

RESOLUTION NUMBER R-266993

ADOPTED ON NOVEMBER 5, 1986

RESOLUTION APPROVING THE GREATER
NORTH PARK COMMUNITY PLAN.

WHEREAS, on June 24, 1986, and August 28, 1986, the Planning Commission of The City of San Diego held a public hearing for the purpose of considering the GREATER NORTH PARK COMMUNITY PLAN which replaces the adopted Park North-East Community Plan and North Park Commercial Area Plan; and

WHEREAS, Council Policy 600-7 provides that public hearings to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Council of The City of San Diego has held such concurrent public hearings; and

WHEREAS, the Council of The City of San Diego has reviewed the GREATER NORTH PARK COMMUNITY PLAN and approves and recommends adoption of said community plan; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That this Council hereby approves the GREATER NORTH PARK COMMUNITY PLAN, a copy of which is on file in the office of the City Clerk as Document No. RR-266993, with the following revisions to said plan:

A. Commercial Area 15:

Permit a bonus density of up to 110 dwelling units per acre for Commercial Area 15 if there is compliance with parcel accumulation standards, provision of adequate access to parcels via alleys or side streets, compliance with urban design guidelines and the development is exclusively residential. Amenities should also be provided including substantial landscaping and usable open space in the form of common areas or balconies. (Page 17, No. 1 of the Planning Report.)

B. Commercial Superblock:

Remove references to the possible commercial superblock in the text on Page 50. Remove Figure 9A on Page 53. (Page 17, No. 2 of the Planning Report.)

C. Single-Family Residential Area 4:

Expand Single-family Area 4 by moving the northerly boundary one block north from Dwight Street to Landis Street, between 28th Street and Alabama Street, and expand single-family Area 4 by moving the northerly boundary two blocks north from Redwood Street to Upas Street (west of Boundary Street) and Myrtle Street (east of Boundary Street) between Interstate 805 and the north-south alley west of 30th Street. (Page 17, No. 3 of the Planning Report.)

D. Prohibition of Residential Lot Consolidations.

Prohibit parcel consolidation in all areas that would be zoned R-3000 or R-2500 (designated low-medium density at 10-15 and 10-15 units per net acre). This would include

Areas 5, 6, 7 and 8. (Page 18, No. 4A of the Planning Report.)

2. That this Council hereby approves and adopts an amendment to the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO to incorporate the GREATER NORTH PARK COMMUNITY PLAN at the next scheduled omnibus hearing.

3. That this Council hereby rescinds the PARK NORTH-EAST COMMUNITY PLAN and the NORTH PARK COMMERCIAL AREA PLAN.

4. That the preparation of ordinances be initiated to implement the land use recommendations in the GREATER NORTH PARK COMMUNITY PLAN.

5. That a Financing Plan for recommended public improvements in the Greater North Park Community be prepared for approval by the Planning Commission and the Council.

BE IT FURTHER RESOLVED, that:

1. The clustering of units in single-family zoned areas through a planned residential area should only be approved if the project creates units which strongly resemble the scale and character of surrounding development and acknowledging in that plan that this may result in substantially fewer dwelling units than allowed by the R-1 Zone.

2. Along the south side of Meade Avenue, south of Residential Area 17, tailored zoning should be developed in such a manner as to ease the transition between the differing densities of Areas 8 and 17 to the extent possible and that similar tailored regulations should also be investigated for similar differences or transition areas of densities.

BE IT FURTHER RESOLVED, that:

1. The Planning Commission shall conduct a public hearing for the purpose of considering the rezoning of the property within the plan area in a manner consistent with the plan.

2. The City Attorney shall bring before the City Council, on November 10, 1986, an emergency ordinance which provides that no development inconsistent with the rezoning program that the City Council has initiated occurs before the rezonings pursuant to the provisions of Municipal Code Section 101.0205.2 and under the urban design element that would add to the community plan.

3. That front yards shall have a minimum of 75 percent landscaping.

4. The City Attorney is directed to define the pipeline project for inclusion in this ordinance.

5. Refer to the Engineering & Development Department, for possible inclusion in the emergency ordinance, that curb cuts shall be limited to no more than one 14-foot curb cut for every 50 feet of street frontage and that driveway access (concrete) shall be limited to no more than 150 square feet for every 50 feet of street frontage.

BE IT FURTHER RESOLVED, that a clause that would state that any plans that have received initial review by the Building Inspection Department could proceed to complete the process, and refer the issue of parking in terms of the rezoning of the Straight C Zone and the issue of the transition from the high density to the single-family density to the Planning Commission and also direct the Planning Commission to report to Council on

November 10, 1986, regarding an emergency ordinance rezone program.

APPROVED: John W. Witt, City Attorney

By *Frederick C. Conrad*
Frederick C. Conrad
Chief Deputy City Attorney

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Passed and adopted by the Council of The City of San Diego on **NOV 5 1986**,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Baxter*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-266993** Adopted **NOV 5 1986**

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