

### **Residential – Single Family Zone – RS-4**

The intent of this zone is to allow existing and new single-family residential units, a maximum height of 35 feet. Minimum lot sizes of 2,500 square feet would be permitted. Building heights reflective of existing one- and two-story homes will help to retain Westside neighborhood's historic character.

In addition, building setbacks and the shape and form of new development will reflect existing residential development patterns in the Specific Plan Area. New and existing institutional uses and churches that serve the neighborhood are allowed in this zone, subject to the use and development regulations and design guidelines established in this Specific Plan. Small neighborhood-oriented markets and services are permitted to remain and expand. Existing churches may expand through the Conditional Use Permit process.

### **Mixed Use Commercial – Residential Zone (MCR -1 and MCR -2)**

The Mixed Commercial-Residential Zone is applied to areas generally bordering the Residential Zone to allow for transitions to downtown and commercial areas. Since new multi-family development would not be permitted within the RS-4 zone, the MCR zone provides for the multi-family development either as rental stock or home-ownership condominiums. A mix of residential, commercial, and office uses are allowed within this zone. However, a mix of commercial and residential uses not required within individual buildings and/or projects with the exception of the blocks fronting Civic Center Drive, where commercial uses are required on the ground floor and residential and/or offices are required on the upper floors

This zone is also intended to facilitate a neighborhood retail and service district focused around Civic Center Drive, bordering the east side of Wilson and east of Hoover, north of W. 18<sup>th</sup> Street, and the east of the trolley station. Building heights are limited to three stories along Civic Center Drive and five stories west of Hoover, north and south of West 22<sup>nd</sup> Street. Existing churches within this zone would be permitted to remain. Church expansions would be permitted through the Conditional Use Permit process.

Allowing development in the mixed-use areas to reach slightly higher building heights (up to three stories in MCR-1 and up to five stories in MCR-2) will help to achieve goals for creating new activity centers and retail opportunities for the neighborhood. Ensuring a healthy environment for residents requires prohibiting business activities that depend on large quantities of hazardous materials from locating both in and adjacent to all mixed-use areas and residential areas.

- ***Civic Center Drive:*** The zoning designation for this district is MCR-1. A mixed-use development will create a gateway to the neighborhood, serve as a new activity center for the Westside neighborhood, and tie into the mixed-use environment evolving in downtown. An incremental increase in density in this area will help to support the desired retail along Civic Center Drive. As envisioned, buildings will have retail on the ground floor and residential and/or offices on the upper two floors. A maximum height of three floors would be permitted, including any ground level parking. Existing single-family residential could continue and new single-family residential would be able to be constructed, enlarged, and rebuilt.
- ***Transition Area from Downtown:*** The zoning designation for this district is MCR-1. In the Roosevelt Avenue area north of 18<sup>th</sup> Street and bordering the east side of

Wilson Avenue and Harding Avenue from W. 19<sup>th</sup> Street to W. 12<sup>th</sup> Street, mixed-use development will serve to distinguish the transition between downtown and the Westside neighborhood. Ground-floor retail will be allowed in this area but would not be required. A maximum height of three floors would be permitted, including any ground level parking.

St. Anthony's Church is located within the transition area. Located across from Kimball School, St. Anthony's Church as a long-time historic presence in the community and offers essential after-school activities in addition to other community and religion activities. Manuel Portillo Youth Center, also known as Casa de Salud, is located at 1401 Harding Avenue, at the corner of Harding and W. 14<sup>th</sup> Street. The center offers adult education and parenting programs in addition to activities for the elderly. The National City Adult School provides classes and programs as well.

- ***Transit-Oriented Development:*** The zoning designation for this district is MCR-2. The plan for the Westside neighborhood also includes mixed uses in the southern portion of the neighborhood, near the 24<sup>th</sup> Street Trolley Station. Redevelopment of these underutilized lands – consisting of larger lots relative to areas to the north – will provide opportunities for increased trolley use in addition to accomplishing neighborhood revitalization goals. The intent is to allow but not require the mixture of residential, office, and retail within individual buildings or projects, to provide flexibility for individual project needs. Educational facilities would be permitted within the zone as students would benefit by the proximity to the trolley station, bus routes, and commercial services within Westside and downtown National City. A maximum height of five stories would be permitted, including any ground level parking.

### **Limited Commercial Zone (CL)**

The Limited Commercial Zone is applied along I-5, west of Harding and Wilson to provide retail and office uses. In addition, this zone allows artisan activities (including studios, production space, galleries, and small performance venues). Building heights are limited to three stories. New development in this zone will serve to block the noise and views of the freeway. Existing and new single-family residential uses would be permitted. However, the primary purpose of this zone is to provide for new development, a maximum height of three stories that offers areas for retail, offices, and artist studios. Existing single family residential would be permitted, enlarged, and rebuilt. But new single-family homes, where there are no existing single-family residences, no new single-family residences would be permitted.

### **Civic Institutional (IC)**

The Civic Institutional zone provides areas public and private facilities that serve the community. Community services include those that respond to the needs of the health, safety, education, cultural, and welfare needs of the community. Located along the south side of W. 18<sup>th</sup> Street, adjacent to the north side of the Paradise Creek Educational Park, Kimball School is located within the IC zone. Currently Kimball School offers elementary education to approximately 500 students from pre-school to 6<sup>th</sup> grade. Institutional uses will continue to meet needs for educational and recreational programs and services for residents. Other potential facilities might include meeting and classroom spaces, a health gym or dance studio.

## **Open Space Reserve (OSR)**

Parks and community centers for recreation, environmental and cultural interface, and community interaction are essential to the revitalization of Westside. They are the building blocks of a vibrant community; they engender long-term stability, property maintenance and investment, and health and success for residents.

Paradise Creek Educational Park is adjacent to the south side of Kimball School. The park offers trails, an amphitheatre, picnic area, play structure, and enhanced wetland area. Extending the open space area along the west side of the creek and providing a meandering trail for pedestrians and bicyclists would enhance the open space. Expanding Paradise Creek to the east of Kimball School at the Hoover Avenue would further enhance the open space area providing an area for active recreational uses.