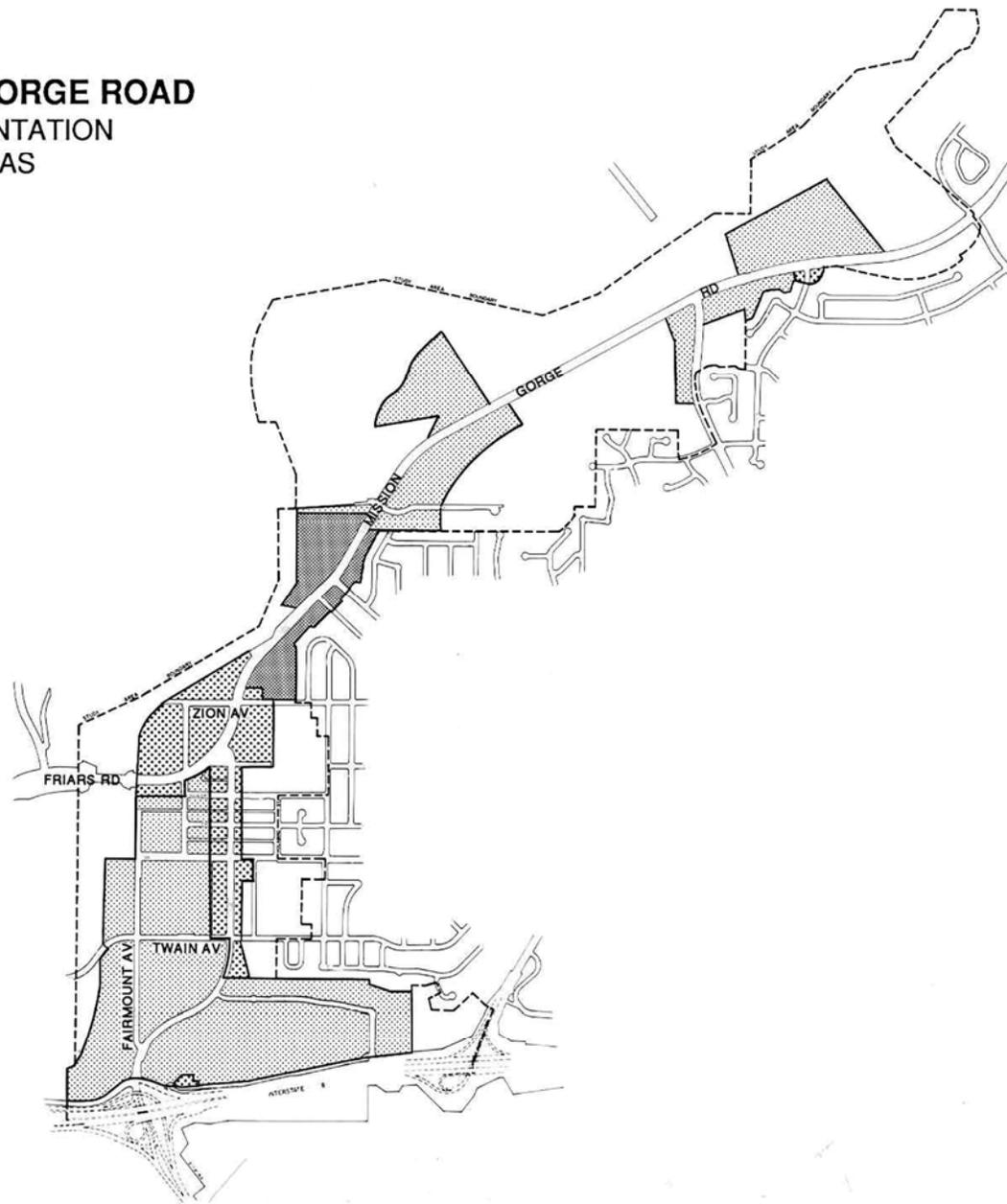




GRANTVILLE/MISSION GORGE ROAD
COMMUNITY PLAN IMPLEMENTATION
OVERLAY ZONE (CPIOZ) AREAS

-  AREA 1
-  AREA 2
-  AREA 3



IMPLEMENTATION

Thus far, the Navajo Community Plan has set forth a wide range of goals, objectives and proposals aimed at enhancing the community. Based on these, specific actions must be undertaken to realize the Plan. These actions and the ensuing financial obligations usually are joint efforts of private citizens and enterprise and local, state and federal governments. Some implementation programs, however, may be carried out by private initiative only.

Because Navajo is a community developed to relatively high standards and not requiring extensive redevelopment, implementation will emphasize the retention of those qualities such as undeveloped canyons and hillsides which have made the community a desirable place in which to live.

The following is a descriptive list of proposals that includes means of and responsibility for implementation. Although various governmental agencies are listed as having responsibility for carrying out the Plan proposals, the City Council has ultimate responsibility. Regardless, the true burden of the Plan rests with an interested active citizenry. Without constant citizen participation and concern, the implementation of these proposals will never be a reality.

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
I ORGANIZATION				
A. Maintain community rapport.	Continuing	1. Arrange publicity, conduct public meetings, provide information service.	NCP ⁽¹⁾	Not determined
B. Maintain and implement plan.	Continuing	1. Monitor proposed plans and other actions affecting community plan, provide input as appropriate. 2. Arrange annual public community NCP meeting (more often, if needed) to appraise changing needs and adjust planning & implementation accordingly. 3. Take other steps to promote community consciousness and identity, such as distribution to each new resident (as well as present residents) of a pamphlet describing how citizens may participate in community planning and development.	NCP	Not determined
II RESIDENTIAL				
A. Encourage a wide range of densities (30-43, 15-29, 10-14, 5-9, & 0-4 D.U. per acre), develop and/or maintain these densities as shown on the community plan map.	Continuing	Allow no rezoning that conflicts with plan proposals.	Planning Dept.	

⁽¹⁾ Navajo Community Planners, Inc.

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
B. Adopt, as City policy, inclusion of a portion of low and moderate income housing in all major residential developments based on objective determination of need for such housing.	Continuing	1. Adopt policy. 2. Enforce policy in working with owners, realtors, developers. 3. Monitor implementation.	City Council Planning Dept. NCP/ Community Action	
C. Vary housing types and densities to create interest and provide a mix of economic and social characteristics. Implement the Mobile-home Park Overlay Zone.	Immediate	1. Adopt balanced community concept. 2. Enforce policy in working with owners, developers. 3. Monitor implementation.	City Council Planning Dept. NCP/ Community Action	
D. Require all major residential development proposals to be carried out under a PRD.	Immediate	1. Commission & Council approval of policy. 2. Apply policy to major proposed residential developments.	Planning Dept. Planning Dept.	
E. Relate dwelling units to topography.	Immediate	Work with property owners, realtors, developers to strongly encourage the use of PRD, PCD procedures.		
F. Provide adequate, off-street parking.	Immediate	Work with property owners, realtors, developers to strongly encourage the use of PRD, PCD procedures.	Planning Dept.	
G. Implementation of the Mission Trails District controls.		1. Enforce policy in working with owners and developers. 2. Monitor implementation.	Planning Dept./NCP Community Action	
H. Implementation of the geologic hazard area controls.	Immediate	1. Enforce policy in working with owners and developers. 2. Monitor implementation.	Planning Dept.	

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
III COMMERCIAL				
A. Maintain and/or develop community commercial centers at Lake Murray Blvd. & Navajo Rd., Jackson Dr. & Navajo Rd. & at Waring Rd. & Orcutt St. to include professional & business offices, entertainment & cultural activities, & public & semipublic facilities.	According to need	1. Work with owners, realtors, developers using PCD and other means available.	Planning Dept.	
B. Develop neighborhood commercial centers at Golfcrest Dr. & Mission Gorge Rd to supplement 3 existing centers.	According to need	1. Work with owners, realtors using PCD and other means available. 2. Maintain zoning at existing centers. 3. Rezone land where needed to implement plan.	Planning Commission/ Planning Dept.	
C. Retain specialized commercial uses on Mission Gorge Road in Grantville area.	Continuing	Monitor development proposals.	Planning Dept./NCP	
D. Retain professional offices at all community shopping centers & neighborhood commercial centers in Grantville.	Continuing according to need	Work with owners, realtors, developers in accordance with plan.	Planning Dept.	
E. Retain visitor-oriented facilities at I-8 at Waring Rd. & Mission Gorge Rd. at Alvarado Canyon Rd. No additional visitor-oriented facilities are proposed.	Immediate & continuing	Monitor situation.	Planning Dept.	
F. Regulate number & location of service stations.	Immediate	1. Obtain approval for criteria. 2. Enforce criteria.	Planning Dept./NCP Planning Dept.	
G. Remove off-premise signs and consolidate multiple on-premise signs.	Continuing	1. Enforce City sign code. 2. Monitor development projects.	Planning Dept./NCP	

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
H. Process new commercial center developments as PCDs.	Continuing	Require PCD with map or rezone processing.	Planning Dept.	
I. Ensure compliance with design standards in Grantville.	Continuing	1. Apply CPIOZ. 2. Monitor development projects.	Planning Dept./NCP	
J. Implement the Mission Trails Design District controls.		1. Enforce policy in working with owners and developers. 2. Monitor implementation.	Planning Dept./NCP Community Action	
IV INDUSTRIAL				
A. Ensure that property rezoned to permit industrial use is developed in a manner compatible with the river and surrounding residential areas.	Upon application for rezone	Require processing of PID concurrent with rezone processing.	Planning Dept.	
B. Ensure that future development of the remaining sand and gravel facility (VR Dennis) is reviewed for compatibility with the river and Mission Trails Park, and for traffic impacts.	Upon application for rezone	Require processing of master PID concurrent with rezone application.	Planning Dept.	
C. Ensure that future development complies with the design standards for Grantville.	Immediate & continuing	1. Apply CPIOZ. 2. Monitor development projects.	Planning Dept.	
D. Implement the Mission Trails Design District controls.	Continuing	1. Monitor implementation. 2. Work with owners, realtors, developers, & tenants to solicit interest and participation.		

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
V OPEN SPACE RETENTION AND UTILIZATION				
A. Acquire open space system: Mission Gorge 300 ac. (San Diego River system).	As soon as possible	Initiate proceedings for hearing and Council action on establishment.	NCP/City Council/Community Action	Not determined, Assessment District (see cooperative arrangement w/ Water Dist. on land it owns)
B. Redesignate those lands within the open space areas to the guidelines established in the open space element of this report.	Contingent on Open Space Implementation	1. Initiate rezoning. 2. Monitor development of plans for preservation of natural amenities.	Planning Dept.	Not determined
C. Establish hiking trails in S.D. River Basin through Mission Gorge linked to City-County system.	Immediate	Schedule into CIP.	Park and Rec. Dept.	To be determined/ CIP or other funds
D. Public access to open space areas.	Immediate	Establish and maintain.	Park and Rec. Dept.	
E. Establish FW and FPF zoning along the river.	Immediate	Rezone in accordance with FEMA maps.	Engineering & Dev't.	
F. Regulate dev't. adjacent to the river to minimize disturbance to the wetland habitat.	Immediate & ongoing	1. Apply CPIOZ. 2. Adopt Habitat Conservation Plan.	Planning Dept./ SANDAG	
VI PARKS & RECREATION				
Park & Recreation Centers				
A. Lake Murray Community Park & Rec. Center (#370)	As soon as possible	Complete Phases 2, 3 and 4 by 1985, as scheduled, with additional effort to assure optimum use as a recreational facility.	Park and Rec. Dept.	CIP, Park Fees, 1973 Bond Issue
B. Allied Gardens Community Park & Recreation Center (#380)	As soon as possible	Construct shuffleboard clubhouse.	Park and Rec. Dept.	CIP, Park Fees
C. San Carlos Community Park & Recreation Center (#360)	As soon as possible	Ball field lighting.	Park and Rec. Dept.	CIP, Park Fees, 1966 Bond Issue
Neighborhood Parks				
A. Margerum (#383)	1st	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees, 1966 Bond Issue

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
B. Tuxedo (#373)	2nd	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees
C. Cowles Mountain (#361)	3rd	Open Space Park-- Lease & develop acreage on Gage Elementary School for active play fields.	Park and Rec. Dept.	CIP, Park Fees, 1977 Bond Issue
D. Dailard (#372)	4th	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees, 1973 Bond Issue
E. Pasatiempo Open Space Park (#371)	5th	Develop City-owned site.	Park and Rec. Dept.	CIP, Park Fees
F. Princess Del Cerro (#381)	6th	Under construction.	Park and Rec. Dept.	CIP, Park Fees
G. Del Cerro (#371)	7th	Investigate purchase of private park.	NCP	Private
H. Small parks & plazas in community & neighborhood	Continuing	Encourage developers to include beautification when maps are submitted.	Planning Dept.	Private

Resource-Based Parks

- A. Mission Trails Regional Park
- B. Adobe Falls Open Space Park
- C. Padre Dam

VII SCHOOLS

Adjust boundaries to maintain proper balance.	As needed		San Diego Unified School District
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VIII OTHER COMMUNITY FACILITIES

Library

Appraisal of need for additional service.	Continuing	1. Evaluate effect of new branch.	City Librarian	CIP
		2. Consider expansion of Benjamin Branch.		CIP
		3. Consider adding third branch in Community.		

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
Police, Fire, Water, Sewer, Private Facilities				
Monitor adequacy of service.	Continuing	Notify appropriate City staff of unmet service needs and follow up as needed with staff and/or Council.	NCP/ Community Action	
Flood Control				
A. Monitor San Diego River Control Plan.	Continuing	1. Ensure adequate control plan is implemented.	NCP/ Community Action	
B. Monitor Alvarado Creek Control Plan.	Continuing	2. Apply appropriate zoning.	NCP/ Community Action	
IX CIRCULATION				
Public Transportation				
A. Increase frequency & hours for routes.	Immediately	Implement plans.	MTDB	Not determined
B. Extend routes indicated on Network Map.	As soon as possible	Implement plans.	MTDB	Not determined
C. Provide I-8 express service--El Cajon to Downtown with a stop in Navajo Community.	As soon as possible	Implement plans.	MTDB	Not determined
D. Institute area minibus system.	Long-range	Develop and implement local service plan, possibly linked to citywide.	NCP/ through MTDB or Private	Not determined
E. Construct LRT system along the east Mission Valley corridor.	Short-range	Implement plans.	MTDB	Local, State and Federal Transit Funding
Bikeways				
F. Develop community bikeway system coordinated with regional system.	As soon as possible	Follow through for implementation of approved plans.	Engineering & Dev't.	CIP, Bikeway Fund, General Fund
Streets				
G. Increase I-8 & I-15 traffic handling capacity.	As soon as possible	Continuing study and improvement.	Engineering & Dev't./ State Div. of Highways	Hwy. Trust Fund, Gas Tax

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
H. Extend Navajo Rd.	When needed & conditions met	Monitor need and I-8 access; schedule into CIP.	Engineering & Dev't.	CIP, Gas Tax
I. Expansion of existing roads to 6 lanes: Friars Rd., Mission Gorge Rd.	According to need	Schedule into CIP according to need.	Engineering & Dev't.	CIP
J. Extend Jackson Dr. to Mission Gorge Road.	As soon as possible	Construct according to CIP.	Engineering & Dev't.	CIP, Gas Tax
K. Provide misc. special treatments.	As needed	Monitor & determine needs and opportunities to increase capacity of road system through special treatment.	Engineering & Dev't.	CIP and/or General Fund
L. Construct easterly extension of Alvarado Canyon Rd.	Concurrent with LRT system	Implements plans.	Engineering & Capital Projects Dept.	Local, State and Federal Funding
M. Realign Alvarado Canyon Rd. to Fairmount/Mission Gorge Rd.	As soon as possible	Proceed with design and environmental review when funding has been identified.	Engineering & Capital Projects Dept.	Local, State and Federal Funding
X COMMUNITY ENVIRONMENT				
A. Improve grading, landscaping standards and control of hillside cuts.	Immediate	1. Proposed amendment to PRD, PCD, & HR requirements to provide better protection and enhancement of environment.	Planning Dept.	
		2. Enforce adopted standards.	Planning Dept.	
B. Underground utilities.	As soon as possible	Seek scheduling of undergrounding of utilities on major streets not already undergrounded.	Community Action/NCP	Utility Co. assume program or Assessment District
C. Extend Cable TV.	As soon as possible	Approach franchise operators re: expediting service follow-up.	Community Action/NCP	
D. Require use of master antenna in PRDs.	Continuing	Establish criterion through City Council that master antennas only are allowed in PRDs.	Planning Dept.	

Proposal or Activity	Priority or Timing	Action	Responsibility	Financing Method
E. Extend sign control.	Immediate	Adopt proposed changes in Sign Control Ordinance.	City Council	
F. Screen Mission Gorge Road industrial development.	Immediate	Persuade property owners to create special assessment.	NCP/ Community Action	Assessment District
G. Plant street trees & landscaping: Navajo Road, Mission Gorge Road, College Ave., & Waring Road.	Immediate	Initiate special assessment districts as determined with City staff.	NCP/ Community Action	Assessment District
H. Control environmental pollution.	Immediate & continuing	Develop new programs & practices.	Community Action/City Council	
I. Prepare Urban Design Plan.	Immediate		Planning Dept.	
J. Implement the Mission Trails Design District controls.	As soon as possible	Monitor implementation.	Planning Dept./NCP/ Community Action	