PUBLIC FACILITIES, SERVICES & SAFETY

6

INTRODUCTION

The General Plan provides a comprehensive discussion of public facilities, services, and safety applicable to all communities. This Community Plan addresses priorities for improved public service delivery within Golden Hill. The Public Facilities, Services and Safety Element identifies existing facilities and services, and addresses the capacity and needs for future services to serve the community. It also identifies potential characteristics for future facility expansion. Specifically, this element addresses public facilities needs and prioritization and provides policies related to fire-rescue, police, storm water, water and sewer infrastructure, waste management, libraries, schools, parks, public utilities, and health and safety. Public facilities and services are also discussed within other community plan elements including the Recreation Element, which addresses population-based parks and recreation facilities needs.

As an older, urbanized community, Golden Hill's infrastructure and facilities often do not meet current standards. The remaining service life and maintenance needs of aging infrastructure are persistent issues in an older community. Golden Hill is also not as large as other communities nearby and residents may utilize facilities within adjacent communities (Table 6-2). Additionally, the community has few vacant, developable sites for new public facilities. Therefore, meeting the community's future public facilities needs should be addressed by expanding existing facilities or re-use of existing buildings. To better accommodate the sharing of facilities located within adjacent communities, improved transit and bicycle access should be provided to nearby facilities, particularly those within Downtown and Balboa Park.

PUBLIC FACILITIES GOALS

- A sufficient level of community facilities and services that meets the diverse needs of the community and its future population.
- Community use of school facilities during non-school hours for educational, recreational and cultural purposes.
- Leveraging of resources for facilities and services through public/private agreements.
- Timely maintenance, repair and replacement of the community's older infrastructure when needed to maintain or improve its serviceability.
- Improved energy and water conservation in the operation and design of existing and new public facilities.

GENERAL PLAN CROSS-REFERENCE TABLE

The General Plan establishes Citywide policies to be cited in conjunction with community plan policies. General Plan policies may also be further referenced, emphasized or detailed in a community plan to provide community-specific direction. The General Plan policies particularly relevant to the Golden Hill community are listed by their identifiers in the cross-reference table below (Table 6-1).

TABLE 6-1: GENERAL PLAN RELATED PUBLIC FACILITIES TOPICS AND POLICIES

COMMUNITY PLAN TOPICS	GENERAL PLAN POLICIES
Public Facilities Financing	PF-A.2
Public Facilities and Service Prioritization	PF-B.3
Evaluation of Growth, Facilities, and Services	PF-C.1, PF-C.3
Water Infrastructure	PF-H.3.c
Libraries	PF-J.3, PF-J.5
Schools	PF-K.6, PF-K.9

Significant public facilities include several schools such as Golden Hill School shown here.

TABLE 6-2: COMMUNITY AND NEARBY FACILITIES

FACILITIES	
Libraries	Central Library Logan Heights Library North Park Library
Police	Central Division
Schools	San Diego City College San Diego High School McGill School of Success Charter School Golden Hill K-8 School Sherman Elementary School Kimbrough Elementary School King-Chavez Primary Academy Albert Einstein Academies Elementary and Middle Charter Schools Roosevelt Middle School Memorial Preparatory School
Recreation Centers	Golden Hill Recreation Center

FIGURE 6-1: PUBLIC FACILITIES

6.1 PUBLIC FACILITIES & SERVICES

PUBLIC FACILITY NEEDS & PRIORITIZATION

Two of the City's main funding sources for providing and improving public facilities are the Development Impact Fee (DIF) and the General Fund. The DIF collects a proportional fair-share of the costs of capital improvements needed to offset impacts of new development. Revenues from the City's General Fund may be used for facility improvement and upgrades as well as operational and maintenance costs.

The community's DIF revenues and expenditures from the General Fund have helped to alleviate growing facilities needs. However, a deficit remains with regards to most public facilities, which leaves the City and community with the challenge of funding long-term improvements and maintenance. There is limited funding for Citywide capital improvements needs from the General Fund on an annual basis. The City has instituted a prioritization and ranking strategy that integrates community input in order to be more responsive to the community's facility and infrastructure priorities. Although the City is making incremental changes in how Capital Improvement Program (CIP) projects are funded to provide more timely improvements, the unfortunate reality is that an existing facilities and infrastructure deficit remains. A number of obstacles must be overcome to alleviate this deficit. These include the lack of available land and increased costs of land acquisition for construction of new facilities, the need for additional maintenance funding, and broader funding constraints and competing needs.

The City and the community will need to work together to find creative solutions for meeting facility and infrastructure needs over time, which will ultimately improve the quality of life. Solutions such as clustering facilities to minimize land costs, providing broader community serving facilities, offering facility equivalences, seeking Citywide or regional initiatives for new sources of revenue, and exploring public-private opportunities may make it possible to create new facilities to serve the future population. The General Plan provides a more detailed discussion of funding constraints as well as opportunities for additional revenue. Figure 6-1 illustrates the locations of public facilities within the community.

Fire Station 11 provides fire and medical emergency services to the community from its site at 25th Street and Broadway.

POLICE AND FIRE

Police and fire emergency services and the facilities that support them affect planning goals for livability and safety. The City provides these services through geographic service areas that take into account community plan boundaries but may also cover more than one community.

The Police Department groups neighborhoods within the City into nine divisions. Golden Hill is served by the Central Neighborhood Division, located at 2501 Imperial Avenue in Southeastern San Diego. The Fire Department provides fire emergency/rescue services as well as hazard prevention and safety education to ensure the protection of life, property and the environment, including education about vegetation management to protect properties from wildfires in canyon areas. The community is served by Fire Station 11, located at the intersection of Broadway and 25th Street. Fire Station 11 opened in 1913, and the building was remodeled to add a truck company in 1975. The current building opened in October 1997 and includes a Fire Engine, Fire Truck, and Paramedic Services.

The City does not have adequate fire station coverage to maintain desired service levels in some geographic areas at all times, due to a combination of funding, geographic and population growth factors. However, the City has recognized the value of fire prevention measures to reduce pressure on the overall response system in the long term. Such measures include adopting stronger safety codes and an aggressive brush management program. Citywide fire service goals, policies and standards are located in the Public Facilities, Services and Safety Element of the General Plan and in the Fire-Rescue Services Department's Fire Service Standards of Response Coverage Deployment Study (2011). The community has expressed a concern that response times need to be assessed so that adequate fire service is provided to the eastern neighborhoods adjacent to canyons.

The expected population growth within Golden Hill will likely result in increased need for fire, medical, security, and emergency services. Over time, the City Police and Fire Departments may need to increase staff levels, equipment, and facilities to meet these greater needs. As growth and development occur, police and fire capacity will be evaluated to ensure that station locations and staffing levels are adequate to maintain acceptable levels of service.

Prevention measures can also supplement existing police services. New development should incorporate the Urban Design Element's guidelines for natural surveillance and access control as a crime deterrent.

POLICIES

PF-1.1 Reduce the incidence of criminal activity (also refer to Urban Design Element Natural Surveillance and Access Control section).

A. Maintain a Neighborhood Watch Program as an adjunct to police surveillance.

B. Maintain a close relationship with neighborhood organizations and a continuing exchange of information with patrol officers.

C. Maintain a community relations program between police and residents.

D. Institute a community education program dealing with security measures that deter crime.

E. Ensure that development projects provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

PF-1.2 Keep the entire Golden Hill community under one police patrol beat to support police-neighborhood relationships and to improve response time.

PF-1.3 Modernize and/or replace firefighting facilities and equipment as firefighting technology improves to meet the needs of the community.

PF-1.4 Seek community input when discussing future plans regarding Fire Station 11 via the Greater Golden Hill Community Planning Committee.

PF-1.5 Support efforts by the City to educate and inform the community regarding fire prevention techniques.

LIBRARY

Golden Hill residents have long sought a library facility within the boundaries of the community. However, libraries typically serve an area that is larger than many single communities within the City (refer to General Plan policies PF-J.3 and PF-J.5). Golden Hill is served by several libraries in adjacent communities. The recently expanded Central Library at 330 Park Boulevard in Downtown's East Village neighborhood provides the community access to the City's largest library. Other libraries serving Golden Hill are the North Park Branch Library located at 3795 31st Street and the Logan Heights Branch Library located at 567 South 28th Street.

Libraries provide various publicly-available services, including access to community meeting rooms. Because the community does not have a library, there is no convenient access to a public meeting room within the community, although residents have access to meeting facilities within Balboa Park. The community desires either a separate community room at a stand-alone location or a room available for use at no cost at another public facility such as a school.

POLICIES

PF-1.6 Seek community input and participation in all future decisions concerning the development or expansion of library facilities serving Golden Hill.

PF-1.7 Improve access via public transportation systems and improved bicycle facilities to link Golden Hill with the Central Library and the Logan Heights and North Park Branch Libraries.

PF-1.8 Seek a site, joint use opportunity, or development opportunity for a public community meeting room.

SCHOOLS

Public education is an important public service. Offering quality education is an important goal to the residents of Golden Hill. The presence of public as well as private school facilities can contribute to neighborhood livability and revitalization, provide opportunities to coordinate programs with adjacent parks and community facilities, improve safety and walkability, and enhance access to education for neighborhood residents.

The San Diego Unified School District opened Golden Hill School, located at 1240 33rd Street, as a new facility in January 2006. The school is currently operated as a grades K-8 school and accommodates up to 700 students. The district also provides charter schools within Golden Hill: the Albert Einstein Academy elementary school at 3035 Ash Street and the McGill School of Success at 3025 Fir Street. In addition, public, charter, and private schools in neighboring communities serve the community, including Roosevelt Junior High School and San Diego High School.

San Diego City College is a community college located adjacent to the community in Downtown San Diego. The college provides courses that lead to certificates and associate degrees or transfer to a four-year college or university, as well as career technical education programs, fulfillment of licensing requirements, and skill development and student support services.

Significant funds for school facility improvements were made available when the voters approved two bond measures, Propositions S and Z in 2012. Funds can be used for repairs and renovations within the San Diego Unified School District. These bond projects follow improvements that were started with Proposition MM funding and include new classroom technology, safety and security upgrades, Americans with Disabilities Act (ADA) upgrades, new/renovated facilities, temporary classrooms replacement, air conditioning, upgrades/ADA improvements to athletic

facilities, and other capital improvements at traditional and charter schools throughout the district. Proposition S, as well as Proposition N, provided funding for facilities improvements at San Diego City College as well, including several new classroom buildings.

School sites in Golden Hill can potentially accommodate other public and community-oriented uses through joint use agreements with the school district. Providing for recreation opportunities as well as a community meeting room is of particular need. If public school sites are no longer needed by the school district for educational use, the community and the City should make every effort to retain the property for public use.

POLICIES

PF-1.9 Seek community use of school facilities during non-school hours for educational, recreational and cultural purposes when feasible.

PF-1.10 Acquire excess school district property within Golden Hill to reserve the property for public use.

A. Public facility uses, such as a neighborhood park, library, or community center, should be given first priority for reuse of any excess school district property before it is made available for any private use or development.

B. If a site is no longer needed for educational or other public purpose, it may develop with residential uses at a density compatible with the surrounding neighborhood.

PF-1.11 Improve access via public transportation systems and improved bicycle facilities to link Golden Hill with San Diego City College, San Diego High School, and Roosevelt Middle School.

The community is served by multiple education facilities offering grades K-8: Golden Hill School, the Albert Einstein Academy and the McGill School for Success.

A State grant created a small park and pedestrian connection from Dale Street to A Street which benefits the community and the adjacent school.

WATER, SEWER & STORM WATER INFRASTRUCTURE

The community's water, sewer and storm water infrastructure has issues with aging, insufficient capacity, and outmoded design. The City is addressing these issues for the water and sewer systems through rate increases beginning in 2007 to fund infrastructure replacement and improvement. In older portions of the City such as Golden Hill, some pipelines have been in operation for a hundred years and are in more need of replacement. The City of San Diego Water Department's Capital Improvement Program Guidelines and Standards provide the framework for the design and construction of new water facilities and address water efficiency, conservation, recycled and reclaimed water, cost effectiveness, and timely construction. The City also monitors and maintains the water and sewer system on an ongoing basis because of the age of the water and sewer infrastructure in the older communities. In a continuing replacement program, outmoded concrete sewer mains and cast iron water mains are being replaced on a Citywide basis. Replacement is currently scheduled based on breaks or blockages in the mains. The community desires improved storm water infrastructure as well. These facilities should be upgraded and maintained to standard service levels.

Storm drains are designed to handle normal water flow, but occasionally during heavy rain flooding will occur. Storm drain infrastructure within the community's streets often discharges into the natural canyon areas, causing erosion. Storm water pollution affects human life as well as aquatic, plant and animal life. Oil and grease from parking lots and roads, leaking petroleum storage tanks, pesticides, cleaning solvents, and other toxic chemicals can contaminate storm water and be transported into water bodies and receiving waters.

While storm drain infrastructure within public streets in the community still needs to be upgraded, new regulations require storm water flow to be controlled within individual sites. The City's Municipal Storm Sewer System Permit (MS4 Permit) issued by the San Diego Regional Water Quality Control Board (RWQCB) requires all development and redevelopment projects to implement storm water source control and site design practices to minimize the generation of pollutants. Additionally, the Permit requires new development and significant redevelopment projects that exceed certain size threshold to implement Structural Storm Water Best Management Practices (Structural BMPs) to reduce pollutants in storm water runoff and control runoff volume. There is an increased reliance on Low Impact Development (LID) strategies to meet the MS4 Permit requirements and total maximum daily load. Examples of LID techniques are bioretention cells, green roofs, porous pavement, infiltration basins and biofiltration planters.

POLICIES

PF-1.12 Monitor the conditions of water, sewer, and storm water facilities. Implement improvement programs so there are systematic improvements and gradual replacement of water and sewer facilities throughout the community (also refer to General Plan policies PF-F.6 PF-G.2, PF-H.3, and PF-I.1).

A. Replace facilities and infrastructure as required to maintain or improve the serviceability.

B. Collaborate with the community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.

C. Institute a program to clean the storm drain system prior to the rainy season.

D. Implement appropriate storm water capture measures within developed areas upstream to reduce the rate, volume and pollutant load of surface runoff prior to discharge into natural areas and waterbodies.

E. Upgrade the design of outmoded storm water infrastructure that discharges directly into canyon open space.

OVERHEAD UTILITIES AND STREETLIGHTS

Although utility undergrounding projects are underway in Golden Hill, electricity is largely carried in overhead wires along many streets resulting in negative visual conditions. The City has formally adopted a policy for the undergrounding of overhead utility lines to protect public health, safety, and general welfare. This Community Plan reinforces Citywide efforts to place utility lines underground.

Gas and electricity are provided by the San Diego Gas & Electric Company, and several gas and electric lines traverse the area. San Diego Gas & Electric Company offers a number of programs related to energy conservation, including commercial and residential energy audits, low interest loan programs for energy conservation, retrofit installations and rebates for solar water heaters. While utility undergrounding is important for community character, it can also result in the location of transformers above ground within sidewalk areas posing an undesirable reduction of sidewalk widths.

Portions of the community lack adequate street lighting. Street lighting is important to improve safety for pedestrians, vehicles, and property at night. Street lighting is to be strategically added in the community during the planning period. The community has expressed a strong desire that the installation of new streetlights utilize the historic 'acorn' design already used within portions of the community. The City typically requires non-standard designs to ensure long-term operation and maintenance through a special lighting or maintenance district.

POLICIES

PF-1.13 Expedite the undergrounding of overhead utility lines.

A. Provide sufficient oversight to insure preservation of aesthetics in replacement and repair of impacted infrastructure, especially on historic properties, and historic public improvements (e.g. sidewalks, curbs, hardscape, etc.).

B. Locate transformers within parkway areas in a manner that does not reduce sidewalk width when their location on private property is not possible.

PF-1.14 Address the issue of streetlight maintenance so that new streetlights can be required to replicate the design of the historic streetlights already used in portions of the community. Exceptions should only be made only where the standard cobra light design is necessary for overall traffic and pedestrian safety. Avoid using cobra and other non-historic designs at mid-block locations.

Historic "acorn" style street lighting not only improves safety for pedestrians, vehicles and properties at night but also provides a unifying character statement within the community.

Designated view corridors, such as Cedar Street shown here, should be candidates for future undergrounding of utility lines.

6.2 HEALTH & SAFETY

GEOLOGICAL & SEISMIC HAZARDS

Risks associated with potential geologic hazards within the community are primarily due to the presence of steep, non-conforming slopes and its location within a seismically active region. Southern California is one of the most seismically active regions in the United States. The two fault lines within the community are not known to be active. However, the community could be subject to moderate to severe ground shaking in the event of an earthquake along any of the nearby regional active faults or other faults in the larger Southern California/Northern Baja California region. However, Golden Hill does not possess any greater seismic risk than that of other areas in the region.

Damage to structures and improvements caused by earthquakes will depend on the distance to the epicenter, the magnitude of the event, the underlying soil, and the quality of construction. The General Plan provides policy support for disaster preparedness and seismic safety in the Public Facilities, Services & Safety Element sections PF-P and PF-Q. Development within steep slopes is expected to be avoided or minimized by this community plan and, when permitted, grading and construction is expected to occur according to City regulations to avoid or reduce hazard risk.

FIRE HAZARDS

Fire protection service is described in Section 6.1. The natural environment throughout San Diego can present considerable demands on fire and rescue services under various conditions, which can also affect response times. For times of additional need, the City augments its forces through Automatic Aid agreements with adjoining jurisdictions and Mutual Aid agreements with County, State, and federal government agencies.

Portions of the community generally near naturally-vegetated open spaces are identified as being within a Very High Fire Hazard Severity Zone due to hazard from wildland fires. Residents in these areas should take additional measures to be prepared for threat of wildland fire. The San Diego Fire-Rescue Department provides information that should be used when safeguarding homes and responding during a fire emergency.

POLICIES

PF-2.1 Maintain a high level of fire protection throughout the community, particularly in the neighborhoods adjacent to natural open space.

PF-2.2 Acquire, modernize and/or replace firefighting equipment to meet the needs of the community for canyon and open space firefighting capabilities.

PF-2.3 Support efforts by the City to educate and inform the community regarding fire prevention techniques related to brush management and wildland fires.

Preparation for wildfires is an important safety measure for neighborhoods surrounding canyons.

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