PLAN



Proposed Mission Valley Planned District Ordinance (PDO) Amendments

Purpose:

- To implement the San Diego River Park Master Plan through development regulations.

Amendments:

- Amend the River Sub-district to become the 'San Diego River Park Sub-district'(SDMC §1514.0302) and add additional language that will implement the Master Plan.
- Provide definitions of the River Corridor Area and River Influence Area and a reference that the SDRP Master Plan is a companion document to the PDO.
- Insert references throughout the PDO that the development regulations for the River Park Subdistrict would apply in the event of a conflict with underlying zoning or special regulations.

Proposed Navajo Community Plan Amendments

- Insert in each Plan Element (Residential, Commercial, Industrial, and Mixed Use) that all development along the river shall comply with the San Diego River Park Sub-district CPIOZ.
- Create a San Diego River Park Sub-district Element, a Community Plan Implementation Overlay Zone (CPIOZ) and supplemental development regulations.
- Add the San Diego River Park as a “Resource-Based Park” in the Parks and Recreation Element.
- Add the San Diego River Park path to the Circulation Element as a new route.
- Add to the Implementation Element the San Diego River Park and bike route.

NAVAJO COMMUNITY PLAN

Prepared by the
NAVAJO COMMUNITY PLANNERS
and
THE CITY OF SAN DIEGO

City of San Diego Planning Department
202 C Street, MS 4A
San Diego, CA 92101



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Proposed San Diego River Park Sub-district CPIOZ

Purpose:

- To implement the San Diego River Park Master Plan through a San Diego River Park Sub-district CPIOZ and supplemental development regulations.

Amendments:

- Add a San Diego River Park Sub-district CPIOZ, Type B.
- Add Supplemental Development Regulations for the San Diego River Park Sub-district CPIOZ.
- Amend the Navajo CPIOZ map to include the San Diego River Park Sub-district CPIOZ boundaries.

Proposed Tierrasanta Community Plan Amendments

- Insert an overview of the San Diego River Park Master Plan in the Introduction section.
- Add language to the Housing, Commercial and Industrial Elements to encourage development to reorient towards the San Diego River and connect to the river pathway.
- Add the San Diego River Park as a new Plan Element.
- Within the Urban Design Element add a reference to design standards for the San Diego River Park.
- Insert information on the San Diego river pathway to the Pedestrian discussion of the Transportation Element.
- Add the San Diego River Park to the Plan Implementation section.

TIERRASANTA COMMUNITY PLAN

Prepared by:
The City of San Diego Planning Department
202 C Street, MS 4A
San Diego, CA 92101

and
The Tierrasanta Community Council

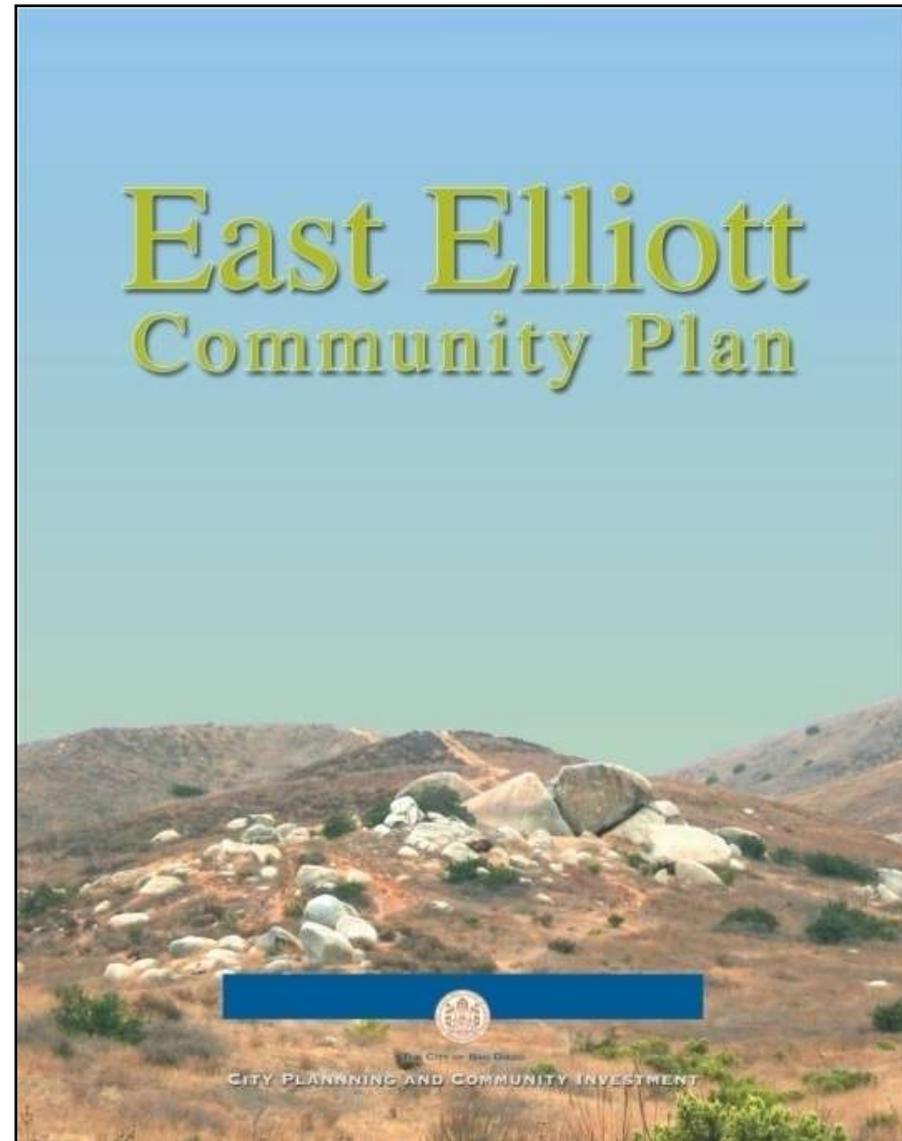


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Proposed East Elliott Community Plan Amendments

- Added a new section called San Diego River Park.
- Provide a description of the San Diego River Park.
- Insert goals for the San Diego River Park.
- Added project proposals for the San Diego River Park.



Proposed Amendments to the Mission Trails Design District Ordinance and Design Manual

Purpose:

- To implement the San Diego River Park Master Plan through development regulations.

Amendments:

- Amend Sub-Area 3 of the Design Manual to include development regulations for the San Diego River Park.
- Amend Subarea 3 of the Design Manual map to include the San Diego River Park Sub-district.



Next Steps/Questions

Next Steps

1. **Fall 2009 - Presentation to Community Planning Groups and the Park Advisory Bodies.**
2. **Spring 2010 - Release the Draft Program EIR for public review.**
3. **Spring 2010 - Project team returns to Community Planning Groups and Park Advisory Bodies for recommendation on the San Diego River Park Master Plan and the Community Plan and Zoning Code Amendments.**
4. **Fall 2010 - Final Draft documents to Planning Commission for recommendation.**
5. **Fall 2010 - Final Draft documents to City Council for adoption.**
6. **Spring 2011 California Coastal Commission Submittal and Hearing in Fall 2011.**

Adjournment

- **Questions and comments.**

