

GENERAL PLAN CONFORMANCE

The Southeastern San Diego Community Plan includes specific recommendations intended to implement the goals of the City of San Diego Progress Guide and General Plan. This section describes how the community 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 community plan adoption.

Residential Goals

The General Plan designates the majority of the Southeastern San Diego community as residential neighborhood, which calls for communities of primary residential use containing dwelling units of various types and attendant community services. This community 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 predominance of commercially zoned land due to the predominance of commercially zoned properties being used for residential purposes.

The General Plan map will need to be amended to designate the Imperial Avenue corridor in the western subarea for mixed land use, allowing commercial and residential development. The General Plan will need to be amended along Imperial Avenue in the eastern subarea from "community and regional centers" to "office and specialized commercial." The General Plan needs to be amended to show additional commercial designations along major transportation corridors. Those changes are:

- Office and specialized commercial should be shown for Market Street from 25th Street to 32nd Street; from 41st Street to Interstate 805; and the intersection with 47th Street; and at the intersection with Euclid Avenue.
- Office and specialized commercial should be shown along National Avenue from 28th Street to 33rd Street; and along Logan Avenue from approximately Ozark Street to Euclid Avenue.
- Office and specialized commercial should be shown north of Imperial Avenue and east of State Highway 15; and on the south side of Imperial from 36th Street to Ash Street; and along Imperial Avenue from approximately Ozark Street to Euclid Avenue.
- Commercial recreation should be shown along the south side of Imperial Avenue from 61st Street to Woodman Avenue.

Industrial Goals

The recommendations in this plan emphasize the need for industrial land uses as a means of establishing an employment base in the community. For the most part the General Plan designations and the community plan designations for industrial areas are the same. This community plan is consistent with the General Plan in identifying objectives for provision of industrially zoned land, locating industrial land near major transportation corridors and revitalizing industrial areas.

The General Plan will need to be amended to add the Gateway Center East area east of State Highway 15, South of State Highway 94, west of Boundary Street, and north of Market Street. An area in Southcrest needs to be added west of 43rd Street, approximately south of "Z" Street, east of 41st Street, and approximately north of Beta Street. Finally, two industrial areas need to be added off of State Highway 15, the first area is south of Logan, east of 33rd Street, north of Interstate 5 and west of State Highway 15. The second area is south of the trolley tracks, west of 36th Street, north of Gillette Street and east of State Highway 15.

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 will need to be amended to remove certain areas designated for open space:

Chollas Creek west of State Highway 15; and Puleta Creek east of Interstate 805; and Encanto Creek south of Imperial Avenue.

The General Plan should be amended to show open space: south of Imperial Avenue west of 43rd Street; and south of Imperial Avenue along Valencia Parkway.

Public Facilities

Because the community is largely developed, most of the basic public facilities have been provided. The plan recognizes the need, however, for moving the Valencia Park Branch Library to a location that will better serve the community. An expanded branch library is planned to be constructed at 51st and Market Streets in 1993. The plan also recognizes the need for a Central Area Police substation, which is planned to be constructed at 30th Street and Imperial Avenue.

Urban Design Goals

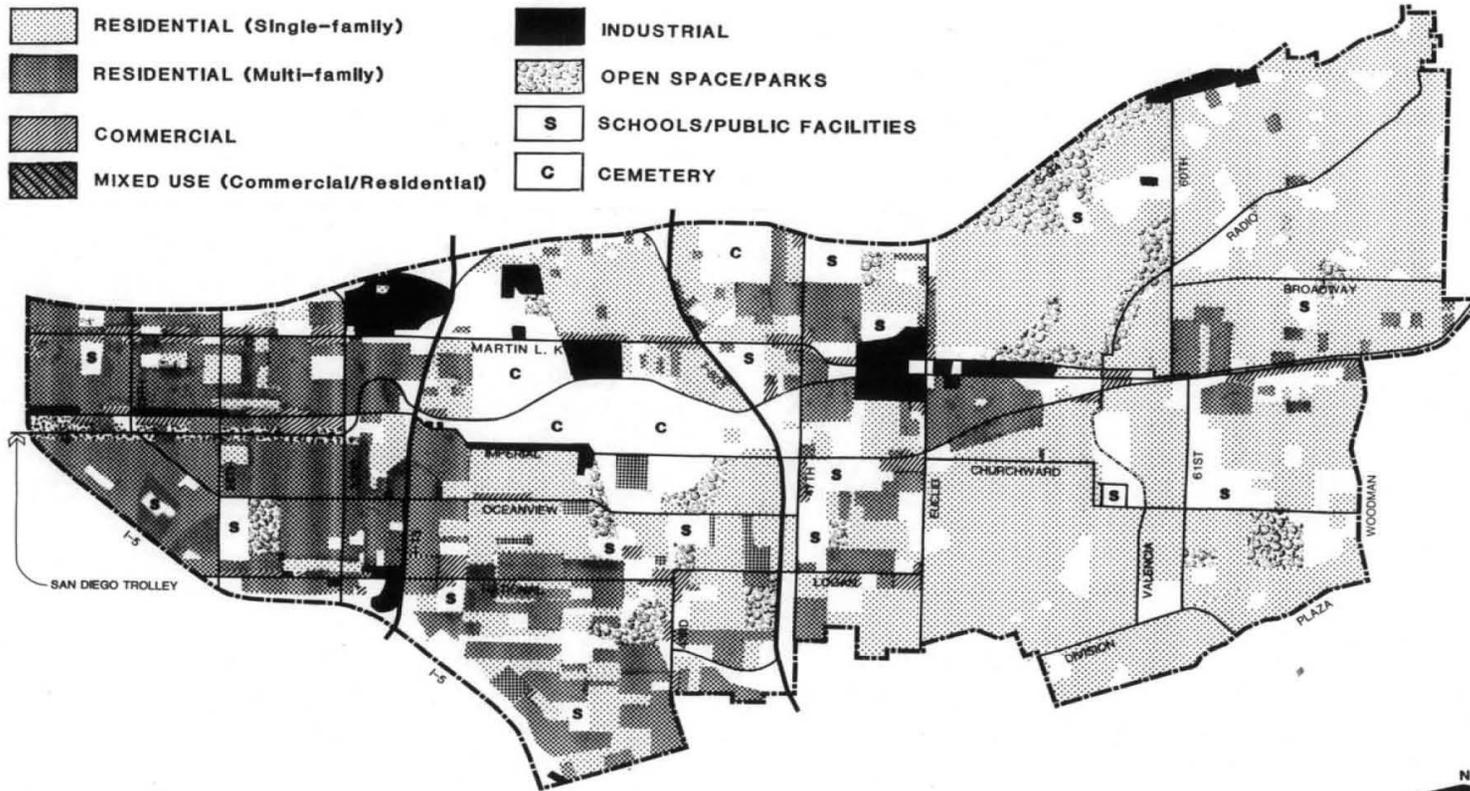
This plan establishes design guidelines which address building bulk and scale, compatibility of new development with existing neighborhoods, streetscape elements, hillside development, and designing for safety. These guidelines will help to implement the urban design goal of the General Plan when used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

COMMUNITY PLAN MAP

GENERALIZED EXISTING LAND USE MAP

LEGEND

	RESIDENTIAL (Single-family)		INDUSTRIAL
	RESIDENTIAL (Multi-family)		OPEN SPACE/PARKS
	COMMERCIAL		SCHOOLS/PUBLIC FACILITIES
	MIXED USE (Commercial/Residential)		CEMETERY



SOUTHEASTERN SAN DIEGO

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FIGURE 46

SOUTHEASTERN SAN DIEGO COMMUNITY PLAN

Legend

- | | | | |
|--|--|--|--|
| | Residential (Single-Family) | | Industrial |
| | Residential (Multi-Family) | | Open Space/Parks |
| | Commercial | | School (S) Police Station (PS) Libraries (L) |
| | Multiple Use (Residential/Commercial) | | Cemetery |
| | Neighborhood Village (15-44 du/ac) | | |
| | Neighborhood Commercial - Residential Permitted (15-44 dus/ac) | | |

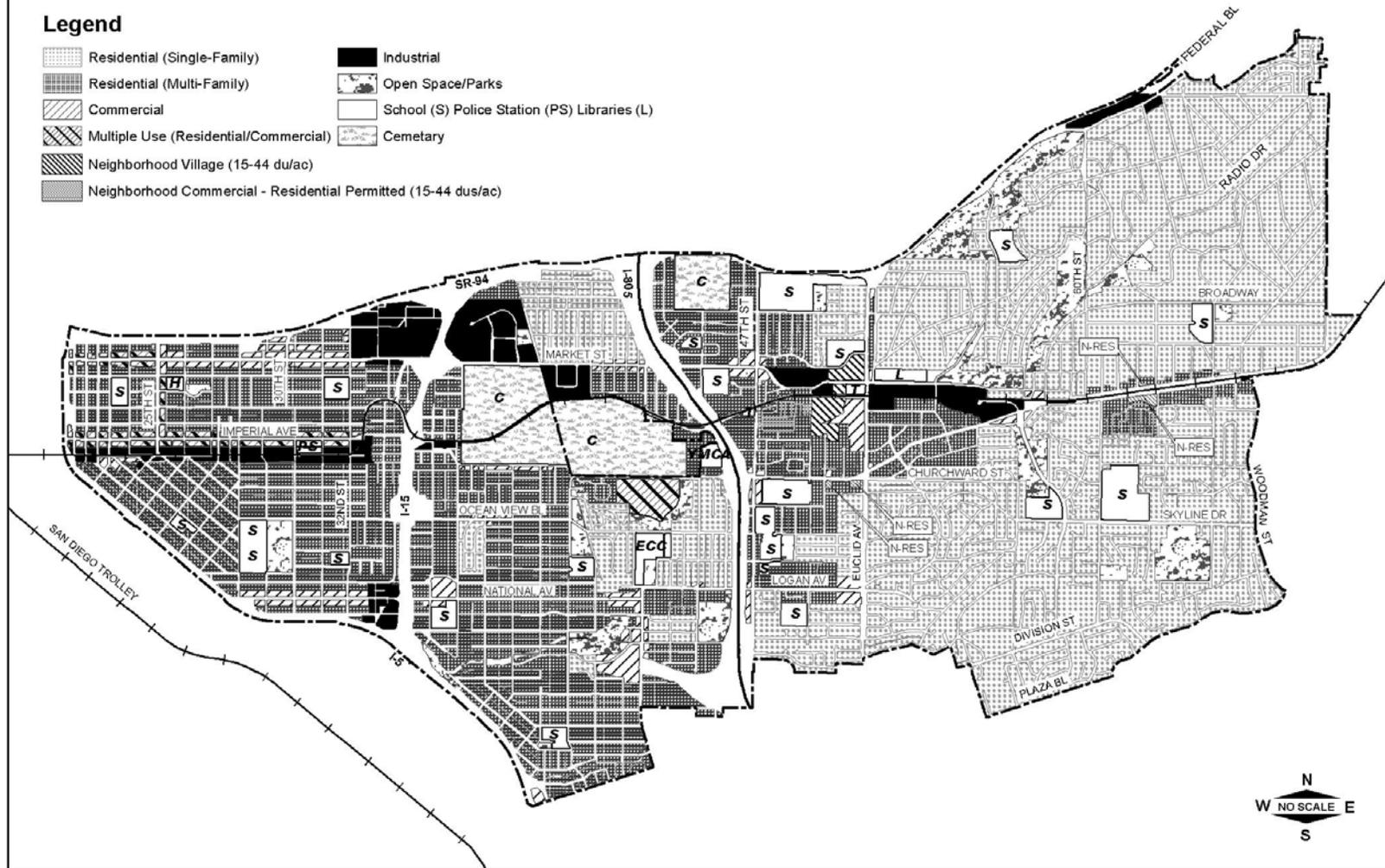


FIGURE 47