

## **RESIDENTIAL LAND USE**

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### **POLICY**

Provide a variety of housing opportunities for persons of all ages and income levels, and retain and enhance the physical conditions of existing neighborhoods through rehabilitation and/or redevelopment.

### **FURTHER**

- Preserve and upgrade existing residential areas which have developed at medium and medium-high densities.
- Promote the availability of low- and moderate-income housing units within market rate residential projects.
- Promote the development of housing which will help meet the special needs of people such as the elderly, the handicapped, those requiring nursing care needs, low-income persons and the homeless.
- Increase home ownership opportunities.
- Discourage the continuation of isolated single-family residential uses in the midst of commercial and industrial areas.
- Minimize negative impacts resulting from more intensive land use activities.
- Limit the intensity of residential development in those areas subject to high community noise levels.
- Require new residential projects to provide adequate recreational opportunities for residents.

## ACTION PLAN

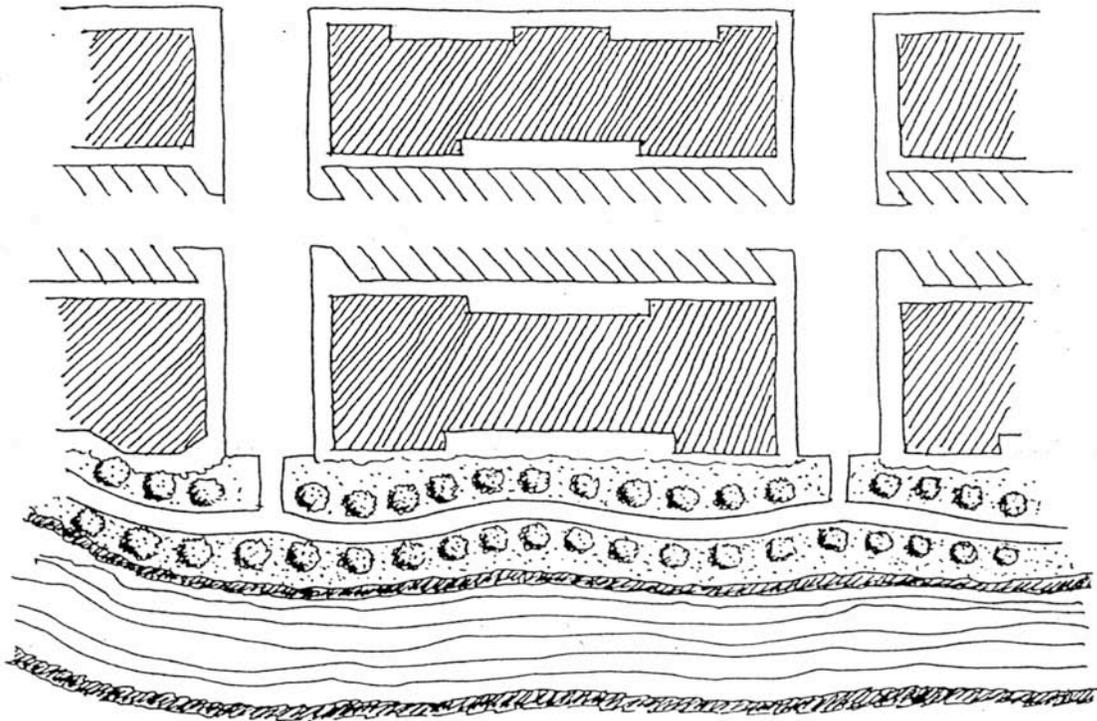
Implementation Measures	Timing			Responsibility For Implementation	Source of Funding	Index to Action Detail
	Adopt With Plan	Next Five Years	Six to 20 Years			
Apply residential zoning as described in the Specific Recommendations of this element and as shown on Figure 12	●			City Council	N/A	Specific Recommendations A-K, Figure 13
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	Development Standards
Use City’s residential density bonus programs and federal (HUD) subsidy programs to develop elderly housing and low and moderate-income housing		●	●	Planning Department, Housing Commission, HUD and Private Action	Housing Commission, HUD, CDBG and Private	
Require Planned Residential Developments to follow development and urban design guidelines of this element		●	●	Planning Department	Reimbursable	Development Criteria and Urban Design Guidelines pp. 92-93

### SPECIFIC RECOMMENDATIONS

Residential construction in the community is affected by noise levels from Lindbergh Field, with residential uses generally considered incompatible with Community Noise Equivalent Levels exceeding 65 decibels, due to the high cost of construction to mitigate noise impacts. Noise generated from traffic on major streets is also a limiting factor which will likely require additional attenuation. Airport noise contours have shrunk considerably over the last ten years due to the production of quieter aircraft, making noise attenuation more feasible in parts of the community. New residential development will bring additional vitality to the area.



Character Sketch



Development Pattern for Multiple Use  
Retail, Entertainment and Hotel uses

In general, it is recommended that the residential areas be zoned as recommended below and indicated in **Figure 17**, so as not to conflict with the standards and criteria for review of projects in the Lindbergh Field Airport Influence area, established by the San Diego Association of Governments.

#### **A. Medium-Density**

Rezone areas designated for medium-density residential use to a multifamily residential zone which permits a maximum of 29 dwelling units per net residential area.

Rezone the **Orchard Apartment** area from Commercial (C-1) to R-1500. Although the Orchard Apartment complex has a higher density as a senior housing project, the base density of the C-1 Zone currently applied to the property is 29 units to an acre.

Rezone the Gateway Village complex to multifamily residential zone which permits a maximum of 29 dwelling units per net residential acre, to allow for a medium-density residential project to be built adjacent to the future canal.

Apply a medium-density designation to the Sports Arena site, including surrounding City-owned land (approximately 69 acres total), to provide for a residential community to be built following eventual relocation of the Sports Arena. Designation of the properties to the north of the Sports Arena site and the three privately-owned Sports Arena outparcels (approximately three acres) for residential use should be re-evaluated upon redevelopment of the Sports Arena site and in consideration of the pending Lindbergh Field Master Plan. Also apply the CPIOZ—Type B to ensure that the property is redeveloped as an exemplary, comprehensive project that provides quality residential development which conforms to the design recommendations of this community plan. Application of CPIOZ—Type B will also facilitate the dedication of the necessary right-of-way and comprehensive review of overall site design to accommodate: (1) the bay-to-bay canal; (2) a school site in accordance with standards of the San Diego Unified School District; and (3) the integration of ancillary neighborhood commercial development, either as vertical mixed-used consisting of up to 100,000 commercial square feet, or as one or two neighborhood commercial centers encompassing up to three acres, as needed to support the residential development.

As part of the comprehensive redevelopment process described above, and concurrent with approval of any development project(s), the Sports Arena site and all surrounding residentially designated properties should be rezoned to a multifamily residential zone which permits a maximum of 29 dwelling units per net residential acre.

#### **B. Medium-High Density**

Apply a multifamily residential zone which permits a maximum of 43 dwelling units per net residential acre to areas designated as suitable for medium-high density. Designate the following areas for medium-high density residential use:

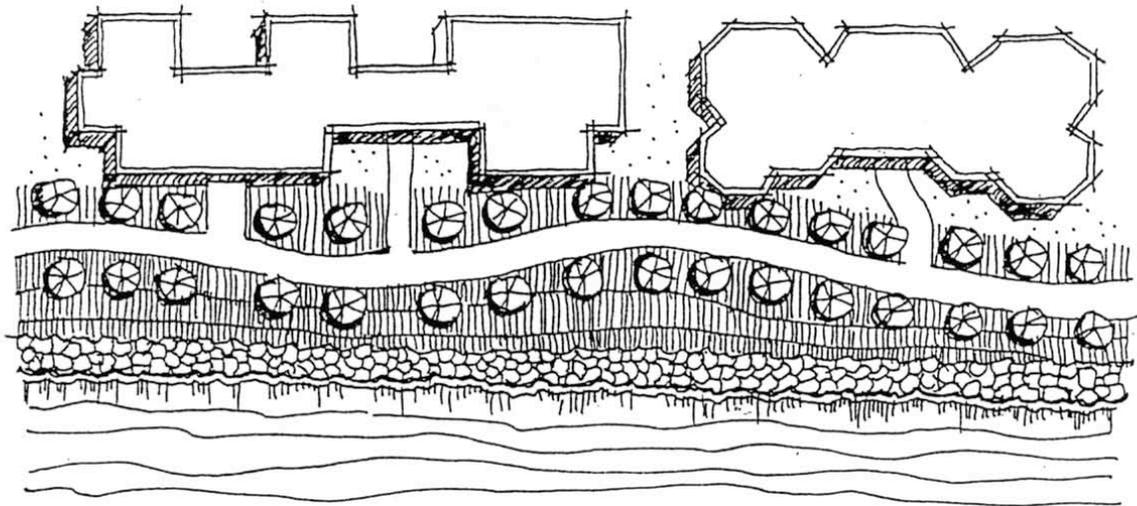
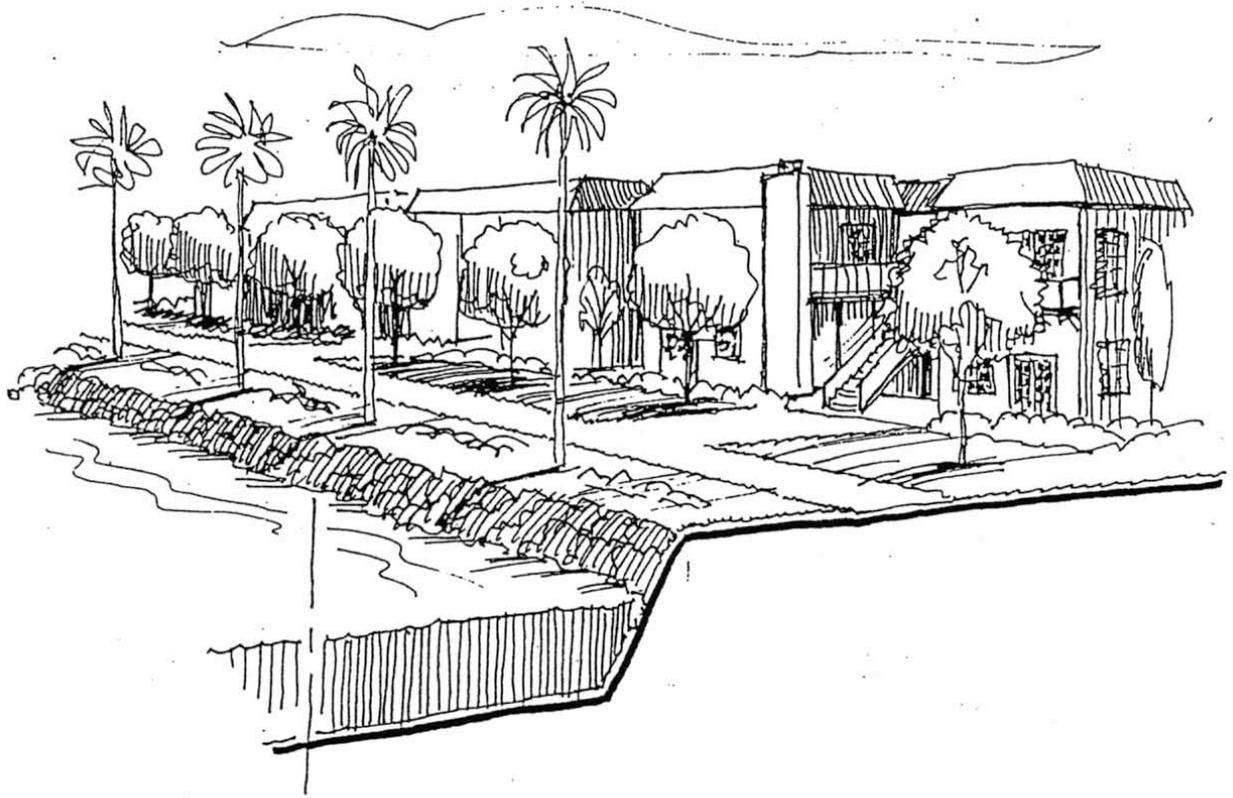
The **Cauby Street** area is currently zoned R-400 and R-1000. The properties in this area are developed at or close to the maximum allowable density within the R-1000 Zone.

Retain the R-1000 Zone and medium-high designation of the **Kemper Court** area.

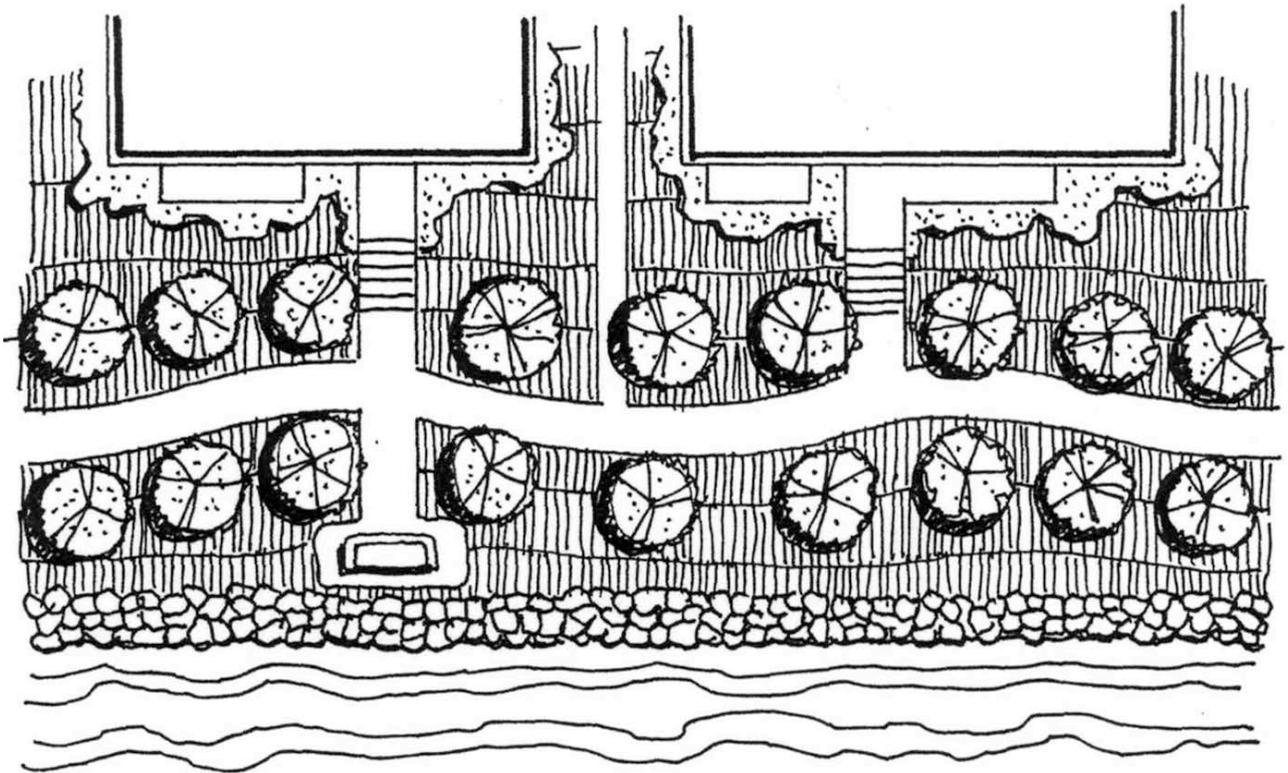
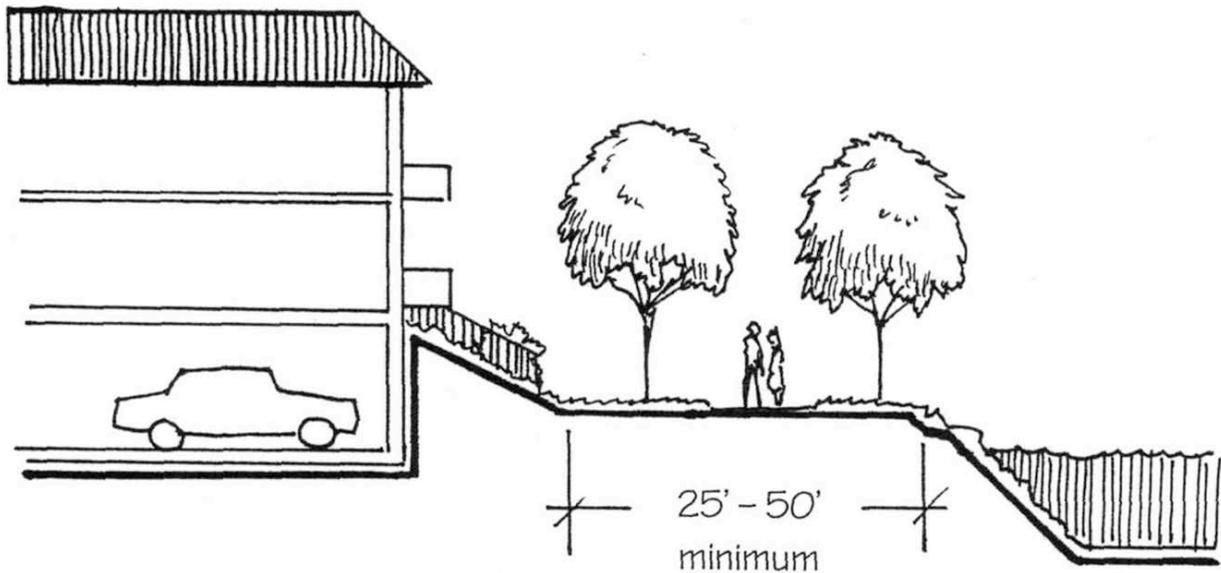
This element also establishes development guidelines for any new residential development, the rehabilitation of existing structures, and the possible development of mixed-use projects. The following guidelines have been developed with special emphasis on the aesthetic and functional qualities of individual projects. Improvement in the quality of individual residential projects will promote a desirable living environment for residents and contribute to the overall improvement of the community.

### ACTION PLAN

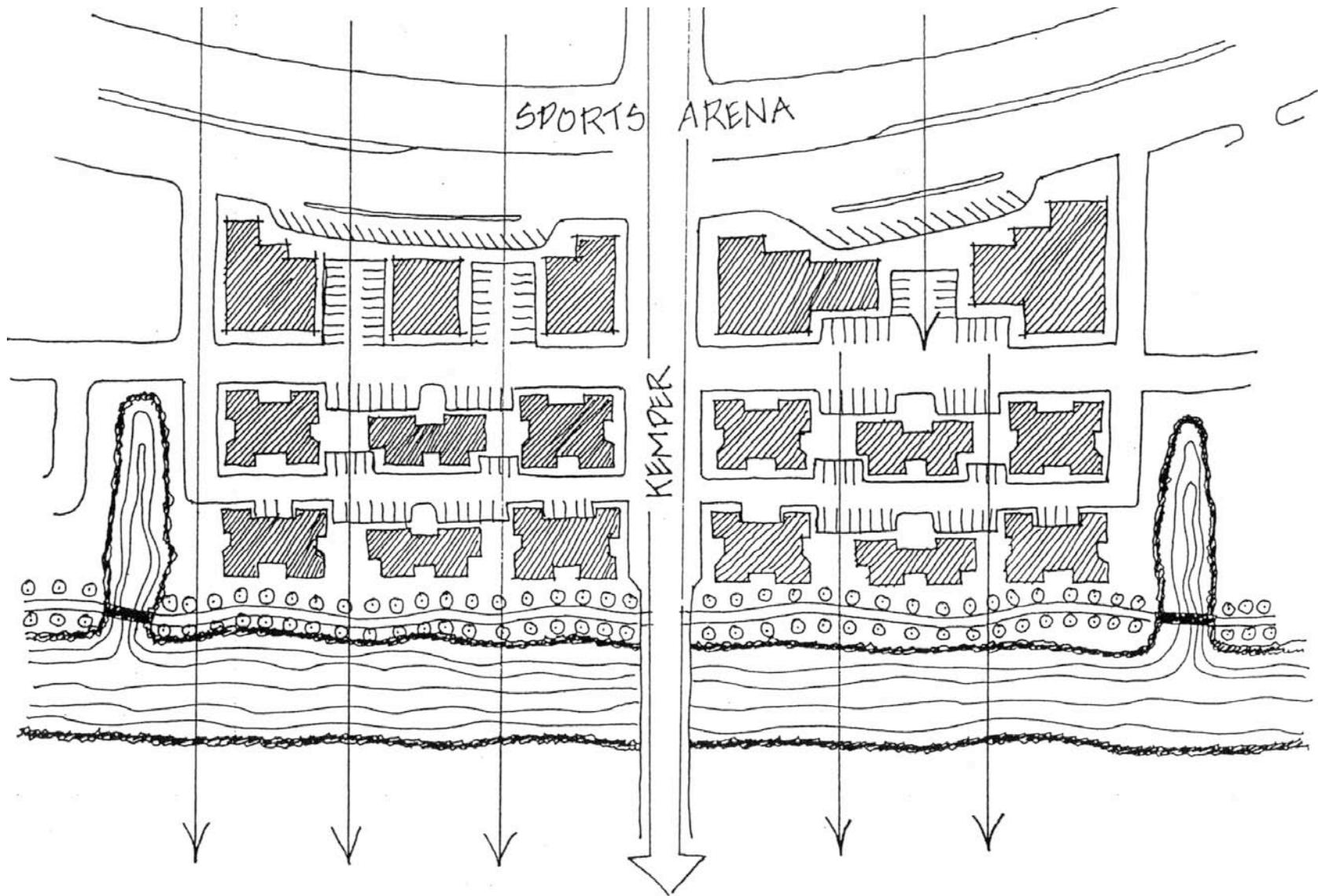
Implementation Measures	Timing			Responsibility For Implementation	Source of Funding	Index to Action Detail
	Adopt With Plan	Next Five Years	Six to 20 Years			
Conduct detailed engineering studies to evaluate alignment and specific dimensions of canal linking San Diego and Mission Bays		●		Various City Departments	City	Specific Recommendations/ Canal Alignment and Canal Design
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	Development Standards, Figure 13



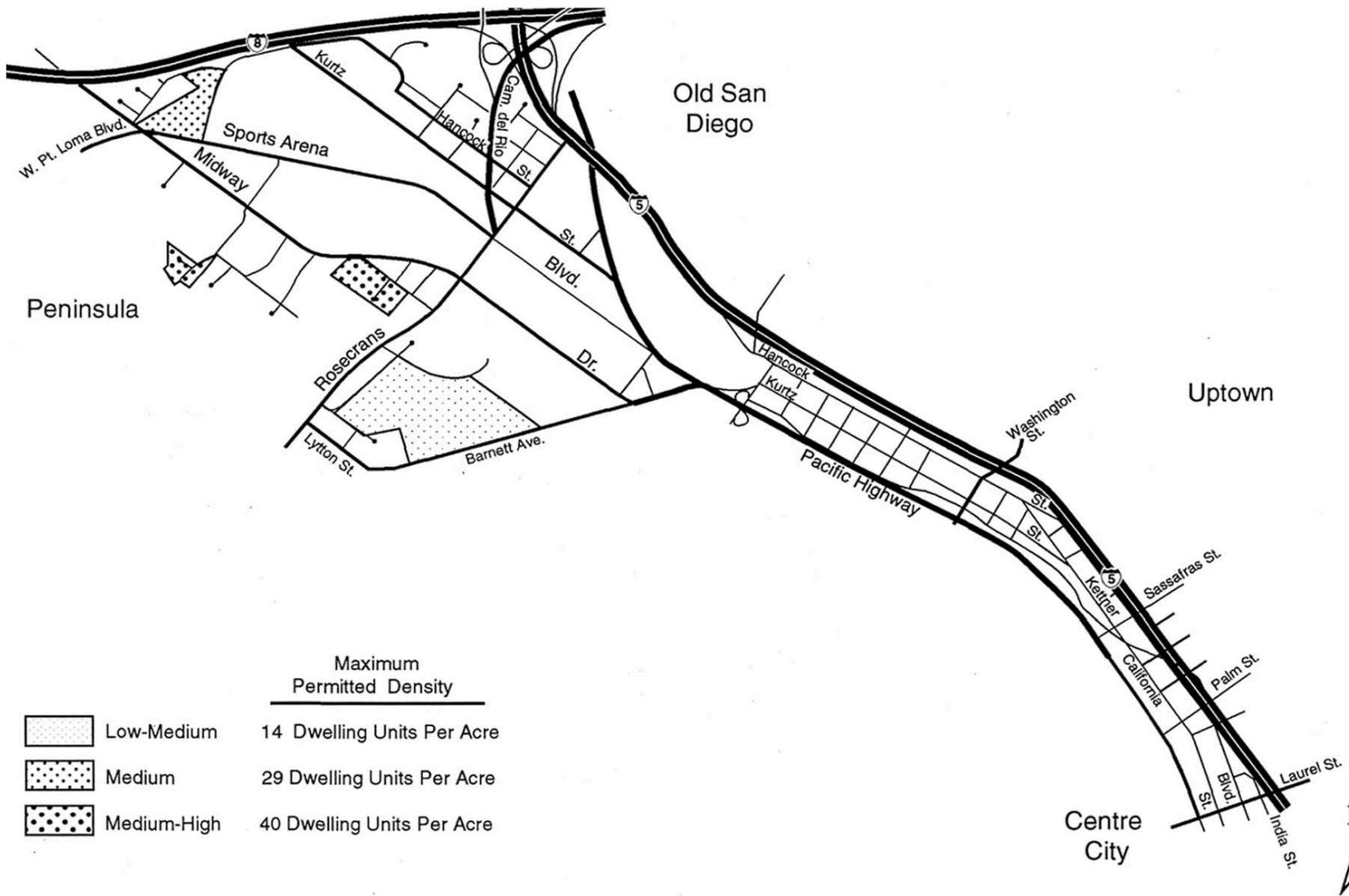
Medium density Multi-Family Residential design concepts  
along canal, Sports Arena Site



High density Residential connection to canal model



Multi-Family Residential along canal  
with view corridors



**Residential Land Use Designations**  
**Midway/Pacific Highway Corridor Community Plan**

**17**  
**FIGURE**

## Development Criteria

- A. Rehabilitation of existing housing should be encouraged and accomplished through private and/or any available City, state, or federal subsidy programs.
- B. Promote pride of ownership and the spirit of neighborhood revitalization efforts by encouraging the development of cooperative housing projects, neighborhood associations and homeowner organizations.
- C. Maintain and repair existing rentals and owner occupied housing units through private efforts, as well as public programs administered through the Housing Commission, such as Community Development Block Grants and Housing and Urban Development Funds.
- D. Isolated substandard residential uses in heavy commercial and industrial areas should be redeveloped with appropriate uses as designated by this plan.
- E. Mixed-use commercial with residential development should be permitted to develop in commercial areas as specified in the **Commercial Element** of this Plan.

## Urban Design Guidelines

1. Incorporate defensible space techniques into the design of multifamily projects by providing architectural detailing and individual unit features which will promote pride of ownership and delineate public, semiprivate and private space. The visual and spatial orientation of recreational and open space areas should be linked to specific residential units within the project.



Projects should provide adequate lighting in all areas, avoid hidden “pockets” within landscaped areas, and eliminate long, narrow hallways or passageways. Parking areas, pedestrian pathways and entrances should be well-marked and open to visual surveillance.

2. Provide recreational facilities specifically designed for the residents of the project, e.g., playgrounds, benches, pools, Jacuzzis, barbecue areas, passive recreational areas and recreational meeting rooms. Recreational design features should focus on the usability and functionality of the space provided, i.e., benches facing interesting street scenes for the elderly, secure play areas or tot lots in housing which accommodates families with young children, etc.

3. Discretionary permits should limit the amount of signage visible from the public right-of-way. Signs should readily identify the project, incorporate landscaping, and be architecturally integrated into the scale and style of the surrounding neighborhood.

4. Improve neighborhood streetscapes by preserving significant street trees and landscape patterns. If a street tree pattern does not exist, new trees should be located between the sidewalk and the curb.

5. Development of housing on and around the Sports Arena site should be designed around off-shoots or “finger” canals to maximize the amount of waterfront property and make the canal amenity available to many residents. The main channel should be designed as described in the bay-to-bay element (as a navigable link), but the off-shoots may be narrower and shallower. Dwelling unit types that are permitted in this area are townhouses, row houses, courtyard buildings and apartments. Buildings should orient to the streets or around central courtyards, with entrances on the street side and garages internal. Parking should be underground or structured. Parking lots, driveways and garage doors are not permitted along the canal. Pedestrian access to the canal should be frequent, convenient and well-defined. Streets shall be designed as numerous small facilities, rather than major streets and cul-de-sacs. A grid system should be designed, and all streets shall be public. Individual residential projects should incorporate private recreational facilities to serve the needs of residents.

