

RESIDENTIAL LAND USE

BACKGROUND

Approximately 88 percent of the acreage of the community is devoted to residential development. Of this area, 61 percent is designated for single-family use and 39 percent is designated for multifamily use (See Figure 1).



Few vacant parcels are available for residential development. Single-family areas are, for the most part, built out. However, a number of parcels within the multifamily areas are developed with single-family residences. These parcels are scattered throughout the community; with the possible exception of Grand Avenue east of Ingraham Street, there is no concentration of single-family homes in multifamily designated areas of the community.

With the adoption of the citywide landscape ordinance, new multifamily design standards, parking regulations, and floor area ratio and height definitions, recent multifamily development has been required to provide more articulated facades, reduce the impact of driveways on the street by placing parking off the alley and increasing front yard landscaping. As a result, the multifamily development has been more "street friendly."

A number of multifamily parcels are built at a higher density than is presently allowed by the zoning, since more than half the multifamily area in the community was downzoned and redesignated in 1990-1991 from R-1500 (<30 dwelling units/acre) to R-3000 (<15 dwelling units/acre). Table 1, below, illustrates existing single-family vs. multifamily development and possible residential buildout under the present zoning.

TABLE 1

Dec 1990 Unit Capacity		Unbuilt Capacity		Total Capacity	
SF	MF	SF	MF	SF	MF
7,693	14,399	0	1,834	7,693	16,233

While the above table represents the maximum number of units that could be built in Pacific Beach, it is projected that only a portion of these units will be built over the next twenty years. Based on development trends which have taken place since the community was downzoned in 1991, it is anticipated that an additional 995 units may be built by 2010.

Because the community has experienced fluctuations in development intensity over the years, there is an increasing need to address the variations in neighborhood character that have surfaced and that will likely continue to surface in the future.

The Garnet Avenue commercial district stands in need of change. Residential uses are encouraged to enhance and increase use of the area (See the Commercial Element). Multi-use zoning has advantages to commercial and residential tenants: access to shops by tenants, new customers for commercial enterprises, and physical security to both, as the property will be occupied by one user or the other throughout the day.

Residential Densities

1. Very Low-Density (0 - <5 dwelling units/acre) - In Pacific Beach, this density occurs primarily in the "hills" area of the community and is characterized by the development of detached, single-family homes on lots typically ranging from 10,000 square feet to 20,000 square feet.
2. Low-Density (5 - <9 dwelling units/acre) - This density, which occurs primarily in the northeastern "plains" area of Pacific Beach, typifies conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
3. Low-Medium Density (9 - <15 dwelling units/acre) - This density category, which predominantly occupies those portions of the community that are closer to the beach and bay, is characterized by lower intensity multifamily housing, such as two-on-ones or duplexes.
4. Medium-Density (15 - <30 dwelling units/acre) - This density occurs primarily along Sail Bay, Grand Avenue, Hornblend Street and Lamont Street, and is characterized by four-plexes or four-unit condominiums.
5. Medium-High Density (30 - <40 dwelling units/acre) - This is the highest density category for residential development in Pacific Beach, and is characterized by multi-unit condominium or apartment development such as the Oakwood complex on Ingraham Street.

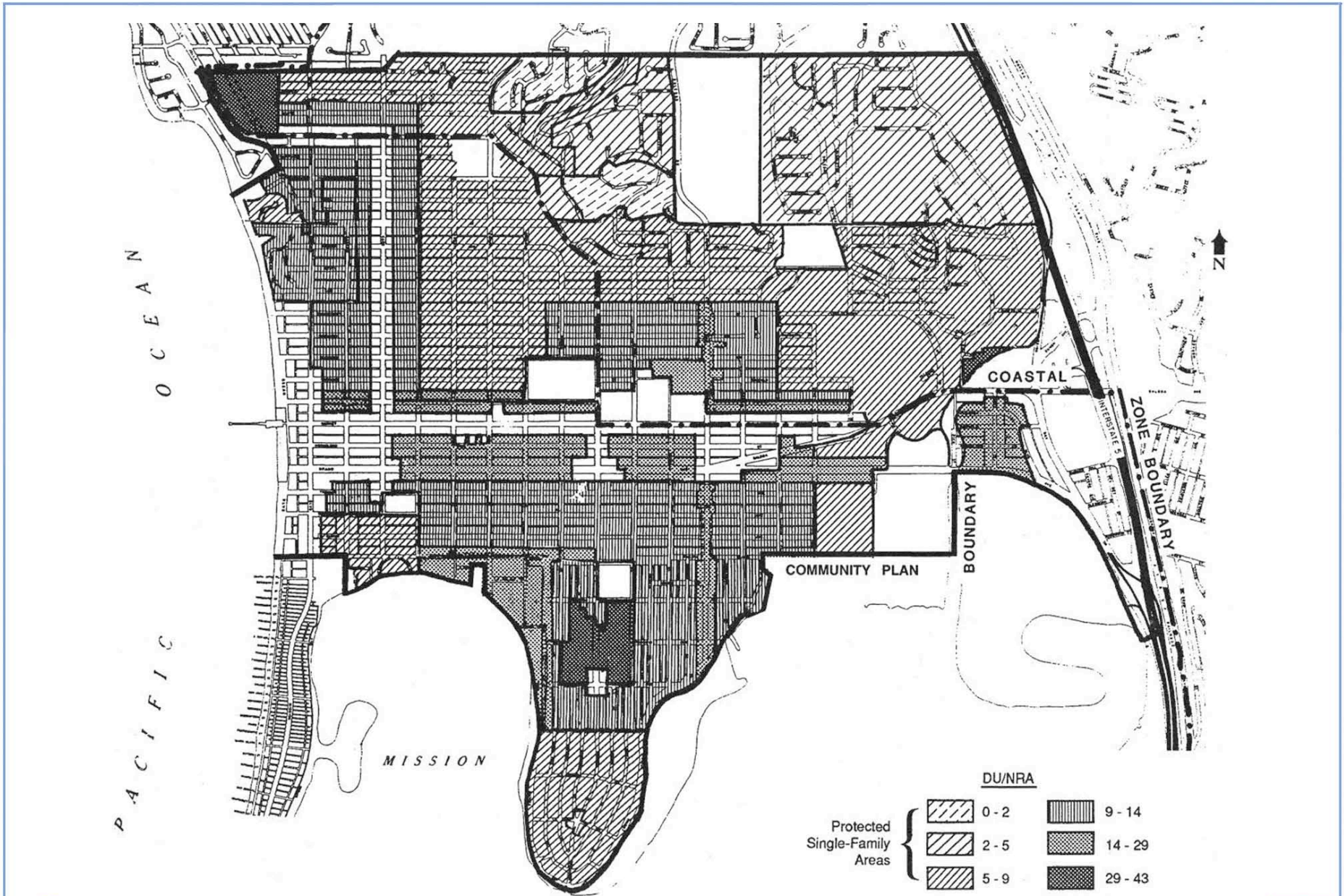
GOALS

- Promote the development of a variety of housing types and styles in Pacific Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone.
- Create safe and pleasant pedestrian linkages between residential neighborhoods and commercial areas and community facilities, such as schools, parks and the library.
- Enhance residential neighborhoods by establishing and maintaining street tree patterns and promoting general maintenance and improvement of residential properties.

- Implement design standards for multi- and single-family development to ensure that properties reflect the scale and character of the established neighborhood.
- Enforce bulk and scale standards in established neighborhoods.
- To the greatest extent possible, maintain or reduce present density standards, traffic patterns and street configuration.

POLICIES

1. Maintain the residential scale of Pacific Beach and encourage development of residential units within transit corridors, especially along Garnet Avenue.
2. Analyze existing multifamily development standards focusing on building size and parking requirements, particularly in transit corridors, to provide incentives, for encouraging affordable housing in the form of smaller (1-2 bedroom) units. Further consider options for allowing higher densities in transit corridors while maintaining the intensity of the underlying zone (e.g., by regulating the number of bedrooms).
3. Promote residential development in conjunction with Housing Commission programs in the commercial areas of Pacific Beach, primarily on upper floors over commercial establishments. These mixed use developments should include various residential types, including single room occupancy hotels and living units.
4. Enforce building and zoning codes in the residential areas of Pacific Beach to abate zoning, building code and health code violations in the form of abandoned vehicles, illegal storage of boats and vehicles, and the accumulation of junk and litter in public and private areas.
5. Require new development to conform to area-specific streetscape recommendations for landscape, lighting, sidewalk treatment and signage (identified in Appendix D) and to be implemented through the citywide landscape ordinance.
6. The City shall establish development standards that will regulate the bulk and scale of new single-family residential development in this community through a ministerial process.
7. Pursue categorical exclusion of those residential areas within the City's jurisdiction of the coastal zone in Pacific Beach, thereby eliminating the need for coastal development permits requiring discretionary review and public notice.
8. The City shall ensure that new residential structures are designed to maintain public views of the beaches and bay.



Residential Designations
Pacific Beach Community Plan

13
FIGURE



ACTION PLAN

Implementation Measures	Timing						Development Impact Fee Dependent	Responsibility For Implementation	Source of Funding	See For More Detail
	On-Going	Adopt With Plan	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years				
Develop and employ incentives (for density, parking, etc.) in conjunction with Housing Commission Programs to promote smaller, more affordable units.			●					Planning Dept., Planning Commission, City Council, Calif. Coastal Commission, Housing Commission	City	Policies 2-3
Increase enforcement of zoning and health code violations in Pacific Beach.	●							Planning Dept.	City	Policy 4
Update the Landscape Technical manual to incorporate the street tree master plan.			●					Planning Dept., Planning Commission, City Council, Calif. Coastal Commission	City	Policy 5 Appendix D
Amend the Residential Zones to maintain the established bulk and scale of surrounding development through a ministerial process.			●					Planning Dept., Planning Commission, City Council, Calif. Coastal Commission	City	Policy 6
Pursue Categorical Exclusion of Pacific Beach residential areas.			●					Planning Dept., Planning Commission, City Council, Calif. Coastal Commission	City	Policy 7
Endure that discretionary projects maintain view corridors.	●							Planning Dept., Planning Commission	City	Policy 8 Proposal 6

SPECIFIC PROPOSALS

Residential Character

Promote neighborhood clean up efforts utilizing community organizations to remove graffiti, abandoned furniture and vehicles, cleanup landscaping and implement facade improvements.

Residential Design Standards

Development Along View Corridors

1. Mandate setbacks of new development along all east-west streets west of Cass Street, and all north-south streets south of Grand Avenue which have a public view to the water (as identified on Figure 16). Street landscaping along these streets shall not obstruct, but shall enhance public views, in conformance with the streetscape recommendations of this plan (Appendix D).

Coastal Bluff and Ocean/Bayfront Development

2. Terrace second and third stories of new or redeveloped oceanfront and bayfront properties or articulate waterfront facades to minimize a walled effect along the water and adjacent walkways.
3. Set back new development along coastal bluffs in accordance with the Sensitive Coastal Resource Zone and Appendix H of this plan to reduce the potential for erosion and slippage.

Balanced Community

While the Commercial Element of this plan contains recommendations for promoting the development of affordable housing in Pacific Beach through mixed-use projects and SROs, the following recommendations provide details on programs which can be utilized to achieve a balanced community.

The Pacific Beach community has recognized that the provision of affordable housing is a citywide responsibility. Pacific Beach is willing to do its fair share toward meeting San Diego's affordable housing needs. Since the remaining capacity for additional residential development in the community is limited, new construction will be able to contribute only a portion of any affordable housing which may be provided in



Pacific Beach. However, the community's existing housing stock can also provide affordable housing opportunities. The San Diego Housing Commission has a variety of programs aimed at existing housing. Toward this end, the San Diego Housing Commission shall be encouraged to purchase properties for the development of affordable housing and promote the use of local housing assistance programs, operated and managed by the San Diego Housing Commission to meet the recommended Fair Share Housing goals for Pacific Beach.

Examples include:

- **Multifamily Bond Program:** This program provides low interest loans to property owners of multifamily housing through the sale of bonds. In exchange for the loans, the owners would be required to rent 20 percent of the multifamily housing units to low-income households for 20 years.
- **Section 8 Rental Assistance Program:** This program offers certificates and vouchers to economically disadvantaged households who use these certificates to rent privately-owned apartments. Households who qualify for this program pay 30 percent of their gross monthly income for rent and the Housing Commission pays the difference to the property owners.
- **Senior CUP Program:** This Conditional Use Permit program provides a density bonus of up to 50 percent to property owners who agree to rent all of the units to senior citizens and physically impaired persons.
- A density of 43 du/ac is recommended by this plan for the Park La Jolla Apartment complex, provided that the City maintains the community plan implementation overlay zone or other zoning mechanism which provides for the processing of a permit application under discretionary review in connection with development of the property for purposes of implementing the following recommendations.

The existing streetscape character of La Jolla Boulevard shall be maintained as follows:

- Existing mature vegetation, within the building setback area (including the area between the curb and the property line), particularly the street trees, shall be preserved or replaced when removal is unavoidable. Replacement trees shall be of the same or similar species and of a minimum 60 inch box size.
- The open landscaped areas within the building setback areas (including the area between the curb and the property line), adjacent to La Jolla Boulevard and interior streets shall be preserved. New structures along La Jolla Boulevard shall observe an average landscaped setback of 30 feet and a minimum of 15 feet. New structures along interior streets shall be setback as required by the underlying R-1000 Zone.
- Structures shall have a lower profile along La Jolla Boulevard and shall be spaced to provide extensive open space and accordingly, building facades along La Jolla Boulevard shall have a minimum ten foot wide facade break for each 50 feet in building length. Spacing between new structures shall be an average of 30 feet with a minimum spacing of 15 feet. The maximum height of buildings permitted on this site is 30 feet.

- Taller structures shall observe additional setbacks from La Jolla Boulevard and maintain a pedestrian orientation. All portions of structures fronting on La Jolla Boulevard exceeding 20 feet in height shall be setback behind an imaginary plane beginning at a point 20 feet above and 20 feet in from the property line and sloping up and back toward the interior of the lot at an angle 30 degrees from horizontal.
- Appropriate setbacks together with a transition from lower to higher profile structures shall be provided along frontage of the property abutting residential development. Structures along frontage of the property abutting residential development shall observe an average setback of 30 feet, and shall be a maximum of 20 feet in height when located within 30 feet from the property line.