



THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: November 15, 2012

TO: Members of the Uptown Planners

FROM: Marlon Pangilinan, Senior Planner, Development Services Department

SUBJECT: Proposed Revisions to Uptown Community Plan Open Space Boundaries and Review of Community Plan Open Space Policy Language and Criteria

As part of the 1988 Uptown Community Plan update, open space areas were drawn based on topographical maps and general knowledge of the planning area and incorporated into the adopted planned land use map. In addition to the planned land use map, the Open Space & Recreation Element of the Community Plan incorporates sections specifically addressing Natural Open Space, Analysis of Open Space and Hillside Development Criteria as well as Appendices A thru F (Attachment A).

Per the 2008 General Plan, "Open Space provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form, or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics..." To create an open space boundary that implements these objectives, City staff carefully reviewed the adopted planned land use map using up-to-date aerial and topography maps and used the following process to evaluate the areas:

1. Remove developed areas that are not 'low-intensity';
2. Review landform (topography) to include canyon landforms that are generally free of development following contours;
3. Overlay Multiple Habitat Preservation Area (MHPA) boundary, to identify biological sensitive areas;
4. Identify scenic resources that contribute to community character (roadway embankments, other);
5. Identify cultural and historic resources that may need to be mapped as open space.

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It will be essential that Open Space areas be accurately identified as part of the development of the final land use map for the Uptown Community Plan. As such, City staff has evaluated open space areas with the abovementioned criteria to determine if those areas should still be considered actual open space (Attachment B).

City staff requests that the Uptown Planners, along with other neighborhood organizations, closely evaluate the changes proposed on the maps along with the adopted Open Space language and Appendices to determine if the current community plan open space and hillside development policies are still relevant and if they should be incorporated into the future Urban Design Element of the draft community plan.

The areas of proposed changes on the maps are illustrated in the blue hatching. The legends at the bottom of each map describe the features included in the maps. City staff requests that the Uptown Planners submit proposed changes no later than **January 11, 2013**.

Please contact me if you have any questions or concerns. I can be reached at 619-235-5293 or at Mpangilinan@sandiego.gov.



Marlon Pangilinan

Attachments:

- A. Adopted Uptown Community Plan Hillside Development and Open Space Criteria
- B. Proposed Open Space Maps by Neighborhood