

## Community Plan Update Meeting: November 9, 2011

### Topic: Land Use Designation

#### General comments:

#### **Growth strategy of the General Plan:**

- City of Villages
- Mixed use designation
- Near services, parks, and transit

#### **POE district**

- Difference in land uses from East and West sides

#### **San Ysidro North**

- Division along trolley
- West of trolley "SY West"
- No reason to change Sunset boundaries

### Land Use Concepts

#### **San Ysidro North Neighborhood**

#### General Comments:

- Division of district along the trolley line
- Create new district called "San Ysidro West"
- No reason to change Sunset neighborhood boundaries

#### Voting

- 8 Yes
- 0 No
- 5 N/A
- Maintain neighborhood boundary, but consider splitting into two along trolley rail

## **San Ysidro South Neighborhood**

### General Comments:

- Want to see CC4-2 zone with a community commercial designation
- Needs a community commercial zone

### Voting

- 1 Visitor Commercial
- 11 Community Commercial
- Be consistent with other community commercial areas

## **Sunset Neighborhood**

### General Comments

- Density is way to go, but there are questions and concerns about parking
- Study parking impacts and ensure smart parking
- Will the parking impacts be analyzed?
- Need parking
- Concerned about heavy traffic

### Voting

- 7 Medium density
- 4 Low-medium density
- 5 N/A
- Parking and traffic concerns

## **San Ysidro Commercial District**

### General Comments

- Correction to area of change boundary
- Regional commercial
  - boundary includes housing on West boundary
  - Planning group memo regarding commercial designation: CC recommendation

### Voting

- 7 Community commercial
- 5 Residential commercial

## **Border Village District**

### General Comments

- Visitor commercial
  - Border: specific policies do not apply to the entire area
  - 700 block is unlike the rest of the commercial area
  - Look at the intent of the community planning group memo on CC-zone
  - Northern boundary needs to be refined
  - Transit is key at this location

### Voting

- 8 Community commercial
- 1 Visitor commercial
- 700 block boundaries should be different and/or separate

## **Port of Entry District**

### General Comments

Institutional land designation:

- Verify boundaries of federal property and city or other agency properties
- Would this designation preclude private uses? No.
- Concerns about lawsuit with designating land institutional
- Does POE district include Virginia Ave. improvements?

### Voting

- 8 for Institutional

## **El Pueblito Viejo Village**

### General Comments

- Community Village boundary: expand eastern boundary to freeway
- Maintain feed shop and other culturally significant structures to embrace the village character

## Voting

### Village designation boundaries

- 14 expand boundaries
- 15 maintain community village boundaries
- Expand boundaries
- Protect sensitive and historic resources in community

## **Beyer Hills Neighborhood**

### General Comments

- CPG wants to see the hillside proposal studied and understand feasibility
- Include transit stop on 805/Beyer Blvd.
- Medium density: why wasn't the last plan idea successful? (not implemented)
  - Study increased density further

## Voting

- 13 in favor of hillsides development
  - Condition to study density further