

General Plan Conformance

GENERAL PLAN CONFORMANCE

The Skyline-Paradise Hills Community Plan includes specific recommendations intended to implement the goals of the General Plan. This section describes how the Plan serves to implement many of the goals of the General Plan and describes amendments to the General Plan that are needed as a result of Plan adoption.

RESIDENTIAL GOALS

The General Plan designates the majority of the Skyline-Paradise Hills community for Residential Neighborhoods, which call for communities of primary residential use containing dwelling units of various types and attendant community services. This Plan emphasizes the maintenance and enhancement of existing stable residential neighborhoods, which is consistent with the General Plan objectives for older communities which stress the preservation of established communities, the conservation of the social-environmental characteristics of the community and the rehabilitation of deteriorating neighborhoods.

COMMERCIAL GOALS

The recommendations in this Plan emphasize the rehabilitation of existing commercial developments and the prevention of residential development on commercially zoned land due to the very small amount of commercial acreage. These recommendations are necessary to assure an adequate supply of commercial land and are consistent with the General Plan goal of developing a system of commercial facilities that effectively meets the needs of the residents.

The General Plan map will need to be amended to designate the Imperial Avenue commercial area for Community Commercial use and to delete the Community Commercial designation at Woodman Street and Alta View Drive.

CITY OF VILLAGES STRATEGY GOAL

The recommendations of this plan introduce a Community Plan Implementation Overlay Zone (CPIOZ) to incorporate the Smart Growth principles of the City of Villages Strategy of the General Plan. The CPIOZ provides for mixed use development and thus establishes a plan for an important neighborhood commercial/residential area at the corner of Imperial Avenue and 69th Street. Ultimately a mixture of new residential and commercial uses will replace an existing, underutilized commercial property with a mixed use development that is intended to increase the vitality of this commercial area, and provide goods and services easily accessible to residents and promote community identity consistent with General Plan Policies EP-B.1, EP-B.6, and EP-B.8.

PARKS AND OPEN SPACE GOALS AND STANDARDS

The recommendations for park and open space acquisition and improvements are consistent with the guidelines and standards for park development in the General Plan to the extent feasible. It will not be possible to provide park site acreages according to General Plan standards due to the developed nature of the community.

Design guidelines for areas within the Hillside Review Overlay Zone are established in the Urban Design Element to guide development of privately-owned hillsides and canyons.

The General Plan map will need to be amended to add two areas as designated open space: the slopes on the south side of Paradise Valley Road from the City limits east to the Paradise Hills Park and Recreation Center, and a 34-acre site south of Paradise Valley Road.

RESIDENTIAL NEIGHBORHOODS



COMMERCIAL

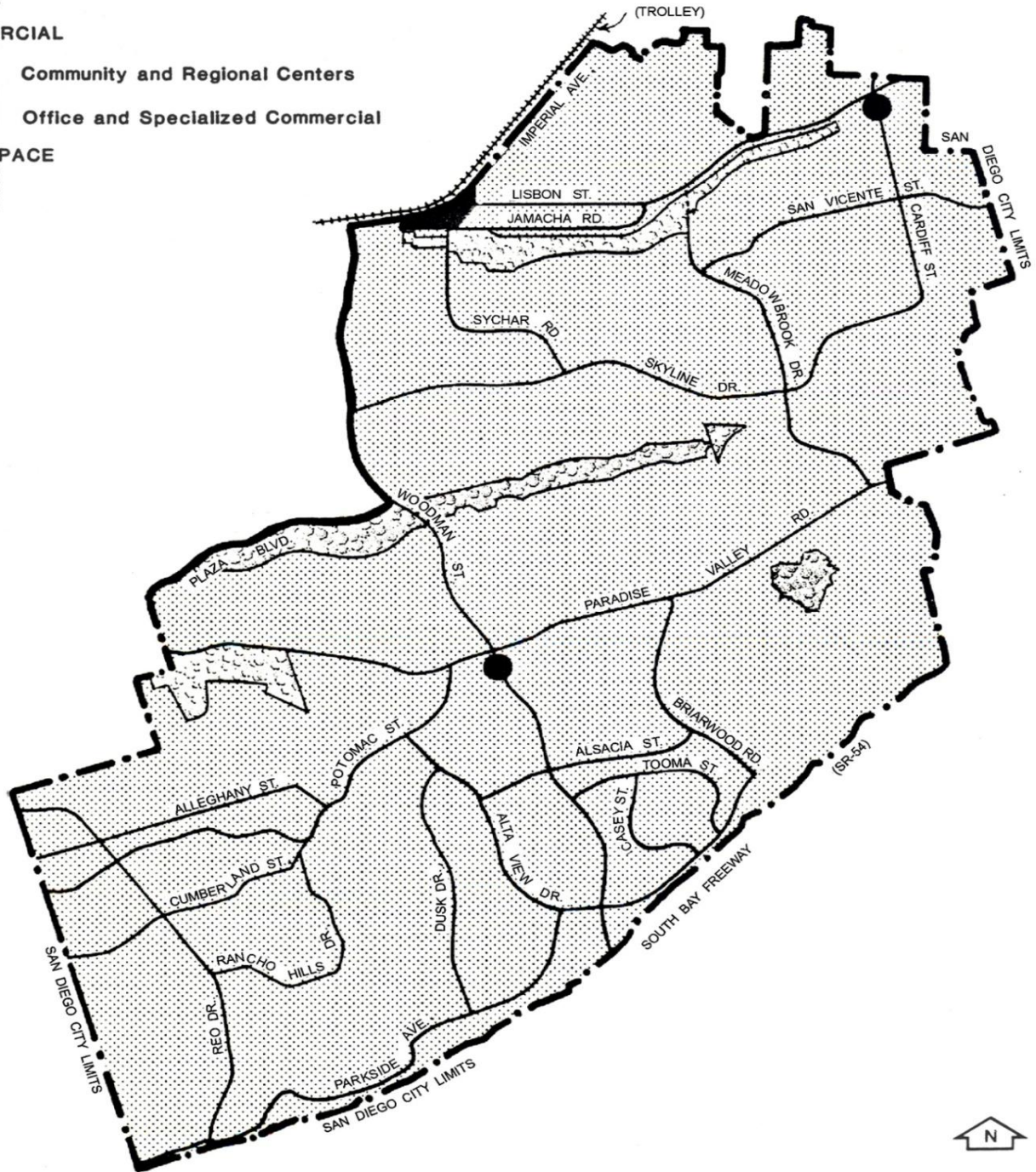
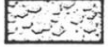


Community and Regional Centers



Office and Specialized Commercial

OPEN SPACE



General Plan Amendments
Skyline-Paradise Hills Community Plan

22
 FIGURE

Because the community is largely developed, most of the basic public facilities have been provided. The Plan recognizes the need, however, for an additional fire station and possibly an additional library as the community reaches full buildout to conform to General Plan guidelines for these facilities.

URBAN DESIGN GOALS

This Plan establishes design guidelines that address building bulk and scale, compatibility of new development with existing neighborhoods, streetscape elements, hillside development and designing for safety. These guidelines will help to implement the urban design goal of the General Plan when used in the review of projects requiring discretionary approval.

General Plan Amendments

Planned Area: Adoption of the Skyline-Paradise Hills Community Plan will necessitate rescinding the South Bay Terraces Community Plan. Therefore, reference to the South Bay Terraces planning area (No. 36) should be deleted and this area should be incorporated into the Skyline-Paradise Hills planning area (No. 44) on the General Plan map.

Phased Development Areas: This Plan proposes that the area known as the South Bay Terraces planning area, which is currently designated a planned urbanizing area, and a prospective annexation area just east of the Skyline-Paradise Hills planning area be designated urbanized, as the majority of the area is developed. These two areas are shown on **Figure 3**.

Annexed Area: A 3.41-acre parcel located on the north side of the South Bay Freeway (SR-54) just south of Tonawanda Drive was annexed to the City of San Diego in 1985. The community plan boundaries have been adjusted to add this area to the Skyline-Paradise Hills community. The General Plan map should show this area designated for Residential Neighborhoods. This area should also be designated urbanized on the Phased Development Areas map.

Land Use Designations: The following amendments to the land use designations on the General Plan map will be necessary following adoption of the Skyline-Paradise Hills Community Plan. The recommended General Plan Land Use map reflecting these amendments is show as **Figure 22**.

1. Addition of a Community Commercial designation and removal of the Residential Neighborhoods designation for the Imperial Avenue commercial area.
2. Deletion of the Community Commercial designation and addition of a Residential Neighborhoods designation for the intersection of Woodman Street and Alta View Drive.
3. Addition of an Open Space designation and removal of the Residential Neighborhoods designation for slopes on the south side of Paradise Valley Road from the City limits to the Paradise Hills Park and Recreation Center.
4. Addition of an Open Space designation and removal of the Residential Neighborhoods designation for a 34-acre site south of Paradise Valley Road.

PUBLIC FACILITIES

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