

City of San Diego Planning Department

Draft North Park Community Plan Update University Heights Community Association March 3, 2016



North Park Community Plan Update

- Started in 2007 to update the 1988 Greater North Park, Uptown and Greater Golden Hill Community Plans
- Intended to implement and be consistent with the 2008 City of San Diego General Plan as well as the 2015 Climate Action Plan (CAP)
- Community Plans are Long-Range (20 plus year) Policy documents to guide future growth and development
- Intent is to transition from auto-oriented to pedestrian-oriented development to create more neighborhood opportunities within walking distance while balancing important community assets, as well as preserving and restoring potential historical resources

Examples of sites for potential redevelopment



Examples of sites that are intended not be redeveloped



Uptown/North Park Community Plan Proposed Land Use Density Ranges

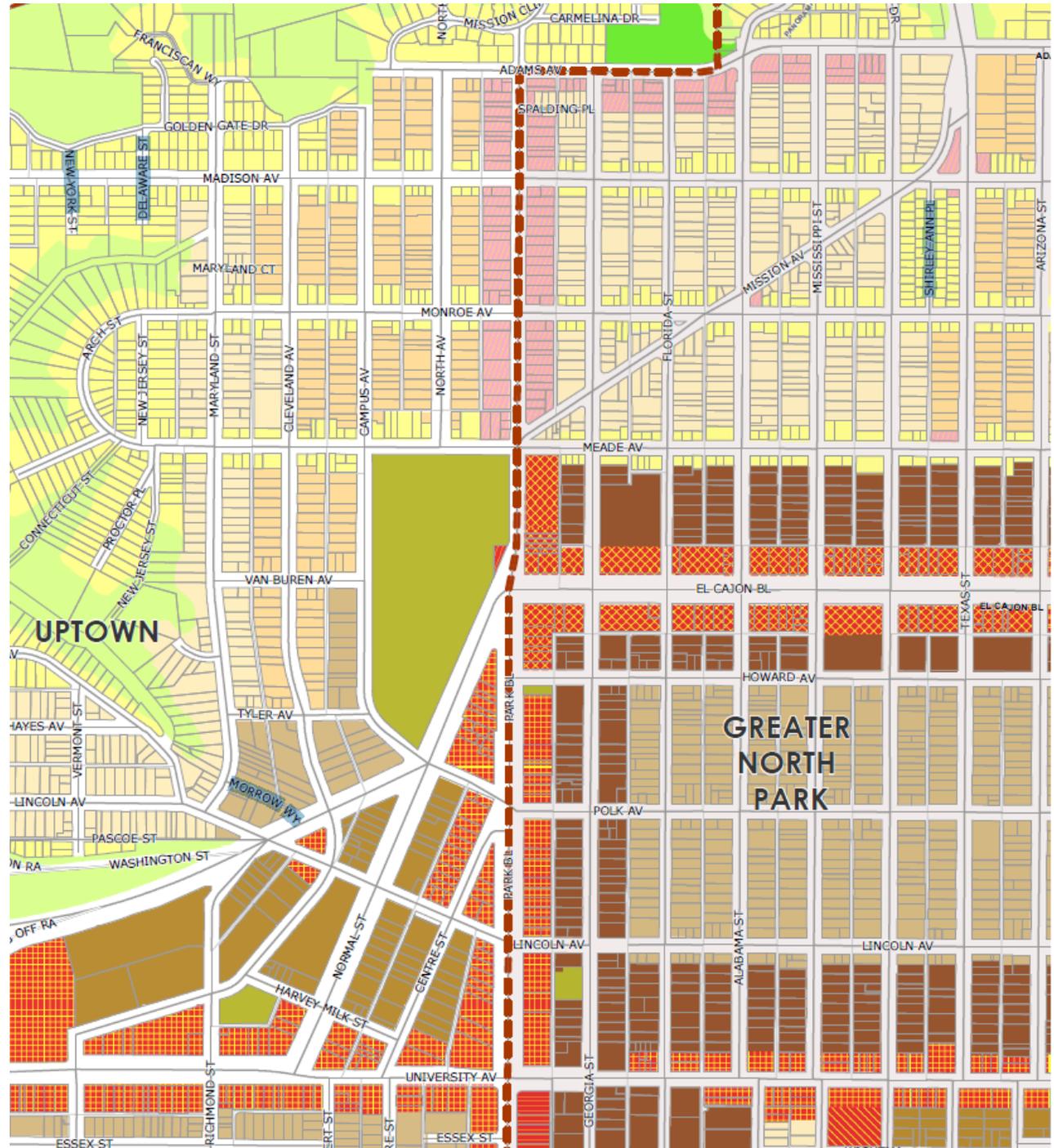
Land Use Designation	Density Range
Residential Low	5 – 9 DU/AC
Residential Low Medium	10 – 15 DU/AC
Residential Medium	16 – 29 DU/AC
Residential Medium High	30 – 44 DU/AC *
Residential High	45 – 54 DU/AC
Residential Very High	55 – 73 DU/AC
Community Commercial	0 – 29 DU/AC
Community Commercial	0 – 44 DU/AC
Community Commercial	0 – 55 DU/AC
Community Commercial	0 – 73 DU/AC **
Community Commercial	0 – 109 DU/AC ***
Neighborhood Commercial	0 – 29 DU/AC

* Residential density up to 73 DU/AC is allowed via Process 4 PDP

** Along Park Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP

*** Along El Cajon Boulevard, residential density up to 145 DU/AC is allowed via Process 4 PDP

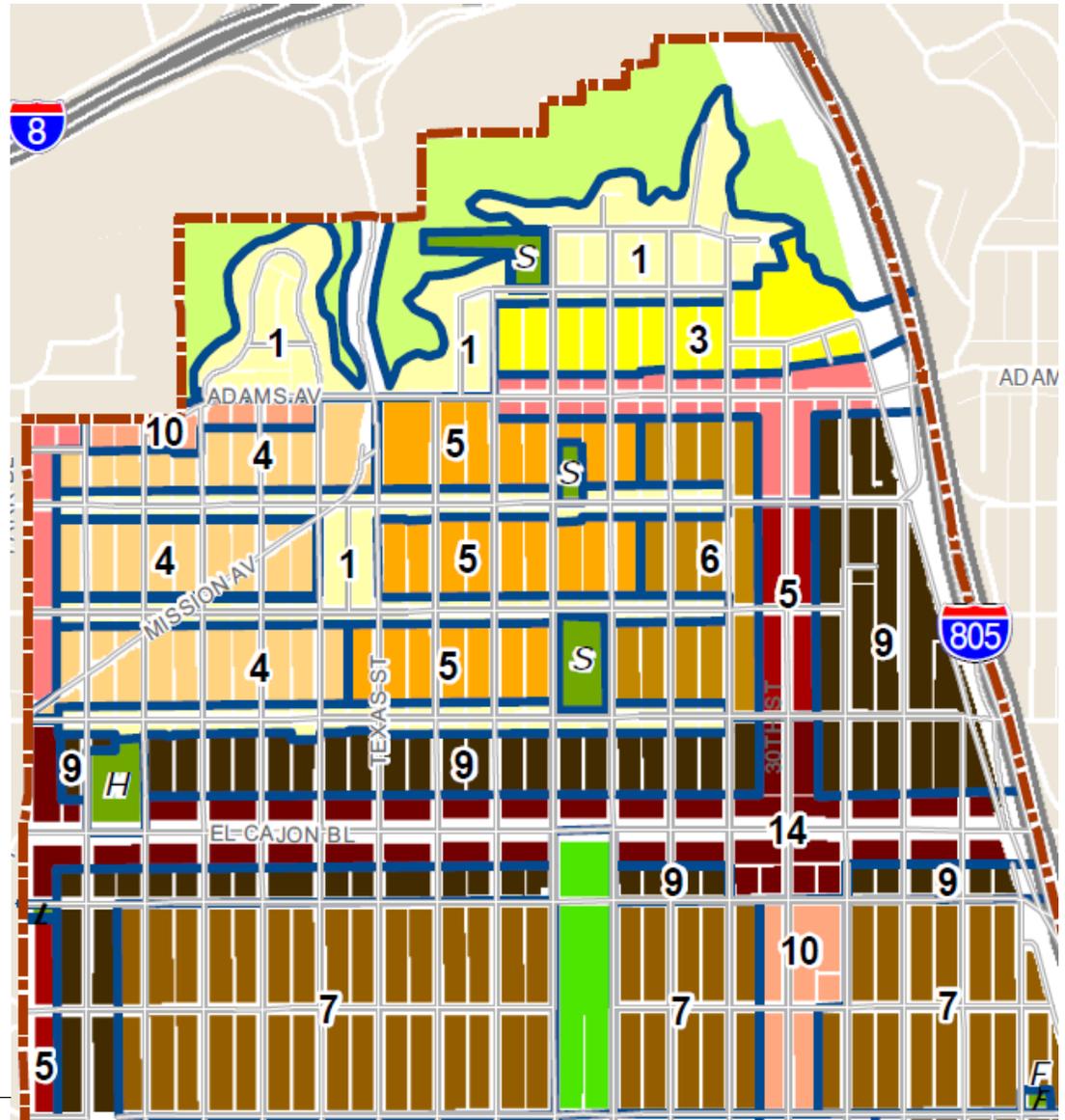
Note: Please refer to the Community Plan Land Use Element for specific location



University Heights Current Adopted Land Use Plan

LEGEND

- 1-Residential Very Low (0-5 du/nra)
- 2-Residential Low (5-10 du/nra)
- 3-Residential Low-Medium (10-15 du/nra)
- 4-Residential Low-Medium(+) (10-20 du/nra)
- 5-Residential Medium(-) (15-25 du/nra)
- 6-Residential Medium (15-30 du/nra)
- 7-Residential Medium-High/B 30-35 du/nra (35-45 du/nra)*
- 8-Residential Medium-High (30-45 du/nra)
- 9-Residential High/Very High
- 10-Commercial w/ Medium Residential (15-30 du/nra)
- 11-Commercial w/ Medium High(+) Residential (30-45 du/nra)
- 12-Commercial w/ High(+) Residential (30-45 du/nra)
- 13-Commercial w/ High/Very High Residential (45-55 du/nra)
- 14-Commercial w/ High/Very High(+) Residential (55-75 du/nra)
- Institutional (H, S, F, PO, L)
- Park
- Open Space w/ Very Low Residential (0-5 du/nra)
- Community Plan Boundary





University Heights Proposed Land Use Plan

LEGEND

Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac *
- Residential - High : 45-54 Du/Ac
- Residential - Very High : 55-73 Du/Ac

Commercial, Employment, Retail, and Services

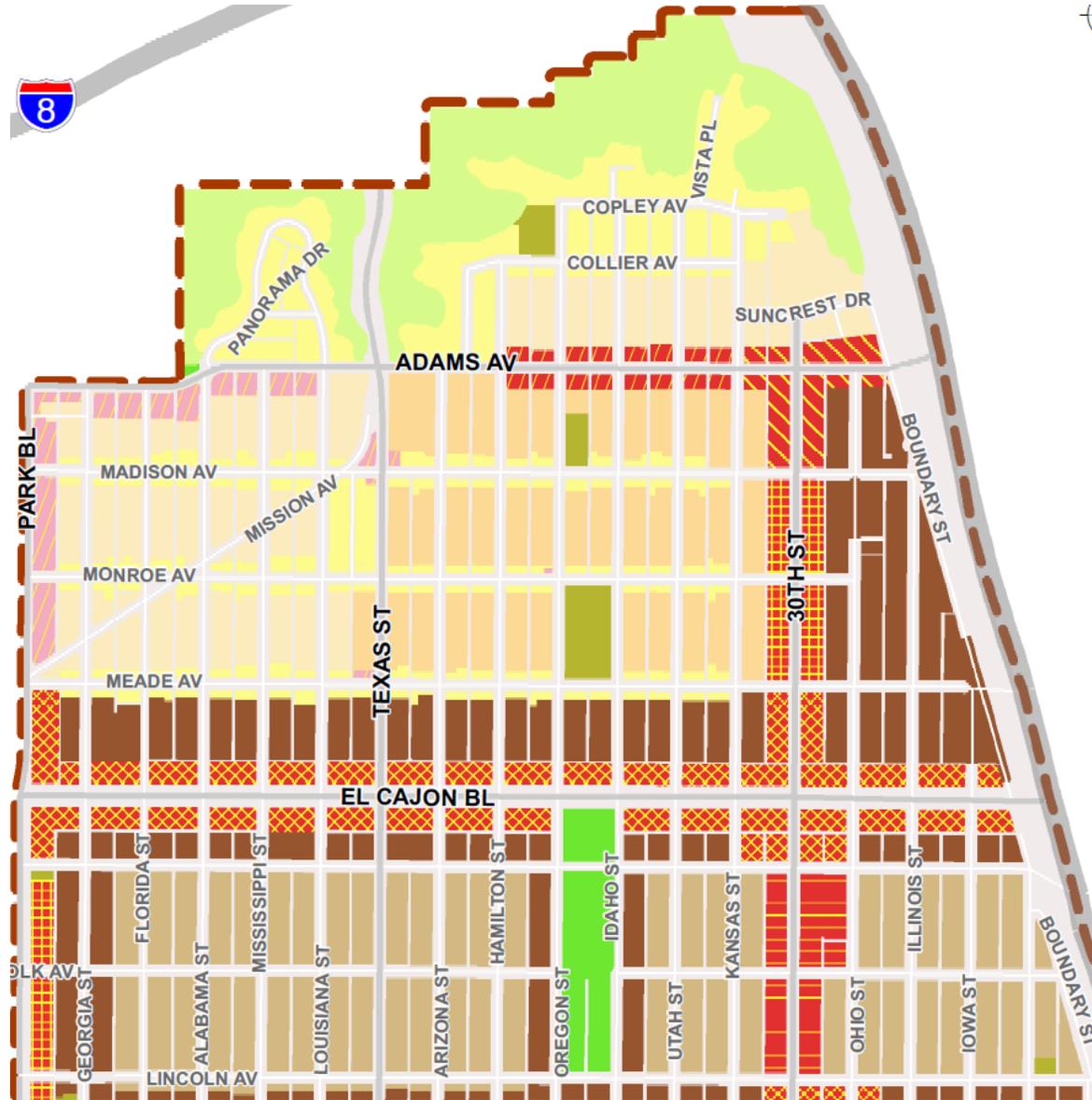
- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-54 Du/Ac
- Community Commercial : 0-73 Du/Ac**
- Community Commercial : 0-109 Du/Ac***
- Neighborhood Commercial : 0-29 Du/Ac

Park, Open Space, and Recreation

- Open Space
- Park

Institutional, and Public/Semi-Public Facilities

- Institution
- Community Plan Boundary



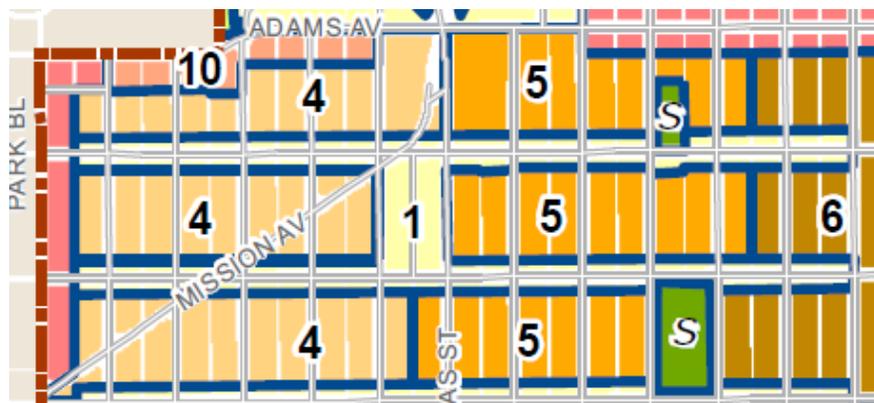
Per LU Figure 2-4

* Residential Density up to 73 DU/AC allowed via Process 4 PDP

** Along Park Blvd. Residential Density up to 145 DU/AC allowed via Process 4 PDP

*** Along El Cajon Blvd. Residential Density up to 145 DU/AC allowed via Process 4 PDP

University Heights Land Use Plan Comparison



LEGEND

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- 12-Commercial w/ High(+) Residential (30-45 du/nra)
- 13-Commercial w/ High/Very High Residential (45-55 du/nra)
- 14-Commercial w/ High/Very High(+) Residential (55-75 du/nra)

University Heights Land Use Plan Comparison



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North Park Dwelling Unit and Non-Residential Summary

Scenario for 2,258 acre planning area	Dwelling Units	Difference over existing	Difference over adopted	Non-Residential Floor Area (SF)
Existing	25,025 units			3,490,660
Adopted	34,295 units	9,270 units		3,232,262
Proposed (without Density Bonus)	35,490 units	10,465 units	1,225 units	3,195,000
Proposed (with Density Bonus)	36,570 units	11,545 units	2,275 units	3,195,000

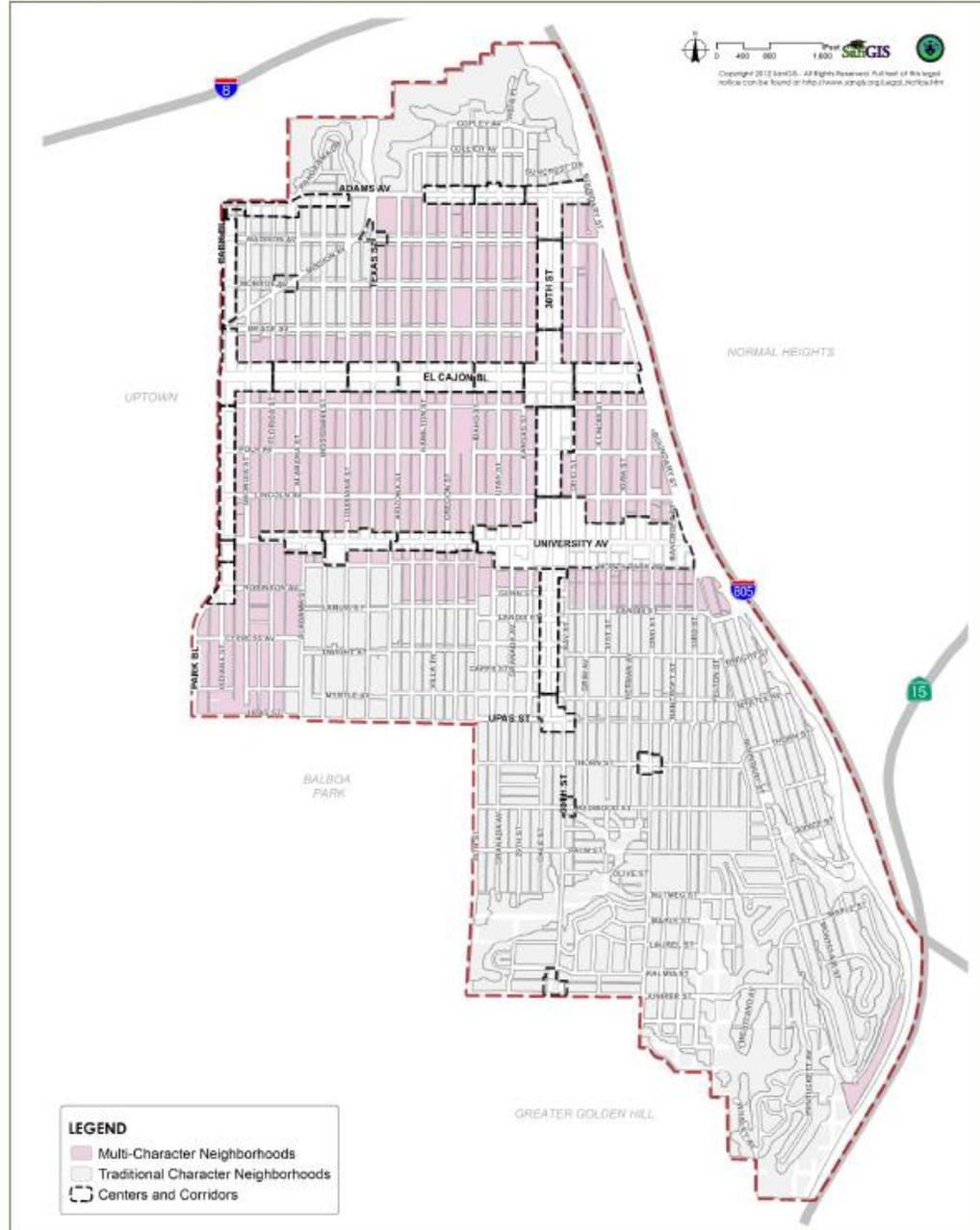
North Park Draft Land Use Goals

Land Use Element Goals

The following have been established as the goals of the Land Use Element of the North Park Community Plan:

1. A diversity of housing options through new construction and the preservation of existing quality housing stock
2. High-quality development with medium to high residential densities, centrally located with the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue
3. Appropriately located, attractive commercial and office facilities offering a wide variety of goods, services, and employment to benefit the entire community
4. Continued revitalization of North Park's business districts while respecting potential impacts to adjacent neighborhoods
5. Diverse employment opportunities in North Park
6. Villages with a lively, walkable, and unique atmosphere that builds upon existing neighborhoods and includes places to live and work
7. Commercial/Residential Transition Areas that promote compatible development and reinvestment along the community's commercial districts

Figure 4-11: Neighborhoods



Traditional Character Neighborhoods Policies

- UD-3.46** Design buildings that complement and enhance North Park's traditional character's building and site design features described in Box 4-1.
- Design buildings of comparable scale of character-defining buildings on the same block.
 - Articulate building façades by incorporating transitions between public and private space, such as enclosed patios, stoops, porches and alcoves.
 - Provide roofline variation, using roof lines that are simple in geometry and silhouette.
 - Utilize windows and doors of the same sizing and proportion to wall than those used in character-defining buildings on the same block.
- UD-3.47** Preserve and retain the existing character-defining lot patterns within Traditional Character neighborhoods.
- UD-3.48** Maintain the prevailing front yard setbacks within Traditional Character neighborhoods in order to maintain the historical development patterns.
- UD-3.49** Incorporate building materials consistent with those used in North Park's traditional character buildings.
- Utilize common materials such as wood, stone, stucco, plaster and clear glass, with clay tile roofs or wood or wood like shingles.
 - Discourage the use of materials not commonly used in North Park's traditional buildings, such as galvanized metal, perforated metals, precision cut block, split face block, masonry units, tinted windows and steel framed windows.
- UD-3.50** Incorporate building orientation and design that enhances visual access to canyons and Balboa Park. Delineate parkways within the public realm with plants, gravel, pavers/bricks, stone or other decorative groundcover while discouraging the concrete paving.
- UD-3.51** Activate the streetscape and provide surveillance of the public realm through the placement of windows, providing main entry access, porches, sitting areas, etc. along the street fronting facade of the building.
- UD-3.52** Reduce the visual presence of garages as part of site and building design.
- Locate garages along the rear property line to access from the alley.
 - Locate garages along the side yard when lots are not adjacent to alleys, setback parking from the front façade to be accessed through a driveway.
 - Provide a level of detailing and materials in the garage door which relates to the main building.
 - Articulate garage doors with a multi-panel design, colors, or varying materials.
 - Discourage the use of metal, aluminum or vinyl garage doors. When any of these materials are use they must be painted to match other colors of the primary building.

NEIGHBORHOODS

Multi-Character Neighborhoods

Multi-Character Neighborhoods contain buildings that contrast with North Park's traditional design origins as well as some remaining buildings that reflect the community's original character. Buildings from the 1960s to 1980s were not especially sensitive to North Park's character and its traditional architectural and design treatments. North Park's original character is no longer dominant in the Multi-Character Neighborhoods which have experienced diverse changes in building scale, style, form and materials that are in contrast with the community's neighborhood origins.

VISION

The vision for the Multi-Character Neighborhoods is to preserve and enhance traditional architectural and design themes, and the redesign or replacement of buildings from the 1960s to the 1980s with buildings that are consistent with the pedestrian orientation and scale of the original design character. The Community Plan envisions design flexibility and innovation, while ensuring compatibility with the traditional character buildings.

New buildings will incorporate site and building design features that provide gradual physical transitions between new and existing buildings, increase the interaction between public and private space, and provide transparency on street-facing facades. New buildings within the Multi-Character Neighborhoods will have scale and character compatibility to adjacent buildings within the Traditional Character Neighborhoods.

Multi-Character Neighborhoods Policies

- UD-3.42 Design residential buildings to relate to North Park's traditional existing and evolving high quality design by ensuring scale compatibility, pedestrian orientation, street-facing facades transparency, and gradual physical transitions between new and existing traditional buildings. (Refer to Policy UD-3.42 and Figure 4-11)
- UD-3.43 Incorporate building façade articulation to provide visually interesting human-scaled building design.
- UD-3.44 Design building's street-facing facade to provide transparency and a gradual transition between public realm and private space.
 - a. Incorporate multiple windows in the street-facing facade of the building.
 - b. Consider open street-facing facades with a central courtyard.
 - c. Discourage fencing on the front yard that exceeds three feet in height.
- UD-3.45 Provide visual and physical transitions between new and existing traditional buildings by incorporating multiple pedestrian-oriented features oriented to the front street.
 - a. Design buildings to include pedestrian-oriented architectural features such as main entries, windows, balconies, porches, yards, and enclosed patios.
 - b. Design front yards to include pedestrian-oriented architectural features trellises, wing walls (attached to building), garden walls (free standing), porches, fencing, and arbors.

North Park Draft Residential Policies

- LU-4.1: Maintain the low density character of predominantly single family areas, outside of the designated higher density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation where appropriate.
- LU-4.2: Maintain the lower density character of the residential areas north of Adams Avenue.
- LU-4.3: Maintain the lower density character of the residential areas east and west of 30th Street and south of Landis Street.
- LU-4.4: Maintain consistent residential land use designations along east-west running streets within the northern and southern single-family neighborhoods of North Park such as Madison Avenue, Monroe Avenue, Meade Avenue, Wightman Street, Gunn Street, Landis Street, Dwight Street, Myrtle Avenue, and Upas Street in order to promote and maintain a walkable and pedestrian scale within these neighborhoods.
- LU-4.5: Provide a diverse mix of housing opportunities, including senior and housing for the disabled, within close proximity to transit and services.

North Park Draft Residential Infill Policies

- Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.
- Balance new development with the rehabilitation of high-quality older residential development.
- Support the construction of larger housing units suitable for families with children.
- Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes.
- Encourage preservation and renovation of culturally and historically significant residential units and provide incentives to retrofit or remodel units in a sustainable manner.
- Rehabilitate existing residential units that contribute to the historic districts' character and fabric. Encourage adaptive reuse of historically or architecturally interesting buildings in cases where the new use would be compatible with the structure itself and the surrounding area.
- Support development of companion housing units in lower density areas to provide additional residential units and opportunities for co-generational habitation.
- Discourage parcel consolidation over 14,000 square feet in the lower density and historic district areas to maintain the historic building pattern of smaller buildings.
- Encourage the redevelopment of multi-family housing built between 1960 and 1980.

4

URBAN DESIGN

NORTH PARK COMMUNITY PLAN

30th Street

- UD-3.31 Incorporate building transitions towards adjacent multi-family areas through upper-story step-backs, clustering density towards the corridor, and utilizing lower density housing product types in association with any redevelopment associated with the supermarket site.
- UD-3.32 Incorporate context sensitive design to development along 30th Street, south of North Park Way to achieve compatibility with surrounding single-family residences.

Adams Avenue

- UD-3.33 Create compatible design relationships with new development by considering existing design themes taken from the Trolley Barn Park site, the former Mission Cliffs Park, and adjacent single-family residential development.
- UD-3.34 Preserve and encourage the continued enhancement of the Adams Avenue "Antique Row" and commercial center.
- UD-3.35 Encourage a diversity of businesses along Adams Avenue and residential development.
- UD-3.36 Provide improvements such as public art, monuments, decorative signage to enhance the entryway into North Park on Adams Avenue.

Park Boulevard

- UD-3.37 Design gateways that enhance the arrival experience of pedestrians, bicyclists and motorists along Park Boulevard at Adams Avenue, El Cajon Boulevard, Howard Avenue, Lincoln Avenue, University Avenue and Upas Street.
- UD-3.38 Establish mixed-use development along Park Boulevard at Howard and Polk Avenues that includes innovative design and development features that reflect its status as an entryway into Balboa Park.
- UD-3.39 Coordinate improvements with the adjacent Uptown Community to provide a consistent character.



Enhancement of Antique Row on Adams Avenue.



CORRIDORS

Corridors Policies

El Cajon Boulevard

- UD-3.20 Enhance the Boulevard's regional significance as well as its designation as a Community Village at 30th Street as a walkable, mixed-use center that includes high-density housing, hotels, entertainment, and office to complement retail uses.
- UD-3.21 Emphasize gateways along El Cajon Boulevard at Park Boulevard and Boundary Street, with street improvements, district identification signs, neighborhood identification features, major landscaping statements, coordinated colors, and iconic architecture.
- UD-3.22 Maintain a consistent streetwall along El Cajon Boulevard and only grant deviations for public plazas, public spaces, and other amenities that can be enjoyed by the public.
- UD-3.23 Promote a strong pedestrian and bicycling orientation along El Cajon Boulevard.
 - a. Highly discourage the creation of new curb-cuts along the boulevard to prevent automobile conflicts with pedestrians and bicyclists, preserve on-street parking.
 - b. Support the removal of existing curb-cuts and the utilization/creation of alley access as infill development occurs, so that the pedestrian streetscape along El Cajon Boulevard is uninterrupted between side streets.
 - c. Encourage and support commercial uses that incorporate building elements or site designs that are conducive to creating and enhancing pedestrian activity, facilitates walkability, and accommodates bicycling.

University Avenue

- UD-3.24 Develop the Community Village at 30th Street as a walkable, mixed-use center that includes high density housing, hotels, entertainment, and office to complement retail uses.
- UD-3.25 Encourage design unification within the Community Village through signage and branding, wide sidewalks and street trees, and the continuance of a consistent street wall along University Avenue.
- UD-3.26 Encourage pedestrian street activity through pedestrian-oriented business activity and public events such restaurants, theaters, sidewalk cafes, street fairs, farmers' markets, music festivals, and other gathering places.
- UD-3.27 Develop coordinated street improvement programs including street trees, landscaped islands, unified paving, and public art.
- UD-3.28 Devote building frontages within the Community Village to retail uses to promote pedestrian circulation.
- UD-3.29 Restrict office uses to side streets and upper stories of mixed-use developments and not preempt retail space.
- UD-3.30 Allow commercial development on the ground floor as an option for new development along University Avenue between Mississippi and Arizona Streets.

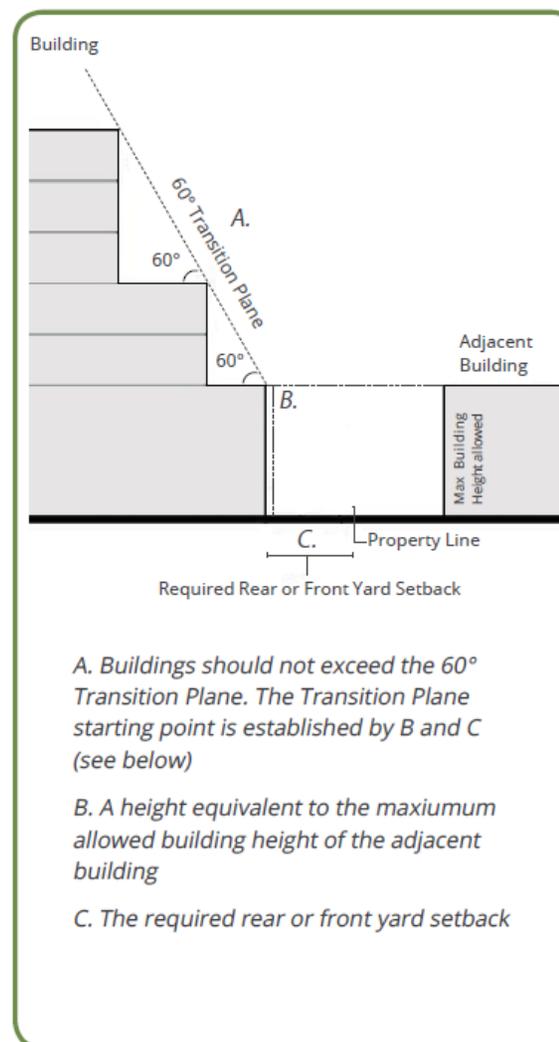
DEVELOPMENT TRANSITION AREAS

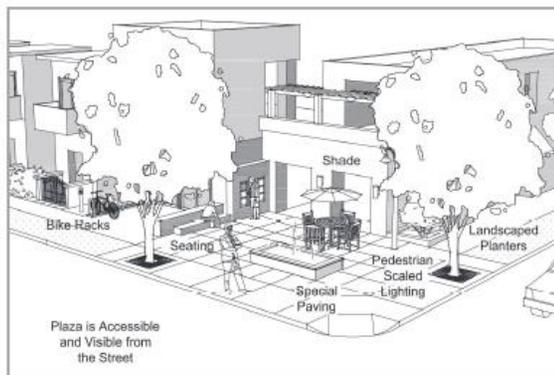
It is essential that new development be sensitively designed so that buildings transition from higher density areas to lower density areas. This is most essential in centers, corridors and neighborhoods where maximum building heights differ between adjacent properties or alleys as a result of zoning. Creating gradual development transitions can be done most successfully through design that addresses setbacks and upper-story stepbacks for the portion of the building over a certain threshold. Refer to Figure 4-7 for Transition Area locations.

Development Transition Areas Policies

- UD-3.40 Design buildings to create compatible transitions when they are located adjacent to areas designated at a lower density. Compatible transitions between higher and lower density areas should not exceed a 60 degree transition plane explained in Figure 4-10.
- UD-3.41 Consider the dominant architectural style of adjacent buildings including roof forms, architectural features, and materials.

Figure 4-10: Rear or Front Building Transitions





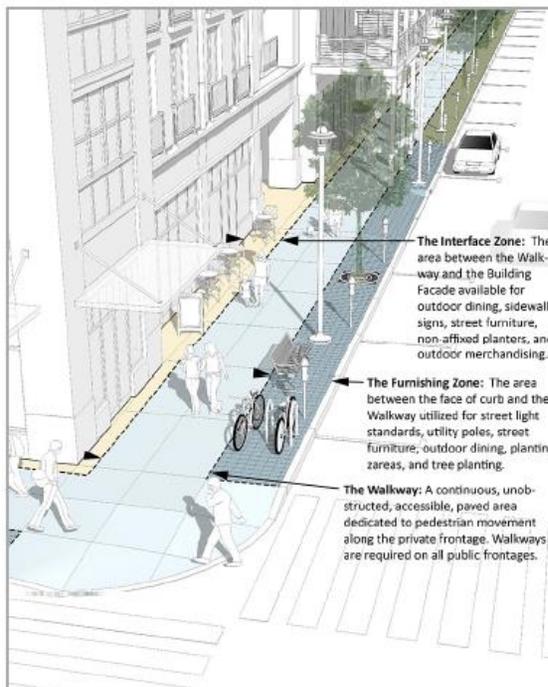
Public spaces incorporating outdoor seating and pedestrian scale lighting enhance the public realm.

- UD-2.7 Provide continuous storefronts that face the street, are contiguous to the sidewalk and, where possible, support the use of sidewalks for outdoor seating, dining and cafes.
- UD-2.8 Provide waste receptacles in villages, nodes and high pedestrian areas in conjunction with building entries and/or outdoor seating areas, without impeding the pedestrian path of travel.
- UD-2.9 Incorporate planted walls, planting containers, and seating as a part of the on-site open space within buildings to help define public or semi-public spaces.
- UD-2.10 Encourage sidewalk widening in front of commercial, mixed-use buildings to create pockets of gathering and sitting areas and outdoor sitting for cafe and restaurants. Refer to the Noise and Light Element.

SIDEWALKS AND PEDESTRIAN PATHS

Sidewalks and pedestrian paths are of particular importance to the community's urban form due to their adjacency to the private realm and the possibility to incorporate multiple functions such as pedestrian access, gathering space, design details and public art. However, sidewalks in the community often lack adequate width for their level of use and may contain gaps, and crossings are not always clearly marked. Accordingly, encroachments and above-ground infrastructure need to be properly located and managed, especially within areas of higher pedestrian traffic such as along commercial corridors, major streets and transit lines.

Figure 4-2: Sidewalk Zones



Sidewalks should enable active public space and accessible pedestrian travel. Amenities such as landscaping, lighting, and

Existing Project Densities

The following slides depict development projects with their associated residential densities.

Density

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, and applicable building height, setbacks, design guidelines are other factors that will influence how a development project will look.

Examples in North Park

The following slides include developments in North Park that exemplify different density ranges.



33 DU/AC



Photo courtesy of: Allard Jansen Architect and Developer teamaja.com

Hamilton Row
Hamilton St. and Lincoln Ave.

16 dwelling units
0.48 acres
3 stories

38 DU/AC



Photo courtesy of: Vickie White

Streetcar Rowhomes

Adams Ave. and Idaho St.

12 dwelling units

0.32 acres

2-3 stories

39 DU/AC



Photo credit: © Matthew Segal

The North Parker
30th Street and Upas St.

27 dwelling units
0.68 acres
3 stories

68 DU/AC



Photo courtesy of: Lara Gates

Arbor Terrace

3701 Florida St.

82 dwelling units

1.21 acres

2-3 stories

83 DU/AC



Photo courtesy of: Mark Davidson Photography, CHW

Kalos

3795 Florida Street

83 dwelling units

1 acre

3 stories

110 DU/AC



Photo courtesy of: Lara Gates

La Boheme

30th Street

224 dwelling units

2.04 acres

3-5 stories

Examples in Other Communities

The following slides include developments in other communities in San Diego that exemplify different density ranges.



28 DU/AC



Photo courtesy of: Allard Jansen Architect and Developer teamaja.com

Kensington Park Plaza
Adams Ave. & Marlborough Dr.

11 dwelling units
0.40 acres
2 stories

29 DU/AC



4703 Park Boulevard
4 dwelling units
0.14 acres
2 stories

29 DU/AC



1068 Lincoln Avenue
7 dwelling units
0.23 acres
(includes 2-story building to the rear)
2 stories

33 DU/AC



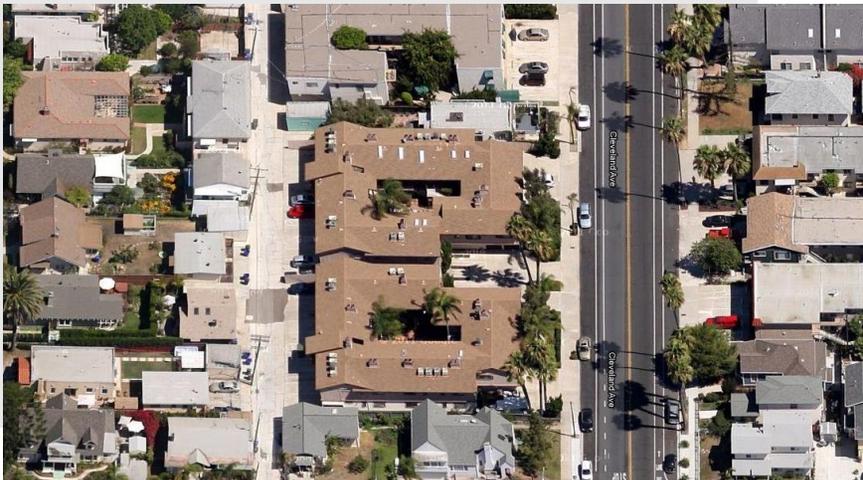
3753 Herbert Street
3 dwelling units
0.09 acres
4 stories

36 DU/AC



1540 Robinson
Avenue
4 dwelling units
0.11 acres
4 stories

44 DU/AC



4420 Cleveland Avenue
28 dwelling units
0.64 acres
2 stories

44 DU/AC



4578 Park Boulevard
7 dwelling units
0.16 acres
2 stories

47 DU/AC



Photo courtesy of: Coldwell Banker Residential Brokerage

One Mission

845 Fort Stockton

65 dwelling units

1.38 acres

5 stories

49 DU/AC



Photo courtesy of: M.W. Steele Group

Cambridge Square

4th Ave. and Nutmeg St.

34 dwelling units

0.69 acres

4 stories

58 DU/AC



Photo courtesy of: Bridge Housing

Paseo at COMM 22

2325 Commercial Street

272 dwelling units

4.65 acres

4 stories

58 DU/AC



Cairo
18 dwelling units
0.31 acres
4 stories



58 DU/AC

Mi Arbolito
14 dwelling units
0.24 acres
14 stories

60 DU/AC



Photo courtesy of: Merrill Gardens at Bankers Hill

Merrill Gardens

2nd Ave. and Maple St.

84 dwelling units

1.38 acres

5 stories

61 DU/AC



Washington Street View



Mission Hills
Commons
65 dwelling units
1.07 acres
3 and 4 stories



64 DU/AC

First and Robinson
25 dwelling units
0.39 acres
4 stories

70 DU/AC



Photo courtesy of: San Diego Architectural Foundation

Centre Street Lofts

Centre St. between
University and Robertson

28 dwelling units

0.40 acres

3 stories

70 DU/AC



Park Laurel
94 dwelling units
1.34 acres
14 stories



73 DU/AC

Deca
37 dwelling units
0.51 acres
6 stories

90 DU/AC



Photo courtesy of: Atlas on 5th

Atlas on 5th
5th Ave. and Pennsylvania Ave.

140 dwelling units
1.55 acres
5-6 stories

90 DU/AC



Le Moderne Apartments
18 dwelling units
0.20 acres
2 stories

91 DU/AC



Photo courtesy of: Doma Condos

Doma

Kettner Blvd. & Date St.

124 dwelling units

1.35 acres

9 stories



92 DU/AC

Alicante

95 dwelling units

1.03 acres

15 stories

99 DU/AC



Photo courtesy of: Allard Jansen Architect and Developer teamaja.com

Kensington Commons
Adams Ave. & Marlborough Dr.

34 dwelling units
0.344 acres
3 stories



100 DU/AC

The Egyptian
80 dwelling units
0.80 acres
6 stories

109 DU/AC



Google Street View

5th and Laurel St.

150 dwelling units
1.38 acres
4-5 stories

Density over 145 DU/AC

The following slides include developments that exemplify densities from 145 DU/AC up to 200 DU/AC.

These density ranges would only be available to applicants that apply for the Discretionary Planned Development Permit as well as the Affordable Housing Density Bonus.



152 DU/AC



Photo courtesy of: Loopnet

Broadstone

Kettner Blvd. and Fir St.

199 dwelling units

1.31 acres

6-7 stories

166 DU/AC

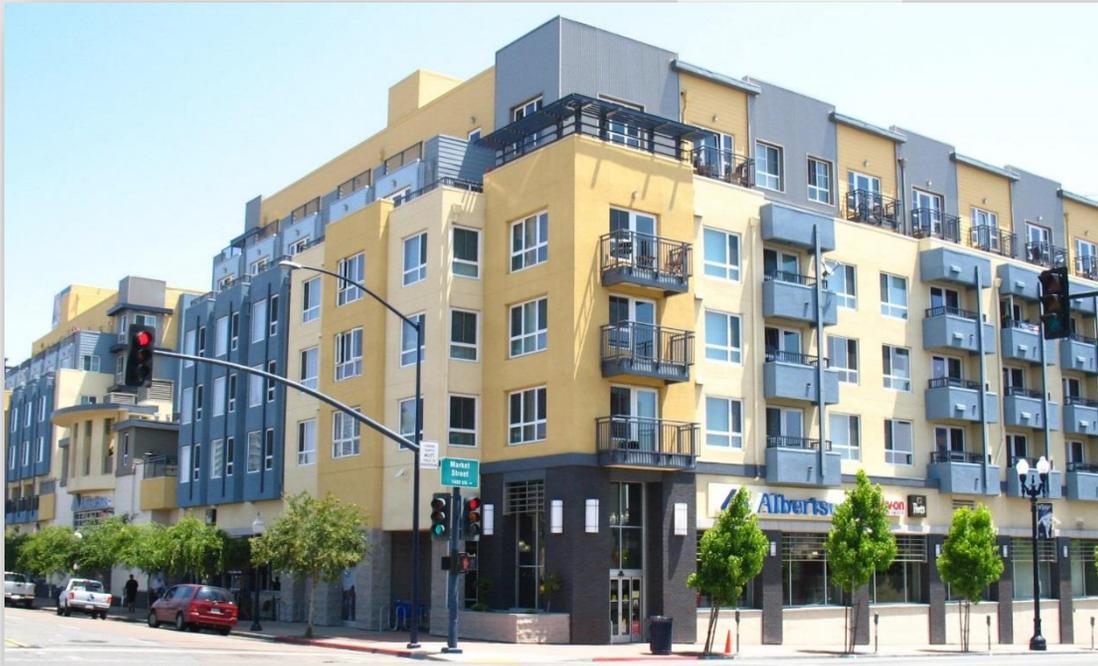


Photo courtesy of: Market Street Village Apartments

**Market Street
Village**

Market St and 14th Ave.

229 dwelling units

1.38 acres

5 stories

200 DU/AC



Photo courtesy of: Greater Realty

Aloft on Cortez Hill

Date St. and 9th Ave.

168 dwelling units

0.84 acres

5 stories

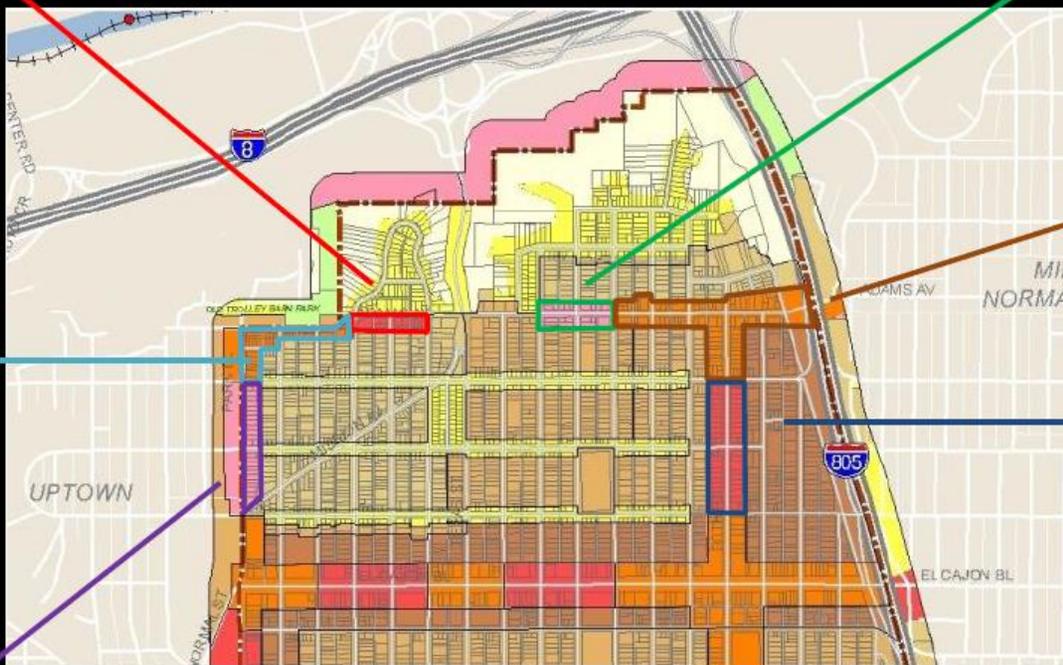
Adams Avenue, Park Boulevard, and 30th Street Commercial Areas

Current Height
CL-5
30 feet

Proposed Height
CN-1-3
30 feet

Proposed Height
CC-3-4
30 feet

Current Height
CV-3
40/50 feet



Current Height
CN-3
No Limit

Proposed Height
CN-1-3
30 feet

Current Height
CN-3
No Limit

Proposed Height
CC-3-7, 65feet

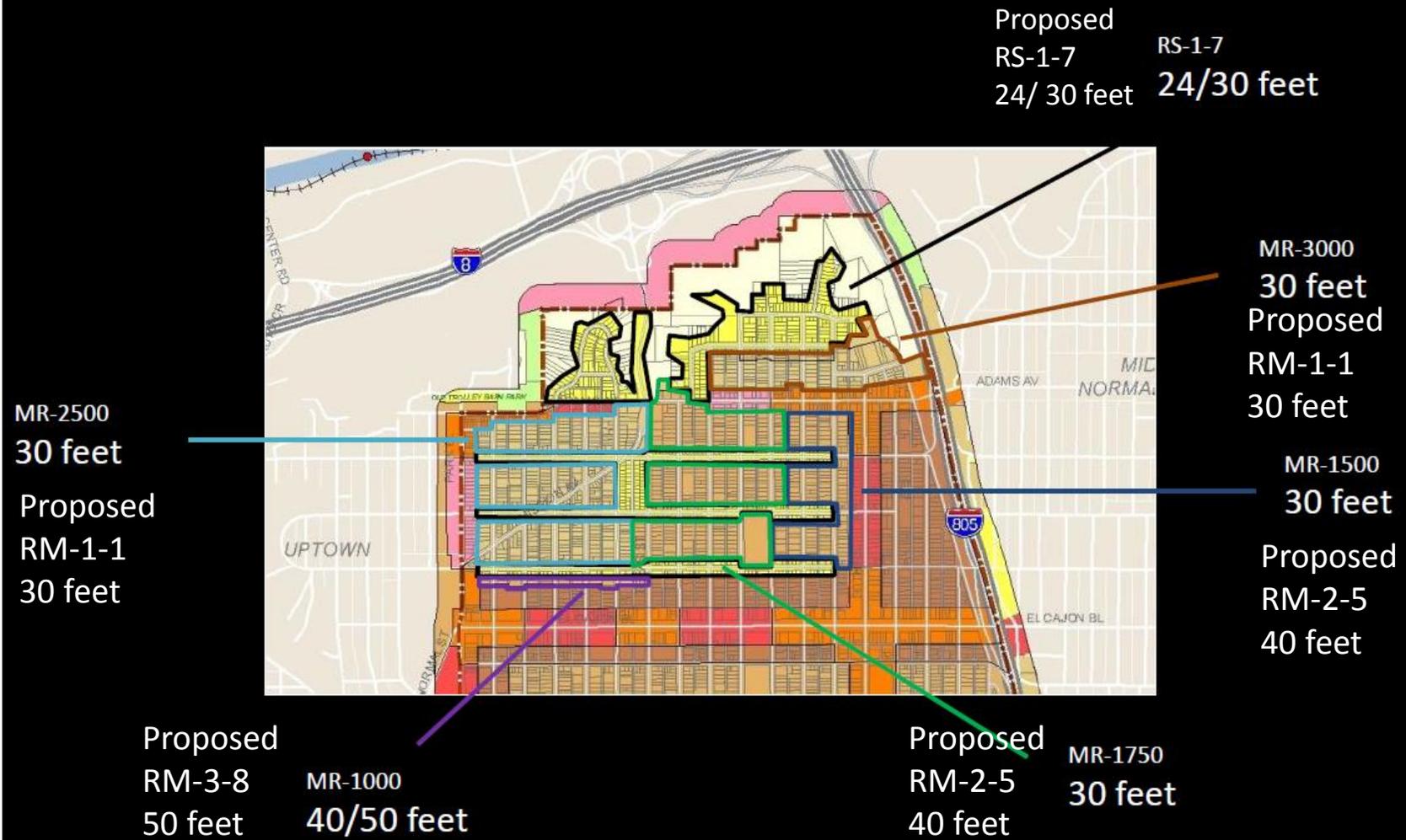
Current Height
CL-2
40/50 feet

Proposed Height
CC-3-8, 85 feet

Current Height
CV-3
40/50 feet

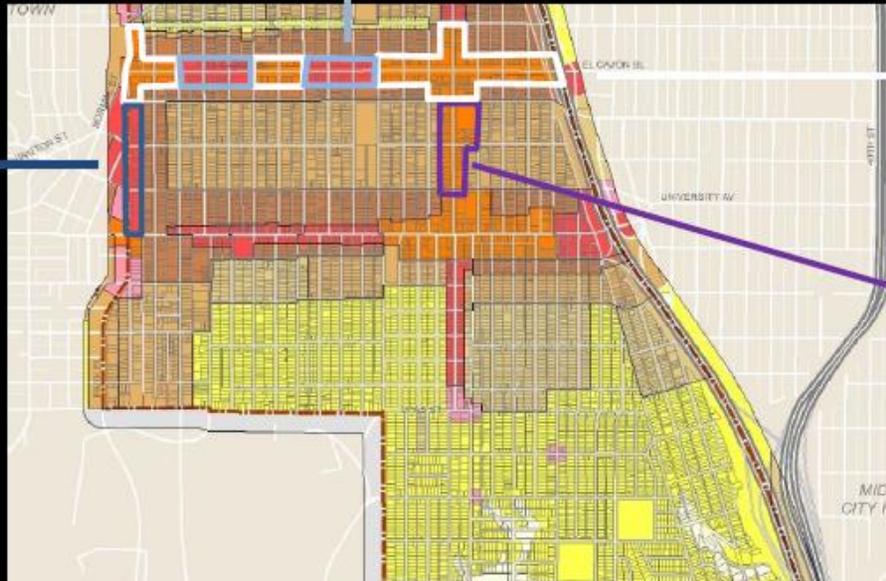
Proposed Height
CN-1-3
30 feet

Adams Avenue, Park Boulevard, and 30th Street Residential Areas



CL-2
40/50 feet
Proposed
RM-3-7
40 feet

CL-1
No Limit
Proposed
CC-3-9
100 feet



CN-1
No Limit
Proposed
CC-3-9
100 feet

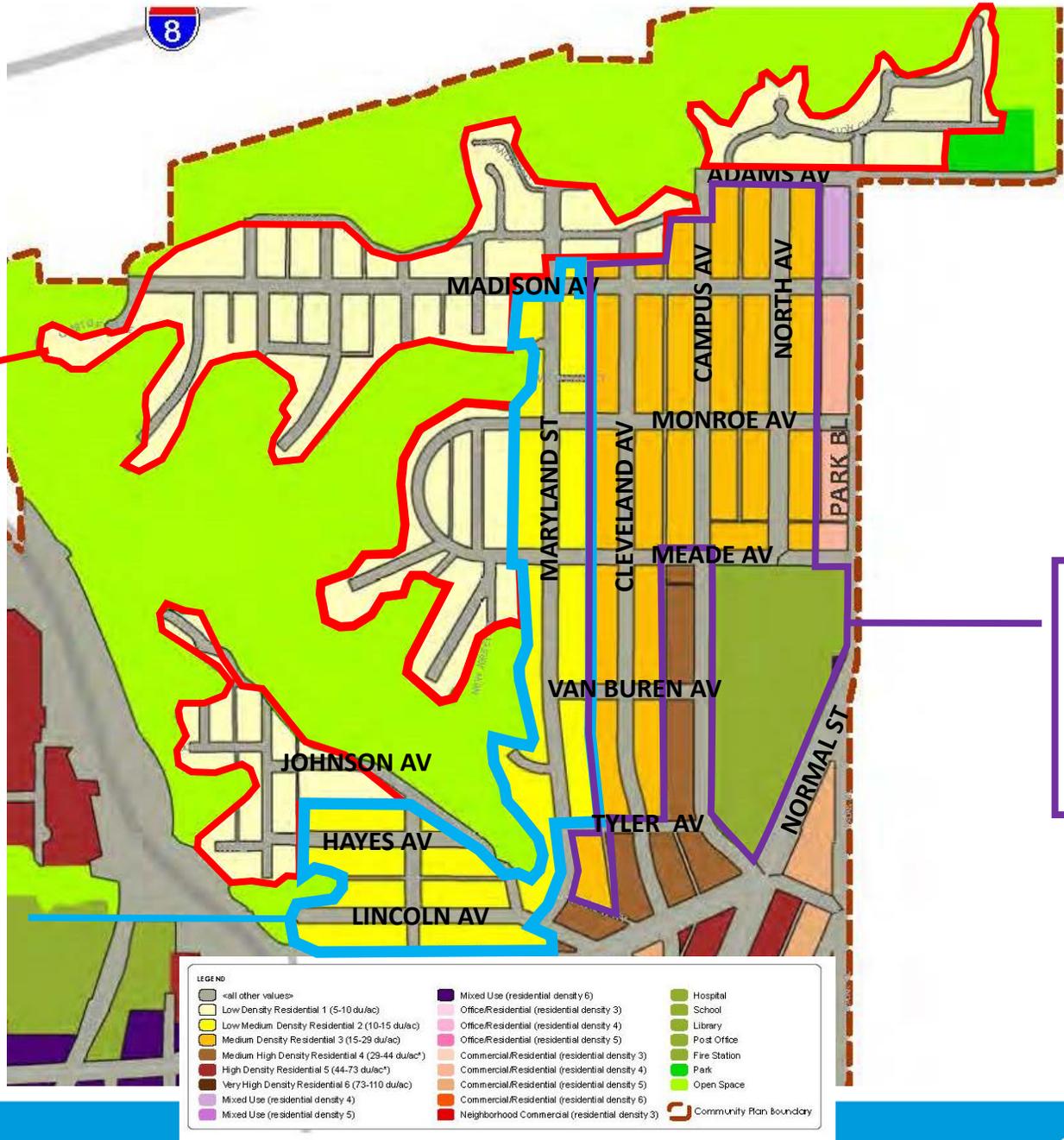
CN-3
No Limit
Proposed
CC-3-6
65 feet

Uptown: University Heights EXISTING Height Limits

RS-1-7
"Single-family"
24/30 feet

RM-1-1
"Multi-family, Duplex, Townhome"
30 feet

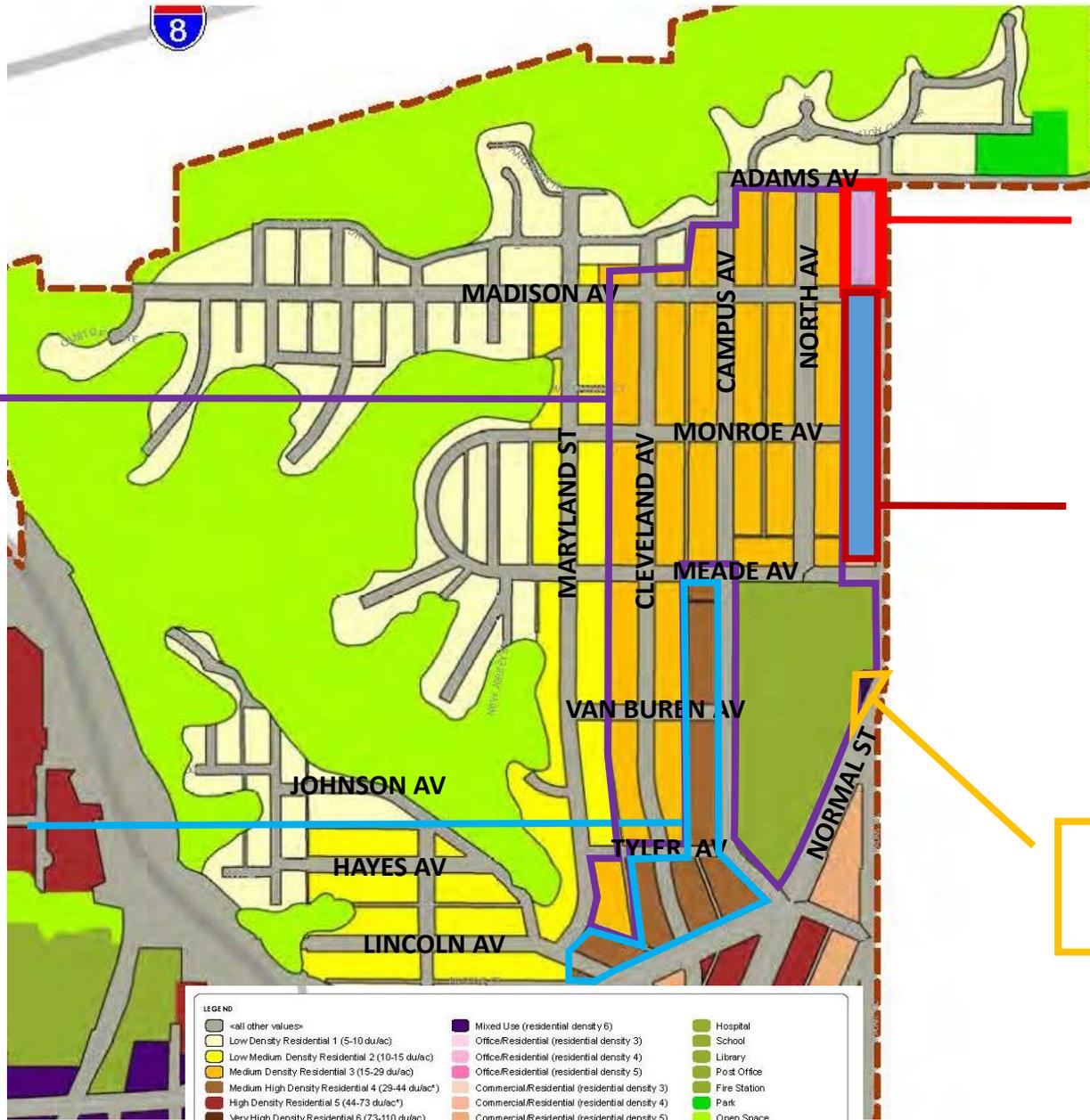
RM-3-7
"Multi-family"
40 feet



Uptown: University Heights EXISTING Height Limits

MR-1500
"Multi-family"
30 feet

MR-1000
"Multi-family"
40 feet/50 feet (where building
encloses parking)



CN-3
"Neighborhood
Commercial"
No height limit

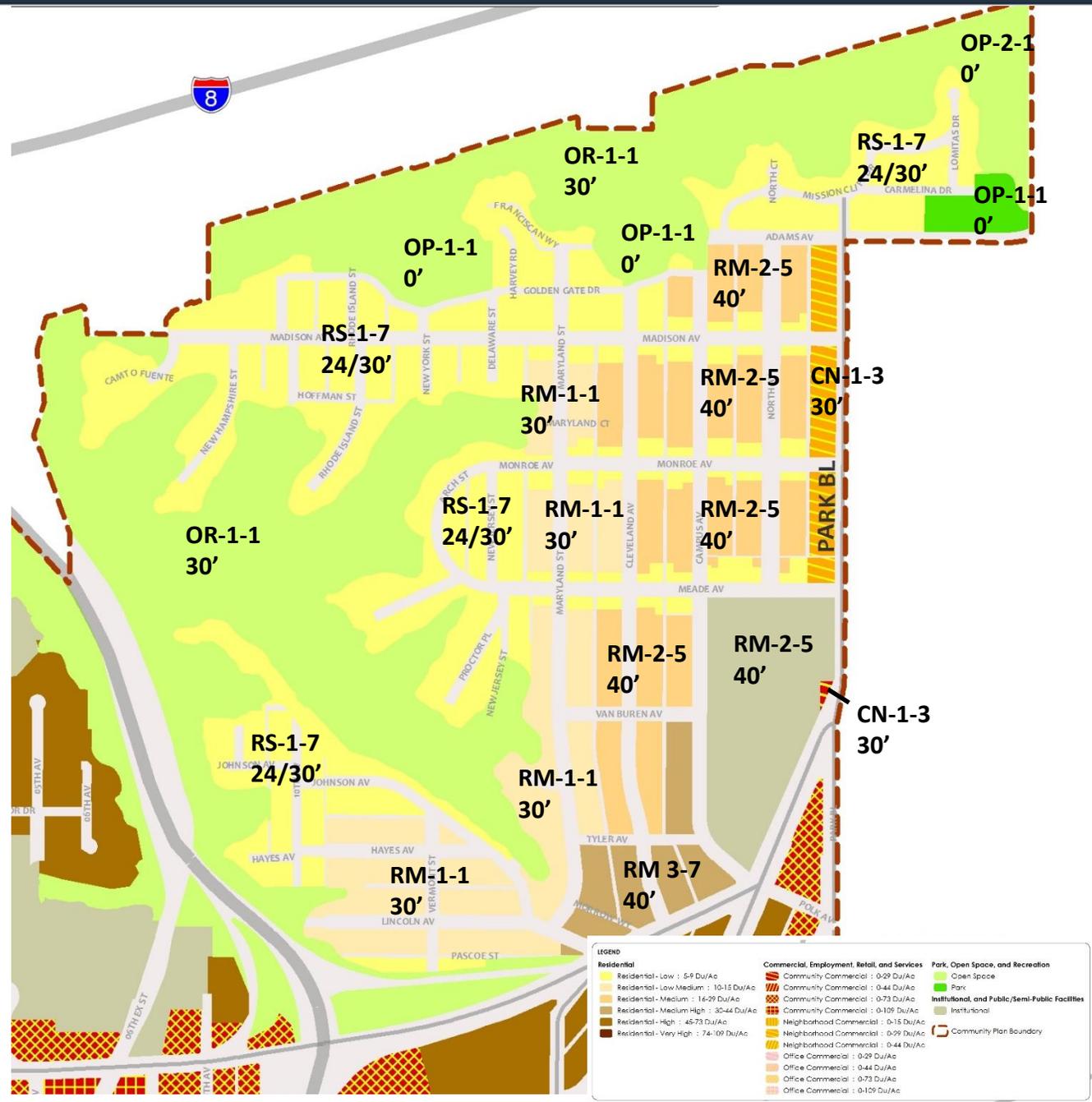
CV-3
"Commercial
Village"
40 feet/50 feet
(where building
encloses parking)

CN-1
"Commercial Node"
No Height Limit

LEGEND		
<all other values>	Mixed Use (residential density 6)	Hospital
Low Density Residential 1 (5-10 du/ac)	Office/Residential (residential density 3)	School
Low Medium Density Residential 2 (10-15 du/ac)	Office/Residential (residential density 4)	Library
Medium Density Residential 3 (15-29 du/ac)	Office/Residential (residential density 5)	Post Office
Medium High Density Residential 4 (29-44 du/ac*)	Commercial/Residential (residential density 3)	Fire Station
High Density Residential 5 (44-73 du/ac*)	Commercial/Residential (residential density 4)	Park
Very High Density Residential 6 (73-110 du/ac)	Commercial/Residential (residential density 5)	Open Space
Mixed Use (residential density 4)	Commercial/Residential (residential density 6)	Community Plan Boundary
Mixed Use (residential density 5)	Neighborhood Commercial (residential density 3)	

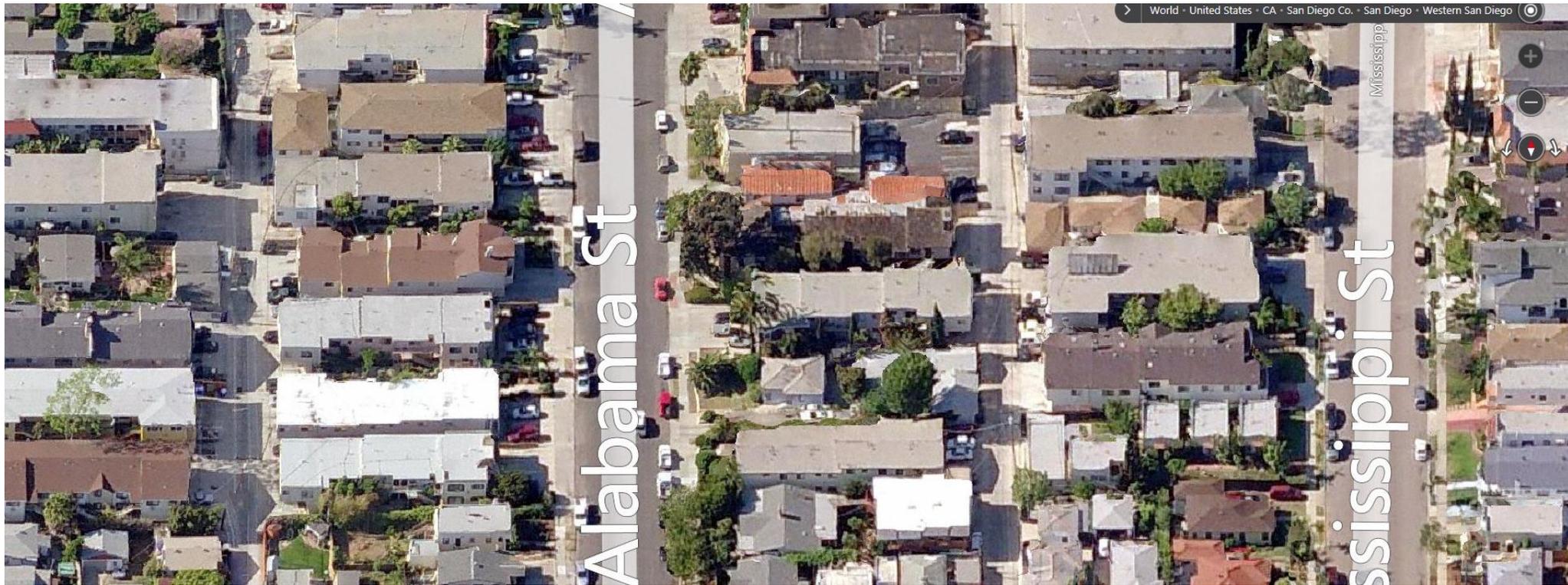


Uptown: University Heights PROPOSED Height Limits





What is Huffman Development?



How Many Huffman Developments are there North of Upas?

- North Park Huffman-Style Properties Breakdown According to Sectors:
- North Park: North Sector = 233 properties
- North Park: Central North Sector = 544 properties
- North Park: Central South Sector = 223
- Total: 1,000 developments

What is Huffman Development?

These are not Huffmans

This is a Huffman



What is Huffman Development?

This is a Huffman

This is not a Huffman

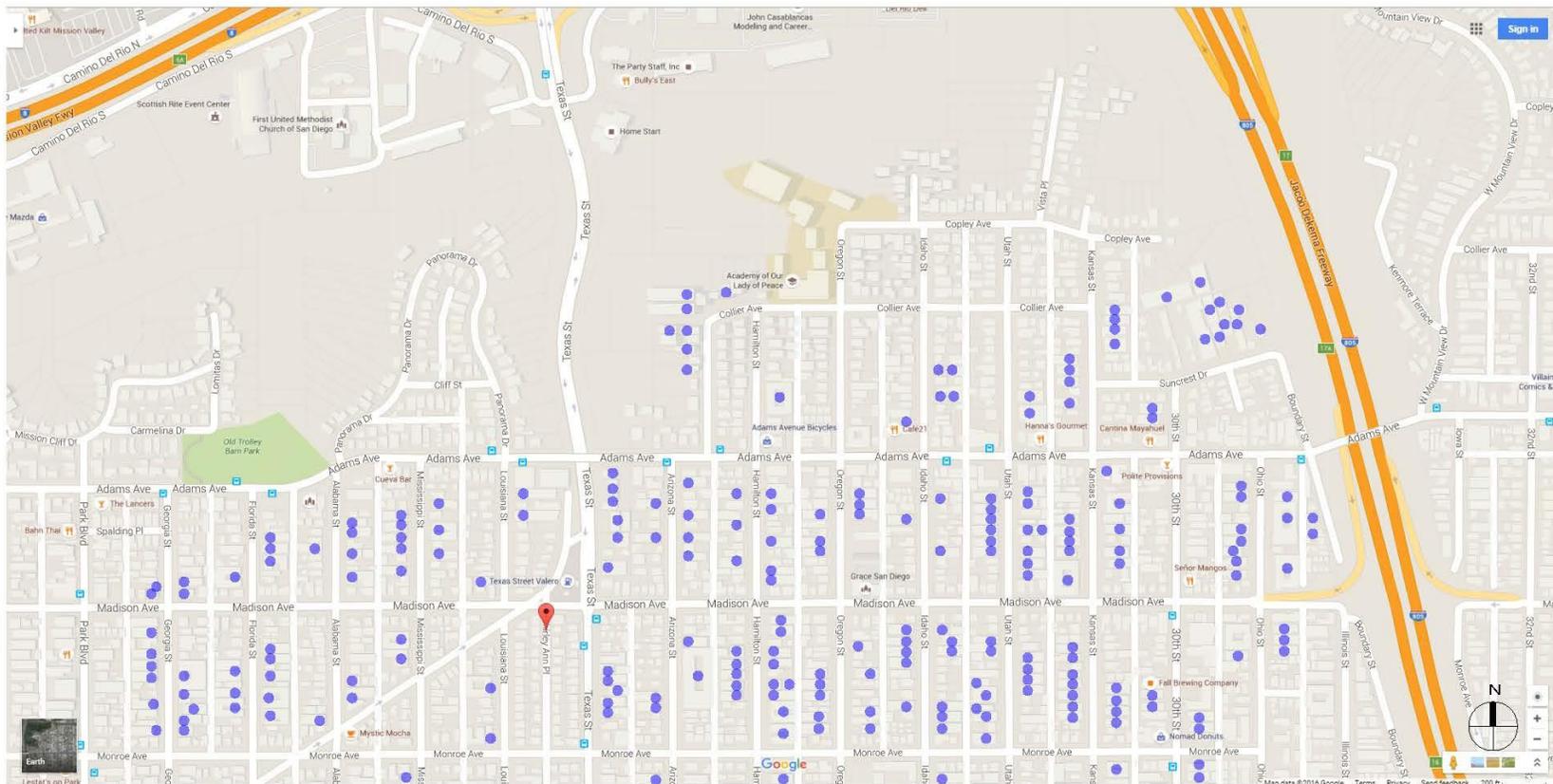
This is a Huffman





Huffman Development Map North

HUFFMAN-STYLE PROPERTIES



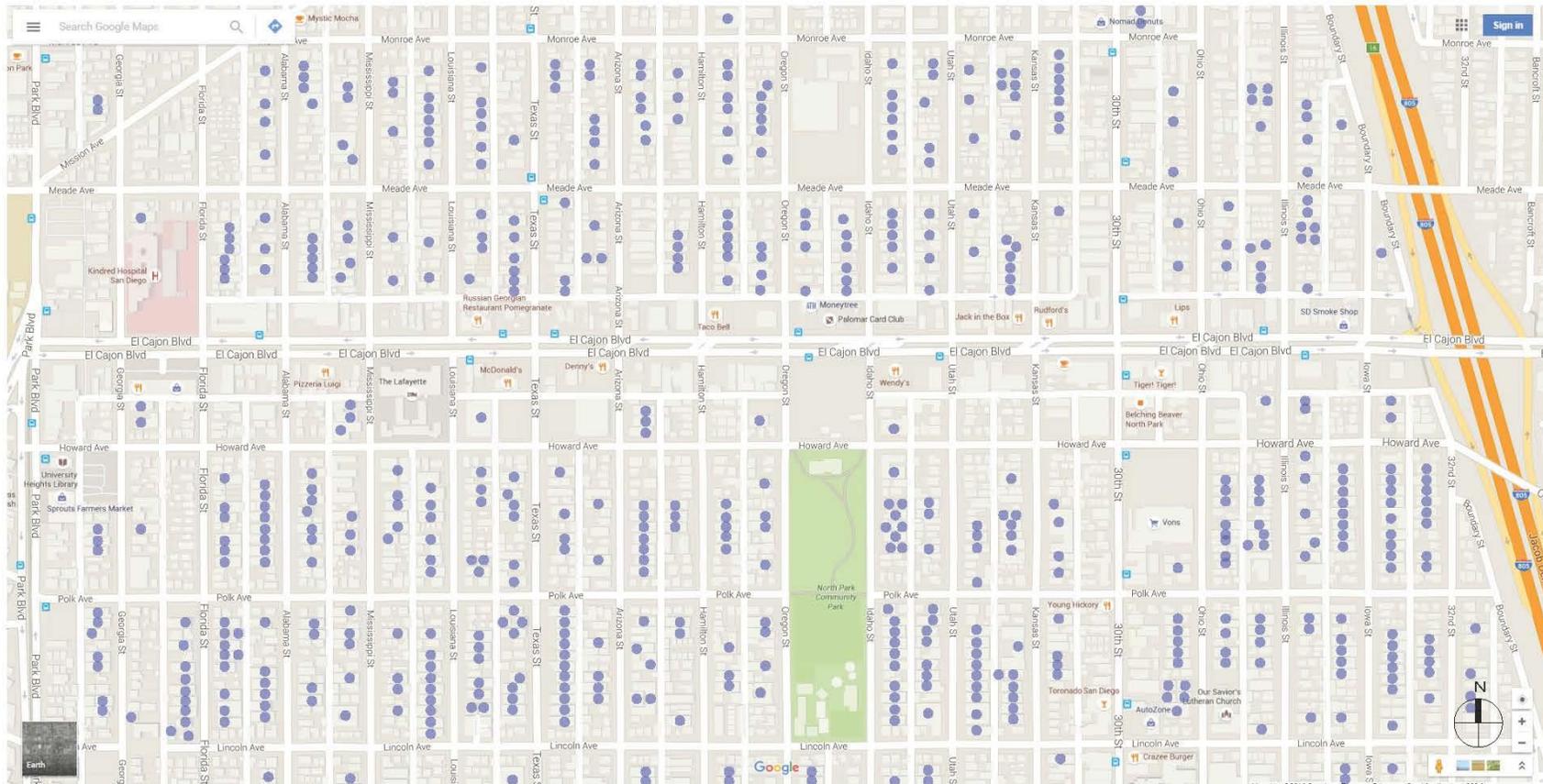
LEGEND: NORTH PARK - NORTH SECTOR

● HUFFMAN-STYLE PROPERTIES



Huffman Development Map Central

HUFFMAN-STYLE PROPERTIES



LEGEND: NORTH PARK - CENTRAL NORTH SECTOR

HUFFMAN-STYLE PROPERTIES



Huffman Development Map South

HUFFMAN-STYLE PROPERTIES



LEGEND: NORTH PARK - CENTRAL SOUTH SECTOR

● HUFFMAN-STYLE PROPERTIES

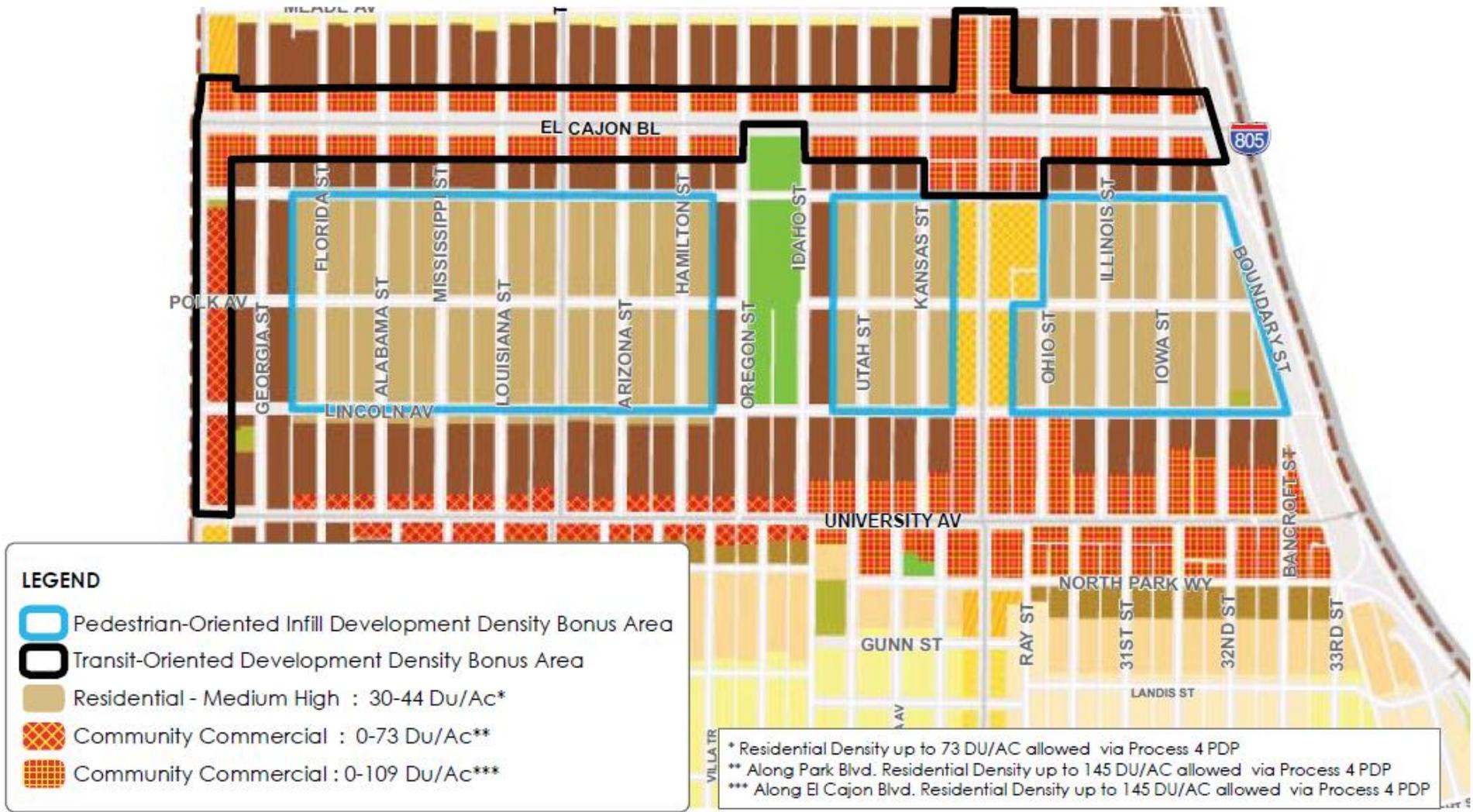


Proposed Land Use Density Bonus

Additional density from up to 145 dwelling units per acre (du/a) would be allowed with a Process 4 Planned Development Permit along length of El Cajon Boulevard (110 dus/a) and a portion of Park Blvd between University Avenue and El Cajon Boulevard (73 dus/a).

- Supports Mid-City rapid transit line and future light rail line
- Helps to transition from auto-dominated low intensity commercial development to pedestrian-oriented and transit supportive uses
- Provides more housing opportunities
- Helps in meet green house gas emission reduction targets

Figure 2-4: Density Bonus Areas



North Park Draft Density Bonus Language

2

LAND USE

NORTH PARK COMMUNITY PLAN

2.8 COMMUNITY PLAN DENSITY BONUS PROGRAM

The Community Plan is designed around a strong transit-oriented development (TOD) framework that focuses new higher density and intensity development within the Village Districts and along the transit corridors. However, there are opportunities to transform the projects that were developed from the 1960's through the 1980's that were not sensitive to North Park's character and its traditional architectural and design treatments as well as along the Bus Rapid Transit Line that runs along Park Boulevard (between University Avenue and El Cajon Boulevard) as well as the entire length of El Cajon Boulevard (Park Boulevard to Interstate-805). The Community Plan Density Bonus Program is separate from the State of California's Affordable Housing Density Bonus Program that is subject to the City's Affordable Housing Density Bonus Regulations in Land Development Code (LDC) Chapter 14, Article 3, Division 7. The Affordable Housing Density Bonus Program is available to eligible development citywide.

PEDESTRIAN-ORIENTED INFILL DEVELOPMENT DENSITY BONUS

This Community Plan Density Bonus Program is available to applicants with development projects of 6 dwelling units or more in Multi-Family Residential areas designated as Medium High up to 44 dwelling units per acre within the area located between Lincoln Avenue and Howard Avenue, see Figure 2-4 for location. The intent of the Density Bonus Program is to create more street and pedestrian friendly projects. The Density Bonus for this area allows for the density range to be increased up to 73 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a Process 4 Planned Development Permit (PDP). A project using the Community Plan Density Bonus Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the Land Development Code for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

TRANSIT-ORIENTED DEVELOPMENT DENSITY BONUS

This Community Plan Density Bonus Program is available to applicants along the Bus Rapid Transit Corridor in areas designated 73 dus/acre along Park Boulevard and 109 dus/acre along El Cajon Boulevard. See Figure 2-4 for location. The intent of the Density Bonus Program is to allow for increased residential density to create more street and pedestrian friendly projects that support transit. The Density Bonus for this area allows for the density range to be increased up to 145 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a Process 4 Planned Development Permit. A project using the Community Plan Density Bonus Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the Land Development Code for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

Planned Development Permit Basics

- Mechanism to implement land use plan policies
- Cannot adversely affect the land use plan
- Cannot be detrimental to the health, safety and welfare of the public
- Process 4 Planning Commission Hearing
 - 300 foot noticing requirement
 - Planning Group Recommendations to ensure consistency with the community plan, community character, design transition and other potential impacts

Existing Historic Review Regulations

- **Is there any special review that is required for a project if a property has a building that is 45 years old or older?**
 - San Diego [Municipal Code Section 143.0212](#) requires historical screening process for sites with buildings that are 45 years old or older.
 - DSD administers Code section in conjunction with, or prior to, permit requests.
 - Photographs and building and water permit records will need to be provided to DSD staff so they can determine whether or not a site specific historical study is required.
 - If project requires a discretionary decision, then an extended initial study will also be required while the determination about potential historical significance is being made.



Citywide Parking Regulations

Table 142-05C
Minimum Required Parking Spaces for
Multiple Dwelling Units and Related Accessory Uses

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle ⁽⁵⁾ Spaces Required Per Dwelling Unit
	Basic ⁽¹⁾	Transit Area ⁽²⁾	Parking Impact ⁽⁴⁾		
Studio up to 400 square feet	1.25	1.0	1.5	0.05	0.3
1 bedroom or studio over 400 square feet	1.5	1.25	1.75	0.1	0.4
2 bedrooms	2.0	1.75	2.25	0.1	0.5
3-4 bedrooms	2.25	2.0	2.5	0.1	0.6
5+ bedrooms	2.25	2.0	(See footnote 6)	0.2	1.0
Reduced Parking Demand Housing (see Section 142.0527)	N/A	N/A	0.25 beyond that required in Section 142.0527	(See footnote 3)	(See footnote 3)
Condominium conversion ⁽⁸⁾ 1 bedroom or studio over 400 Square feet 2 bedrooms 3 + bedrooms	1.0	0.75	1.25	N/A	N/A
	1.25	1.0	1.5	N/A	N/A
	1.5	1.25	1.75	N/A	N/A
Rooming house	1.0 per tenant	0.75 per tenant	1.0 per tenant	0.05 per tenant	0.30 per tenant
Boarder & Lodger Accommodations	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers, except 1.0 per boarder or lodger in beach impact area	N/A	N/A
Residential care facility (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A

Affordable Housing Parking Regulations

Table 142-05D

Reduced Parking Demand Housing Parking Ratios

Bedrooms	Family Housing			Housing for Senior Citizens			Studio ⁽¹⁾ or 1 Bedroom ⁽¹⁾			Housing for Disabled Persons			SRO Hotel		
	H	M	L	H	M	L	H	M	L	H	M	L	H	M	L
Studio	0.5	0.2	0.1	0.5	0.3	0.1	0.5	0.2	0.1	0.5	0.2	0.1	0.5	0.3	0.1
1 BR	1.0	0.6	0.33	0.75	0.6	0.15	0.75	0.5	0.1	0.75	0.5	0.1	-	-	-
2BR	1.3	1.1	0.5	1.0	0.85	0.2	-	-	-	-	-	-	-	-	-
3 BR	1.75	1.4	0.75	-	-	-	-	-	-	-	-	-	-	-	-
Accessory															
Visitor ⁽²⁾	0.15			0.15			0.15			0.15			0.15		
Staff ⁽²⁾	0.05			0.05			0.05			0.1			0.05		
Assigned spaces ⁽³⁾	0.1			0.1			0.1			0.1			0.1		

Footnotes for Table 142-05D

Timeline and Next Steps

- March 2016: Program Environmental Impact Report Development
- April 2016: Final Draft Community Plan and EIR Development
- May 2016: PEIR out for 60-day public review
- Summer 2016: Impact Fee Schedule Development with CPG
- August 2016: PEIR Public Review Comment Period Closes and Response to Comments begins
- September 2016: Final EIR and Final Vote from CPG on Community Plan
- October thru November 2016: Public Decision Maker Hearings