

# Southeastern San Diego



Community Plan Update

## Community Planning Group Meeting #4

Community Plan Goals and Land Use Element

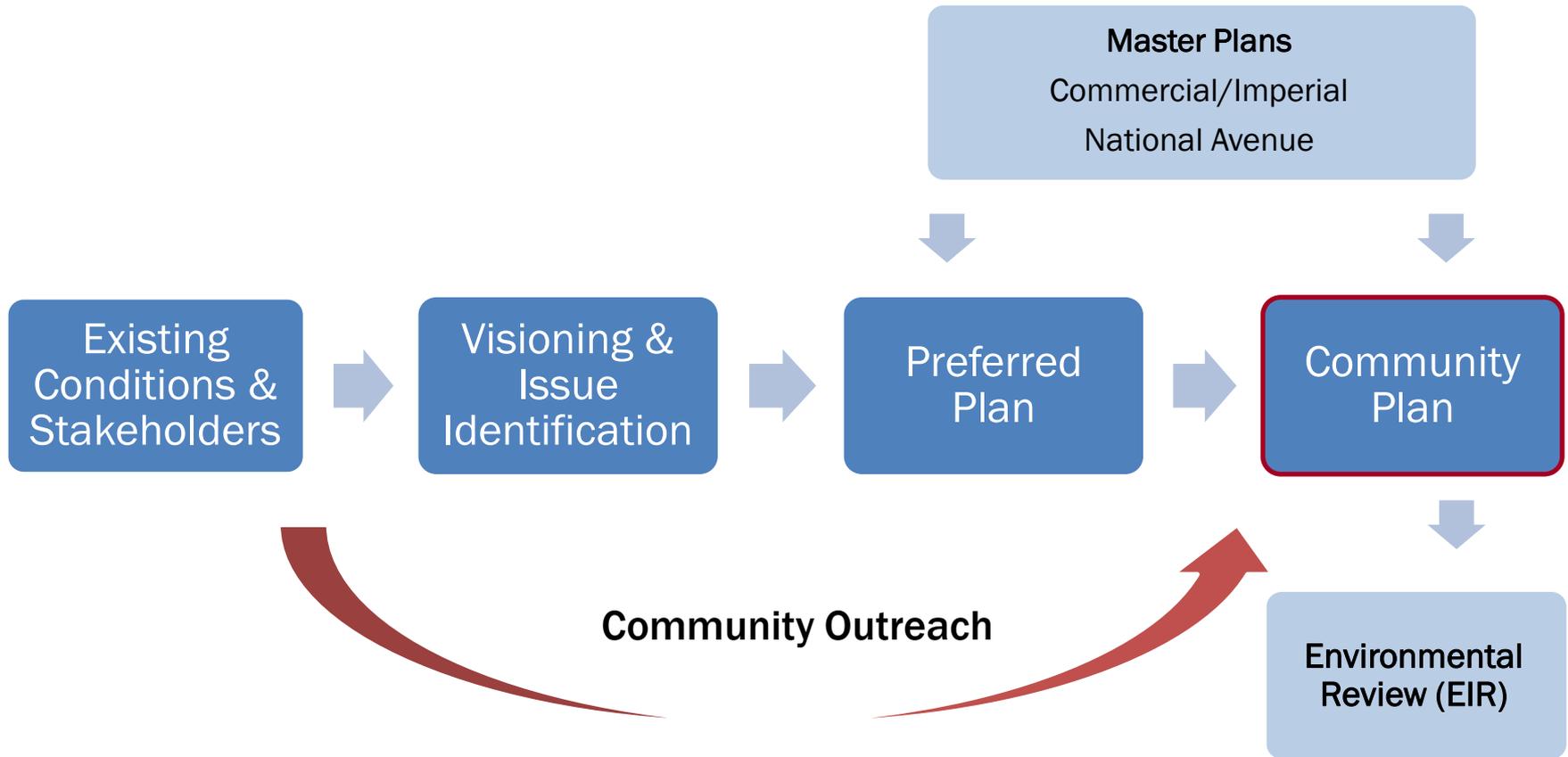
October 22, 2013

# 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**

# Process



# Sequence of Community Plan Elements

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

Introduction – October 22, 2013

Land Use – October 22, 2013

Public Facilities & Services – November 19, 2013

Recreation – November 19, 2013

Conservation & Sustainability – November 19, 2013

Economic Prosperity – November 19, 2013

# Sequence of Community Plan Elements

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

Urban Design – December 9, 2013

Arts & Culture – December 9, 2013

Historic Preservation – December 9, 2013

Mobility – January 13, 2014

Implementation – January 13, 2014

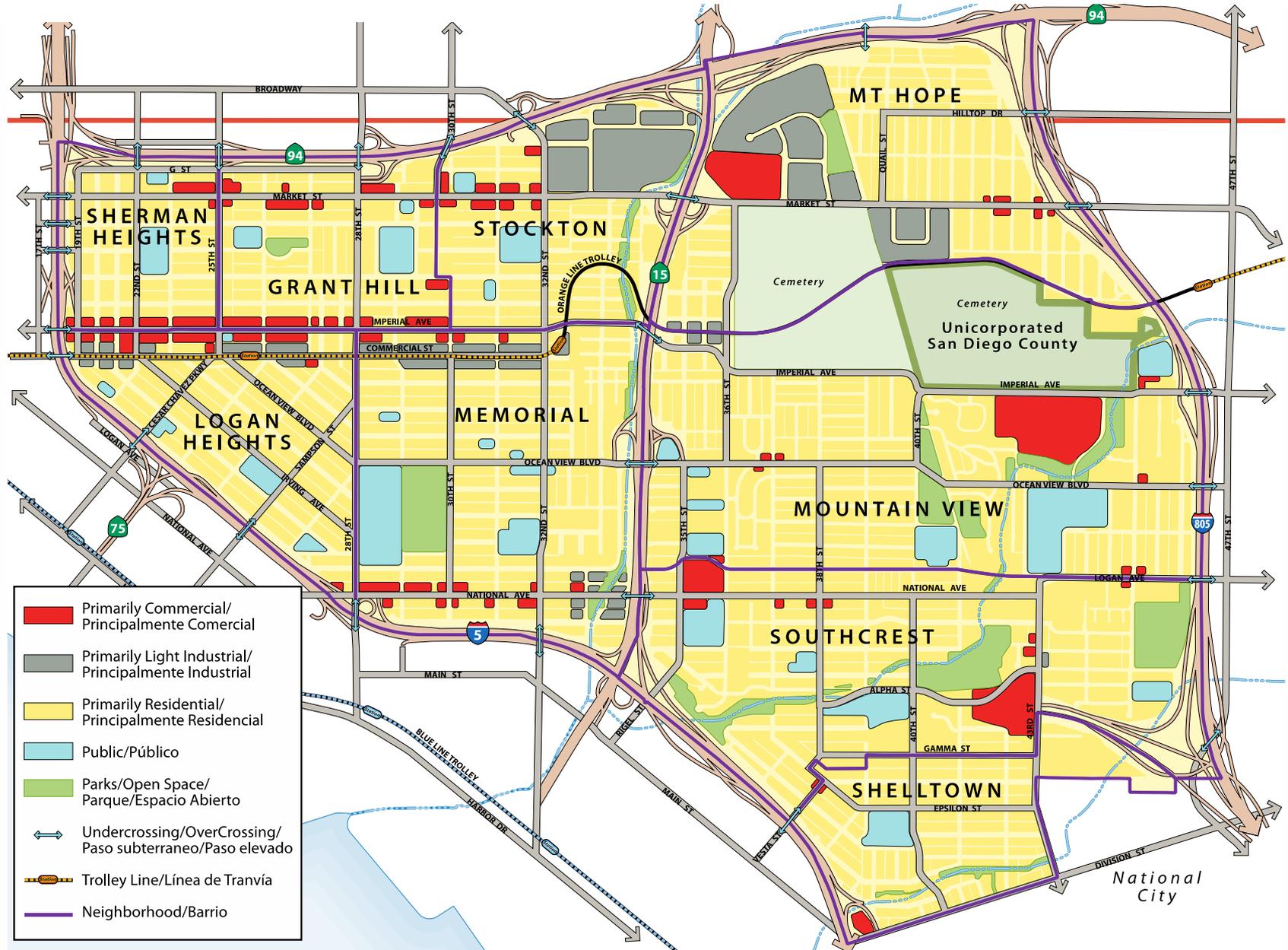
# Southeastern San Diego Community Plan Regional Location



**Southeastern San Diego Community Planning Area**



# Southeastern San Diego Neighborhoods



- Primarily Commercial/  
Principamente Comercial
- Primarily Light Industrial/  
Principamente Industrial
- Primarily Residential/  
Principamente Residencial
- Public/Público
- Parks/Open Space/  
Parque/Espacio Abierto
- Undercrossing/OverCrossing/  
Paso subterraneo/Paso elevado
- Trolley Line/Línea de Tranvía
- Neighborhood/Barrio



National City

# Vision and Guiding Principles

# Revised Vision

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Southeastern San Diego is a **diverse, inclusive, and vibrant** place to live and work, experiencing a renaissance while celebrating its distinct history. The community promotes **economic well-being**, with a job-ready population, active employment areas and cottage industry, and investment by property owners. The low-density **character of its neighborhoods** is maintained, while the **corridors are enhanced** with a vibrant mix of retail, restaurant, and cultural uses, jobs, and higher density housing, along the transit corridors...

## Revised Vision, continued

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...Parks are safe, well-maintained, and full of community-serving amenities. The community benefits from its **strong connections to the rest of the region**. Movement within the community is enhanced with good north-south connections and **attractive, well-lit, and pedestrian-friendly** streetscapes, making it easy to get around car-free.

# Revised Guiding Principles

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1. Celebrate Southeastern San Diego's distinctive historic roots, **while enhancing the community's identity** with strategic new higher density residential, compatible mixed-use development, and streetscape improvements along major corridors and at key sites.
2. Improve and maintain the community's **streets and infrastructure** and create a circulation system that supports the safe and efficient movement of pedestrians, bicyclists, transit, and vehicles, and enhance **connections to surrounding neighborhoods** and beyond. Provide parking convenient to retail and restaurant uses while **reducing the automobile emphasis** in the community over time.

# Revised Guiding Principles, continued

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3. Flourish as a **desirable, livable, and inclusive** community, with safe streets, building on existing high quality community assets.
4. Make the community **healthy and self-sustaining** by ensuring compatibility between industrial and residential uses, providing access to healthy foods, and facilitating home-grown businesses and jobs.
5. Respect the low-density **character of existing neighborhoods**, while supporting investment by property owners and providing housing at a range of densities and affordability in the community.

# Revised Guiding Principles, continued

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6. Develop a mix of residential, light industrial, retail, restaurant, and cultural uses and a variety of amenities and services to support a **balanced and vibrant community**.
7. Enhance existing parks with improvements to landscaping, lighting, signage, walkways and play facilities, promote **joint use of parks** with schools, and provide **new parks and gathering places**.
8. Ensure that Southeastern San Diego's families are well served by **schools within the community**, and provide **opportunities for education and job training** for all community members.

# Revised Guiding Principles, continued

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9. Develop **sustainable practices** in new development, mobility, water and energy conservation in order to reduce greenhouse gas emissions.

# Draft Land Use Element for Southeastern San Diego



# Land Use Element Goals

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1. A **vibrant and pedestrian-oriented community** that provides residential, commercial, office, and civic uses
2. A **compatible mix of land uses** that promote a healthy environment
3. Stable base sector **employment uses** and supportive commercial and industrial services
4. A **diverse mixture of residential opportunities** including affordable rental and for sale housing, senior and multi-generational housing, and small lot townhome development

# Land Use Element Goals, continued

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5. Well-designed and **aesthetically pleasing neighborhood** and community-serving commercial and institutional uses which meet the daily needs of residents
6. Special districts and villages that address the **unique commercial needs of the community**, including the Villages at 43rd Street, 25th Street/Commercial, and 32nd Street/Commercial

# Land Use Element Goals, continued

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7. A **vibrant, pedestrian-oriented village** with a mix of residential, commercial, and civic uses for the enjoyment of community residents with unique, local character
8. Collaboration with public health professionals and others to reduce undesirable health outcomes through neighborhoods that support **healthy and active living**

# 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

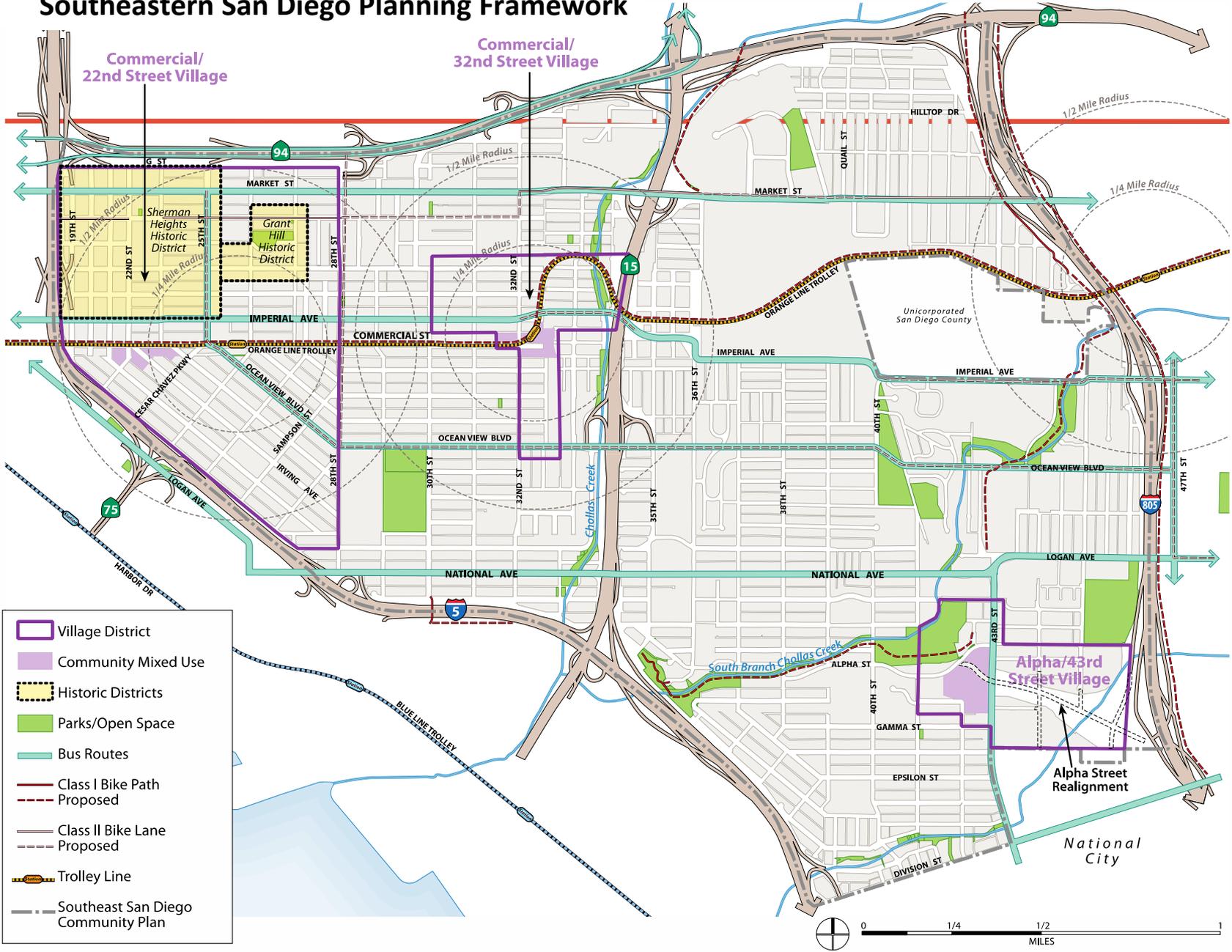


The Franklin 88, Oakland  
153 units/acre; Overall FAR = 4.0



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

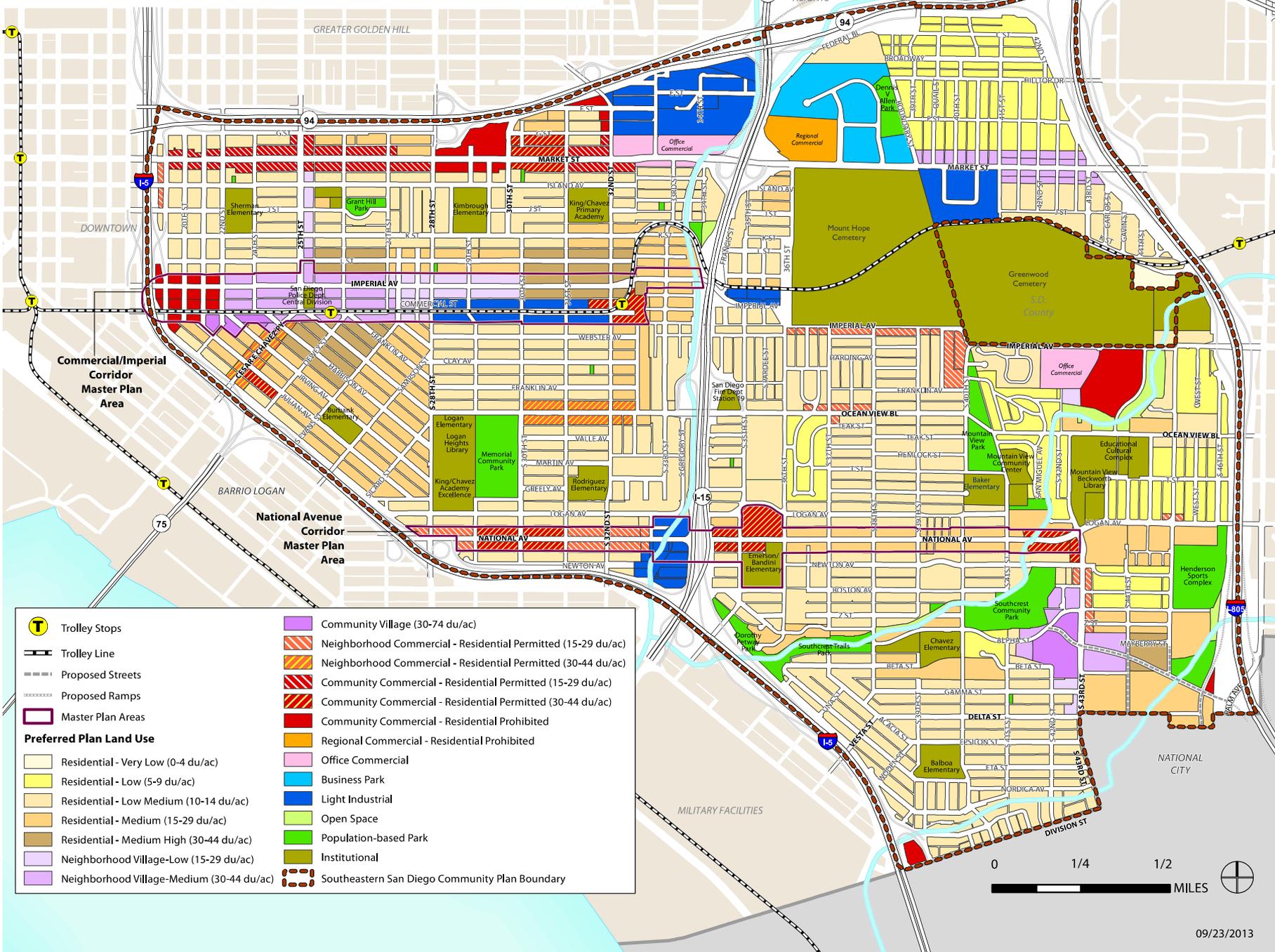
# Southeastern San Diego Planning Framework



- Village District
- Community Mixed Use
- Historic Districts
- Parks/Open Space
- Bus Routes
- Class I Bike Path
- Proposed
- Class II Bike Lane
- Proposed
- Trolley Line
- Southeast San Diego Community Plan



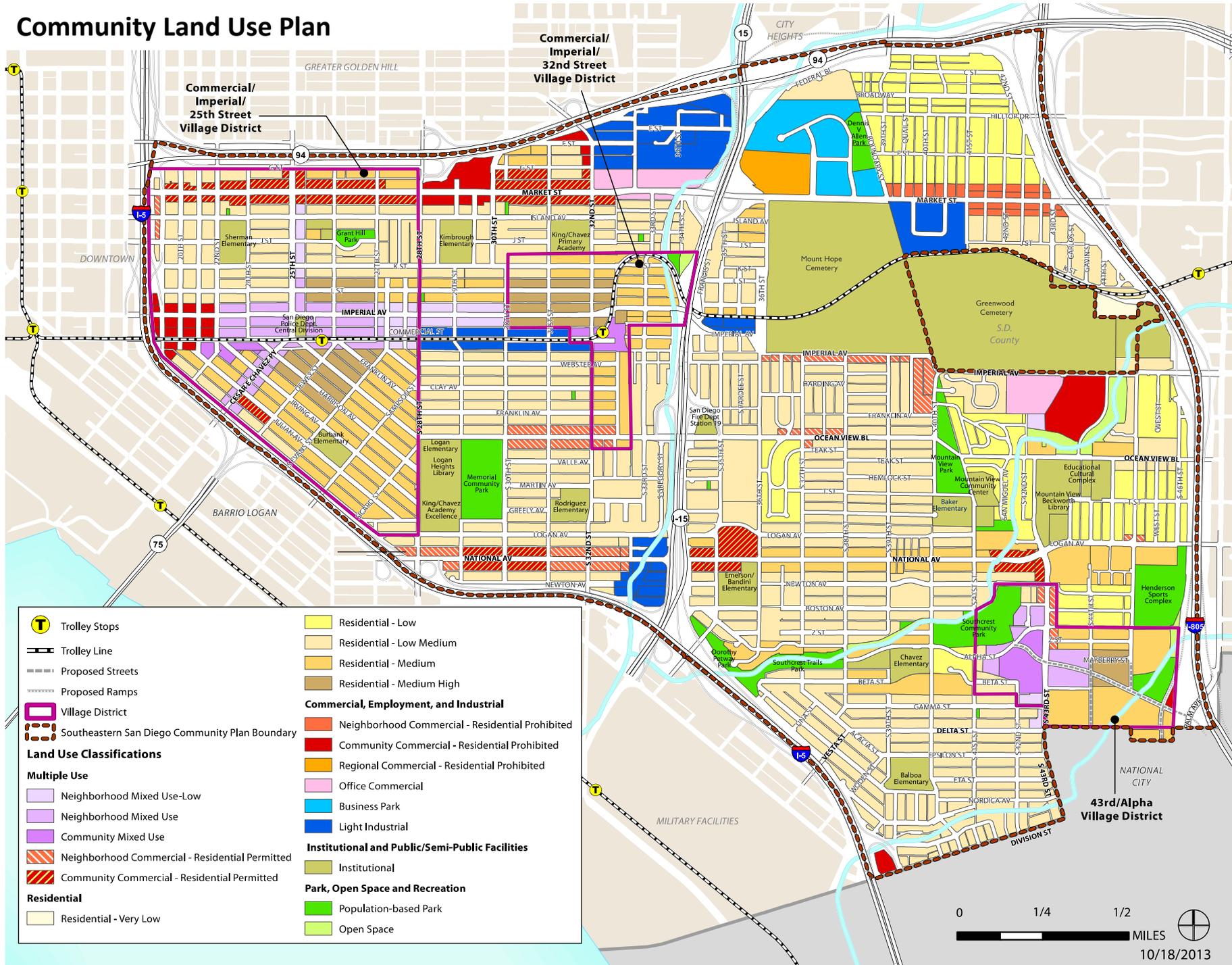
# Preferred Community Plan



	Trolley Stops		Community Village (30-74 du/ac)
	Trolley Line		Neighborhood Commercial - Residential Permitted (15-29 du/ac)
	Proposed Streets		Neighborhood Commercial - Residential Permitted (30-44 du/ac)
	Proposed Ramps		Community Commercial - Residential Permitted (15-29 du/ac)
	Master Plan Areas		Community Commercial - Residential Permitted (30-44 du/ac)
<b>Preferred Plan Land Use</b>			Community Commercial - Residential Prohibited
	Residential - Very Low (0-4 du/ac)		Regional Commercial - Residential Prohibited
	Residential - Low (5-9 du/ac)		Office Commercial
	Residential - Low Medium (10-14 du/ac)		Business Park
	Residential - Medium (15-29 du/ac)		Light Industrial
	Residential - Medium High (30-44 du/ac)		Open Space
	Neighborhood Village-Low (15-29 du/ac)		Population-based Park
	Neighborhood Village-Medium (30-44 du/ac)		Institutional
			Southeastern San Diego Community Plan Boundary



# Community Land Use Plan



	Trolley Stops		Residential - Low
	Trolley Line		Residential - Low Medium
	Proposed Streets		Residential - Medium
	Proposed Ramps		Residential - Medium High
	Village District	<b>Commercial, Employment, and Industrial</b>	
	Southeastern San Diego Community Plan Boundary		Neighborhood Commercial - Residential Prohibited
<b>Land Use Classifications</b>			Community Commercial - Residential Prohibited
<b>Multiple Use</b>			Regional Commercial - Residential Prohibited
	Neighborhood Mixed Use-Low		Office Commercial
	Neighborhood Mixed Use		Business Park
	Community Mixed Use		Light Industrial
	Neighborhood Commercial - Residential Permitted	<b>Institutional and Public/Semi-Public Facilities</b>	
	Community Commercial - Residential Permitted		Institutional
<b>Residential</b>			Population-based Park
	Residential - Very Low		Open Space

# 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

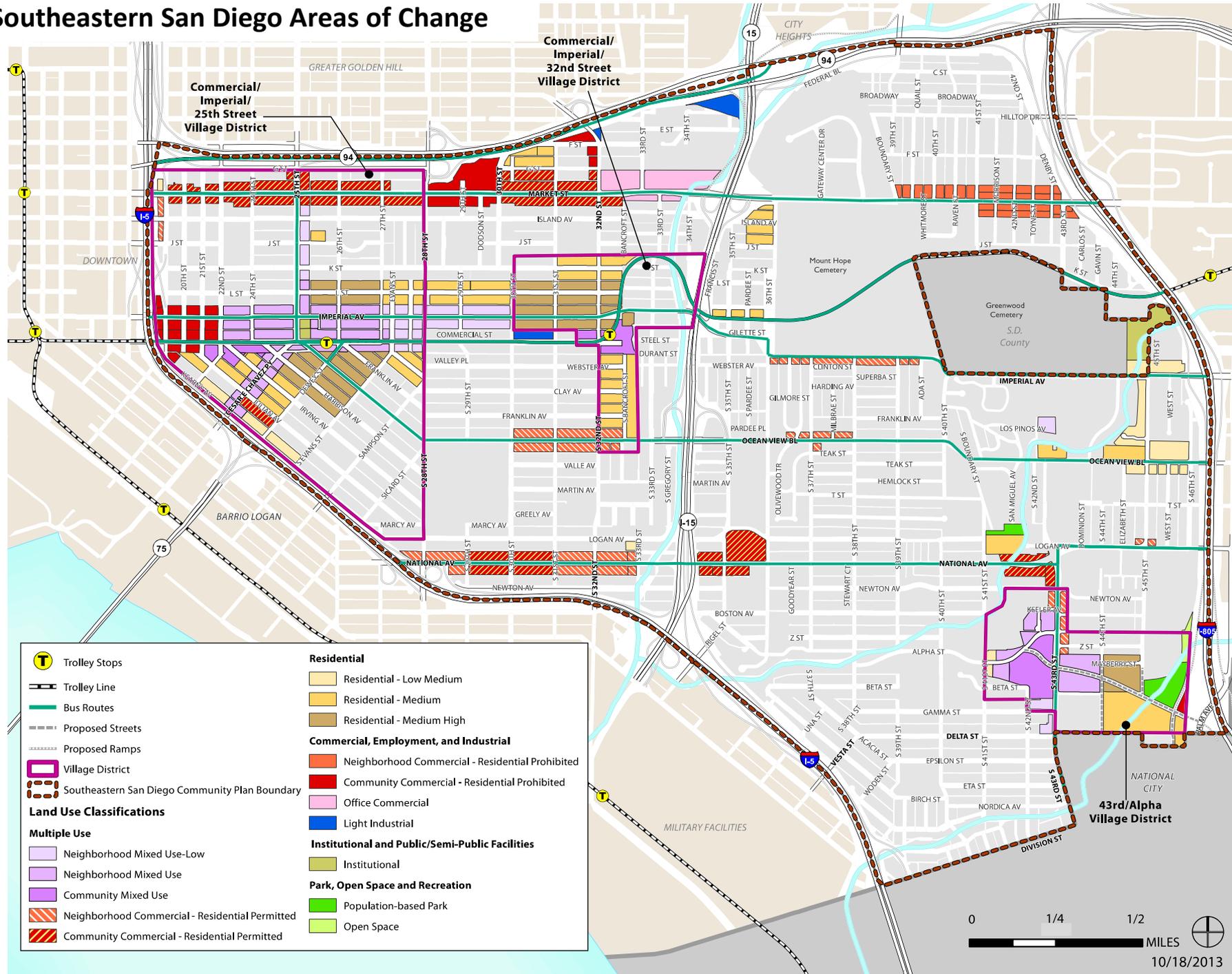
**Notes:**

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.

# Southeastern San Diego Areas of Change

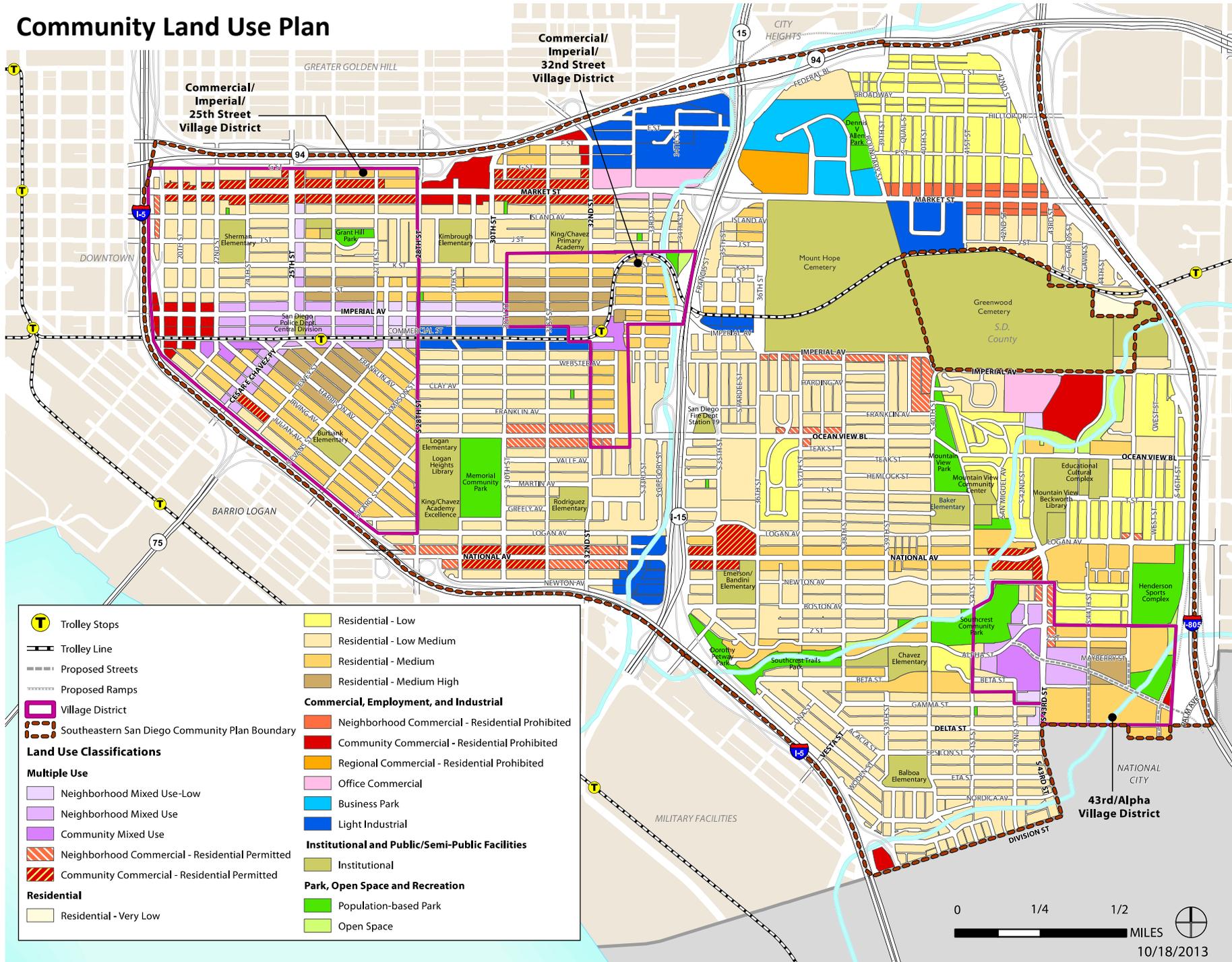


	Trolley Stops		<b>Residential</b>
	Trolley Line		Residential - Low Medium
	Bus Routes		Residential - Medium
	Proposed Streets		Residential - Medium High
	Proposed Ramps		<b>Commercial, Employment, and Industrial</b>
	Village District		Neighborhood Commercial - Residential Prohibited
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	Neighborhood Mixed Use-Low		<b>Institutional and Public/Semi-Public Facilities</b>
	Neighborhood Mixed Use		Institutional
	Community Mixed Use		<b>Park, Open Space and Recreation</b>
	Neighborhood Commercial - Residential Permitted		Population-based Park
	Community Commercial - Residential Permitted		Open Space

# TOD Density Incentives

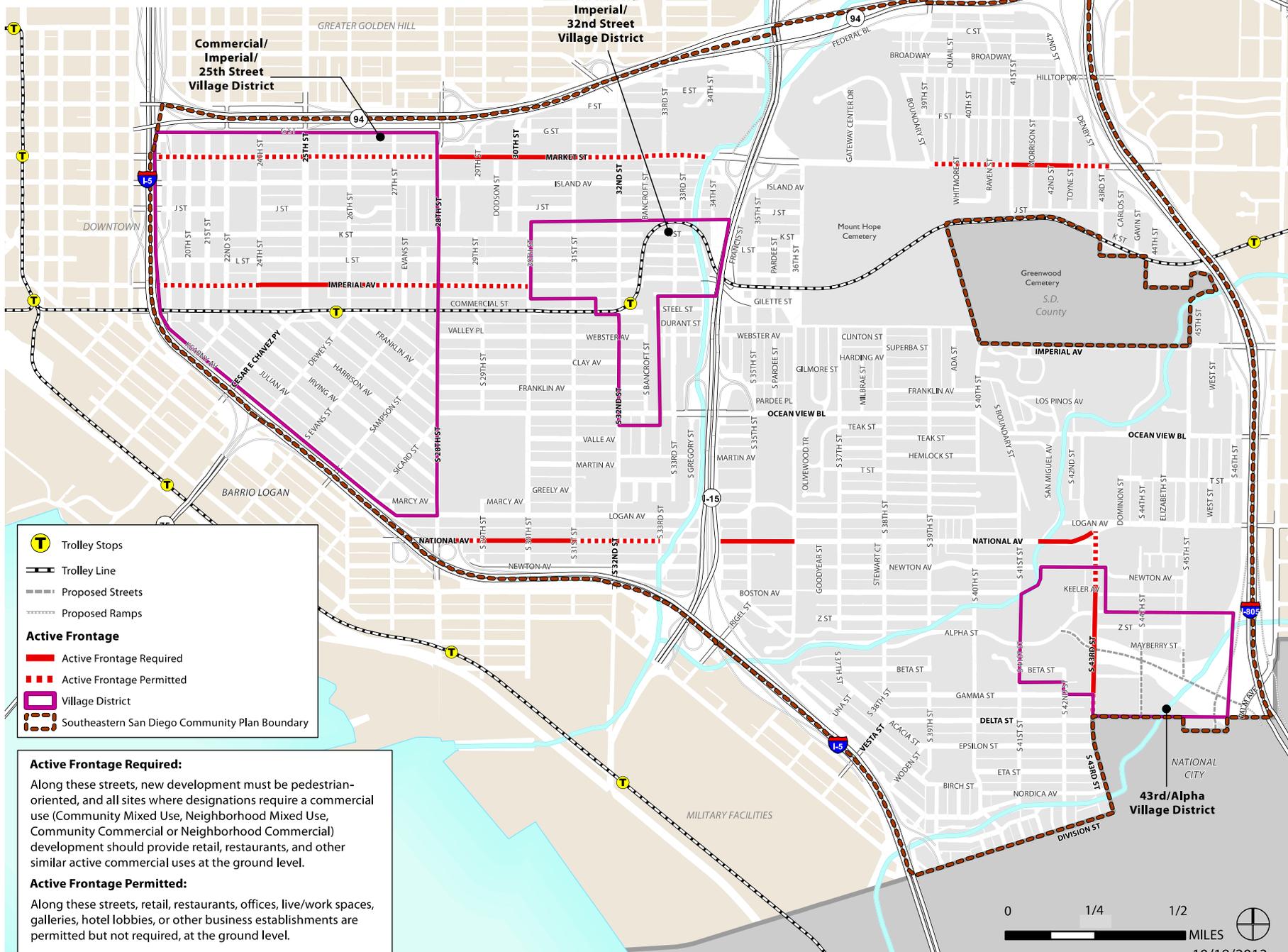
	<i>Community Mixed Use Designation</i>	<i>Neighborhood Mixed Use Designation</i>	<i>Village District</i>
Minimum Density and Intensity	Minimum intensity limits established as part of the land use classifications (Table 2-2) need to be adhered to. Exceptions would require zoning variance.		As per land 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.	

# Community Land Use Plan



	Trolley Stops		Residential - Low
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	Residential - Very Low		Population-based Park
			Open Space

# Southeastern San Diego Active Frontage



**Trolley Stops**

**Trolley Line**

**Proposed Streets**

**Proposed Ramps**

**Active Frontage**

- Active Frontage Required
- Active Frontage Permitted

**Village District**

**Southeastern San Diego 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.

# 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)		

# 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/southeastern/>
- **Next Elements of the Plan to be drafted and presented:**
  - *Conservation and Sustainability*
  - *Recreation*
  - *Economic Prosperity*
  - *Public Facilities and Services*
- **Next CPG meeting for Southeastern San Diego:  
November 19, 2013**

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Community Plan Update

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October 22, 2013