

Greater Golden Hill CPUAC

Meeting #8; September 14, 2010

Golden Hill Golf Course Clubhouse

I. Welcome and Call to Order

Meeting convened at 6:45, 8 members present.

CPUAC members, City staff (Bernie Turgeon- CPCI, Dan Joyce – Development Services Dept.) and the City’s consultants (MW Steele Group – Mark Steele, Diego Velasco) introduced themselves.

II. Announcements & Public Comment

Bernie Turgeon noted that the first charrette meeting for one of the three concurrent community plan updates has occurred – Uptown, Saturday Sept. 11th.

III. Overview of Zoning Regulations in the Community

Dan Joyce introduced himself as the staff assigned to the community plan update implementation program and responded to a series of zoning questions and concerns:

Garages in rear yards:

A concern was raised that garages in the RS-1-7 zone (5,000 s.f single dwelling unit zone) needed to comply with the 15-foot rear yard setback.

Clarified that Section 131.0461(a)(12) allows for:

- Garages on lots less than 10,000 s.f. may encroach into the rear and side yard setbacks provided that the area within the required setback is no great than 525 square feet,
- The area that encroaches must not exceed 15 feet in height,
- No portion of the building within the setback may exceed 30 feet in length.

Companion Units (see Section 141.0302 for specifics):

An update to the existing citywide companion unit regulations is underway.

Current regulations

- Addresses location criteria of entrances to companion units
- Requires a minimum of 1 parking space and at least 1 space per bedroom
- The design must be integrated into the overall structure
- The parcel must be twice the minimum lot size of the base zone

Proposed regulations

- Would remove the requirement for twice the minimum lot size required by the base zone.

Discussion of Issues

- Existing companion units
 - Existing legally constructed companion units (regardless of when they were constructed) are considered previously conforming and as such the use is legal

regardless of whether or not they comply with the current companion unit regulations.

- Determining whether or not existing companion units are legal would be a very large undertaking. Building permits dates would be needed for each unit and then those would need to be compared to the regulations in effect at the time of construction. It is likely that a number were constructed prior to adoption of regulations for companion units.
- Parking
 - Concern that parking requirement would prevent development of new companion units especially since the community has very limited number of alleys where parking could be provided.
 - The existing regulations are City-wide and it is unlikely that any reduction to the parking requirement would be approved. Parking is a sensitive issue in most single-family neighborhoods.
 - Concern was also voiced that a reduction in the parking requirement would impact specific areas of the community that have been developed with multi-family and limited parking.
 - The discussion expanded to include the idea of conservations overlays in Greater Golden Hill and how parking for companion units might be addressed through that mechanism.
 - The idea of conservation overlay, CPIOZ and other general methods was briefly discussed and how it could be possible to craft a mechanism/overlay to identify where a reduced parking requirement for companion units could be acceptable in neighborhoods where on-street parking is not impacted.

Conservation of Neighborhood Character

Need to develop zoning tools to address conservation of neighborhood character.

Conservation areas should be part of a workshop or the charrette. Boundaries need to be identified. Review example of Santa Barbara's El Pueblo Viejo's District Guidelines:

<http://www.santabarbaraca.gov/Resident/Home/Guidelines/>

IV. Candidate Community Plan Guiding Principles

Discussion on Community Planning Objectives

1. *Maintain the overall residential capacity of the existing Community Plan and focus high quality and compatible development in select areas of the community (land use element)*

Provide guidelines for improving existing historic structures; how to make new development compatible with historic character rather than copying styles.

Acknowledge infill characteristic.

2. *Maintain a diversity of housing opportunities in Greater Golden Hill (land use element)*

Diversity is dependent on economics of neighborhood. Plan needs to have more graphics, illustrations and less text.

3. *Support the economic prosperity of Greater Golden Hill by supporting healthy commercial and business districts with an emphasis on small-scale, sustainable community serving business.* (economic prosperity element)

We should identify the informal, ad hoc activities already happening in the community. Caution towards use of previous ‘stability/transition’ maps for business districts due to under-representation.

4. *Maintain and enhance the unique character of Greater Golden Hill through urban design and streetscape guidelines and tailored implementation methods* (urban design element)

Canyons are also an important element as well as Balboa Park. What purposes do canyons serve: habitat restoration or plain open space; protected or passive/active? Balboa Park is an important element.

5. *Secure and maintain the unique historic character of Golden Hill through preservation and conservation of identified structures and districts* (historic preservation element)

What is the appropriate scale of recreation facilities in the community? How do new proposed facilities fit-in to existing fine-grain fabric of the community? How do we make better use of existing facilities – joint use?

6. *Consider community mobility comprehensively including elements such as green streets, complete streets, bicycle and pedestrian routes and community-wide linkages* (mobility element)

Broadway can handle density, but some areas cannot, identify the “pockets” where conflicts might exist.

7. *Support a comprehensive and interconnected network of recreation in Greater Golden Hill that links existing and new facilities with streets and open spaces in and around the community* (recreation element)

Like the “small town feel”, self-sustaining community – this could be the vision. Facilities need to fit-in to the community – rephrase. Acknowledge environmental protection rather than just recreation.

Due to time constraints, the following three objectives were not discussed individually, although there was general agreement on their suitability.

8. *Preserve and enhance the canyons and other natural open space features*
(recreation & conservation element)
9. *Locate opportunities for additional community facilities and gathering places*
(public facilities, services & safety element)
10. *Address ambient noise and environmental impacts, such as SR-94, through planning and design control.* (noise element)

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