

Open Space and Recreation

OPEN SPACE AND RECREATION ELEMENT

*"A man who wants to live on a
flat lot should not live on a hill."*

-Bernard Maybeck, California Architect (Circa 1900)

OVERVIEW

Recreational and open space resources in the Uptown community are rich and varied. Recommendations and controls in this Open Space and Recreation Element, designed to enhance and preserve these resources, are summarized as follows:

Regional/Resource-based Parks;

Uptown is bordered by Balboa and Presidio Parks which have strong historical and cultural significance to the City as well as recreational value. Adjacent development should be reviewed to ensure that the project's density and design enhances the special character of these parks.

Population-based Parks;

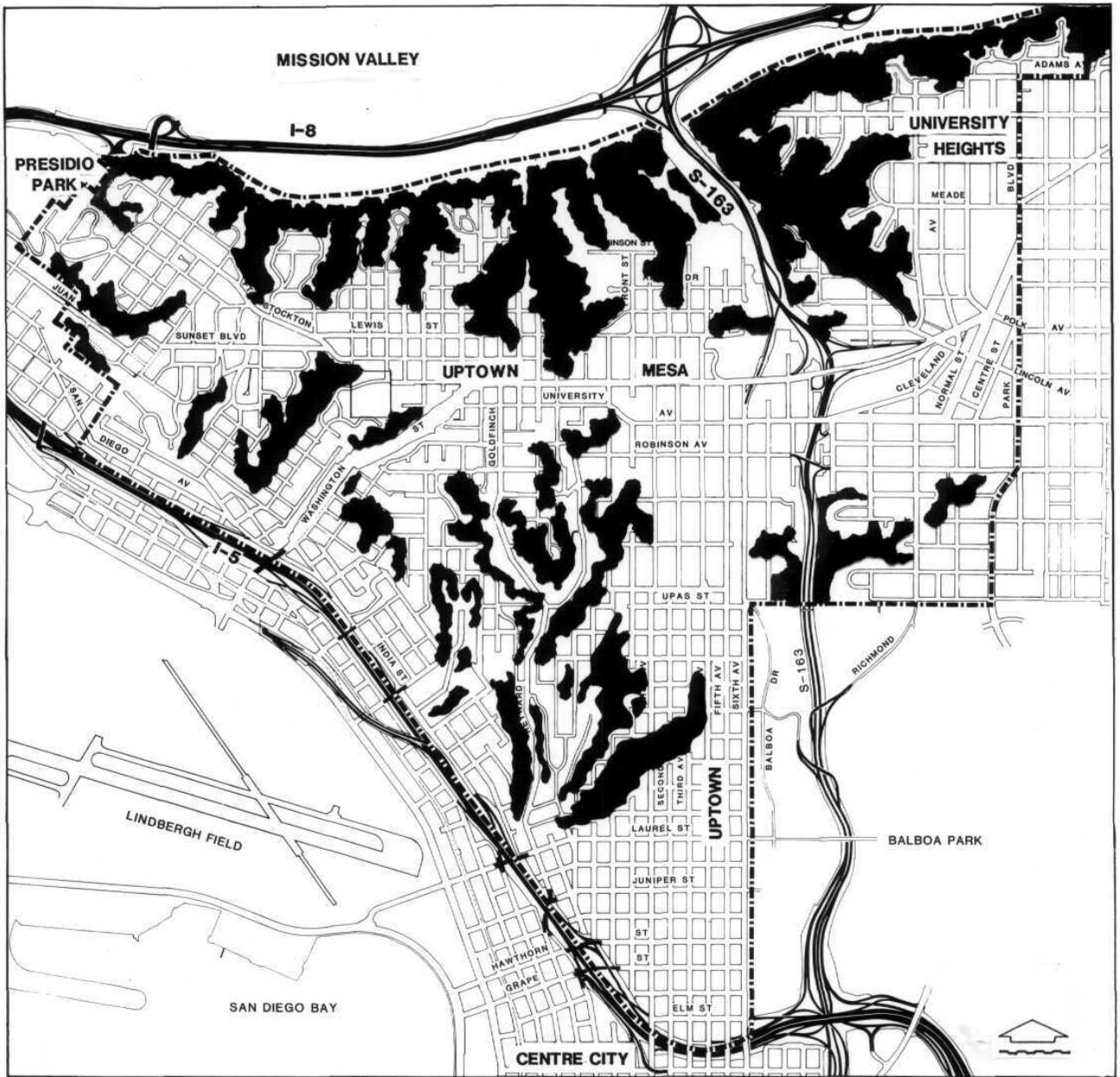
Uptown is deficient in neighborhood and community parks. Mission Hills/Pioneer Memorial is the sole neighborhood park in Uptown, although Balboa and Presidio Parks partially serve a dual function as neighborhood parks. The community must rely heavily on school playgrounds to meet recreational needs. Six new park sites are recommended for acquisition. Existing facilities should be upgraded to provide a wider range of recreational services to all age groups.

Urban Parks;

Uptown needs more pedestrian-oriented amenities in high density areas. Urban plazas should be required to be integrated with larger scale developments. Streetscape should be enhanced through special design guidelines.

Natural Open Spaces;

Uptown open space, concentrated primarily in canyons and hillsides, is being threatened with increasing development pressures. Density and design of new development should be carefully controlled in accord with specified criteria to ensure the preservation of the natural character of these hillsides.



ENVIRONMENTAL SETTING
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

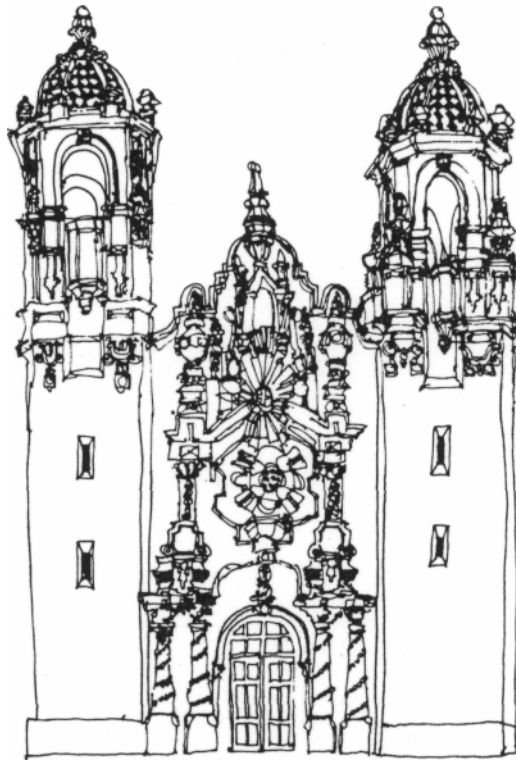
FIGURE
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- Balboa Park. (1,100 acres) borders Uptown to the southeast. The north-south division of the park by the Cabrillo, Florida and Switzer Canyons has shaped the development of the park. The western part has been extensively landscaped and is devoted primarily to picnicking and various forms of passive recreation including facilities for older persons. The center of the park contains the major developed areas: the Prado area along Laurel Street is mostly a museum use, the Palisades area south of the Prado contains buildings used in both the 1915 and 1935 Expositions and the Balboa Park Bowl is primarily an indoor recreational use. The San Diego Zoo, the Veterans Building, the San Diego High School, the Roosevelt Junior High School, and Boy and Girl Scout Camp area and the Naval Hospital are also found in the center of the park. The schools and hospital land have been legally removed from the park.



Balboa Park

The eastern part of Balboa Park contains a nine-hole golf course, the Golden Hill picnic area and a community recreation center. North of Switzer Canyon is an 18-hole golf course. In the extreme northeast portion of the park is Morley Field area, a partially developed active recreation area.



Casa del Prado

- Presidio Park, a 50-acre park characterized by steep hillsides, is located south of Interstate 8 and is adjacent to the northwesterly portion of Uptown community.

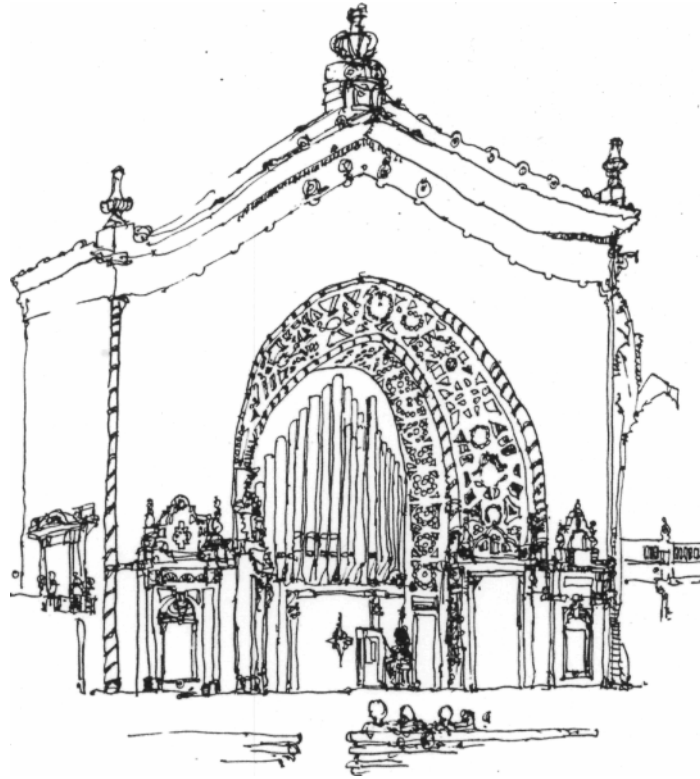
Presidio Park has historical significance for the San Diego area. The Serra Museum's exhibits concentrate on the pre-American era of San Diego's history. Adjacent is the site of the Royal Presidio of San Diego, a natural historic landmark. Up from the Serra Museum is Fort Stockton, the second fortification built on Presidio Hill.

Recommendations

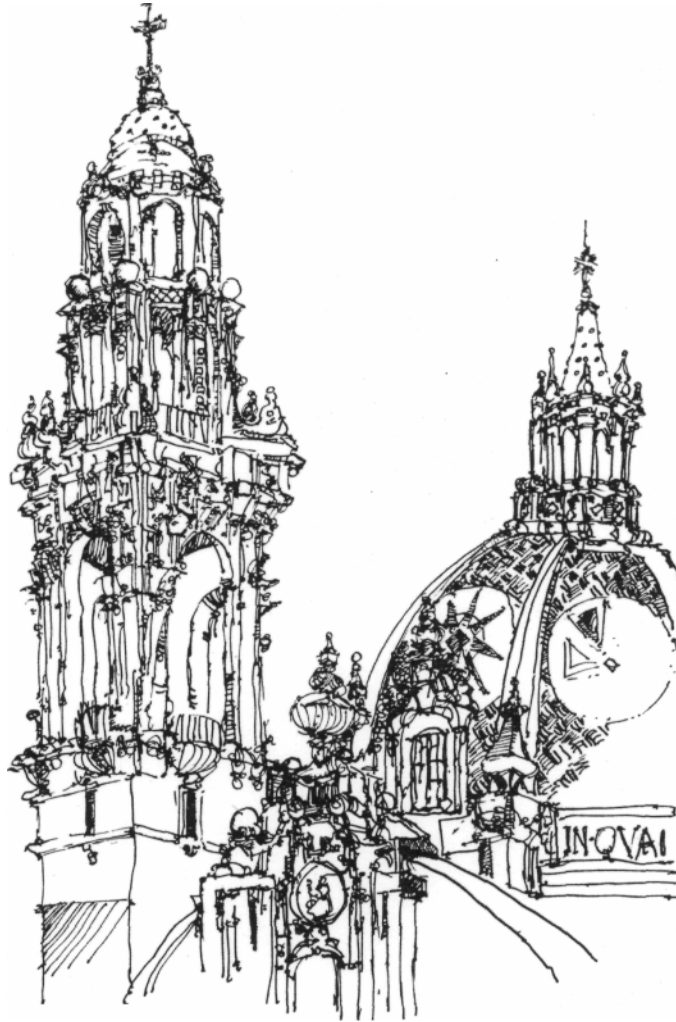
Balboa and Presidio Park have special characters that should be preserved and enhanced by surrounding development. For this reason, all development surrounding Presidio and Balboa Parks should be subject to development permit review, until a permanent zoning ordinance is adopted which will:

1. INTEGRATE AND COORDINATE THE DESIGN OF ALL DEVELOPMENT ADJACENT TO PRESIDIO AND BALBOA PARK WITH THE PARK'S URBAN DESIGN CHARACTER TO ENSURE THAT:

2. Public vistas to the parks are maintained and enhanced;
3. Landscaping and motifs and materials consistent with the parks are incorporated into the project;



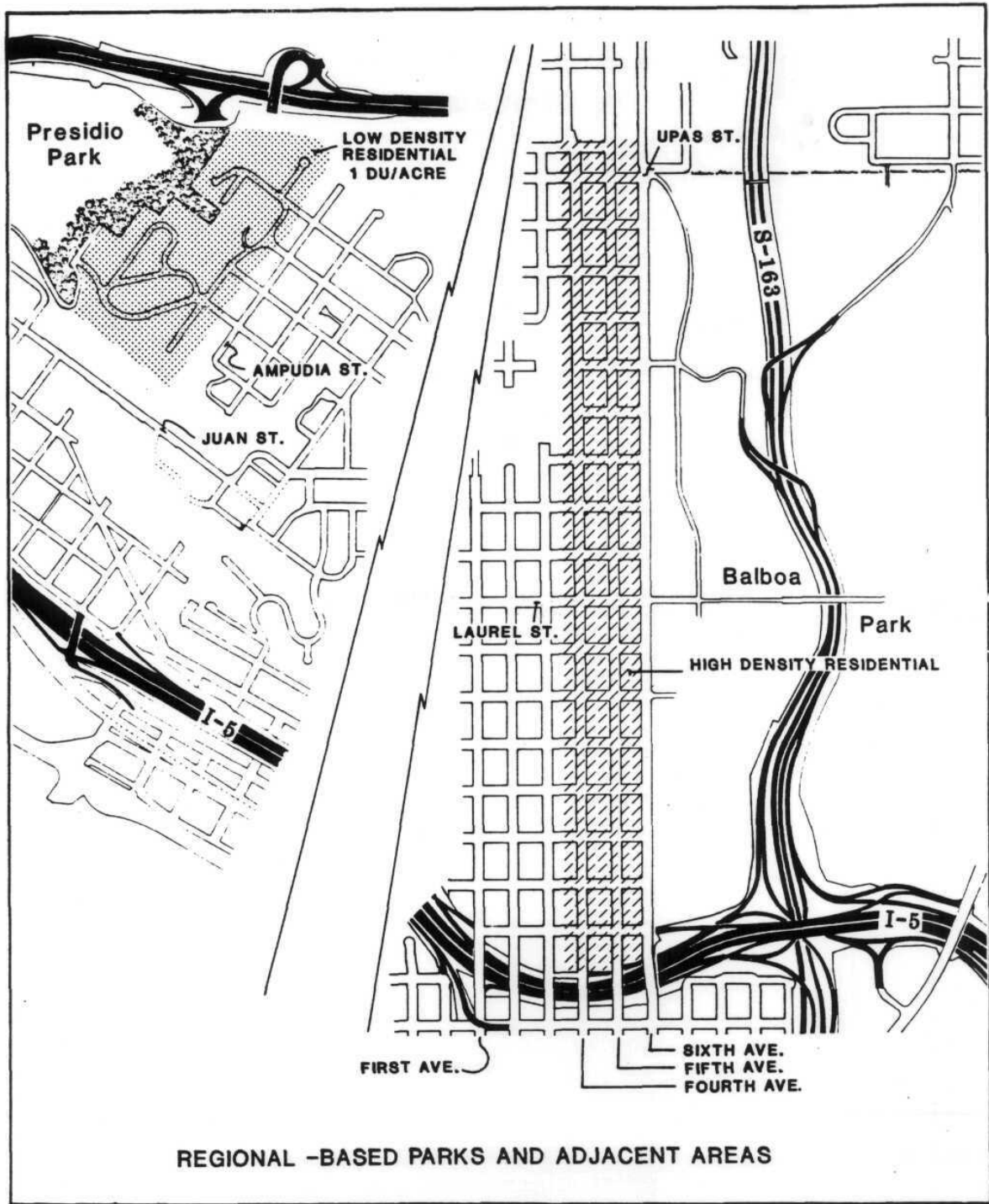
Spreckels Organ Pavilion



California Tower — Balboa Park

4. Development densities are compatible with and preserve the park's topography; and,
5. The traditional character at the park's perimeter is maintained and enhanced.
6. **DEVELOPMENT SURROUNDING PRESIDIO PARK SHOULD BE LOW- DENSITY AND RESIDENTIAL IN CHARACTER (FIGURE 39).**

Development should be very low-density, one dwelling unit per acre and residential in character around Presidio Park. Development should have large landscaped front yards, street trees, and Spanish-Mediterranean architectural design vocabulary.



REGIONAL BASED PARKS & ADJACENT AREAS
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
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7. DEVELOPMENT IN THE SIXTH/FIFTH AVENUE CORRIDOR, ADJACENT TO BALBOA PARK, SHOULD BE PREDOMINANTLY HIGH DENSITY, RESIDENTIAL USES (FIGURE 39).

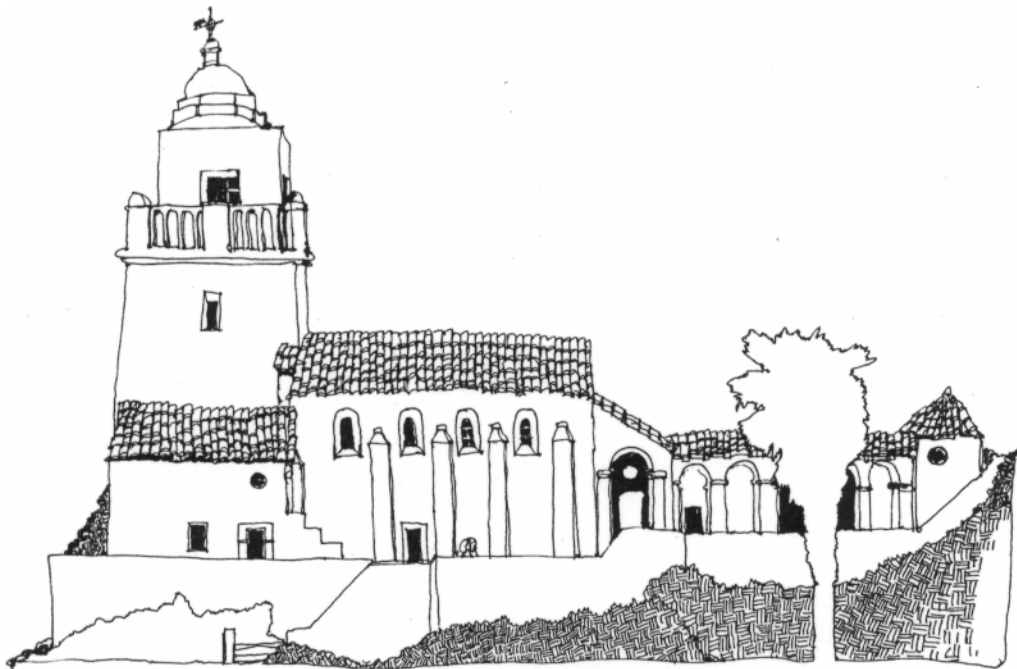
A. Land Use/Development Intensity:

1. Encourage mixed-use development including high density residential, retail, and offices.

B. Retail development:

1. Located at ground level and all levels with direct street access (Page 149).

C. Locate retail services for residential and office development along Fifth Avenue.



Serra Museum - Presidio Park

D. Design Elements:

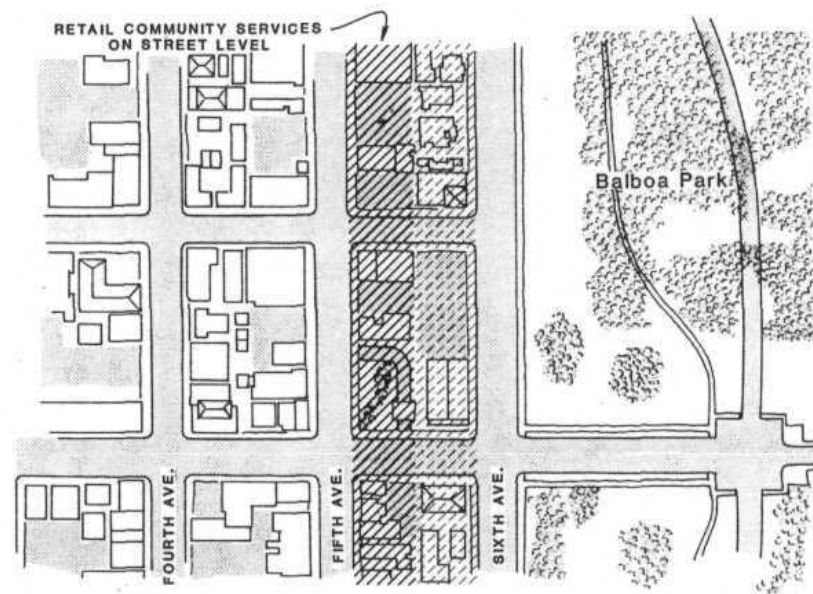
1. Create a pedestrian boulevard atmosphere along the west side of Sixth Avenue by incorporating facade articulation through the use of balconies, terraces, and/or landscaped setbacks on high rise buildings.
2. Create pedestrian/auto views from Fifth Avenue to the park by articulating building facades, street level surface and roof scape.

E. Streetscape:

1. Establish a 10-foot landscaped setback from the property line along the west side of Sixth Avenue with palm trees planted adjacent to sidewalks.

- F. Establish a 10-foot landscaped setback from property line on both sides of Quince, Laurel, Juniper, Grape, Hamilton, and Elm to create visual entranceways to the park.

- G. Preserve and/or replace existing street tree species and treatment.



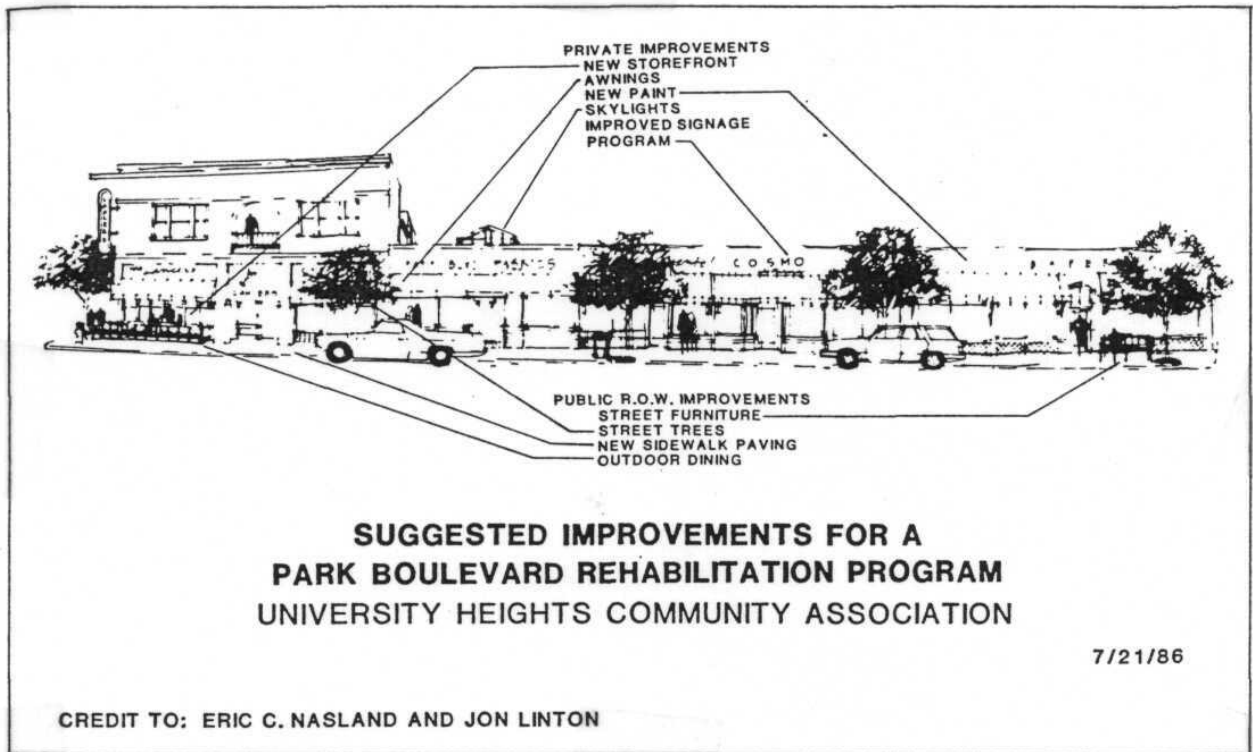
8. DEVELOPMENT ADJACENT TO THE NORTH SIDE OF BALBOA PARK SHOULD BE LOW DENSITY, RESIDENTIAL USES.

A. Land Use/Development Intensity:

1. Maintain very low-density residential character large lot single-family development (one to one quarter acre lots) with front yard landscaped areas, street trees and with designs similar to existing architectural styles.

B. Streetscape:

1. Maintain an open space character with vegetated courtyards and setbacks.
2. Conform landscaped areas and street trees, within the development site to the typical vegetation and tree species in the adjacent park area.



POPULATION-BASED PARKS AND CENTERS

The Uptown community is deficient in neighborhood and community parks. Neighborhood facilities should serve a residential population of between 3,500 to 5,000 persons who live within a one-half mile radius. They should have a minimum useable area of five acres when located adjacent to an elementary school or 10 acres when not so located. Community parks should serve a residential population of 18,000 to 25,000 residents within approximately one and one-half miles. Community parks should have at least 13 useable acres if adjacent to a junior high school or 20 acres if not so located.

The Uptown community has a population of approximately 37,000. This population is projected to increase to 38,700 (SANDAG 1984). By the General Plan standards this population would require 1.5, 13- to 20-acre community parks and six neighborhood parks of five to ten acres each.

Parks

Although Balboa and Presidio Parks are resource-based parks, they also serve to meet the population-based park requirements. Presidio Park (49.71 acres, resource-based) and Presidio Park and Recreation Center (12.71 acres, population-based) share common property lines and are perceived to be one large park. The Park and Recreation Center is 7.3 acres smaller than the 20-acre General Plan standards requirement for a community park, but with the inclusion of Presidio Park's land area, the General Plan standards requirement is satisfied.

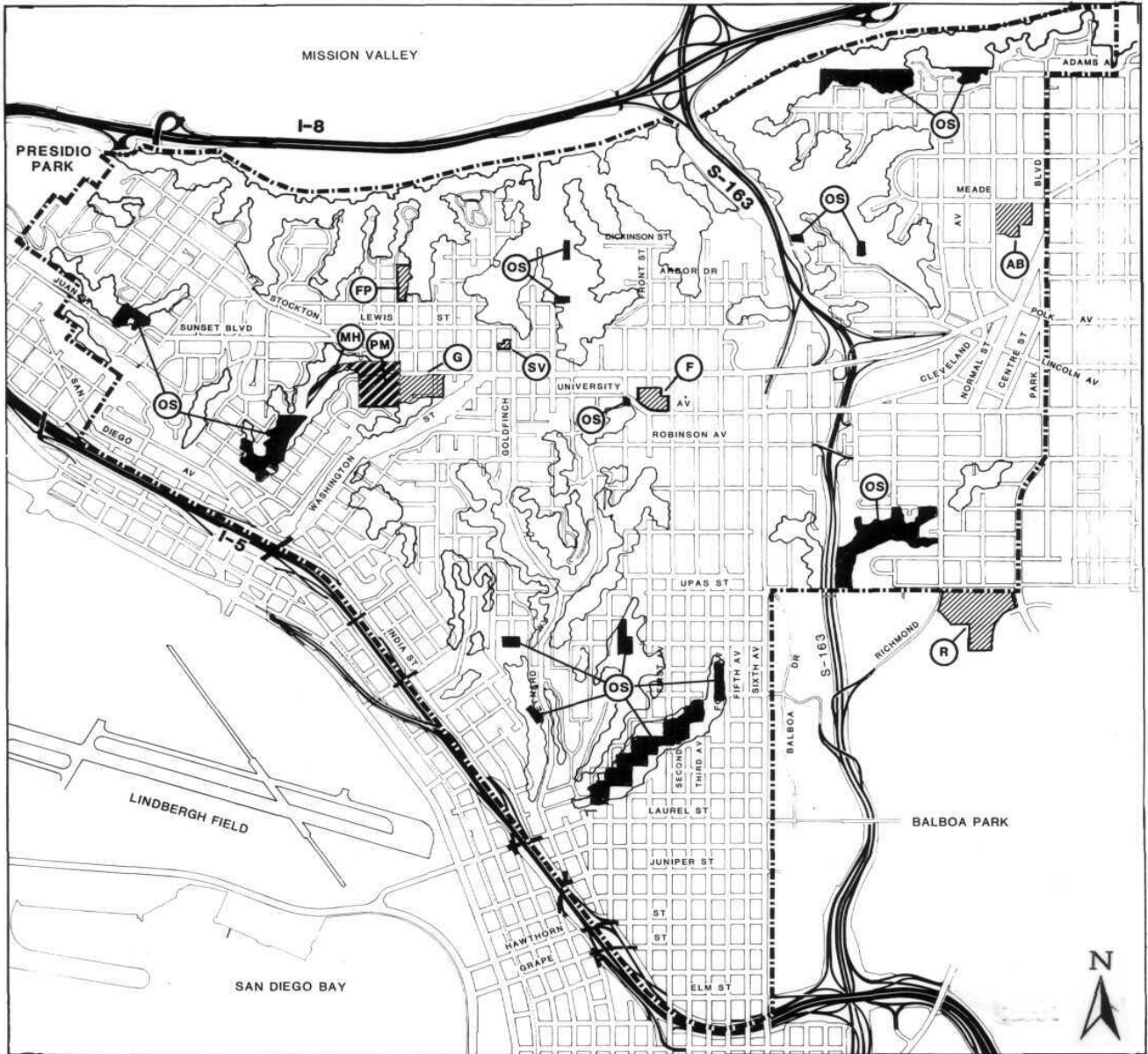
The area along Sixth Avenue in Balboa Park also serves to meet the population-based parks requirements. There are 6,000 linear feet of park along Sixth Avenue and over 100 acres of park area immediately adjacent to Sixth Avenue.

Mission Hills/Pioneer Memorial is the sole neighborhood park in Uptown. This 11-acre park is located in the northwestern portion of Uptown. Pedestrian trails cover six acres and the remainder has been developed for both passive and active recreation (Figure 40).

Other Recreational Areas

Park/recreational activities area also provided by school playgrounds leased by the City of San Diego Parks and Recreation Department. Grant School is leased for community recreational facilities, as well as the athletic field at Alice Birney Elementary School.

Other school playgrounds used by the community for recreational activity but not managed by the City Parks and Recreation Department include the Florence Elementary School playgrounds and Roosevelt Junior High School's open fields and play areas (Figure 40).



PARK, SCHOOL--PARK AND OPEN SPACE INVENTORY - JUNE 30, 1984

-  **NEIGHBORHOOD PARK**
-  MISSION HILLS PARK
-  PIONEER MEMORIAL PARK
-  **OPEN SPACE**
-  OPEN SPACE AREAS/CITY OWNED

-  **SCHOOLS**
-  FRANCIS PARKER ELEMENTARY (Private)
-  GRANT ELEMENTARY
-  ST. VINCENT'S ELEMENTARY (Private)
-  FLORENCE ELEMENTARY
-  ALICE BIRNEY ELEMENTARY
-  ROOSEVELT JR. HIGH



EXISTING PARKS, SCHOOLS & CITY OWNED OPEN SPACE
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
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OBJECTIVES

- **MAINTAIN AND UPGRADE EXISTING NEIGHBORHOOD PARKS.**
- **DEVELOP NEW PARK SITES IN CONJUNCTION WITH THE PRESERVATION OF THE NATURAL OPEN SPACE SYSTEM (FIGURE 41).**

Six new park sites are recommended to provide half-mile radius access to all residents. The development of these sites can be achieved through the multiple use of school site playgrounds and the purchase of additional sites adjacent to and in canyon areas. It will not be possible to provide neighborhood park site acreages, according to General Plan standards, due to the developed nature of this community and its associated high land values. The development of smaller sites adjacent to natural open space preservation areas should accomplish this objective. Park development should be small scale, pocket parks. The pocket parks would include park benches and/or picnic tables plus tot lots and small play areas for younger children. Partial or total street closings adjacent to the six sites could provide additional area for a playground, parking or other park and recreation support facilities.

- **DESIGN SCHOOL RECREATIONAL FACILITIES TO PROVIDE MULTIPLE SCHOOL/COMMUNITY SERVICES TO RESIDENTS AFTER SCHOOL HOURS (FIGURE 42).**
- **PROVIDE RECREATIONAL ACTIVITIES FOR ALL AGE GROUPS, ESPECIALLY SENIOR CITIZENS.**

Surplus school district sites should be re-used for recreational park facilities. If these sites are found to be undesirable for park uses, based on detailed studies by the City, the community, and the school district, their re-use shall be consistent with adjacent zoning and land use designations.

URBAN PARKS

Special streetscape design and urban plaza areas developed in conjunction with commercial and high-density residential development make these areas more attractive, especially for pedestrians.

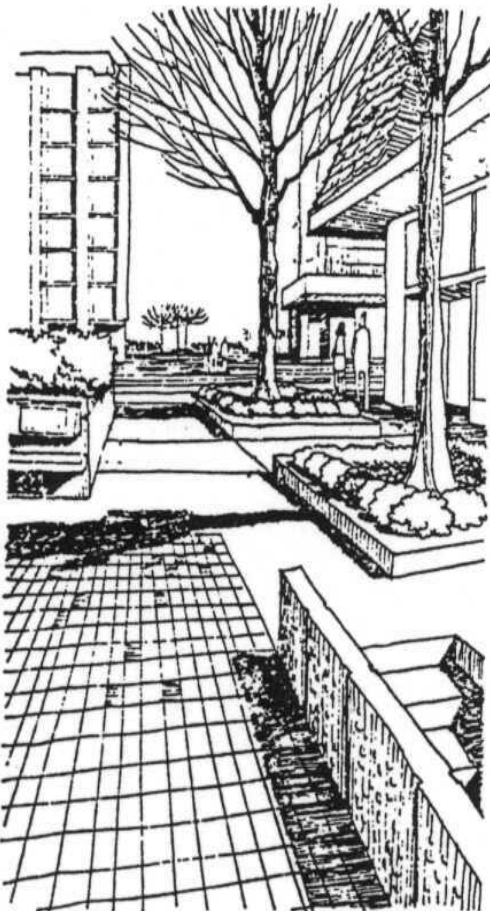
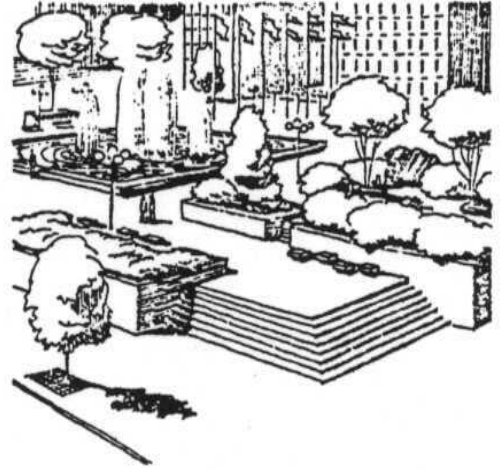
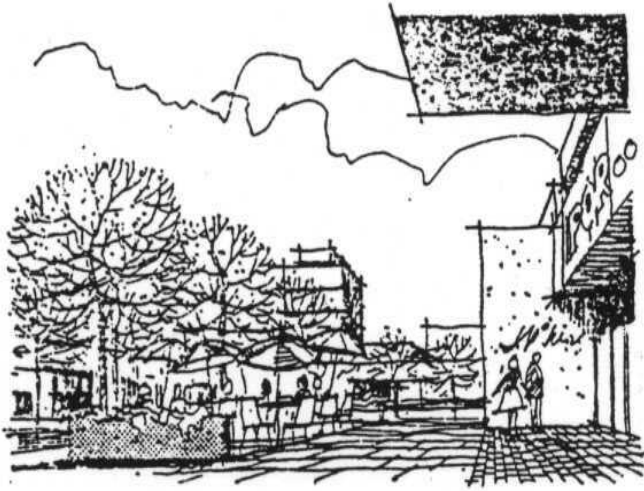
- **REQUIRE STREETSCAPE DESIGNS THAT ENHANCE THE**

Residential sidewalks should be a minimum of eight-feet-wide. Street trees should be located at the curb, in tree grates or five-foot parkway area. Trees should be of the same species that is dominant on the street, and new trees should have a minimum size of 24-inch box or 15-gallon, eight-feet-high when planted.

- **PROVIDE URBAN PLAZAS IN COMMERCIAL AND HIGH DENSITY MULTIFAMILY PROJECTS MORE THAN TWO ACRES.**

Urban plazas should be landscaped, and readily accessible to users.

Urban Plazas



NATURAL OPEN SPACE

The natural open space areas are concentrated in undeveloped canyon areas interspersed throughout the community (Figure 43). These natural open spaces range from the steep, southern hillsides of Mission Valley, which reach 200 feet in height, to the nearly flat mesa in Hillcrest.

The natural canyon systems, originally identified as part of the Uptown Community Plan of 1975, comprised approximately 363 acres. Of the 363 acres, 34.18 acres have been acquired by the City of San Diego. Of this city-owned land, 11.27 acres are in Maple Canyon, 0.9 acres on Sunset Street and Sunset Road near Presidio, 11.29 acres dedicated as a park for open space, "University Heights Park," 6.81 acres dedicated as a park for open space "Mission Hills Park," and 3.91 acres in various canyons in the Uptown area (Figure 43).

Canyons presently placed on the City's Proposed Open Space Retention List are listed in Appendix A. These canyons will be retained through purchase, the subdivision/planned residential development process, open space dedications and easements. If these areas cannot be acquired, they will be allowed to be developed in accord with the guidelines described in this element.

Other open space areas are interspersed throughout the community, primarily as public easements or private open space in planned residential developments (Appendix B).

Many canyon areas are covered by a grid of dedicated street rights-of-way which have not been improved because of the steep terrain. These dedicated street reservations are city-owned and provide opportunities for view retention, hiking trails, and connecting public open space unless they are vacated and sold or developed for access.

Recent studies of the Uptown community's open space system have identified additional natural open space areas. Canyons which have slopes between 13 and 25 percent are found in all of the subareas of Uptown but predominantly in the Middletown and Mission Hills subareas (Appendix C). Canyons with slopes exceeding 25 percent are primarily located on the northern slopes of Mission Valley, but also occur in portions of the many smaller canyons in Mission Hills and Middletown.



- | | |
|----------------------|---------------------|
| ① MISSION VALLEY | ④ MAPLE/REYNARD |
| ② UNIVERSITY HEIGHTS | ⑤ WASHINGTON STREET |
| ③ BALBOA PARK EXT. | ⑥ MISSION HILLS |



NATURAL OPEN SPACE SYSTEMS
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
43



CITY OWNED OPEN SPACE — (C)
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
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ANALYSIS OF OPEN SPACE

Utilizing biological, geological, and urban form criteria discussed in more detail in Appendix D, the natural open space system was analyzed based on the existing conditions survey of the Uptown Community Plan's designated open space areas, existing hillside review areas, areas of slopes of 25 percent or greater and undeveloped areas with slopes of less than 25 percent.

Land uses in these areas are predominantly single-family and multifamily with some commercial. Some schools and parks are located near the existing natural open space. Canyon properties have often been developed with little regard to the existing topography or environmental factors.

Extensive field surveys were made throughout the canyon and hillside areas of the community. The areas were analyzed (using a matrix process) in terms of environmental and urban form criteria. The matrix data was converted to a computerized point system and then transferred to maps (Appendix D, D-1 and D-2).

The results of this survey and analysis were then compared to a designated open space boundaries from the 1975 plan and Hillside Review District boundaries plus additional land that would meet Hillside Review District criteria.

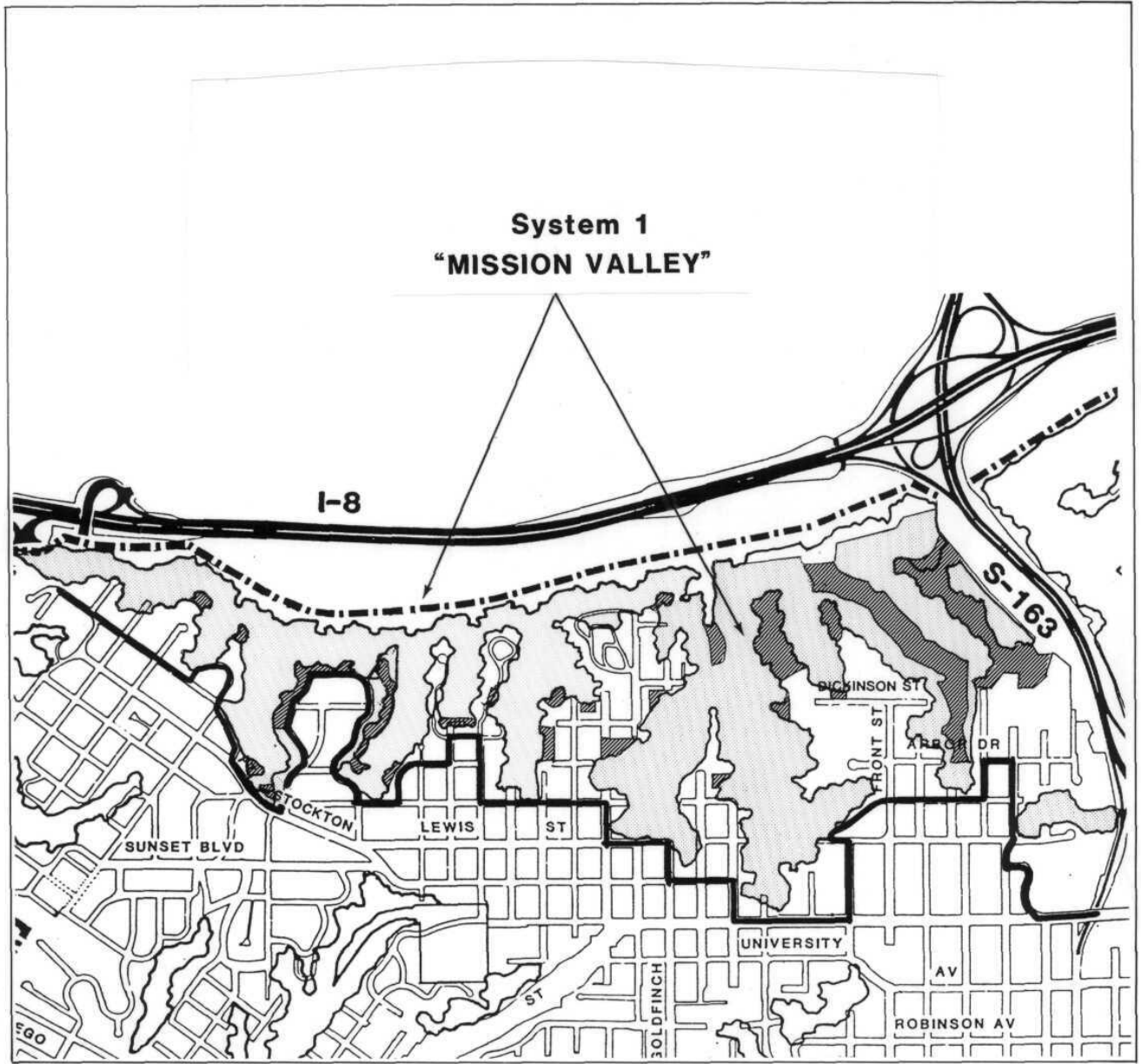
This comparison revealed that there was a high correlation between the Hillside Review District boundaries and Zones 1 and 2 as designated by the current open space evaluation. The correlation between Zone 1 and the Hillside Review District boundaries was particularly high. The boundary of the 1975 designated open space on the other hand, tended to follow unimproved street rights-of-way rather than the canyon rims and included significantly less area than Hillside Review District/Zone 1 and 2 boundaries.

Recommendations

1. **APPLY HILLSIDE DEVELOPMENT CRITERIA IN CONJUNCTION WITH HILLSIDE REVIEW DISTRICT DESIGN AND DEVELOPMENT GUIDELINES TO DETERMINE DEVELOPMENT DENSITIES AND SPECIFICATIONS ON A PROJECT-BY-PROJECT BASIS.**

A set of analytical tools has been developed to aid in establishing the appropriate density and form of hillside projects on a case-by-case basis. These tools include:

- A. Open Space Priority Matrix (see Appendices D, E, and F);
- B. Hillside Evaluation Model described below composed of definitions and schematic maps of Zone 1: Biological/Geological and Zone 2: Urban Design.
- C. Hillside Development Criteria outlined below which define permitted residential development densities by integrating criteria from the Open Space Evaluation Matrix and the Hillside Evaluation Model into an overall evaluation matrix (Table



 OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA

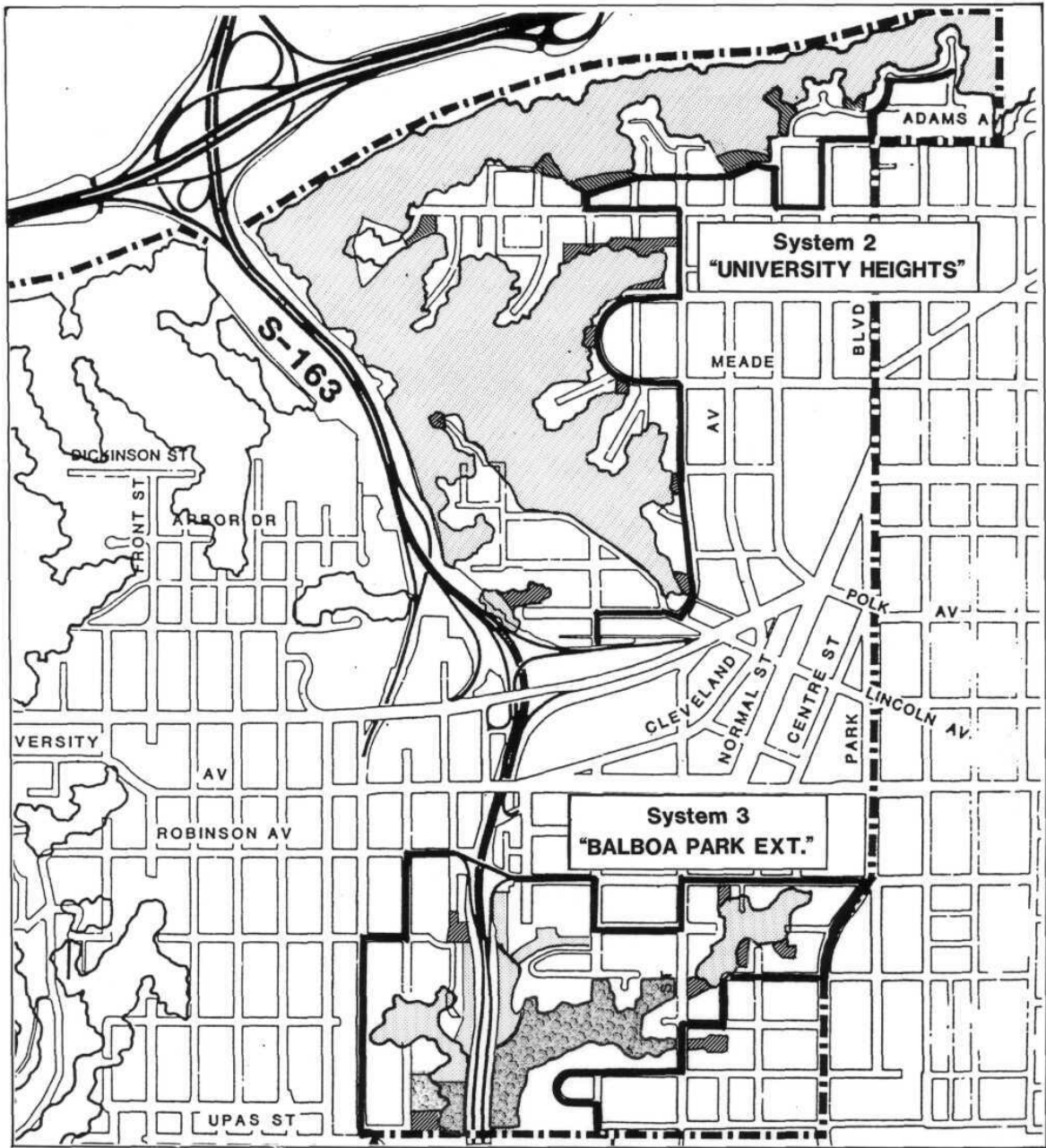
 URBAN DESIGN ZONE

NOTE: ZONES ARE REPRESENTATIVE ONLY



CANYON SYSTEM 1 (Mission Valley)
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
45



OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA

DEDICATED PARK LANDS

URBAN DESIGN ZONE

NOTE: ZONES ARE REPRESENTATIVE ONLY



CANYON SYSTEM 2 & 3 (University Heights & Balboa Park Ext.)
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
46




OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA


URBAN DESIGN ZONE

NOTE: ZONES ARE REPRESENTATIVE ONLY



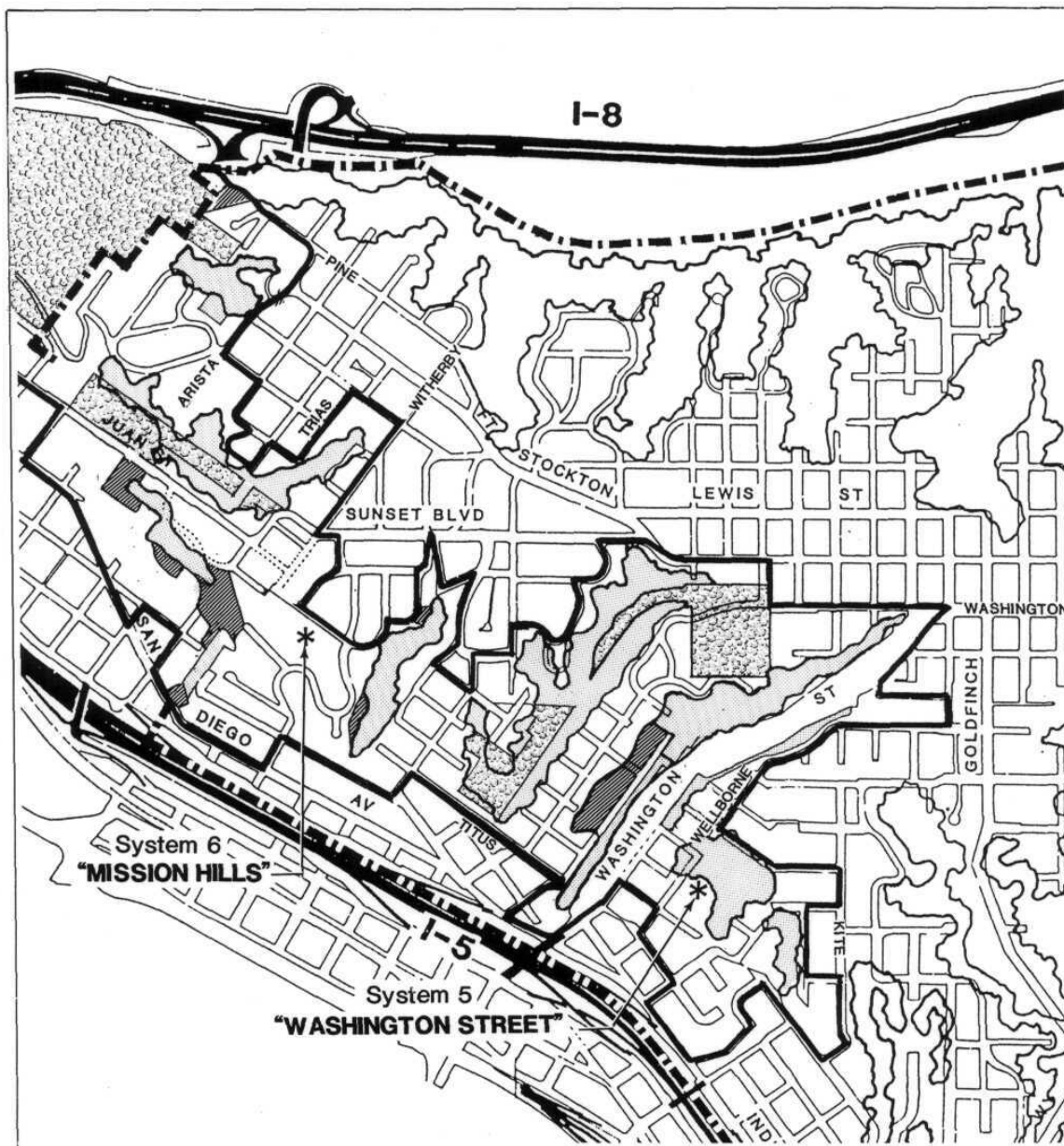
CANYON SYSTEM 4 (Maple/Reynard)

UPTOWN Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE

47



OPEN SPACE, BIOLOGICAL & GEOLOGICAL CRITERIA
 DEDICATED PARK LANDS

URBAN DESIGN ZONE
 NOTE: ZONES ARE REPRESENTATIVE ONLY



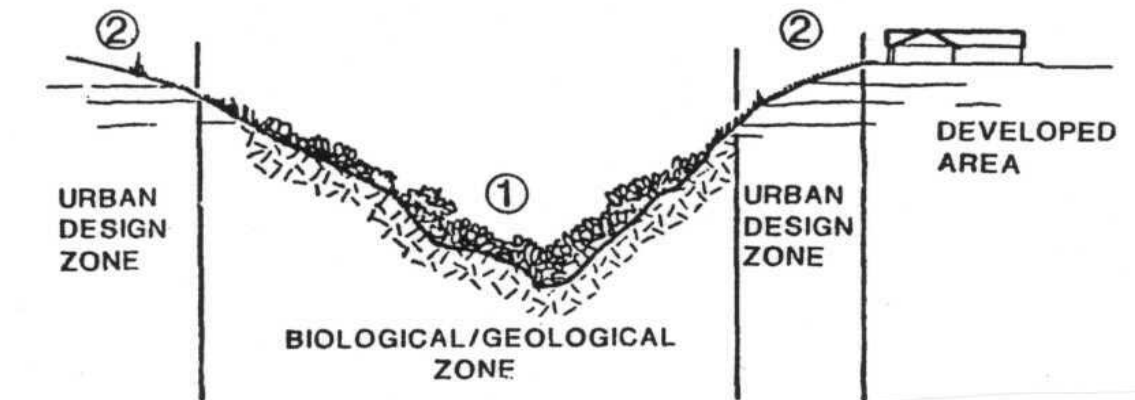
CANYON SYSTEM 5 & 6 (Washington St. & Mission Hills)
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
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The number of dwelling units permitted on a parcel should be based upon an evaluation of: 1) this plan's very low-density (1-4 D.U./acre) designation for open space, and 2) the analytical tools described above.

HILLSIDE EVALUATION MODEL

Components of the Hillside Evaluation Model are defined below and schematically shown on Figures 45, 46, 47, and 48. These maps are representative only and are to be used for illustrative purposes only. The Uptown Community Plan maps defines the open space designated by this plan.



Biological/Geological Zone (Zone 1)

The Biological/Geological Zone (Zone 1) is the highest priority preservation zone (see above). It includes any slope of 25 percent gradient or greater, and the canyon bottoms. Only very low residential development density should be allowed on site (1-2 D.U./acre). Development encroachment and grading on-site should be kept to the absolute minimum.

No grading or vegetation removal should be permitted within the undeveloped portion of this zone, unless required due to the necessity to stabilize other areas on the site.

Grading should be minimized by using the building types, such as houses on stilts, which avoid the typical grading of flat slab/construction.

Any graded areas in this Biological/Geological Zone area should be revegetated with native vegetation mix to minimize erosion and soil instability. (See Appendix I for list of vegetation.)

The remaining vacant Biological/Geological Zone area should be preserved through an open space easement, an open space lot designation, or non-buildable easement.

Urban Design Zone (Zone 2)

The Urban Design Zone (Zone 2) is a transition zone, designed to preserve the open space character of the neighborhood and afford public views to the open space system (Hillside Evaluation Model, Page 165). This zone includes 25 percent and greater slopes at the canyon rim plus other slopes that are not as highly sensitive geologically or biologically as the Biological/Geological Zone.

Development density allowable on-site in this zone should be very low-density (3-4 D.U./acre). Development encroachment into this zone should be moderate, with minimal grading. Grading should be reduced by using building types such as pole houses or houses on stilts. Location of development should be such that public views from public streets into the open space, or surrounding panorama, are not impeded, but rather are enhanced.

Unbuilt natural open space areas within this zone, should be revegetated with native vegetation and subject to dedicated open space easements, open space lots, or non-buildable easements to assure conservation of the open space system.

HILLSIDE DEVELOPMENT CRITERIA

Hillside Development Criteria, summarized in matrix format in Table 6, were formulated to determine appropriate residential dwelling unit densities for any given hillside site. These criteria integrate the results of extensive field surveys, analysis and the Zone 1/Zone 2 conceptual model of a hillside. The criteria should be used in conjunction with the City's Hillside Design and Development Guidelines (December, 1984) in evaluating a given project.

Implementation

It is recommended that rezonings to the R1-10000, R1-20000, and R1-40000 density be applied to open space areas to ensure that only very low-density development occurs in such areas. In the interim, open space densities should be enforced through a Hillside Review Permit and other discretionary permit for all projects where there is encroachment into open space areas by either the structure or grading. These actions will also ensure appropriate development on canyon rims adjacent to open space areas. Whenever such encroachment occurs, the density of the project site would be limited to between 1 and 4 D.U./acre. The appropriate density within the 1-4 D.U. range would be determined based upon the hillside/canyon evaluation criteria in Table 6, and the Open Space Priority Matrix in Appendix D. In no case, however, would the Hillside Review-portion of the site be permitted to be developed at a density greater than 4 D.U./acre. The total number of units permitted on the site could not exceed the sum of the units permitted in the Hillside Review (1-4 D.U./acre maximum) portion plus the number of units allowed by the zoning on the non-Hillside Review portion as illustrated in Table 7. The portion of the property outside the Hillside Review Zone could be developed at the density of the underlying zone. The design of development on canyon rims is addressed in the Urban Design Element of this plan.

**TABLE 6
HILLSIDE DEVELOPMENT CRITERIA
RESIDENTIAL DENSITY PERMITTED**

<u>1 Dwelling Unit/Acre</u>	<u>2-3 Dwelling Units/Acre</u>	<u>4 Dwelling Units/Acre</u>
<u>Community Evaluation</u>		
<ul style="list-style-type: none"> • Highest priority rating on open space matrix¹ (rated greater than 33.0 or in top third of Uptown canyons) • Hillside is on Uptown Community Planners'² Open Space Priority List² 	<ul style="list-style-type: none"> • Medium priority rating on open space matrix (rated 25.0 to 33.0 or in middle third of Uptown canyons) • Hillside is on Uptown Community Planners' Open Space Priority List 	<ul style="list-style-type: none"> • Low priority rating on open space matrix (rated less than 25.0 or in bottom third of Uptown Canyons) • Hillside is not on Uptown Community Planners' Open Space Priority List
<u>Urban Form</u>		
<ul style="list-style-type: none"> • Hillside is predominantly undeveloped • Surround by small scale development • Affects quality of view or vista from public land or right-of-way • Hillside is part of a community separator 	<ul style="list-style-type: none"> • Hillside is partially developed • Surround by low to medium scale development • Affects quality of view or vista from public land or right-of-way • Hillside is part of a community separator 	<ul style="list-style-type: none"> • Hillside is predominantly developed • Surround by large scale development • No views or vistas are affected • Hillside is not part of a community separator
<u>Topography</u>		
<ul style="list-style-type: none"> • Project site slopes are predominantly over 25% 	<ul style="list-style-type: none"> • Project site slopes are less than 25% 	<ul style="list-style-type: none"> • Project site slopes are less than 15%
<u>Surface</u>		
<ul style="list-style-type: none"> • Native largely undisturbed vegetation • Unstable soils, easily erodable 	<ul style="list-style-type: none"> • Non-native vegetation • Some soil instability and erosion potential 	<ul style="list-style-type: none"> • No vegetation and/or graded, disturbed surface • Stable soils not easily erodable
<u>Land Use</u>		
<ul style="list-style-type: none"> • Surrounded by low density/low intensity uses • Not proximate to a high volume roadway • Proximate to historic/cultural resources • Proximate to existing or proposed passive recreation or open sites 	<ul style="list-style-type: none"> • Surrounded by medium density/medium intensity uses • Not proximate to a high volume roadway • Proximate to historical/cultural resources • Proximate to existing or proposed public passive or active recreation or open space sites 	<ul style="list-style-type: none"> • Surrounded by high density or high intensity uses such as commercial, institutional or multifamily development • Proximate to a high volume roadway • Not proximate to historic/cultural resources • Not proximate to existing or proposed recreation or open space sites

¹See Appendix F

²See Appendix I

TABLE 7
TYPICAL DENSITY PERMITTED
BASED ON ENCROACHMENT INTO OPEN SPACE

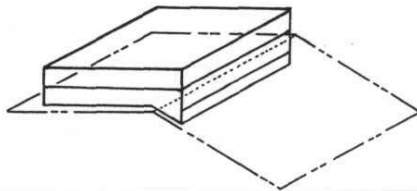
Table 7 applies to property that has not yet been rezoned to RI-1000, RI-20000, and RI-40000 zones.

SITE ASSUMPTIONS

- 20,000-square-foot site
- 50% in designated Open Space/Hillside Review Zone
- Zoning: R-600 (73 dwelling units/acre)
- Plan: medium-high density residential (45-73 D.U./acre)
- Project is a mix of 1 and 2 bedroom apartments averaging 800 square feet/unit

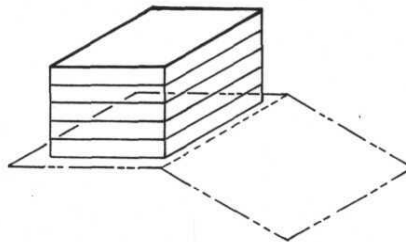
A. Project Encroaches into Open Space

- Open Space: = 0.9 D.U.
 10,000 square feet @ 4 D.U./AC
- Non-Open Space: = 16.7 D.U.
 10,000 square feet @ 73 D.U./AC 17.6 D.U.
= 18 D.U.



B. Project Does Not Encroach into Open Space

- If no part of structure or grading encroaches into designated open space, then density of entire site at R-600 is permitted:
- 20,000 square feet at 73 D.U./AC = 33.3 D.U.
= 33 D.U. total



REMOVAL FROM OPEN SPACE DESIGNATION

Removing a property from designated open space requires a community plan amendment. While the Hillside Review Overlay Zone boundary was used as one basis for determining the Open Space boundary, adjustments to the Hillside Review Overlay Zone boundary (i.e. rezonings) will not affect the plan designation.

Open Space Acquisition/Preservation Guidelines

The following are guidelines for the acquisition/preservation of open space areas.

- **GIVE ACQUISITION/PRESERVATION PRIORITY TO THOSE CANYONS THAT HAVE BEEN GIVEN HIGHEST PRIORITY BY THE OPEN SPACE PRIORITY MATRIX (APPENDIX D: TABLE 11).**

The evaluation matrix was prepared to provide a logical and consistent evaluation method for the biological/geological, urban design and general preservation values of individual canyons. A point system was developed, giving the higher value canyons a higher number of points.

Open Space Acquisition Methods

- **ACQUIRE OR PRESERVE PRIORITY OPEN SPACE BY THE FOLLOWING METHODS WHENEVER FEASIBLE**

- **Purchase**

EXPLORE FUNDING SOURCES FOR THE PURCHASE OF LAND FOR PUBLIC OPEN SPACE.

The Park and Recreation Department citywide is purchasing open space with the proceeds of Proposition C monies approved by the voters. The Uptown community, however, has to compete in funding priorities with other communities.

- **Street Closings**

RETAIN UNIMPROVED PUBLIC STREET EASEMENTS FOR OPEN SPACE WHEN APPROPRIATE.

Numerous public street easements cross Uptown canyon areas due to the original grid subdivision street pattern. Street improvements are often not feasible due to the steep terrain.

STREET RIGHTS-OF-WAY SHOULD BE VACATED ONLY IF THE FOLLOWING FINDINGS CAN BE MADE THAT THE RIGHT-OF-WAY WILL NOT BE NEEDED IN THE FUTURE:

- For public access to individual parcels or to public open space;

- To provide public parking;
- To provide open space for public use; or
- To maintain views of open space from public rights-of-way.
- **Assessment Districts**

ENCOURAGE FORMATION OF ASSESSMENT DISTRICTS BY LANDOWNERS TO PRESERVE OPEN SPACE.

The assessment district method uses tax-exempted bonds paid back by monies collected through an assessment that is financed by the affected landowners adjacent to a particular canyon area. The cost of open space preservation is dispersed with equity and according to benefit. Special assessment districts may be formed under provision of state law or under provisions of the City's own policies and procedural ordinance for the purpose of acquiring open space properties. Assessment districts for open space acquisition are initiated by the City Council. Assessment districts, however, are often difficult to implement because of the necessity to have majority agreement by all participating property owners, combined with the high cost of the land, which makes the individual assessments costly.

- **Development Agreements**

PURSUE DEVELOPMENT AGREEMENTS TO ACQUIRE OPEN SPACE AS PART OF PROJECTS WHICH REQUIRE DISCRETIONARY PERMITS.

Development agreements involve the preparation of a legal agreement between the City and an individual/group/corporation/association, etc., by which the City grants certain rights to the individual or group in return for concessions that provide special benefits to the City. These concessions can include cash, services, or land and should include means for the financing of open space maintenance.

Development agreements can be conditions of hillside development permits, plan amendments and discretionary permits. Development agreements should also be used for any needed additional public park purchases. Such agreements may be applied individually on a development-by-development basis or may be combined by collecting funds from several developments for one single purchase.

- **Donations**

ENCOURAGE OPEN SPACE DONATIONS TO THE CITY THROUGH THE USE OF EXISTING TAX INCENTIVES.

The community should encourage its citizens to consider the tax advantages of cash, services, or land donations for open space and recreational area preservation and maintenance purpose. The City's nonprofit Endowment Corporation should be involved in expanding the donations or endowment program for open space preservation in the Uptown area.