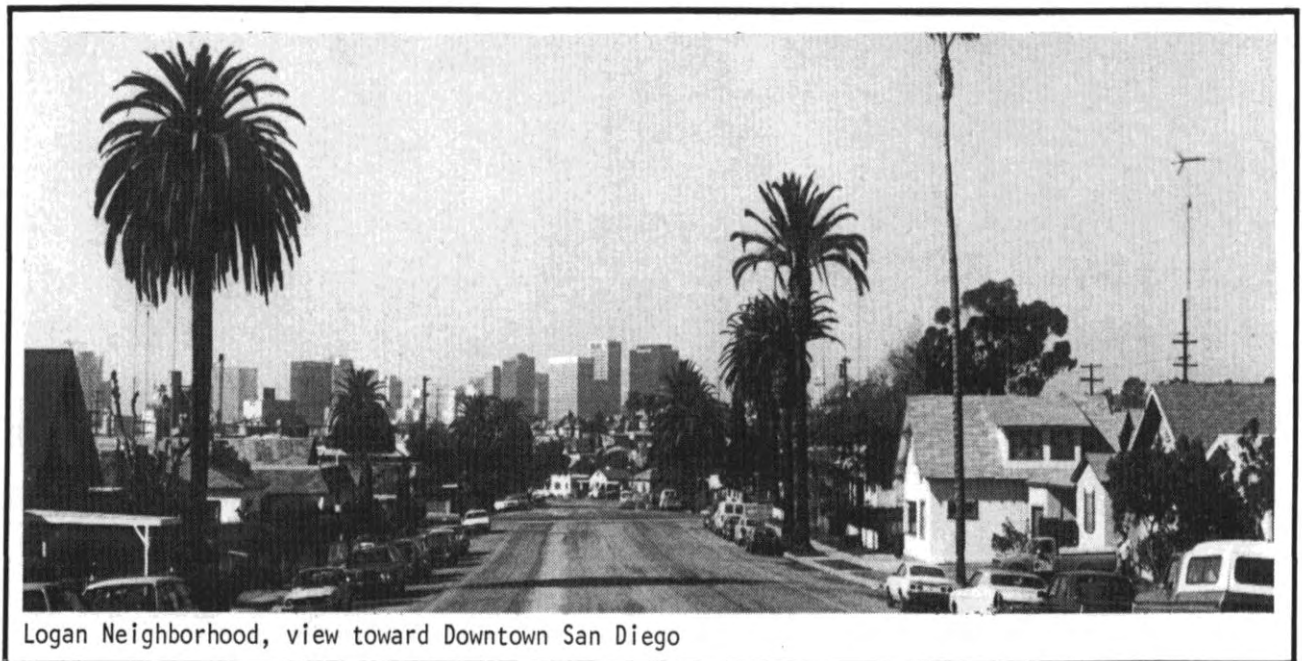


WEST SECTOR

WEST OF STATE ROUTE 15

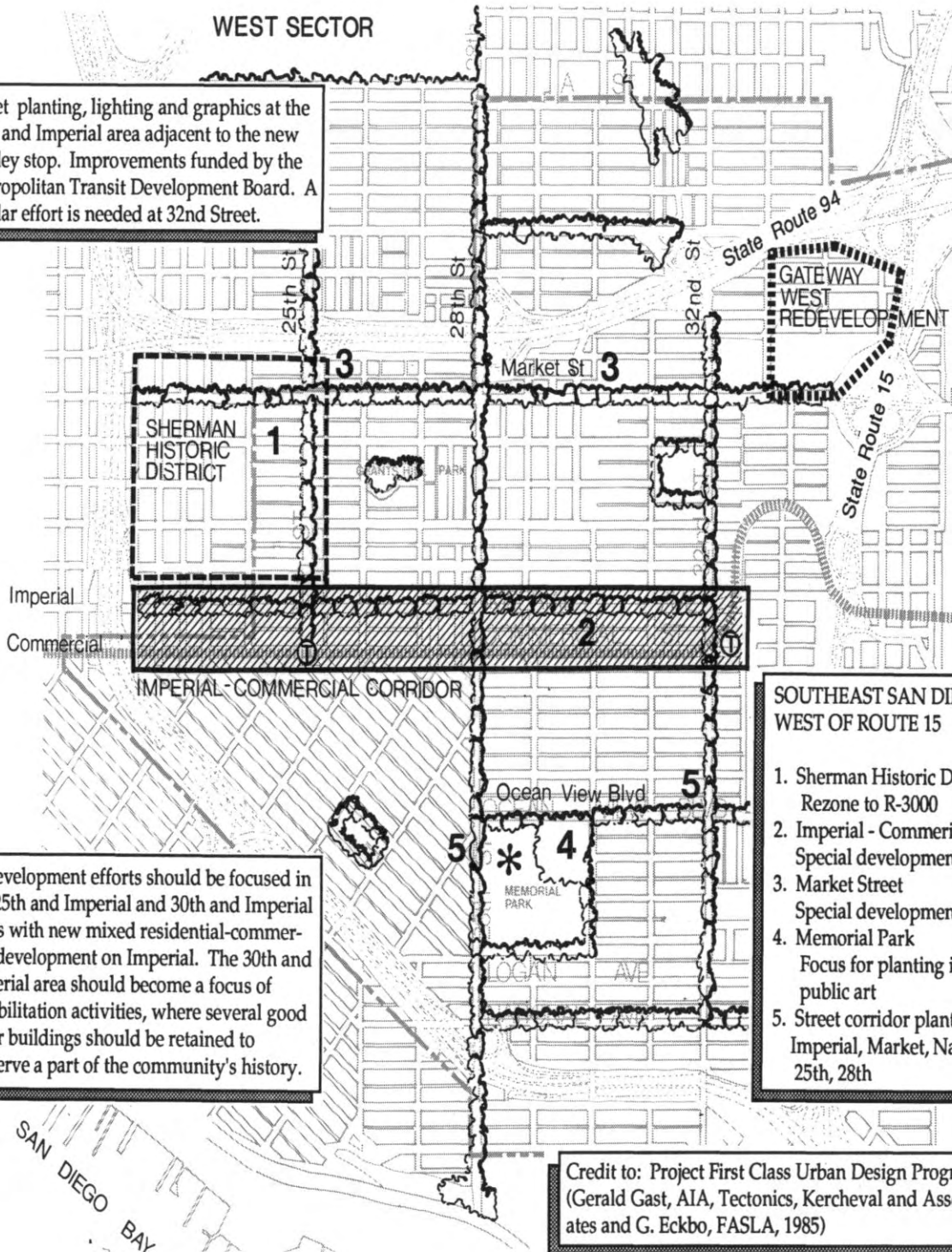
Sherman Heights, Logan Heights, Grant Hill, Stockton, Memorial.

These neighborhoods are rich in history and architectural character. Many locations have spectacular views to downtown San Diego, the bay and mountains. Conservation of neighborhood character and new infill development need to be combined as the key to the area's future.



WEST SECTOR

Street planting, lighting and graphics at the 25th and Imperial area adjacent to the new Trolley stop. Improvements funded by the Metropolitan Transit Development Board. A similar effort is needed at 32nd Street.



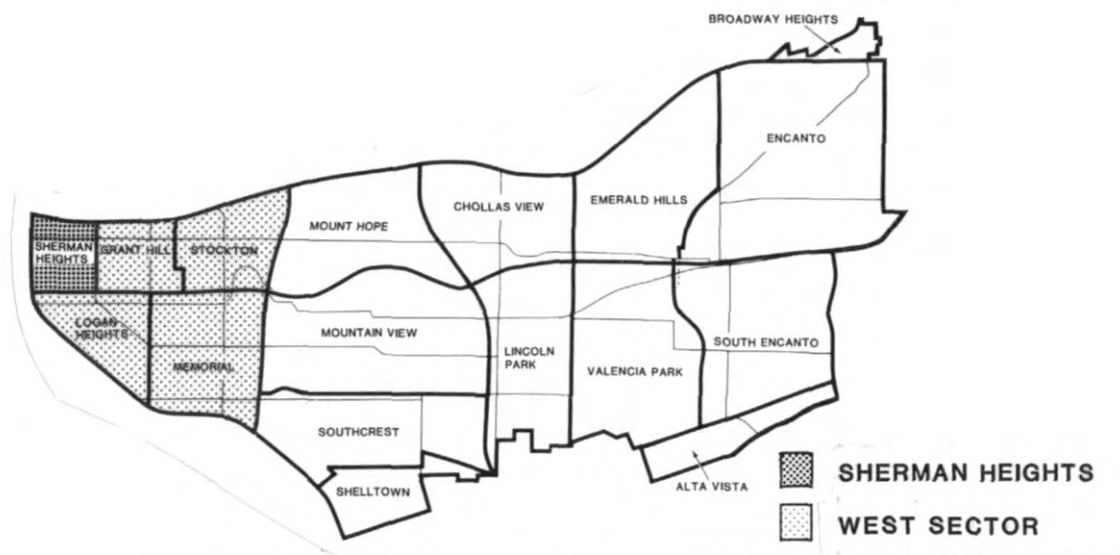
Redevelopment efforts should be focused in the 25th and Imperial and 30th and Imperial areas with new mixed residential-commercial development on Imperial. The 30th and Imperial area should become a focus of rehabilitation activities, where several good older buildings should be retained to preserve a part of the community's history.

SOUTHEAST SAN DIEGO WEST OF ROUTE 15

1. Sherman Historic District
Rezone to R-3000
2. Imperial - Commercial Corridor
Special development standards
3. Market Street
Special development standards
4. Memorial Park
Focus for planting improvements and public art
5. Street corridor planting improvements
Imperial, Market, National, Ocean View, 25th, 28th

Credit to: Project First Class Urban Design Program,
(Gerald Gast, AIA, Tectonics, Kercheval and Associates and G. Eckbo, FASLA, 1985)

THE NEIGHBORHOOD OF SHERMAN HEIGHTS



Setting

Sherman Heights is situated on approximately 140 acres in the northwestern corner of Southeastern San Diego. It is bounded on the north by Highway 94, on the south by Imperial Avenue, on the east by 25th Street, and the west by Interstate 5.

Sherman Heights is one of the oldest neighborhoods in San Diego. Captain Matthew Sherman, the Mayor of San Diego 1891-1893, and his wife, Augusta, a teacher in Old Town, purchased a 160-acre tract from the City Trustees for 50 cents an acre. Listed as Sherman's Addition, it was also appropriately called Sherman Heights due to its elevation. The area was bounded by Market Street on the north, Commercial Street on the south, 15th Street on the west, and 24th Street on the east. A San Diego Union reporter wrote in 1872, "The location is salubrious and commands a magnificent view."

The Shermans built their first home in New Town in 1868. The structure was moved in 1905 to its present site at 418-22 19th Street. In 1869, the Shermans began to subdivide their land. Land was selling so fast that the City Trustees dedicated land for public use; a 200-acre cemetery tract, named Mount Hope by Augusta Sherman, and a 1,400-acre City park, known today as Balboa Park.

During the 1880s, San Diego's boom years, Sherman Heights was one of the City's most prestigious neighborhoods. The Villa Montezuma, a National Register Historical Landmark, was built at this time. Today it is a valuable community resource operated by the San Diego Historical Society.

Sherman Heights remained a stable middle-class neighborhood through the early 1940s. Many homes of that period still remain.

Existing Land Uses

The majority of land in Sherman Heights is developed residentially. Other land uses include commercial and industrial uses along Imperial Avenue, a scattering of churches, two schools, and a mini-park.

Existing land uses as of 1986 are summarized in the Table below and are illustrated on Figure 26.

Existing Land Uses (1986)	
Type of Use	Percent
Residential	
Low-Medium Density (10-15 du/ac)	50%
Medium Density (15-30 du/ac)	25%
Commercial	5%
Industrial	4%
Institutional	15%
Parks	<u>1%</u>
	100%

Residential

The residential area has developed with a wide range of densities and styles. The majority of the lots are 50 feet by 140 feet (originally 25 feet wide) and contain single-family and duplex units. Many lots have been consolidated and developed with multi-family apartments.

The residential area has developed with a variety of densities, ranging up to 25 units acre. A few single-family homes have remained along Imperial Avenue, where industrial commercial uses have also developed.

Many of the homes of Sherman Heights date back to the 1800s and early 1900s. They represent a progression of architectural styles illustrating the architectural, social and economic development of the community and the City. The Victorian styles (1860-1910), including Folk Victorian, Queen Anne and Stick, comprise approximately 35 percent of the structures. The post-Victorian styles (1900-1940), including Prairie, Craftsman, Bungalow, Spanish Colonial Revival and the most dominant style, Neoclassical, comprise approximately 65 percent of the structures.

The Sherman House and Villa Montezuma mentioned above are perhaps the most notable, but many other structures are of interest, including some fine Irving Gill buildings. Approximately 70 percent of the structures in the Sherman Heights neighborhood have been identified as contributing to a possible Historic District.

Commercial

Commercial uses along Market Street include a real estate office, a beauty shop, an auto repair shop, a liquor store, a laundry and two fast food establishments. Along Imperial Avenue, commercial uses include a fast food establishment, a restaurant and bar, a mattress company, a fish market, and an auto repair shop.

Industrial

A variety of industrial uses have developed along the north side of Imperial Avenue including an electrical contractor's storage yard, a junk yard, a spring and brake shop, a truck body repair facility, and an auto repair shop.

Schools

The neighborhood has two schools, one private and one public. A private school is located on the north side of Market Street between 23rd Street and 24th Street. Sherman Elementary School covers the entire block between Island Street and "K" Street and 23rd Street and 24th Street. Our Lady of Angels Catholic Church and school is also located in this neighborhood at Market Street and 24th Street.

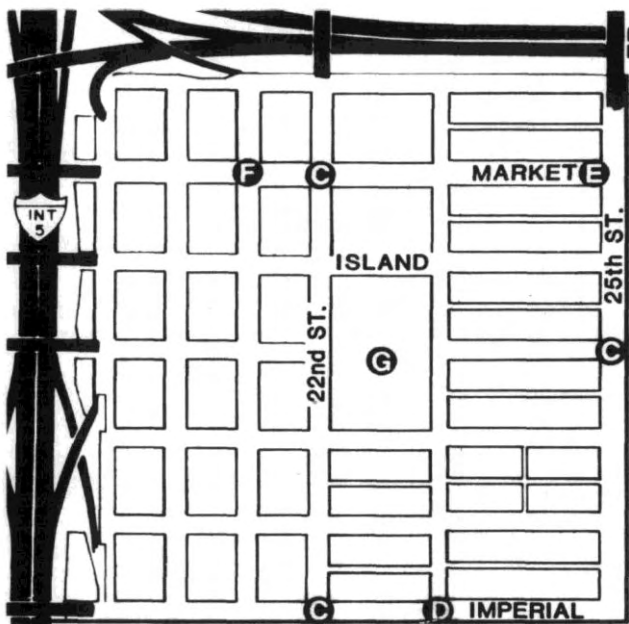
Sherman Heights Objectives

1. Protect, preserve and enhance buildings and structures of architectural and historical significance which help to define the cultural and developmental character of the neighborhood.
2. Improve the appearance of 25th Street, Imperial Avenue, and Market Street and encourage multiple uses (commercial and residential) along the north side of Imperial Avenue and both sides of Market Street.
3. Redevelop the light industrial uses along the north side of Imperial Avenue.
4. Retain viable commercial businesses along Market Street and the northern part of 25th Street, encouraging rehabilitation.
5. Protect the adjoining residential areas from potential adverse impacts from industrial developments and commercial uses.
6. Assure that infill residential development, when it occurs, complements the historic and architectural character of the neighborhood.

Sherman Heights Recommendations

- A. Establish an historic district for the Sherman Heights neighborhood, including the east side of 25th Street in Grant Hill, up to the alley. Several associated actions are identified below.

1. Perform an historical survey to identify significant historical structures.
2. Rezone the residential-zoned properties from the existing R-1000 Zone (45 du/ac) to R-3000 (15 du/ac) or a similar zone unless otherwise specified after historic district designation.
3. Prohibit the demolition or moving of historically significant buildings.
4. Focus Housing Commission programs to assist rehabilitation activities provided they maintain architectural integrity of buildings.
5. Require that all actions associated with new development affecting historically or architecturally significant structures be subject to discretionary review by the Planning Department.
6. Lot consolidations should not be permitted for new development that would replace Historic District contributing structures.



RECOMMENDATIONS MAP

GENERAL RECOMMENDATIONS

- A. Establish an Historic District.
- B. Maintain a strong code enforcement effort.

7. Infill development should respect the scale, character and rhythm of the existing area. Furthermore, lot consolidation should be discouraged.
8. All new development in the area should be subject to discretionary review (Planning Director, Historical Site Board, etc.) as part of the historic district designation.

9. The low-medium density (10-15 dwelling units per net acre, MF-3000 Zone) multi-family portion of the neighborhood should be identified as a “Special Character Multi-Family Neighborhood” that would be protected with development standards recommended by the Urban Design Element.
- B. Maintain a strong code enforcement effort to improve property, particularly west of 23rd Street.
- Public health, building, and zoning code enforcement efforts must be continued to control illegal living units, occupancy of unsafe structures, and illegal land uses.
- C. Add landscaping to improve the appearance of 25th Street, Imperial Avenue, and Market Street.
- D. Rezone the north side of Imperial Avenue from the existing M-I Zone to a multiple-use commercial and residential zone.

Development regulations along Imperial Avenue should include adequate buffers for adjoining residential properties to the north and should promote the preservation of historically significant structures. Residential densities should not exceed 15 units per acre.

Rezone the north side of Imperial Avenue from the existing M-I Zone to a multiple use zone that would permit commercial and residential uses at up to 15 units per net acre. Limited industrial uses should also be permitted, such as assembly, storage and crafts if these uses do not involve the use of toxic chemicals and are compatible with the historic context of the district.

- E. Designate and zone the lots fronting on Market Street, one block west of 25th Street, and the northern portion of 25th Street for general commercial uses, while still allowing relatively low residential densities of up to 15 units per net acre.

The development standards for this area should require that parking be placed to the rear or sides of buildings with the buildings near the street to preserve the pedestrian orientation of these blocks. If residential development occurs rather than commercial, it should be of a similar density, scale and style of surrounding development.

- F. Designate and zone the lots along Market Street between Interstate 5 and 24th Street for general commercial uses, permitting residential development at up to 15 units per net acre.

The development standards for this portion of Market Street should be flexible to allow more auto-oriented development patterns, permitting parking in the front of the lot, between the building and the street.

- G. Rezone the Sherman Elementary School site to the Institutional Overlay Zone. This site should only be developed with compatible private development after it has been determined that it is not needed for use as a public facility through the Institutional Overlay Zone review process. Where it is determined that residential use is appropriate for the site, the site should be developed at 10-15 units per acre to reflect the surrounding uses.

S-94

INT 5

ST

N

MARKET

25TH

ISLAND

K

L

IMPERIAL

LEGEND

 10-15

 15-30
MULTIPLE USE
 (Residential/Commercial)

 G-GENERAL
N-NEIGHBORHOOD

INDUSTRIAL



PARK

This is a detailed map of the S-94 area in San Francisco. The map shows a grid of streets and various shaded regions. Key features include:

- Top Label:** S-94
- Left Label:** INT 5 (Interstate 5)
- Right Labels:** MARKET, ISLAND, and IMPERIAL (likely referring to Market Street, Island Avenue, and Imperial Avenue).
- Central Feature:** A large white rectangular area labeled 'E'.
- Other Labels:** G, J, K, and L are located near specific blocks.
- Shading:** The map uses different hatching patterns to distinguish between various zones or lots.

IMPERIAL

INSTITUTIONAL

Schools

E	Elementary
J	Junior High
S	Senior High
P	Private

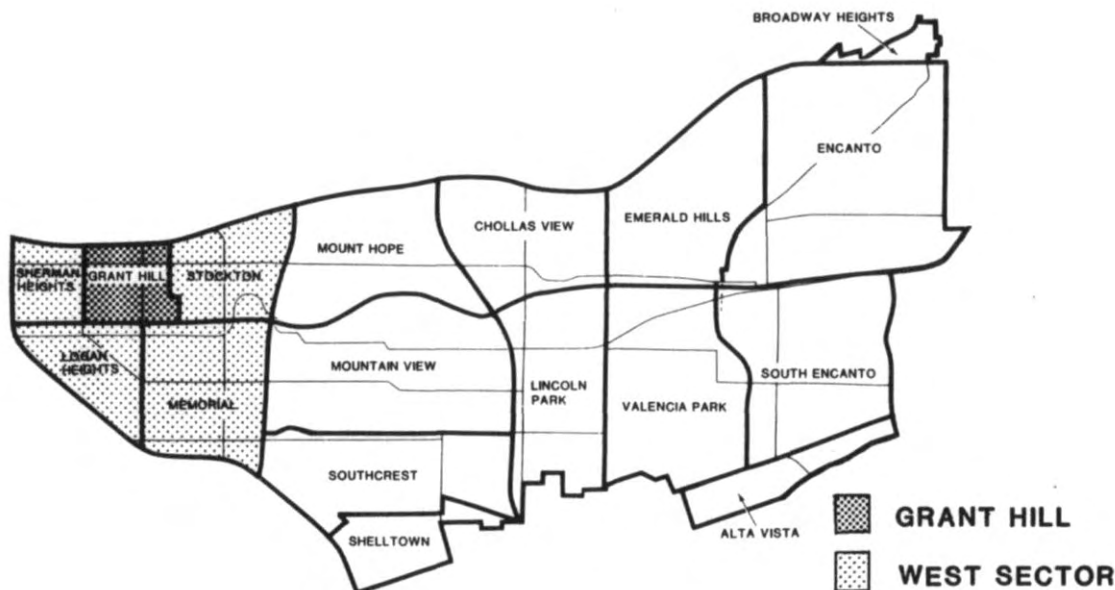


SHERMAN HEIGHTS
SOUTHEASTERN SAN DIEGO

CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 26

THE NEIGHBORHOOD OF GRANT HILL



Setting

Grant Hill is situated on approximately 193 acres in the northwestern portion of Southeastern San Diego. It is bounded on the north by State Route 94, on the south by Imperial Avenue, on the east by 30th Street, and on the west by 25th Street. The neighborhood is separated from the surrounding areas by a strip of high density residential to the west, community serving commercial on the north, and both residential and commercial on the south.

In the 1880s Logan Heights became a significant subdivision in San Diego, and during the great boom of that period, was the location of many beautiful homes. In 1905, the Logan Heights Improvement Association named the major streets in this subdivision for Civil War generals: Logan, Kearny, Julian, Irving, Harrison and Grant. General Ulysses S. Grant received the additional honor of being the namesake of one of San Diego's most panoramic views - Grant Hill. The area is diverse in topographic features including steep and rolling hills and abrupt undeveloped canyons. Many locations have spectacular views to downtown San Diego, the bay and mountains to the west.

About 75 percent of Grant Hill has been developed for residential use, with nearly half of the neighborhood consisting of one home on one lot. Another third of the lots are developed as multi-family housing, containing two dwelling units per lot or more. The highest densities are predominant along "G" Street, and along 25th Street in the form of apartments. Three thousand five hundred (3,500) people reside in Grant Hill, with an overall density of about 11 dwelling units per acre.

Many of the homes of Grant Hill, particularly those along 25th Street, date back to the early 1900s with a variety of architectural styles including Neoclassic-Rowhouse (1895-1915), San Francisco Stick (1870-1890), Queen Ann Cottage (1883-1890s), and Craftsman Bungalow

(1905-1925, 1910-1925). The historically significant structures tend to be in the areas of highest elevation, toward Grant Hill Park and along 25th Street. There are numerous blocks with well-maintained homes deserving of preservation throughout Grant Hill.

The significant feature of this neighborhood is the 2.6-acre Grant Hill Park with its panoramic view of the City and surrounding areas. The neighborhood park is located in the northwestern quarter of the neighborhood, north of "J" Street between 26th and 27th Streets.

Another landmark for Grant Hill is San Diego Physicians and Surgeons Hospital, located at 446 26th Street which is south of Island Avenue between 25th and 26th Streets and west of Grant Hill Park. The facility began in 1972 as an acute hospital with 78 beds. In 1979, another 78 beds were added. This is the only acute care facility in Southeastern San Diego. In 1982, the Comprehensive Health Center was constructed as a medical clinic providing outpatient services. During 1985, plans were being made to construct a medical office building as a part of the hospital complex.

Market Street, which runs east/west through the northern portion of the neighborhood, Imperial Avenue, which forms the southern boundary for the neighborhood, and 25th Street which constitutes the western boundary, are the major streets serving Grant Hill.

A well traveled point in the neighborhood is the intersection of Market Street and 25th Street, where community and neighborhood serving uses can be found. Two eating establishments, a distribution commercial use, and a liquor store occupy this busy location. The 25th Street bridge over State Highway 94 serves as a link between Golden Hill and Southeastern San Diego. In crossing into Golden Hill a variety of services are available including a grocery store, eating establishments, and other commercial uses. This intersection is highly visible due to this elevation and from traffic volume from Golden Hill and cars on their way to State Highway 94.

Several existing residential structures have been converted to professional offices along 25th Street. The presence of nearby downtown San Diego and Golden Hill contributes to business activity along the 25th Street and Market Street commercial strips.

Along Market Street, a variety of distribution-type retail goods and services have developed over the years, as well as eating establishments, liquor stores, institutional uses, and a scattering of single-family homes. Further down Market Street to the east, a Buddhist Temple and school can be found at Dodson Street. A number of high intensity commercial uses have located between 28th and 29th Streets. Due to the number of curb cuts and service areas required for these uses, the sidewalk has become a continuous driveway, with little or no provision for on or off-street parking. In addition, this site is at the top of a hill, which reduces sight distances for vehicles.

The steep cliffs and abrupt canyons along Market Street between 25th Street and 28th Street have resulted in a large number of undeveloped parcels. There is no particular development pattern present along Market Street, nor any consistency to landscaping or property maintenance. There is, however, a predominance of overhead billboards, due presumably to the high elevation of this portion of Market Street and the resulting long distance visibility. Off-street parking does not appear to be a problem in this area, with most businesses providing adequate space.

Grant Hill is bounded on the south by Imperial Avenue. Palm trees line this corridor which is home to a diverse group of community and neighborhood serving commercial uses including eating establishments, retail shops, automotive services, laundry mats, print shops, specialty food retail shops and residential uses. With the recent introduction of the San Diego Trolley along Commercial Street to the south, Imperial Avenue is already experiencing an increasing amount of attention from public and private development interests.

Bus service is available along 25th Street, Imperial Avenue, and Market Street, providing walking-distance public transportation to the entire neighborhood.

The cost of a single-family home in Grant Hill is considerably lower than that of other parts of the City, providing an excellent opportunity for first-time home buyers.

Existing Land Uses (1986)	
Type of Type	Percent
Residential	
Low Density (5-10 du/ac)	25%
Low-Medium Density (10-15 du/ac)	35%
Medium Density (15-30 du/ac)	15%
Commercial	10%
Industrial	5%
Institutional (Physician's and Surgeon's Hospital)	5%
Parks	3%
Vacant	<u>2%</u>
	100%

Grant Hill Objectives

1. Preserve the well-maintained single-family areas and their historically significant styles of architecture. Grant Hill is one of the City's original neighborhoods and many architectural styles found here are of historical interest and value.
2. Residential infilling at undeveloped sites has sometimes been incompatible or insensitive to surrounding development in terms of scale and style.
3. Conserve the heritage of the area including Grant Hill Park, and the neighborhood character of one of the City's oldest areas.
4. Preserve the panoramic view offered by Grant Hill Park.
5. Maintain a hospital use at the site of Physicians and Surgeons Hospital.

6. Improve the streetscape along major corridors by adding landscaping and street furniture such as benches and trash receptacles.
7. Retain viable existing businesses and encourage the expansion of commercial development along Market Street, Imperial Avenue, and 25th Street, encouraging rehabilitation.
8. Redevelop residential and industrial uses to commercial uses along Market Street and Imperial Avenue to provide service, jobs and business opportunities. Imperial Avenue in particular needs to be revitalized.
9. Cohesive building design, signage, landscaping and maintenance are desired in the business districts.
10. More off-street parking opportunities are desired along Market Street between 26th and 28th Streets.
11. Increase the safety of traffic patterns along Market Street between 26th and 28th Streets.

GENERAL RECOMMENDATIONS

- A. Continue concentrated code enforcement.
- B. Maintain single-family/duplex style.
- C. Promote redevelopment efforts by SEDC.



RECOMMENDATIONS MAP

Grant Hill Recommendations

- A. Continue concentrated zoning and building code enforcement.

Conservation and preservation efforts must be emphasized in Grant Hill in order to protect one of the City of San Diego's oldest neighborhoods. This plan proposes a variety of methods to assist in this effort of conservation including revitalization, rehabilitation, infill, and redevelopment. Throughout the neighborhood, it is important that the ongoing Project First Class code enforcement, alley improvement, and litter control programs be continued.

- B. Maintain the character of the neighborhood by preservation of the single-family/duplex style. Rezone the Southeastern portion of the neighborhood to R-3000 or an equivalent zone.

The Housing Commission should focus rehabilitation loans and other assistance programs to architecturally significant structures in the neighborhood.

New residential infill is expected in existing residential areas. Special consideration must be given to existing architectural styles on adjoining lots. This plan recommends that new infill development be directed to now-vacant sites and those with derelict buildings, with lot consolidations permitted only for those cases. New housing development is clearly needed and should be encouraged by the neighborhood. Small courtyard and cluster residences of 4-8 units are recommended infill developments. These small complexes are easier to manage than larger complexes, easier to secure and self-police, and can be built by small investors and developers.

In following the existing pattern of development, this plan recommends that the southeastern portion of the neighborhood be designated for a low-medium residential density (10-15 dwelling units per acre). This will ensure that new development is compatible in scale and character with the existing development. The area is now zoned for a residential density of 45 dwelling units per acre.

- C. Initiate a commercial revitalization program to rehabilitate existing business properties and districts.

The Imperial Avenue corridor is recommended for a revitalization program to organize property and business, in a manner similar to the Logan-Euclid Professional Business Association. City assistance through public improvements (zoning and building code enforcement, landscape, parking, lighting) and low interest rehabilitation loans should be focused to locations where property owners are organized and willing to commit their own funds to improvements. A major component to this revitalization effort will be zoning and building code enforcement and litter control. The code enforcement effort should focus on illegal nonconforming uses and illegal structures.

- D. Support the revitalization and growth of community serving commercial businesses along Market Street and 25th Street.

New commercial development needs to be more consistent and exhibit higher design standards. Commercial development should be focused along Market Street and 25th Street. This plan recommends that community serving uses be developed along the Market Street corridor, in order to allow for redevelopment. Generally, this area includes the south side of Island Avenue and north to State Highway 94, where a need presently exists for commercial uses that can serve the growing needs of nearby downtown San Diego and the bayfront. In the areas north of Market Street, lot consolidations should be encouraged through zoning regulations to allow for redevelopment. The commercial zoning along Market Street should preclude residential development.

Twenty-fifth Street is recommended for neighborhood-serving, multiple use residential development (at up to 15 units per net acre) and commercial development. Rehabilitation and preservation of existing historical structures along 25th Street is recommended. Space is needed for professional offices, providing support services to Physicians and Surgeons Hospital, and other medical and non-medical professionals including dentists, lawyers, and accountants. With existing freeway access on and off State Highway 94 and direct street access west on Market Street, Grant Hill offers an ideal location.

- E. Retain viable existing businesses along commercial corridors through rehabilitation loans. Support the revitalization of Imperial Avenue with public improvements.

The intersection of Imperial Avenue and 25th Street is proposed as the focus of publicly-sponsored redevelopment. Public actions supporting this multiple-use site would include land assembly for new development, construction of a public parking area, rehabilitation assistance to targeted commercial properties and street landscape and lighting improvements. The proposed mix of activities includes neighborhood-serving commercial, multi-family dwellings, offices and business services.

- F. Rezone Imperial Avenue from 25th Street to 32nd Street (excluding the intersection at 30th Street) to a multiple-use residential/commercial zone, allowing multi-family development of 15-30 dwelling units per net acre.

On Imperial Avenue, from 25th to 32nd Streets, except the intersection at 30th Street, this plan recommends redevelopment with neighborhood commercial development and multi-family residential development in townhouse and small (15-30 unit) courtyard buildings 2-3 stories high. Urban design standards should limit parking and auto access only to the rear of the buildings where feasible, in order to decrease the existing traffic congestion on Imperial Avenue.

The 30th Street and Imperial Avenue intersection is proposed as a redevelopment target area with an emphasis on rehabilitating existing commercial buildings. Proposed actions include rehabilitation assistance to sound older buildings designated for retention, provision of a public parking area and street landscape and lighting improvements. The addition of off-street parking is desirable, but it should be carefully developed in a manner that preserves the pedestrian orientation of the trolley corridor. The desired activities include a mix of neighborhood-serving commercial, offices and multi-family residential.

New multi-family rental developments along Imperial Avenue should be limited to a size compatible with the historic and low density character of the neighborhood. Larger proposals should develop a mix of housing types and incorporate owner-occupied dwellings. The Planned District should establish a discretionary process for reviewing large multi-family projects.

- G. Preserve the panoramic view from Grant Hill Park.

In the event that an expansion or design of Grant Hill Park should occur, special consideration should be given to the topographic characteristics of the site; the park should be designated as a community observation point. If additional land acquisition were to occur, an expansion to the north would be recommended, where the land is level in elevation with the park, allowing for facility improvements.

In order to ensure the preservation of the panoramic view from Grant Hill Park, this plan recommends that a 30-foot height limit be imposed on developments within one mile of Grant Hill Park, unless a negative difference in elevation eliminates the need for this requirement.

- H. Promote redevelopment efforts by the SEDC.

SEDC is now involved in the final preparation of the Dells/Imperial Redevelopment Plan, which will include Grant Hill in its project area. As a part of that redevelopment effort, SEDC should develop a site by site catalog of illustrated development opportunities as an information bank to aid potential developers.

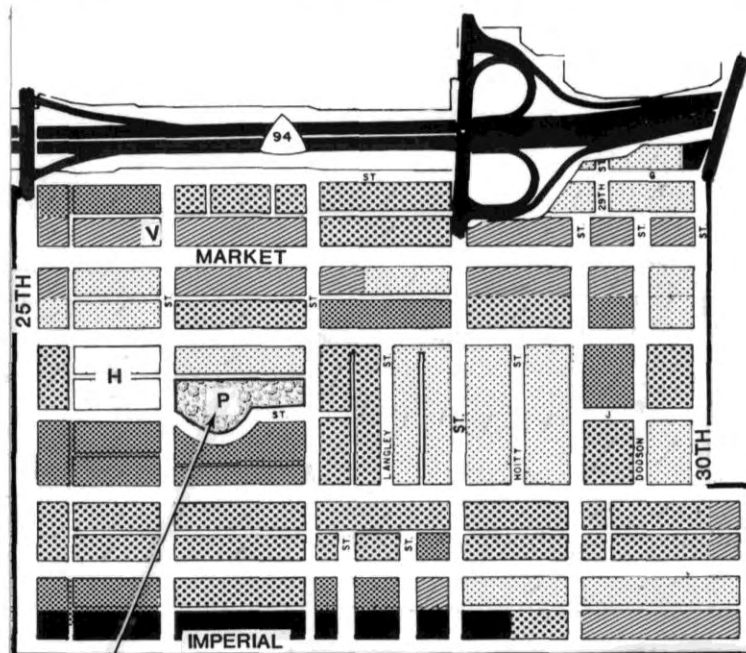
- I. Direct funds from the Landscape Improvement Program. Provide for a permanent, ongoing neighborhood planting program.

Funds from the Landscape Improvement Program should be used for tree-plantings and street furniture along the commercial corridors of 25th Street, Imperial Avenue and Market Street.

- J. Maintain a hospital use at the site of Physicians and Surgeons Hospital. The hospital supplies both jobs and medical services to the community. An expansion of the hospital should not require an amendment to this community plan.

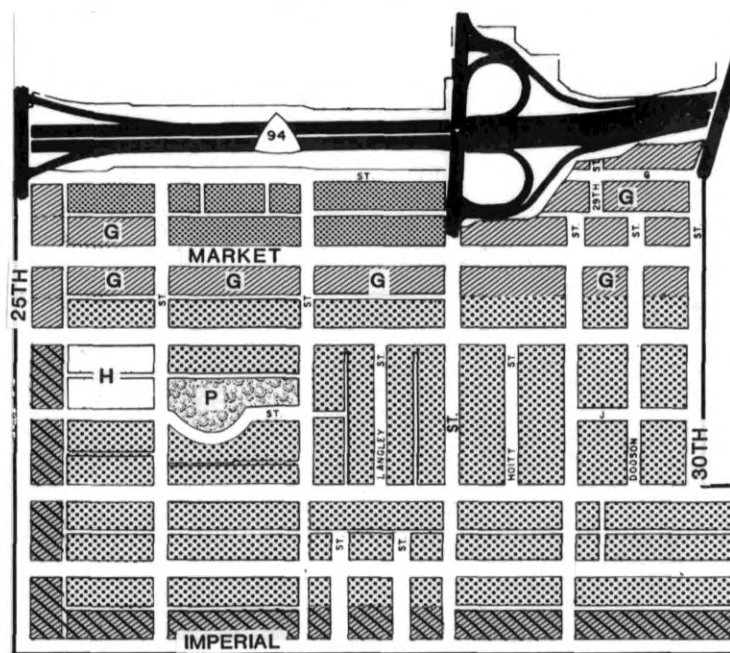
- K. The low-medium density (10-15 dwelling units per net acre, MF-3000 Zone) multi-family portion of the neighborhood should be identified as a “Special Character Multi-Family Neighborhood” that would be protected with development standards recommended by the Urban Design Element.

EXISTING LAND USE



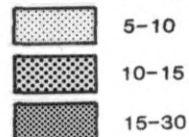
Grant Hill Park

RECOMMENDED LAND USE



LEGEND

RESIDENTIAL (units per acre)



MULTIPLE USE
(Residential/Commercial)

COMMERCIAL

G-GENERAL
N-NEIGHBORHOOD

INDUSTRIAL

P PARK

V VACANT

H INSTITUTIONAL
H Hospital



GRANT HILL
SOUTHEASTERN SAN DIEGO

CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 27