

Uptown Community Plan Update

July 2012 Draft Proposed Land Use Map Summary of Preliminary Land Use Changes for Community Review

Proposed changes to the adopted *Uptown Community Plan Land Use Map* (Figure 33) were conducted in two phases by staff:

- **June Draft** – Conversion of 1988 Uptown Community Plan land use designations to the land use designations recommended by the 2008 General Plan (see General Plan Table LU-4 General Plan and Community Plan Land Use Categories). This essentially was a “like-for-like” conversion that also took into account new public facilities like the Mission Hills Library and the several mini-parks already identified in the Capital Improvement Program (CIP).
- **July Draft** – Land use designations were re-evaluated based upon existing conditions and development patterns, recommendations from public input and other factors.

The revisions contained in the *July 2012 draft proposed Land Use Map* are described below:

Residential density is proposed to be reduced within existing areas designated at the highest range, within areas impacted by the freeway or airport, and within unique community-serving commercial or office neighborhoods:

- 1 A reduction in the highest residential density range from 110 dwelling units/acre to 74du/ac is proposed within all areas where this range occurs in the adopted plan. For residentially designated areas, the proposed range is 45-74du/ac and for commercially designated areas 0-74du/ac. This proposal would affect the central core of Hillcrest and portions of 5th and 6th Avenues in Bankers Hill/Park West.

Considerations: The existing 1988 Uptown Community Plan previously allowed 110 dwelling units per acre as an incentive for parcel accumulation. Staff is also evaluating whether public amenities could be incentivized through density bonus mechanisms.

- 2 The highest density range for the residential option in Office Commercial areas is proposed to be reduced from 0-73du/ac to 0-44du/ac. This is consistent with the General Plan density range for this designation as well as existing development patterns, and is also consistent with the function of this land use as a transition to lower density residential areas. Areas within the Medical Center, Hillcrest core and along 4th Avenue in the Bankers Hill/Park West neighborhoods would be affected.
- 3 A reduction in the residential density range is proposed for portions of the Hillcrest neighborhood east of SR-163 to reflect existing development and lot patterns in this unique commercial corridor while still allowing a residential mixed-use option at a potentially smaller-scale. For residentially designated areas, the proposed range is 30-

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44du/ac and for commercially designated areas 0-44du/ac. This would be consistent with the adopted plan's framework of keeping higher densities within the Hillcrest core and lower density along the University Avenue corridor.

- 4 Reductions in residential density are proposed in the University Heights neighborhood along the west side of Park Boulevard from 44 du/ac to 29 du/ac to reflect the lot patterns and main street character of this segment of Park Boulevard.

Considerations: The east side of Park Boulevard is designated residential at a density of 30-45du/ac and should be adjusted to maintain consistency along this portion of Park Boulevard. The University Heights Planning Committee is proposing reductions in residential density for other parts of the University Heights neighborhood. Staff has prepared a GIS map illustrating the density ranges of the existing development by parcel in order to evaluate their proposal. While there are many lots developed under planned density, the existing development pattern is more reflective of the density in the adopted plan so no changes are proposed to these areas with the July 2012 draft.

- 5 Restrictions on residential development are proposed within portions of the office and commercially designated areas of the Bankers Hill/Park West neighborhood due to airport and freeway impact considerations. The residential density allowed within the portion of the Office Commercial area along 4th Avenue south of Laurel Street is proposed to be reduced from 44du/ac to 29du/ac. This is the same density allowed within adjacent portions of this office district.

Residential development is proposed to be prohibited within the portion of the Office Commercial area south of Fir St and within the Neighborhood Commercial area along State Street due to freeway and airport impact considerations. Various state guidelines recommend a buffer between 500-1000 feet from freeways due to potential long-term health effects from air quality and noise impacts.

Considerations: Accommodation may be made if necessary for temporary housing and lodging.

- 6 Residential development is proposed to be prohibited within the Community and Neighborhood Commercial areas adjacent to the freeway in the Middletown neighborhood due to freeway and to a lesser extent airport impacts. These commercial districts also provide a unique and diverse range of commercial business that serve the community and could be negatively affected by intensification of residential use.

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Considerations: Accommodation may be made if necessary for temporary housing and lodging.

- 7 Reductions in residential density are proposed within the Mission Hills neighborhood to reflect existing development conditions and preserve neighborhood character. Areas affected are the commercial core and adjacent residential blocks as well as the residential area along Goldfinch Street and Reynard Way.

Considerations: The July 2012 draft map contains additional revisions consistent with the proposal by Mission Hills Heritage although there are still some elements of that proposal that are either not entirely supported by staff or require additional review.

Additional Land Use Issues Requiring Community Input

- Neighborhood scale commercial: Within the Mission Hills and University Heights neighborhoods there are several commercial uses operating on small lots within predominantly Single-Family designated and zoned areas. Should these lots be re-designated to Neighborhood Commercial-Residential Prohibited to preserve these neighborhood-serving commercial uses, or remain designated as Residential? Are there other sites not identified on the draft map?

Considerations: Cessation of commercial use for a period of time could revert properties back to residential use. A rezone to commercial would potentially allow a wider-range of commercial uses than currently exist.

- Open Space mapping: Staff is reviewing the Open Space boundary in the adopted plan based upon a data base evaluation of resources protected by the Environmentally Sensitive Lands Regulations as well as an air photo review of existing developed areas within Open Space. The goal is to provide a more accurate boundary of what resources need conservation. Depending on the results of the analysis, a buffer area may be considered adjacent to 'canyon' open space to capture developed areas that would require specific design guidelines.
- Zoning Implementation: Zone attributes important to the community need to be identified and applied to the various land uses. There may also be more than one zone to consider for each land use. Attributes include floor area ratio, setbacks, building height, etc. Building height has already been identified as a key attribute.

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The existing Planned District (PDO) zones will then be reviewed using a matrix format that details PDO zone attributes. General concurrence on the draft land use map is needed to begin this process. The matrix will also compare compatible citywide zones for similarities and differences. Because content from the various PDO's was incorporated into the year 2000 zoning code update, the expectation is there are more similarities than were present in the 1980's when the PDO's were developed. The differences will be highlighted as well as any new land use or urban design issues that need to be addressed.

Zoning tailored to the needs of the community is still an option based upon this analysis. The expectation is that citywide zones could be applied with any community-specific requirements as part of an updated PDO or possibility part of a Community Plan Implementation Overlay Zone. This overlay zone has the format benefit of linking the community plan urban design element with zoning implementation and emphasizes the function of the community plan during review of certain development projects.