

**Greater Golden Hill Community Plan Update**  
 Advisory Committee Meetings 1 thru 5  
**Community Issues Matrix (Jan 2011 Draft)**

#	Comment	Action	Location	Plan Element	Priority*
1	Address utility boxes and powelines as environmental quality	Address		Conservation	H M L D
2	Residential densification needs to be 'green' and not further burden the community.	Address		Conservation	H M L D
3	Preserve street trees but address sidewalk push-up/damage.	Improve		Conservation	H M L D
4	The top soil layer is too thin for trees to send roots down instead of out.	Address		Conservation	H M L D
5	Perhaps the city's urban forester can evaluate street tree plan.	Note		Conservation	H M L D
6	Do we have a street tree plan?	Address		Conservation	H M L D
7	We have canyon open space but it is unkempt.	Improve		Conservation	H M L D
8	Revitalization of canyons needed - take garbage out.	Address		Conservation	H M L D
9	Chris Kehoe put a bill through for open space areas.	Note		Conservation	H M L D
10	Can a more updated list of open space be provided consistent with the recent state law passed requiring dedication of certain types of open space.	Address		Conservation	H M L D
11	What happened to the community service used for canyon cleanup?	Note		Conservation	H M L D
12	Has the MAD assumed responsibility for canyon maintenance?	Note		Conservation	H M L D
13	Azalea Park has neighborhood days where everyone pulls trash out of the canyon.	Note	Azalea Park	Conservation	H M L D
14	The brush management clearing is creating blight.	Address		Conservation	H M L D
15	Enviornmental quality is a necessity in every element that needs to be implemented.	Address		Conservation	H M L D

\* Circle One in each row: High (H), Medium (M), L (Low), Disagree (D)

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16	Environmental quality should be addressed and look to the general plan for guidance.	Address		Conservation	H M L D
17	Improper tree trimming (topping) is killing street trees.	Address		Conservation	H M L D
18	How can tree planting be encouraged in the public right-of-way?	Address		Conservation	H M L D
19	Encourage provision of street trees with new renovations.	Address	30th, north of Ivy, Slide 28	Conservation	H M L D
20	Mandate street trees	Address		Conservation	H M L D
21	Encourage similar examples of low water use landscaping.	Address	Slide 56, 79	Conservation	H M L D
22	Use permeable paving (e.g. Grape Street Plaza)	Address	Slide 70	Conservation	H M L D
23	While Palm trees are a predominant street tree, canopy trees should be planted as well to provide shade.	Address	Slide 125	Conservation	H M L D
24	The schools should be encouraged to provide shade trees both on and offsite as studies have shown that exposure to the natural environment reduces stress and improves concentration.	Improve		Conservation	H M L D
25	Apply for grants to retrofit parking areas with natural stormwater retention facilities.	Address		Conservation	H M L D
26	Will the community plan protect plants and animals that are not identified by the MSCP for conservation?	Address		Conservation	H M L D
27	Can a more inclusive definition of open space be considered for this community?	Address		Conservation	H M L D
28	Concern about having a street tree plan that does not consider biodiversity.	Address		Conservation	H M L D

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29	A gap analysis is needed to prepare the street tree plan.	Address		Conservation	H M L D
30	Change existing poorly designed stormwater systems to better manage urban runoff.	Address		Conservation	H M L D
31	The fire safety/brush management regulations have a disproportionate impact on small, urban canyons.	Improve		Conservation	H M L D
32	South Park needs to be refurbished while Golden Hill needs to be revitalized.	Improve		Economic Prosperity	H M L D
33	Like that we have all economic stratas.	Preserve		Economic Prosperity	H M L D
34	Provide incentives for business owners to rennovate their facades and bring signs up to code.	Address	Slide 118	Economic Prosperity	H M L D
35	Community sidewalks need repair.	Address		Economic Prosperity	H M L D
36	Address compliance, remediation of poorly maintained or abandoned properties.	Address	Slide 148, 156	Economic Prosperity	H M L D
37	Evaluate removal of obsolete pay phones	Address	Slide 161	Economic Prosperity	H M L D
38	28th Street commercial area is truly community serving	Preserve		Economic Prosperity	H M L D
39	Many of the condo conversions are in foreclosure creating undesirable economic transition.	Note		Economic Prosperity	H M L D
40	The area around 30th Street and south of Broadway needs revitalization.	Address		Economic Prosperity	H M L D
41	Businesses that cater to the Latino community need to stay and thrive so the diversity in the community is well-served.	Address		Economic Prosperity	H M L D

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42	There is a raw trend of gentrification from the northwest to the southeast of the community.	Note		Economic Prosperity	H M L D
43	The historic context is city-wide. Its important to be aware of other communities.	Note		Historic Preservation	H M L D
44	AAA magazine listed Pasadena and South Park as nationally significant.	Note		Historic Preservation	H M L D
45	Consider revisiting the explicitly defined architectural character of 25th St (PDO?).	Address		Historic Preservation	H M L D
46	Consider providing a resource for people to investigate the history of their homes.	Address		Historic Preservation	H M L D
47	Add historical element to parks plan.	Improve		Historic Preservation	H M L D
48	Bungalow court housing is an asset.	Preserve		Historic Preservation	H M L D
49	Protect landmark trees in Balboa Park/Golden Hill Park.	Address		Historic Preservation	H M L D
50	Generally, people who own houses with historic value want to protect them so consider historic districts or conservation areas.	Note		Historic Preservation	H M L D
51	Can we expand the PDO to encourage conservation of older design elements?	Address		Historic Preservation	H M L D
52	Historic concrete sidewalk was cut out and replaced with new concrete.	Preserve	Slide 65	Historic Preservation	H M L D
53	City policy regarding repairing historic sidewalks isn't always followed.	Address		Historic Preservation	H M L D
54	There are still tie down rings for horses on B and 30th	Preserve		Historic Preservation	H M L D
55	Sidewalk pop-outs abrogate character of historic neighborhoods	Address		Historic Preservation	

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56	Existing decorative, historic retaining walls	Preserve	Slides 26, 27	Historic Preservation	H M L D
57	Preserve diversity of historic styles as well as encourage pride of ownership	Preserve	Slides 29-31	Historic Preservation	H M L D
58	Preserve large trees historic to the community.	Address	Slide 55	Historic Preservation	H M L D
59	Encourage restoration of older buildings and efforts of local business groups to make businesses profitable.	Address	Slide 116, 26th and A	Historic Preservation	H M L D
60	High density areas are only half built out based on zoning. Can the plan update be used to upzone/downzone?	Address		Land Use	H M L D
61	Zoning is not an existing condition but a historical event.	Note		Land Use	H M L D
62	Some development is underutilized (IGA Supermarket)	Note	Grape/Fern Sts.	Land Use	H M L D
63	Provide a study on growth/density change since last update.	Note		Land Use	H M L D
64	Smart growth is targeted for areas of higher density per the General Plan	Note		Land Use	H M L D
65	Consider introducing higher densities selectively if they improve the community (e.g. 25th St. corridor).	Address		Land Use	H M L D
66	Review areas downzoned with last community plan to allow for granny flats (25th St and F)	Address		Land Use	H M L D
67	Too many group homes and treatment centers creates a community of facilities.	Address		Land Use	H M L D
68	We need a survey of existing sober living homes etc.	Note		Land Use	H M L D
69	Lot consolidations should be discouraged in some areas.	Address		Land Use	H M L D

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70	Consolidation of lots should be prohibited by PDO to protect community scale and character	Address		Land Use	H M L D
71	Incorporate a conservation component into the PDO.	Address		Land Use	H M L D
72	How does the community change sensibly without spot-zoning?	Note		Land Use	H M L D
73	Only some portions of the community are in the PDO. Expand PDO to cover all areas.	Address		Land Use	H M L D
74	The area south of A St. really needs planning attention.	Note		Land Use	H M L D
75	There is a loophole for treatment centers of 5 or less that needs to be addressed, possibly change to state law.	Improve		Land Use	H M L D
76	26th and B St is a row home and these do not fit in this community	Address	Segal Bldg. 26th and B	Land Use	H M L D
77	Need to look comprehensively at the development process to see if it meets plan objectives.	Address		Land Use	H M L D
78	The PDO has the development constraints/regulations.	Note		Land Use	H M L D
79	Santa Barbara has multiple regulatory layers that reflect what that community really wants.	Address		Land Use	H M L D
80	Do we want all the bars in one block?	Address		Land Use	H M L D
81	There are only so many places a bar can go due to constraints.	Note		Land Use	H M L D
82	Neighborhoods don't need to provide all commercial services.	Note		Land Use	H M L D
83	I don't think affordable housing falls under social services.	Note		Land Use	H M L D

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84	Certain signs shown are illegal under the PDO.	Note	Slide	Land Use	H M L D
85	The 30th St commercial area north of Juniper should be part of South Park to ensure design consistency.	Address	30th St, North Park	Land Use	H M L D
86	Need to make sure zoning regulations are in place to implement any new community plan vision.	Address	Slide 101, Gala Foods	Land Use	H M L D
87	Evaluate vacant lots as opportunities for the community.	Address	Slide 17	Land Use	H M L D
88	Small and large houses coexist among apartment buildings in older neighborhoods adding to housing diversity.	Preserve	Slide 34	Land Use	H M L D
89	Phase out multi-family with parking in front yards and do not allow to convert to condominiums.	Address	Slide 132	Land Use	H M L D
90	Create an overlay zone with incentives for property owners to improve/ redevelop	Address	25th St.	Land Use	H M L D
91	Corner stores are an asset to the community; concern though w/ maintenance	Preserve		Land Use	H M L D
92	Combination of residential and commercial is an asset	Preserve	Fern St	Land Use	H M L D
93	Unattractive fencing/barriers concern at Einstein Elementary, other schools	Address	Schools	Land Use	H M L D
94	Gala Foods is an asset as a convenient market	Preserve	Gala Foods	Land Use	H M L D
95	Desire to use a portion of the Gala Foods site for a park	Improve	Gala Foods	Land Use	H M L D
96	Grants marketplace is an asset	Preserve		Land Use	H M L D
97	Impacts of conversion of residences to other uses such as churches should be addressed	Address		Land Use	H M L D
98	No more corner stores, redevelop 25th Street and concentrate commercial there.	Address		Land Use	H M L D

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99	Assessments should be considered to expedite undergrounding of utility lines	Address		Land Use	H M L D
100	Multi-family is good along major streets.	Preserve		Land Use	H M L D
101	How is the City of Villages strategy going to inform this process as it was not supported by every community?	Note		Land Use	H M L D
102	How are the recent cuts in bus/transit service going to be accounted for with the City of Villages?	Address		Land Use	H M L D
103	We should look at where the existing planned density is not always appropriate	Address		Land Use	H M L D
104	What additional housing capacity exists in the community?	Address		Land Use	H M L D
105	Additional housing on constrained sites should be re-evaluated.	Address		Land Use	H M L D
106	Mixed-use should address residential compatibility with certain commercial uses.	Address		Land Use	H M L D
107	There are many non-conforming granny flats in the community that are valued but constrained by existing zoning regulations.	Address		Land Use	H M L D
108	Current side and rear yard setback regulations constrain the location of detached garages and granny flats within existing lots.	Address		Land Use	H M L D
109	Consider opportunities for cultural space/uses in the commercial areas	Improve		Land Use	H M L D
110	Consider allowing more commercial use along the Broadway corridor west of 25th Street to strengthen the connection to downtown.	Address		Land Use	H M L D
111	Buses have difficulty maneuvering and traffic backs up the 94.	Improve		Mobility	H M L D

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112	Residents need more parking for guests.	Improve		Mobility	H M L D
113	Can the city provide parking in a developed commercial area?	Address		Mobility	H M L D
114	Need to address conflicts between parking and pedestrians.	Address		Mobility	H M L D
115	Need to be aware of the 25th St. Renaissance project's plans for infrastructure.	Note		Mobility	H M L D
116	GGH has horrible transit service.	Address		Mobility	H M L D
117	The stops for the #2 bus are too far apart.	Improve		Mobility	H M L D
118	Intervals are not dependable for buses.	Improve		Mobility	H M L D
119	The #2 bus is horrible. Dog legs everywhere.	Improve		Mobility	H M L D
120	Wider spacing of bus stops should be considered to make service more efficient	Address		Mobility	H M L D
121	Putting busses on C was supposed to increase ridership. This may need to be revisited.	Address	C Street	Mobility	H M L D
122	The center section of Fern is too narrow for existing traffic.	Address	Fern St.	Mobility	H M L D
123	A bike land/route is needed parallel to Fern Street (too narrow) to accommodate bicylists to the commercial businesses.	Address	Fern St	Mobility	H M L D
124	30th Street provides more space than Fern Street to serve multiple modes of travel such as bike routes.	Address		Mobility	H M L D
125	The bus stop at Grape and 30th could have a ramp and electronic arrival schedule to speed passenger loading as this stop frequently contributes to rider delays.	Address		Mobility	H M L D
126	A lot of traffic is cutting through from 94. Need to verify.	Note		Mobility	H M L D

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127	There is only one way north through community: 30th. or 32nd.	Improve		Mobility	H M L D
128	The #6 bus route was discontinued.	Note		Mobility	H M L D
129	The only access east is Juniper or Broadway.	Improve		Mobility	H M L D
130	There are lots of cyclists and potential conflicts with cars.	Address		Mobility	H M L D
131	Need bike routes up to and through Balboa Park. There is a strange disconnect.	Address		Mobility	H M L D
132	The limited bicycle/pedestrian access to zoo and downtown from Golf Course Drive needs to be addressed.	Address		Mobility	H M L D
133	VeloCult owner should be consulted regarding bicycling.	Note		Mobility	H M L D
134	Ash/Fern pop outs needed	Improve	Slide 109, Ash St & Fern	Mobility	H M L D
135	Improve pedestrian crossing	Improve	Slide 23, Fern and A Streets	Mobility	H M L D
136	Hilly streets add character, but bike routes should follow more level streets	Address	Slide 54	Mobility	H M L D
137	Bus stops should provide seating and cover/shade	Address	Slide 83	Mobility	H M L D
138	Balboa Park entry is car focused, ped/bike access difficult	Improve		Mobility	H M L D
139	Improve connection between 25th St and Golf Course Drive	Address		Mobility	H M L D
140	Extend sidewalk from 25th Street into Balboa Park	Address		Mobility	H M L D
141	Russ Blvd. opportunity for bike/pedestrian paths	Address		Mobility	H M L D
142	Consider a one-way street along Russ Bl. from 28th St to 24th St. allowing more space for bicycles	Address		Mobility	H M L D

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143	Bicycle and pedestrian access needs to be improved along Pershing Drive, 26th Street and Golf Course Drive.	Address		Mobility	H M L D
144	Note that streets in Balboa Park close at night, limiting access options through park.	Note		Mobility	H M L D
145	Diagonal parking works well when streets have sufficient width and there is enough demand.	Note	E Street	Mobility	H M L D
146	Diagonal parking along E St is as an asset	Preserve	E St. W. of 25th	Mobility	H M L D
147	Extending diagonal parking east of 25th St concern for area residents	Preserve	E St. E. of 25th	Mobility	H M L D
148	Angled street parking along Broadway East of 26th St. would be better than what exists	Address		Mobility	H M L D
149	Poor and discontinuous sidewalk conditions affect pedestrian environment	Address		Mobility	H M L D
150	Alleys are potential pathways and should be improved as such	Improve		Mobility	H M L D
151	Pedestrian crossing of C St and heavy traffic from commercial/industrial area is a problem.	Address	GH Elementary	Mobility	H M L D
152	Need to improve sidewalks around Einstein Elementary	Improve	Einstein Elementary	Mobility	H M L D
153	Need pop-outs/better pedestrian crossing	Address	30th and A	Mobility	H M L D
154	The draft citywide Bicycle Master Plan has no high priority bicycle facilities in the community (April 2010).	Note		Mobility	H M L D
155	Consider the bicycle plan proposed by the South Park Community Group	Address		Mobility	H M L D
156	Consider a bike facility along 30th Street over SR-94 to connect the community south to the Grant Hill/Stockton neighborhoods.	Address		Mobility	H M L D

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157	30th Street good candidate for bike lanes	Address	30th Street	Mobility	H M L D
158	Parking along 30th St. important for Fern St. businesses	Preserve		Mobility	H M L D
159	Parking is an issue as businesses continue to grow in South Park	Address		Mobility	H M L D
160	Why not diagonal parking on 30th?	Address		Mobility	H M L D
161	Consider metered parking along Beech St to allow greater turnover	Address		Mobility	H M L D
162	Reclaim certain streets for pedestrians (street trees and wider sidewalks)	Address		Mobility	H M L D
163	Consider reducing 1 auto lane and 1 row of parking along F-St/SR-94 frontage for creation of a linear park.	Address	F-St / SR-94	Mobility	H M L D
164	Need better street lighting at 22nd and E	Address	22nd / E	Mobility	H M L D
165	Truck traffic an issue on C St West of 30th near the school	Address		Mobility	H M L D
166	Eliminate news boxes and other sidewalk obstructions.	Address	25th Street	Mobility	H M L D
167	Chain link fences along freeway right-of-way are unsightly and should be relocated	Address		Mobility	H M L D
168	Landscape barrier at Glendale and SR-94 good example of a barrier	Note		Mobility	H M L D
169	Replace cobra lights with old-style street lights through out the community	Address		Mobility	H M L D
170	Improvements to hardscape needed along Broadway between 21st and 23rd	Address		Mobility	H M L D
171	Hedges along E Street West of 22nd attractive next to freeway.	Address		Mobility	H M L D

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172	Driveways should be minimized and/or spread out to reduce conflicts between pedestrians and cars	Address	Fern St	Mobility	H M L D
173	Cedar street is not subject to lack of parking - consider reconfiguring angled parking to parallel parking to create a green street connection to Balboa Park	Address		Mobility	H M L D
174	Where alleys are present, above ground utility boxes should be located within alleys rather than along streets.	Address		Mobility	H M L D
175	The laundromat at 25th and B serves the community and needs parking	Improve		Mobility	H M L D
176	28th Street south of Broadway needs major pedestrian improvements and connectivity to Grant Hill	Address		Mobility	H M L D
177	Stop opportunistic widening of streets (changes in street widths)	Address	30th and A	Mobility	H M L D
178	Place benches, shade structures, and timetables at all bus stops	Address		Mobility	H M L D
179	Link infrastructure with development.	Improve		Public Facilities, Services & Safety	H M L D
180	We need more meeting space in the community.	Address		Public Facilities, Services & Safety	H M L D
181	I don't think we have a health clinic.	Address		Public Facilities, Services & Safety	H M L D
182	Like to keep Social Services element but expand on it. It has a lot of potential.	Address		Public Facilities, Services & Safety	H M L D
183	What does the goal statement mean (Social Service Element)? What does it allow and who encourages it?	Address		Public Facilities, Services & Safety	H M L D

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184	Is the meaning to take care of the poor as well (Social Service Element)?	Note		Public Facilities, Services & Safety	H M L D
185	If you took out 'ensure' from the objective it could be good (Social Service Element).	Address		Public Facilities, Services & Safety	H M L D
186	I'd like to add education and schools.	Address		Public Facilities, Services & Safety	H M L D
187	Positive example of edgy architecture.	Note	Slide 39, Burlingame remodel	Public Facilities, Services & Safety	H M L D
188	Are Development Impact Fees (DIF) collected allocated proportionally between different facility needs or combined to fund a complete project?	Address		Public Facilities, Services, and Safety	H M L D
189	There needs to be public input in the allocation of Development Impatc Fee money.	Note		Public Facilities, Services, and Safety	H M L D
190	The Public Facilities Financing Plan update should address other funding sources as options since DIF funds are limited.	Address		Public Facilities, Services, and Safety	H M L D
191	Consider DIF credits for other public improvements required of new development in order to encourage small, infill projects to "pencil out" as a community benefit.	Address		Public Facilities, Services, and Safety	H M L D
192	Need more jogging and bicycle trails.	Improve		Recreation	H M L D
193	Identify vacant land south of Golden Hill school for park use?	Address		Recreation	H M L D
194	City-owned vacant land inventory is small. Someone would need to donate land.	Address		Recreation	H M L D
195	There are no parks in GH and possibly won't be.	Improve		Recreation	H M L D

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196	Public property is not leveraged enough. Consider multiple uses.	Improve		Recreation	H M L D
197	20th and B was dedicated for park space but it never happened.	Address	City operations yard	Recreation	H M L D
198	25th St park could be used more effectively (all 17.4 acres).	Address	Balboa Park	Recreation	H M L D
199	Edges of canyons could be used for small parks.	Address		Recreation	H M L D
200	Canyon areas within flood planes have conservation use not always suitable for recreation.	Note		Recreation	H M L D
201	Need trails	Address		Recreation	H M L D
202	Cap freeway and put a park at 22nd to 25th. Like in City Heights.	Address		Recreation	H M L D
203	Improve and reclaim existing parks.	Improve		Recreation	H M L D
204	Pocket parks could be incorporated.	Address		Recreation	H M L D
205	Most canyons have "paper streets" or easements that can be constraints for park use.	Note		Recreation	H M L D
206	Activities that address culture should happen at the rec center.	Improve		Recreation	H M L D
207	Used to have a rec center at Fern and Juniper.	Note		Recreation	H M L D
208	Utilize dead-end streets at canyons for mini-parks or trail access	Improve	Slide 13	Recreation	H M L D
209	C St and 32 adjacent to 94 possible park site	Address	Slide 14	Recreation	H M L D
210	Need for more playgrounds	Address	Slide 87, 28th St.	Recreation	H M L D
211	Prohibit planting of tall, bush shrubs in parkway	Address		Recreation	H M L D
212	Grape Street picnic area is not clean, nor safe to use due to the dog park.	Address		Recreation	H M L D

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213	Grape St. dog park has impacts on the surrounding neighborhood that need to be addressed (intensity of use, parking/traffic, animal waste, maintenance costs not being re-captured)	Address	Grape St. dog park	Recreation	H M L D
214	Grape Street dog park should be reconfigured to favor multiple users. Lack of fencing is discourages other users.	Address	Grape St. dog park	Recreation	H M L D
215	Consider alternative location near Pershing Drive for Grape St. dog park	Address	Grape St. dog park	Recreation	H M L D
216	Tot lot at Cedar and 28th St is for younger children and needs to be updated	Address	28th St Park	Recreation	H M L D
217	Address safety issue of golf balls entering park	Address	28th St Park	Recreation	H M L D
218	Can vacant lots be designated as open space?	Address		Recreation	H M L D
219	Balboa Park is not a community park. Parks need to be dispersed in other areas.	Address		Recreation	H M L D
220	The City maintenance yard is a barrier. Need pedestrian and bicycle access from Golden Hill Park	Address		Recreation	H M L D
221	Consider access to Balboa Park from 19th/20th Streets	Address		Recreation	H M L D
222	NW of 28th and E would be good site for a small park	Address		Recreation	H M L D
223	Opportunity for a park or community space within vacant lot between B and C Streets (west of 30th). Example of Presidio Park in Mission Hills/Old Town	Address		Recreation	H M L D
224	More landsaping/groundcover needed at 26th Street/Balboa Park gateway sign	Address		Recreation	H M L D
225	Alter executive golf course to increase the size of the park along 28th Street	Address		Recreation	H M L D

\* Circle One in each row: High (H), Medium (M), L (Low), Disagree (D)

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#	Comment	Action	Location	Plan Element	Priority*
226	A trail system map at the entrances to Balboa Park would be useful	Address		Recreation	H M L D
227	Trails and stairways through open space need identifying markers	Address		Recreation	H M L D
228	Balboa Park is a regional park and improvements there should not be placed on one community.	Address		Recreation	H M L D
229	Can pocket parks be considered for empty lots?	Address		Recreation	H M L D
230	The Recreation Element needs to address public plazas and utilizing extra right-of-way for pocket parks.	Address		Recreation	H M L D
231	The qualitative value of any identified park equivalencies needs to be evaluated for recreation purposes.	Address		Recreation	H M L D
232	A weighted scale of park types could be used to evaluate different recreation proposals.	Address		Recreation	H M L D
233	Consider the option of leasing vacant sites and for recreation uses.	Address		Recreation	H M L D
234	A scenic drive should be proposed along Golf Course Drive/ 26th Street to protect the historic character and views	Protect		Recreation	H M L D
235	Consider converting a portion of 19th Street to a linear park.	Address		Recreation	H M L D
236	The trail from Golden Hill Park ends at the City operations yard	Address		Recreation	H M L D
237	The physical reality could look different if high density areas are built out.	Address		Urban Design	H M L D
238	We need design criteria for densification.	Address		Urban Design	H M L D
239	People need to be reassured that certain areas will be preserved (e.g. 28th st).	Preserve	28th St. comml.	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
240	Provide more interaction with Balboa Park.	Improve		Urban Design	H M L D
241	Address visual clutter and provide guidelines.	Address		Urban Design	H M L D
242	Open space should be incorporated into urban design.	Address		Urban Design	H M L D
243	Need to protect front yard space and provide consistent setbacks.	Address		Urban Design	H M L D
244	Would like to learn more about conservation areas that are less restrictive than a historical district.	Note		Urban Design	H M L D
245	Its not age but style that warrants preservation.	Address		Urban Design	H M L D
246	Don't make requirements too stringent for renovations.	Address		Urban Design	H M L D
247	Tim Rudolph's development at 22nd and F St is a good example of getting more residential capacity.	Address	22nd and F Sts.	Urban Design	H M L D
248	What incentives can we give to encourage pedestrian friendly design?	Address		Urban Design	H M L D
249	Community plan needs to have teeth. Some bad design gets through (approved KFC, 26th and B). The fire station fits.	Address		Urban Design	H M L D
250	There is a way to design something contemporary but at the right scale.	Address		Urban Design	H M L D
251	The community is eclectic so a lot of good design fits. Dropped in tract homes do not.	Address		Urban Design	H M L D
252	Diversity can add to the appeal in commercial areas.	Address		Urban Design	H M L D
253	Use and Improve the sidewalks. More public space and plazas.	Address		Urban Design	H M L D
254	Do we want to have places to expand culture, not just economics?	Address		Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
255	Are we promoting the arts?	Address		Urban Design	H M L D
256	Maybe we need an arts/cultural element.	Address		Urban Design	H M L D
257	Environmental quality should address utility boxes and power lines.	Address		Urban Design	H M L D
258	There was a good article in Reader about green alleys	Note		Urban Design	H M L D
259	The Station Tavern and Burgers won an Orchid (good design).	Note	Slide 41	Urban Design	H M L D
260	Fern and Date, compatible multi-family	Note	Slide 64	Urban Design	H M L D
261	Some curbs and gutters still have street names. Does that extend into Golden Hill?	Preserve		Urban Design	H M L D
262	Dislike the tactile (ADA) bright yellow pads on sidewalks	Address	Slide 65	Urban Design	H M L D
263	Date St. - the bougainvillea plant is overgrown, hazard to pedestrians	Address	Slide 67	Urban Design	H M L D
264	Encourage well designed contemporary buildings (30th and Ivy)	Address	Slide 71, Brown Building	Urban Design	H M L D
265	Removing the box-like tower would improve design (30th and Ivy).	Address	Slide 71, Brown Building	Urban Design	H M L D
266	Lighted tower creates a positive sense of surprise (30th and Ivy).	Address	Slide 71, Brown Building	Urban Design	H M L D
267	Example of manifestation of design criteria in PDO with respect to the issue that the building does not fit into the neighborhood (30th and Ivy).	Address	Slide 71, Brown Building	Urban Design	
268	Moose Lodge frontage needs street trees and could be painted with a mural.	Note	Slide 99, Moose Lodge	Urban Design	H M L D
269	This corner needs a focused design discussion about options.	Address	Slide 101, Gala Foods	Urban Design	

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#	Comment	Action	Location	Plan Element	Priority*
270	Preservation of a grocery store in community is important as well as the use of parking at off hours.	Preserve	Slide 101, Gala Foods	Urban Design	
271	Contemporary buildings that are disliked now were liked in previous categories.	Note	Slide 102, mid-century apts.	Urban Design	H M L D
272	Limit fences built right at the edge of the sidewalk, particularly near canyons.	Address	Slide 109	Urban Design	H M L D
273	Is a 6-foot fence at property line legal? Rolling gate?	Address	Slide 133, Treat St.	Urban Design	H M L D
274	Issue with private landscape and parking encroachments into public right-of-way	Address	Slide 121, 122	Urban Design	H M L D
275	Evaluate design of cell phone antennas (within box signs)	Address	Slide 10	Urban Design	H M L D
276	Community gateways look terrible	Improve	Slide 11	Urban Design	H M L D
277	Use confusing or misaligned intersections as opportunities (e.g. Grape St. Plaza)	Improve	Slide 121, 122	Urban Design	H M L D
278	Consider shade trees, planted medians and angled parking for wide, rolling street types	Improve	25th/E, Cedar/32nd, Slides 15, 16	Urban Design	H M L D
279	Older homes visible from SR-94 can be restored, showcased.	Improve	Slide 18	Urban Design	H M L D
280	Landscaping adjacent to freeways can be better designed to benefit the community	Improve	Slide 19	Urban Design	H M L D
281	Streets that dead-end near SR-94 can be better utilized for the community	Improve	F St/26th, 20th St, Slide 20	Urban Design	H M L D
282	Improve or 'green' alleys	Improve	E St w. of 27th, Slide 21	Urban Design	H M L D
283	25th St overpass uninviting gateway	Improve	Slide 22	Urban Design	H M L D
284	Respect historic context with new additions/rennovations within existing neighborhoods.	Address	Slide 32	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
285	Preserve older historic apartment buildings and encourage new apartments to incorporate similar design features.	Address	Slide 33	Urban Design	H M L D
286	Examples of good style/scale and building massing.	Note	Slide 41	Urban Design	H M L D
287	Preserve small-scale commercial atmosphere and historic character	Preserve	Slides 42-48, 51,52	Urban Design	H M L D
288	Street trees have multiple benefits and should be planted more.	Improve	Slide 49-50, 54	Urban Design	H M L D
289	Contemporary architecture should be welcome as eclectic	Improve	Slide 53, 61	Urban Design	H M L D
290	Acknowledge unusual, hidden gems in community	Preserve	Slide 69	Urban Design	H M L D
291	Examples of older multi-family homes that fit into single-family neighborhoods	Preserve	Slide 75-77	Urban Design	H M L D
292	Encourage non-traditional designs for chains (e.g. Starbucks)	Address	Slide 78	Urban Design	H M L D
293	Encourage commercial patios/plazas so as to take back public realm	Address	Slide 78	Urban Design	H M L D
294	Larger retaining walls should be terraced and landscaped	Address	Slide 81	Urban Design	H M L D
295	Landscaped setbacks provide attractive frontage and are a characteristic of this community.	Preserve	Slide 84	Urban Design	H M L D
296	Consider all four street corners when evaluating or strengthening design for commercial areas.	Address	Slide 90	Urban Design	H M L D
297	Highly visible buildings should have attractive front and back facades	Address	Slide 96	Urban Design	H M L D
298	Poor massing makes housing look cheap	Address	Slide 96	Urban Design	H M L D
299	Lack of street engagement is an issue for multi-family development	Address	Slide 98,99, 100	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
300	Reduce instances of front yard paving (aesthetics and stormwater)	Address	Slide 103	Urban Design	H M L D
301	Discourage paving over of sidewalk planting strips	Address	Slide 104	Urban Design	H M L D
302	Address lack of landscaping in parking lots of commercial areas	Address	Slide 105	Urban Design	H M L D
303	Generic house design does not fit neighborhood	Address	Slide 107, Bancroft, south of Grape St.	Urban Design	H M L D
304	Shrubs should not be provided in place of street trees	Address	Slide 114	Urban Design	H M L D
305	Street that front Balboa Park should feel more like a park and not a barrier	Address	Slide 123	Urban Design	H M L D
306	The design of Cedar Street severs the canyon	Improve		Urban Design	H M L D
307	Underground overhead wires	Address	Slide 158-160	Urban Design	H M L D
308	Design of wireless cell phone equipment enclosures are graffiti magnets	Address	Slide 162	Urban Design	H M L D
309	Better regulate utility providers to reduce the amount of utility boxes in the right of way. Encourage providers to locate their equipment underground or in a more coordinated fashion.	Address	Slide 164	Urban Design	H M L D
310	Cedar Street Canyon: remove invasive plants from canyon and use canyons as a community asset.		Slide 197	Urban Design	H M L D
311	Auto repair shops and strip mall parking lots on prominent commercial corners are incompatible with pedestrian orientation.	Address	Slide 169-70	Urban Design	H M L D
312	SDSU (Yacoya) student project resulted in good ideas for this community (e.g. integrating Balboa Park)	Address		Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
313	Encourage redevelopment at gateway corners and sites	Address	Broadway & 25th	Urban Design	H M L D
314	Need landscaped areas at dead end streets facing SR-94	Address		Urban Design	H M L D
315	There is an opportunity to redesign wide streets	Improve		Urban Design	H M L D
316	Utilities and landscape screening should be coordinated	Address		Urban Design	H M L D
317	Glendale Ave. stairs a well-used asset, although concerns about loitering and ADA compliance.	Preserve		Urban Design	H M L D
318	Ground level design of buildings is the most important	Address	Broadway & 28th	Urban Design	H M L D
319	Consider how building design is affected by parking	Address		Urban Design	H M L D
320	Need sense of entry/gateway design	Improve	Broadway and 30th	Urban Design	H M L D
321	Gateways are defined by more than just signs/markers	Address	Broadway and 30th	Urban Design	H M L D
322	School does not relate well to the canyon	Improve	GH Elementary	Urban Design	H M L D
323	New row homes on 26th St are lovely but not compatible	Address		Urban Design	H M L D
324	28th Street has all the right elements of a pleasant street: variety of architecture, shade trees, views, antique lighting, well-kept homes.	Preserve	28th Street	Urban Design	H M L D
325	Golf course is a barrier along 28th Street	Address	28th Street	Urban Design	H M L D
326	Need to enforce more attractive signage for commercial areas	Address		Urban Design	H M L D
327	Street transparency important for corner stores and commercial areas	Address		Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
328	Church at Ash and Fern fits in well compared to church at 30th and B (signage, chainlink fence, does not address street well)	Note		Urban Design	H M L D
329	Fern St is a pleasant street (shade trees, antique lighting, funky architecture, unobrusive buidlings, no overhead power lines).	Preserve	Fern St	Urban Design	H M L D
330	Kiosk and Beech and 30th important	Preserve	Beech and 30th	Urban Design	H M L D
331	Permeable paving is an asset in public areas	Improve		Urban Design	H M L D
332	Outdoor seating is an asset	Preserve	Beech St	Urban Design	H M L D
333	Hedges are preferable to walls for screening	Address		Urban Design	H M L D
334	Review the PDO height limits for properties at the corners of 25th/C and 25th/Broadway to incentivize redevelopment/capture views	Address		Urban Design	H M L D
335	Wide streets provide better view corridors which should be considered if streets are redesigned	Preserve		Urban Design	H M L D
336	Sidewalk design and paving needs cohesiveness	Address		Urban Design	H M L D
337	The Uptown District NE corner of Vermont and Cleveland is a good example of scale that could be appropriate along 25th St.	Address		Urban Design	H M L D
338	Old town has examples of attractive gateway buildings	Note		Urban Design	H M L D
339	Mid-century apartments need to engage the street (balconies, entries etc)	Address		Urban Design	H M L D
340	Golden Hill has appropriate examples of density such as in-law units.	Note		Urban Design	H M L D
341	Too much concrete and lack of landscaping	Address	25th St. between E St and SR-94	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
342	Newer higher density apartments on Broadway/C have institutional feel (i.e. motels), do not engage street.	Address	Broadway/ C St between 26th and 31st	Urban Design	H M L D
343	Security lighting on apartments and commercial buildings is often overdone and unattractive	Address		Urban Design	H M L D
344	Multi-family development on sloped lots should take advantage of topography (underground parking, landscape terraces, decks, porches etc.)	Address		Urban Design	H M L D
345	Undergrounding parking on multi-family development can/should allow for more outdoor space/landscaping.			Urban Design	H M L D
346	Ideal street frontage layout = street / grass strip / sidewalk / landscaping / fence / yard / home	Address		Urban Design	H M L D
347	Fencing at fire station is very forbidding	Address		Urban Design	H M L D
348	Keep open feel along Broadway to I-5 bridge.	Address		Urban Design	H M L D
349	3-story height limits along Broadway will preserve views to downtown	Preserve		Urban Design	H M L D
350	Art Union building is appropriate re-use and design of an older structure	Note		Urban Design	H M L D
351	Need 'doggie station' at 22nd E	Address	22nd / E	Urban Design	H M L D
352	Rehab of building at 23rd and E Street is great	Note	23rd and E	Urban Design	H M L D
353	Remove street parking in front of auto repair shop on east side of street would improve the entry to the community. Business seems to have more parking than needed.	Note		Urban Design	H M L D
354	Preference for smaller apartment complexes or those with a variety of design.	Address		Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
355	Screening walls are graffiti magnets. Landscaping would help if intersection site distances are maintained.	Address		Urban Design	H M L D
356	Facades of many newer, higher density apartments are unattractive	Address	Broadway/ C St between 26th and 31st	Urban Design	H M L D
357	Low chain-link fences are not objectionable as they are open rather than solid	Address		Urban Design	H M L D
358	Undergrounding of utility lines would improve 30th Street in Golden Hill	Address		Urban Design	H M L D
359	Sidewalk cafes are great in places where the sidewalks are wide enough that they don't obstruct walking	Address		Urban Design	H M L D
360	Parking for 25th St businesses should be underground or at the rear of lots	Address	25th Street	Urban Design	H M L D
361	Too many banner and window signs - enforce regulations	Address		Urban Design	H M L D
362	Apartments at 21st and Broadway good examples	Note		Urban Design	H M L D
363	Glendale stairs need maintenance and landscape beautification	Address		Urban Design	H M L D
364	Prefer Spanish style for new apartment units in Golden Hill	Address		Urban Design	H M L D
365	Plant more trees around perimeter of school property	Address	Einstein Elementary	Urban Design	H M L D
366	26th Street needs landscaping	Address		Urban Design	H M L D
367	Create meandering sidewalks within Balboa Park along Russ Bl	Address		Urban Design	H M L D
368	Banners on light posts need to be flashier/more visible	Note	30th Street/Golden Hill	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
369	Prefer no fence to low chain-link fences along 30th Street in Golden Hill	Address		Urban Design	H M L D
370	28th Street commercial area needs more street furniture, improve landscaping	Address		Urban Design	H M L D
371	26th and B (Segal bldg) is a better sustainable design solution than the newer buildings on B west of 28th.	Note		Urban Design	H M L D
372	Beech Street link to Balboa Park should be strengthened (Improved paving for crosswalks, street trees [including more Palms]).	Address		Urban Design	H M L D
373	The school turns its back to the neighborhood to the north and is a bit too transparent to the south. A landscape buffer on both sides is needed	Address	Einstein Elementary	Urban Design	H M L D
374	Grape Street square can be better utilized with Improved lighting and street furniture	Improve		Urban Design	H M L D
375	Gala Foods site should ideally have a mixed-use development including grocery, retail, apartments and community parking	Address		Urban Design	H M L D
376	Buildings at edge of sidewalk create a street wall appropriate for a commercial corridor	Preserve	Fern St	Urban Design	H M L D
377	The Juniper/Fern St intersection is a community gathering spot but the corner liquor store parking lot does not fit	Address	Fern St	Urban Design	H M L D
378	Grant's Marketplace is a great example of a corner store w/ good use of outdoor space	Note		Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
379	The house at the SW corner of Beech and Dale works well at providing screening and privacy while still making the walking experience inviting while house at NW corner has overgrown hedges that are not pleasant to walk past	Note		Urban Design	H M L D
380	Balboa Park should be the terminous for green streets from the community	Address		Urban Design	H M L D
381	Corner store at SE corner has windows to the street and maintains an older style of architecture that contributes to its appeal.	Note	28th St and A	Urban Design	H M L D
382	A lack of trees and empty planter boxes detract from public space	Improve	28th St and A	Urban Design	H M L D
383	Newer developments that have maxed-out density/lot coverage leave too little space for façade articulation and landscaping	Address		Urban Design	H M L D
384	Newer developments lack design details that add character to the neighborhood.	Address		Urban Design	H M L D
385	Capitalize on the communities canyon adjacency. Streets that cut through canyons should provide bike lanes, wider sidewalks, and landscaping	Address		Urban Design	H M L D
386	Cedar Street should be considered as a 'green' street connection between the canyons and Balboa Park.	Address		Urban Design	H M L D
387	Lack of street trees/landscaping and too much paving make this corner bleak and uninviting. Crosswalks are needed.	Address	Cedar and Fern Sts	Urban Design	H M L D
388	Gala Foods could be a mixed-use development with a public plaza	Address	Gala Foods	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
389	The 7-11 gas station parking lot is poorly designed (wide driveways, narrow service aisles), although it is important to have a gas station in the community	Address		Urban Design	H M L D
390	Shopping centers with large expanses of parking and no landscaping result in a very utilitarian, auto-focus that detracts from the quality of the community.	Address		Urban Design	H M L D
391	Providing landscaping and street vendors at the edge of commercial parking lots allows for more street activation and beautifies the community.	Address		Urban Design	H M L D
392	Most properties along Broadway have significant front setbacks which allow views to downtown.	Preserve		Urban Design	H M L D
393	The I-5 interface/transition is abrupt and needs to be improved as a gateway	Improve		Urban Design	H M L D
394	Diagonal parking provides more parking and can make a street feel less wide	Note		Urban Design	H M L D
395	The 22nd Street /SR-94 connection needs to be improved for pedestrians	Address		Urban Design	H M L D
396	Overhead utility lines limit the potential for street trees	Address		Urban Design	H M L D
397	Commercial streets need canopy trees incorporated among the palm trees to provide shade and soften commercial facades.	Address		Urban Design	H M L D
398	Reduce height or repalce tall monopole cell tower	Address	30th Street	Urban Design	H M L D
399	Chain link fencing should be replaced with a higher quality open fence material.	Address		Urban Design	H M L D
400	The school's design is largely open to the community and transition to the canyon and use of native plants is attractive	Note	Golden Hill Elementary	Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
401	The newer buildings on 27th/28th streets are sunk into the ground which decreases their height (positive)	Note		Urban Design	H M L D
402	Street trees should frame views	Address	Broadway to west	Urban Design	H M L D
403	Corner 'plaza' at SW is not a good design solution for this shopping center	Address	25th and Broadway	Urban Design	H M L D
404	Encourage flower stands at corners of parking lots	Improve		Urban Design	H M L D
405	Reinforce views south with street trees and lights and connection to Sherman Heights	Improve	25th St south of E	Urban Design	H M L D
406	Landscape of hillside is a major opportunity	Address	Glendale/ E St	Urban Design	H M L D
407	How can small parcels redevelop as mixed-use and provide required parking?	Address		Urban Design	H M L D
408	The commercial corridor along 30th and Fern contains opportunities for infill, mixed-use development.	Address		Urban Design	H M L D
409	Derelict houses discourage walking because people feel unsafe	Note		Urban Design	H M L D
410	Landscaping and unifying design treatments could make the sidewalks along the apartment complexes with parking lots in their front yards more welcoming.	Address		Urban Design	H M L D
411	Community Plan objectives need careful wording to incorporate livability and use less defensive language.	Address		Urban Design	H M L D
412	Use enthusiastic language.	Note		Urban Design	H M L D
413	Mandate low walls and planters at edges of parking lots	Address		Urban Design	H M L D

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#	Comment	Action	Location	Plan Element	Priority*
414	Discourage new driveways and prohibit wide driveways	Address		Urban Design	H M L D
415	Existing driveways should be retrofitted to provide planters or trees	Address		Urban Design	H M L D
416	Having a builder on this board would improve the plan's viability.	Address			H M L D
417	How do you make plans happen? Profitable?	Address			H M L D
418	The Golden Hill area needs direction and control, not just money.	Note			H M L D
419	Many of the (plan) objectives sound like they are for an undeveloped community and are not pertinent.	Address			H M L D
420	Develop mission statement to be used as a reminder.	Address			H M L D

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