

## **MULTIPLE USE**

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### **POLICY**

Promote a variety of uses along the alignment of the bay-to-bay connection which would be compatible with the proposed development of a canal, promote redevelopment and revitalization of the area, and support the activities of the SPAWAR redevelopment at the Navy's Old Town Campus (former Plant 19 site). Appropriate uses include retail and visitor-serving commercial uses, offices, multifamily residential and limited research and development uses. As a general guideline, with the exception of the Sports Arena site, no single type of use should represent more than 50 percent of the total available square footage of the area designated for multiple use.

### **FURTHER**

- Process and evaluate multiple use projects through a discretionary process, such as a site development permit or Planned Commercial Development Permit to ensure implementation of the policies and recommendations of this plan.
- Develop comprehensively planned projects which provide a mixture of revenue producing uses.
- Ensure functional and physical integration of the various uses within the multi-use project and between adjacent uses or projects, as well as to the canal influence area.
- Encourage uses within a multiple use project to create a 24-hour cycle of activity.
- Require pedestrian- and transit-oriented features in multiple use projects to improve pedestrian safety, access and ease of circulation of the canal/open space area and throughout the community.
- Unify the streetscape in the community and strengthen the visual connections to and along the canal, utilizing landscaping and other streetscape features along the public rights-of way as indicated in the streetscape recommendations of this Plan.
- Promote mixed-use projects consisting of residential and commercial development in multiple use areas which are not in conflict with the General Plan and SANDAG noise compatibility standards.

## 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			
Apply commercial zoning as described in the Specific Recommendations of this element and as shown on Figure 12	●			City Council	N/A	Specific Recommendation A, <b>Figure 12</b>
Apply the Community Plan Implementation Overlay Zone—Type B to properties abutting the Canal Influence area to facilitate acquisition of canal right-of-way and conformance with design standards	●			City Council	Reimbursable	Specific Recommendation B, <b>Figure 13</b>

### SPECIFIC RECOMMENDATIONS

- A. Apply commercial zoning that allows a mix of community-serving commercial uses and residential uses which will accommodate development with a pedestrian orientation.
- B. Apply the CPIOZ to properties adjacent to the canal influence area to implement the supplemental development regulations identified in this Plan.