



THE CITY OF SAN DIEGO

Greater Golden Hill Community Plan Update Advisory Committee (CPUAC)

Meeting #7 Agenda

Tuesday, August 24, 2010

6:30 – 8:30 p.m.

Golden Hill Recreation Center Conference Room #1
2600 Golf Course Drive

Agenda

- 6:30 p.m. Welcome
- 6:35 p.m.* Announcements & Public Comment
(Non-agenda items – 2 minute limit – not subject to debate – future agenda requests)
- 6:45 p.m. Community Plan Elements – Discussion of how the 1988 Golden Hill Community Plan Elements could correspond with the elements of the 2008 General Plan (overview by Bernie Turgeon, City Planning)
- 7:15 p.m. Community Plan Update Workshop/Charrette – Discussion of proposed schedule and content for tentative dates (overview by Bernie Turgeon, City Planning)
- 8:00 pm. Candidate Community Plan Guiding Principles – Discussion of the overall vision and priorities of the new community plan (presentation by Mark Steele and Diego Velasco, MW Steel Group).
- 8:30 p.m. Adjournment

* Times are estimates.

Meeting Location: Golden Hill Recreation Center



City of San Diego 1988 Golden Hill Community Plan and 2008 General Plan

Suggested Relationship between Elements

Golden Hill Community Plan Element	General Plan Element
Residential	Land Use
Planned District	
Commercial (distribution of land uses)	
Commercial (kinds of businesses)	Economic Prosperity
Urban Design	Urban Design
Historical / Architectural Preservation	Historic Preservation Urban Design
Transportation	Mobility
Parks and Recreation	Recreation
Open Space	Conservation
Environmental Quality and Conservation	
Community Facilities	Public Facilities, Services and Safety
Social Service	
None	Noise Element

Golden Hill Community Plan Update Community Workshop/Charrette Schedule

Day 1 (Saturday, October 9, 8:30 a.m. – 2:00 p.m.)

Recap & review of input to date and discussion of most important topics

Day 2 (Weekday Evening TBD)

Focused discussion on one or two topics

Day 3 (Saturday, October 23rd or November 6th 9:00 a.m. – 1:00 p.m.)

Presentation of results & design concepts, wrap-up discussion

Draft Content:

- Informal review of existing conditions (displays w/ Q & A)
- Recap of CPU process and community input to date
- Candidate Guiding Principles & challenges to meeting these principles
- Focused Community Plan Element discussion
- Focused Mobility Discussion
- Focused Park and Recreation Discussion
- Focused Historic Resources discussion
- Urban Design Ideas
 - Land Use: community centers / potential village areas
 - Parks & Recreation: pocket parks / plazas
 - Mobility: complete streets/green streets
 - Conservation: Attributes that define neighborhood character

PLAN SUMMARY

The Golden Hill Community Plan identifies the issues and goals of the community with respect to land use, urban design, public facilities, socio-economic conditions and environmental constraints. Issues have been identified based on an examination of existing conditions and as the result of meetings and workshops with community residents within Golden Hill. Objectives and recommendations have been developed to respond to these issues. Finally, an implementation section identifies specific actions that are necessary to implement the recommendations of the plan.

The Land Use Plan as illustrated in Figure 5 is a visual representation of the major land use proposals set forth in the following plan elements. The map by itself, however, does not constitute the Golden Hill Community Plan. The text of this document is equally necessary to interpret the intent of the community and the City of San Diego with respect to this area.

The plan map and text are the guide for future development in Golden Hill. Single-family and low-density residential land uses will continue to occupy a large area in Golden Hill. Multi-family residential development will be concentrated along the Broadway corridor, other thoroughfares, and in adjacent neighborhoods already experiencing density increases. Hillside and open space areas will be preserved by limiting development. Revitalization of the commercial centers will provide concentration of a wide range and variety of commercial services for residents in Golden Hill.

Provisions to ensure that new development is compatible with the scale, character and typical lot pattern are addressed in the plan recommendations. Other recommendations include transportation improvements, improving recreational facilities, commercial revitalization and urban design guidelines.

ISSUES FACING THE COMMUNITY

In the initial phase of the development of this plan, the Greater Golden Hill Community Planning Committee identified the following issues as the most important concerns to be addressed in the community plan:

- Achieving conformance between zoning and community plan land use designations.
- Preservation of community scale, character/ historical and architectural resources.
- Preservation of single-family and low-density neighborhoods.
- Clustering of high density residential development along transit corridors.
- Revitalization of commercial areas.
- Preservation of open space.
- Elimination of land use conflicts.

OVERALL COMMUNITY GOALS

The following have been established as overall goals for the Golden Hill Community Plan. More specific objectives are found within the individual plan elements.

1. To preserve and enhance the quality of housing opportunities for all income levels and to maintain the distinctive architectural character and scale of the area.
2. To maintain the heritage of Golden Hill by preserving historically and architecturally significant structures.
3. Retain the character of residential neighborhoods.
4. To ensure that new development is in character and scale with the community.
5. To maintain and revitalize the existing retail commercial areas.
6. To preserve existing open space areas.
7. To improve the overall appearance of the area by adopting urban design standards for compatible housing design, streetscape improvements and commercial revitalization.

SUMMARY OF RECOMMENDATIONS

This community plan includes a number of recommendations to achieve the stated goals and objectives. Listed below is a summary of the major recommendations.

1. Preservation of single-family and low density areas.
Single-family and low density areas presently zoned for low-medium and medium densities are recommended to be decreased to preserve the stable, well-maintained and predominantly single-family neighborhoods in Golden Hill.
2. Cluster high density residential development along and adjacent to the Broadway corridor.
High intensity residential development is recommended along the Broadway corridor and in adjacent areas already experiencing density increases. Higher density is appropriate along transit corridors because it permits greater numbers of residents to live near routes which provide direct access from their community to other communities, thus reducing through traffic on local neighborhood streets.
3. Urban design. Discretionary review of most multi-family development is recommended to ensure that larger scale residential development is compatible with the scale, character and typical lot pattern of older development in Golden Hill.
4. Historical site survey. The full extent of the historically and architecturally significant structures outside of the historic subarea of the planned district is unknown. To preserve these resources a comprehensive historical site survey is recommended to identify structures that are historically and architecturally significant and worthy of preservation.

5. Elimination of industrial area. Replacement of the existing industrial land use designation to medium density residential development is recommended. Although several industrial uses operate in the area, the area is not suitable for industrial use because of the steep grade and poor access from C Street to Delevan Street. Additionally, traffic from the industrial area has a significant impact on the adjacent residential neighborhoods.
6. Commercial revitalization programs. The City of San Diego has initiated two revitalization programs in Golden Hill. The purpose of the revitalization programs is to act as a catalyst for other improvements within the business districts to stimulate economic revitalization. The programs concentrate on physical improvements to the public right-of-way which include undergrounding of overhead utilities, in addition to curb, sidewalk, landscaping and street lighting improvements.
7. Preservation of open space. Canyon and hillside areas designated as open space and also within the Hillside Review (HR) Overlay Zone are recommended to be rezoned to RI-40000 to preserve their natural character. This affects the 32nd and 34th Street Canyon areas which are currently zoned RI-10000, RI-5000, R-3000 and R-1500.
8. Location of residential care facilities. Golden Hill has an over-concentration of residential care facilities. To stop this trend from continuing, conditional use permits for residential care facilities must require that there is a minimum of 600 feet between such facilities.
9. Updating the Golden Hill Planned District Ordinance. To ensure consistency with the goals, objectives and recommendations of this community plan.
10. Do not grant Conditional Use Permits for the non-residential use of historic structures in areas designated for low density residential use. Golden Hill has a number of homes in the low density, single-family neighborhoods that are of significant historic value, and their preservation is a primary goal, as is the maintenance of their residential character, therefore, non-residential use should not be permitted in designated historic structures in the low density neighborhoods.

Golden Hill Community Plan Update

Key Topic Areas

- 1. location of new development*
- 2. diversity of housing opportunities*
- 3. economic prosperity*
- 4. urban design and streetscape guidelines and tailored implementation methods*
- 5. historic character*
- 6. green streets, complete streets, bicycle and pedestrian routes and community-wide linkages.*
- 7. recreation*
- 8. canyons and other natural open space features*
- 9. community facilities and gathering places*
- 10. ambient noise and environmental impacts*

General Plan Guiding Principles

- 1. An open space network formed by parks, canyons, river valleys, habitats, beaches, and oceans;**
- 2. Diverse residential communities formed by the open space network;**
- 3. Compact and walkable mixed-use villages of different scales within communities;**
- 4. Employment centers for a strong economy;**
- 5. An integrated regional transportation network of transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;**
- 6. High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;**
- 7. Historic districts and sites that respect our heritage;**
- 8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;**
- 9. A clean and sustainable environment; and**
- 10. A high aesthetic standard.**