

## **Uptown Community Plan Update Comment Topics**

A Program Environmental Impact Report was made available for a 45-day public review beginning June 10, 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 are addressed below.

### **Coordination on Mobility Improvements**

All mobility improvements proposed by the community plan will include further coordination with the appropriate agencies, include additional project level feasibility and cost benefit analysis, and follow standard processing procedures.

- Policy MO-4.7 requires coordination with Caltrans and SANDAG to identify and implement needed freeway and interchange improvements along State Route 163 and Interstate 5.
- Policy MO-4.8 supports traffic operational improvements to facilitate ingress and egress to and from the UC San Diego Medical Center in Hillcrest. For circulation improvements proposed by UCSD, a transportation technical study will need to be conducted by UCSD and submitted to Development Services Department (DSD) and Transportation and Storm Water Department (TSWD) for review and approval.

### **Widening on India Street**

The mobility study conducted for the Uptown community analyzed the Community Plan transportation network system and identified conceptual transportation improvements that could potentially address congested transportation facilities. Section 15126.4 of the CEQA Guidelines requires that the EIR discuss and consider mitigation measures proposed to minimize significant effects. Widening of India Street is identified as a mitigation measure in the PEIR. This measure was evaluated in the mobility study and was not selected for recommendation because it did not meet criteria for improving pedestrian crossing distances, maintain existing on-street parking, and required additional right-of-way from adjacent residential and commercial properties, therefore this measure is not being recommended for implementation since it would conflict with overall goals of the proposed Uptown CPU. The proposed community plan does not propose any policies related to widening India Street.

### **Complete Streets Implementation**

The proposed Uptown Plan includes comprehensive complete streets concepts and provides for increased opportunity for pedestrian and bicycle-oriented transportation. Mobility Element policies included in the proposed draft community plan call for street enhancements to improve multimodal circulation throughout the Uptown 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.

### **Conversion of Planned District Ordinance (PDO) zoning to Citywide Zoning**

The zoning under the Mid-City Communities and West Lewis Street Planned District Ordinances (PDOs) that would be replaced with citywide zoning. Zones were primarily selected to be consistent

with use and with the existing maximum allowed residential densities in similar PDO zones. To address differences in zoning development standards such as Floor Area Ratio (FAR), setbacks, lot coverage, etc. Citywide zoning development standards were used since Citywide zones represent the optimal correlation between residential density and development standards. Additionally, the Community Plan Implementation Overlay Zone (CPIOZ) is being used to implement building heights that were identified in the plan update process and to establish maximum building heights where none are provided under Citywide zoning. Under the proposed CPIOZ, building heights and the applicable level of development approval within the Mission Hills and Bankers Hill/Park West neighborhoods would be similar as they currently are under the IHO. Building heights within particular areas of Hillcrest would be increased to allow development up to 100 and 120 feet with discretionary review. These new building heights were selected to allow for more development flexibility especially in high density areas in the community. Additionally, these proposed building heights would not only reasonably accommodate high density residential development, but would also allow development transitions to lower-scale neighborhoods, the incorporation of creative design, and provide opportunities for public space on the ground floor.

### **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. In addition to policies related to development transitions, the Urban Design Element of the proposed community plan illustrates the use of a transition plane to assist in transitioning new development instances where new development takes place 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 centerline of major streets and the property line of adjacent, lower scale development.

### **Uptown and North Park 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.