

**HILLCREST FOCUSED PLAN AMENDMENT DISCUSSION DRAFT:
SUMMARY OF CHANGES (ALL ELEMENTS)**

October 2023

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1. INTRODUCTION

Introduction Chapter	Summary of Changes
1.1 Community Profile	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Updated population statistics to reflect SANDAG's most recent population estimates Minor text edits to update existing conditions in 2023 <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change
1.2 Community Planning Framework	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edits for clarity <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change
1.3 Community Plan Guiding Principles	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> No change <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change
1.4 Legislative Framework	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Updated text to include a current description for the General Plan Added the Climate Action Plan, Parks Master Plan, Climate Resilient San Diego, and San Diego Forward <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change
1.5 Planning Process	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> New section on the Hillcrest Focused Plan Amendment (HFPA), which includes HFPA objectives and photos of community engagement events and areas of focus New Figure 1-3: Hillcrest Focused Plan Amendment Boundary to show the HFPA boundary incorporated into the Uptown Community Plan Minor text edits for clarity <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change

Introduction Chapter	Summary of Changes
1.6 Plan Scope and Organization	<u>Discussion:</u> <ul style="list-style-type: none">• No change <u>Policies:</u> <ul style="list-style-type: none">• No change

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2. LAND USE

Land Use Chapter	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> New description for the Hillcrest Focused Plan Amendment (HFPA) <p><u>Goals:</u></p> <ul style="list-style-type: none"> No change
2.1 Land Use Context	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edits for clarity Updated Table 2-3: Uptown Community Plan Land Use Designations to add new land uses within the HFPA boundary Updated Figure 2-1: Community Plan Land Use Map to add new land uses within the HFPA boundary Updated Figure 2-2: Community Plan Land Use Map - West to add new land uses within the HFPA boundary Updated Figure 2-3: Community Plan Land Use Map - East to add new land uses within the HFPA boundary Updated Figure 2-4: Community Plan Land Use Map - South to add new land uses within the HFPA boundary Updated Table 2-3: Uptown Community Plan Land Use Designations to reflect two new land use designations, Community Commercial allowing up to 218 du/ac and Community Commercial allowing up to 290 du/ac and their associated new zones, CC-3-11 and CC-3-12 <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change
2.2 Land Use Framework	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> New background paragraph on the Hillcrest Focused Plan Amendment Updated “Uptown District shopping center” with “The Hub Hillcrest Market” <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change

Land Use Chapter	Summary of Changes
2.3 Villages	<p><u>Discussion:</u></p> <ul style="list-style-type: none">• Added a new description for Urban Villages and updated the description for Neighborhood Villages• Updated Figure 2-5: Uptown Village Locations and Mixed-Use Corridors to reflect the change of Community Villages to Urban Villages <p><u>Policies:</u></p> <ul style="list-style-type: none">• Changed Community Villages to Urban Villages

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3. MOBILITY

Mobility Chapter	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Minor text edits to Climate Action Plan goals for clarity <p><u>Goals:</u></p> <ul style="list-style-type: none"> • Updated goals for clarity and to add inclusive language • New goal added to address efficient use of curb space
3.1 Walkability	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Updated discussion to indicate people’s ability to navigate through the community on foot • Updated Figure 3-1: Pedestrian Routes to reflect new proposed pedestrian route types in the Hillcrest Focused Plan Amendment boundary <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policies to include additional pedestrian treatments and destinations (MO-1.1, MO-1.2, MO-1.3, MO-1.6, MO-1.8, MO-1.9, MO-1.11) • Amended policy for minor text edits (MO-1.14) • New policy to identify the opportunity for future coordination with San Diego Unified School District on mobility Improvements adjacent to their property (MO-1.17)
3.2 Bicycling	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Updated discussion to reflect text changes on the current nomenclature and include all types of bike facilities • Updated text to reflect recently approved policies and include bike safety language • Updated Figure 3-2: Existing and Planned Bicycle Networks to reflect new proposed planned bicycle facilities within the Hillcrest Focused Plan Amendment boundary and to reflect the existing

Mobility Chapter	Summary of Changes
	<p>bicycle facilities on the ground within the entire Uptown Community Plan Boundary.</p> <p><u>Policies:</u></p> <ul style="list-style-type: none"> Amended policies to include cycling facilities along additional roadways (MO-2.3, MO-2.4, MO-2.8, MO-2.10, MO-2.11)
<p>3.3 Transit</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Updated text to reflect the current Regional Plan Updated Figure 3-3: Planned Transit Facilities to provide consistency with the current Regional Plan within the Uptown Community Plan Boundary and to reflect new proposed transit facilities within the Hillcrest Focused Plan Amendment Boundary. <p><u>Policies:</u></p> <ul style="list-style-type: none"> Amended policy to include trash receptacles as a transit amenity (MO-3.2) New policies to identify opportunities for new transit connections and public private partnerships opportunities (MO-3.13, MO-3.14, MO-3.15)
<p>3.4 Street and Freeway System</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Updated Figure 3-4: Existing Street Classifications to reflect current street conditions. Updated Figure 3-5: Planned Street Classifications to reflect changes in street classification in the Hillcrest Focused Plan Amendment boundary. Major changes include one-way classification along portions of University Avenue and Robinson Avenue. <p><u>Policies:</u></p> <ul style="list-style-type: none"> Amended policy for minor clarification edits (MO-4.9) Edited one existing policy and added one new policy to support the activation of alleys and other streetscape improvements (MO-4.14, MO-4.15)
<p>3.5 Intelligent Transportation Systems</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> No change <p><u>Policies:</u></p>

Mobility Chapter	Summary of Changes
	<ul style="list-style-type: none"> Amended policies to include additional roadways for consideration of ITS improvements reflect changes (MO-5.1, MO-5.3)
<p>3.6 Transportation Demand Management</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edits for clarity <p><u>Policies:</u></p> <ul style="list-style-type: none"> Amended policies to include new technologies in the mobility market, recently adopted policies regarding amenities that are required with new policies (MO-6.1, MO-6.3, MO-6.4)
<p>3.7 Parking Management</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edits for clarity <p><u>Policies:</u></p> <ul style="list-style-type: none"> Amended policies to include public-private partnership opportunities, new mobility options, refined terminology (MO-7.2, MO-7.8, MO-7.10, MO-7.11, MO-7.12, MO-7.15, MO-7.20) Removed two policies that support on-street parking to promote more sustainable transportation options (MO-7.13, MO-7.14)

4. URBAN DESIGN

Urban Design Chapter	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Revised Table 4-1: General Plan-Related Urban Design Topic and Policies to be consistent with the General Plan Refresh <p><u>Goals:</u></p> <ul style="list-style-type: none"> No change
4.1 Existing Context and Urban Form	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edits to update from ‘neighborhood center’ to ‘urban center’ to provide consistency with the change of Community Villages to Urban Villages in the Land Use Chapter. Updated Figure 4-1: Neighborhood Centers and Nodes to provide consistency with the new proposed land use designations within the Hillcrest Focused Plan Amendment Boundary. <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change
4.2 Urban Design Framework	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Revised Figure 4-4: Urban Design Framework to include updates to Figure 4-1: Neighborhood Centers and Nodes and to include updates to existing and proposed bike facilities. <p><u>Policies:</u></p> <ul style="list-style-type: none"> No change

Urban Design Chapter	Summary of Changes
<p>4.3 Streetscape and Public Realm</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Minor text edits for clarity • Updated discussion on cycle tracks and bicycle lanes to help promote safety on 4th and 5th Avenues • Revised Table 4-3: Street Tree Plan to update street tree designations with species more appropriate for street trees in urban areas <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policy to offer a roadmap through LGBTQ+ Cultural district for visitors (UD-3.28) • Amended policy for clarity (UD-3.40) • Amended policy to include new required Parkways (UD-3.41) • Amended policy to include language to support the Community Plan Implementation Overlay Zone Supplemental Development Regulations for Promenades and Parkways (UD-3.46)

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Urban Design Chapter	Summary of Changes
<p>4.4 Development Form</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Revised text to remove language anticipating limited growth in the community Minor text edits for clarity, typo corrections, and to update terminology Added new image to illustrate public open space on private property New paragraphs and images to support Promenades, Urban Parkways, and Public Spaces as required through the Community Plan Implementation Overlay Zone (CPIOZ) Supplemental Development Regulations (SDRs) Revised Figure 4-6: Height and Massing Concept – Public Open Space to reflect new planned density along 5th Ave. Revised Figure 4-10: Building as Transition Areas to reflect new planned density Revised Figure 4-11: Transition Plane Guidelines to show taller buildings for both lower scale and higher scale buildings, exemplifying the transition of commercial areas to lower density residential areas Deleted Figure 4-12: CPIOZ Type A – Building Heights; moved to Chapter 12 Implementation as Figure 12-1: CPIOZ Type A <p><u>Policies:</u></p> <ul style="list-style-type: none"> Amended policy to correct typos and update references (UD-4.30, UD-4.47, UD-4.71, UD-4.91) New policy based on Public Space Supplemental Development Regulations (UD-4.35) Amended policy based on Public Space Supplemental Development Regulations (UD-4.37, UD-4.39) Deleted policy and replaced with UD-4.35 (previously 4.38) Amended policy to enhance the LGBTQ+ Culture District (UD-4.44) Amended policy to include the overshadowing impacts of buildings (UD-4.74) Deleted policy to remove contradictions (UD-4.79)

Urban Design Chapter	Summary of Changes
4.5 Community Plan Implementation Overlay Zone (CPIOZ)	<u>Note:</u> <ul style="list-style-type: none">This section was moved to Chapter 12 Implementation as Section 12.4 Community Plan Implementation Overlay Zone

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5. LGBTQ + CULTURAL

Note: This is a newly added chapter

Economic Prosperity Section	Summary of Changes
5.1 History + Cultural	<u>Discussion:</u> <ul style="list-style-type: none">• New discussion added to share the history of the LGBTQ+ community in San Diego and Hillcrest
5.2 Outreach + Stories	<u>Discussion:</u> <ul style="list-style-type: none">• New discussion added to address community-identified issues, the importance of Pride, and to shine a light on local community organizations
5.3 Interpretive Elements	<u>Discussion:</u> <ul style="list-style-type: none">• New discussion added to demonstrate the LGBTQ+ culture through art, buildings, streetscape, and signage in the neighborhood
5.4 Walking Corridor Map + Sites	<u>Discussion:</u> <ul style="list-style-type: none">• New discussion added to encourage a walking corridor along the LGBTQ+ Cultural District• New Figure 5-1: Walking Corridor to demonstrate walking corridor route and themed key locations
5.5 Policies	<u>Policies:</u> <ul style="list-style-type: none">• New policies to support the LGBTQ+ Cultural District

6. ECONOMIC PROSPERITY

Note: The whole chapter was renumbered to Chapter 6, previously numbered as Chapter 5.

Economic Prosperity Section	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • No change <p><u>Goals:</u></p> <ul style="list-style-type: none"> • New goal to recognize and protect the LGBTQ+ Cultural District's social interactions, activism, and community organizations
6.1 Commercial Areas, Districts and Corridors	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Minor text edits to correct typos <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policy to correct typos (EP-1.7, EP-1.8) • New policy to strengthen and support the LGBTQ+ Cultural District (EP-1.9)
6.2 Community Revitalization	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • New paragraph on the LGBTQ+ Cultural District to acknowledge and honor the LGBTQ+ culture and history in Hillcrest • Updated discussion to emphasize activities tied to the celebration of pride <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policy to correct typos (EP-2.4) • New policy to highlight and support LGBTQ+ Cultural District programs (EP-2.5)

7. PUBLIC FACILITIES, SERVICES, AND SAFETY

Note: The whole chapter was renumbered to Chapter 7, previously numbered as Chapter 6.

Public Facilities, Services, and Safety Section	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Minor text edits for clarity and typo corrections • Updated sentence on the significance of the element • Updated list of policies that support the General Plan to include the City's climate goals <p><u>Goals:</u></p> <ul style="list-style-type: none"> • New goal addressing resiliency in natural and man-made disasters and climate change
7.1 Public Facilities & Services	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Updated Figure 7-1: Public Facilities Map to reflect current conditions of public facilities • Revised discussion on funding sources for providing and improving facilities, such as the City's Development Impact Fees and General Fund, to reflect updated processes • Minor text edits for clarity, typo corrections, and updated terminology • Revised discussion on fire stations to update plans and include information on the new fire station built • Revised discussion on library facilities to include information on the new library built <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policy to reflect the new library built (PF-1.8)
7.2 Safety	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Changed title of section 7.2 <p><u>Policies:</u></p> <ul style="list-style-type: none"> • No change

8. RECREATION

Note: The whole chapter was renumbered to Chapter 8, previously numbered as Chapter 7.

Recreation Section	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Text edits to update and add clarity <p><u>Goals:</u></p> <ul style="list-style-type: none"> • Revised goal to include correct terminology, change “equivalencies” to new term, and redefined park typologies in the PMP • New goal from Parks Master Plan focused on the importance of parkland acquisition

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Recreation Section	Summary of Changes
<p>8.1 Parks and Recreation Facilities</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • Revised park standard from acreage to Recreation Value Standard consistent with the Parks Master Plan • Revised the park summaries to include the updated population • Updated terminology consistent with the Parks Master Plan • Revised Figure 8-1: Parks, Recreation Facilities and Open Space and Table 8-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations to incorporate citywide policy from the Parks Master Plan and the Recreation Element of the General Plan • Replaced Figure 8-1: Parks, Recreation Facilities and Open Space with Figure 8-1: Parks, Recreation Facilities and Open Space • Replaced Table 8-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations with new/reformatted Table 8-1A: Population-Based Parks and Recreation Facilities Inventory and Recommendations to include Recreational Value Points (existing and new) • Revised Table 8-2: Summary of Existing and Proposed Population-Based Parks and Recreation Facilities to reflect new park standard <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policies to reflect the number of recreation facilities encouraged and to include more detailed language (RE-1-3, RE-1.9, RE-1.15) • New policies to encourage the exploration of new recreational opportunities (RE-1.17, RE-1.18, RE-1.19)
<p>8.2 Preservation</p>	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • No change <p><u>Policies:</u></p> <ul style="list-style-type: none"> • Amended policy to update terminology

Recreation Section	Summary of Changes
8.3 Accessibility	<u>Discussion:</u> <ul style="list-style-type: none">• No change <u>Policies:</u> <ul style="list-style-type: none">• No change
8.4 Open Space and Resource-Based Parks	<u>Discussion:</u> <ul style="list-style-type: none">• No change <u>Policies:</u> <ul style="list-style-type: none">• Amended policy to correct typo (RE-4.4)

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9. CONSERVATION

Note: The whole chapter was renumbered to Chapter 9, previously numbered as Chapter 8; no other change.

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10. NOISE

Note: The whole chapter was renumbered to Chapter 10, previously numbered as Chapter 9.

Noise	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edit to reflect the change in the chapter number <p><u>Goals:</u></p> <ul style="list-style-type: none"> No change
10.1 Noise Compatibility	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Updated text to provide sufficient policy direction for noise-related issues through design elements Addressed expected rise in noise levels Revised Figure 10-1: Future Noise Contours to reflect revised Land Use designations <p><u>Policies:</u></p> <ul style="list-style-type: none"> New policy to encourage upfront disclosure of noise concerns in mixed-use and residential developments near commercial/entertainment areas particularly within the LGBTQ+ Cultural District (NE-1.5)

11. HISTORIC PRESERVATION

Note: The whole chapter was renumbered to Chapter 11, previously numbered as Chapter 10.

Historic Preservation Section		Summary of Changes
Introduction		<u>Discussion:</u> <ul style="list-style-type: none"> No change <u>Goals:</u> <ul style="list-style-type: none"> No change
11.1	Prehistoric and Historic Context	<u>Discussion:</u> <ul style="list-style-type: none"> Minor text edits to correct typos Minor caption edits <u>Policies:</u> <ul style="list-style-type: none"> No change
11.2	Identification and Preservation of Historical Resources	<u>Discussion:</u> <ul style="list-style-type: none"> Updated discussion to reflect the latest numbers of historic resources Revised Table 11-1: National Register Historic Resources in Uptown to reflect the latest on-the-ground historical resources <u>Policies:</u> <ul style="list-style-type: none"> No change
11.3	Educational Opportunities and Incentives Related to Historical Resources	<u>Discussion:</u> <ul style="list-style-type: none"> Revised Table 11-2: City of San Diego Register Individual Historic Resources in Uptown to reflect the latest on-the-ground historical resources Revised Figure 11-1: Location of Individually Listed City of San Diego Register Resources to reflect on the latest on-the-ground historical resources Revised Figure 11-2: Location of Designated Historic Districts to include National Register Districts and added the Inspiration Heights Historic District Updated Table 11-3: Potential Historic Districts Identified in the Uptown Historic Resource Reconnaissance Survey Revised Table 11-5: Resources Associated with Kate Olivia Sessions to be Included in a Multiple

Historic Preservation Section	Summary of Changes
	<p>Property Listing as Identified in The Uptown Historic Resource Reconnaissance Survey for a minor text edit</p> <ul style="list-style-type: none">• Revised Figure 11-3: Location of Potential Historic Districts Identified in the Uptown Historic Resource Reconnaissance Survey• Revised Figure 11-5: Location of All Potential Historic Districts to reflect the latest on-the-ground historical resources <p><u>Policies:</u></p> <ul style="list-style-type: none">• No change

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12. IMPLEMENTATION

Note: The whole chapter was renumbered to Chapter 12, previously numbered as Chapter 11.

Implementation Section	Summary of Changes
Introduction	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Added and modified the key actions identified for the City and the community to ensure consistency with the Five-Year Capital Infrastructure Planning Outlook <p><u>Goals:</u></p> <ul style="list-style-type: none"> No change
12.1 Zoning	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Changed section name from “Transition from Planned District to Citywide” to “Zoning” New paragraph to describe the Hillcrest Focused Plan Amendment in the context of zoning and implementation New text on the Community Plan Implementation Overlay Zone (CPIOZ) Supplemental Development Regulations Minor text edits to correct typos
12.2 Financing Mechanisms	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Minor text edits to correct terminology
12.3 Priority Public Improvements and Funding	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> Updated text to reflect the updated Five-year Capital Infrastructure Planning process Revised Table 12-2: City of San Diego Financing Mechanisms to remove the Deferral Permits/ Fees column Revised Table 12-4: Developer/ Property Owner/ User Financing Mechanism for clarity and typo corrections
12.4 Community Plan Implementation Overlay Zone	<p><u>Note:</u></p> <ul style="list-style-type: none"> This is a newly added section <p><u>Discussion:</u></p>

Implementation Section	Summary of Changes
	<ul style="list-style-type: none"><li data-bbox="695 380 1442 735">• New discussion text, tables, and graphics to reflect the twelve new Supplemental Development Regulations specific to the conditions unique to the Hillcrest Focused Plan Amendment area regarding building height (SDR A.1), Public Spaces and Promenades (SDR B.1 through SDR B.6), the Hillcrest Historic District (SDR B.8 through B.11), and Mixed Use-Commercial Activity Noise Noticing (SDR B.12)

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