

IMPLEMENTATION

Realization of the goals, objectives and specific recommendations outlined in this plan will require a comprehensive program of implementation actions. Major elements of an implementation program are as follows:

1. Zoning modifications - The basic implementation tools to achieve the desired land use pattern are rezonings and zoning code revisions. Rezonings should affect all portions of the community where existing zoning is inconsistent with the land use recommendations in the plan. Modifications to the language of the zoning ordinance which will affect Peninsula have already been made as part of the third phase of the Local Coastal Program as established by the California Coastal Act of 1976. The C-1 zone, which is recommended for a large portion of the Roseville commercial district, has been modified to implement the recommendations of this Plan. The rezonings recommended for the portion of Peninsula within the coastal zone were conceptually approved by City Council in 1983. The proposed zoning changes necessary to implement the recommendations in this Plan are shown on **Figures 37a** and **37b**.
2. Application of the Hillside Review Overlay Zone - The recommendation in this plan that the Hillside Review Overlay Zone (HR Zone) be applied to those residential areas of Peninsula which meet adopted City guidelines for inclusion in this Overlay Zone should be implemented by applying the HR Zone to the areas shown on **Figure 26**. Areas recommended for HR Zone application in portions of Peninsula within the coastal zone were conceptually approved by City Council in 1983.
3. Application of the Institutional Overlay Zone - The recommendation in this plan that the Institutional Overlay Zone be applied to publicly-owned school, library, and fire station sites within the Peninsula community should be implemented by applying the Institutional Overlay Zone to the areas shown on **Figure 38**.
4. Application of the Open Space Zone - The recommendation in this plan that the Open Space Zone be applied to City-owned park and recreation sites within the Peninsula community should be implemented by applying the Open Space Zone to the City-owned park sites.
5. Urban design and environmental guidelines for new development - The guidelines in the plan regarding urban design and sensitive treatment of the environment will be implemented through processing of individual permits for those projects which require discretionary review by the Planning Department.
6. Commercial district revitalization - Some of the recommendations regarding upgrading commercial districts can be implemented through discretionary review of individual permit requests. Other recommendations can be implemented only through the formation of strong business improvement districts and cooperative efforts by property owners and merchants.

7. Roseville commercial district revitalization - The recommended upgrading of the Roseville commercial district can be implemented through application of the Community Overlay Zone (CPIOZ, Type B) and through use of the CPIOZ development guidelines included in this plan.
8. Roseville parking improvements - Necessary prerequisites to implementing a program of parking improvements in Roseville include cooperation and coordination with the San Diego Port District and a study of the parking problem and potential solutions. Implementing a solution will require creation of a parking district and establishing a mechanism for funding the improvements.
9. Public improvements - Certain public improvements such as library expansions, park development and road improvements may be implemented and maintained as part of the City's capital improvement program.
10. Implementation by other agencies - Responsibility for implementing certain plan recommendations will fall to other agencies. For example, the Housing Commission and Authority will have significant responsibility for providing low- and moderate- income housing and the Metropolitan Transit Development Board has primary responsibility for implementing transit improvements. Cooperation by the San Diego Port District and United States Navy will be crucial in implementing many plan recommendations. The Port District will have primary responsibility for addressing and mitigating the noise impacts from airport operations and will share responsibility for solution to the Roseville/Shelter Island parking problem.
11. Precise Plan for the Naval Training Center - A precise plan has been prepared to guide the reuse and redevelopment of the former Naval Training Center. Application of new zones should occur at the time of precise plan approval.

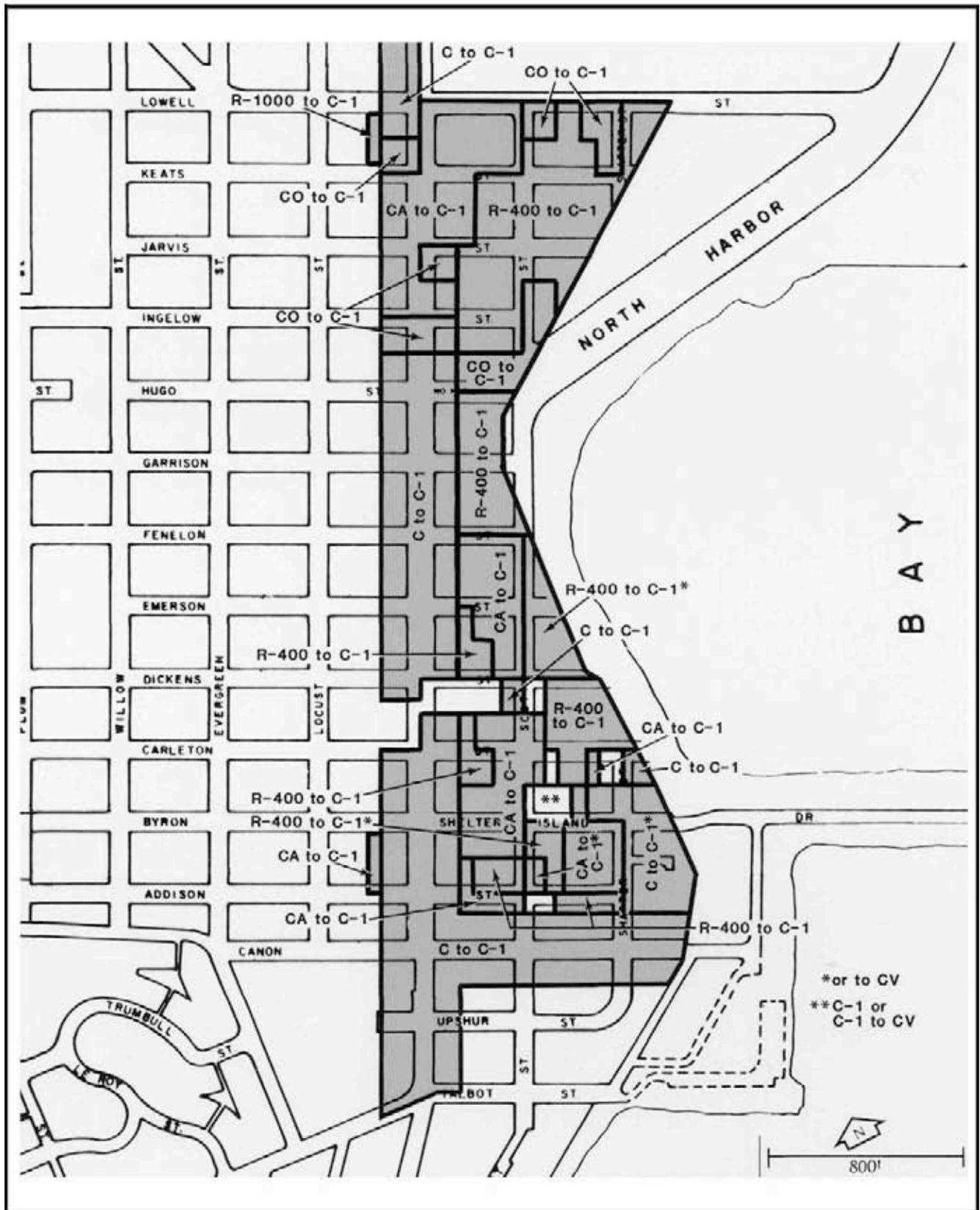
The following is a summary table of major plan proposals contained in the Peninsula Community Plan and Local Coastal Plan. For each item the table provides a brief description of the proposal, timing, proposed implementation measure, and responsibility.



Zoning Changes Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

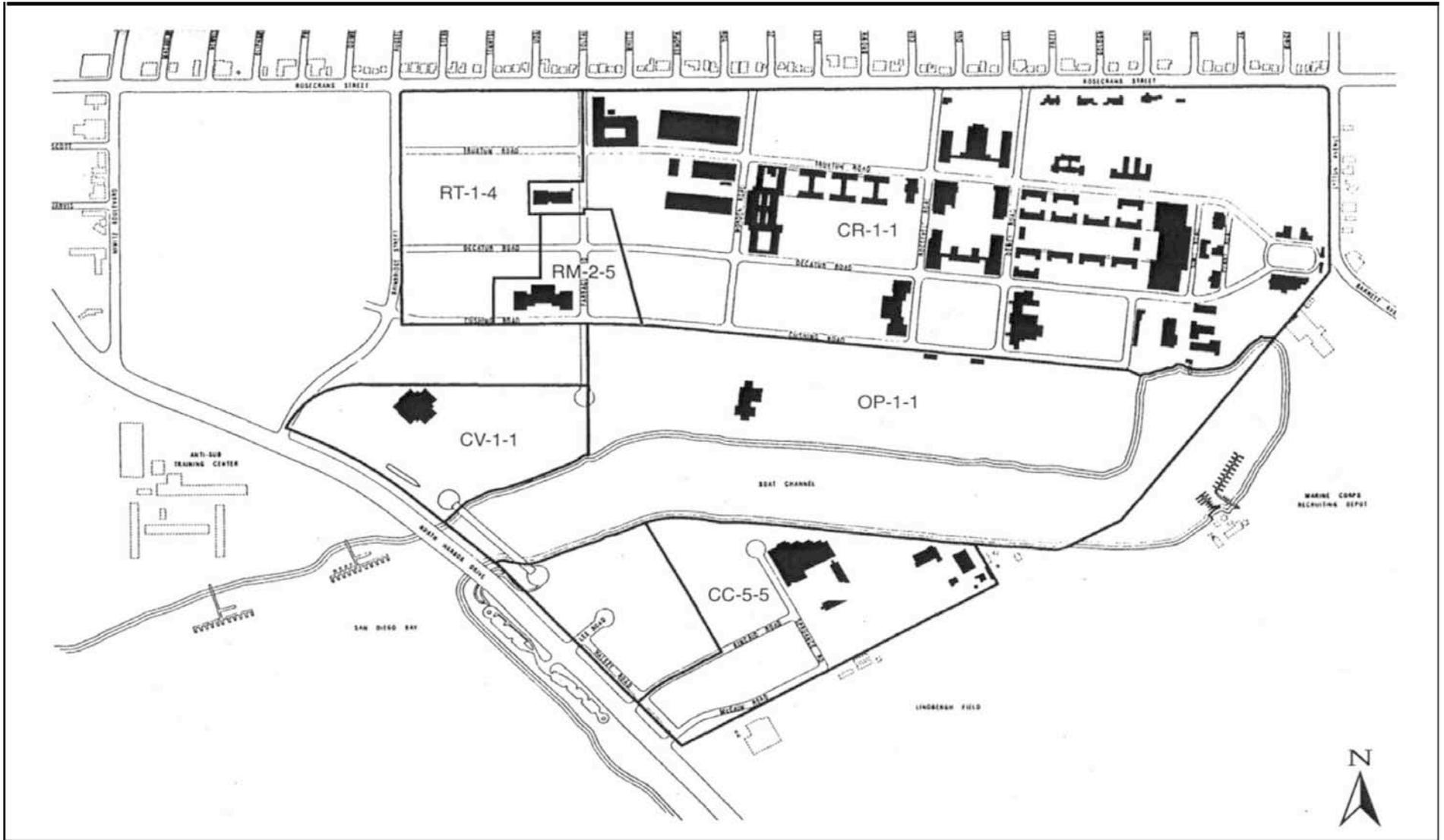
FIGURE 37a



Zoning Changes - Roseville
Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

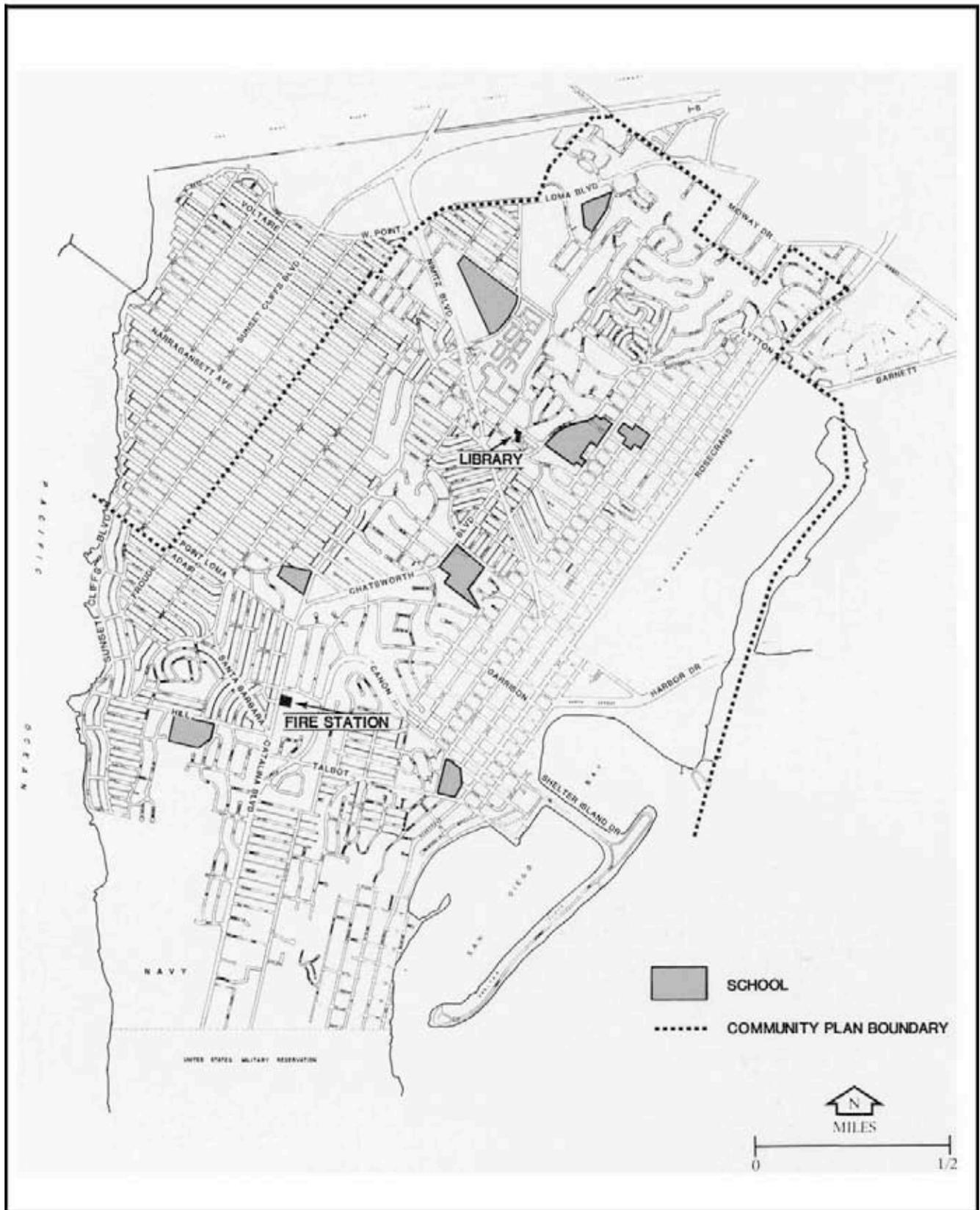
FIGURE 37b



Zoning Changes - NTC
Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

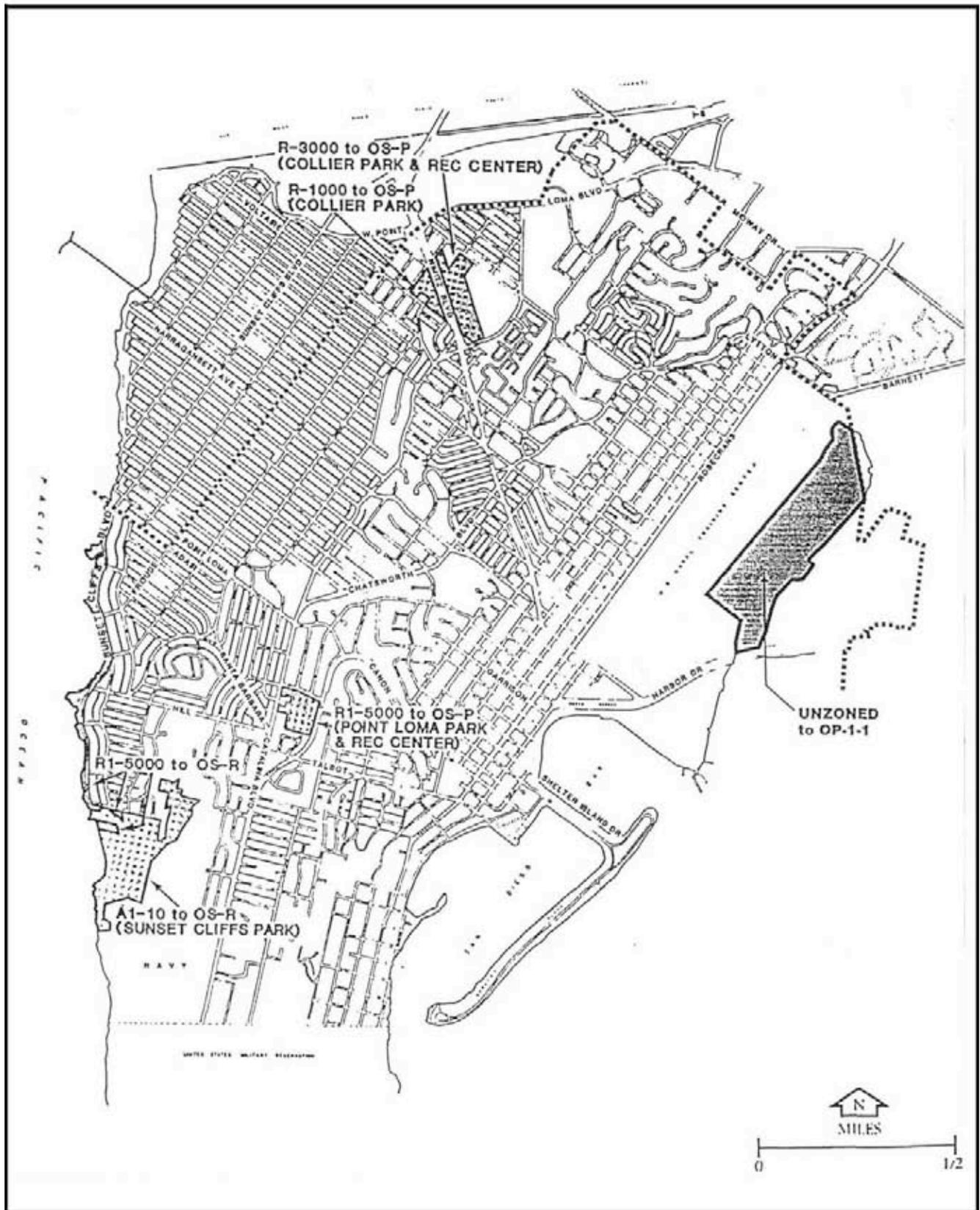
FIGURE 37c



Proposed Institutional Overlay Zone Boundaries Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE 38



Boundaries for Application of Open Space Zone Peninsula Community Plan

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FIGURE 39

IMPLEMENTATION PROGRAM

RESIDENTIAL ELEMENT

Proposal	Implementation Measure	Timing	Responsibility
Preserve character of large lot areas	Rezone large lot areas in Loma Portal, Fleetridge and La Playa from R 1-5,000 to R 1-10,000	Concurrent with Plan adoption	Planning Commission and City Council
Prohibit expansion of commercial areas into existing residential areas	Deny requests for rezonings or CUPs for commercial uses in residentially designated areas	Continuing	Planning Department
Reduce permitted density in Loma Alta neighborhood	Rezone Loma Alta from R-600 to R-1,000 (higher density to be considered with PRO)	Concurrent with Plan adoption	Planning Commission and City Council
Encourage sensitive placement of structures in steeply sloped residential areas	Application of the Hillside Review Overlay Zone in areas which meet HR guidelines	Concurrent with Plan adoption	Planning Commission and City Council
Encourage development of low- and moderate- income and elderly housing in areas with good access to transit and services	Use of City density bonus programs for elderly housing and low moderate income housing. Use of federal (HUD) subsidy programs	Continuing	Housing Commission Planning Department H.U.D

COMMERCIAL ELEMENT

Proposal	Implementation Measure	Timing	Responsibility
Encourage development of mixed use commercial/residential district in Roseville	Rezone majority of area to C-1	Concurrent with Plan adoption	Planning Commission and City Council
Encourage development of visitor commercial uses in two corridors leading to Shelter Island and in western portion of Loma Palisades commercial district	Rezone to CV or C-1	Concurrent with Plan adoption	Planning Commission and City Council
Encourage development of community commercial uses in Voltaire commercial district	Rezone majority of area to CC	Concurrent with Plan adoption	Planning Commission and City Council
Encourage infill in commercial areas to be sensitive to existing scale, development pattern and architectural style of surrounding areas	Private individuals following community plan design guidelines	Continuing	Private Action, Planning Department

IMPLEMENTATION PROGRAM (continued)

COMMUNITY FACILITIES AND PARK AND RECREATION ELEMENTS

Proposal	Implementation Measure	Timing	Responsibility
Assure that any redevelopment on abandoned public school sites does not exceed density of surrounding neighborhoods	Rezone school sites in single-family neighborhoods to R1-5,000 except for Dana School site which should be rezoned R1-10,000	Concurrent with Plan adoption	Planning Commission and City Council
Obtain all or a portion of the Dana Junior High School site for public uses	Conduct feasibility study of potential public uses; explore alternative funding sources to obtain school property	1987-1990	City Manager's office, Park and Recreation, City Council
Expand Point Loma branch library	Design and construct library expansion	1987-1990	Library Department
Encourage community use of facilities during non-school hours	Work with School District to permit joint use of school facilities	Continuing	Park and Recreation department, San Diego Unified School District
Development of additional neighborhoods parks and mini-parks is recommended in Roseville, Ocean Beach, Highlands and Loma Portal	Conduct studies to identify additional park sites	1987-1995	Park and Recreation department
Assure community participation in decisions on future use of City-owned property	Apply the Institutional Overlay Zone to public school, fire station, and library sites. Apply the Open Space Zone to City-owned park sites.	1987	Planning Commission and City Council

TRANSPORTATION ELEMENT

Proposal	Implementation Measure	Timing	Responsibility
Implement the vehicular circulation improvements shown in the 1995 Vehicular Circulation Element	Major improvements should be scheduled in the Capital Improvement Program as funds become available	1987-2000	Engineering and Development Department
Implement express transit service from Peninsula to downtown	Add express or limited bus stop service to downtown	1987-1990	MTDB
Study feasibility of light rail connection from Roseville to downtown	Conduct feasibility study of a light rail connection from Roseville to downtown	1990-2000	MTDB
Develop community bikeway system coordinated with City and regional system	Follow through by implementing approved bikeway system	1987-1995	Engineering and Development Department

IMPLEMENTATION PROGRAM (continued)

CONSERVATION AND ENVIRONMENTAL QUALITY ELEMENT

Proposal	Implementation Measure	Timing	Responsibility
Obtain Famosa Slough site as a wetland park	Explore alternative funding sources to obtain and maintain Famosa Slough	1987-1990	City Manager's Office, City Council, state of California Coastal Conservancy
Encourage development of a residential/school acoustical insulation program for area impacted by Lindbergh Field noise	Fund program to implement acoustical insulation program	1987-1995	F.A.A., Port District
Reduce residential area impacted by severe noise from Lindbergh Field	Conduct feasibility study of converting residential areas impacted by CNEL of 75 or greater to non-residential uses	est. 1991	Planning Department

URBAN DESIGN ELEMENT

Proposal	Implementation Measure	Timing	Responsibility
Infill projects should be sensitive to scale and design of existing development	Follow guidelines in Urban Design Element of Plan	Continuing	Private Action, Planning Department
Upgrade Roseville commercial district	Apply the Community plan Implementation Overlay Zone (Type B) to Roseville commercial district and establish guidelines for new development in this area	1987	Planning Commission and City Council
