

La Mesa - Land Use and Zoning

Community Visions:

A built out community that includes beautiful, safe affordable housing, involved businesses that support La Mesa with jobs and services; enriching the community making it safer and sustainable.

An International District known for restaurants, import stores and cultural activities providing a world bazaar type destination.

Community Goals:

Goal: A place where people stay, work, live and visit.

- Attractive environment, Clean and trash free
- Safe and convenient transportation (TRANS)
- Create a variety of housing opportunities. (ZONING)
- Develop senior housing. (FAMILY AND COMMUNITY SERVICES)
- Develop co-housing. (FAM AND COMM)
- Vermont to Alcazar buffer to neighborhood by office uses that provide jobs, employment and job training. (ZONING)

Goal: More community activities

- Create places for festivals and music. (CIP)
- Provide a cultural center. (CIP)
- AMC on Central.
- Create cluster of restaurants. (ZONING)
- More community gardens. (CIP)

Goal: More activities for youth and families

- Provide libraries and activities. (CIP)
- Increase green space to meet area density needs. (PARKS)

Goal: Increase neighborhood participation and commitment

- Places for recycling, composting (WASTE MANAGEMENT/WUA)
- Increase membership and participation neighborhood organizations (NA)

Goal: Increase public safety.

- Well lit neighborhood. (CIP)
- Increase patrols on bike and foot. (APD)
- Have “beat” cops who get to know neighborhood issues and neighbors.(APD)

Goal: Create a healthy place for people to live and work.

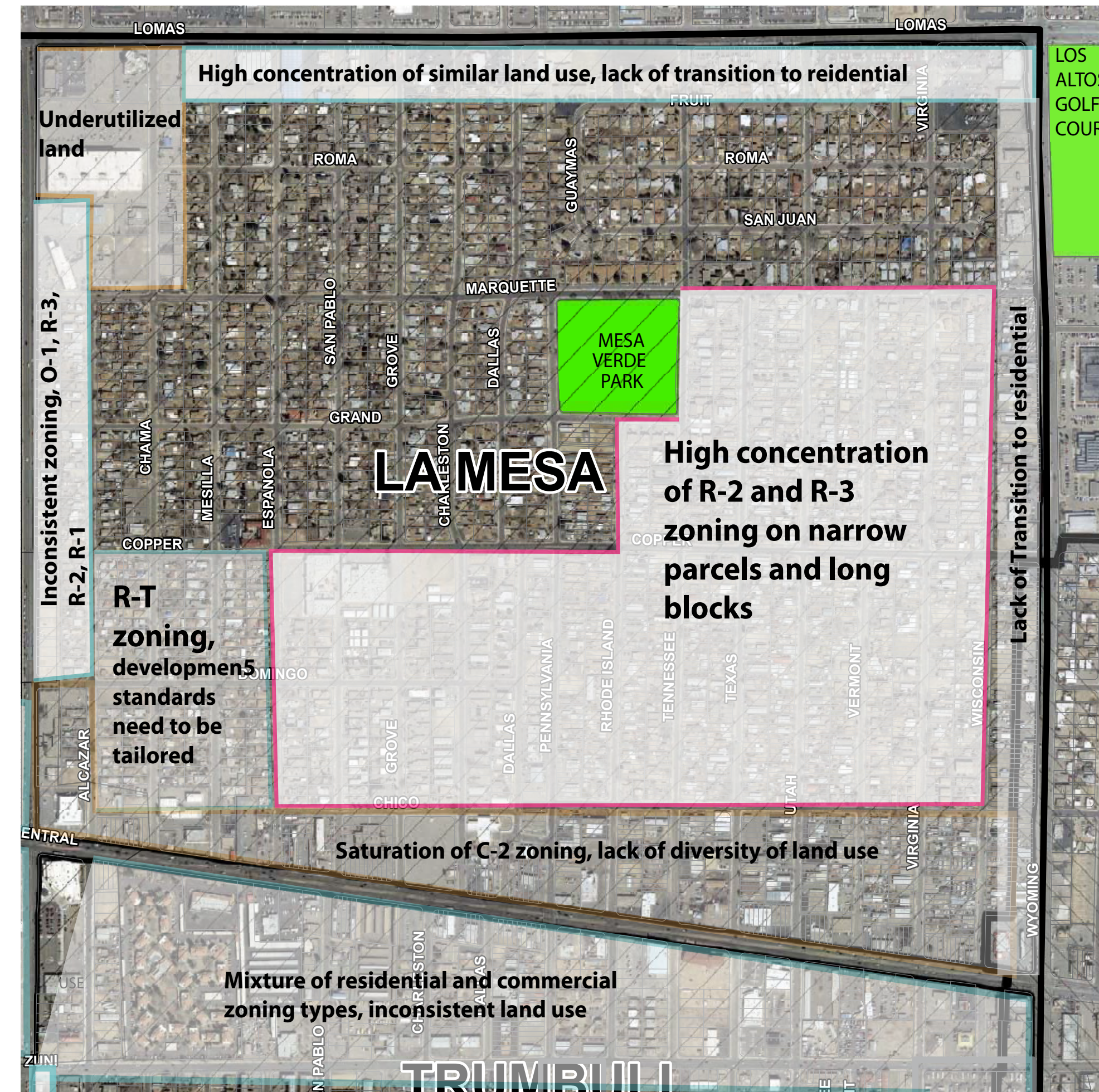
- Create safe bicycle and pedestrian circulation. (TRANS)
- Community has access to basic needs and services by walking. (ZONING)

Goal: Improve impact of existing multi-family housing

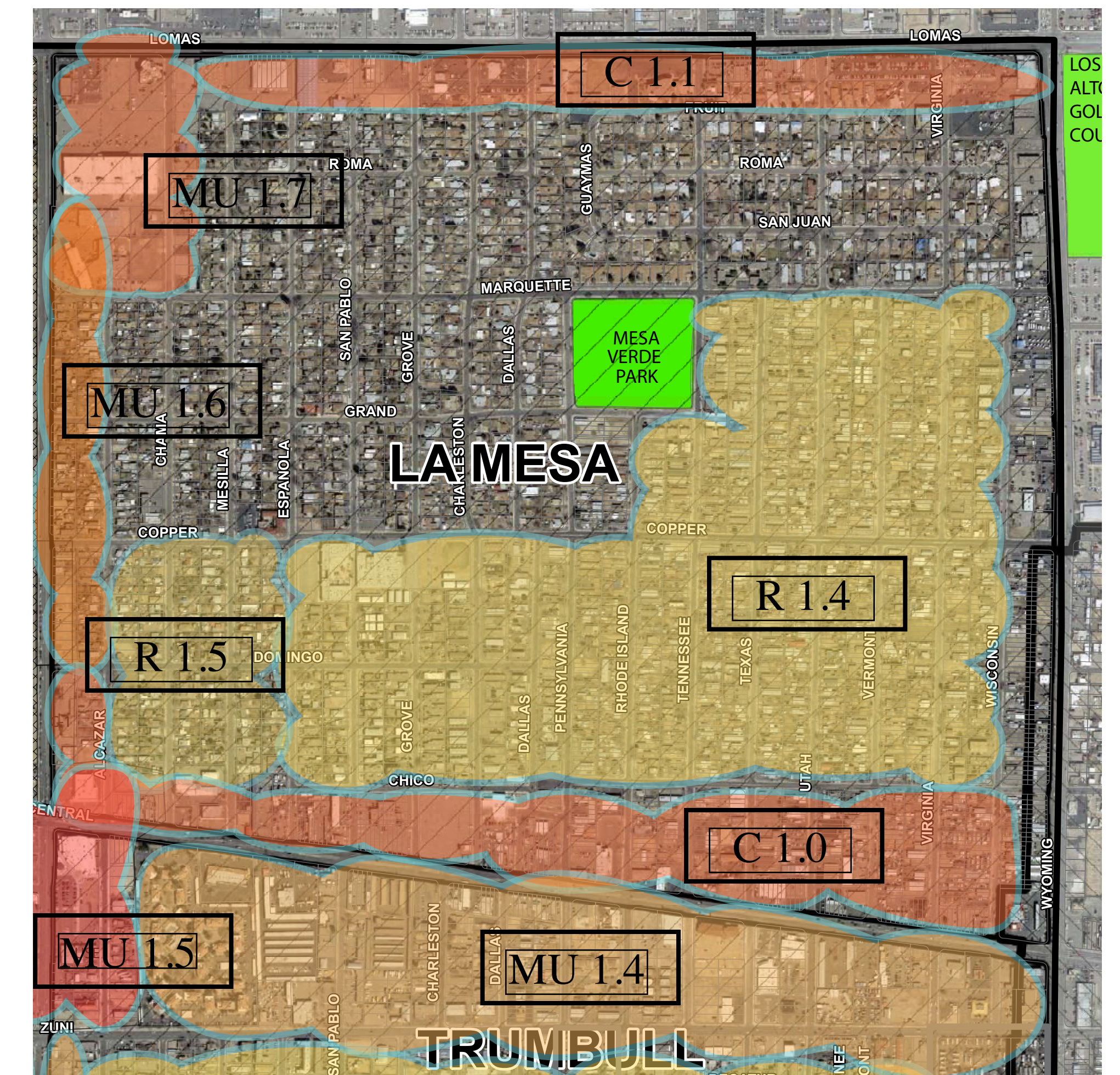
- Require multifamily to come into compliance with current standards. (CODE ENFORCEMENT)
- screen dumpsters. (ZONING)

Goal: Stabilize Central.

- Develop Central as a walkable, pedestrian safe clean and healthy. (ZONING)



Existing Zoning and Land Use Analysis



Proposed zoning and land use strategies for redevelopment

Key - Land Use/Zoning Strategies

R 1.4 Create new tailored zoning for multi-family housing which provides design and landscape guidelines to create neighborhood friendly multi-family housing, recognizes narrow lot conditions and provides development consistency.

R 1.5 Create new tailored zoning for Townhouses which provides design and landscape guidelines that are compatible with adjacent single family neighborhoods.

MU 1.4 Create opportunities through zoning and design guidelines for Mixed Use development which is sensitive to the existing mixed land use pattern of multi-family and heavy commercial uses.

MU 1.5 Create opportunities through zoning and design guidelines for a moderate density mixed use development which complements International Marketplace to the south.

MU 1.6 Create opportunities through zoning and design guidelines for both commercial and multi-family development.

MU 1.7 Area requires further study to determine if mixed use and/or residential will enhance development opportunities.

C 1.0 Create tailored zoning to encourage more diversity in land use.

C 1.1 Create tailored zoning to limit saturation of auto dealerships.