

OPEN SPACE

BACKGROUND

Open space in Linda Vista consists of undeveloped lands, including steep slopes, sensitive vegetation, and scenic lands. The Linda Vista community's major open space resource is Tecolote Canyon, which forms the northwest boundary of the community. Tecolote Canyon is classified in the City's Progress Guide and General Plan as a resource-based park because it contains distinctive natural features. Resource-based parks are recognized as significant assets intended for citywide use. Natural features of the canyon include oak, sycamore, and willow trees along Tecolote Creek, coastal sage scrub on the slopes, and vistas from the canyon rim. The dedicated park land involves approximately 944 acres. An 18-hole golf course is within the park, and a visitors center was completed in 1992. The Tecolote Canyon Natural Park Master Plan contains guidelines for development and use of the park and for surrounding development.

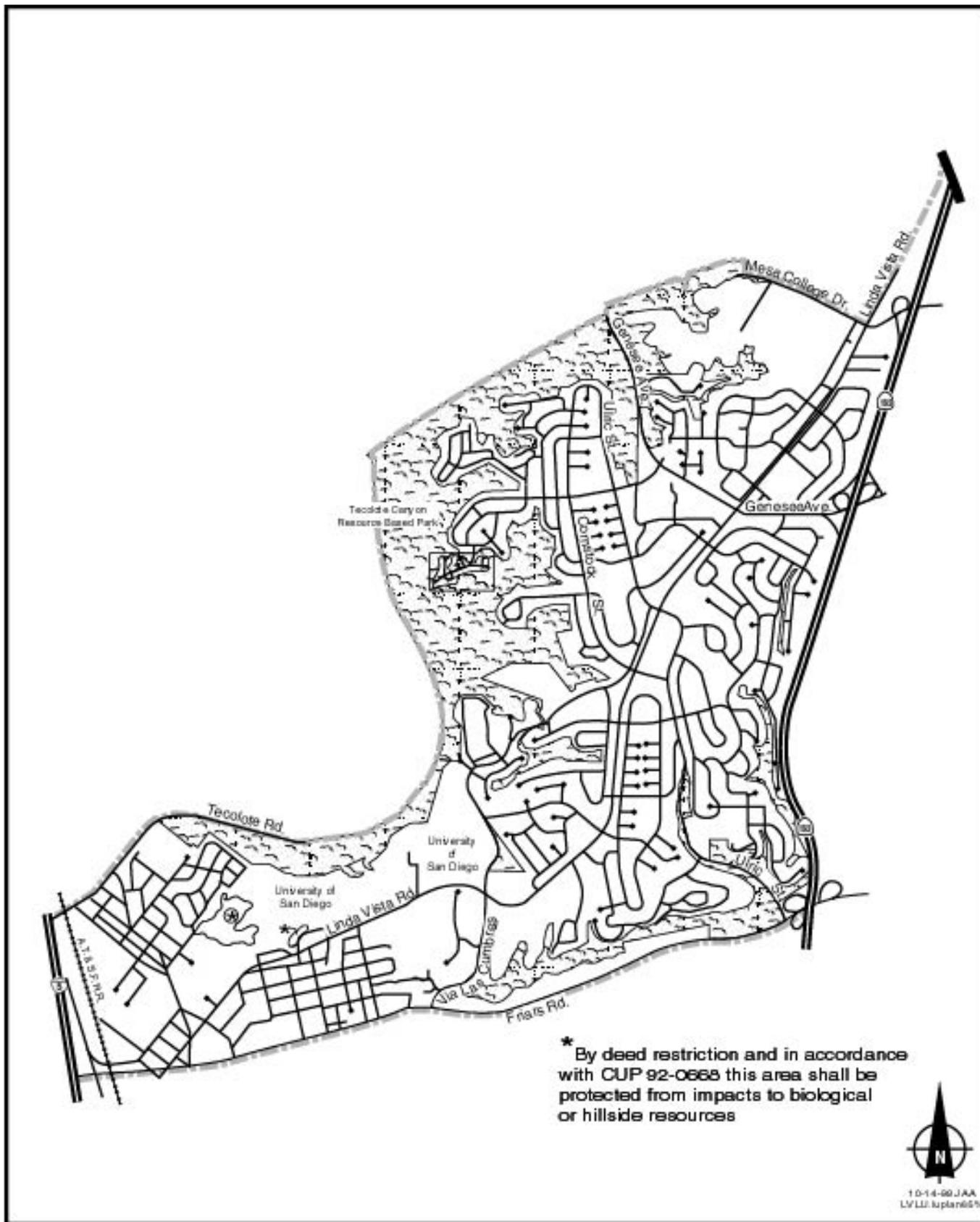
Additional undeveloped land occurs along the slopes of Mission Valley and along Ulric Street. Smaller undeveloped areas exist on the University of San Diego campus, along Ulric Street, and adjacent to State Route 163. The University of San Diego campus is guided by a Conditional Use and Resource Protection Permit and design guidelines which address the preservation of sensitive biological and hillside resources.

GOALS

1. Preserve Tecolote Canyon and its tributary canyons as open space.
2. Protect public views to and from Tecolote Canyon and ensure that development adjacent to the canyon is visually compatible with the natural state of the canyon.
3. Preserve the remaining undeveloped canyons and slopes of Linda Vista to allow public use and enjoyment of these areas.

POLICIES

1. Designate the remaining undeveloped canyons and slopes as open space as depicted in Figure 15.
2. Sensitive resources, such as coastal sage scrub and riparian (stream side) vegetation, which occur within areas designated for open space, shall be preserved.
3. New development adjacent to Tecolote Canyon should incorporate sensitive grading techniques, should set back from the rim of the canyon, and provide breaks between structures. Structures visible from the canyon should maintain a low profile so as not to be visually prominent from the canyon floor. Building materials which blend with the canyon should be used.
4. New development should be clustered outside of areas designated for open space.



Open Space
Linda Vista Community Planning Area

CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

Figure
15

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SPECIFIC PROPOSALS

1. Where necessary to allow development on hillsides in order to provide reasonable use of private property, limit the encroachment of grading and development according to a sliding scale based on the percent of the parcel which is affected by steep slopes.
2. As a condition of development, all areas preserved as open space should be restricted by open space easement, dedication, or other means.
3. Grading of hillsides should be designed to blend into the natural landforms. Steep cuts and fills should be avoided. A variable edge of development should be provided.
4. Rezone city-owned and SDG&E-owned land in Tecolote Canyon and its tributary canyons which are designated for open space to the OP-2-1 Zone.
5. Rezone privately-owned lands which have been protected through conditions of development approval and lands designated for open space to the OR-1-1 Zone to preserve sensitive resources while retaining private property development potential where appropriate.
6. Landscaping along the right-of-way of Ulric Street, Genesee Avenue, and State Route 163, where those streets traverse designated open space, should be of native, drought-tolerant plant materials.
7. The installation of any new utility lines in designated open space areas should be avoided if possible. If unavoidable, they should be placed underground, and the disturbed areas should be revegetated with native species.
8. The Tecolote Canyon Natural Park Master Plan should be used to guide future use of and development around the canyon.
9. The University of San Diego's Conditional Use and Resource Protection Permit (as may be amended by future City Council action) should be used to guide future use and development of the campus.
10. Development should comply with the City's Multiple Species Conservation Plan.

ACTION PLAN

Implementation	On-Going	Adopt with Plan	Responsibility	Funding	See for More Details
Zone properties as shown on Figure 9		•	City	N/A	Specific Proposals 4-5
Use Tecolote Canyon Master Plan to guide new development	•		City	N/A	Specific Proposal 8
Development adjacent to open space should adhere to the guidelines of this community plan	•		City	Reimbursable	Specific Proposals 1-10