

4.2 RELATIONSHIP TO THE GENERAL PLAN

Effective urban design seeks to balance public and private interests, considers first and foremost the people that use the public realm, and how the quality of their lives is affected by a community’s public spaces. To obtain integration between land uses, built form, and transportation systems, the recommendations of the Urban Design Element need to be linked to all of the general plan elements, particularly the land use, mobility, conservation, and historic elements.

The City of San Diego General Plan (2008), provides overarching principles to guide the form and development of the City to achieve compact and more environmentally-sensitive patterns of development envisioned by the “City of Villages” strategy. The Urban Design Element of the City’s General Plan includes detailed urban design goals and policies relating to the design of the built environment. The intent of the Greater North Park Community Plan is to apply and advance the vision and concepts established in the City of San Diego General Plan in a manner that is specific to the Greater North Park community. The Greater North Park Community Plan is an extension of the General Plan, and as such its goals, policies and recommendations must be consistent with the broader planning guidance. The hierarchy of General Plan Urban Design Goals and City of Villages Urban Design Element Goals are presented below. In addition Table 1 gives the relevant topics from the General Plan Urban Design Element. These reference items shall be considered in addition to the Greater North Park Urban Design Element.

The General Plan and the Community Plan are visioning documents that establish the goals of the community for the next 20 years. These documents are used as the foundation for the standards and requirements developed as part of the Land Development Code, Mid City Community Planned District Ordinance (MCCPD), and this Community Plan Update.

THE GENERAL PLAN’S URBAN DESIGN GOALS:

- A built environment that respects San Diego’s natural environment and climate.
- An improved quality of life through safe and secure neighborhoods and public places.
- A pattern and scale of development that provide visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.
- A City with distinctive community centers, communities, neighborhoods, and village centers where people gather and interact.
- Maintenance of historic resources that serve as landmarks and contribute to the City’s identity.
- Utilization of landscape as an important aesthetic and unifying element throughout the City.

THE GENERAL PLAN’S CITY OF VILLAGES URBAN DESIGN ELEMENT STRATEGIES:

- Contribute to the qualities that distinguish San Diego as a unique living environment
- Build upon existing communities
- Direct growth into commercial areas
- Preserve stable residential neighborhoods

FIGURE 4-1: COMMUNITY PLAN POLICY TOPICS

Community Plan Policy Topics	General Plan Policy
Development Adjacent to Canyons & other Natural Features	UD-A.3
Landscape Guidelines	UD-A.8
Parking	UD-A.11, UD-A.12
Wireless Facilities	UD-A.15
Utilities	UD-A.16
Safety & Security	UD-A.17
Residential Design	UD-B.1-UD-B.8
Mixed-use and Commercial	UD-C.1-UD-C.8
Public Spaces & Civic Architecture	UD-E.1-UD-E.2
Public Art & Cultural Amenities	UD-F.1-UD-F.5
Urban Runoff & Stormwater Management	UD-E.1-UD-E.7
Urban Forestry	UD-J.1-UD-J.5
Sustainable Development Practices	UD-A.5-UD-A.12
Streetscape Design	UD-C.7
Pedestrian Access to Developments	UD-A.5-UD-A.9.
Site Design & Building Orientation	UD-A.3-UD-A.6
Building Compatibility & Transitions	UD-B.2
Building Quality, Durability, Materials & Colors	UD-A.4, UD-A.5, UD-A.9

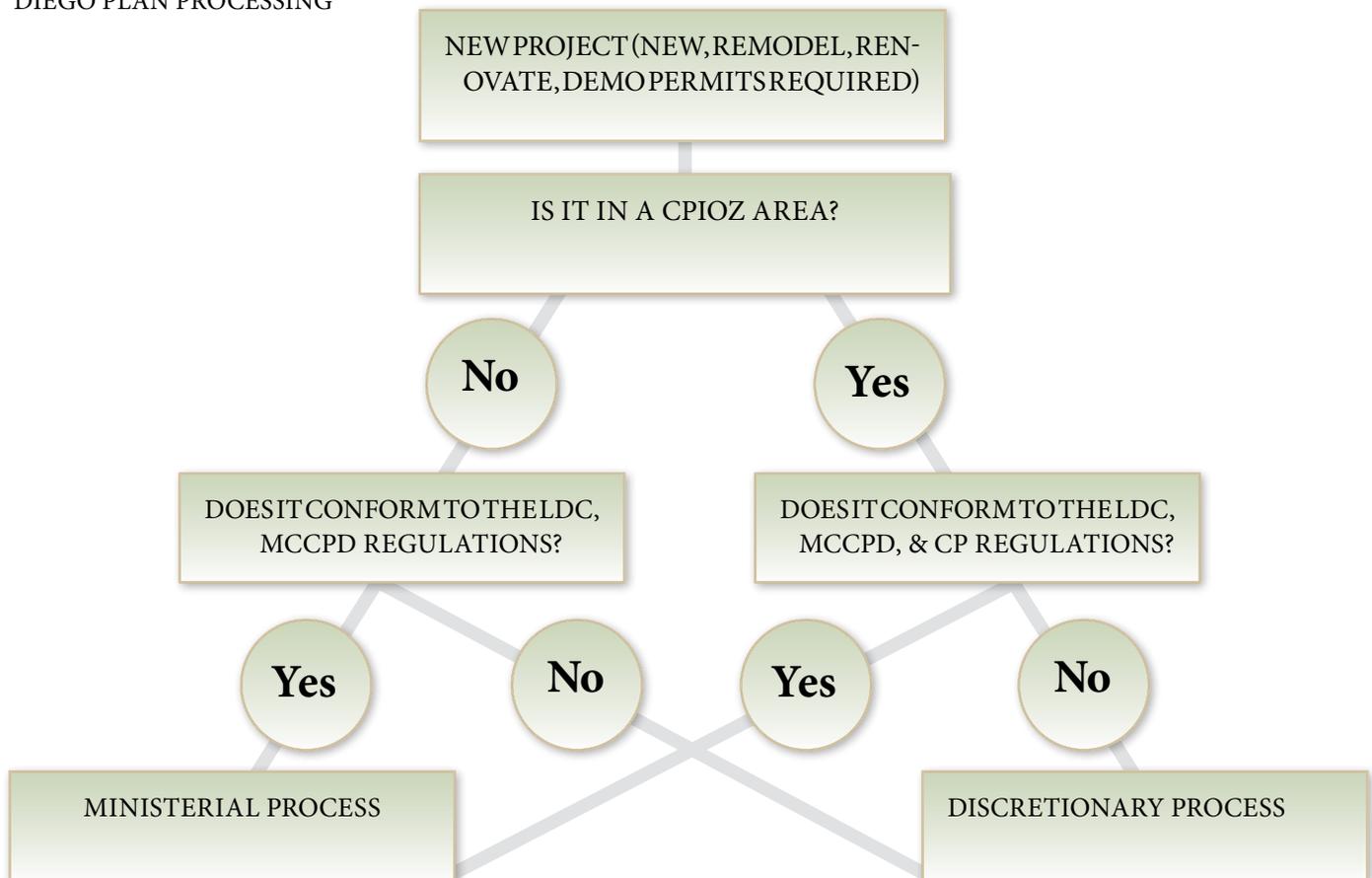
4.2.1 IMPLEMENTATION

The LDC contains development regulations and permitted land uses that implement citywide regulations. In addition to the LDC, the MCCPD sets guidelines for design for the Greater North Park planning area. If the MCCPD is eliminated, the MCCPD guidelines should be incorporated into city-wide zoning code and development regulations. Developers, planners, and residents should look to the LDC, MCCPD for primary guidance. ***All urban design topics have not been addressed in this element because they have already been addressed sufficiently in the LDC and MCCPD.*** This urban design element’s recommendations are in addition to the LDC’s and MCCPD’s guidelines.

After an extensive public outreach process and discussion of various public design concerns, a framework was developed that applied varying levels of regulatory design control over different areas of the community based on the dominance of character and uniformity found within specific neighborhoods and districts. A variety of mapping exercises conducted at public workshops and community inputs identified areas of needed change and areas where a level of stability and context sensitive design was needed. The community’s input was the bases of identifying the CPIOZ areas that needed additional guidelines to retain North Park’s existing character.

Within the City of San Diego, there are two basic types of permitting review: ministerial and discretionary. Previously, Greater North Park did not have any CPIOZ areas. This Urban Design Element identifies CPIOZ areas and applies context-specific polices and guidelines. The City of San Diego has two permitting processes: ministerial permits and discretionary permits. Figure 4-2 highlights how a new project would be processed for Greater North Park.

FIGURE 4-2: CITY OF SAN DIEGO PLAN PROCESSING



4.3 URBAN FORM ANALYSIS

The unique urban form of a community is dictated by a number of different factors. Understanding these factors can help in determining what is important to improve the quality of the built environment. These factors occur at the various scales: Community-Wide, District or Neighborhood, Corridor, Block, and Building scales. The following discussion begins with elements of the urban form that are at the community-wide scale. After this introductory text, the discussion is organized by geographic sub-areas called CPIOZ districts. Most areas within the Greater North Park planning area fall into either the public realm or one of four CPIOZ districts: core area, mixed use corridor area, consistent character area, or diverse character area