

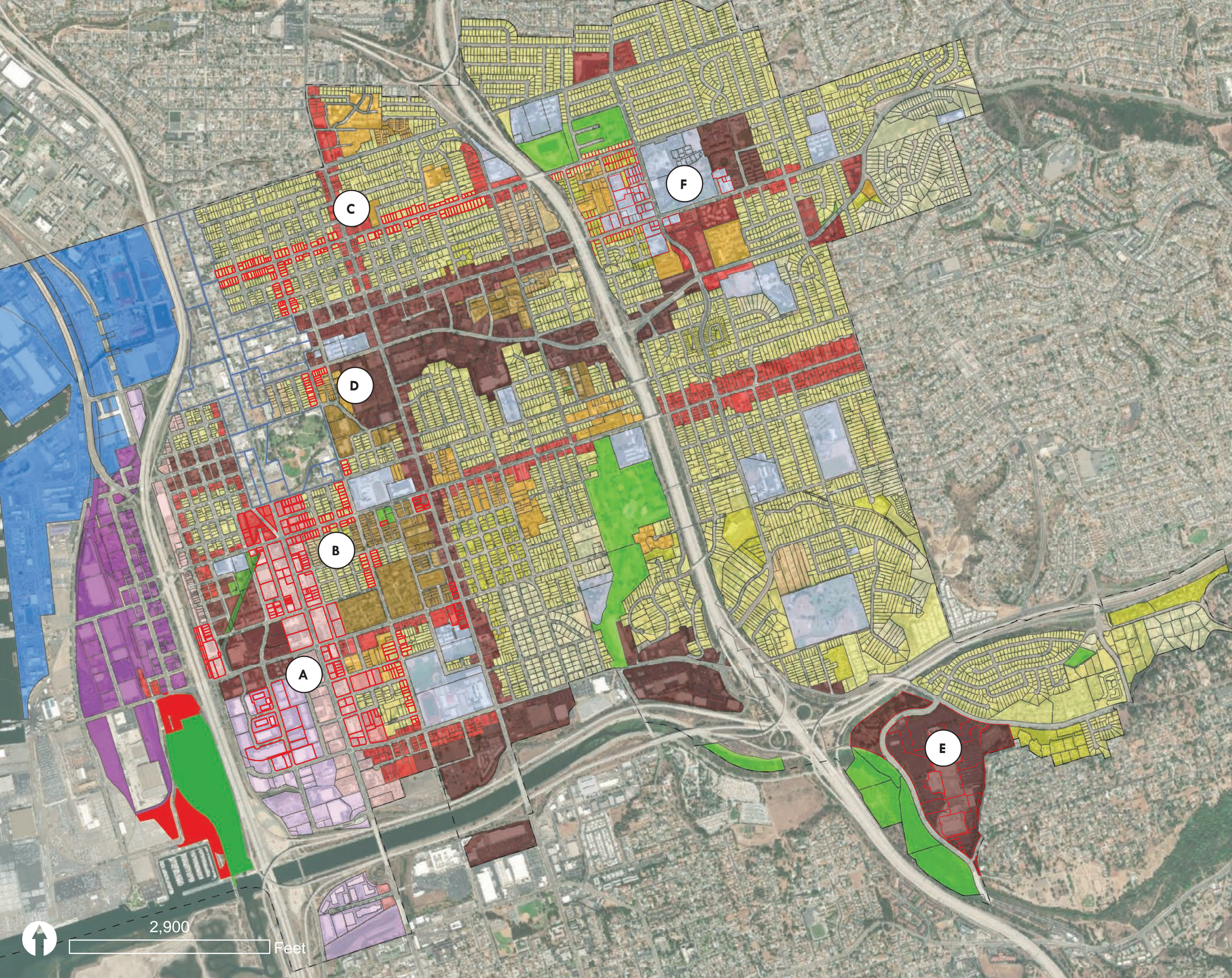
13.C.13 ALTERNATIVES CONSIDERED BUT REJECTED - EXHIBITS

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

LEGEND

Study Areas

- (A)** 24th Street TODO
- (B)** 18th Street
- (C)** 4th Street
- (D)** D Avenue
- (E)** Plaza Bonita
- (F)** Hospital Area
- Evaluated Parcel



 2,900 Feet

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (A):
24TH STREET TODO**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

Legend

Downtown Specific Plan
Development Zone

Westside Specific Plan
Westside Boundary

RE-4
MCR-1
MCR-2
CL
IC
OSR

Current Zoning

Residential
RS-1
RS-2
RS-3
RM-1
RM-2
RM-3

Mixed-Use
MXC-1
MXD-1
MXC-2
MXD-2

Commercial
CA
CS

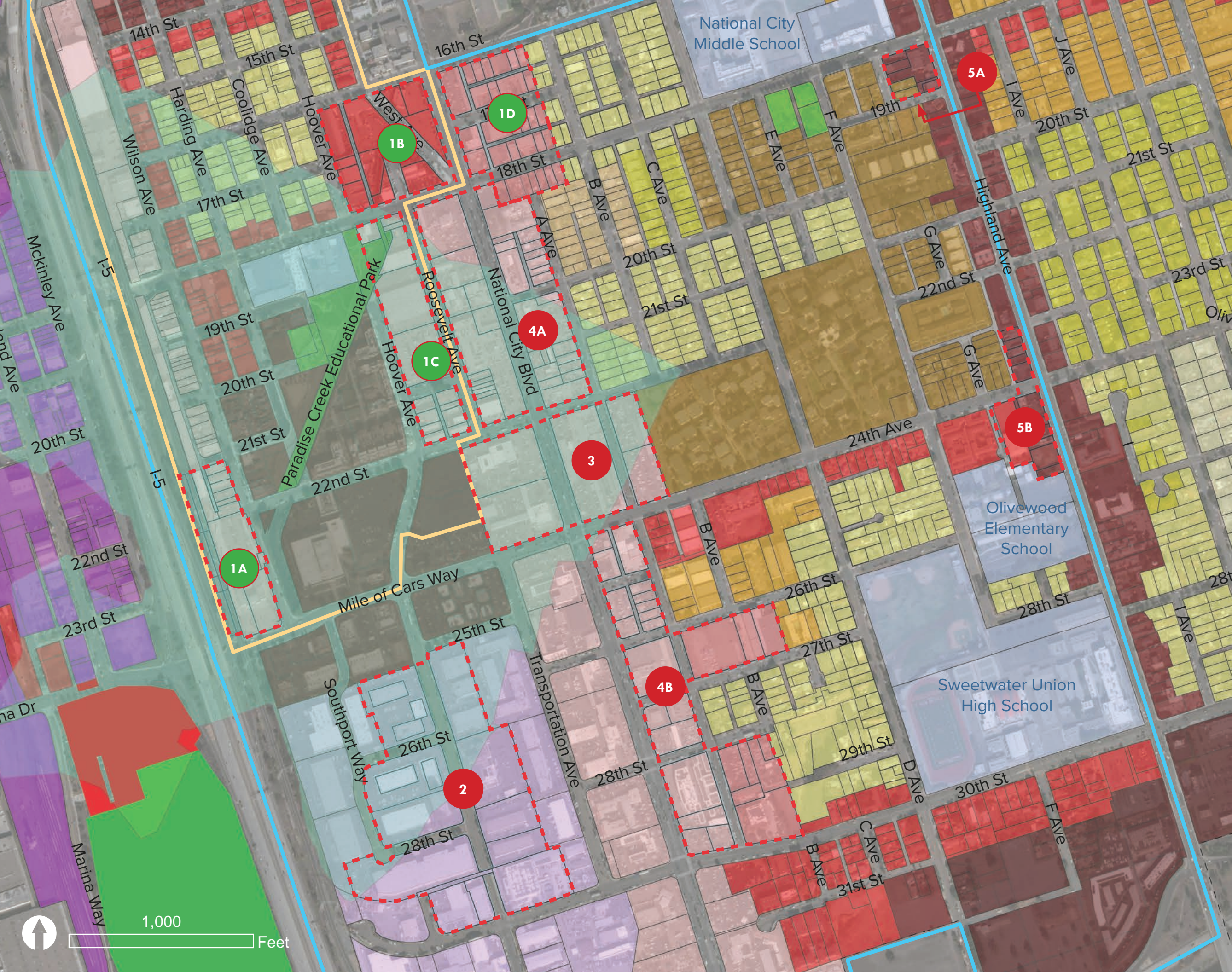
Industrial
IL
IM
IH

Institutional
I

Open Space
OS

Military Reservation
MLR

24th Street TODO
Study Area
10-Minute Walkshed



1A

24TH STREET TRANSIT CENTER

CURRENT USE

- » 24th Street Transit Station
- » Warehouse on northern parcels
- » Nation City Adult School on southern parcels

ADOPTED ZONING

- » Westside Specific Plan - Limited Commercial (CL)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Rezone to 24 DU/AC (MCR-1)
- » Allowed height of 5 stories/65'

1D

AUTO REPAIR/COMMERCIAL/RESIDENTIAL

CURRENT USE

- » Auto repair & services (Hertz, Lou's Auto Repair, A & G Collision Center, etc.)
- » Commercial (Robnett's upholstery)
- » Single and multi-family residential

ADOPTED ZONING

- » Service Commercial (CS)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Apply a Mixed Use Overlay Zone of 24 DU/AC
- » Allowed height of 5 stories/65'

4A

AUTO DEALERSHIPS (MULTIPLE)

CURRENT USE

- » Multiple used and new autodealerships (Value Cars, CarHop Sales& Finance, Ball Suzuki, Ball Kia, Ball Honda)

ADOPTED ZONING

- » Commercial Automotive (CA)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Residential Overlay Zone

FGPU RECOMMENDATION

- » No change

1B

AUTO-ORIENTED/COMMERCIAL USES

CURRENT USE

- » Perry Used Car Supercenter
- » Freddy's Detail Shop
- » Southland Autobody
- » Commercial Uses

ADOPTED ZONING

- » Westside Specific Plan - MCR-1 (24 DU/AC)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Apply a Mixed Use Overlay Zone of 24 DU/AC
- » Allowed height of 5 stories/65'

2

SOUTHPORT BUSINESS CENTER

CURRENT USE

- » Business Center

ADOPTED ZONING

- » Light Industrial (IL)

ALLOWED HEIGHT

- » 3 stories/35'

TODD RECOMMENDATION

- » Residential Overlay Zone

FGPU RECOMMENDATION

- » ~~Apply a Mixed Use Overlay Zone of 24 DU/AC~~
- » ~~Allowed height of 5 stories/65'~~
- » No change

4B

AUTO DEALERSHIPS (MULTIPLE)/COMMERCIAL

CURRENT USE

- » Auto dealerships (Value Cars, Mossy Nissan, Ball Used Cars, Ford Subaru, etc.)
- » Strip commercial (Los Panchos)
- » PBE Warehouses

ADOPTED ZONING

- » Light Industrial (IL) - Light Pink
- » Service Commercial (CS) - Dark Pink

ALLOWED HEIGHT

- » 3 stories/35' (IL) + 3 stories/50' (CS)

TODD RECOMMENDATION

- » Residential Overlay Zone

FGPU RECOMMENDATION

- » No change

1C

AUTO-ORIENTED/COMMERCIAL USES

CURRENT USE

- » Fix Auto National City
- » Ufo-Upholstery/Fabric Outlet
- » A-1 Hydraulic Service

ADOPTED ZONING

- » Westside Specific Plan - Limited Commercial (CL)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Apply a Mixed Use Overlay Zone of 24 DU/AC
- » Allowed height of 5 stories/65'

3

AUTO DEALERSHIPS (MULTIPLE)

CURRENT USE

- » South County Buick/GMC (northern parcel)
- » Perry Ford (southern parcel)
- » Chevrolet (eastern parcels)

ADOPTED ZONING

- » Commercial Automotive (CA)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » No change

5A&B

RETAIL/RESIDENTIAL

CURRENT USES

- » Auto-oriented retail (NAPA Auto Parts, Bobby's Tires & Muffler Shop, 7/11, etc.);
- » Single and multi-family residential
- » Adopted Zoning: Various - mostly MXC-2 (75 DU/AC) along Highland Ave

ALLOWED HEIGHT

- » Various - mostly 5 stories/65' for MXC-2

TODD RECOMMENDATION

- » Design Overlay Zone

FGPU RECOMMENDATION

- » No change

#

TODD Land Use Change Recommended

Note: Numbers refer to TODD report

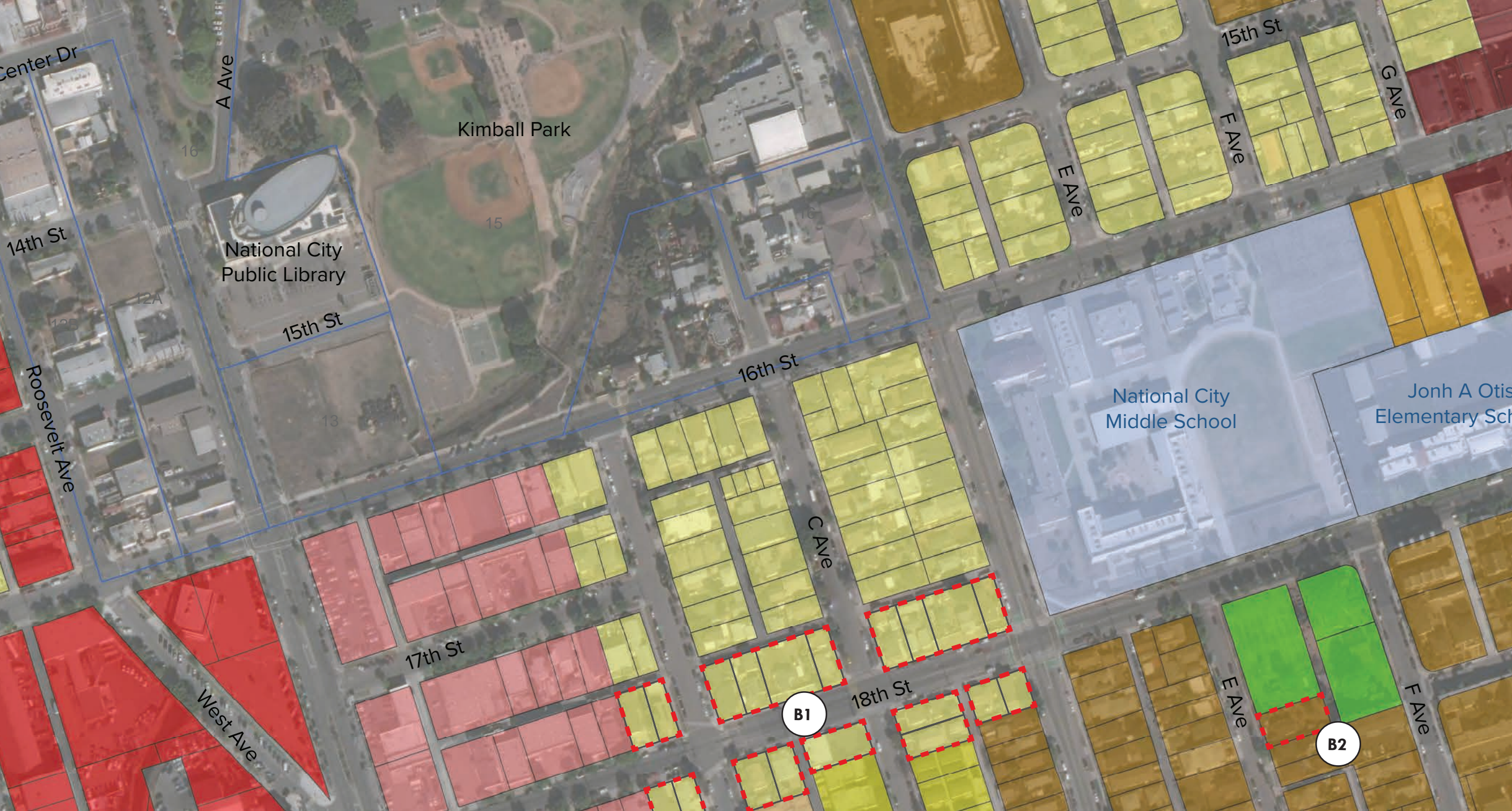
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TODD Land Use Change Not Recommended



**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (B):
18TH STREET**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



Legend

Downtown Specific Plan
Development Zone

Westside Specific Plan
Westside Boundary

RE-4
MCR-1
MCR-2
CL
IC
OSR

Current Zoning

Residential
RS-1
RS-2
RS-3
RM-1
RM-2
RM-3

Mixed-Use
MXC-1
MXD-1
MXC-2
MXD-2

Commercial
CA
CS

Industrial
IL
IM
IH

Institutional
I

Open Space
OS

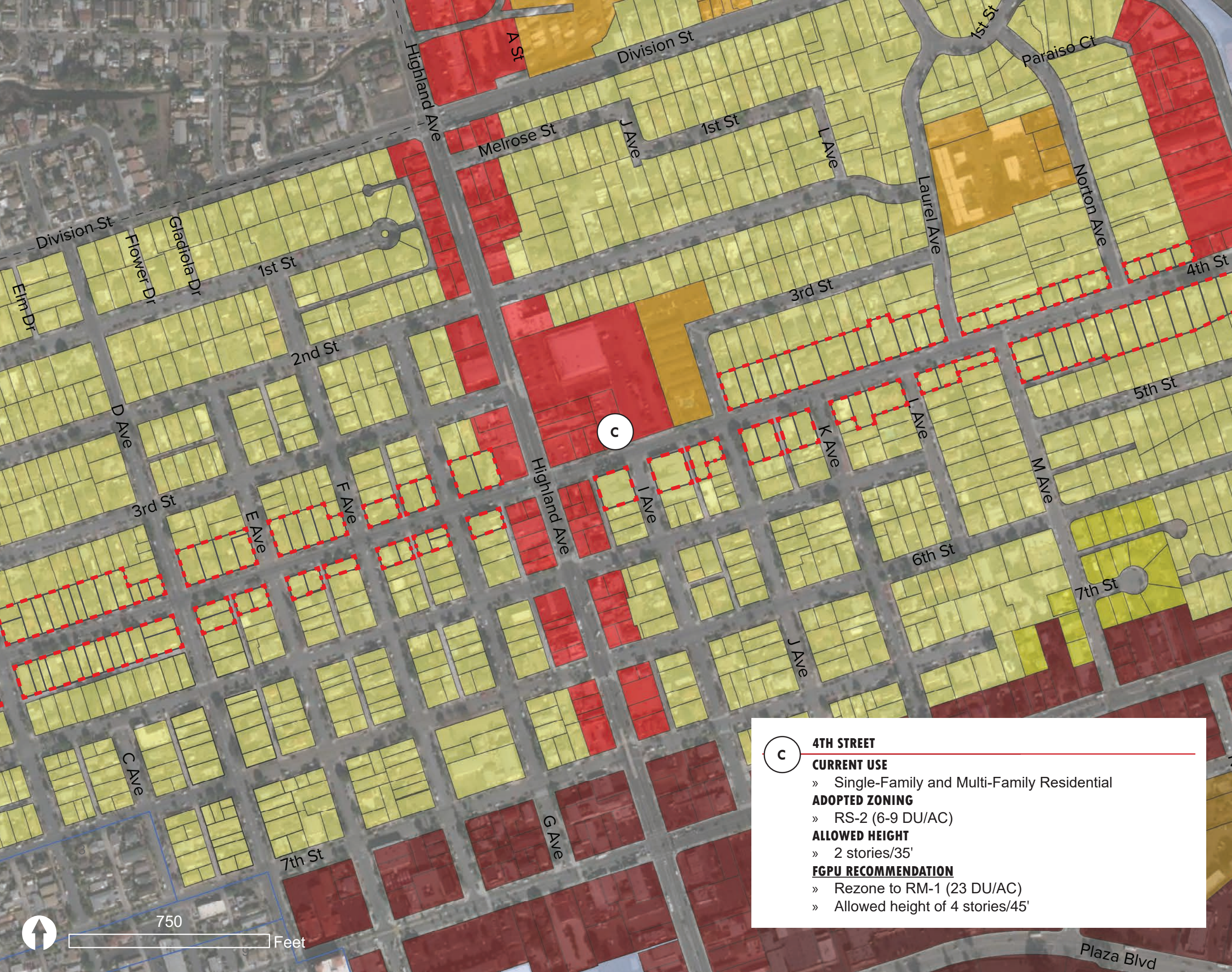
Military Reservation
MLR

24th Street TODO
Study Area
10-Minute Walkshed

<p>B 18TH STREET</p> <p>CURRENT USE</p> <ul style="list-style-type: none"> » Single-Family and Multi-Family Residential » Arterial commercial (National City Market at 18th Street & C Avenue) » Religious Facility <p>ADOPTED ZONING</p> <ul style="list-style-type: none"> » RS-2 (6-9 DU/AC) <p>ALLOWED HEIGHT</p> <ul style="list-style-type: none"> » 2 stories/35' <p>FGPU RECOMMENDATION</p> <ul style="list-style-type: none"> » Rezone to Mixed Use Transition: MXT (24 DU/AC) » Allowed height of 4 stories/45' 	<p>B2 18TH STREET - FUTURE PARK</p> <p>CURRENT USE</p> <ul style="list-style-type: none"> » Very High Density Multi-Unit Residential <p>ADOPTED ZONING</p> <ul style="list-style-type: none"> » RM-3 (75 DU/AC) <p>ALLOWED HEIGHT</p> <ul style="list-style-type: none"> » 9 stories/95' <p>FGPU RECOMMENDATION</p> <ul style="list-style-type: none"> » Rezone to Open Space (OS)
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**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (C):
4TH STREET**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



Legend

Downtown Specific Plan
 [Blue outline] Development Zone

Westside Specific Plan
 [Yellow outline] Westside Boundary

RE-4
 MCR-1
 MCR-2
 CL
 IC
 OSR

Current Zoning

Residential
 RS-1
 RS-2
 RS-3
 RM-1
 RM-2
 RM-3

Mixed-Use
 MXC-1
 MXD-1
 MXC-2
 MXD-2

Commercial
 CA
 CS

Industrial
 IL
 IM
 IH

Institutional
 I

Open Space
 OS

Military Reservation
 MLR

24th Street TOD
 [Blue outline] Study Area
 [Green outline] 10-Minute Walkshed

(C) 4TH STREET

CURRENT USE
 » Single-Family and Multi-Family Residential

ADOPTED ZONING
 » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT
 » 2 stories/35'

FGPU RECOMMENDATION
 » Rezone to RM-1 (23 DU/AC)
 » Allowed height of 4 stories/45'



**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (D):
D AVENUE**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TOD
 - Study Area
 - 10-Minute Walkshed

D D AVENUE

CURRENT USE

- » Single-Family and Multi-Family Residential
- » Health care
- » Arterial Commercial
- » Religious

ADOPTED ZONING

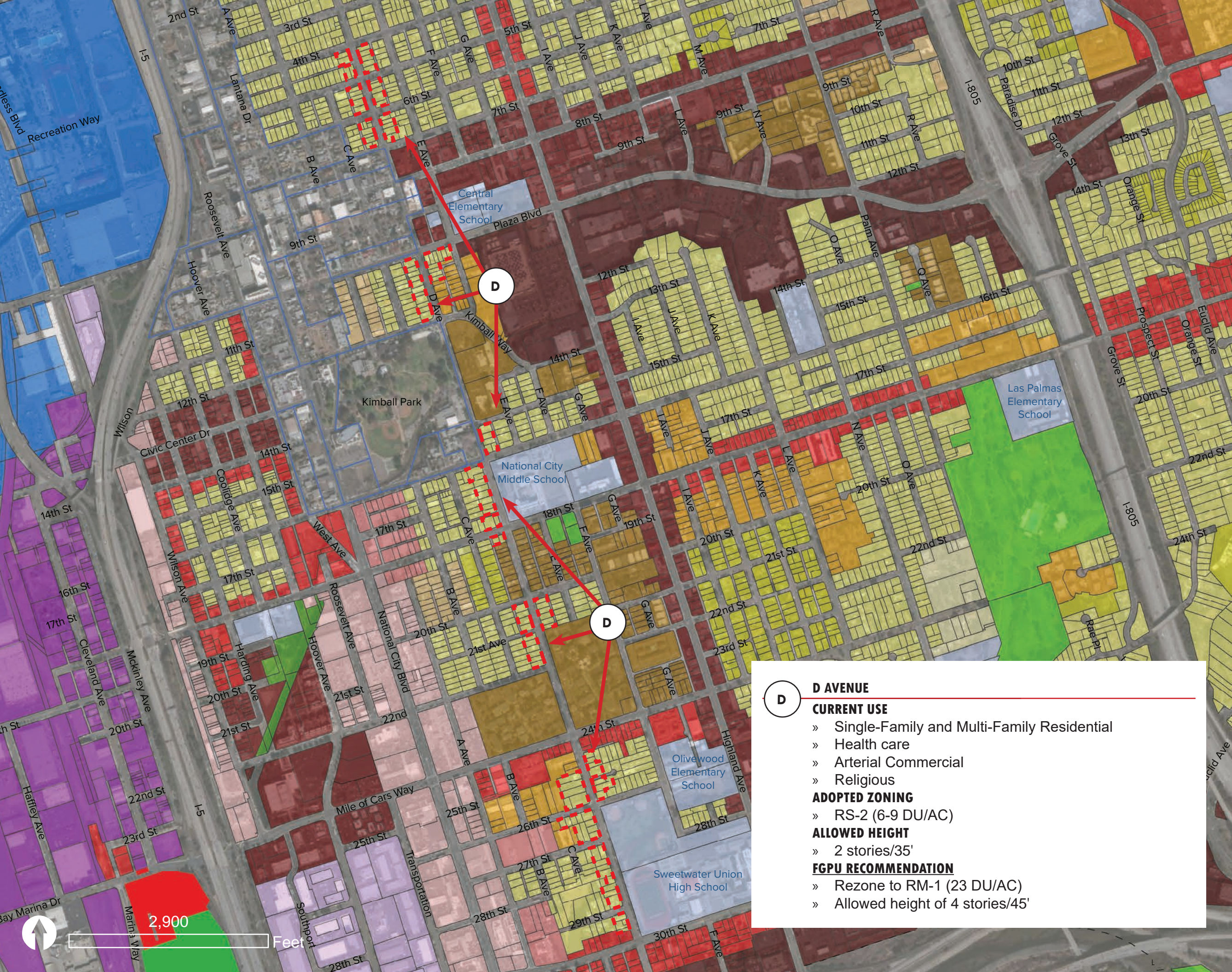
- » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT

- » 2 stories/35'

FGPU RECOMMENDATION

- » Rezone to RM-1 (23 DU/AC)
- » Allowed height of 4 stories/45'



2,900 Feet

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (E):
PLAZA BONITA**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



Legend

Downtown Specific Plan
 [Blue outline] Development Zone

Westside Specific Plan
 [Orange outline] Westside Boundary
 [Yellow] RE-4
 [Red] MCR-1
 [Dark Red] MCR-2
 [Pink] CL
 [Light Blue] IC
 [Green] OSR

Current Zoning
Residential
 [Light Yellow] RS-1
 [Yellow] RS-2
 [Light Green] RS-3
 [Orange] RM-1
 [Light Orange] RM-2
 [Brown] RM-3
Mixed-Use
 [Red] MXC-1
 [Dark Red] MXD-1
 [Dark Red] MXC-2
 [Dark Red] MXD-2
Commercial
 [Light Pink] CA
 [Pink] CS
Industrial
 [Light Purple] IL
 [Purple] IM
 [Dark Purple] IH
Institutional
 [Light Blue] I
Open Space
 [Green] OS
Military Reservation
 [Blue] MLR
24th Street TODO
 [Blue outline] Study Area
 [Light Green] 10-Minute Walkshed

E1 PLAZA BONITA SHOPPING CENTER

CURRENT USE
 » Regional Shopping Center

ADOPTED ZONING
 » MXD-2 (75 DU/AC)

ALLOWED HEIGHT
 » 5 stories/65'

FGPU RECOMMENDATION
 » No change to base zone

E2 FUTURE CARMAX SITE

CURRENT USE
 » Vacant and Undeveloped Land (pending Carmax project)

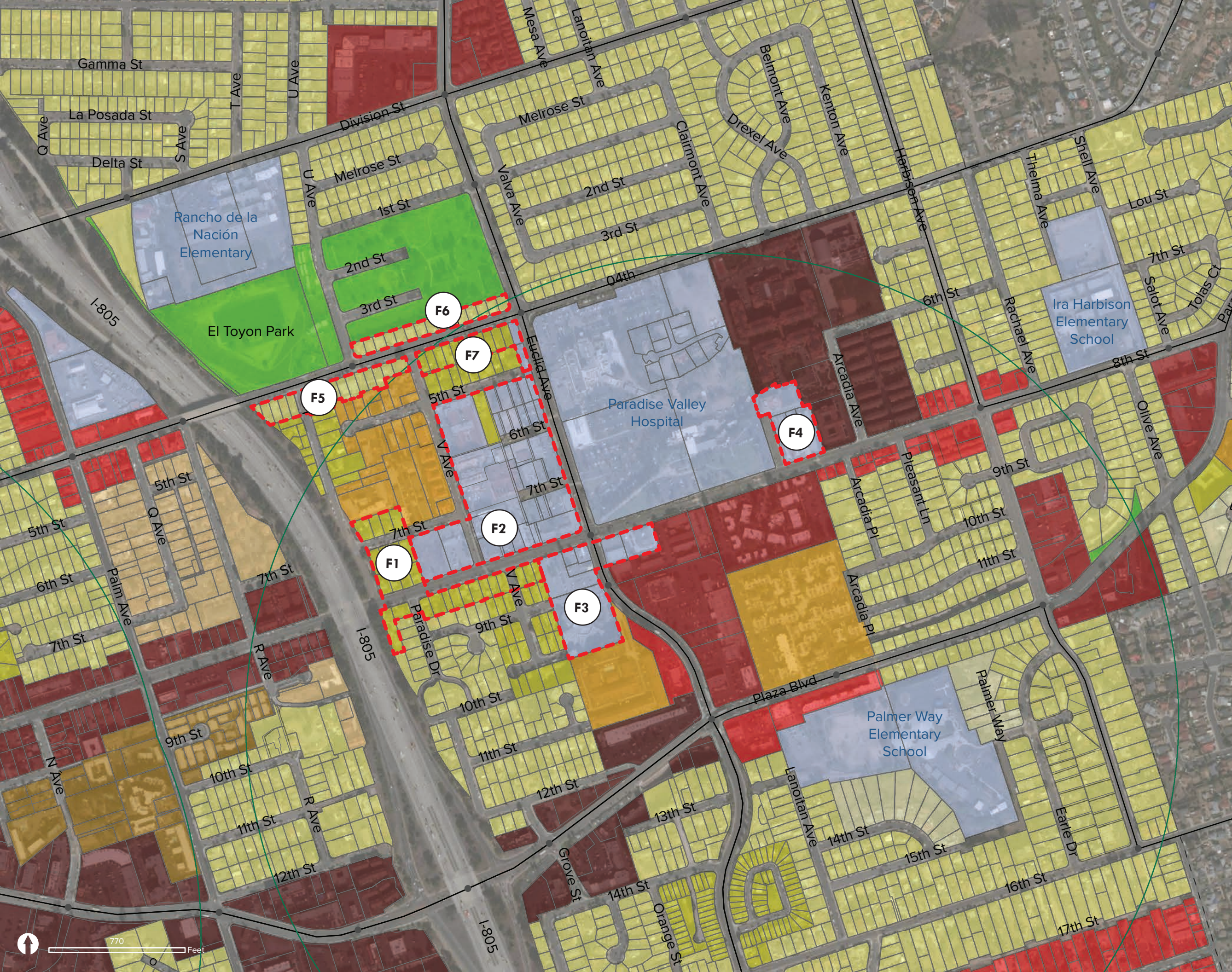
ADOPTED ZONING
 » MXD-2 (75 DU/AC)

ALLOWED HEIGHT
 » 5 stories/65'

FGPU RECOMMENDATION
 » No change to base zone

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (F):
HOSPITAL AREA**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TOD
 - Study Area
 - 10-Minute Walkshed

F1

8TH STREET - RESIDENTIAL

CURRENT USE

- » Single Family Detached
- » Single Family Multiple-Units

ADOPTED ZONING

- » RS-3 (10-15 DU/AC)

ALLOWED HEIGHT

- » 3 stories/35'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F4

8TH STREET - EAST OF HOSPITAL

CURRENT USE

- » Religious Facility

ADOPTED ZONING

- » Institutional (I)

ALLOWED HEIGHT

- » 5 stories/65'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F2

8TH STREET - INSTITUTIONAL (NORTH)

CURRENT USE

- » Single Family Multiple Units
- » Other Group Quarters Facility
- » Parking Lot – Surface, Religious Facility
- » Other Health Care
- » Vacant and Undeveloped Land
- » Residential Under Construction

ADOPTED ZONING

- » Institutional (I)
- » One parcel is RS-3 (10-15 DU/AC)

ALLOWED HEIGHT

- » I: 5 stories/65'
- » RS-3: 3 stories/35'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F5&6

4TH STREET - RESIDENTIAL

CURRENT USE

- » Single Family Detached

ADOPTED ZONING

- » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT

- » 2 stories/35'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F7

4TH STREET & EUCLID AVE

CURRENT USE

- » Single Family Detached
- » Single Family Multiple Units
- » Other Health Care

ADOPTED ZONING

- » RS-3 (10-15 DU/AC)
- » Two parcels are Institutional (I)

ALLOWED HEIGHT

- » RS-3: 3 stories/35'
- » I: 5 stories/65'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F3

8TH STREET - INSTITUTIONAL (SOUTH)

CURRENT USE

- » Other Health Care
- » Other Group Quarters Facility
- » Religious Facility
- » Vacant and Undeveloped Land

ADOPTED ZONING

- » Institutional (I)

ALLOWED HEIGHT

- » 5 stories/65'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'