



Community Plan Update

Southeastern San Diego Community Plan Update

Planning Group Recommendations for Future Specific Land Uses

SESD Planning Group Recommendation		City of San Diego Response
1.	<p>Gateway Center West: Retain I-1 Zoning – on 32nd Street to Interstate 15 (I-15) and Market Street to State Route 94 (SR-94)</p>	<p>The proposed land use for this area is Office Commercial with implementing zone Commercial Office (CO-2-1).</p> <p>The purpose of the Commercial Office (CO) zone is to provide areas for employment uses with limited, complementary retail uses. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable. The CO-2-1 zone prohibits residential development, and allows for a mix of office uses with a neighborhood scale and orientation including Educational Facilities such as Vocational/Trade Schools; Offices for business & Professional, government, medical and dental; Research & Development; and small retail establishments.</p> <p>This land use and zoning package will create an activated street frontage along Market Street, buffer the industrial uses to the north, and protect existing low density residential neighborhoods to the south.</p>
2.	<p>Gateway Center West: Retain I-1 Zoning or office use – between 32nd and 33rd Street, on the south side of Market Street and the immediate adjacent alley.</p>	<p>The proposed land use for this area is Office Commercial with implementing zone Commercial Office (CO-2-1).</p> <p>The purpose of the Commercial Office zone is to provide areas for employment uses with limited, complementary retail uses. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable. The CO-2-1 zone prohibits residential development, and allows for a mix of office uses with a neighborhood scale and orientation including Educational Facilities such as Vocational/Trade Schools; Offices for business & Professional, government, medical and dental; Research & Development; and small retail establishments.</p> <p>This land use and zoning package will create an activated street frontage along Market Street, buffer the industrial uses to the north, and protect existing low density residential neighborhoods to the south.</p>



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3.	On the south side of Market Street, recommend correcting the I-1 Zone to MF-3000 between 33 rd Street and Chollas Creek, and Market Street to the adjacent alley.	<p>Southeastern San Diego will convert to city-wide zoning with the adoption of the Community Plan Update. At this time the Planned District Ordinance (PDO) zones, including MF-3000, will be eliminated.</p> <p>The proposed land use for this area is Community Mixed Use with implementing zone Community Commercial (CC-3-6) which allows for 0 or 30-44 dwelling units per acre (du/ac). This land use and zoning package will create an activated street frontage along Market Street, buffer the industrial uses to the north, and protect existing low density residential to the south.</p>
4.	NEC, Market Street and 27 th Street, there is a building that is in question as to being a legal building. If not legal, recommend that the zoning be changed to low density.	<p>There is an open code compliance case for this site.</p> <p>The proposed land use for the site is Residential – Medium with implementing zone Residential – Multi Family (RM-2-5). The proposed zoning retains the same density (15-29 du/ac) as the existing zoning for the site.</p> <p>City staff does not recommend spot zoning or rezoning the site to a lower intensity.</p>
5.	Otto Square Shopping Center: retain existing Commercial Zone and no future residential development on the site. Owners in recent years have renovated and added new businesses to the Center. Otto Square is located between South 35 th and South 36 th Streets from National to Logan Avenues.	<p>City staff has determined that residential should be allowed on the site. Over the 20 year lifespan of the plan, the parking lot may be optimized to include new residential mixed use opportunities. Sufficient parking for the residential units can be provided in structured parking.</p>
6.	25 th Street to 18 th Streets, both side of Market Street, do not increase density as adjacent properties do not have sufficient street parking. This is part of the Sherman Heights Historic District.	<p>The proposed land use is Community Mixed-Use with implementing zone Community Commercial (CC-3-4) 15-29 du/ac.</p> <p>The existing land use is Multiple Use with implementing zone SESDPD-CSF-2-R-3000 which allows for 1 unit per 3,000 square feet. The proposed land use and zoning would allow for 1 unit per 1,500 square feet and all future projects would be required to</p>



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		provide sufficient parking.
7.	Between National Avenue and South 43 rd Street to Alpha, recommend Neighborhood Commercial, NO residential development.	The plan supports moving residential density out of established low density residential areas and directing it to existing transit corridors to foster the development of an urban village. In addition, due to the close proximity of educational opportunities, retail, and parks this area is a natural place to provide residential opportunities.
8.	On South 43 rd Street and National Avenue, on both sides of South 43 rd should be Community Commercial and NO residential development.	<p>The plan supports moving residential density out of established low density residential areas and directing it to existing transit corridors to foster the development of an urban village. In addition, due to the close proximity of educational opportunities, retail, and parks this area is a natural place to provide residential opportunity.</p> <p>In addition, the developing urban village has potential for future development associated with the Bus Rapid Transit (BRT) service connection to the I-805 planned for 2020.</p>
9.	Site between Newton and Alpha, Keeler Court to Southcrest Park, retain MF-3000. Keeler Court is a narrow street, between Alpha and Newton, NOT designed for Community Mixed Use. Keeler court is not a through street, but a cul-de-sac.	<p>This is currently an undeveloped site which is being marketed as a series of separate parcels for development. The site holds significant potential for multi-family residential and is currently in escrow to a multi-family development company.</p> <p>At the time of development, Keeler Court will be connected to Alpha Street; improving the circulation pattern in the area.</p>
10.	Site Recommendation: Between Caesar Chavez Parkway and Dewey, and Julian and Kearney, Zoning should be Residential Medium Density as it is adjacent to low-density on the east and residential medium to the north.	<p>The proposed land use is Community Mixed Use, with implementing zoning Community Commercial (CC-3-6) 30-44 du/ac.</p> <p>City Staff has reviewed the area, in light of requests from land owners and community members, and determined that the Bread & Salt site can yield additional development potential as a live-work site.</p>
11.	Along Market Street, from I-805 to I-15, retain	Neighborhood Commercial is currently proposed from Boundary Street to I-805 on the



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	Neighborhood Commercial.	north side of Market Street, and from 41 st Street to I-805 on the south side of Market Street .
12.	National Avenue: Do not increase existing density. Increase street lighting, with a minimum of 4 lights per block to encourage evening family walks. Increase traffic signals.	<p>National Avenue is subject to a detailed Master Plan effort –The National Avenue Master Plan. The land uses and zoning contained within the Master Plan were developed in coordination and concurrently with the Southeastern San Diego Community Plan Update (CPU). The public outreach involved in this effort included ongoing meetings with the Southeastern San Diego Community Planning Group between March and December of 2013, pop-up outreach (efforts at trolley stops, YMCA, library, Sherman Heights Community Center, and soap box derby race), and two community workshops in 2013.</p> <p>The National Avenue Corridor will provide a mix of land uses that maintains the existing feel of small block, high density, and human scale development; allows for a compatible range of neighborhood and community serving retail uses mixed with residential uses; compliments and supports nearby institutional facilities, especially schools, library, and community center; and improves recreation and trail opportunities.</p> <p>The National Avenue Master Plan calls for additional lighting along the corridor, and the Community Plan Update supports installing infrastructure at the City established standard. Any infrastructure exceeding the City standard would require the establishment of a Landscape, Lighting and Maintenance District (LLMD) or a Maintenance Assessment District (MAD).</p>
13.	Commercial Street: 25 th to 32 nd , recommend I-1 Light Industrial.	<p>Commercial Street between 28th and 32nd Street is currently proposed as light industrial with implementing zone Light Industrial (IL-2-1).</p> <p>The land use and zoning for this area was discussed and vetted by the community over a two year period during the development of the Commercial/Imperial Corridor Master Plan (CICMP) and the Community Plan Update.</p>



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		A proposal has been put forth by the industrial land owners between 28 th and 32 nd street to change the land use to Community Mixed-Use with implementing zone Neighborhood Commercial (CN-1-4). This alternative land use and zoning package will be studied in the Environmental Impact Report (EIR) and will be available as an option for adoption by decision makers at hearing.
14.	Infrastructure Improvements (area-wide)	A Public Facilities Financing Plan (PFFP) is being developed to accommodate future infrastructure improvements. The PFFP will identify the capital improvements and other projects necessary to accommodate present and future community needs as identified throughout the community plan. The PFFP will be released in Winter 2014 and will include a complete list of projects.
15.	Install combined electric and solar wherever possible.	Please refer to the Conservation and Sustainability Element which contains a detailed discussion of Sustainable Energy, Energy Efficiency, and Renewable Energy as well as policies promoting solar energy systems (P-CS-5), and renewable energy production (P-CS-9).
16.	Improve existing dirt alleys with concrete and a minimum of 3 lights/4 lights as dictated by topography	Improving the dirt alleys is a property owner responsibility. The Community Plan Update supports installing infrastructure at the City established standard. Any infrastructure exceeding the City standard would require the establishment of a Landscape, Lighting and Maintenance District (LLMD) or a Maintenance Assessment District (MAD).
17.	Create and implement a Maintenance Plan for sustainability.	A Public Facilities Financing Plan (PFFP) is being developed to accommodate future infrastructure improvements. The PFFP will be released in Winter 2014. Maintenance Assessment Districts (MADs) are established by the City of San Diego as a means of providing property owners with the opportunity to assess themselves to pay



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		for enhanced improvements, maintenance, services and activities, known as Special Benefits, in their neighborhood or community beyond those generally provided by the City, known as General Benefits. Information on how to establish a Maintenance Assessment District (MAD) is provided at the link below: http://www.sandiego.gov/park-and-recreation/general-info/mads/mad4.shtml
18.	Incorporate the Recommendations for future specific land uses as an appendix to the Land Use Element for the Community Plan Update.	The agreed upon recommendations will be incorporated into the body of the Community Plan Update; it is not appropriate to include specific comments and recommendations as an Appendix to the Community Plan. The proposed land use changes will be studied in the Environmental Impact Report.