
RESIDENTIAL

GOAL

Create a safe and healthy living environment and link residential development to the provision of adequate community facilities and services.

EXISTING CONDITIONS AND TRENDS

Population Characteristics

- San Ysidro's population in January 1988, was 22,130 persons. Residents are predominantly Hispanic and have large families with many young children.
- The average household size is large, approximately 3.93 persons, compared with an average household size of approximately 2.73 persons in the City of San Diego (1985 San Diego County study).
- Approximately 84.1 percent of the community's population is of Hispanic origin, compared to approximately 14.9 percent in the City of San Diego.
- Roughly two out of five people in San Ysidro are under the age of 18, compared to approximately 1.5 out of five people in the City of San Diego.
- The income of most residents is low. (Low income is defined as being between 50 and 80 percent of the median income of all households.) Approximately 45.7 percent of San Ysidro households are in low-income categories, compared with only 29.1 percent of the households in the City of San Diego.
- Unemployment is high, approximately five to six percent higher than City and County averages.

Growth

San Ysidro has grown dramatically in recent years. The community has outpaced earlier population projections, growth rates and total number of housing units in comparison with other areas of the City and County of San Diego.

- **Population.** As of the 1980 census, the population of San Ysidro was 14,584 persons. As stated above, as of January 1, 1988, the population was 22,130 persons, already close to the 22,323 population projected for 1995 by the San Diego Association of Governments (SANDAG) Series 7 Forecast.
- **Growth Rates.** The annual rate of growth in San Ysidro between 1970 and 1980 was 8.9 percent, while in the City and County of San Diego it was 2.5 percent and 3.4 percent, respectively. Although more current information is unavailable, it is probable that the present growth rate is higher than the rest of the City or County.

- **Housing Units.** From April 1980 to January 1988, the total number of housing units in San Ysidro increased from 3,618 to 5,817 units, an increase of approximately 60.7 percent (or an average annual increase of 7.6 percent). The increase in total number of housing units in the City of San Diego at this time was much lower, approximately 21.6 percent (or an average annual increase of 2.7 percent). Most of the new residential construction in San Ysidro has been multifamily development. Between 1980 and 1988, multifamily units increased by 128 percent. (See **Table 3.**)

Existing Land Use and Zoning

As stated above, most of the housing units in San Ysidro are in multifamily developments. In January 1988, 60 percent of the total number of housing units in the San Ysidro community were multifamily. In comparison, 44 percent of the total number, citywide, were multifamily. (See **Table 4.**)

There are several reasons for this imbalance between the community and the City. In the last several years, plan amendments to the San Ysidro Community Plan (1974 edition) have increased the residential densities on properties totaling approximately 16 acres and have resulted in about 300 units over the original community plan forecast of roughly 4,000 total units. In addition, much of the development of multifamily housing has occurred in areas zoned and designated for commercial development. (In the City of San Diego, residential development is permitted, by right in commercially-zoned areas, at densities up to 29 units per acre.) Approximately 47 acres of commercial land has been developed with multifamily housing in this manner, resulting in an additional 1,400 housing units above the original community plan forecast. These two factors have contributed to a total of approximately 1,700 units above the original community plan forecast of about 4,000 units.

Existing Residential Land Use

As of January 1989, 675.2 acres were zoned and designated for residential land use in San Ysidro. Approximately 345 acres were built out with single-family development and 261 acres with multifamily development. These acreages do not include the land east of I-805 and the railroad. Before the adoption of this Plan, this property was included in the Otay Mesa Community Plan. (See **Figure 3** for 1989, generalized existing land use and **Figure 4** for 1989, existing zoning.)

The Condition of the Housing Stock

Most of the multifamily development has been low-income housing. San Ysidro has a disproportionate share: 34 percent, compared to six percent for San Diego as a whole. Low-income projects (projects targeting those people whose income is between 50 and 80 percent of the median income of all households) have tended to locate here because of:

- The low cost of land, compared with other areas of San Diego;
- The absence of community opposition at the time of construction; and
- The need for affordable housing within the community.

TABLE 3
TOTAL HOUSING UNITS
San Ysidro and City of San Diego, 1970-1988

	Number of Units			Average Annual Percentage Change		
	Apr 1970	Apr 1980	Jan 1988	1970-1980	1980-1988	1970-1988
San Ysidro						
Total Housing Units	1,599	3,618	5,817	12.6%	7.6%	14.7%
Single-family	1,377	2,033	2,152	4.8%	.7%	3.1%
Multifamily	222	1,585	3,665	6.1%	16.0%	86.2%
City of San Diego						
Total Housing Units	233,255	341,928	415,248	4.7%	2.7%	4.3%
Single-family	159,359	209,110	231,454	3.1%	1.3%	2.5%
Multifamily	73,796	132,818	183,794	8.0%	4.8%	8.3%

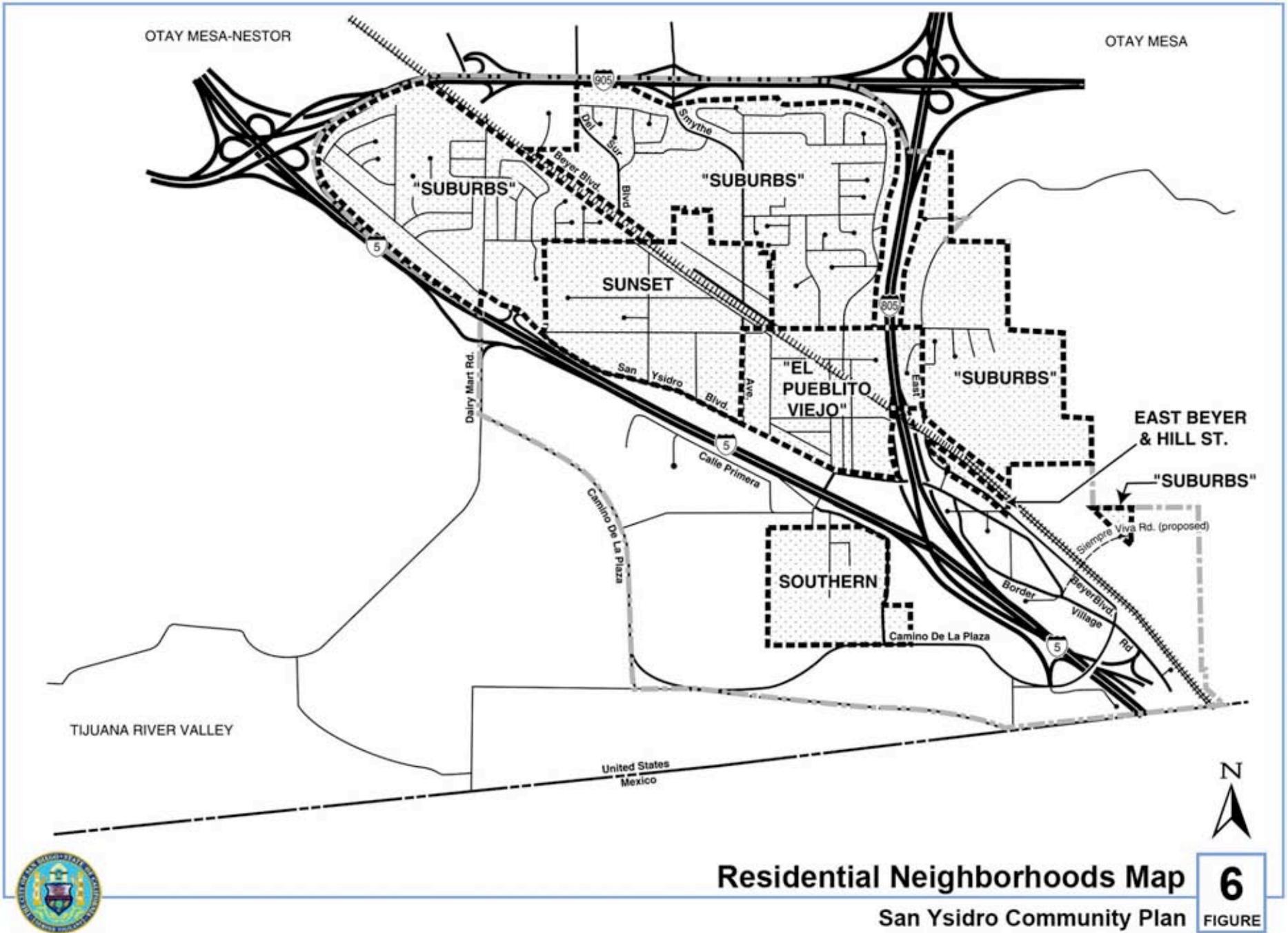
TABLE 4
POPULATION AND HOUSING UNITS - JANUARY 1988
San Ysidro and City of San Diego, 1970-1988

	Population	Single-Family	%	Multi-Family	%	Mobile Home	%	Total Housing	Household Size
San Ysidro	22,130	2,152	35%	3,665	60%	261	4%	6,078	3.83
City of San Diego	1,058,708	231,454	56%	183,794	44%	4,910	1%	415,248	2.53

Most residents believe that they have had more than their “fair share” of multifamily (usually low-income) housing and some have referred to recent development as “instant slums” because of their poor quality design and lack of amenities, especially recreation and landscaping. New residential construction does not reflect the scale and character of the old and established residential neighborhoods. Parking requirements for the new multifamily development do not address the needs of the larger San Ysidro families. In addition, space for car maintenance is often not provided. According to some community members, many San Ysidro families are their own mechanics.



Recently built Multifamily Residential



Most residents of these multifamily projects would prefer to own a single-family home. However, they have been forced out of the market by their low incomes and rising housing prices.

Many of the residences, particularly in the older sections of the community, are in need of maintenance and repair, and some lack basic services such as paved roads, curbs, gutters, sidewalks, sewer and gas. Many of the residences are older, historic homes and require special rehabilitation techniques. In addition, more than half of all residences (about 59 percent) are renter occupied. According to some community residents, renters do not want landlords to invest money in maintaining property because some landlords subsequently will raise rents. They also believe that rental property tends to have lower property values because renters or landlords are less likely to properly maintain the property.

The Neighborhoods

San Ysidro residential land uses are located in five neighborhoods, as illustrated in **Figure 6**, and are as follows:



“El Pueblito Viejo”

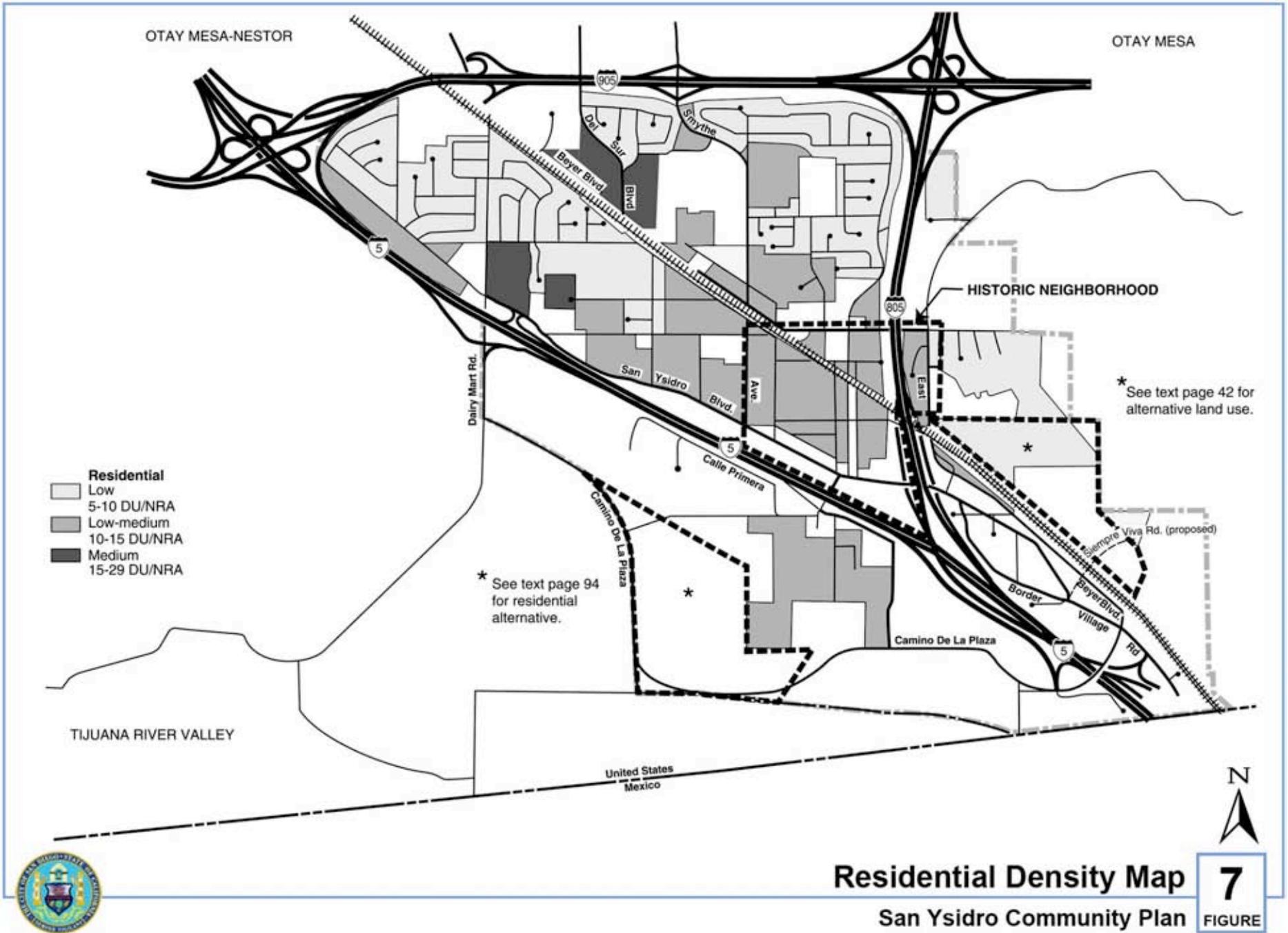
“El Pueblito Viejo.” A small neighborhood of circa 1920 homes, and the remaining portion of the historic Little Landers Colony from the turn-of-the-century, is located in the geographic center of San Ysidro, and has provided the community’s small-scale, single-family, village character. (See **Urban Form and Cultural and Historic Resources Elements**.) This area consists primarily of single-family homes, several units on one lot, bungalow courts, and small-scale attached units. Several large-scale

multifamily developments, on two or more consolidated lots, disrupt the character of this neighborhood.

Sunset Neighborhood. The area west of the historic neighborhood is also generally small in scale and single-family in character. A neighborhood in transition, it contains single-family homes on one-acre lots, a few with corrals and stables, and at the same time, medium- to large-scale multifamily developments.



Sunset Neighborhood





The East Beyer and Hill Street Neighborhood

The East Beyer and Hill Street Neighborhood. This neighborhood, located just east of I-805 and immediately south of the railroad and trolley corridor, consists of well-maintained single-family homes. A dilapidated multifamily development and several deteriorated duplexes are located at the extreme west of the neighborhood. The neighborhood is bounded on one side by the San Ysidro Boulevard tourist commercial area.



The Southern Neighborhood

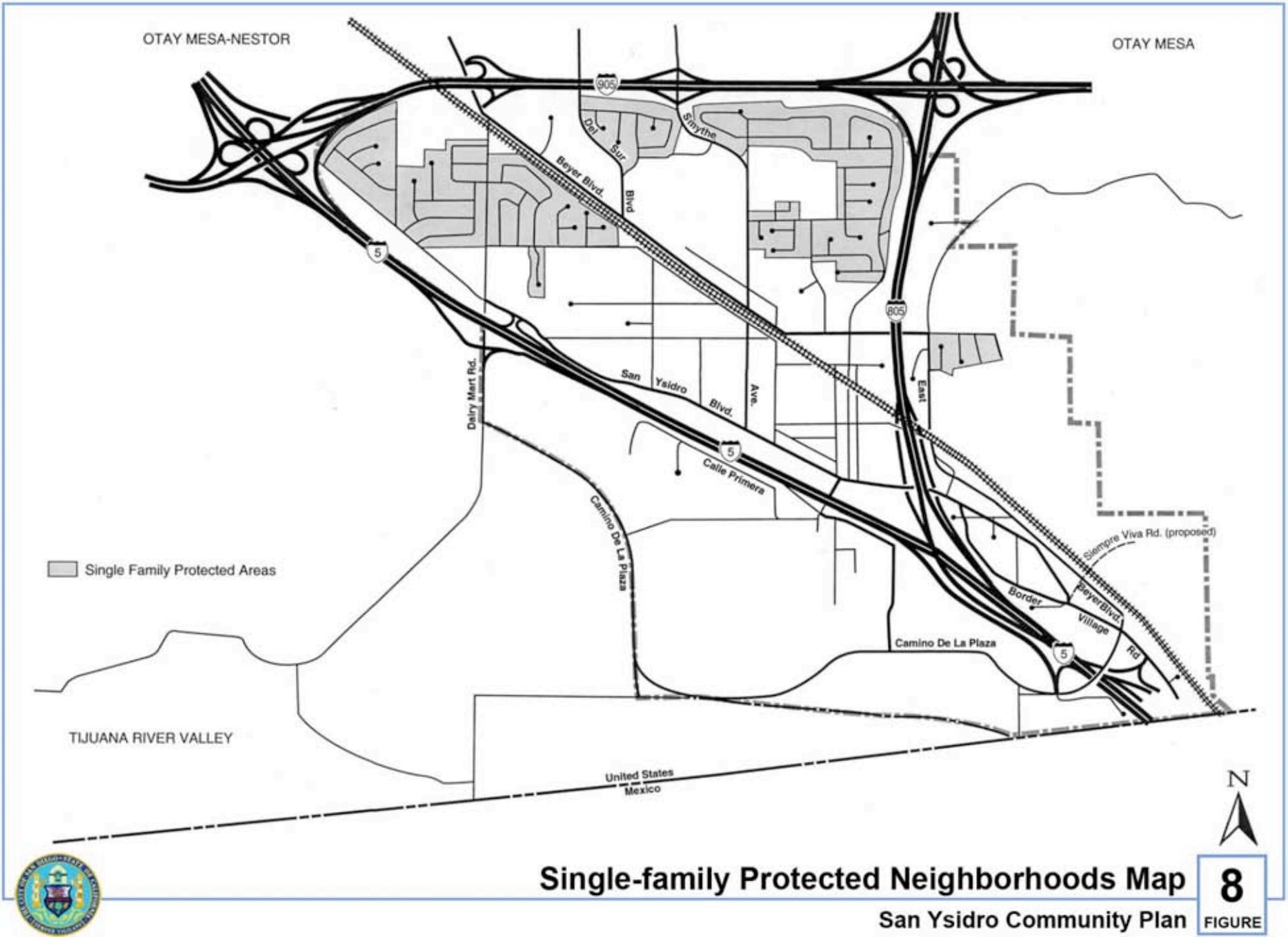
The Southern Neighborhood. This neighborhood is located south of I-5 and consists primarily of recently built multifamily developments, including several Housing Commission projects (both multifamily and a mobile home park). This dense development surrounds a pocket of older single-family homes.



The "Suburbs"

The "Suburbs." The northern, western and easternmost portions of the community primarily contain single-family tract homes built in the 1970s and early 1980s. These homes are generally well-maintained. In addition, the northern and western "suburbs" each contain several medium- to large-scale multifamily developments.

Single-Family Protected Neighborhoods. These neighborhoods are the existing low-density residential areas (shown on **Figure 8**) characterized by traditional single-family development and located in the "suburbs" neighborhoods.



The Demand on Public Facilities and Services

The densities allowed by the zoning prior to this Plan adoption were too high and did not implement the 1974 Community Plan. Too many multifamily housing developments were built, with densities much higher than the adjacent single-family neighborhoods, and they lacked adequate facilities and services, such as schools and parks. (See **Community Facilities and Services Element**.)

Plan Buildout

Table 5 lists the number of dwelling units allowed by 1989 zoning compared with the number of dwelling units allowed by this Plan.

**TABLE 5
PLAN BUILDOUT**

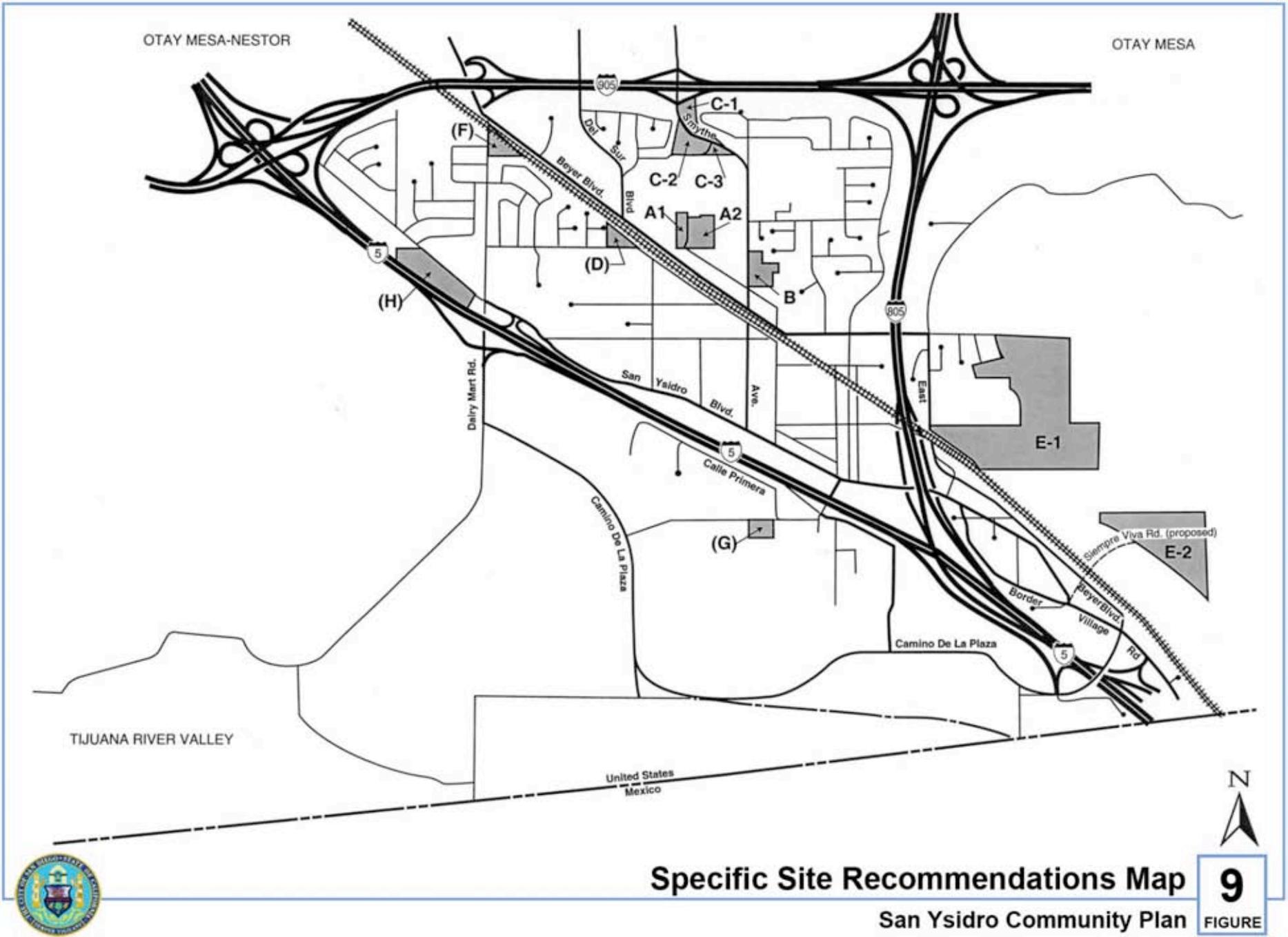
	UNITS
Existing Dwelling Units (January 1988)	6,467
Dwelling Units Allowed Under 1989 Zoning*	15,205
Dwelling Units Allowed Under This Plan**	8,261

* This figure does not include the up to 29 units/acre allowed in commercial zones and does not include the area east of I-805 and the railroad tracks.

** This figure assumes 1 unit per 5,000 square feet for Low-Density Residential, 1 unit per 3,000 square feet for Low-Medium Density Residential, and 1 unit per 1,500 square feet for Medium-Density Residential.

OBJECTIVES

- Ensure the provision of adequate public facilities and services, including schools, parks, roads, water, sewer and public safety, at standards equal to or exceeding the standards specified in the General Plan.
- Preserve and rehabilitate existing single-family homes and upgrade existing multifamily residential developments.
- Maintain a “village” atmosphere in the historic neighborhood.
- Redefine multifamily housing as it can provide affordable housing for a considerable segment of the community. Accompany reduced multifamily densities (for example, low-medium density at ten-15 units per acre in the place of medium density at 15-30 units per acre) with design standards that are sensitive to, and compatible with, the existing small-scale, single-family neighborhoods.
- Limit residential development in commercially-zoned areas. (See **Commercial Element**.)



Specific Site Recommendations Map

San Ysidro Community Plan

9
FIGURE

RECOMMENDATIONS

Community-wide

1. Residential development projects will be approved upon the provision of basic public facilities and services, including schools, parks, roads, water, sewer and public safety, at standards equal to those recommended by the General Plan.
2. Initiate rezonings to lower densities throughout the older residential sections of the community, particularly in the “Pueblito Viejo,” Sunset, East Beyer and Hill Street, and Southern neighborhoods, to ease the burden on strained and overcrowded public facilities and services and to maintain and enhance the existing small-scale, single-family character of these neighborhoods.
3. Require new construction to provide funds for community amenities such as roads, parks and recreational and school facilities.
4. Prohibit “spot” zoning, and restrict the use of variances.
5. Establish residential rehabilitation programs and provide incentives for neighborhood upgrading. Design these programs to enable existing residents to remain in the community after it is upgraded.
6. Utilize low-interest loan programs sponsored by the City of San Diego Housing Commission for both homeowners and renters. Publicize these programs so that information is easily accessible to the community. These programs include the Community Development Block Grant (CDBG) Program, which, through the Housing Commission, offers low-interest loans to homeowners and owners of rental property, the Cal-Vet Housing Rehabilitation Program which offers loans for rehabilitation and purchase of homes to qualified California veterans, and the Rental Rehabilitation Program which offers low-interest loans to both property owners and eligible tenants.
7. Lower the residential densities allowed in commercially zoned areas to R-3000, and limit the commercial areas where residential development is allowed to San Ysidro and Beyer Boulevards above the street level only. (See **Commercial** and **Urban Form Elements**.)
8. Include multifamily designated land use areas in a redevelopment project survey area.
9. A landscape maintenance plan should be established where landscaping, fencing, recreation and/or open areas are provided in the public right-of-way.

“El Pueblito Viejo”

1. Establish a Historic District, or designate a special character design area in the historic neighborhood, “El Pueblito Viejo,” to protect the tangible remains of the Little Landers colony and to document the evolution of housing styles in San Ysidro. (See **Figure 7**.)

2. Utilize Historic District tax incentives and the City of San Diego Planning Department, Urban Conservation Division, which offers information and assistance regarding the State Historic Building Code (used in place of the Uniform Building Code), funding programs, design and assistance in locating contractors. Publicize this information so that it is easily accessible to the community and to potential investors.
3. Require discretionary review of development proposals to preserve and enhance this neighborhood's historic single-family, small-scale character, to provide for sensitive rehabilitation and redevelopment, and to ease the burden on strained and overcrowded public facilities and services. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.
4. Designate the neighborhood as Low-Medium Density Residential (ten-15 dwelling units per net acre), from Medium-Density Residential, and rezone from R-1500 to a zone similar to R-3000 to preserve the neighborhood's single-family character and maintain its existing predominantly low-medium density pattern. (See **Figure 7.**)

Sunset Neighborhood

1. Require discretionary review of development proposals to preserve and enhance the neighborhood's small-scale, single-family character, to provide for sensitive transition between the remaining single-family homes on one acre lots and the existing medium to large scale multifamily developments, and to ease the burden on strained and overcrowded public facilities and services. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.
2. Designate the western and northernmost portions of the neighborhood as Low-Density Residential (five to ten dwelling units per net acre), from Low-Medium Density Residential, and apply a zone similar to R1-5000. Designate the remaining portion as Low-Medium (ten-15 dwelling units per net acre), from Medium-Density Residential, and rezone to a zone similar to R-3000. (See **Figure 7.**)

The East Beyer and Hill Street Neighborhood

1. Require discretionary review of development proposals to minimize the potential impacts of the adjacent trolley corridor and the adjacent tourist commercial area on San Ysidro Boulevard, and to preserve and enhance the neighborhood's existing small-scale, single-family character. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.
2. Designate the neighborhood as Low-Medium Density Residential (ten-15 dwelling units per net acre), from Border Commercial, and apply a zone similar to the existing R-3000 zoning. This will preserve the character of the existing residential neighborhood while still allowing for some redevelopment. (See **Figure 7.**)

The Southern Neighborhood

1. Require discretionary review of development proposals because of the proximity of this neighborhood to the border and the potential impacts of Border Patrol operations and illegal immigration, its proximity to the Dairy Mart Ponds natural habitat (see **Parks, Recreation and Open Space Element**), and because of the strain that this neighborhood's existing dense development has placed on public facilities and services. The design guidelines and recommendations listed in the **Urban Form Element** are to be used in the evaluation of proposed development.
2. Designate the neighborhood as Low-Medium Density Residential (ten-15 dwelling units per net acre), from Medium-Density Residential, and apply a zone similar to R-3000 to ease the strain on public facilities and services. (See **Figure 7**.)
3. Community Plan Implementation Overlay Zone (CPIOZ). CPIOZ is proposed to be a supplemental implementation tool for the potential redevelopment of the 10.86-acre parcel at the southwest corner of I-5 and Willow Road, if the school is found to no longer be needed. The site is currently occupied by the Willow Elementary School and is zoned A-1-1/CO.

The CPIOZ Type “B” Permit should be utilized to assure that this highly visible site is developed in an attractive manner and appropriately buffered from the adjacent freeway on the north and east and from commercial development to the south when it redevelops residentially.

The specific issues to be addressed in an application for a Type “B” Permit are:

- A. Architectural design of buildings, structures and signs.
- B. Height and bulk of buildings and setback from the freeway.
- C. Screening of rooftop equipment.
- D. Noise attenuation.
- E. Landscape and fence screening.
- F. Compatibility with other uses in the area.
- G. Adequacy of public facilities.

Note: The San Ysidro Planning and Development Group recommends additional residential land use as an alternative for the southwestern portion of the community.

The “Suburbs”

1. **Single-Family Protected Neighborhoods.** Designate these areas as Low-Density Residential (five to ten dwelling units per net acre) and zone for single-family development (similar to R1-5000) to protect them as single-family neighborhoods in the future. Deny requests for rezonings or other discretionary actions in these areas which could result in the construction of any type of residential structures other than the traditional single-family residential development pattern of one dwelling unit per lot. (See **Figure 8**.)

SPECIFIC SITE RECOMMENDATIONS

Discretionary review of residential development proposals is recommended for the following sites, see **Figure 9**. These sites are included because they are the remaining undeveloped residential sites in the community, because of particular cultural, architectural, or potential historic significance, or because of location (for example, forming an “entrance” into the community). The design guidelines listed here are in addition to the guidelines contained in the **Urban Form Element**, and are to be considered in the evaluation of proposed development.

Site A.1 and A.2

These sites are located in the Sunset neighborhood, on Foothill Road west of Smythe Avenue. Discretionary review of proposed development at these sites is necessary due to the single-family character of the adjacent neighborhood, the unimproved condition of the entire length of Foothill Road, and the strained and overcrowded public facilities and services.

Proposed Land Use Designation:

Low-Medium Density Residential

Recommended Density: Ten-15 dwelling units per net acre

Recommended Zoning: Similar to R-3000.



- **Building and Site Design.** Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive, monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity. Site structures so as not to obstruct scenic vistas and use pedestrian paths to link the development to the adjacent park and school.
- **Landscaping, Fencing and Open Areas.** Provide a well-landscaped buffer between the development and the adjacent Immigration Detention Center Facility, as long as that facility is located on that site, and include a solid wall to mitigate noise and visually separate the two disparate uses. Provide recreation and open areas within the development.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Site B

This site is located in the Sunset neighborhood, on the east side of Smythe Avenue north of Foothill Road. Several different conditions in this section of the planning area create the need for additional design review. Specifically, the hilly topography of the site, its views of Tijuana, the Tijuana River Valley and the Pacific Ocean, and the single-family character of the existing adjacent neighborhoods, require sensitive project planning and design to accommodate sufficient setbacks, landscaping and buffering.



Proposed Land Use Designation:

Low-Medium Density Residential

Recommended Density: Ten-15 dwelling units per net acre

Recommended Zoning: Similar to R-3000

- **Building and Site Design.** Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive, monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity. Site structures so as not to obstruct scenic vistas.
- **Landscaping, Fencing and Open Areas.** Provide a well-landscaped buffer between the development and the existing adjacent single-family neighborhoods. Provide recreation and open areas within the development.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Site D

This site is located in the Sunset neighborhood, at Vista and South Vista Lanes. Discretionary review of development proposals at this site is required due to the single-family nature of the adjacent neighborhoods, the site's proximity to the trolley corridor, and the strained and overcrowded conditions of the community's public facilities and services.



Proposed Land Use Designation:

Low-Density Residential

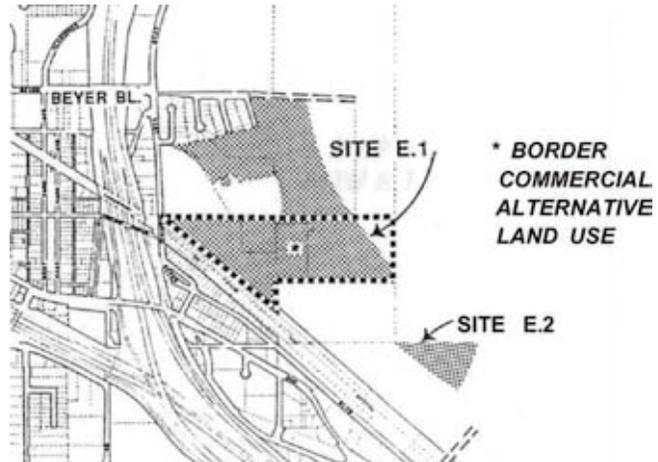
Recommended Density: Five to ten dwelling units per net acre

Recommended Zoning: Similar to R1-5000

- **Building and Site Design.** Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive, monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity. Site structures so as to minimize the visual and noise impacts of the adjacent trolley corridor.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Site E.1 and E.2

These sites are located in the “Suburbs,” south of Beyer Elementary School. Development of these sites will require discretionary review because they are located in an area characterized by geotechnical problems (unstable soils) and hilly, sensitive topography. A Resource Protection Ordinance permit would be required in areas containing resources regulated by the ordinance. This area is also located immediately above the railroad and trolley corridor.



Proposed Land Use Designation. Low-Density Residential. An alternative land use, Border Commercial is appropriate on a portion of this site (see diagram). If conditions pertaining to access, use restrictions, minimum project size, resource protection, site design and landscaping are met. These conditions are described on **page 92**.

Recommended Density: Five to ten dwelling units per net acre.

Recommended Zoning: Similar to R1-5000. A privately initiated rezoning, but not a community plan amendment, would be required to develop a Border Commercial project on the portion of the site shown in the diagram.

The overall density permitted on the site may be less than five to ten dwelling units per acre if Resource Protection Ordinance conformance requires that a portion of the sensitive land area be preserved.

- **Building and Site Design.** Site structures to reflect the slope of the existing, undeveloped hillsides and so as not to obstruct scenic vistas.
- **Landscaping and Open Areas.** Provide a well-landscaped buffer between the development and the adjacent railroad and trolley corridor.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Note: The boundary of a commercial project would extend to the adjacent site to the south.
See **page 88** of the **Industrial Element**.

Site F

This site is located in the “Suburbs” at Plantel Way and Dairy Mart Road and serves as one of the major entrances into the community. Discretionary review of development proposals for this site is required because site design must address the wide variety of uses surrounding the parcel, including an elementary school, park, single-family neighborhood and the trolley corridor.

Proposed Land Use Designation:

Low-Density Residential

Recommended Density: Five to ten dwelling units per net acre

Recommended Zoning: Similar to R1-5000



- **Building and Site Design.** Provide pedestrian access to Nicoloff School, and Howard Lane Park. Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive, monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity. Site structures so as to minimize the visual and noise impacts of the adjacent trolley corridor.
- **Landscaping and Open Areas.** Provide a well-landscaped buffer between the development and Dairy Mart Road and the trolley corridor. In addition, include a solid wall to mitigate noise and visually separate the road and trolley from the development. Treat the site as one of the entrances into the community by articulating it with attractive landscaping and special signage or other identifying markers.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Site G

This site is located in the Southern neighborhood at Calle Primera, adjacent to the Dairy Mart Ponds. Development of this site will require a discretionary permit because of the site's proximity to the Dairy Mart Ponds natural habitat, the strained and overcrowded conditions of the community's public facilities and services, and the need for an adequate circulation system to serve the area. Resource Protection Ordinance criteria will be used to evaluate any proposed project.

Proposed Land Use Designation:

Low-Medium Density Residential

Recommended Density: Ten-15

dwelling units per net acre

Recommended Zoning: Similar to R-3000



The overall density permitted on the site may be less than ten-15 dwelling units per acre if Resource Protection Ordinance or coastal resource ordinance conformance requires that a portion of the sensitive land area be preserved and/or that a buffer between new development and the sensitive resource be provided.

- **Building and Site Design.** Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity.
- **Landscaping and Open Areas.** Provide a well-landscaped buffer between the development and the Dairy Mart Ponds natural habitat. In addition, include a solid wall to mitigate noise and visually separate the development from the ponds.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Site H

This site is located in the “Suburbs” on San Ysidro Boulevard, northwest of Dairy Mart Road. The existing use on this site is a recreational vehicle park. Discretionary review of development proposals for this site is required because of the site’s proximity to single-family residential neighborhoods and to a major commercial district and the strained and overcrowded conditions of the community's public facilities and services.



Proposed Land Use Designation:

Low-Medium Density Residential

Recommended Density: Ten-15 dwelling units per net acre

Recommended Zoning: Similar to R-3000; however, allow a Conditional Use Permit (CUP) to maintain the site's existing use. The existing, well-maintained recreational vehicle park is an appropriate use for this site. The park provides a well-landscaped buffer between the existing residential neighborhoods to the north and the existing commercial district to the east and south.

- **Building and Site Design.** Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive, monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity. Site structures to minimize the visual and noise impacts of the freeway and the adjacent commercial district.
- **Landscaping and Open Areas.** Provide a well-landscaped buffer between the development and the freeway and the adjacent commercial district. In addition, include a solid wall to mitigate noise and visually separate the development from the freeway.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

Note: See also **page 89** of the **Industrial Element** (Site T) for an alternative single-family residential use located adjacent to the Tijuana River levee.