

North Park Community Plan Update Comment Topics

A Program Environmental Impact Report was made available for a 45-day public review beginning May 31, 2016. Public review comments and responses to comments addressing the Environmental Impact Report are in the Final Environmental Impact Report. Public comments that specifically pertained to the Community Plan document and policies which were received during Environmental Impact Report public review period as well comments related to the boundary between North Park and Uptown community plan areas are addressed below.

Pedestrian-Oriented Infill Development Enhancement Program

The current adopted community plan allows for up to 44 dwelling units per acre which is consistent with the maximum base density in the proposed CPU which is 44 du/acre. The Pedestrian-Oriented Infill Development Enhancement Program allows for the density range for this area to be increased up to 73 dwelling units per acre, whereby an applicant may request discretionary approval of the increased density on a specific property through a Planned Development Permit (PDP) that would be subject to public and environmental review. The program is applicable to properties with existing multifamily buildings of 6 units or more. This program is not applicable to properties with existing single-family residential units or properties with existing multiple detached single units. The program satisfies the goals and intent of the General Plan's City of Villages strategy and the City's Climate Action Plan. While redevelopment of existing residential land uses, by its nature, causes a temporary displacement of residents, redevelopment with higher density housing increases the housing stock available to residences and helps the City meet its housing goals.

Complete Streets Implementation

The proposed North Park Community Plan includes comprehensive complete streets concepts and provides for increased opportunity for pedestrian and bicycle-oriented transportation. The proposed North Park CPU Policy ME-3.5 requires coordination with Caltrans and SANDAG to identify and implement needed freeway and interchange improvements at North Park Way. Additional policies included in the proposed draft community plan call for street enhancements to improve multimodal circulation in these areas and throughout the North Park community. The Mobility Element describes improvements that support a "complete streets" network and encourage alternative modes of transportation. Specific improvements include enhanced bike paths, improved walkability, attention to transit operations requirements, the inclusion of Intelligent Transportation Systems, and a Transportation Demand Management program

Urban Design Transition Areas

The community plan includes language and policies to ensure a better transition between future high density/intensity projects along the transit corridors and the lower density neighborhoods adjacent to these areas. The North Park Urban Design Element illustrates the transition line between lower and higher density areas of the community, where higher scale buildings consistent with the land use designation and zoning could be built adjacent to lower scale buildings. Higher scale buildings along the transition line will need to incorporate designs that provide a transition to lower scale buildings. The draft community plan envisions that the bulk and massing of higher scale buildings will occur along the portion of the building that is farthest away from the transition line along Park Boulevard, Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue.

North Park and Uptown Community Plan Area Boundary

Park Boulevard serves as the current community plan boundary between the Uptown community plan area and the North Park community plan area. During the outreach efforts conducted as part of the community plan update, a number of University Heights residents requested that the North Park community plan boundary be amended to include the portion of the University Heights neighborhood (between Lincoln Avenue and Texas Street) into the Uptown community plan area. After consideration and review, staff determined that the North Park community plan update would not incorporate a boundary change and retain Park Boulevard as the boundary between the Uptown and North Park Community Planning Areas.