



## **North Park Community Plan Update**

### **Land Use Map Review Summary**

**May 2013**

#### **Proposed Land Use Changes**

The following are changes to the DRAFT Proposed Land Use proposed during past meetings of the Business Improvement District (BID) Collaborative. The potential change in allowable dwelling units based on theoretical lot sizes are also provided on pages 5-7.

- **30<sup>th</sup> Street between Madison Avenue and Meade Avenue** (Page 8)  
Comments from the BID Collaborative indicated that the current land use designation is too intense for this area. Would a change from Community Commercial (1) 0-55 du/ac to Neighborhood Commercial (2) 0-44 du/ac be more appropriate for this area?
- **Park Boulevard between Adams Avenue and Meade Avenue** (Page 8)  
A reduction in residential density is being proposed by City Staff on the westside of Park Boulevard from Adams Avenue to Mission Avenue (Uptown community) given it's small scale and "main street" type character. Staff would also support reflecting the same reduction on the eastside of Park Boulevard. Should the eastside of Park Boulevard from Adams Avenue to Mission Avenue be reduced from Neighborhood Commercial (2) 0-44 du/ac to Neighborhood Commercial (1) 0-29 du/ac?
- **Block bounded by Howard Avenue, 30<sup>th</sup> Street, Polk Avenue, and Ohio Street ("Vons Block")** (Page 9)  
The BID Collaborative expressed interest in taking advantage of any potential opportunity for the Vons market block to redevelop into a mixed-use project given its proximity to El Cajon Boulevard. Should the land use designation of the Von's Market block be changed from Neighborhood Commercial (1) 0-29 du/ac to Community Commercial (2) 0-74 du/ac?
- **Southside of University Avenue between Mississippi Street and Arizona Street ("Albertson's Block")** (Page 9)  
The BID Collaborative also expressed interest in taking advantage of any potential opportunity for redeveloping the Albertson's block for mixed-use development and re-

designating properties to the east to match the existing land use designations along the south side of University Avenue from Arizona Street and 28<sup>th</sup> Street. Should these properties be changed from Neighborhood Commercial (2) 0-44 du/ac to Community Commercial (1) 0-55 du/ac?

The following are recommendations by the University Heights Historical Society (UHHS) consisting of reductions in residential density to the DRAFT Proposed Land Use Map. Should the following changes be incorporated into the DRAFT Proposed Land Use Map?

- **Proposed Spalding Place Historic District, Spalding Place between Park Boulevard and Georgia Street** (Page 10)  
Change the land use designation from Neighborhood Commercial (1) 0-29 du/ac to Residential low (0-9 du/ac).
- **Commercial areas located within the half block east of Park Boulevard from Meade Avenue to El Cajon Boulevard** (Page 10)  
Change the land use designation from Community Commercial 0-74 du/ac to Neighborhood Commercial 0-29 du/ac
- **Multi-family residential area located south of the single-family zoned properties along Meade Avenue, west of Texas Street, a half block east of Park Boulevard, and north of the commercially zoned properties along El Cajon Boulevard** (Page 10)  
Change the land use designation from Residential High (45-55 du/ac) to Residential Medium High (30-44 du/ac).
- **Commercial areas east of Park Boulevard from El Cajon Boulevard and Howard Avenue** (Page 10)  
Change the land use designation from Community Commercial (2) 0-74 du/ac to Neighborhood Commercial (0-44 du/ac).
- **Multi-family residential area located south of the commercially zoned properties along El Cajon Boulevard, west of Texas Street, north of Howard Avenue, and a half block east of Park Boulevard** (Page 11)  
Change the land use designation from Residential high (45-55 du/ac) to Residential Medium High (30-44 du/ac).
- **Commercial areas a half block east of Park Boulevard from Howard Avenue and Lincoln Avenue** (Page 11)  
Change the land use designation from Community Commercial (1) 0-55 du/ac to Neighborhood Commercial 0-44 du/ac.

- **Multi-family areas located from the alley east of Park Boulevard, south of Howard Avenue, north of Lincoln Avenue, and the alley west of Florida Street** (Page 11)  
Change the land use designation from Residential High (45-55 du/ac) to Residential Medium High (30-44 du/ac),

### **Proposed Commercial-Residential Transition Areas**

The Business Associations proposed the Commercial-Residential Transition Areas as a means to allow stand alone commercial and mixed use project to have more developable area and development flexibility, which is currently constrained by shallow commercially zoned lots (Page 8).

Concerns were raised by the community as to how these Transition Areas would function since allowing commercial/mixed-use development to expand into adjacent residentially zoned areas could bring the negative impacts of successful commercial businesses further into residential neighborhoods.

City staff has suggested several measures to address this concern. Should the following be considered for the proposed Commercial/Residential Transition Areas?

- Not allowing alcohol sales and limiting uses that would be located within the transition areas through zoning i.e. only allowing neighborhood serving uses such as office, retail, personal services, limited commercial uses, etc
- Reducing the bulk and scale of new development facing residential areas by requiring upper-story step backs
- Limiting Commercial-Residential Transition Areas to Mixed-Use Nodes such as Park Boulevard/El Cajon Boulevard, 30<sup>th</sup> Street/El Cajon Boulevard, and Texas Street/El Cajon Boulevard
  - Commercial-Residential Transition Areas would be limited to Mixed-Use Nodes especially if there is a desire to consolidate lots and partially vacate alleys
  - The Boulevard BIA expressed maintaining the Commercial-Residential Transition Areas between the Mixed-Use Nodes for potential development that would not desire to vacate alleys or consolidate lots
- Requiring that a portion of the residential or office component of a mixed-use project be located within the Transition Area, so that it provides a buffer for existing residential development

### **Proposed “Buffer Areas”**

Although the proposed Commercial-Residential Transitional Areas may address the business associations need to ensure continued growth and revitalization along the community’s commercial corridors, there have also been concerns expressed for the need to address transitional and adjacency issues (noise, loitering, littering, etc.) between successful commercial businesses and low intensity areas within the community.

Should the following be considered as a means to provide transitional-buffer area where commercial abuts lower intensity areas (e.g. Along 30<sup>th</sup> Street between Gunn Street to Upas Street)?

- Upzone areas directly adjacent to commercially zoned properties to allow daytime business uses, small offices, cafés, salons, personal service, etc. so that over time these businesses would create a buffer between the commercial areas and single-family neighborhoods
- Encourage adaptive reuse in these areas so that they help to address any potential visual or design compatibility issues

### **Mirroring the Same Land Use Designations on Both Sides of East-West Running Streets**

A proposal was also presented at the April NPPC Urban Design/Project Review Subcommittee to consider having the same land use designation along the east-west running streets in the community, similar to Madison, Monroe, and Meade Avenues in the northern portion of the community (Page 12).

- The intent would be to create a consistent land use theme along portions of these residential streets: Howard Avenue, Lincoln Avenue, Wightman Street, Landis Street, Gunn Street, Dwight Street, Myrtle Avenue, and Upas Street.
- Keeping the lower intensity land use designation along both sides of the street would keep a more pedestrian oriented scale along the street

Should the DRAFT Land Use Map include this land use pattern?

**30<sup>th</sup> Street between Madison Avenue and Meade Avenue**

Category	Current DRAFT Land Use Designation	Density Range	Allowable Dwelling Units <sup>1</sup>	Proposed Land Use Designation	Proposed Density Range	Allowable Dwelling Units	Difference in Dwelling Units between Current DRAFT and Proposed Land Use Designation
Commercial and Multiple Use	Community Commercial (1)	0-55 du/ac	0-23	Neighborhood Commercial (2)	0-44 du/ac	0-18	-5

<sup>1</sup> - Example acreage based on a theoretical 18,277 square foot lot (0.42 acres).

**Park Boulevard between Adams Avenue and Meade Avenue**

Category	Current DRAFT Land Use Designation	Density Range	Allowable Dwelling Units <sup>2</sup>	Proposed Land Use Designation	Proposed Density Range	Allowable Dwelling Units	Difference in Dwelling Units between Current DRAFT and Proposed Land Use Designation
Commercial and Multiple Use	Neighborhood Commercial (2)	0-55 du/ac	0-26	Neighborhood Commercial (1)	0-29 du/ac	0-14	-12

<sup>2</sup> - Example acreage based on a theoretical 20,994 square foot lot (0.48 acres).

**Block bounded by Howard Avenue, 30<sup>th</sup> Street, Polk Avenue, and Ohio Street (“Vons Block”)**

**Example 1**

Category	Current DRAFT Land Use Designation	Density Range	Allowable Dwelling Units <sup>3</sup>	Proposed Land Use Designation	Proposed Density Range	Allowable Dwelling Units	Difference in Dwelling Units between Current DRAFT and Proposed Land Use Designation
Commercial and Multiple Use	Neighborhood Commercial (1)	0-29	81	Community Commercial (2)	0-74	206	+125

<sup>3</sup> - Example acreage based on a theoretical 121,316 square foot lot ( 2.79 acres).

**Example 2**

Category	Current DRAFT Land Use Designation	Density Range	Allowable Dwelling Units <sup>4</sup>	Proposed Land Use Designation	Proposed Density Range	Allowable Dwelling Units	Difference in Dwelling Units between Current DRAFT and Proposed Land Use Designation
Commercial and Multiple Use	Neighborhood Commercial (1)	0-29	19	Community Commercial (2)	0-74	47	+28

<sup>4</sup> - Example acreage based on a theoretical 27,964 square foot lot ( 0.64 acres).

**Southside of University Avenue between Mississippi Street and Arizona Street (“Albertson’s Block”)**

**Example 1**

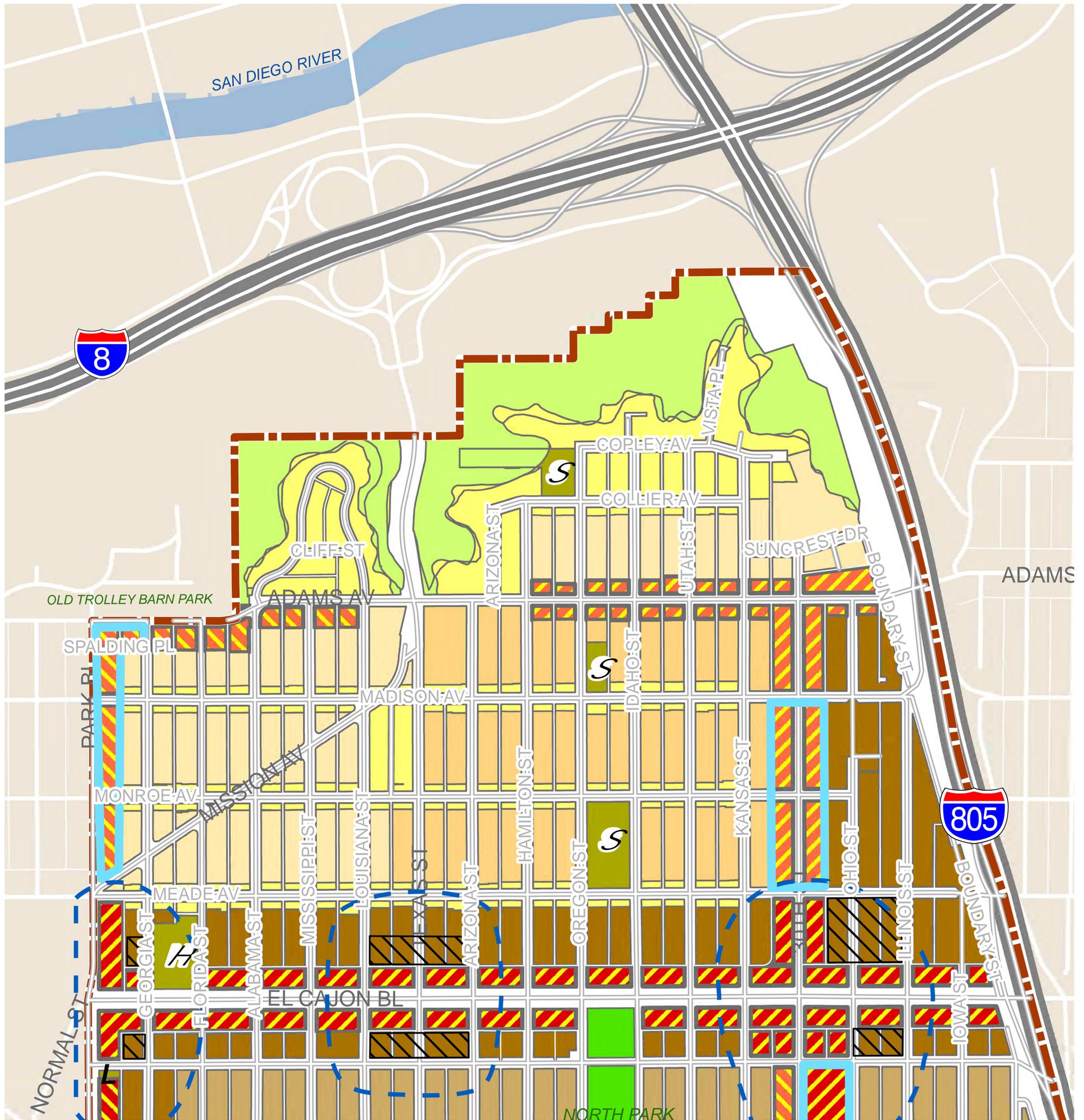
<b>Category</b>	<b>Current DRAFT Land Use Designation</b>	<b>Density Range</b>	<b>Allowable Dwelling Units<sup>5</sup></b>	<b>Proposed Land Use Designation</b>	<b>Proposed Density Range</b>	<b>Allowable Dwelling Units</b>	<b>Difference in Dwelling Units between Current DRAFT and Proposed Land Use Designation</b>
Commercial and Multiple Use	Neighborhood Commercial (2)	0-44	83	Community Commercial (2)	0-74	139	+56

<sup>5</sup> - Example acreage based on a theoretical 81,782 square foot lot (1.88 acres).

**Example 2**

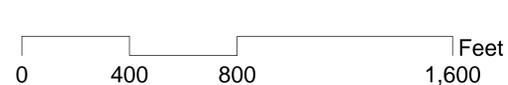
<b>Category</b>	<b>Current DRAFT Land Use Designation</b>	<b>Density Range</b>	<b>Allowable Dwelling Units<sup>6</sup></b>	<b>Proposed Land Use Designation</b>	<b>Proposed Density Range</b>	<b>Allowable Dwelling Units</b>	<b>Difference in Dwelling Units between Current DRAFT and Proposed Land Use Designation</b>
Commercial and Multiple Use	Neighborhood Commercial (2)	0-44	9	Community Commercial (2)	0-74	16	+7

<sup>6</sup> - Example acreage based on a theoretical 9,099 square foot lot (0.21 acres).

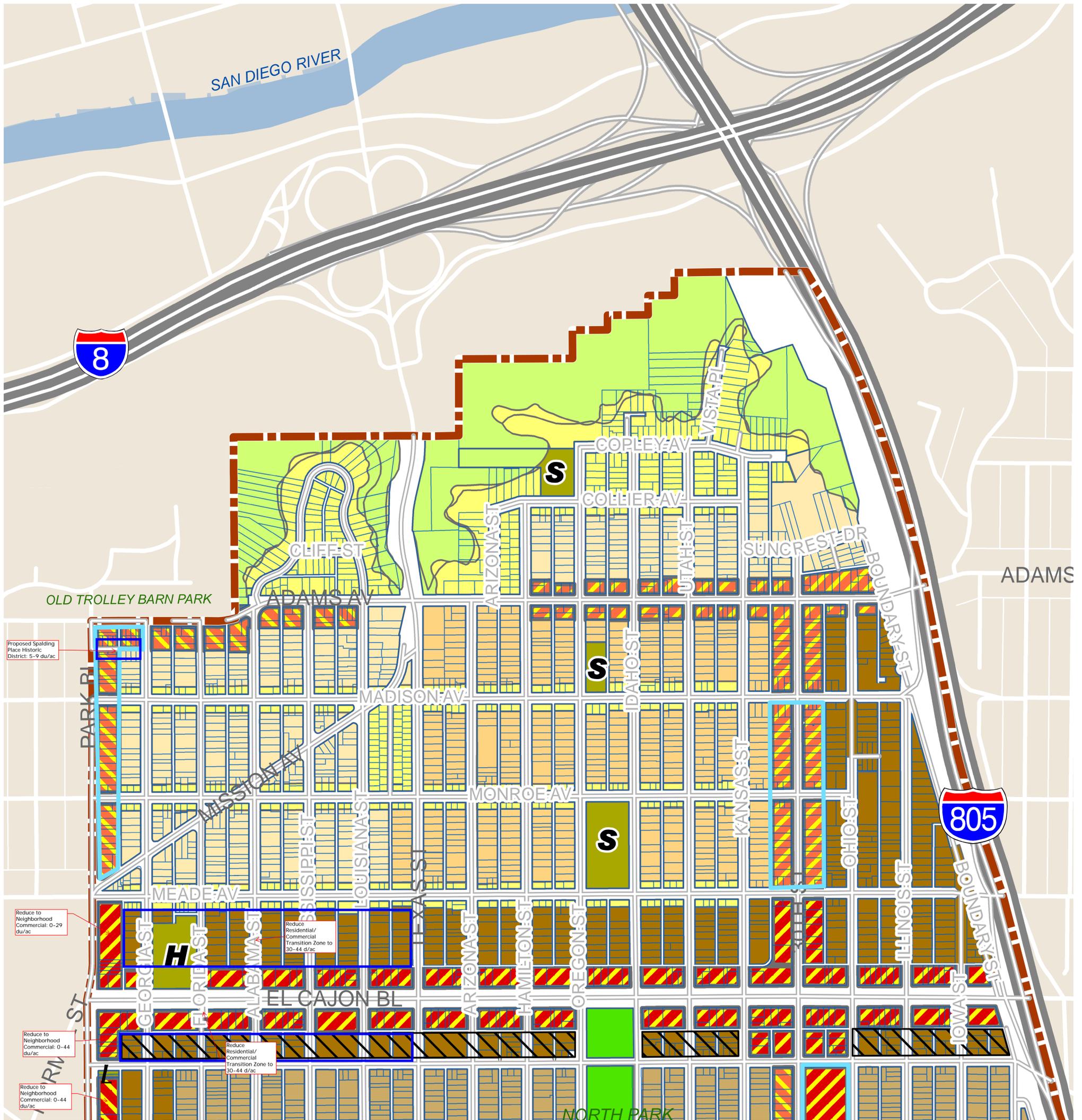


LEGEND					
	Residential Low (5-9 du/ac)		Institutional (F) Fire Station		Potential Mixed-Use Nodes
	Residential Low Medium (10-14 du/ac)		Institutional (H) Hospital		Potential Land Use Change
	Residential Medium (15-29 du/ac)		Institutional (L) Library		
	Residential Medium High (30-44 du/ac)		Institutional (S) School		
	Residential High (45-55 du/ac)		Open Space		
	Neighborhood Commercial (1) (Residential 0-29 du/ac)		Park (P)		
	Neighborhood Commercial (2) (Residential 0-44 du/ac)		Community Plan Boundary		
	Community Commercial (1) (Residential 0-55 du/ac)		Residential/Commercial Transition Area		
	Community Commercial (2) (Residential 0-74 du/ac)				

Proposed Planned Land Use Map







Proposed Spalding Place Historic District: 5-9 du/ac

Reduce to Neighborhood Commercial: 0-29 du/ac

Reduce to Neighborhood Commercial: 0-44 du/ac

Reduce to Neighborhood Commercial: 0-44 du/ac

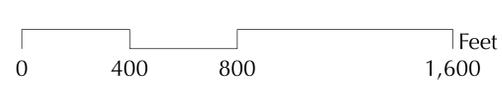
Reduce Residential/Commercial Transition Zone to 30-44 du/ac

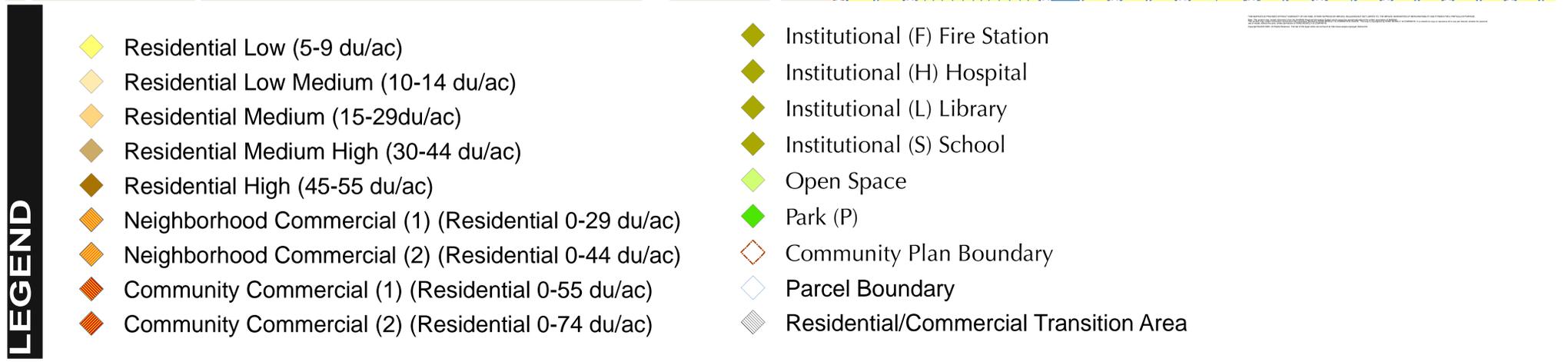
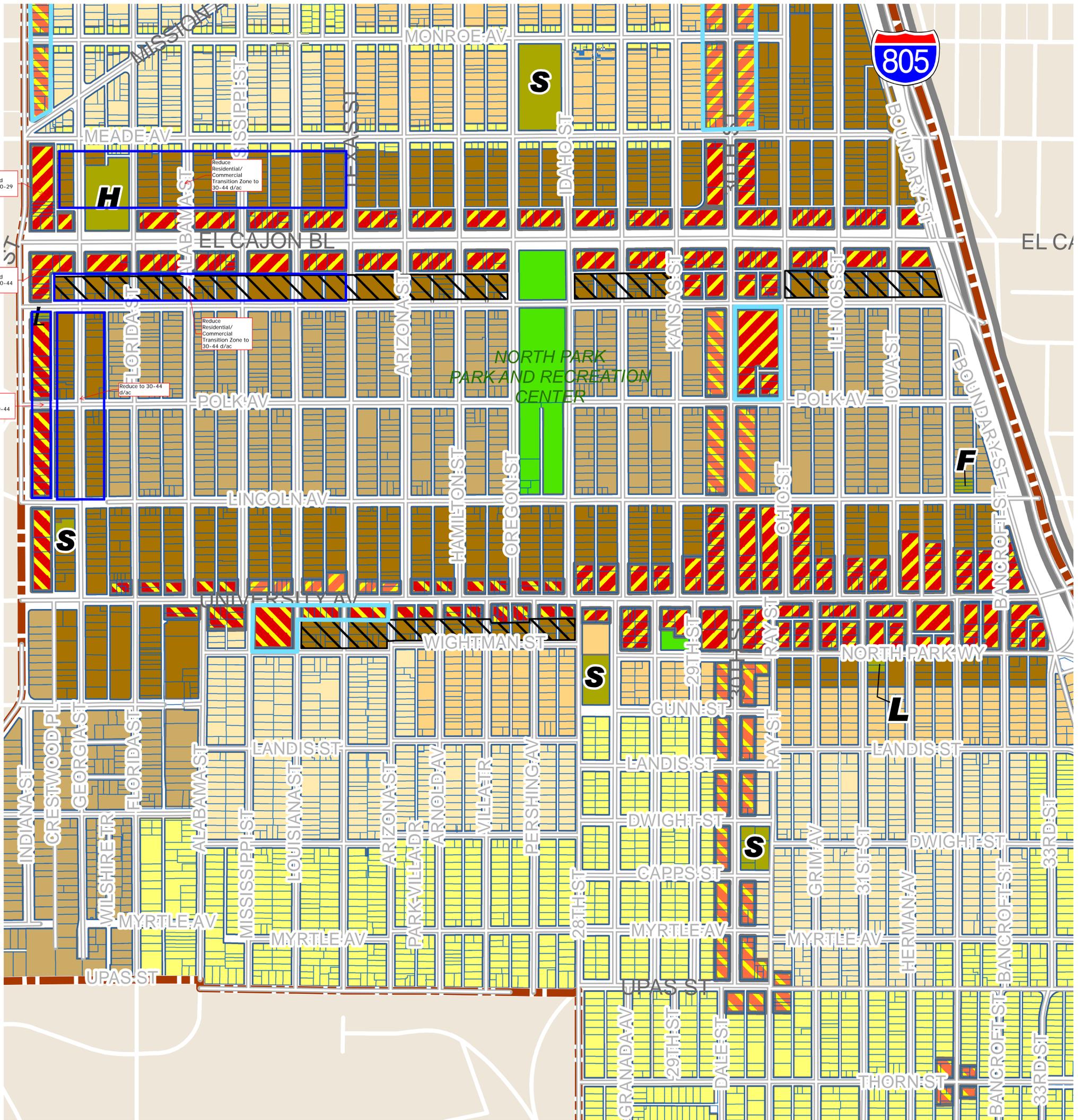
Reduce Residential/Commercial Transition Zone to 30-44 du/ac

**LEGEND**

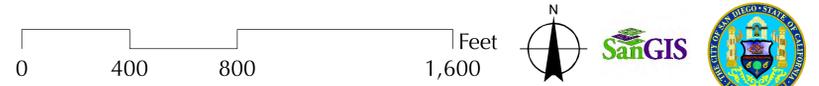
- ◆ Residential Low (5-9 du/ac)
- ◆ Residential Low Medium (10-14 du/ac)
- ◆ Residential Medium (15-29 du/ac)
- ◆ Residential Medium High (30-44 du/ac)
- ◆ Residential High (45-55 du/ac)
- ◆ Neighborhood Commercial (1) (Residential 0-29 du/ac)
- ◆ Neighborhood Commercial (2) (Residential 0-44 du/ac)
- ◆ Community Commercial (1) (Residential 0-55 du/ac)
- ◆ Community Commercial (2) (Residential 0-74 du/ac)
- ◆ Institutional (F) Fire Station
- ◆ Institutional (H) Hospital
- ◆ Institutional (L) Library
- ◆ Institutional (S) School
- ◆ Open Space
- ◆ Park (P)
- ◆ Community Plan Boundary
- ◆ Parcel Boundary
- ◆ Residential/Commercial Transition Area

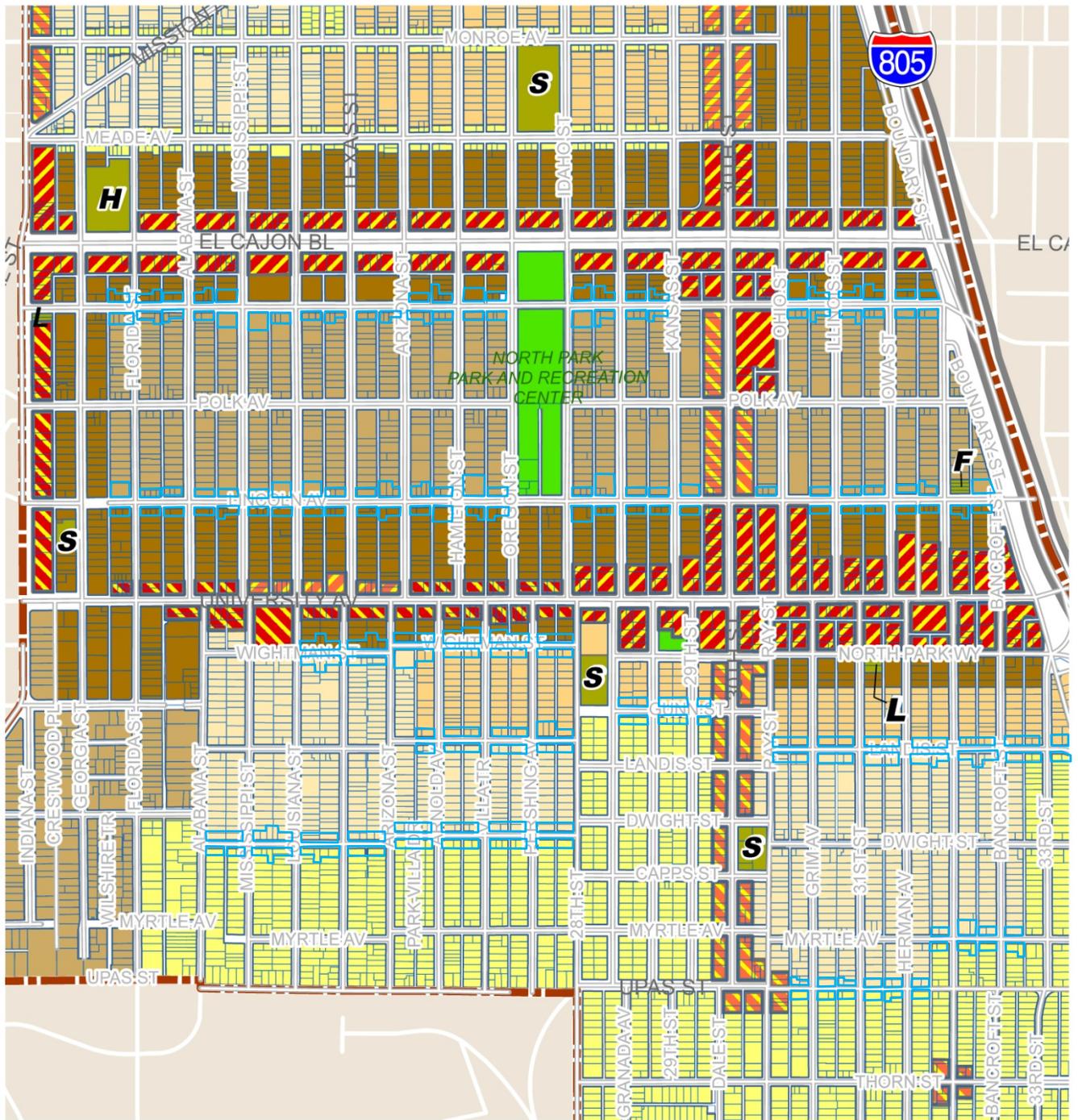
**Proposed Planned Land Use Map**





Proposed Planned Land Use Map





**LEGEND**

- ◆ 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)
- ◆ Residential High (45-55 du/ac)
- ◆ Neighborhood Commercial (1) (Residential 0-29 du/ac)
- ◆ Neighborhood Commercial (2) (Residential 0-44 du/ac)
- ◆ Community Commercial (1) (Residential 0-55 du/ac)
- ◆ Community Commercial (2) (Residential 0-74 du/ac)
- ◆ Institutional (F) Fire Station
- ◆ Institutional (H) Hospital
- ◆ Institutional (L) Library
- ◆ Institutional (S) School
- ◆ Open Space
- ◆ Park (P)
- ◆ Community Plan Boundary
- ◆ Parcel Boundary
- ◆ Proposed Areas

**Proposed Planned Land Use Map**

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