

# Encanto Neighborhoods



Community Plan Update

## Community Planning Group Meeting #4

Community Plan Goals and Land Use Element

October 21, 2013

# Encanto Neighborhoods



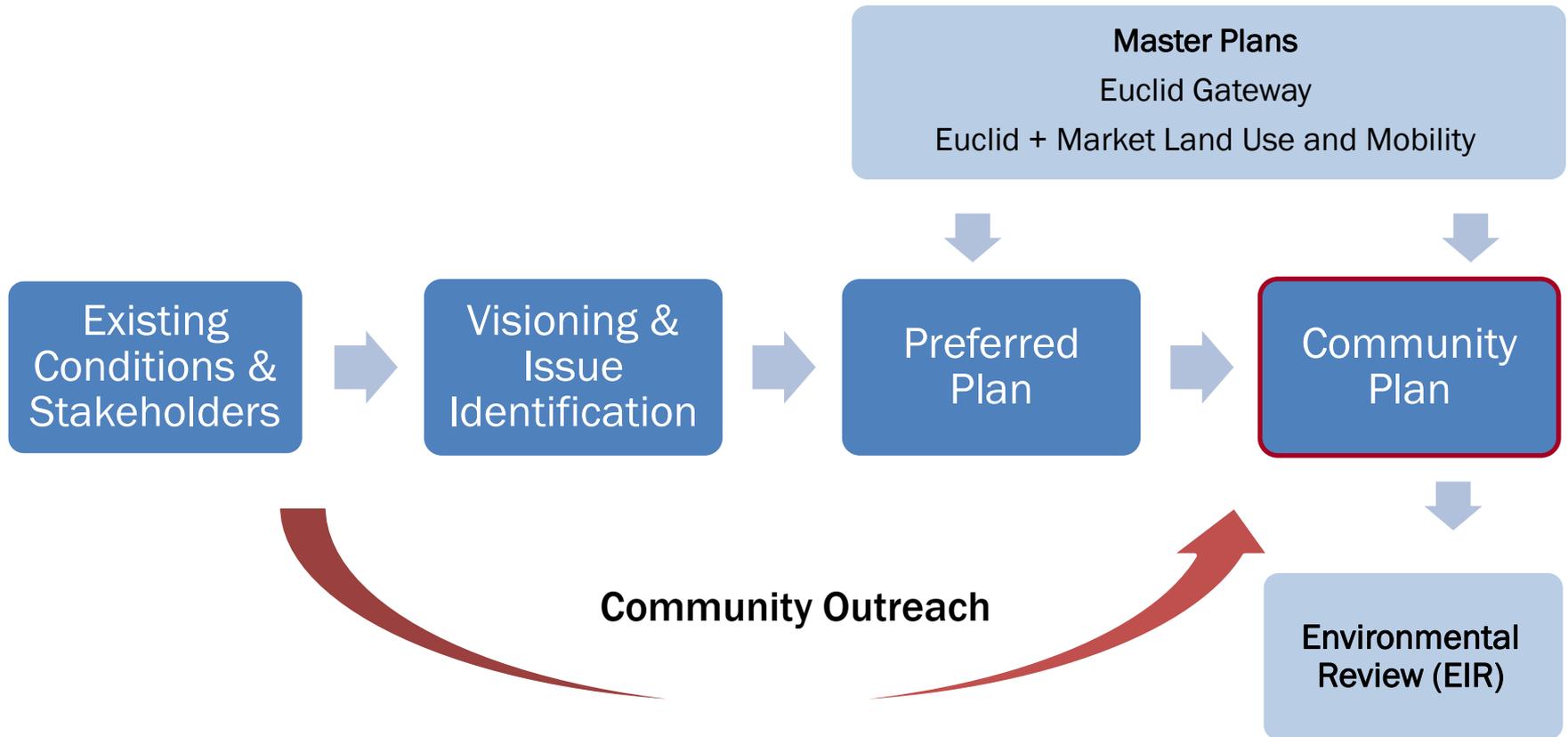
**Community Plan Update**

# Agenda

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- 1. Community Plan Process Recap; Review Sequence for Plan Elements**
- 2. Community Plan Goals**
- 3. Land Use Element**
- 4. Public Comments and Community Planning Group Discussion**
- 5. Next Steps**

# Community Plan Process



# Sequence of Community Plan Elements

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## **Plan Element – Date of CPG Meeting**

Introduction – October 21, 2013

Land Use – October 21, 2013

Public Facilities & Services – November 18, 2013

Recreation – November 18, 2013

Conservation & Sustainability – November 18, 2013

Economic Prosperity – November 18, 2013

# Sequence of Community Plan Elements, continued

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## **Plan Element – Date of CPG Meeting**

Urban Design – December 16, 2013

Arts & Culture – December 16, 2013

Historic Preservation – December 16, 2013

National & Euclid Avenues – December 16, 2013

Mobility – January 14, 2014

Implementation – January 14, 2014

# Vision and Guiding Principles

# SAN DIEGO GENERAL PLAN GUIDING PRINCIPLES

- |                    |                                 |   |                    |  |  |                              |                      |                                   |                           |
|--------------------|---------------------------------|---|--------------------|--|--|------------------------------|----------------------|-----------------------------------|---------------------------|
| 1                  | 2                               | 3                                       | 4                  | 5  | 6  | 7                            | 8                    | 9                                 | 10                        |
| Open Space Network | Diverse Residential Communities | Compact and Walkable Mixed-Use Villages | Employment Centers | Integrated Regional Transportation Network | High-Quality, Affordable and Well-Maintained Public Facilities | Historic Districts and Sites | Balanced Communities | Clean and Sustainable Environment | A High Aesthetic Standard |

# ENCANTO NEIGHBORHOODS COMMUNITY PLAN PLANNING PRINCIPLES

- |                                       |   |   |   |   |   |   |   |   |    |
|---------------------------------------|---|---|---|---|---|---|---|---|----|
| 1                                     | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| - TO BE DETERMINED BY THE COMMUNITY - |   |   |   |   |   |   |   |   |    |



# Revised Vision

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Encanto Neighborhoods residents envision their community as **a scenic, vibrant and healthy community** recognized as a jewel in San Diego. The Encanto Neighborhoods will be known for their panoramic views, unique arts and culture, night life and entertainment, employment, education, and housing opportunities. The community will enjoy **new mixed-use transit-oriented development and a diversity of housing types** clustered close to the intermodal transit stations. Historic single family neighborhoods in the northern and eastern parts of the community enjoy a semi-rural “**country living in the city**” atmosphere...

## Revised Vision, continued

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The community will boast **great parks and high-quality recreational facilities** including multi-use trails along Chollas Creek, area canyons and other open spaces. The community will **offer opportunities for high educational attainment** and an overall unmatched quality of life and environment for children to learn, play and grow, nurturing the **next generation** of great community leaders.

# Revised Guiding Principles

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1. **Celebrate the Encanto Neighborhoods' cultural diversity** by fostering inclusive neighborhoods that are known as a destination for arts, culture, food and entertainment.
2. Maintain the overall dominant single-family character of the community while **focusing new transit-oriented development at densities high enough to attract new investment and foster revitalization** around the 62nd, Euclid Avenue and 47th Street inter-modal transit stations as well as along key walkable, mixed-use nodes on the Imperial Avenue and Market Street corridors.

# Revised Guiding Principles

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3. Promote **active living and healthy lifestyles** by furthering access to trails and open spaces, promoting fresh food choices, and establishing community gardens.
4. Foster high educational attainment for the younger generations by creating additional **educational and employment opportunities**.
5. Enhance opportunities for **neighborhood commerce and retail uses**, encouraging well paying employment-oriented uses and emphasizing creative enterprises.

# Revised Guiding Principles

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6. Restore and enhance the **open space network** that is formed by parks, canyons, and Chollas Creek corridors.
7. Improve the community's **streets and sidewalks, above ground and underground utilities**, parks, and other public infrastructure in order to promote a safe and attractive public realm.
8. Create an environment of **economic opportunity**, and **flexibility** to adapt to changing circumstances.
9. Develop **sustainable practices for new development**, mobility, water, and energy conservation, in order to reduce greenhouse gas emissions.

# Draft Land Use Element for Encanto Neighborhoods

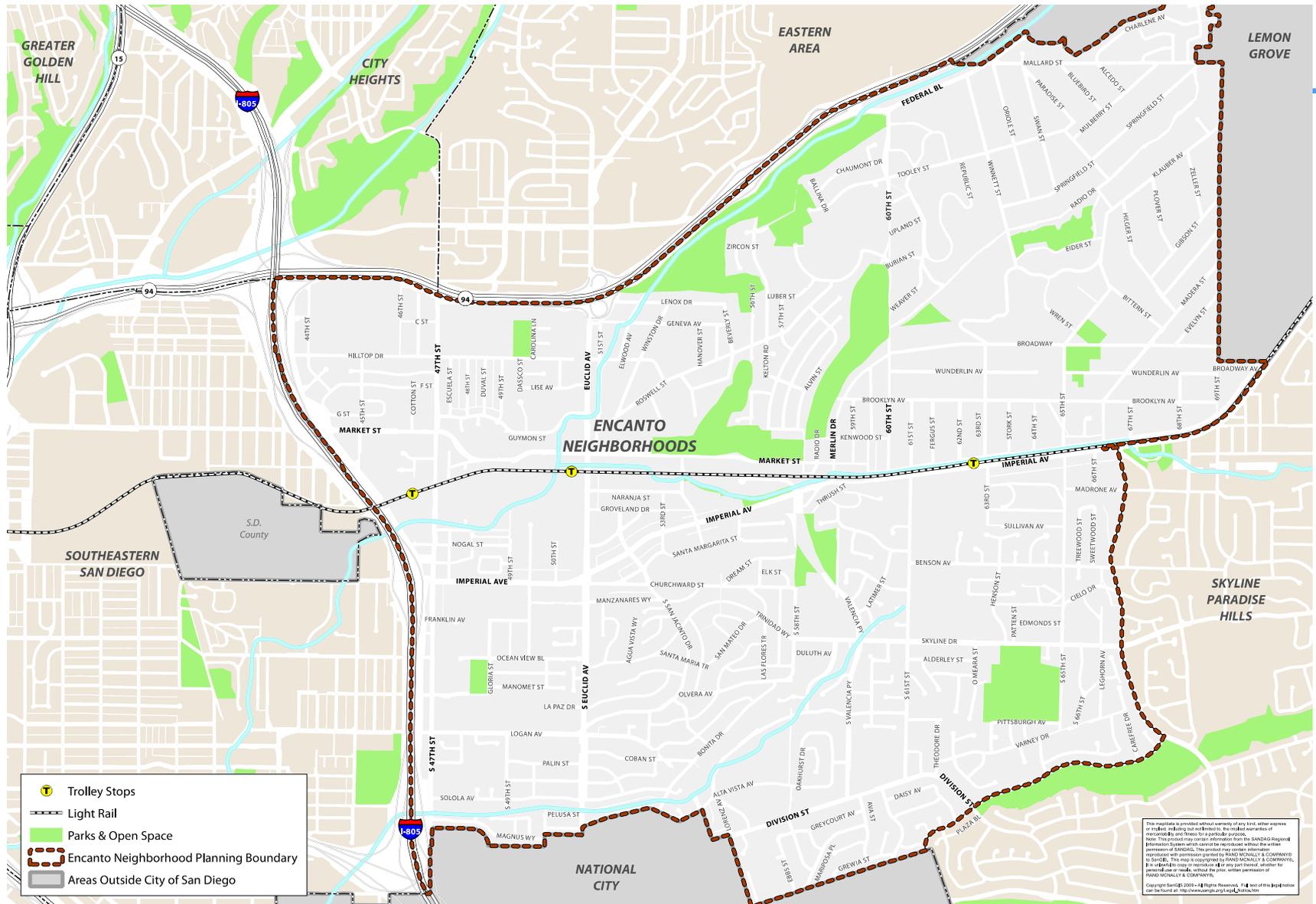


# Encanto Neighborhoods Community Plan Regional Location



**Encanto Community Planning Area**

# Encanto Neighborhoods Planning Area



	Trolley Stops
	Light Rail
	Parks & Open Space
	Encanto Neighborhood Planning Boundary
	Areas Outside City of San Diego

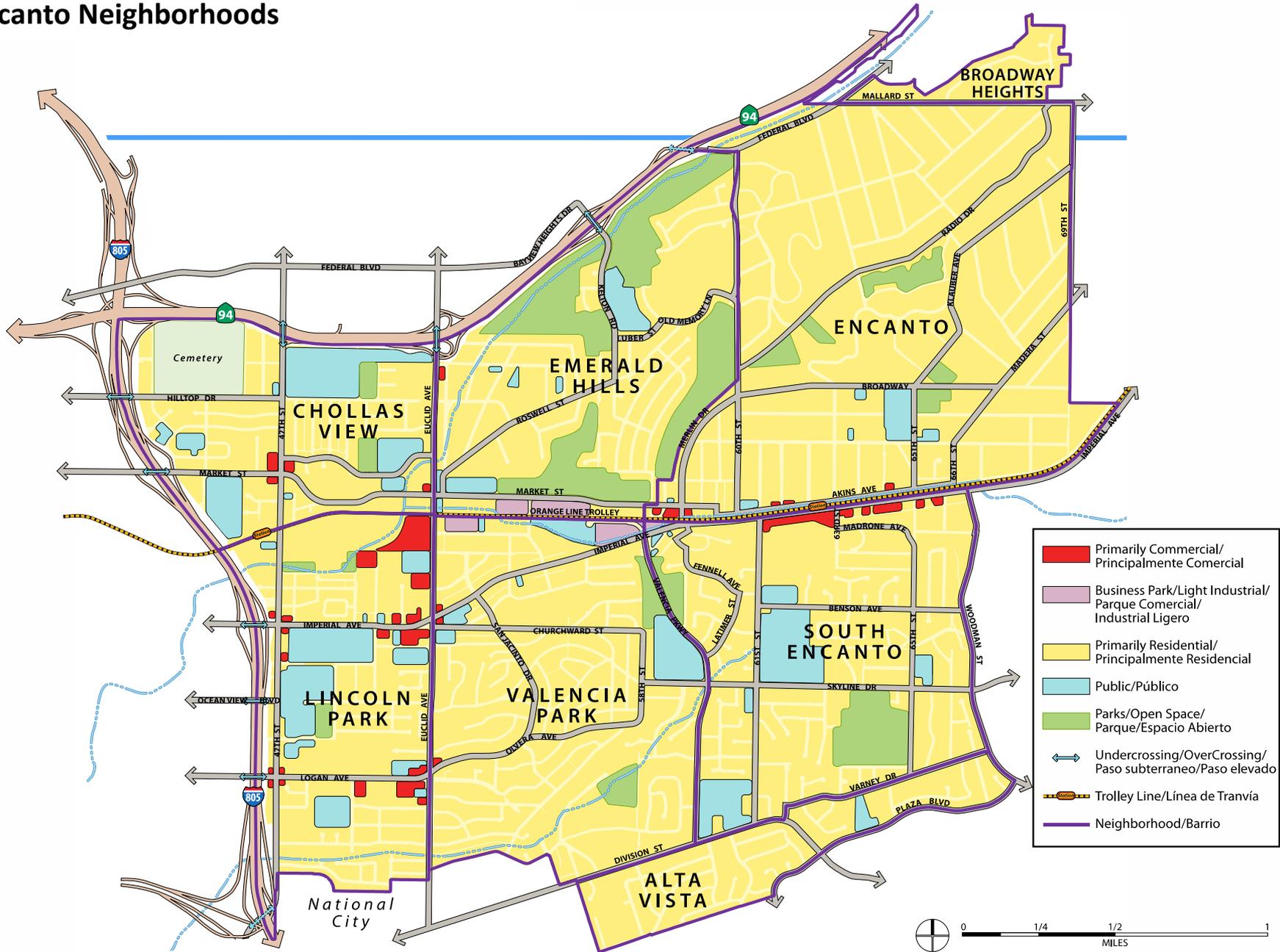
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## Encanto Neighborhoods Community Plan Update

North Arrow  
 0 750 1,500 Feet  
 Data Source:  
 City of San Diego, 2012; SanGIS Regional  
 Data Warehouse, 2012;  
 Dyett & Bhatia, 2012



# Encanto Neighborhoods





# Preferred Community Plan

**T** Trolley Stops

Trolley Line

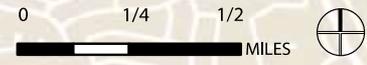
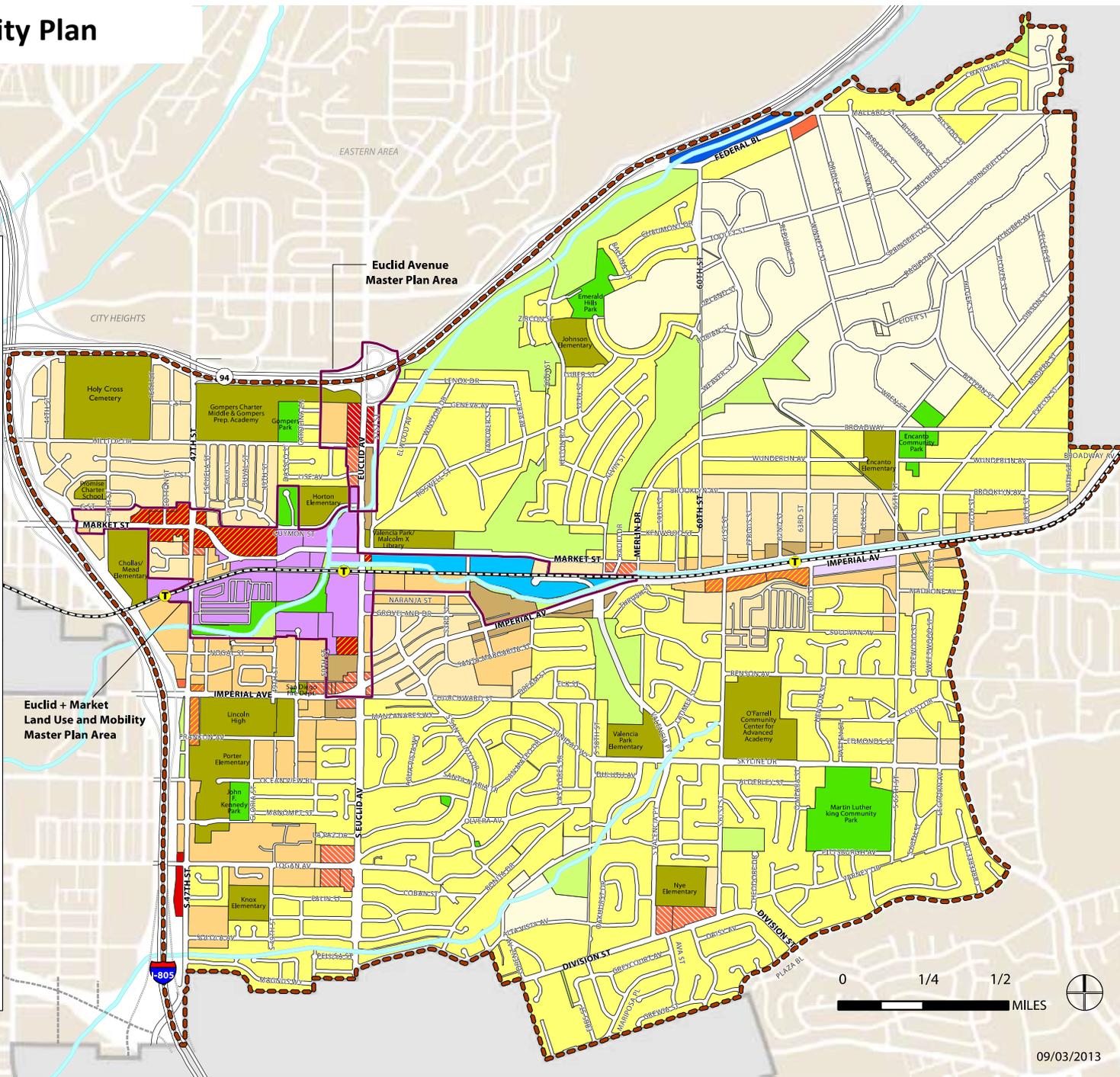
Proposed Streets

Proposed Ramps

Master Plan Areas

**Preferred Plan Land Use**

- Residential - Very Low (0-4 du/ac)
- Residential - Low (5-9 du/ac)
- Residential - Low Medium (10-14 du/ac)
- Residential - Medium (15-29 du/ac)
- Residential - Medium High (30-44 du/ac)
- Neighborhood Village (15-44 du/ac)
- Community Village (30-44 du/ac)
- Neighborhood Commercial - Residential Permitted (0-29 du/ac)
- Neighborhood Commercial - Residential Permitted (0-44 du/ac)
- Neighborhood Commercial - Residential Prohibited
- Community Commercial - Residential Permitted (0-29 du/ac)
- Community Commercial - Residential Permitted (0-44 du/ac)
- Community Commercial - Residential Prohibited
- Business Park
- Light Industrial
- Population-based Park
- Open Space
- Institutional
- Unimproved ROW
- Encanto Neighborhoods Community Plan Boundary



# Community Land Use Plan

**Trolley Stops**

- Trolley Stops
- Trolley Line
- Proposed Streets
- Proposed Ramps
- Village District

**Land Use Classifications**

**Multiple Use**

- Neighborhood Mixed Use
- Community Mixed Use
- Neighborhood Commercial-Residential Permitted

**Residential**

- Residential - Very Low
- Residential - Low
- Residential - Low Medium
- Residential - Medium
- Residential - Medium High

**Commercial, Employment, and Industrial**

- Neighborhood Commercial-Residential Prohibited
- Community Commercial - Residential Prohibited
- Light Industrial
- Business Park

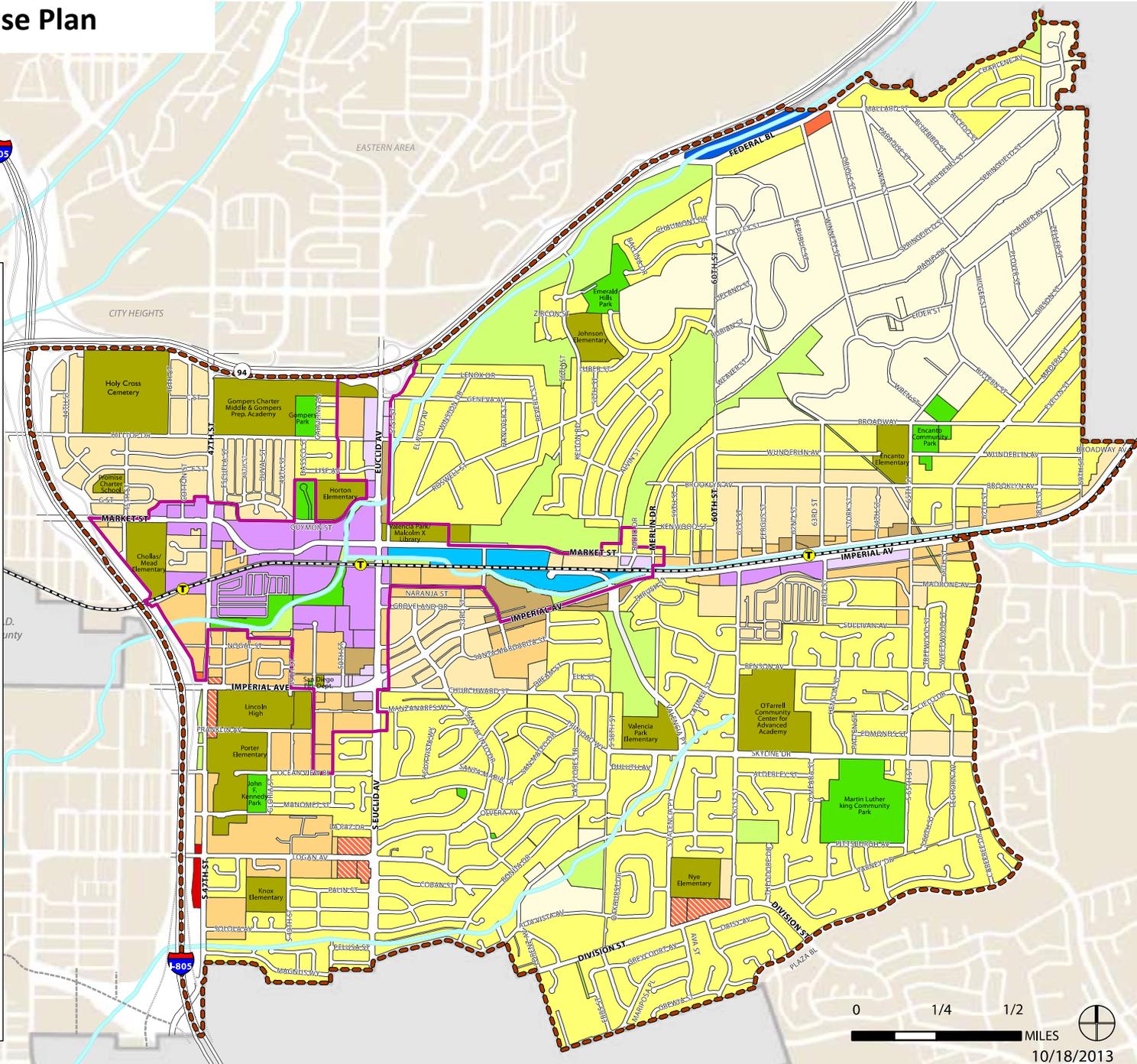
**Institutional and Public/Semi-Public Facilities**

- Institutional

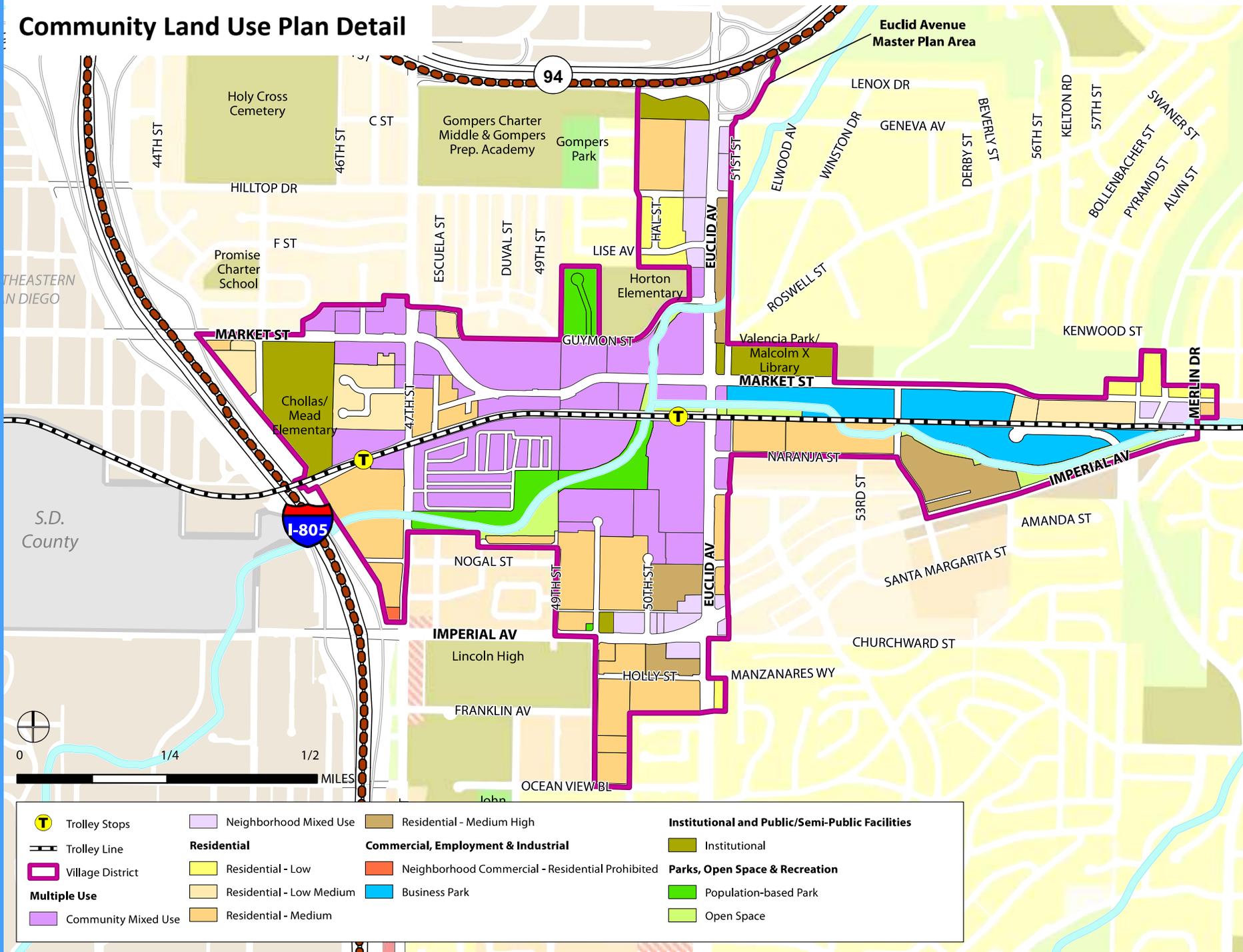
**Parks, Open Space & Recreation**

- Population-based Park
- Open Space

Encanto Neighborhoods Community Plan Boundary

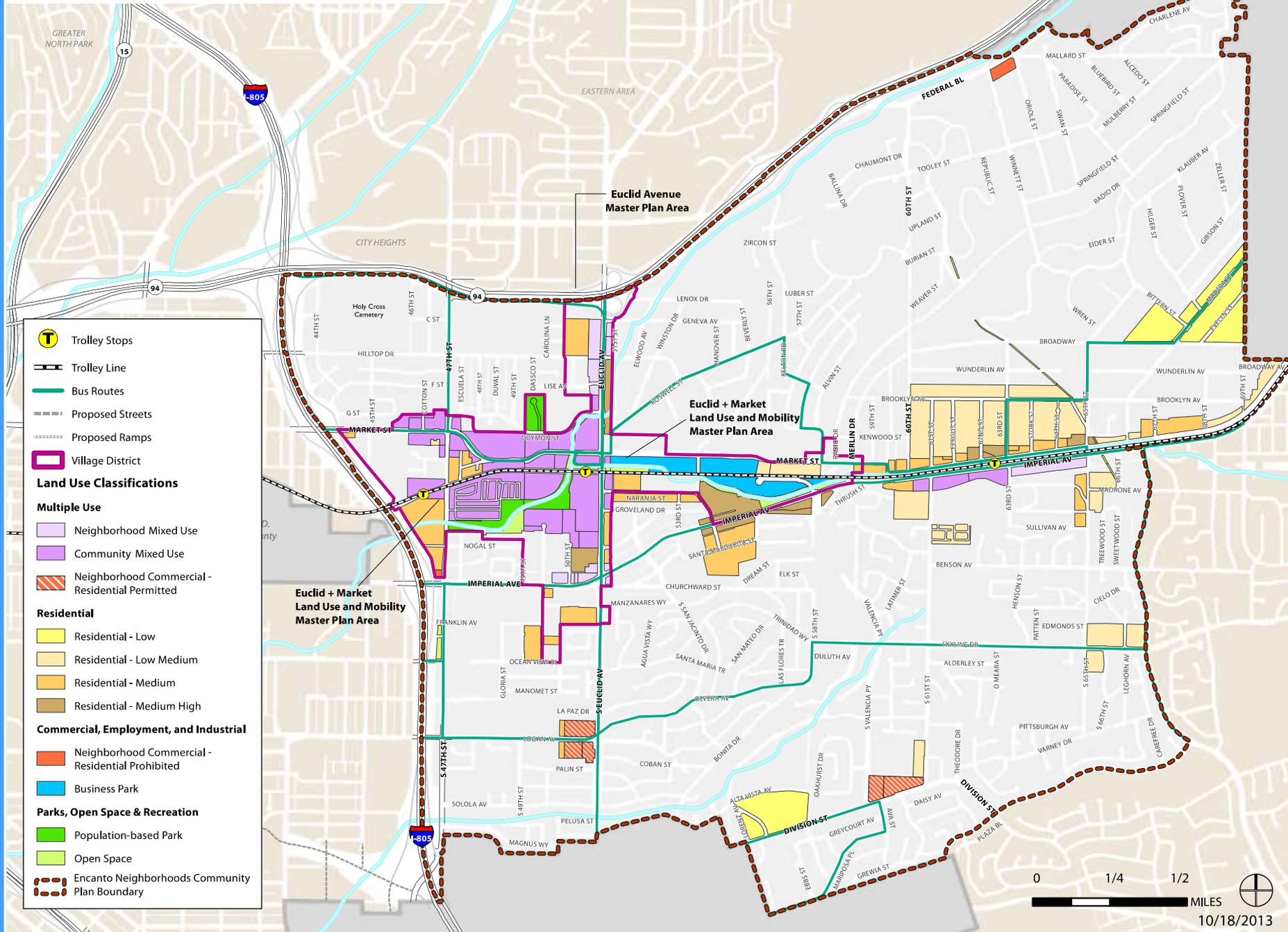


# Community Land Use Plan Detail



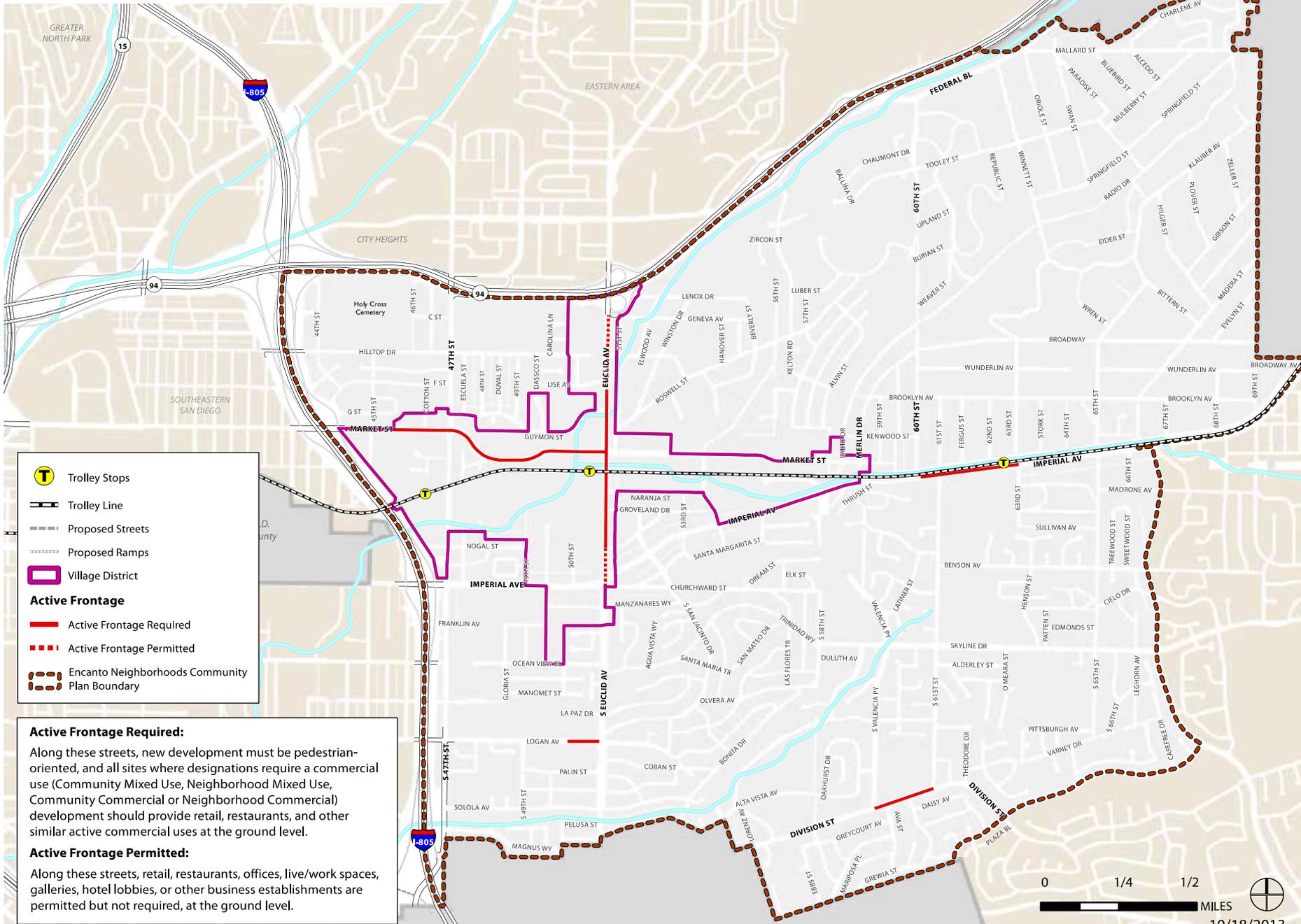
Trolley Stops	Neighborhood Mixed Use	Residential - Medium High	<b>Institutional and Public/Semi-Public Facilities</b>
Trolley Line	<b>Residential</b>	<b>Commercial, Employment &amp; Industrial</b>	Institutional
Village District	Residential - Low	Neighborhood Commercial - Residential Prohibited	<b>Parks, Open Space &amp; Recreation</b>
<b>Multiple Use</b>	Residential - Low Medium	Business Park	Population-based Park
Community Mixed Use	Residential - Medium	Open Space	

# Encanto Areas of Change



	Trolley Stops
	Trolley Line
	Bus Routes
	Proposed Streets
	Proposed Ramps
	Village District
<b>Land Use Classifications</b>	
<b>Multiple Use</b>	
	Neighborhood Mixed Use
	Community Mixed Use
	Neighborhood Commercial - Residential Permitted
<b>Residential</b>	
	Residential - Low
	Residential - Low Medium
	Residential - Medium
	Residential - Medium High
<b>Commercial, Employment, and Industrial</b>	
	Neighborhood Commercial - Residential Prohibited
	Business Park
<b>Parks, Open Space &amp; Recreation</b>	
	Population-based Park
	Open Space
	Encanto Neighborhoods Community Plan Boundary

# Encanto Active Frontage



**Trolley Stops**

**Trolley Line**

**Proposed Streets**

**Proposed Ramps**

**Village District**

**Active Frontage**

- Active Frontage Required
- Active Frontage Permitted
- Encanto Neighborhoods Community Plan Boundary

**Active Frontage Required:**  
 Along these streets, new development must be pedestrian-oriented, and all sites where designations require a commercial use (Community Mixed Use, Neighborhood Mixed 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.

# Classification of Land Uses

<i>Community Plan Land Use</i>	<i>Description</i>	<i>Residential Density (du/ac)</i>	<i>Maximum Floor Area Ratio (FAR; minimum where specified)<sup>1</sup></i>
<b>Multiple Use</b>			
Community Mixed Use	Serves the commercial needs of the community at large and provides housing in a mixed-use, moderately high intensity setting within approximately ¼-mile of a Trolley stop. Integration of commercial and residential use is emphasized, and civic uses are an important component. Ground level commercial uses are required along designated retail streets.	Up to 44 (included in overall FAR calculations)	4.0 (1.0 minimum)
Neighborhood Mixed Use	Provides convenience shopping and services and housing in a mixed-use setting, as well civic uses, within generally ½-mile of a Trolley stop, as well as focused locations. Ground level commercial uses are required along designated retail streets.		3.0 (0.75 minimum)
Neighborhood Mixed Use — Low	Provides convenience shopping and services and housing in a mixed-use setting, as well civic uses, within generally ½-mile of a Trolley stop, as well as focused locations, with somewhat lower residential densities than Neighborhood Mixed Use. Ground level commercial uses are required along designated retail streets.	Up to 30 (included in overall FAR calculations)	2.0 (0.5 minimum)
Neighborhood Commercial, Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximately three-mile radius. Housing may be allowed only within a mixed-use setting.	Up to 29 or 44, as specified (in addition to FAR for non-residential uses, specified on the next column. Density calculated only for portion of site devoted to residential use)	1.75 to 2.2, as specified in the Municipal Code
Community Commercial, Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Multifamily residential uses may be added to enhance the viability of commercial uses.		1.5 to 4.0, as specified in the Municipal Code

# Classification of Land Uses, continued

<i>Community Plan Land Use</i>	<i>Description</i>	<i>Residential Density (du/ac)</i>	<i>Maximum Floor Area Ratio (FAR; minimum where specified)<sup>1</sup></i>
<b>Residential</b>			
Residential - Medium High	Provides for multifamily housing within a medium-high density range.	30 to 44	1.8
Residential - Medium	Provides for both single-family and multifamily housing within a medium density range.	15 to 29	0.9 to 1.8, as specified in the Municipal Code
Residential - Low Medium	Provides for both single-family and multifamily housing within a low-medium density range.	10 to 15	0.75 to 0.8, as specified in the Municipal Code
Residential - Low	Provides for both single-family and multifamily housing within a low-density range.	5 to 9	Varies; see Table 131-04j of the the Municipal Code
Residential - Very Low	Provides for single-family housing within the lowest density range.	0 to 4	Varies; see Table 131-04j of the the Municipal Code
<b>Commercial, Employment, and Industrial</b>			
Community Commercial, Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles.	Not Applicable	0.75 to 1.5
Regional Commercial, Residential Prohibited	Serves the region, from five to 25-plus miles, with a wide variety of uses including commercial service, civic, retail, office, and limited industrial uses.	Not Applicable	Up to 1.5
Office Commercial	Provides for office employment uses with limited, complementary retail uses. Residential uses may occur only as part of a mixed-use project.	Not Applicable	Up to 0.75
Business Park	Allows office, research & development, and light manufacturing uses.	Not Applicable	2.0
Light Industrial	Allows a wide variety of industrial uses such as warehousing, storage, wholesale distribution and transportation terminals in addition to uses allowed in Business Park areas.	Not Applicable	2.0

# Classification of Land Uses, continued

<i>Community Plan Land Use</i>	<i>Description</i>	<i>Residential Density (du/ac)</i>	<i>Maximum Floor Area Ratio (FAR; minimum where specified)<sup>1</sup></i>
<b>Institutional and Public and Semi-Public Facilities</b>			
Institutional	Provides a designation for uses that are identified as public or semi-public facilities in the Community Plan, including but not limited to schools, libraries, police and fire facilities, and cemeteries.	Not Applicable	Not Applicable
<b>Park, Open Space and Recreation</b>			
Open Space	Applies to land or water areas generally free from development or developed with very low-intensity uses that respect natural environmental characteristics.	Not Applicable	Not Applicable
Population-based Parks	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks.	Not Applicable	Not Applicable

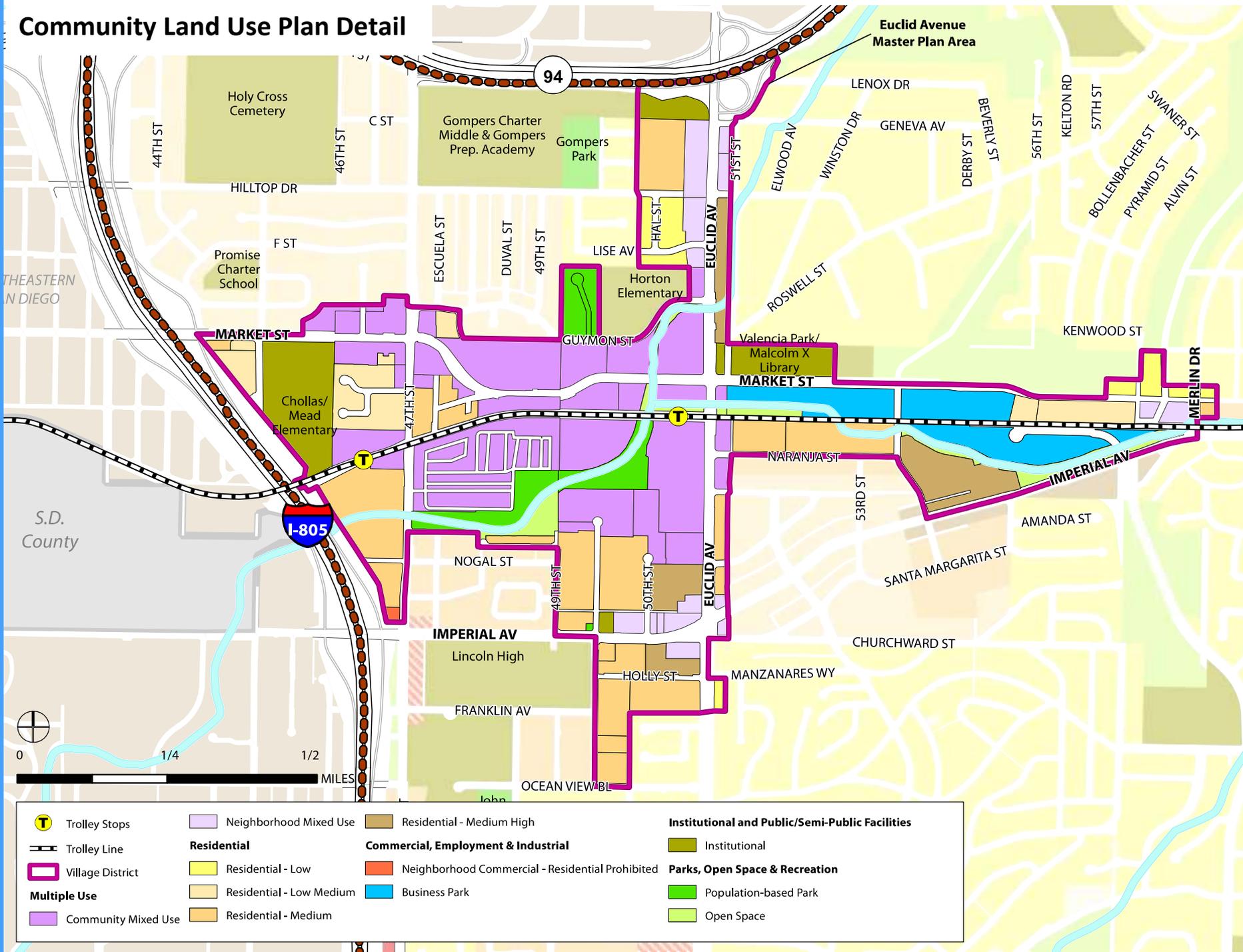
**Notes:**

1. Floor Area Ratio (FAR) represents total allowed FAR, as follows:

- For Community Village and Neighborhood Mixed Use: FAR includes both residential and non-residential uses.
- For Neighborhood Commercial and Community Commercial: FAR includes only non-residential uses.
- For Residential only uses: Projects would need to comply with both density and FAR standards.

2. New residential development is required to be within the density range (both maximum and minimum) specified in the applicable designation as shown in Table 2-2. Residential density is applied to overall parcel area, excluding land that is not developable because of steep slopes or other natural constraints. Clustering is permitted in all residential designations to encourage open space conservation and preservation of natural topography; this may result in portions of a site developed at a density higher than the applicable density range, which is acceptable as long as the density for the overall development site is not exceeded.

# Community Land Use Plan Detail



Trolley Stops	Neighborhood Mixed Use	Residential - Medium High	<b>Institutional and Public/Semi-Public Facilities</b>
Trolley Line	<b>Residential</b>	<b>Commercial, Employment &amp; Industrial</b>	Institutional
Village District	Residential - Low	Neighborhood Commercial - Residential Prohibited	<b>Parks, Open Space &amp; Recreation</b>
<b>Multiple Use</b>	Residential - Low Medium	Business Park	Population-based Park
Community Mixed Use	Residential - Medium	Open Space	

# TOD Density Incentives

	<i>Community Mixed Use Designation</i>	<i>Neighborhood Mixed Use Designation</i>	<i>Village District</i>
Minimum Density and Intensity	Minimum intensity limits established as part of the land use classifications (Table 2-2) need to be adhered to. Exceptions would require zoning variance.		As per land use designation
Reduction in Minimum Required Parking	Required minimum parking is reduced to half (50%) of parking required in Transit Area Overlay Zone (Section 142.0525 of the Municipal Code). Development can choose to provide greater parking.	Transit Area Overlay Zone parking standards in accordance with Section 142.0525 of the Municipal Code	
Shared Parking	Required visitor parking for new non-residential development shall be available for general use.	Existing provisions for shared parking.	

# TOD Density Incentives, continued

	<i>Community Mixed Use Designation</i>	<i>Neighborhood Mixed Use Designation</i>	<i>Village District</i>
Retail/Restaurant Location	Figure 2-2 identifies streets where active ground-floor commercial uses are required and where they are permitted.		As per land use designation
Publicly-Accessible Open Space	Appropriately located open space or plaza at ground level for public use (dedicated or with public access easement; minimum 500 square feet in size) is eligible for FAR bonus as follows — for every 100 square feet dedicated, building area can increase by 200 square feet, up to total 1 FAR bonus (for half of the site area dedicated to open space).	-	-
Environmental Analysis	Streamlined review under the California Environmental Quality Act (CEQA), in accordance with SB 743 (Chapter 386, Statutes of 2013)		

# Densities

**Residential**



Glasshous, Emeryville  
41 units/acre; FAR = 1.2



Lusso Lofts, San Diego  
67 units/acre; FAR = 1.5



Watermark, San Diego  
69 units/acre; FAR = 3.2



Archstone, Santa Monica  
99 units/acre; FAR = 4.9



Acqua Vista, San Diego  
283 units/acre; FAR = 7.5

**Non-Residential**



Snooze, San Diego  
FAR = 1.0



Bay Meadows, San Mateo  
FAR = 1.0



Davis  
FAR = 1.7



On Broadway, Redwood City  
FAR = 2.0



Emery Station East, Emeryville  
FAR = 2.5

**Mixed-Use**



Avalon on the Alameda, San Jose  
33 units/acre; Overall FAR = 1.4



City Center Plaza, Redwood City  
46 units/acre; Overall FAR = 1.6



Santana Row, San Jose  
29 units/acre; Overall FAR = 1.7



Fruitvale Transit Station, Oakland  
10.5 units/acre; Overall FAR = 1.9



Roosevelt Square, Phoenix  
67 units/acre; Overall FAR = 1.9



Gateway Family Apartments, San Diego  
48 units/acre; Overall FAR = 2.5



Pacific Station, Emeryville  
31 units/acre; Overall FAR = 2.5



Porto Siena, San Diego  
128 units/acre; Overall FAR = 3.5



The Franklin 88, Oakland  
153 units/acre; Overall FAR = 4.0



Palermo, San Diego  
167 units/acre; Overall FAR = 4.8

# Land Use Element Goals

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1. A **mix of uses and development intensity** that supports transit use within the designated villages area and promotes transit-oriented-development
2. A **diverse mixture of residential opportunities** including affordable rental and for sale housing, senior and multi-generational housing, companion units and small lot townhome development
3. A **vibrant and connected pedestrian-oriented community** with unique, local character that provides higher density residential, commercial, office and civic uses within the village areas and along transportation corridors

# Land Use Element Goals, continued

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4. A **compatible mix of land uses** that promote a healthy environment
5. Increased **job opportunities** and stable base sector employment uses and supportive commercial and industrial services
6. Well-designed and **aesthetically pleasing neighborhood** and community-serving commercial and institutional **uses that provide destinations** and which meet the daily needs of the residents

# Land Use Element Goals, continued

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7. Special districts and **villages that address the unique commercial needs of the community** including the Village at Market Creek and along Imperial Avenue
8. Environmental justice addressed through broadened **public input**, determination of the **benefits and burdens of transportation projects**, and the **equitable distribution** of housing, employment, recreation, and community-serving retail
9. Convenient and equitable **opportunities to obtain healthy foods, fresh fruits and vegetables** in all neighborhood restaurants and markets, located within walking distance of residences

# Community Planning Group Discussion

# Public Comment

# Next Steps

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- **Feedback form**
- **Sign-up sheet**
- **Website:**  
<http://www.sandiego.gov/planning/community/cpu/encanto>
- **Next Elements of the Plan to be drafted and presented:**
  - *Conservation and Sustainability*
  - *Recreation*
  - *Economic Prosperity*
  - *Public Facilities and Services*
- **Next CPG meeting for Encanto: November 18, 2013**

# Encanto Neighborhoods



Community Plan Update

## Community Planning Group Meeting #4

Community Plan Goals and Land Use Element

October 21, 2013