



## University Heights Historical Society

January 31, 2013

Marlon Pangilinan, Senior Planner  
Development Services Department-Planning Division  
City of San Diego  
202 C Street, MS--413  
San Diego, CA 92101

**RE: Proposed Land Use Maps for Uptown and North Park Planning Areas**

Dear Mr. Pangilinan:

The University Heights Historical Society (UHHS) has reviewed the proposed land use maps for both the Uptown planning area (dated July 11, 2012) and for the North Park planning area (dated May 2012) as they affect University Heights.

The UHHS first submitted recommendations regarding the Community Plan Update to the City of San Diego Community Planning and Investment Department on October 10, 2010 (see attached). Since then, new Census data became available which allowed us to perform more extensive analysis of existing vs. proposed land use in University Heights.

That said, the UHHS proposes the following changes, refinements, and additions to its recommendations submitted in October 2010. Based on our extensive analysis on a Census block basis, all land use recommendations either meet or exceed existing densities:

- The land use designations and height limits indicated in the attached map and spreadsheet replace the land use and height recommendations submitted in October 2010.
- The proposed Residential-Low single-family corridors along Madison, Monroe, and Meade on the North Park side of UH have been extended west to the Uptown side of UH.
- The land use designations and height limits along the Park Boulevard commercial corridor from Adams Avenue to Lincoln Avenue have been replicated on both the North Park (east) and Uptown (west) sides of the street.
- Land use designations along the El Cajon Boulevard transportation corridor have been reduced one level in places but still meet or exceed existing density.

- The recommended historic districts and conservation areas submitted in October 2010 still stand with the addition of a Normal Street Historic District, a Streetcar Line Historic District, and a Campus Avenue pilot conservation area as indicated on the attached map. Links are also provided to an interactive map showing bungalow courts throughout University Heights belonging to the city's proposed Court Thematic Historic District (interactive map still in progress), and to a map of over 350 historic sidewalk contractor stamps throughout our community.
- The recommended Urban Design Guidelines submitted in October 2010 still stand.

Our recommendations are based upon extensive analysis by the University Heights Historical Society, and input from representatives of the University Heights Community Development Corporation, Uptown Planners, and North Park Planning Committee.

Thank you for your consideration of our recommendations.

Sincerely,



Kristin Harms  
Chair



Ernestine Bonn  
Vice-Chair

Cc: Mayor Bob Filner  
Councilmember Todd Gloria  
Cathy Winterrowd, Historical Resources Board  
Vicki Granowitz, Chair, North Park Planning Committee  
Beth Jaworski, Chair, Uptown Planners  
Leo Wilson, Acting Secretary, Uptown Planners

Attachments:

Map of UHHS Land Use Recommendations\_1-13  
Map of UHHS Recommended Historic Districts and Conservation Areas\_1-13  
Spreadsheet of UHHS Land Use Recommendations\_1-13  
UHHS Community Plan Update Recommendations\_10-10



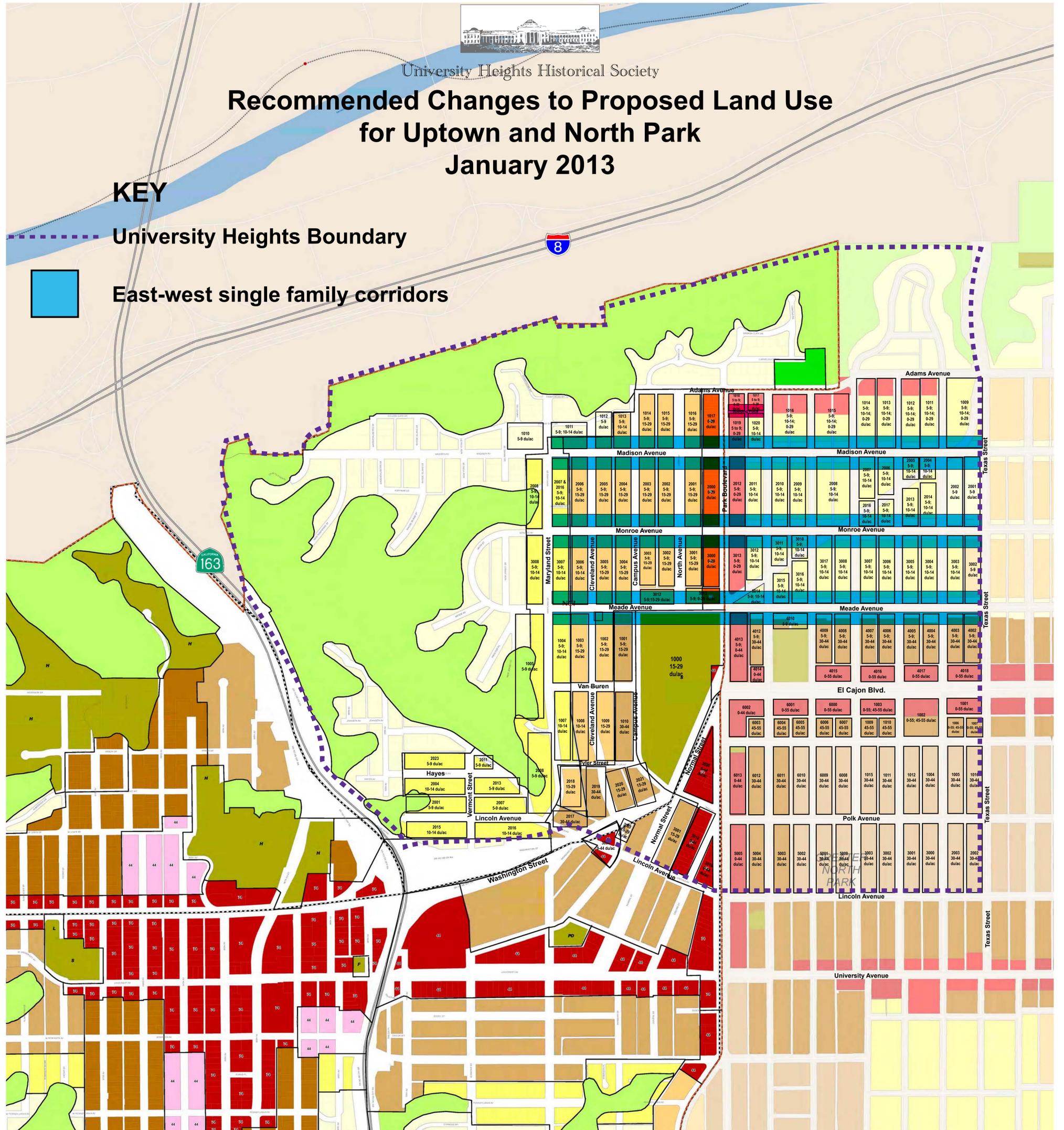
University Heights Historical Society

# Recommended Changes to Proposed Land Use for Uptown and North Park January 2013

## KEY

University Heights Boundary

East-west single family corridors



<b>LEGEND</b>	Residential - Low (5-9 du/ac)	Neighborhood Commercial - A (residential prohibited)	29 Maximum Dwelling Units per Acre (du/ac)	Community Plan Boundary
	Residential - Low Medium (10-14 du/ac)	Neighborhood Commercial - B (0-29 du/ac)	F Fire Station	Uptown Neighborhoods
	Residential - Medium (15-29 du/ac)	Neighborhood Commercial - C (0-44 du/ac)	H Hospital	
	Residential - Medium High (30-44 du/ac)	Community Commercial - A (residential prohibited)	L Library	
	Residential - High (45-74 du/ac)	Community Commercial - B (0-44 du/ac)	PO Post Office	
	Office Commercial - A (residential prohibited)	Community Commercial - C (0-74 du/ac)	S School	
	Office Commercial - B (0-29 du/ac)	Institutional	T Trolley Stop	
	Office Commercial - C (0-44 du/ac)	Park	Light Rail	
	Open Space			

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by RAND McNALLY & COMPANY® to SanGIS. This map is copyrighted by RAND McNALLY & COMPANY®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of RAND McNALLY & COMPANY®.

Copyright SanGIS 2009 - All Rights Reserved. Full text of this legal notice can be found at: [http://www.sangis.org/legal\\_Notice.htm](http://www.sangis.org/legal_Notice.htm)

# DRAFT Proposed Land Use Map

0 400 800 Feet

**2012 University Heights Demographic and Proposed Land Use Analysis  
Uptown Census Tracts**

Census Tract	Census Block	2010 Census Block DU	2010 DU/Acre	City Proposed DU/Acre	UH Recommended DU/Acre	Max.Height Limit in Feet	Notes
5	1000	11	1	5 to 9	5 to 9	20	
5	1001	71	1	5 to 9	5 to 9	20	
5	1002	33	9	5 to 9	5 to 9	20	
5	1003	38	3	5 to 9	5 to 9	20	
5	1004	17	1	5 to 9	5 to 9	20	
5	1005	6	3	5 to 9	5 to 9	20	
5	1006	6	4	5 to 9	5 to 9	20	
5	1007	8	4	5 to 9	5 to 9	20	
5	1009	8	4	5 to 9	5 to 9	20	
5	1010	12	5	5 to 9; 15 to 29	5 to 9	20	
5	1011	26	11	5 to 9; 15 to 29	5 to 9; 10 to 14	20	East-west corridor
5	1012	9	7	5 to 9; 15 to 29	5 to 9	20	East-west corridor
5	1013	24	13	15 to 29	5 to 9; 10 to 14	20	East-west corridor
5	1014	52	24	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	1015	41	24	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	1016	61	23	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	1017	23	11	0 to 29	0 to 29	30	
5	1018	21	7	5 to 9	5 to 9	20	
5	1019	38	5	5 to 9	5 to 9	20	
5	2000	49	14	0 to 29	0 to 29	30	
5	2001	77	19	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	2002	71	28	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	2003	81	20	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	2004	67	30	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	2005	48	13	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	2006	55	22	15 to 29	5 to 9; 15 to 29	20	East-west corridor
5	2007	39	22	10 to 14	5 to 9; 10 to 14	20	East-west corridor
5	2008	15	11	10 to 14	10 to 14	20	



**2012 University Heights Demographic and Proposed Land Use Analysis  
Uptown Census Tracts**

Census Tract	Census Block	2010 Census Block DU	2010 DU/Acre	City Proposed DU/Acre	UH Recommended DU/Acre	Max.Height Limit in Feet	Notes
6	1000	1	0	15 to 29	15 to 29	30	
6	1001	73	19	30 to 44	5 to 9; 15 to 29	30	East-west corridor
6	1002	56	16	15 to 29	5 to 9; 15 to 29	20	East-west corridor
6	1003	52	23	15 to 29	5 to 9; 15 to 29	20	East-west corridor
6	1004	29	8	10 to 14	5 to 9; 10 to 14	20	East-west corridor
6	1005	41	6	10 to 14	5 to 9	20	
6	1006	1	0	10 to 14	10 to 14	20	
6	1007	33	10	10 to 14	10 to 14	20	
6	1008	48	13	15 to 29	10 to 14	20	
6	1009	53	26	15 to 29	15 to 29	20	
6	1010	110	55	30 to 44	30 to 44	30	
6	2000	0	0	Park land	Park land		
6	2001	88	3	5 to 9	5 to 9	20	
6	2002	10	7	5 to 9	5 to 9	20	
6	2003	14	8	5 to 9	5 to 9	20	
6	2004	34	17	10 to 14	10 to 14	20	
6	2005	0	0	Park land	Park land		
6	2006	0	0	Park land	Park land		
6	2007	19	7	10 to 14	5 to 9	20	
6	2008	31	5	10 to 14	5 to 9	20	
6	2010	20	3	5 to 9	5 to 9	20	
6	2011	3	2	10 to 14	5 to 9	20	
6	2012	15	8	5 to 9	5 to 9	20	
6	2013	13	7	10 to 14	5 to 9	20	
6	2014	0	0	Highway	Highway		
6	2015	35	11	10 to 14	10 to 14	20	
6	2016	45	15	10 to 14	10 to 14	20	
6	2017	40	44	30 to 44	30 to 44	30	
6	2018	48	32	15 to 29	15 to 29	30	
6	2019	79	46	30 to 44	30 to 44	30	
6	2020	47	23	30 to 44	15 to 29	30	
6	2021	32	9	30 to 44	15 to 29	30	
6	2022	0	0	Highway			
6	2023	24	9	10 to 14	5 to 9	20	
6	3000	17	2	0 to 44	0 to 44	30	

**2012 University Heights Demographic and Proposed Land Use Analysis  
Uptown Census Tracts**

Census Tract	Census Block	2010 Census Block DU	2010 DU/Acre	City Proposed DU/Acre	UH Recommended DU/Acre	Max.Height Limit in Feet	Notes
6	3001	35	15	30 to 44	15 to 29	30	
6	3002	23	6	30 to 44	5 to 9	20	Proposed historic district
6	3003	1	11	30 to 44	15 to 29		
6	3004	1	1	0 to 44	0 to 44	30	
6	3018	33	9	0 to 44	0 to 44	30	
6	3019	12	7	0 to 44	0 to 44	30	