

AREA A

This area is characterized by late 19th century, early 20th century development that follows traditional neighborhood development patterns with a great deal of compatible uses and structures. There is a fair amount of consistency in development scale and proportions that fit the large, estate, "mansion" homes that predominate the area. This area has a large number of historic designated sites and a designated Golden Hill Historic District. The area also has mature landscape, significant views and a continuous slope. Commercial development tends to be corner stores and pockets of development along 25th.

Table ①

PRESERVE/ENCOURAGE
VIEWS - Respect existing
views

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
- Existing Designated Historic District - More than 20 Historic Sites			H H	Potential Conservation Area! Yes! Throughout Zone A
LANDSCAPE ELEMENTS				
- Mature Trees & Variety of Tree Species - Retaining Walls & Fences - Planting Strips along Sidewalks - Hilly, Steep, Continuous Slope - Spectacular Views to Downtown & Eastern Communities	L	M	H H H	Along major corridors if City maintains
STREETSCAPE ELEMENTS				
- Golden Hill Gateway Signs - Historic 'Acorn' Lamps with Banners - Non-Contiguous Sidewalks with Parkways - On-Street Parking & Diagonal Parking - Wide Streets (1 lane of traffic each way) - Street Furnishings along Commercial - Opportunities for Pocket Plazas	L	M M M	H H H	we need more of these to effectively Create a neighborhood feel High lamp banners - ugly, expensive Eliminate large driveways on sidewalks Design & maintenance is critical (historic design preferred)
BUILDING DESIGN ELEMENTS				
- Large Single-Family Homes of similar/ consistent size, scale, height - Front Porches, Stoops & Landscape Yards face Street Fronts - High Level of Ornamentation, Detailing & Materials on Buildings - Variety of Architectural Styles, though Predominantly of Victorian Era 2-story mostly, but higher floor-to-floor heights than other neighborhoods		M M M	H H H	Design needs to be consistent w/ neighborhood BUT PRESERVE VIEWS
SITE DEVELOPMENT PATTERNS				
- Houses are raised above street - Garden/ Retaining walls at property lines - Commercial, Institutional & Multi-Family on Street / Block Corners - Multi-Family tends to be at zero lot-line - Few Garages Face Street - Narrow Driveways - Small/ Medium size lots with larger corner lots - Combination of "Strip Commercial" with parking in the front & Corner Stores	X	X X	X X X	Parking in front is detrimental to the pedestrian feel
PUBLIC ART				
- Chime Rail at 25th Street Bridge - Fire Station 11 Sculpture	X X			I want the 25th street bridge to have green element much like the bridges in city heights over University and El Cajon Blvd Very bad public art
OTHER				

AREA B

Table 1

This area is characterized by mid to late 20th century development of the "Post-War" period, containing a majority of the more contemporary, larger-scaled apartment complexes in the community. Buildings tend to be inward-focused and auto-oriented, with many parking spaces, garages and driveways on the street front. Development is eclectic and diverse, with a mix of apartments, bungalow courts, granny flats and single-family residences. The landscape also tends to be eclectic and sporadic.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
- No identified historic district - Fewer than 10 Historic Sites		M		Consider for Conservation district. Preserve single family homes 'as is'
LANDSCAPE ELEMENTS		M		No more large apartment complexes
- Sporadic & Eclectic - Overgrown in some areas - Plenty of fences and gates - Hilly, with many variations in slope				Enhance landscape elements to improve aesthetics, shade to trees Discourage inward-focused design
STREETSCAPE ELEMENTS				- people don't interact when in locked communities
- Historic "Acorn" lamps with banners along Broadway and 30th - Narrow sidewalks with eclectic landscape treatments		M	H	Sidewalks should be consistent w/ greater neighborhood
BUILDING DESIGN ELEMENTS				
- Predominantly multi-family of the mid to late 20th century - Gated buildings with internal garages - Little ornamentation in building design - Eclectic combination of apartment complexes with bungalow courts, granny flats and single-family residences	L			- Disagree - there is a large # of single family homes interspersed throughout
	L			- Gated communities discourage broader community interaction
	L			- Encourage design affinity w/ broader neighborhood
		M		
SITE DEVELOPMENT PATTERNS				
- Development occurs internal to the block, with dwellings tucked in the back of the lot and along alleys - Parking in the front yard is common - No consistent street orientation - Many driveways and curb cuts	L			Do not encourage parking in front yard of homes or condos
	L			
	L			
	L			
PUBLIC ART				
Einstein Angle of Repose Einstein mural			H	Continue to encourage garden!
			H	Preserve the mural!
OTHER				
Industrial sites in Zone D	L			These sites encourage heavy truck traffic along residential, family oriented streets - eliminate or limit expansion.
28th St @ 94			H	Entry gateway & landscaping needed.

- Include in Conservation zone
- Reduce number of multiple family units.
- Increase amount of parking required for multifamily units because street parking is already too crowded.

AREA C

Table 1

This area includes the South Park neighborhood and is characteristic of early 20th century streetcar development, with a traditional neighborhood design that includes compact blocks, small-scale, single-family homes with consistent street orientation, front porches, stoops and detached garages. Many streets have continuous rows of street trees and landscape treatments along pedestrian-oriented sidewalks. Commercial development in this area is primarily storefront, "Main Street" type commercial. Several historic designated sites exist in this area. While craftsman styles are highly identifiable, Prairie, Mission Revival and Spanish Eclectic architectural styles also exist. The topography of this area is relatively flat compared to other areas in the community, making it highly walkable and bike friendly.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
- Potential Historic District / Conservation Area - More than 30 Historic Sites			H H	
LANDSCAPE ELEMENTS				
- Continuous street trees - Consistent front yard setbacks - Fences, hedges, garden walls, gates - Palm trees throughout - Relatively flat and walkable - Some buildings are raised above the street with retaining walls along the sidewalk edge - Variety of rich plants on the street	L L L		H H H H	
STREETSCAPE ELEMENTS				
- Sidewalk cafes, street furniture and amenities along commercial storefronts - Bike racks and benches - Special pavers and sidewalk treatments - Narrow Streets with parking on each side - Good street connectivity - Variety of plant material & stone	L		H H H H	I think one way on 30 th and one way on only one way on Fern would help Ped and bried safety
BUILDING DESIGN ELEMENTS				
- Storefront, "Main Street" commercial - Buildings are oriented to the street & pedestrians - Garages are detached and/ or tucked in rear of lot - Small-Scale single-family homes predominate with some granny flats and accessory structures - Front porches & stoops - Consistent size, scale and bulk of buildings - Use of siding, rock, shingle & wood trellis		M M	H H H H H H	Overall we want to keep the fabric of housing stock - so smaller details such as material is case by case - overall we want houses to retain their historic character
SITE DEVELOPMENT PATTERNS				
- Small blocks and lots - Consistent setbacks - Detached garages - Mostly single-family land uses	L		H H H	
PUBLIC ART				
- Artistically designed street furniture (benches, trash cans, bike racks) - Unique signs characteristic of era - Murals on sides of buildings			H H H	
OTHER				
I like the idea of a Commercial Conservation Area from 29th + Beech up to 30th + Juniper (South Park Walkabout area) Keep varied small businesses accessible on foot near rural feel of canyons, golf course, parks				"South Park" - as most defined by area A is a shining example of success in preservation and support of community Connect by trail to rest of Balboa Park

AREA D

Table (N)

This area is characterized by development that is adapted to steep slopes and canyons, with mostly small-scale, single-family homes that are oriented to the street and modest in detailing and materials. There is no distinguishable style that dominates the area, although a few expressive and unique houses are scattered throughout. Many landscape elements are used, most notably, the use of rock material around the base of buildings, garden walls and sidewalks. Streets are the narrowest in the community, with some winding streets and interesting dead-ends along the canyons. Landscape planting is lush and wraps in and around blocks and streets.

CHARACTER DEFINING ATTRIBUTES	PRIORITY FOR CONSERVATION			NOTES
	LOW	MED	HIGH	
HISTORIC DESIGNATION				
- No identified historic districts - Fewer than 5 Historic Sites	✓ ✓			Burlingame?
LANDSCAPE ELEMENTS				
- Canyons are the key defining element - Sporadic and eclectic landscape - Lush planting that wraps around blocks and streets - Steep slopes and views to bay and eastern neighborhoods - Site walls, garden walls, retaining walls - Private driveways - Fences, gates, stone walls, hedges - Some mature trees interspersed with shrubs - Use of rock material/ stone		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓		PRESERVE VIEW CORRIDORS TO OCEAN, BAY, EAST + CANYONS. RURAL FEEL PRESERVE CANYONS + RIMS - LIMIT HILLSIDE DEVELOPMENT ON CANYONS + ELIMINATE DESTRUCTION OF SENSITIVE HABITAT (DON'T ALLOW construction on undeveloped land bordering open space) Keep paper streets paper No bridge over canyon Preserve trees + vegetation + wildlife habitat
STREETSCAPE ELEMENTS				
- Lack sidewalks in some areas around canyons - Non-contiguous sidewalks with planting strips - Narrow, winding streets with parallel parking on each side - Overhead power lines - Interesting dead-ends at canyons - Several bridges over canyons	✓ ✓ ✓ ✓ ✓ ✓			Prohibit development around canyons + hillsides Nice to have trees along streets Many streets are not narrow OK to stay if otherwise it means tearing up canyons or trees Terrible idea - do not destroy canyon habitat/open space 32nd Street Sensitive bio - See Fish & Game 2831
BUILDING DESIGN ELEMENTS				
- Small-lot, small scale single-family homes - Bungalow type houses with modest design details and materials - Little if any commercial uses - Residential "bedroom community" feel - Buildings are raised above and below the street, in response to steep slopes - Most houses face the street with front lawns - Garages are tucked behind - Front porches, stoops (simple, not ornate)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓		This is a pleasant, middle class residential neighborhood. Potential Conservation Area, Ensure public transportation availability (Eg, #2 Bus)
SITE DEVELOPMENT PATTERNS				
- Rural feel? - Constrained/ formed by the canyons and slope - A few large scale developments (school, industrial, etc.) - Small lots		✓ ✓ ✓ ✓		Preserve "small town" feel Eliminate industrial - should be residential
PUBLIC ART				
None immediately recognizable				UC Prof/Architect Award Winner Mike Davis' house (used as photo example of "loud" on Community Character Map)
OTHER				
Potential Conservation Area (view corridors, canyons, single family homes, rural feel) Eliminate industrial sites with heavy trucks near school				No trashy apartment complexes Keep single family residential homes Preserve views + canyons - any new development must respect neighbors' views Do not allow development of canyon hillsides on previously untouched land

Require new development to respect others' existing views.