Community Plan Update Greater Golden Hill





Advisory Committee Meeting Golden Hill Recreation Center, Balboa Park January 6th, 2010



City Planning & Community Investment Department

Welcome This Evening's Agenda

- 6:00pm Welcome/Introduction
 - Review Agenda
 - Recap of CPUAC meeting #1
- 6:20pm Tonight's Discussion: Slideshow of Community Concerns & Issues
- 7:30 pm Summarize key points from Slideshow and Next Steps
 - Key Points
 - Next Steps: Design Walking Tour
- 7:45pm CPUAC Debrief Process
 - Summary of what was shared tonight
 - Evaluate Process
 - Future Meetings
- 8:00pm Adjournment

Introduction City Staff

City Planning & Community Investment

Bill Anderson, Director, CPCI
Mary Wright, Deputy Director – Planning Division
Bernard Turgeon, Project Manager
Marlon Pangilinan, Project Manager
Bennur Koksuz, Deputy Director – Urban Form Division
Jennifer Hirsch, Senior Planner

Introduction Project Consultants

Public Outreach and FacilitationCatherine Smith, Collaborative Services Inc.Destree Lazo Bascos, Collaborative Services Inc.Luke Hazelwood, Collaborative Services, Inc.

Urban Design Mark Steele, MW Steele Group Diego Velasco, MW Steele Group

Transportation Dave Sorenson, Kimley-Horn & Associates

Historic Survey Christy McAvoy, Historic Resources Group

Recap Community Assignment

- Purpose: identify and share community issues and ideas
- Community members to provide photos and statement of likes and dislikes in the community
- Information submitted will be used to plan a Self-Guided tour in January 2010 as part of existing conditions effort

Plan Update Process

Where are we?

- Review Existing Conditions
 - Identify Community Issues
 - List of Actions
 - □ Research
- Develop Plan Vision & Goals
- Refine Vision/Goals & Develop Plan Alternatives
 - □ Charrette
- Evaluate Alternatives
- Draft Plan
- Environmental Review
- Decision
 - Public Hearings

"Likes"

- Positive aspects in the community, desirable conditions.
- Common themes:
 - Desirable architecture and design
 - Cultural & Historic
 - Open space
 - Transportation/Mobility
 - Opportunities

"DISLIKES"

- Problems, issues, undesirable conditions, etc.
- Common themes:
 - Undesirable architecture & design
 - Public Utilities and infrastructure
 - Poorly maintained properties
 - Inappropriate/incompatible uses
 - Poor pedestrian conditions

OPPORTUNITY



Parking lot east of Fern St., north of Grape St. - better utilize this area by increasing the use of the space by the public. Provide a wider sidewalk. Reconfigure the roads. Provide a public plaza. Install trees in the parking lot.



Cell phone antenna signs. Evaluate how cell phone antenna service should be provided in the neighborhood... in signs, like this one?



Terrible, uninviting entrance to our neighborhood.



Confusing intersections should be seen as opportunities. Maybe one street feeding into the intersection gets closed to traffic and becomes a plaza.



A St. east of Edgemont - Many of the streets in the neighborhood deadend. Find a way for these dead-ends throughout the community to be better utilized and to continue to become more unique features of the community.



C St. and 32nd St. - This bare space adjacent to the 94 might provide a good site for a future park or community garden.



Wide, rolling streets could have large shade trees, planted medians, and angled parking to slow traffic.



25th & E

Wide streets represent a large amount of the community and space that could be returned to pedestrians and bicyclists.

Cedar St. near 32nd St.

Wide streets may have originally been called for, but are now unnecessary and require greater maintenance and allow cars to speed. A portion of this large right of way should be re-allocated for bikes, pedestrians (wider sidewalk), and street trees. 16





24th & F

Empty lots present opportunities for the community, such as community gardens.

F St

Existing sidewalk has asphalt patches on either side where landscape may have been. Areas such as these lack attention and could be better utilized and designed in a way that would meet the community's needs - a jogging trail perhaps?





F St. near 24th St.

Older houses along the community's perimeter. These houses can be showcased to those traveling along the 94 and entering the community.

25th St. near E St.

The community has many church facilities. Some of them no longer function as churches and could be re-used, but keeping the architectural elements.



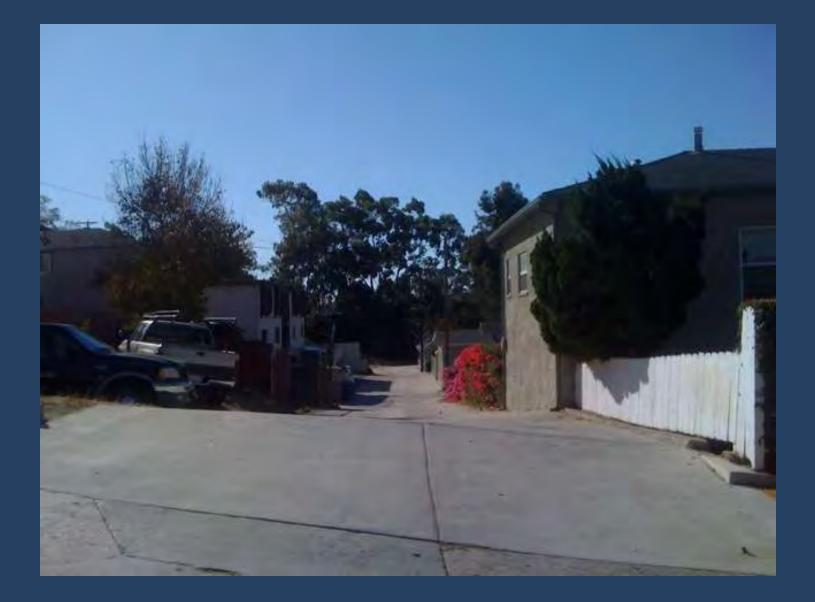
F St.

Transition between the community and freeway must be improved.

F St. Landscape adjacent to freeways could be better designed to benefit the community.



F St. looking west, near 26th St. intersection This image shows how when the 94 freeway cut through the community, a lack of attention was paid to the reconfiguration of the existing street system. This photo shows a street that diagonally ends at one end. The street should be reconfigured, potentially with diagonal parking, sidewalks, etc. A model for this area along the freeway could be Tweet St. park downtown along the 5 and 163. Southern dead end of 20th St. Dead-ends to streets such as this one, where the street ends and the highway (94) begins provide an abrupt transition out of the community. This dead end leads one to believe that no one cares for this area. Reclaim some of the extra space for community gardens, or other uses.



E St., west of 27th St. Alleys can provide spaces for trash cans and other utilities so as not to detract from the street.



25th St.

Street trees enhance this street, but more of an effort needs to be made to make this into a destination

25th St. overpass over 94

This is one of the main entry ways into the community. More can be done to improve the freeway overpasses. Haphazard fencing and lack of design make this entry into the community unappealing.



Fern & A St.

The seemingly vacant building's appearance is improved by the street trees. This large intersection is dangerous to cross. Stop signs were recently installed, but the distance pedestrians have to cross should be reduced.



HISTORIC/ CULTURAL

Like the retaining /Decorative wall . These type of walls are scattered throughout the community and add to the element of history.

Decorative/historic retaining walls lend element of history.





Decorative/historic retaining walls lend element of history.



Grape St. and Edgemont - Preserve historic homes like this one. In contrast to the generic tract home, this one has a high density, but also fits in with the community.



30th St. north of Ivy - Encourage the rehabilitation of historic structures, like this one. Parkway landscaping is good with fine detail, but street trees are missing.



Colonial revival.



Heritage is strong.



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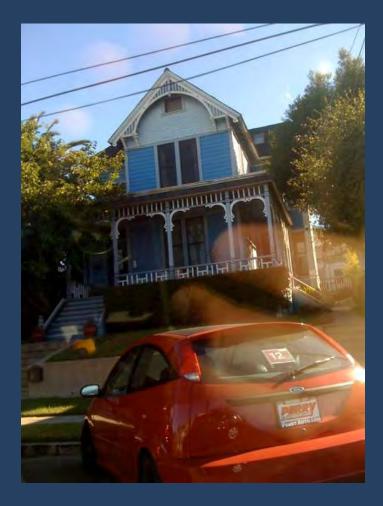
Preserve the neighborhood heritage. Pride of ownership shows in wellmaintained landscaping. Heritage is strong.



Heritage is strong.



C St. east of Edgemont - Encourage preservation of older structures displaying a wide variety of architectural styles (house on right). Encourage later development/future development to have certain design elements that make them compatible with older development.





Southern dead end of 20th St. Some of the older houses have been restored and are freshly painted. Trees add to the old house's character and improve views.

E St. near 25th

Care has been given to the restoration of this property, right down to enhanced paving in the driveway



F St. west of 25th

Older apartment complexes have charming features and were able to accommodate a certain level of density without having to provide parking in the front yard. These older structures should be preserved and similar ones should be encouraged.





F St. Restoration and repair of a house. Small and large houses coexist among apartment complexes, providing a wide variety of housing options for residents of the community.

South of 26th and E Restored house in good condition.



26th & E St. Older houses restored and painted vibrant colors are a highlight of the community.

E St. west of 27th

Formerly a rundown house for sale last year, this is an example where someone has stepped in, renovated the house, and painted it an exciting color to liven up the neighborhood. Also the hilly streets and random alleys in this area add some community character, since newer development wouldn't necessarily follow the same pattern. 36



Historic quality at small local shops.

DESIRABLE ARCHITECTURE/ DESIGN



Art Deco style Fire Station.



Edgy, new architecture.



Commercial Corridor/Streetscape.

Inviting storefronts.





Good Architectural style and scale.



Great massing, commercial revitalization.



Neighborhood Gathering Spot.



Outdoor gathering spaces.



Art making blank walls appealing.



Distinctive streetscape elements.



Pedestrian Experience.



Great scale for corner retail store.



Neighborhood icons such as "Rebecca's" are important.



Iconic eatery.



Commercial infill along Fern Street.



Commercial revitalization of existing structures.



Restaurants with live music are great.



Popular neighborhood tavern.



New restaurant quality.

Fantastic corner market.



Trees can really improve the quality of streetscape.

Good mix of styles and integration of trees.



Street trees create calm atmosphere.





Great pedestrian scale retail along Beech Street.

Great pedestrian scale retail along Beech Street.





Inviting pizzeria.

"Influx." Popular neighborhood hangout.





Contemporary architecture should be welcome among all the beautiful older homes.

Wonderful contemporary, infill housing.



E St. near 24th St. Great stand of street trees. While their size is impressive, unfortunately their longevity in the community may be limited due to root issues. These trees should be preserved.



East of 19th St. and E St.

While not your typical street tree, variations add to the community character. Although the right tree in the right place is important and inappropriate tree species without enough room to grow can cause sidewalk damage. 54





26th & E St.

Rolling hills add to the community character and variety of streetscapes. It also calls for the need to designate specific bike routes throughout the community, presumably on level streets. F St. Hilly streets add interest.





E St. near 25th St. Eclectic colors. South of 26th and E Old house with tree adds visual interest.



Fern St. near Grape. Large trees are valuable to the community and should be preserved where possible. It looks like this tree may have been located too close to the adjacent property or caused foundation problems, but hopefully replacement trees will be provided.





26th & E

An example of a house with landscaping. Improvements would be removing grass and utilizing low water use plants. The addition of canopy shade trees would act to provide shade over the house, reducing energy use, and providing other benefits. E St. and 26th An example of the variety of colors of houses in the community.





26th & E. A great example of the right combination of low water use plants and trees.

E St. near 26th This photo shows the historic sidewalk scoring pattern and low water use planting (right) along with a homeowner's intent to improve the parkway.





26th & E St.

Appropriate street trees for the parkway width. No established street tree theme, though this property owner may start one.

Fern St.

Fern St. provides a great street tree canopy that almost extends over the entire street.



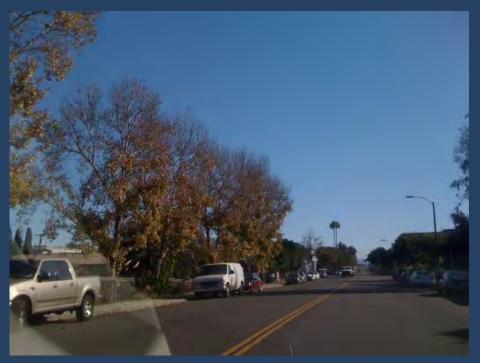
25th St. near F St. Modern design enhances the community and shows investment.



B St. & 26th St.

While modern architecture might seem out of place, it fits in with the eclectic nature of the Golden Hill/South Park community. I think what is more important is good, wellthought out design as opposed to cheaply designed generic tract-home-like construction. 61





25th St. near B St. Small, locally owned business should be encouraged in the community. This is a good example. These businesses benefit from the Maintenance Assessment District and any business associations that exist. This pizza place, for example, provides activity at this corner late into the night making the area safer.

B St. between 27th and 28th This line of street trees greatly improves the appearance of B St.



Fern & Ash Brooklyn Elementary's mural should be preserved.



Newer condo unit style compatible.



Wheelchair ramp with proper drainage +historic mark retained.

Sidewalk retains historical information.



New infill projects which help create a strong street wall.

Contemporary style commercial infill.



Extensive plantings.

Extensive growth, well trimmed over sidewalk.



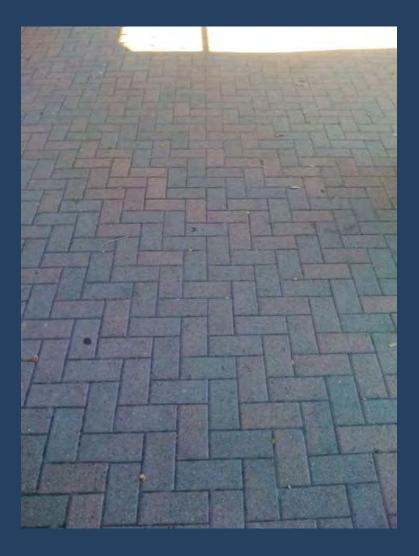
Safe enough toys left alone in yard.



Unusual hidden gems.



Grape Street Plaza - Provide more plazas like this one throughout the community, potentially with different emphasis for each plaza. Grape Street Plaza - Continue to provide opportunities to install double rows of trees.



Grape Street Plaza - Continue to utilize permeable paving to reduce storm water runoff.



Ivy St. between 30th and Fern -Encourage the planting of street trees; this could be a good location for a double row.



Fern St. north of Ivy Encourage innovative designs such as this one, which was recognized with an Orchid.

30th St. and Ivy - Encourage well designed buildings such as this one.



Fern St. north of Grape St. - Encourage community murals and art



Street trees create calm atmosphere.



Newer condo unit style compatible.



Multi-unit homes located in SF zoned areas that fit well into the neighborhood.



Multi-unit homes located in SF zoned areas that fit well into the neighborhood due to parking in the rear and setbacks similar adjacent SF homes.



The building blends nicely with the rest of the block due to scale similar to large single family homes. And no parking out in front. Set back



Wheelchair ramp with proper drainage +historic mark retained.

Sidewalk retains historical information.



28th between Ash & A - Encourage native low water use landscapes.





Intersection near A & 28th - Encourage nontraditional designs for large chain stores. Encourage patios such as this one to take back usable space in the "public realm." Cedar & Fern - This is a good example of how street trees can improve the views of an otherwise nondescript building. One side has trees, the other doesn't. At the same time, encourage businesses within the community to reduce the distance residents travel.



33rd South of Cedar - Example of a terraced retaining wall.

33rd St. between Cedar & Beech - Many houses in the community have retaining walls along the sidewalk in the front or side of the house. This is an example of how the wall might be terraced to allow for planting between the walls to improve their appearance.

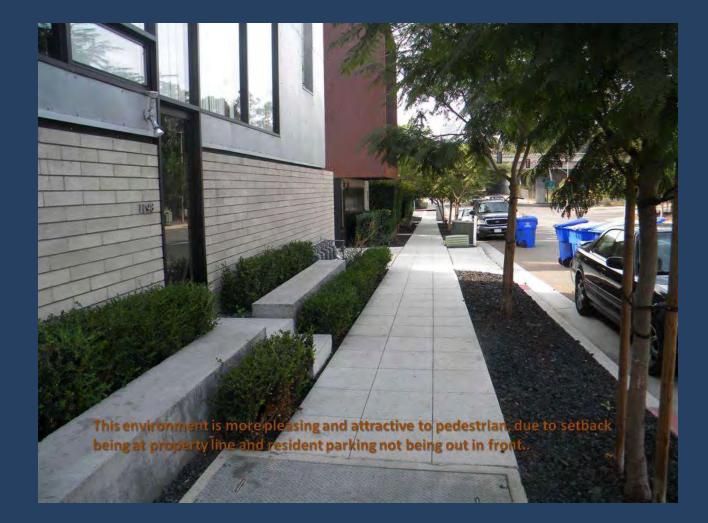
TRANSPORTATION / MOBILITY



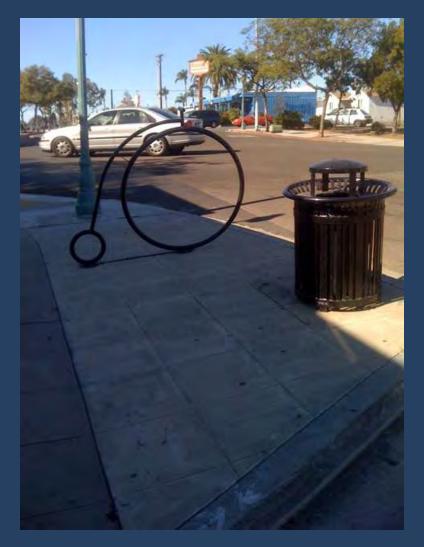
Example of a good bus stop with seating (although there's no shade).



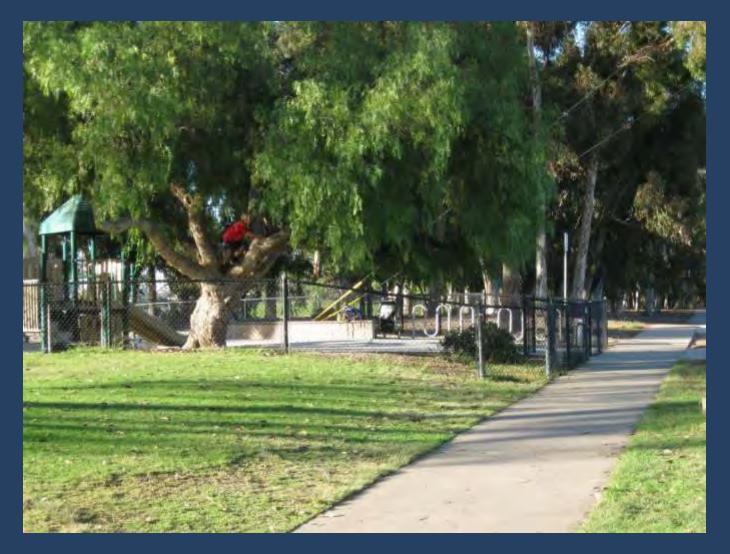
Example of good street furniture at a bus stop.



Pleasing and attractive environment for pedestrians due to setbacks at property line and resident parking not being in the front



Grape St. and Fern - Provide more concrete pop-outs like this one to improve the safety of pedestrians crossing the street. Provide more bike racks and bike routes. Open Space



Great playground. We need more.



Very interesting areas exist in Golden Hill. Where a street and canyon become one should be celebrated. These areas could become trail heads for pedestrian walks through the canyons.



With such a beautiful view, this area could easily become a place to start a brief hike or a place to sit and enjoy.



Four corners of one intersection. Three of these buildings reinforce that corner and give the intersection prominence, the forth one has a parking lot in front and weakens the visual impact.



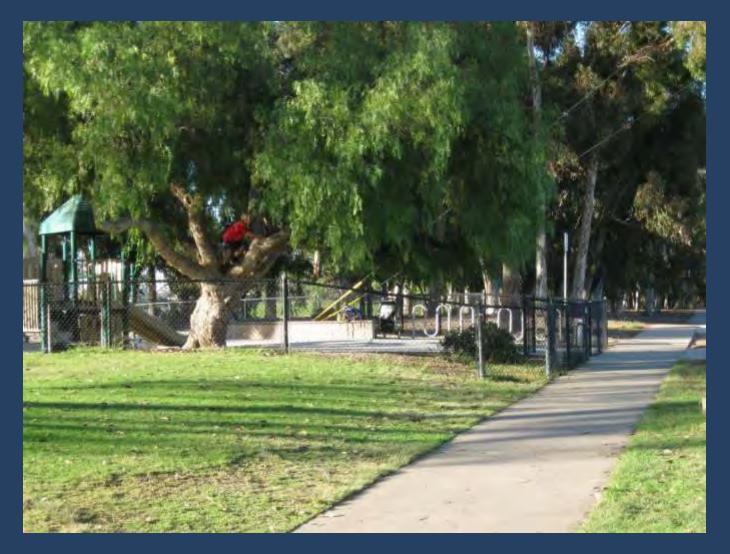
Great Park at the edge of neighborhood (along 28th Street).



Children's playground (need more).



Dog Park.



Great playground. We need more.

DISLIKE

UNDESIRABLE ARCHITECTURE/ DESIGN



Highly visible buildings should have attractive front and back facades.



Poor massing makes the housing look cheap.



Very poor massing with no street engagement. Hate the parking arrangement.



Flat, plain walls.



Very poor massing with no street engagement. Hate the parking arrangement.





Tudor-style with parking frontage. No street engagement.

Important community gathering spot (Moose Lodge). Very ugly building. No engagement to street.



Unattractive, 70's apartments.



Need a better market. Parking should be in the rear, not in the forefront.



Older apartment building with flat façade.

Older apartment building with flat façade.



Bancroft St. between Grape St. and Elm - Reduce instances where people have covered their entire front yard in paving. This increases storm water runoff and is unsightly. Remove chain link fencing.



Fern St. north of Grape St. -Discourage people from paving over landscape areas, especially adjacent to the sidewalk. Install small gardens in these areas.



Ivy St. between Fern and 30th - Discourage the paving over of planting wells for street trees.

Ivy St. east of Fern - Install landscape in areas that have been paved over.





Fern St., north of Hawthorn - Reduce areas of paving and redesign to include trees and other landscape. Fern St. north of Hawthorn - Reduce blank walls and areas of paving





Fern St. north of Hawthorn - Provide a landscape buffer between the sidewalk and the vehicular area. As currently designed, cars fueling open their doors into the sidewalk, causing problems for pedestrian safety.

Grape St. east of Fern - Provide a buffer with walls and landscape to protect residential from commercial uses. Loud fans hum here all the time₁₀₆



Bancroft St. south of Grape - This house is out of place and scale with the neighboring houses. It does not fit into the community and is a generic type design.



Grape St. near 32nd - Lack of street trees and a wide street for cars is uninviting. Decrease width of street or provide diagonal parking and provide more room within the parkway to provide larger scale trees.



Grape St. west of 31st - Limit fences built right on the edge of the sidewalk.



Ash St. & Fern St.

Chain link fences should be removed and sidewalks at corners should be popped out to provide for easier pedestrian crossing and slow traffic.





Grape St. east of Fern St. - Limit large expanses of paving. This parking lot is located adjacent to residential with no buffer in between. Juniper St. between 30th and Fern -Remove large expanses of paving and provide trees.



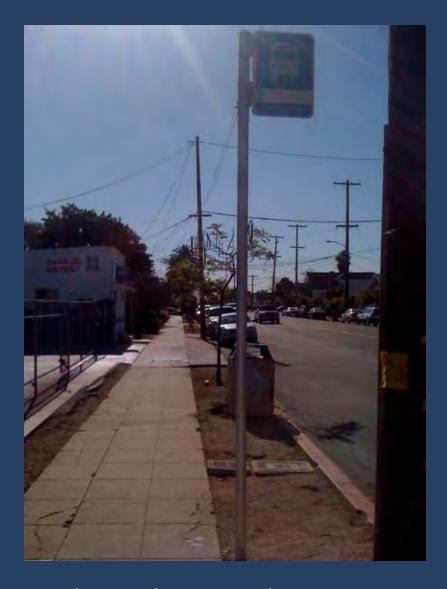
Grape St. near 30th St. - Phase out parking lots that extend along an entire property frontage. Minimize this visual detraction by providing trees and landscape to improve views.



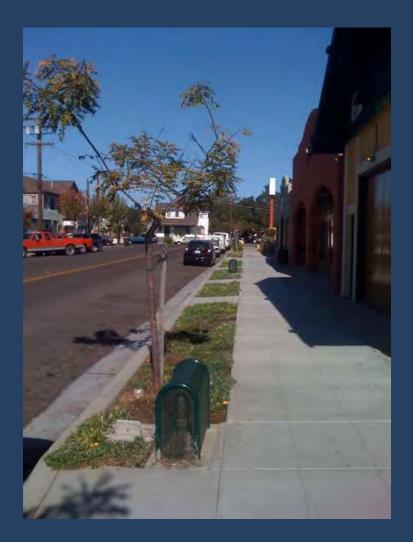
Fern St. north of Grape St. - Install street trees in gaps where they are missing.



Ivy St. west of Fern - Install trees in areas of the parkway where they are missing. Prevent the paving over of these areas.



30th St. and Ivy - Provide more accommodating bus stops with benches, trees, and shade structures.



30th St. north of Ivy - Parkway landscaping is good with fine detail, but street trees are missing.



Juniper St. west of 30th - Shrubs improve the pedestrian experience but in this case they are in lieu of trees. Shrubs should be provided in addition to trees.



50's style apartments no longer acceptable.



26th & A St. - Street trees improve views of the restored commercial building, however the ground floor retail has been vacant for a while. Encourage efforts of local business groups to make business profitable in the area. Encourage restoration of older buildings such as this one which add community character. Provide information at the base of such buildings that provide a history of the building.



26th & Broadway - Lack of street trees and parking across an entire frontage act to make a bleak statement. Encourage the retrofitting of such buildings and prohibit these non-conforming developments from being converted to condominiums.



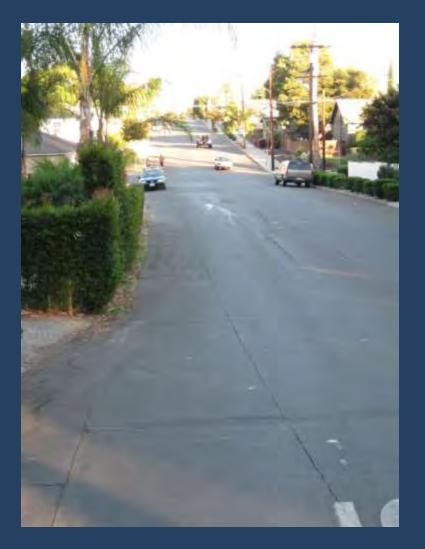
26th & Broadway - Neighborhood stores such as this one provide for a walkable community, but too often the owners don't maintain the storefronts and adjacent public right of way. Provide incentives for storeowners/property owners to improve the adjacent frontage. Allow property owners to easily install street trees and reward them for doing so. Provide a discount on the business tax certificate or other monetary incentive. Like a beverage redemption fee, charge those without trees and reward those with trees. Also, limit the amount of signage permitted. Large blank walls also become targets for graffiti. Instead, encourage green living walls or murals.



Cedar & Fern - Do not allow people to pave over the entire sidewalk, parkway, and front yard. This encourages storm water run off and detracts from the pedestrian experience and community character.

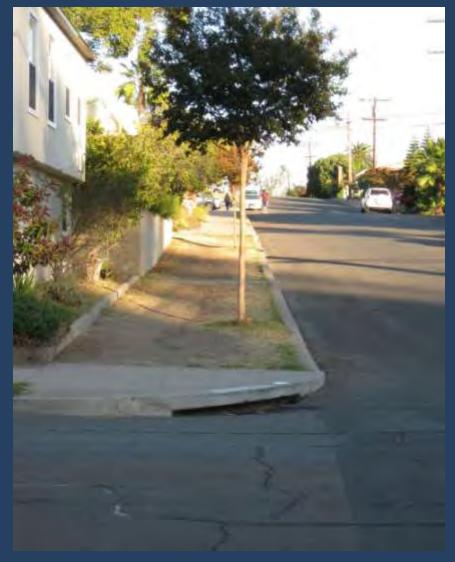


C St. east of Edgemont - Two things: no trees, all gravel. Encourage the addition of elements that improve the livability of the community.



No curb or sidewalk - yard meets street.



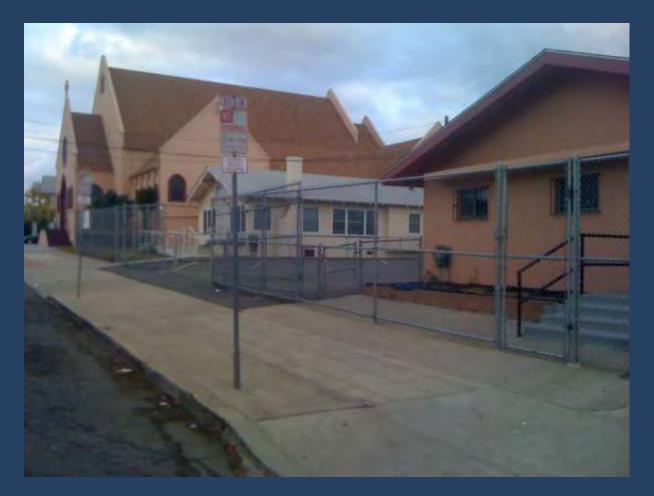


Recently planted palm trees in sidewalk space.

Sidewalk not completed.



Golden hill surrounds two sides of Balboa Park. The place where the community meets the park should be celebrated. Streets that front the park should feel more like a park and not a barrier, with large shade trees and planted medians.



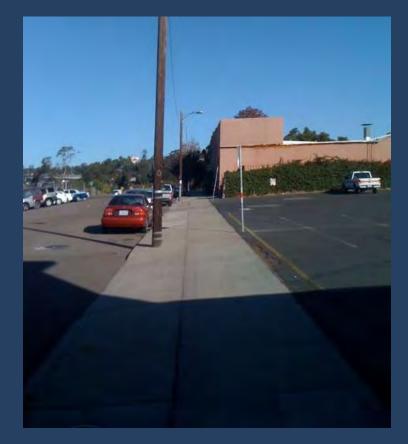
Community buildings such as churches should feel better integrated and not walled off. Street trees should be encouraged and tall fences, discouraged.



Near 19th St. & E St. Palm trees are a dominant street tree species in the community, but do little to provide shade over paving for pedestrians and energy conservation purposes. The provision of canopy shade trees would also act to improve views of the built environment and provide continuity in the community.



Near 19th and E St. Large expanses of paving, such as this parking lot, contribute to storm water run-off and are unattractive. Efforts should be made to encourage these property owners with large parking lots to provide planting along the public right-of-way to improve views from the street and sidewalk and create a more inviting pedestrian space.



Near 19th & E St.

This photo demonstrates the haphazard transition from the street to the sidewalk to the parking lot. The original sidewalk is present along with a parkway that has been filled in with concrete. Utility poles in the public right-of-way also serve to illuminate the parking lot -- presumably to reduce crime -- but not the most attractive design.





Southern dead-end of 20th St. Chain link fences have been installed, presumably for security, however they do not represent a positive community character. A lack of landscape material detracts from the community. F St. Canopies should not be permitted year-round.



Southern dead end of 20th St. A lack of landscape and variety of building materials.

26th & E St.

This example shows a house that has been partially restored, but with new and old materials. This lends is to be slightly "inauthentic." There is also a lack of street tree/front yard landscape which detracts from its appearance. 128



F St. west of 25th

The transition between the highway and the community is not well thought out and does not benefit the community as much as it potentially could.



26th St. north of F St.

Most of this street does not have street trees due to parking installed within the front yard and driveways extending along the entire property frontage.





South of 26th and E

During the night, additional cars may need to park in the area resulting in cars illegally blocking the sidewalk resulting in a more dangerous pedestrian experience. South of 26th and E This appears to be an old house whose front yard was removed to install parking and potentially more units behind the house.



South of 26th & E. Parking within the front yard results in a lack of landscaping and an unfriendly pedestrian experience. These structures should be phased out and not allowed to be converted to condominiums. If the owner would like to convert to condominiums, the building should be torn down or substantially reconfigured to eliminate the parking in the front yard.



South of 26th and E Parking in the front and absolutely no landscape material. Detracts from the community's appeal and contributes to storm water runoff.





Treat St. Gates and fences around some properties can be an unfortunate necessity. Landscape screening would improve views of the fence.

Cedar & Fern St. Chain link fences should be discouraged.



30th & A St.

Benny's Restaurant is in contrast to the salon next door. The salon has installed two trees which improve the store front's appearance. Benny's has no landscape and this detracts from the property's appearance.

TRANSPORTATION / MOBILITY



Cracked pavement, palm tree fronds.



No curbing.



Unpaved street.



This street has severed the canyon, raising you above it and cutting off views. Lining both sides of this street with native plants and large trees would allow for continuation of this canyon.

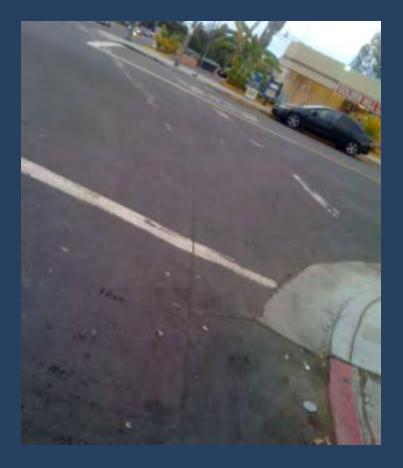


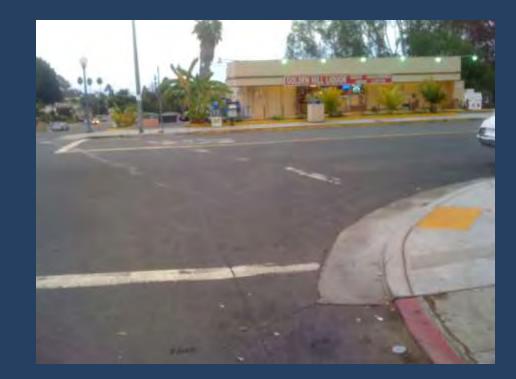
Golden Hill has rolling streets and lots of canyons which cut through. Because of this, sometimes there are only a few streets that can connect different areas of the community. These streets tend to be highways where people speed through. Traffic slowing design should be used for streets such as these.



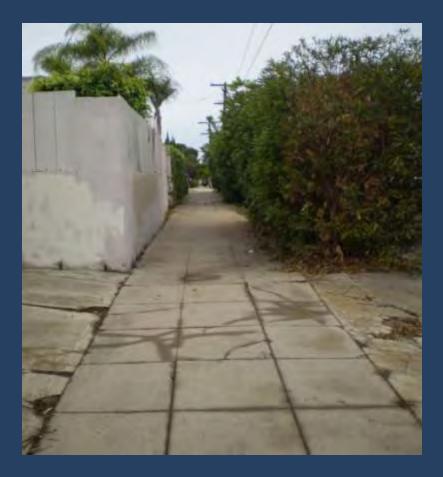


Use of chain link fence does not provide significance and is uninviting for pedestrians. Parking out in front is unattractive and uninviting to pedestrians. Parking takes away from building and would remain unattractive if cars were removed. Large setback disconnects it from its surroundings.





Intersection of 28th & A St. - Improve pedestrian crossings and highlight major community-commercial intersections. This photo shows a painted crosswalk that has subsequently been slurry sealed over and is no longer functional. Make the pedestrian crossings shorter by popping out the curbs and providing safer crossing. Intersection of 28th & A St. - Many of the community's intersections are uneven. Instead of making the uneven intersection a negative, find ways to let these give the community character. Improve the pedestrian experience as a result through good design.



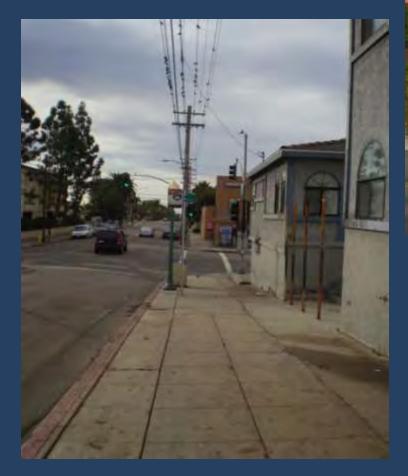
Overgrown sidewalk (this had actually been recently trimmed).



Tree trimming = killing street trees.



Inconsistent street widths (especially the sudden widening here) which makes traffic hard to judge.



Dislike: (i) Lack of facilities at bus stop (shade, seating, bus schedule), (ii) Lack of shade trees, (iii) Ugly utilities.



Dislike: Much too wide driveway discourages walking.



(i) Lack of shade trees, (ii) paved parkway.





Near 19th & E St. The transition between the edge of the community and highway 94 and I-5 is abrupt and does not do an adequate job of enhancing the pedestrian experience or buffering noise.

Near 19th St. & E St.

The chain link fence between the edge of the community and I-5 is unsightly and in disrepair. The sidewalk is also hard to maneuver on due to the car overhangs. No street trees = no shade.

POORLY MAINTAINED PROPERTIES





B St. between 29th & 30th Boarded up structures should be rehabilitated.

32nd St. at Grape St.

This boarded up property has had numerous Code Compliance cases over the years. The building used to house a corner market, but now attracts crime and is in disrepair. The owner should be able to renovate the building and put it to use or the community could reclaim it as a public plaza.



30th St. near C St.

While the building is freshly painted, landscape areas within the public right of way and property's front yard have been removed and paved over, resulting in a negative appearance.



30th St. near C St.

Lack of trees within the public right-of-way and property's front yard. The parkway appears to have been paved over. Any required street trees or front yard landscape has been removed. The building consist of generic building materials with a lack of coordinated design, detracting from the community.





30th St. between C St. and Broadway Lack of street trees, unkempt streetscape, and bars on the windows create an uninviting entry way to the community.

30th St. & C St.

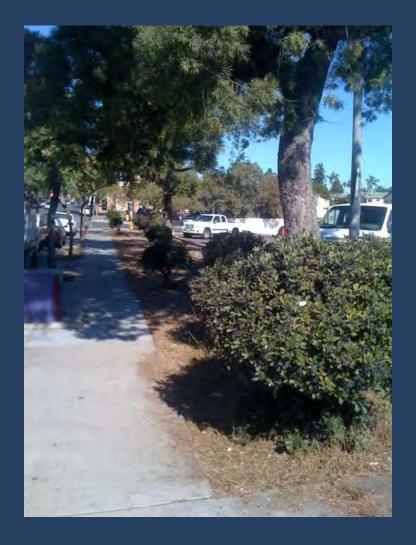
While the building appears to have recently been painted, a lack of landscape material in the property's front yard results in a negative, dirty/harsh appearance



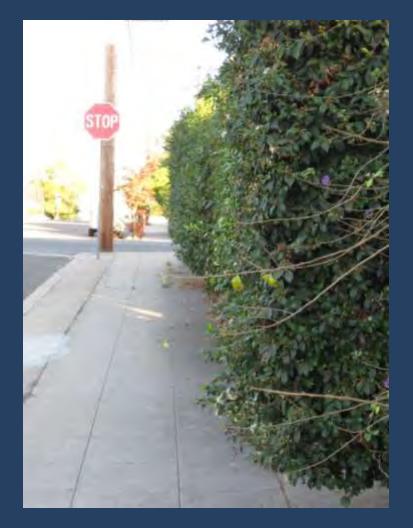
Dislike: Lack of pedestrian scale enclosure discourages walking.



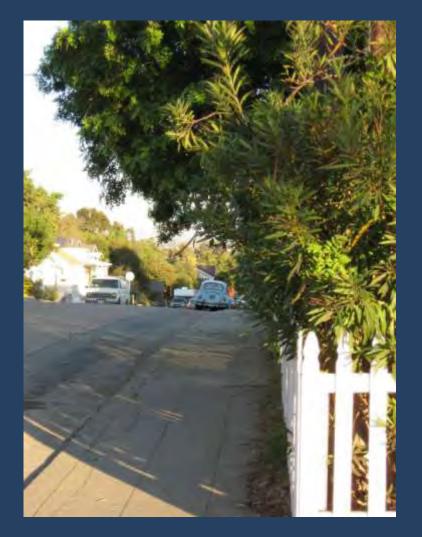
Dislike: (i) Derelict house discourages walking because people feel unsafe, (ii) Ugly utilities, (iii) Lack of shade trees.



Fern St. north of Grape St. - unmaintained landscaped areas, especially adjacent to the public rights of way.

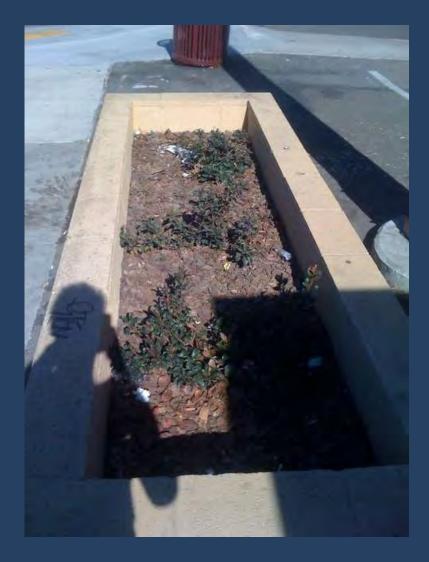


Greenery encroaching on sidewalk.



Untrimmed tree encroaching on sidewalk.





30th St. south of Juniper - Encourage adjacent property and business owners to maintain and improve their parkway areas, instead of letting them accumulate with debris and weeds.

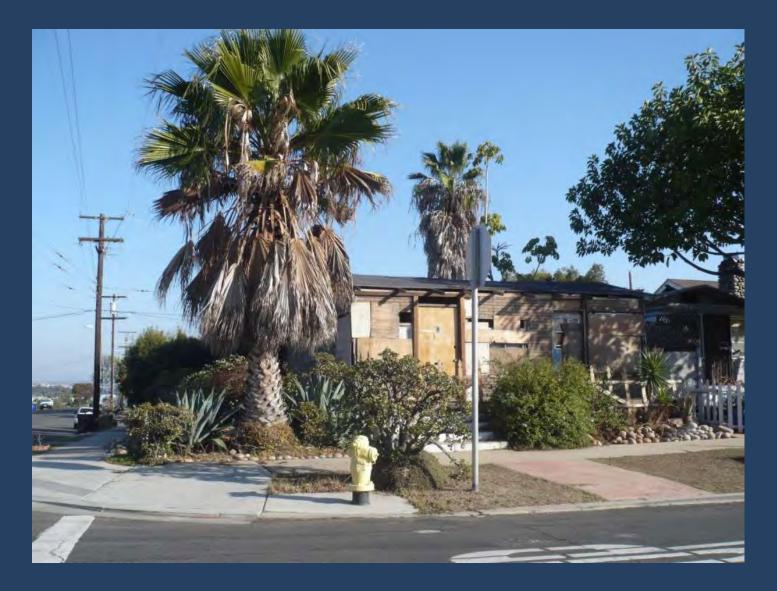
30th St. and Juniper - Encourage business owners to clean up and maintain their properties.



Run down shacks detract from neighborhoods.



Looks rundown.



Dilapidated house.

PUBLIC UTILITIES



Overhead cables are unattractive.



Dislike: Overhead wires need undergrounding.



Dislike: More ugly overhead wires.



Dislike: Still more ugly overhead wires.





30th St. and Juniper Appropriate for the provision of cell phone antenna?

Ivy St. and 30th St. - Evaluate the removal of obsolete pay phones.



30th St. south of Juniper This wireless cell phone antenna cabinet enclosure is a magnet for graffiti. Find a way to prevent this from happening.



Lots of utilities here. They are somewhat camouflaged, but they should be undergrounded or integrated better instead.



26th & Broadway - Underground utilities. Figure out how much it would cost to underground all of the utilities in the community at an accelerated pace. Then put it to a vote of the community. If it was under a certain amount of money to have all utilities undergrounded within 10-20 years, the community might go for it.



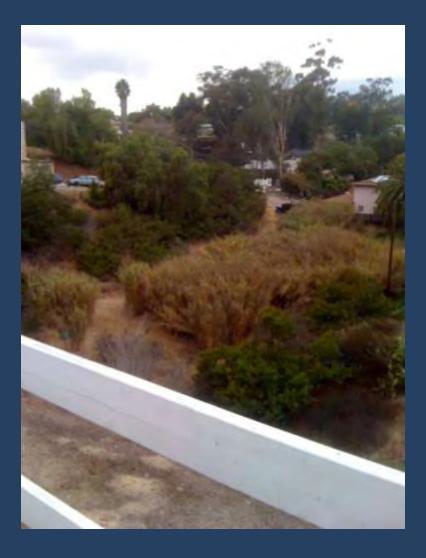
Ash east of 31st - better regulate utility providers to reduce the amount of utility boxes in the right of way. Encourage providers to locate their equipment underground or in a more coordinated fashion. Many of the boxes are run down, noisy, and restrict views of property and access ways.



B St. near 27th St.

While hard to see in this photo, there is a cell phone antenna facility on this property that is an unattractive flag pole. Older cell phone antenna should be decommissioned and redesigned to be more aesthetically pleasing.

Open Space



Cedar St. Canyon Remove invasive plants from the canyons and use canyons as a community asset. Inappropriate / incompatible uses



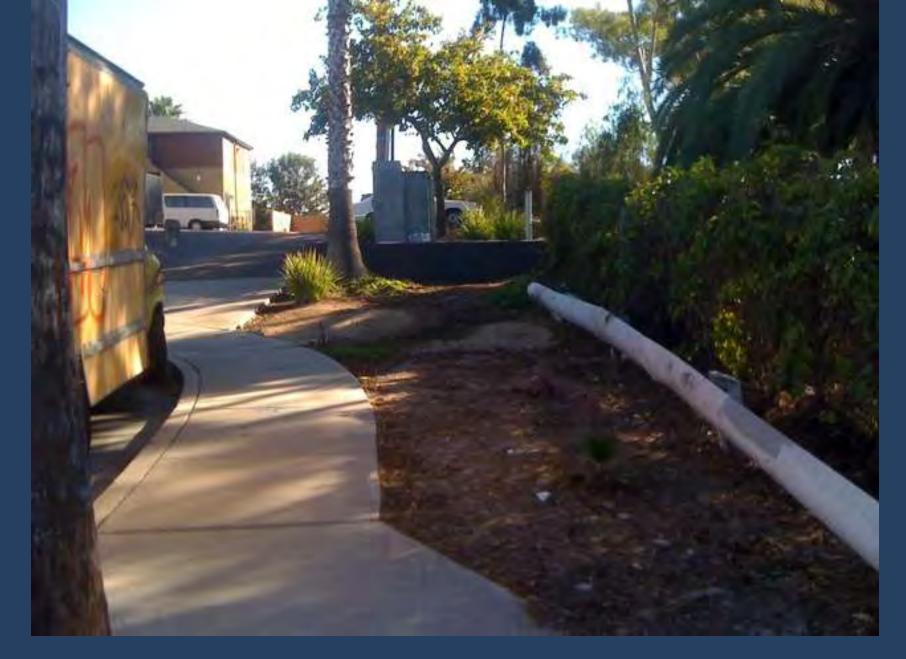


Auto repairs on a very prominent corner.



Strip malls like this do not promote walking.

NO CAPTIONS











IMG_1074







Debrief

- Summary of what was shared at tonight's meeting
- Evaluate Process
- Open Comment
- Next CPUAC meeting



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Community Plan Update Greater Golden Hill





Advisory Committee Meeting Golden Hill Recreation Center, Balboa Park January 6th, 2010



City Planning & Community Investment Department