

INSTITUTIONAL LAND USE

POLICY

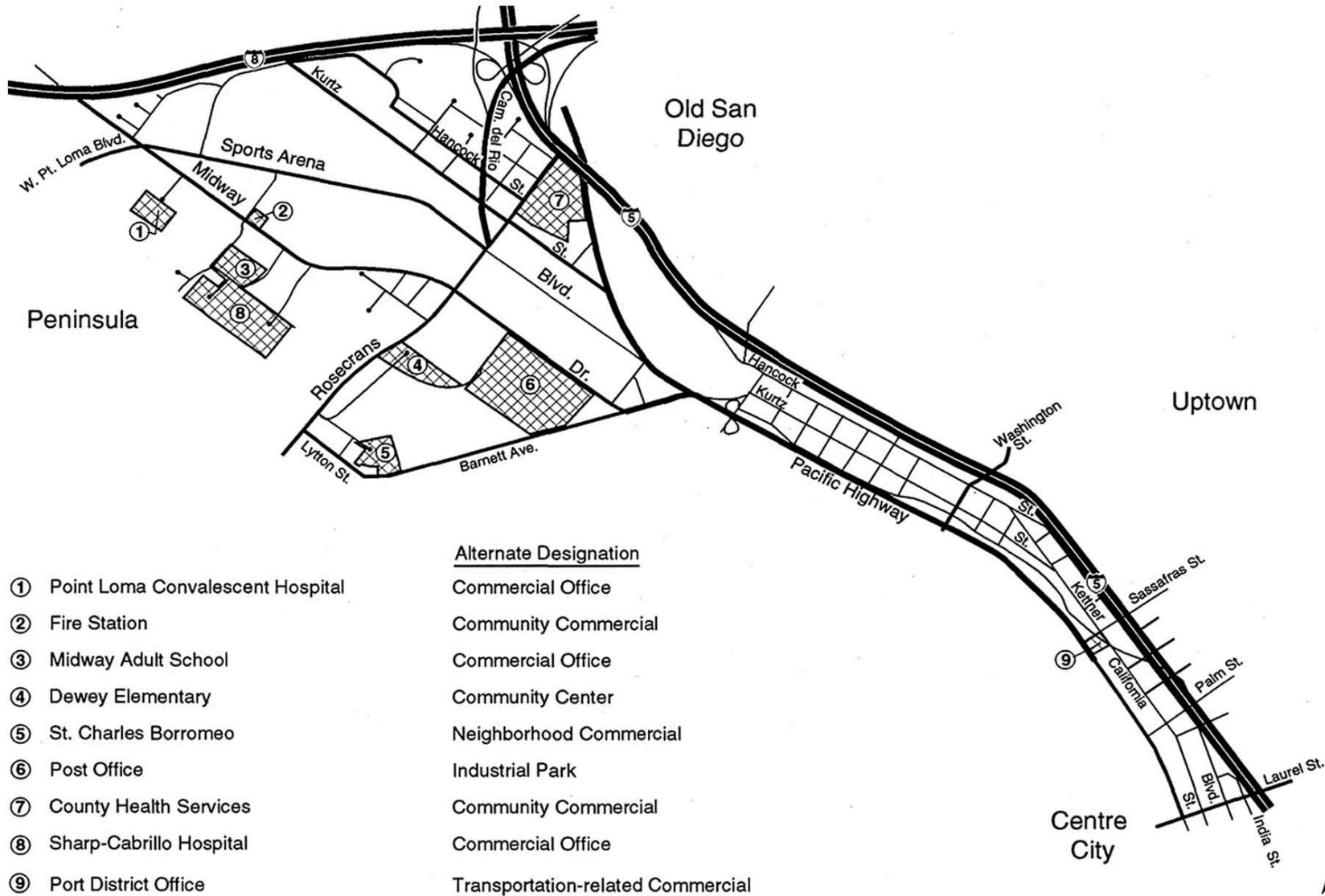
Provide for the continued operation of institutional uses and ensure that new uses on previously designated institutional sites will be compatible with the surrounding neighborhood.

FURTHER

- Ensure that the community will have ample opportunity to guide long-term uses of publicly owned community serving facilities.
- Designate alternative land uses for existing institutional sites in the event that relocations occur.
- Provide institutional facilities with suggested methods of achieving visual and physical compatibility with the surrounding community.

ACTION PLAN

Implementation Measures	Timing			Responsibility For Implementation	Source of Funding	Index to Action Detail
	Adopt With Plan	Next Five Years	Six to 20 Years			
Require Planned Development projects to follow the development and urban design guidelines of this element		●	●	Planning Department	Reimbursable	Development Criteria and Urban Design Guidelines pp. 81-82



- ① Point Loma Convalescent Hospital
- ② Fire Station
- ③ Midway Adult School
- ④ Dewey Elementary
- ⑤ St. Charles Borromeo
- ⑥ Post Office
- ⑦ County Health Services
- ⑧ Sharp-Cabrillo Hospital
- ⑨ Port District Office

- Alternate Designation
- Commercial Office
 - Community Commercial
 - Commercial Office
 - Community Center
 - Neighborhood Commercial
 - Industrial Park
 - Community Commercial
 - Commercial Office
 - Transportation-related Commercial



Institutional Land Use Designations
Midway/Pacific Highway Corridor Community Plan

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 FIGURE

SPECIFIC RECOMMENDATIONS

In 1987, the Institutional Overlay Zone was adopted by the City Council for the expressed purpose of ensuring that publicly owned facilities are preserved and enhanced until an alternative long-term use is determined, as appropriate, through a General Plan and/or community plan amendment and a rezone.

The institutional land use designation and the following recommendations apply to each of the institutional sites listed below:

A. Point Loma Convalescent Hospital

Should the hospital relocate, the site should be used for residential development at a maximum of 29 dwelling units per net acre, if noise levels are reduced to a compatible level. If compatible levels are not achieved, the site should be developed with commercial offices. Retain the Single-family Residential RI-5000 Zone on the property until relocation occurs. Any future rezone or redevelopment of the property should include a discretionary permit to address noise, parking, and landscaping considerations. The steep slope located between this site and the Loma Towers residential complex, on Marquette Place in the Peninsula community, should be revegetated to prevent erosion.

B. Fire Station No. 20

Should the Fire Station relocate, this site may be an appropriate location for a community center. Apply the Institutional Overlay Zone and rezone the site, along with the adjacent properties, from Commercial (C) and Industrial (MI-A) to the Area Shopping Center (CA) Zone which will provide adequate development standards in the future. Future rehabilitation of the fire station should include additional landscaping and street trees as provided in the **Urban Design Element** of this Plan.

C. Midway Continuing Education Center

The site should continue to be used for educational purposes. If the center should relocate, however, the site should be used for commercial office use. Rezone this site from the Residential R-3000 and RI-5000 Zones to Commercial Office (CO).

Existing buildings at the Midway Continuing Education Center are dilapidated and unable to meet the educational needs of the community. Due to the lack of public funds for the construction of new centers, the San Diego Community College District has sought to lease a portion of the site to a grocery store in order to finance construction of a new 50,000-square-foot education facility. This use, on an interim basis, shall be permitted as authorized by the Planned Commercial Development Permit for the project. Permanent reuse of the property, should the education center relocate, shall continue to be restricted to commercial office.

Any change in the grocery store use, other than the reversion to educational use, will require further discretionary action including an amendment to the Plan and/or an amendment to the Planned Commercial Development Permit. The retail signage shall be limited to the three wall signs that are proposed with the possible exception of an additional monument sign on Kemper Street in conformance with the City's sign ordinance.

Any rehabilitation or redevelopment of the site should also include retention of the existing large canopied trees where possible, and the placement of additional landscaping along the perimeter of the site along Kemper Street.

D. Dewey Elementary School

If the school relocates, this site should be considered for use as a community center and/or recreational facility. The development of a community center or recreational facility should include workshops with neighborhood residents to determine appropriate use and development of the facility. Until redevelopment occurs, the site should remain in the R-3000 Zone. Rezone the portion of the site along Rosecrans Street from RI-5000 to R-3000, to match the existing zoning on the remainder of the site. If development of a community center and/or recreational use is infeasible, the site should include public open space and be developed through the discretionary review process. If existing noise levels decrease to a compatible level, residential development may become appropriate at some time in the site and should include a landscaped buffer between this site and the surrounding residential development. A pedestrian accessway through or along the perimeter of the site from the Gateway Housing residential development to Rosecrans Street should also be provided.

E. St. Charles Borromeo Church, Convent, and Academy

In the event that the school and church relocate, this site should be used for neighborhood commercial use. Residential development on this site may not be compatible due to excessive noise levels. The Neighborhood Commercial designation is recommended as the alternate designation to ensure that any redevelopment or rehabilitation will be compatible with the adjacent residential development. Rezone the portion of the site zoned C to CN. Any future rezoning of the area currently zoned R-3000 to CN should be accompanied by a Planned Commercial Development Permit.

F. The U.S. Post Office

The post office currently occupies the center portion of this 27-acre parcel, with a small surface parking lot on the southern end and a larger parking lot along with truck storage on the north portion of the site. The bay-to-bay canal may traverse the northern parking lot of this parcel. Should this occur, development of structured parking would probably be needed to serve the facility. In the event of the relocation of the post office, this site should be developed with research and development/office uses sited along the canal with an industrial park designation as the alternative designation to institutional use. Further development of the post office site should include a landscaped buffer such as a berm or landscaped wall along the full length of the southeastern property line, adjacent to the existing military housing. Parking areas should be screened by landscaping and the existing street light and tree theme should be continued in future rehabilitation plans.

Pedestrian and auto circulation considerations should be incorporated into development plans, and public bus shelters should be located at each bus stop adjacent to the site. Mitigation of additional traffic associated with any expansion should be provided and may include the location of a traffic light on Barnett Avenue.

G. County Health Services Complex

Rezone this site from the CA Zone to a commercial office zone, which allows for commercial office uses and apartments and provides adequate commercial development standards. Should the County Department of Health relocate, development of the site should be consistent with the Office Commercial designation.

H. Sharp Cabrillo Hospital

Rezone the portions of this site zoned R-1000 to CO. Should the hospital relocate, the site should be used for commercial office or residential development at a maximum of 29 dwelling units per net acre. Any future development of the portion of this site which abuts Shadowlawn Street should be compatible with the scale and character of the surrounding residential development.

I. The San Diego Unified Port District Office Building

Designate this site for transportation-related commercial, consistent with the surrounding properties. Rezone the site, along with the adjacent area, from the Industrial M-1 Zone to the Commercial C-1 Zone which, with other controls, will improve landscaping throughout the area and provide adequate commercial development criteria for airport-related land use activities.

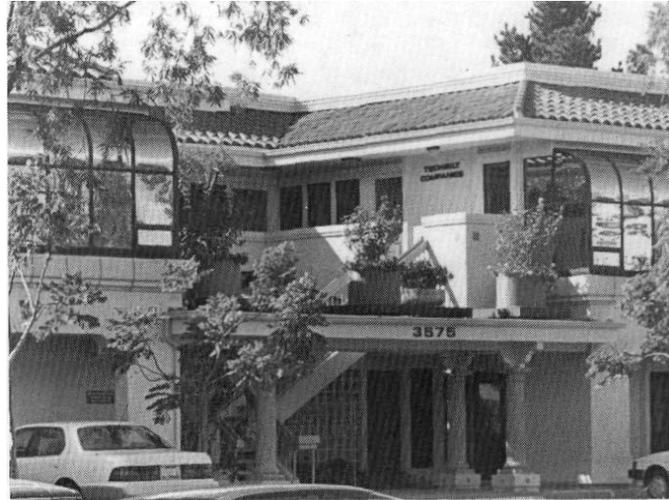
In order to have a positive and complimentary effect upon the community, institutional uses should comply with the provisions of the following sections of this element.

Development Criteria

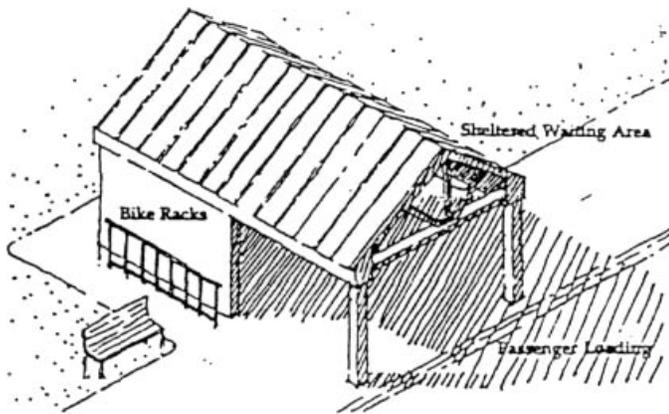
1. Institutional uses should provide adequate parking for current, as well as future needs.
2. All facilities located in areas which exceed the 65 Community Noise Equivalent Level should mitigate noise to an appropriate level as provided for in the General Plan and in the San Diego Association of Governments Airport Noise/Land Use Compatibility Matrix.
3. Institutional uses should examine existing, as well as predicted increases in, traffic and pedestrian circulation and should provide physical and operational improvements to the community circulation system and/or other transit programs which will reduce vehicular congestion and promote public and employee access.
4. A parking reduction should be considered for large institutional uses which provide and maintain a mass transit transportation incentive program for employees, i.e., bus or trolley subsidy, company-sponsored carpooling, and/or similar program.

Urban Design Guidelines

1. Stagger building forms to create usable outdoor spaces as well as visual interest. Flat facades should be broken up with recesses in order to give the building depth and rhythm.
2. Screen parking areas that are visible from the public right-of-way, and/or place underground or in structures if feasible. Screening methods may include the use of landscaping, decorative fences, textured or landscaped walls, and/or other attractive methods of screening. In order to screen parking areas and soften the visual effect of heavy facades, all parking structures should incorporate landscaping on the edges of each deck level: vines, trees and shrubbery are recommended.



3. In order to ensure future compatibility, provide needed public urban space, and help beautify the community, incorporate public open space such as urban plazas, benches, fountains, pedestrian concourses and parkways into the design of institutional facilities.
4. In an effort to reduce traffic congestion and automobile trips, institutional uses should incorporate bicycle storage facilities and an employee recreational area with amenities such as tables, cafeteria, jogging trail or pedestrian parkway concourse. Site and design buildings to invite access to public transportation.



5. If located near existing bus stops, provide bus shelters and/or benches for public use.