

GREATER GOLDEN HILL PLANNING COMMITTEE

April 08, 2015

6:30 PM

Balboa Park Golf Course Clubhouse, 2600 Golf Course Drive

www.sandiego.gov/planning/community/cpg

Please see agenda on website listed above for any attached information

Call to Order **6:30

Additions and/or Deletions to Agenda

Approval of Minutes

Governmental Reports

Community Police Officer – Kevin Vasquez {619.674.7268 or kvasquez@pd.sandiego.gov} (Tabled until May)

39th Senate District – Joyce Temporal {619.645.3133 or joyce.temporal@sen.ca.gov} (Tabled until May)

53rd Congressional District – Lee Steuer {619.280.5353 or lee.Steuer@mail.house.gov} (Tabled until May)

Council District 3 – Molly Chase {619.236.6633 or mchase@sandiego.gov}

City Planner – Bernard Turgeon {619.533.6575 or bturgeon@sandiego.gov}

Chair, Vice Chair, and CPC Report(s)

Non Agenda Public Comment

Consent Agenda

- **Community Plan Up-date Draft, Historic Preservation Element, David Swarens** Historic Sub-Committee Chair (Information Attached)

Action Items

- **Annual Election of Officers**
- **Air B&B's**, Committee Recommendations
- **Protect San Diego Neighborhood's**, Jeff Powers (Information Attached)
- **Election Bylaw Amendments**, Cheryl Brierton (Information Attached)

Information Items

Sub-Committee Updates

Historic* – David Swarens {loscalifornios@aol.com}

Adjournment

*If you are interested in attending the Historic meeting please email the appropriate committee to confirm meeting and agenda.

**All times are estimated – Action Items may also be taken before Information Items.

The City of San Diego distributes agendas via email and can also provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please contact the City at 619.236.6479 or sdplanninggroups@sandiego.gov

Historic Preservation Element Edits by the Greater Golden Hill Planning Committee

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10.1 Prehistoric and Historic Context

The Golden Hill Community Plan Area is one of the older areas of the City, characterized by its hilly topography and strict street grid. The community has been developed since the ~~1920's~~ late 1860's into residential neighborhoods with commercial use areas along the major thoroughfares in the area, interspersed with relatively undeveloped steep canyons to the southwest and southeast into Las Choyas Valley and Los Chollas Creek. These canyons are wildlife corridors and, prehistorically, they were probably travel routes in to the valley areas as they are today.

The community is primarily developed with one- and two-story single-family residences dating from the ~~turn of the last century~~ last quarter of the 19th century through the 1920s,

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Socially, Golden Hill continued to appeal primarily to the wealthy and prominent. However, Golden Hill was not exclusively the domain of the civic elite, and appealed to middle class merchants and professionals as well. Indeed, wealth and social status were concentrated atop the crest of the hill, but the middle class ~~men~~ constructed more modest Victorian homes along the Planning Area's western slope.

Around 1906, the Bartlett Estate Co., developers of the South Park Addition, with a group of Golden Hill residents, spearheaded an effort to beautify the southeastern corner of the undeveloped City Park, near the intersection of ~~23rd~~ 25th and "A" Streets. For many years this area, which was later christened Golden Hill Park, was lauded as the city's greenest and best maintained public space, replete with grass and trees, a fountain, pathways, tennis courts and other enhancements.

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Streetcar Development: 1905-1930

Development in the northeastern section of Golden Hill can be traced to 1870, when real estate speculators purchased a large parcel of land east of City Park (Balboa Park) and filed a subdivision map for the South Park Addition. In 1905, the rural community of South Park began to evolve into a developed residential district when the Bartlett Estate Company, which had acquired the South Park Addition, began to actively improve and sell parcels within the subdivision. Common to the era, development in the northeastern section of the Planning Area went hand in hand with the provision of mechanized transportation. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar – the South Park and East Side Railway – which ~~began near~~ soon

extended to the intersection of 30th and Juniper Streets in South Park, and by 1907 ended at the intersection of 4th and “D” (Broadway) streets, at the core of Downtown. linked the community to the core of downtown, from the intersection of 4th and “D” (Broadway) streets. Susan fact checking

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The completion of the streetcar line touched off a period of residential development within the northeastern section of the Planning Area, as the quasi-rural community was better connected with the City’s established districts. Early development in South Park consisted almost exclusively of single-family residences. These homes were designed at the height of the Arts and Crafts movement and, as such, many embodied characteristics of Craftsman architecture, though others were designed later in the Spanish Colonial Revival style.

The northeastern section of Golden Hill experienced a period of intensive growth shortly after ground was broken in 1911 for the Panama California Exposition, given the area’s proximity to Balboa Park and the Exposition ground. This period of rapid growth intensified in 1912, when John Spreckels acquired the South Park and East Side Railway and extended the line several blocks miles north, to University Avenue.

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Whereas central Golden Hill was markedly redeveloped during and after World War II, the northeast section of the community experienced comparatively little physical change during that time. By the late 1940s, San Diego’s electric streetcars had been decommissioned and their tracks removed covered.

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The availability of affordable apartments, in conjunction with the exodus of the middle and upper class homeowners to the suburbs, meant that the once-exclusive community attracted an increasing number of working class residents, the majority of whom rented, rather than owned, their homes.

As homeownership in Golden Hill steadily increased through the 1980s, there emerged a growing consciousness among residents to eradicate blight, reduce density, and restore the community’s historic character.

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Small wood homes along the western boundary may still exist; however, none have been they have yet to be documented. Portions of these homes may have been incorporated into a larger home built in the late 19th or early 20th century. Any extant property from the period 1769-1885 may be significant under this theme for its association with the early history of Golden Hill.

- Streetcar Development (1905-1930): As the streetcar line expanded throughout Golden Hill, residential development flourished. There was a shift from large, stately homes to modest bungalows, particularly in South Park. In addition, there was a shift in architectural styles as the Victorian era styles fell out of favor and contemporary and period revival styles became popular. (“Victorian” is not a style, and bungalows, prairie, etc. are not “period revival” styles.)

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Comment: District contributors should also be included on this mapping (fig 10.2)

Page 18,19, 20

Comment: please include survey date and/or other identifying information (Table 10.2)

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In addition to potentially individually significant resources, ~~the survey identifies one potential historic district~~ a potential South Park Residential Historic District was identified in the *1996 Historical Greater Mid-City San Diego Preservation Strategy*; however, this district was not brought forward for designation at that time. ~~The present Golden Hill Survey found that the entirety of the area identified in 1996 does not retain sufficient integrity to merit designation, and identified a smaller area as a potential historic district.~~ Eligible under San Diego criterion “A”, “B” and “C”, the potential South Park Historic District is an intact grouping of single family residences ~~homes and shops developed~~ adjacent to Balboa Park and the streetcar network. This potential district is composed of approximately 109 two-story residences ~~homes~~ designed mostly in the Craftsman, Bungalow, Prairie, Spanish Colonial Revival and Mediterranean Revival styles, along with associated commercial sites. It has a period of significance of 1910 1906 through the 1920s, and is significant under the theme of “Streetcar Development: 1905-1930.”

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Figure 10.3

Comment: delete map figure 10.3 as not relevant to plan policy and action proposals.

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During the public outreach process, a new historic district to the immediate west of the existing Golden Hill Historic District was identified, Culverwell & Taggart’s Addition, which presently contains 19 individually designated historic resources. In addition, members of the Golden Hill Community ~~contended and staff ultimately agreed~~ recommended, and City staff agreed, that the boundary for the potential South Park Historic District should be that identified in the *1996 Historical Greater Mid-City San Diego Preservation Strategy*.

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Table 10.5

South Park Historic District (larger boundary)	Bounded roughly by Elm Street to the north, 31 st Street to the east, A Street to the south, and 28 th Street to the west.	Approx 400 Parcels	1906-c.1935	Streetcar Development: 1905-1930	A, B, C
	(See the Figure 10.5 below and the Historic Survey Report for a more detailed boundary description.)			An Era of Transitions: 1930-1990	

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10.2-1

Provide interim protection of all potential historic districts identified in the adopted Golden Hill Historic Resources Survey (including those identified by the community and included in Appendix G of the Survey Report) until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.

Comment: City should adopt some interim protection (such as it did with the emergency ordinance as used prior to adoption of the Southeastern Community Plan update and PDO, and Sherman Heights Historic District) until the GGHCP update, along with the CPIOZ, is adopted. And the City should facilitate the Historic District nominations to keep these time frames to a minimum.

Add: Explore reconstruction of the documented historic gateways erected by the Bartlett Estate Co. (at 28th and Ash?) and other original locations. These stone pillars topped with lighting are associated with the early development of South Park and their return would enhance the historic identity of that community.

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10.3-3

Outreach to the local businesses and other organizations operating within the **Greater** Golden Hill Historic District and various ~~individually significant designated and potential resources~~ to provide information on the benefits and responsibilities of historic resource stewardship.

Draft resolution for Community Planning Boards

WHEREAS, San Diego City Council Policy 600-24 establishes the important role of community plans and community planning boards in the City of San Diego's planning and land use review process; and

WHEREAS, the City Council of the City of San Diego ignored the significant impacts to the Carmel Valley Community Plan by approving a project (One Paseo) approximately three times larger than previously permitted by that plan; and

WHEREAS, the San Diego City Council also ignored objections from all four community planning boards directly impacted by One Paseo; and

WHEREAS, the San Diego City Council created a new zone designation based on CC-5-5, which permits high density development with heavy commercial uses and limited industrial and residential uses, and building heights over 100 feet in a locally oriented community center; and

WHEREAS, the precedent of this new zone designation can be applied to any community planning area in the city; and

BE IT RESOLVED, the Golden Hill Planning Committee hereby expresses concern that the City Council's approval of One Paseo threatens the integrity of the City of San Diego's entire community planning process, its community plans and its community planning boards; and

BE IT FURTHER RESOLVED, the Golden Hill Planning Committee urges the San Diego City Council to reconsider approval of One Paseo in light of the potential precedent-setting impact of this approval.

Approved April 8, 2015