

Implementation Element

The Ocean Beach Precise Plan sets forth goals and proposals for the continuing development of the community. The Plan, however, is only a step in the process of achieving the most desirable living environment for the area. In order to be meaningful, the goals of the Plan must be realized. The means of accomplishing goals is through implementation of plan proposals which is primarily the responsibility of the Community itself, through its Planning Organization.

The first section of the Implementation Element details the plan maintenance responsibility. The following section is an account of the proposals of the Plan, suggested priorities for carrying them out, details of the type of action necessary for implementation and suggestions as to necessary financing.

The Plan belongs to the people of the Ocean Beach Community. Implementation of its recommendations is primarily their responsibility. With citizen initiative and governmental cooperation, the goals of the Plan will be realized.

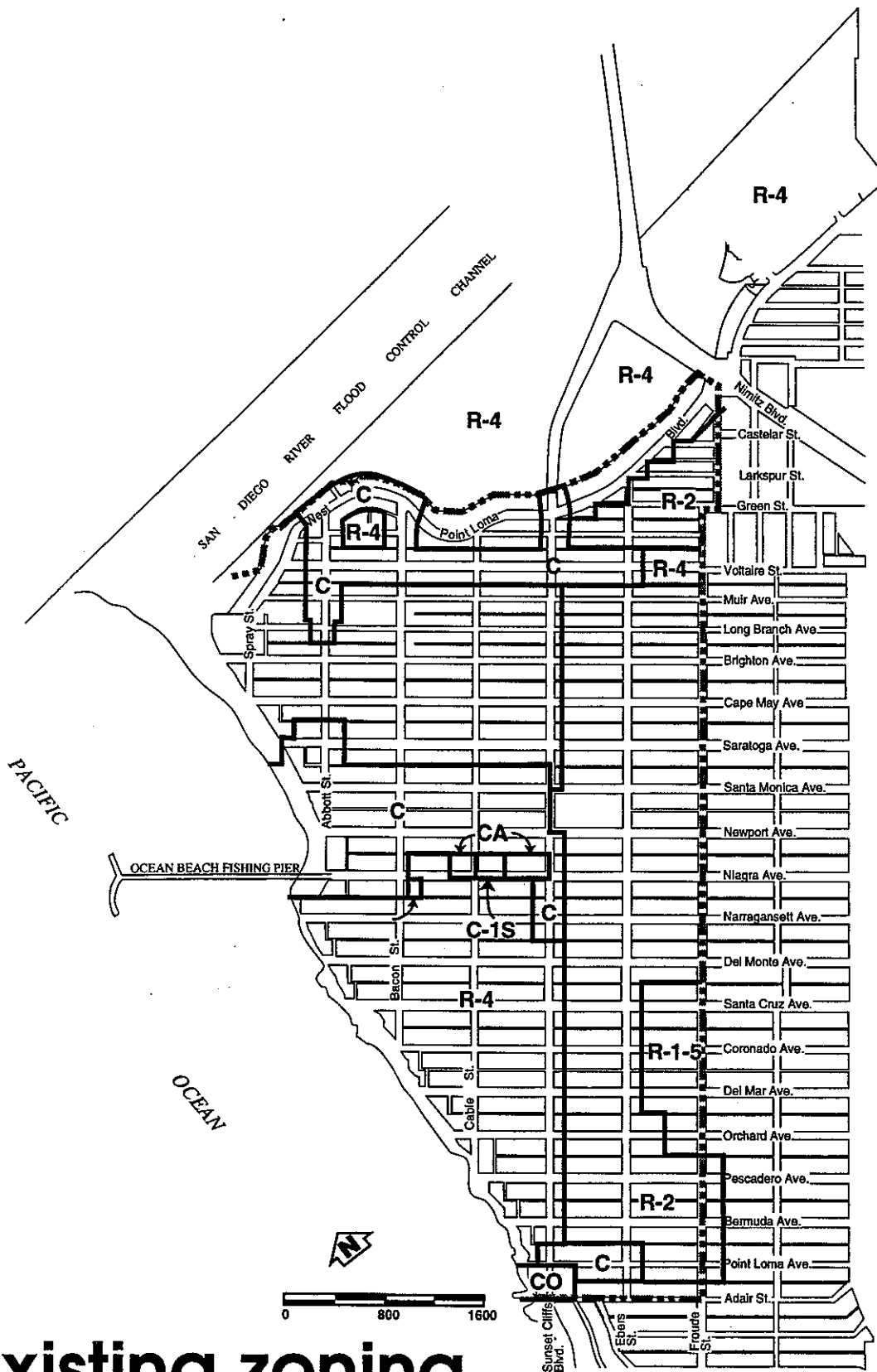
PRECISE PLAN MAINTENANCE

A citizen's committee in Ocean Beach should continue to function, with its primary responsibility being the implementation of the Plan. Its work should include initiating action based on proposals of the Plan, monitoring all development activity in Ocean Beach, conducting general meetings periodically within the Community in order to raise the consciousness of the people relative to the planning and implementation efforts and to obtain public opinion, and to act as a liaison between the citizens and the government. The new committee, formed for purposes of implementing the Plan, should be elected by the citizens of Ocean Beach in a democratic fashion using a process monitored by a neutral party to be appointed by the Mayor and Council.

The City should make every effort to aid and encourage the community in carrying out its activities. Staff time should be allocated in order to provide assistance when necessary. All decisions made by the City regarding the Ocean Beach Community should necessarily involve the citizens of the Community.

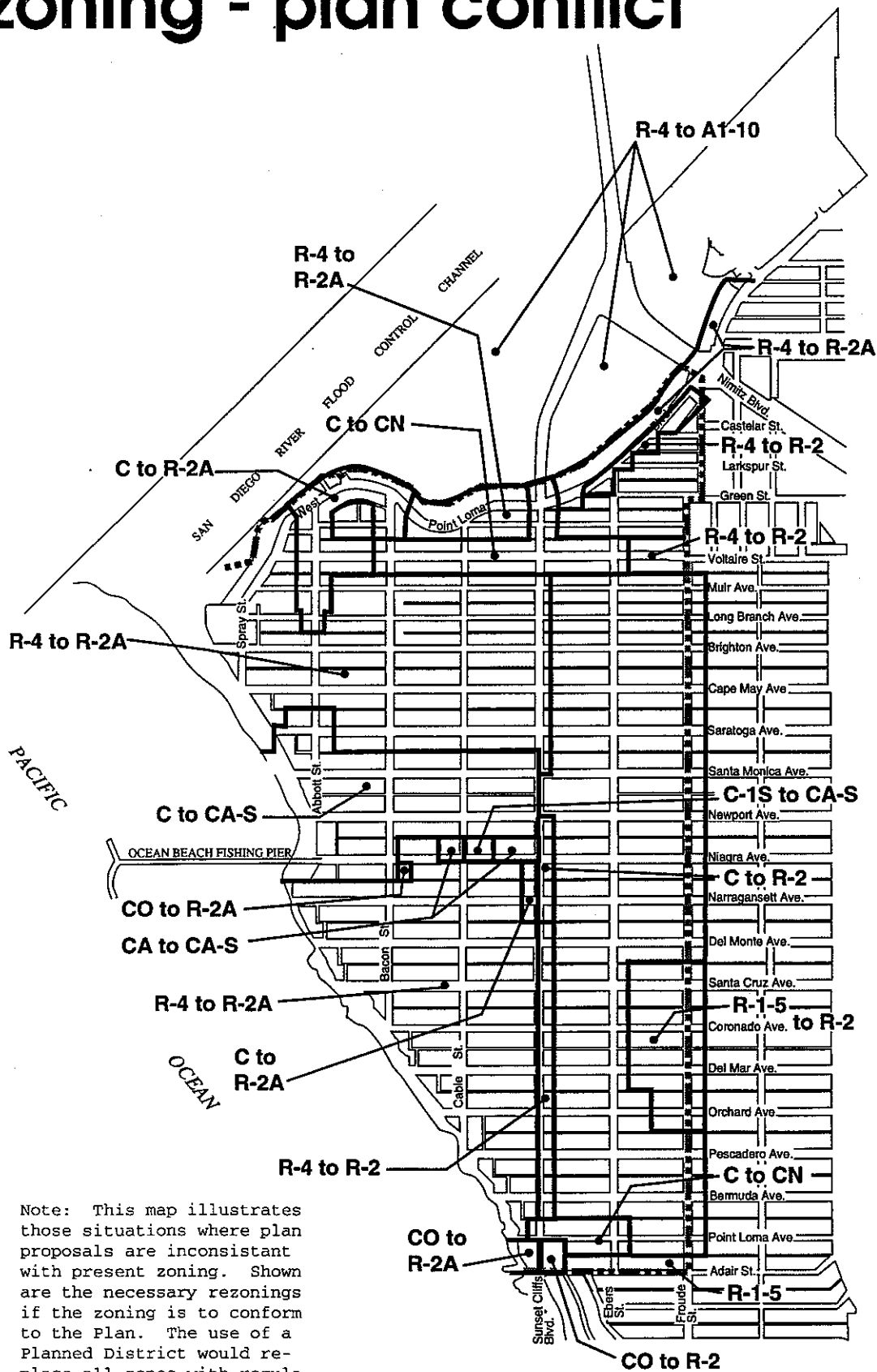
PRECISE PLAN PROPOSALS

The recommendations of the Precise Plan are summarized in the following tables. An effort has been made to assign priorities to all proposals in terms of their overall importance.

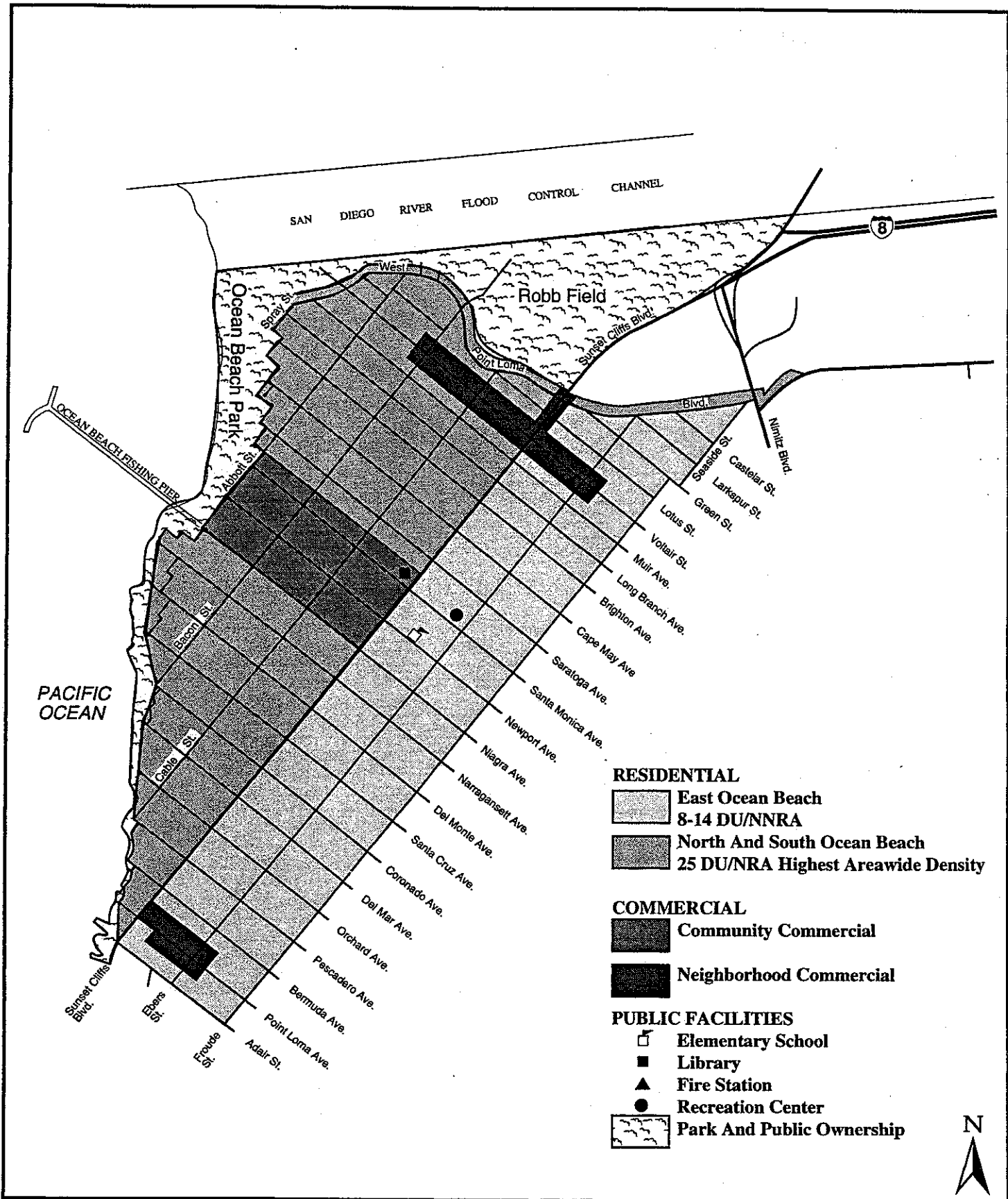


existing zoning

zoning - plan conflict



Note: This map illustrates those situations where plan proposals are inconsistent with present zoning. Shown are the necessary rezonings if the zoning is to conform to the Plan. The use of a Planned District would replace all zones with regulations tailored to Ocean Beach. The content of district regulations would be similar but different from the zone proposals shown on the map.



10-4-95 JAA



Ocean Beach Precise Plan
 Ocean Beach Precise Plan Area
 City of San Diego Planning Department

Summary of Plan Recommendations

RESIDENTIAL ELEMENT

Proposal	Priority	Action	Financing
1. Develop special development regulations to replace existing zoning. Reduce permitted density. Revise yard, coverage and F.A.R. requirements. Establish new height limitations. Increase parking regulations. Develop landscaping requirements.	Immediate	Write Planned District legislation. Adopt legislation.	No Capital Outlay. City staff time.
2. Encourage the maintenance of lower income housing through minor rehabilitation of sub-standard housing.	Short range	Examine use of incentives to maintain a reasonable housing price. Identify areas of need for rehabilitation. Disperse information to property owners and residents regarding violations of health, safety and sanitation. Determine most efficient and less costly method of correcting violations.	No Capital Outlay. Cost to be borne by property owners.
3. Develop an Affirmative Action program to inform persons of existing housing choices, and to inform builders and developers of available housing programs.	Short range	Assemble information on available housing. Disperse information to persons of all income levels. Assemble information on available housing programs. Disperse information to potential builders.	No Capital Outlay. City staff time. Printing costs.
4. Study the relationship of assessment practices to development in Ocean Beach.	Mid range	Examine the practices and techniques used in assessing Ocean Beach property. Investigate the use of existing tax programs in order to fulfill community goals. Propose revisions to local assessment practices if warranted. Propose change in tax laws if warranted.	No Capital Outlay. City staff time.

COMMERCIAL ELEMENT

Proposal	Priority	Necessary Action	Financing
1. Reduce the amount of land zoned for commercial uses.	Short range	Write Planned District legislation. Adopt legislation.	No Capital Outlay. City staff time.
2. Maintain existing commercial centers as follows: a. Newport Avenue as the major Ocean Beach activity center. b. Voltaire Street and Point Loma Avenue as neighborhood centers.	Continuing	Monitor situation.	No Capital Outlay.
3. Encourage upgrading of physical appearance, compatibility of new development with existing character, and presence of mixed uses in all three commercial areas.	Continuing	Work with property owners, developers, realtors and business persons. Investigate possible application of special development and design regulations.	No Capital Outlay. City staff time.
4. Create specific development criteria to replace existing zoning regulations. Establish FAR, height limitation and coverage regulations. Limit facade width to 50'. Apply sign regulations. Establish special parking and access requirements. Increase landscaping requirements.	Immediate	Write Planned District legislation. Adopt legislation.	No Capital Outlay. City staff time.

PUBLIC FACILITIES ELEMENT

Proposal	Priority	Action	Financing
<u>Parks and Recreation</u>			
1. Provide safe public access to the beaches and permit only natural trails down the bluffs.	Immediate	Initiate program.	Possible Capital Outlay. City staff time.
2. Establish a sand replenishment program for Ocean Beach Park utilizing excess sand dredged from San Diego River.	Immediate and Ongoing	Initiate and coordinate program with appropriate City departments and U.S. Army Corps of Engineers.	Capital Outlay. City staff time.
3. Maintain tide pools, cliffs and street-end beaches between the pier and Adair Street in a natural state.	Ongoing	Prohibit alteration.	No Capital Outlay.
4. Provide for visual access along the coastline.	Ongoing	Establish view protection regulations.	City staff time.
5. Prohibit bluff-top construction where cliff erosion would result.	Immediate	Classify areas of high erosion potential. Adopt appropriate policies and legislation.	No Capital Outlay. Staff time.
6. Maintain and enhance San Diego River Channel as a natural wildlife sanctuary.	Ongoing & mid-range	Develop City policy and program.	Capital Outlay. City staff time.
7. Maintain programs of beach cleaning and expand as needed.	Ongoing	Initiate program.	Capital Outlay.
8. Improve lifeguard facilities.	Short range	Schedule into CIP.	Capital Outlay.
9. Maintain Ocean Beach pier and its facilities and create a program to stimulate fishing activity.	Ongoing and Short range	Investigate methods for increasing fishing program. Initiate program.	City staff time. Capital Outlay.

Proposal	Priority	Action	Financing
<u>Parks and Recreation (cont'd.)</u>			
10. Construct addition to the Ocean Beach Recreation Center. Design the Center to conserve outdoor space and facilities.	Mid-range	Design studies to be done. Construct addition.	Capital Outlay. City staff time.
11. Dedicate and improve Collier East and Collier West park sites for park use.	Short range	Gain approval of the Park and Recreation Board. Schedule into CIP.	Eventual Capital Outlay. City staff time.
<u>Community Human Services</u>			
Continuation of In-Between and similar public service facilities.	Continuing	Public and private support.	Various revenue sources.
<u>Education</u>			
1. Promote lower student/teacher ratio and provide special education programs in all schools.	Long range	Community residents and School District to work together to develop and support the proposal.	No Capital Outlay.
2. Provide a general school library at Ocean Beach Elementary School.	Mid-range	Responsibility of School District.	
<u>Library</u>			
1. Maintain upgrading and volume addition to the Ocean Beach Public Branch Library.	Continuing	Promote increased funding.	Capital Outlay.
<u>Fire Department</u>			
1. Maintain adequate levels of fire protection and fire prevention programs.	Continuing		Capital Outlay.
Expand fire prevention program to include broader public education and communication.	Short range	Responsibility of fire department and citizens' groups.	City staff time.

Proposal	Priority	Action	Financing
<u>Health</u>			
1. Continued financial support of Beach Area Community Clinic.	Ongoing	Promote funding.	Gov't. revenue.
2. Consider establishing a Free Clinic or Medical Clinic Branch in Ocean Beach.	Mid-range	Study feasibility of proposal.	None.
<u>Police</u>			
1. Continue Police Community Relations section of the City Police Department and maintain police-community relations office in Ocean Beach.	Continuing	Community-City liaison efforts.	None
<u>Public Utilities</u>			
1. Underground utilities.	Mid-range.	Seek scheduling of undergrounding utilities, determine cost and solicit support from property owners.	SDG&E Probable Assessment District.

TRANSPORTATION ELEMENT

Proposal	Priority	Action	Financing
<u>Vehicular Considerations</u>			
1. Restrict parking on Sunset Cliffs Blvd. during peak hours.	Short range	City traffic engineers to initiate program.	City staff time.
2. Consider possible creation of Sunset Cliff-Cable one-way pair.	As need arises	Community initiated action.	Capital Outlay.
3. Expedite existing traffic flow in and around Newport Center & residential area.	Immediate	Use directional signing.	Minor Capital Outlay.
4. Consider possibility of creating pedestrian mall along Newport Avenue between Sunset Cliffs and Bacon when parking needs are provided by other means.	Long range	Property owners initiated action.	Assessment District.
5. Consider removing parking along selected streets. Consider narrowing or eliminating through traffic on certain local residential streets.	Short range	Community initiated action.	Capital Outlay.
<u>Parking</u>			
1. Increase offstreet parking requirements in new residential developments to 2 spaces/unit.	Immediate	To be included in special development regulations for residential land use in Ocean Beach.	City staff time.
2. Require new commercial development to provide 1 space/500 ft. of floor area.	Immediate	To be included in special development regulations for commercial land use in Ocean Beach.	City staff time.
3. Consider standards on off-street parking district for the Newport Center.	Long range	Community initiated action.	Assessment District.

Proposal	Priority	Action	Financing
<u>Parking cont'd.</u>			
4. Develop a parking reservoir at northern entrance to Ocean Beach concurrently with a shuttle service from reservoir to beach.	Mid-range	Determine the demand for parking spaces for recreational use, both short and long range. Determine the cost for various alternatives. Analyze alternative methods of financing. Implement the most feasible solution.	Regional funding. Possible fee for use of facility. City staff time.
<u>Transit Considerations</u>			
1. Improve bus service by reducing travel time and developing more direct links to other parts of the City.	Short range	Reduce numbers of stops.	Minor Capital Outlay by Transit Corp.
2. Institute intra-community transit service.	Mid-range	Develop and implement plan.	Capital Outlay by Transit Corp.
<u>Bikeways</u>			
1. Build bikeways throughout the community.	Short range	Prepare and implement final plans.	Minor Capital Outlay.

COMMUNITY APPEARANCE AND DESIGN ELEMENT

Proposal	Priority	Action	Financing
1. Preserve and enhance views from elevated areas and along the coastline.	Immediate and Continuing	Develop view protection regulations. Adopt.	City staff time.
2. Prepare detailed development standards for residential and commercial areas.	Short range	Prepare criteria and adopt. Distribute manual to all persons seeking to improve property in Ocean Beach.	City staff time. Printing cost.
3. Prepare sign criteria.	Short range	Develop criteria; adopt criteria; distribute to all persons and business using identification signs.	City staff time. Printing cost.
4. Prepare landscaping criteria.	Short range	Distribute to residents and property owners.	City staff time. Printing cost.