

## Greater Golden Hill Community Planning Committee

Meeting of September 9, 2015 (09/09/15)

Members present:

Alvarez, Baldwin, Curran, Davis, Santini, Serocki, Strickland, Swarens, Zakarian.

Absent: Burkart, DiMinico, Lee, Sims,

Called to order by chair Alvarez at 6:30.

Approval of minutes:

06/22/15 (special meeting) motion by Strickland, 2nded Curran: passed 7-0-2

07/08/15, motion by Alvarez, 2nded Strickland: passed 6-0-3

08/12/15, motion by Alvarez, 2nded Strickland: passed 6-0-3

08/26/15, motion bay Alvarez, 2nded Santini: passed 6-0-3

Reports tabled, with the exception of Council Dist. 3, represented by Molly Chase, who addressed homelessness issues, 25<sup>th</sup> Street Renaissance project status, recreational facilities, and bike theft.

Chair Alvarez welcomed new members to the board, Richard Baldwin, Victoria Curran, Melinda Lee (not present), and Andrew Zakarian.

Public comment (non agenda items):

Jerry Ray addressed pot holes, street sweeping, water waste, and traffic studies.

Chris Ward introduced himself as candidate for the 3<sup>rd</sup> district council.

Rob Barnes shared concerns about back in diagonal parking

Matt Settles shared concerns regarding high fees at the municipal (Balboa) golf course.

Developer/designers Jason Maune presented their City Lights townhome project proposal. The project is for eight two-bedroom units.

Committee had questions regarding design, amenities, landscape (design), sustainability, and architectural compatibility with the neighborhood, and other issues.

Further discussion and review was continued to October meeting.

Chair Alvarez announced that further discussion of the Implementation Element will be deferred to the end of the review process.

B. Turgeon began presentation of the Mobility Element of the draft community plan update, and committee members provided comments, followed by members of the public, as follow:

Planning Committee Comments:

V. Curran.-

concerns about safe cross walks, visible signage.

Page 34- no east-west corridor(s) identified on pedestrian route map.

Page 35- please explain pedestrian “phases”

Page 36- bike route definitions

Page 43- “angled” vs. “diagonal” nomenclature

R. Santini-

Suggested shuttles between commercial zones/nodes, as a linkage to enhance walkability.

(Santini, cont.)

Car pool lanes on SR 94- access to community?

Shuttle (from community) to Balboa Park (central mesa)?

Concerns regarding parking impacts from density, large multi family, schools, businesses, etc.

Explore “residential permit parking”

Use of (vintage) driveways for off street parking, especially in transition areas near high intensity uses? Wider curb cuts in those areas, to facilitate off street parking?

R Alvarez.-

Much of the community is not well served by transit, and is not walkable or bikeable, and there are no linkages to the transit that does exist. Large portions have steep slopes, which present challenges to those connections.

Suggests solar unit shade structures for on street parking.

Concerned that much of the plan implementation is dependant on “feasibility.”

D. Strickland.-

Wide unobstructed sidewalks serve pedestrian mobility/walkability.

Infrastructure and commercial uses should not block sidewalks.

Bike map- Suggests “B” St, not Broadway, which is too busy. Then a “dog leg” over to “E”, for a better and safer bike route.

Street Cars- why not on Broadway?

Eastern Golden Hill (east of 30<sup>th</sup> St.) is high density and has no transit links.

Diagonal parking, as on “A” St., is too often poorly planned and creates conflicts with through traffic- application should be more consistent.

M. Serocki.-

Page 42- Question re designation on map (staff response-intent to improve traffic w/o impacting parking)

On 31<sup>st</sup> St. change of capacity/stripping? Too tight for extra lane?

Recommends against increased traffic capacity in primarily single family neighborhoods, and the these recommendations be revisited.

D. Swarens.-

Page 34- mapping should include Golf Course Drive, which although out of planning boundaries is only accessed through GGH, and is an important (multi modal) mobility link for our community.

“A” St. and Granada are as important pedestrian routes as “C”, and should be so indicated.

Map clearly shows the deficiency in pedestrian/mobility links in the eastern portion (“canyon lands”) of GGH.

Page 35. Add to “Policies”, ME-1.\* use of traditional tighter radius corner (new urbanism standards), as traffic calming tool.

Consider two ramps at corners, rather than single center, to preserve pedestrian path of travel and shorten distance at crossing.

Avoid bulb outs, at least in historic districts, as impact on character defining features of the community.

Consider wider palette for truncated domes (as in Balboa Park). Terra Cotta and Charcoal are among choices which provide the required contrast while being more in keeping with community character.

Page 36. Bike map- “B”, between 20<sup>th</sup> and 21<sup>st</sup> should never be indicated as component in a bike route, for safety and liability; it is far too steep, up and down.

Fern St. , north of Ash should not be indicated, or marked, as a primary bike route; rather that should jog with 30<sup>th</sup> street, for safety and compatibility.

Page 37. Policies, ME-1.7

As per earlier comment, “B” street bike route should be adjusted somewhere between 25<sup>th</sup> and 21<sup>st</sup> streets, to avoid the steep hill near the City yards.

Page 38. Clarify language re Street car route, to match map, as such: “---street car service connecting North Park, Greater Golden Hill and Downtown, along 30<sup>th</sup>, “C”, 25<sup>th</sup>, and Market Streets.” Current language states “from 30<sup>th</sup> Street to Downtown”, and while not “incorrect” ignores the link with North Park as well as the service within the community from “C” though Juniper.

Questions recommendations ME-2.2 and ME-2.6, which refer to SANDAG (and MTS) programs which are not described. I feel uncomfortable recommending policies which I am not even aware of.

Page 42. Question roadway designation/design predicated on land use where there exists a diverse mixed use character, different from the road designation, including in the proposed Shouth Park Historic district. While this may actually be the appropriate traffic design- it should not be predicated on “Multi Family, commercial-industrial fronting” , as stated, where there are a significant number of single family (and potentially historic) homes.

Page 43. Policies ME-4.5 should not recommend patterned paving- “large parking areas” should only be where there is need, so the paving should be covered by automobiles much of the time, and patterned paving seldom can be (or is) maintained/patched/repared well or economically.

ME-4.5. Add further language which allows exploration of a greater range of parking designs (than only reverse diagonal).

Add language relative to curb parkway infrastructure design to facilitate diagonal parking where appropriately implemented (see new urbanism standards, to avoid conflicts with trees, power boxes, to promote/allow maintenance, etc. where cars encroach over the curb.)

A. Zakarian.- Review page 36, bike routes.

J. Davis.-

28<sup>th</sup> St. is a “failed street” re access to SR 94.

Staff enhancing capacity between “A” and “B” streets?

Public comments:

Judd Curran.-

Suggests “bike-centric” planning, with a continuous dedicated (bike) lane from downtown, through Golden Hill, and into North Park. Mr. Curran provided a handout to the committee.

Ben Anderson.-

Commented on the Land Use element. He is an owner of property at 32<sup>nd</sup> and “C” streets, and communicated an interest in preserving the land use designation/zoning in the current adopted plan, with no reduction as suggested in the draft plan. He supplied a letter to that effect to the committee.

Amie K. Hayes.

Representing SOHO (Save Our Heritage Organisation) introduced herself, provided the committee and City staff with a follow up letter detailing analysis and concerns of potential negative impacts on historic preservation contained in the plan draft update.

Meeting adjourned at 8:30.

Content below appended to minutes as additional information provided by community comment from Ben Anderson

**GOLDEN HILL COMMUNITY PLANNING GROUP  
PRESENTATION - LAND USE  
9/23/2015**

**ACQUISITION**

APN No. 539-563-07 & 539-563-10  
ACQUIRED APRIL 20, 2006

**EXISTING GOLDEN HILL GENERAL PLAN (EXHIBITS)**

ADOPTED JUNE 19, 1990  
LAND USE - MEDIUM DENSITY 15-29 DU/AC  
RECOMMENDATIONS (Page 21-22)  
CLUSTER HIGH DENSITY ADJACENT TO BROADWAY CORRIDOR  
URBAN DESIGN  
LAND USE - FIGURE 5 (Page 25)

**DEVELOPMENT PLAN PROCESSING (ORIGINAL)**

TOTAL UNITS - 42  
SUBMITTED 4/26/2006  
GHCPG APPROVAL - DON'T REMEMBER  
COSTS EXPENDED - \$165,000  
TERMINATED 6/18/2008 - DUE TO MARKET CONDITIONS  
SEE AERIAL OF SITE

**DRAFT GOLDEN HILL GENERAL PLAN (EXHIBITS)**

SEPTEMBER 28, 2011 DRAFT - MEDIUM 15-29 DU/AC  
MARCH 5, 2013 DRAFT - RESIDENTIAL LOW-MEDIUM 10-14 DU/AC  
AUGUST 14, 2013 DRAFT - RESIDENTIAL LOW-MEDIUM 10-14 DU/AC  
JULY 28, 2015 - RESIDENTIAL LOW-MEDIUM 10-15 DU/AC (RM1-1)  
REDUCED DENSITY 5-14 DU/AC  
ZONING LIMITING RESTRICTIONS

**GENERAL PLAN ISSUES**

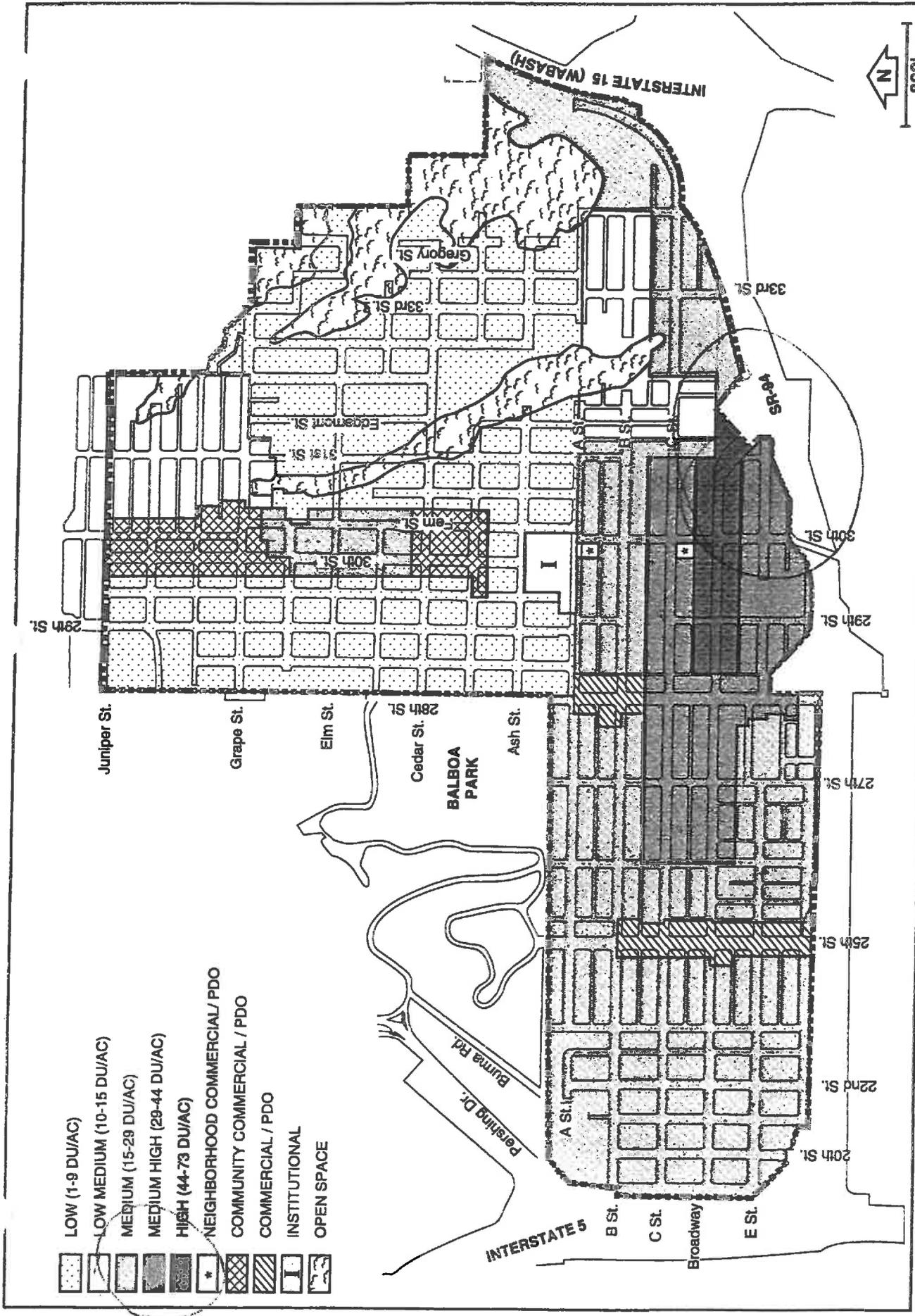
GENERAL PLAN - CURRENT OR DRAFT 2016 (Maybe)  
LAND USE  
URBAN DESIGN  
MOBILITY  
ECONOMIC PROSPERITY  
PUBLIC FACILITIES, SERVICES, AND SAFETY  
RECREATION  
CONSERVATION  
NOISE  
HISTORIC PRESERVATION  
IMPLEMENTATION

**CITY DESIGN ISSUES**

GENERAL PLAN CONSISTENCY - CURRENT vs. DRAFT  
DESIGN CRITERIA - UNKNOWN (CITY vs. DEVELOPER vs. GHCPG)  
TOPOGRAPHY - NOISE  
INFRASTRUCTURE - UTILITY SERVICES  
FLOOR AREA RATIO  
SET BACK REQUIREMENTS  
GRADING LIMITATIONS  
RETAINING WALL LIMITATIONS  
HEIGHT LIMITATIONS  
PARKING REQUIREMENTS  
VIEWSHED REQUIREMENTS  
ARCHITECTURE / ELEVATIONS  
AFFORDABLE HOUSING REQUIREMENTS

**REQUEST**

CHANGE DRAFT GOLDEN HILL COMMUNITY PLAN BACK TO  
EXISTING LAND USE CLASSIFICATION OF MEDIUM 15-29 DU/AC.



800'



gh 3 plan map

# LAND USE RECOMMENDATIONS

Golden Hill Community Plan  
 City of San Diego • Planning Department



Figure 5

## SUMMARY OF RECOMMENDATIONS

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

1. Preservation of single-family and low density areas. Single-family and low density areas presently zoned for low-medium and medium densities are recommended to be decreased to preserve the stable, well-maintained and predominantly single-family neighborhoods in Golden Hill.
2. Cluster high density residential development along and adjacent to the Broadway corridor. High intensity residential development is recommended along the Broadway corridor and in adjacent areas already experiencing density increases. Higher density is appropriate along transit corridors because it permits greater numbers of residents to live near routes which provide direct access from their community to other communities, thus reducing through traffic on local neighborhood streets.
3. Urban design. Discretionary review of most multi-family development is recommended to ensure that larger scale residential development is compatible with the scale, character and typical lot pattern of older development in Golden Hill.
4. Historical site survey. The full extent of the historically and architecturally significant structures outside of the historic subarea of the planned district is unknown. To preserve these resources a comprehensive historical site survey is recommended to identify structures that are historically and architecturally significant and worthy of preservation.
5. Elimination of industrial area. Replacement of the existing industrial land use designation to medium density residential development is recommended. Although several industrial uses operate in the area, the area is not suitable for industrial use because of the steep grade and poor access from C Street to Delevan Street. Additionally, traffic from the industrial area has a significant impact on the adjacent residential neighborhoods.
6. Commercial revitalization programs. The City of San Diego has initiated two revitalization programs in Golden Hill. The purpose

of the revitalization programs is to act as a catalyst for other improvements within the business districts to stimulate economic revitalization. The programs concentrate on physical improvements to the public right-of-way which include undergrounding of overhead utilities, in addition to curb, sidewalk, landscaping and street lighting improvements.

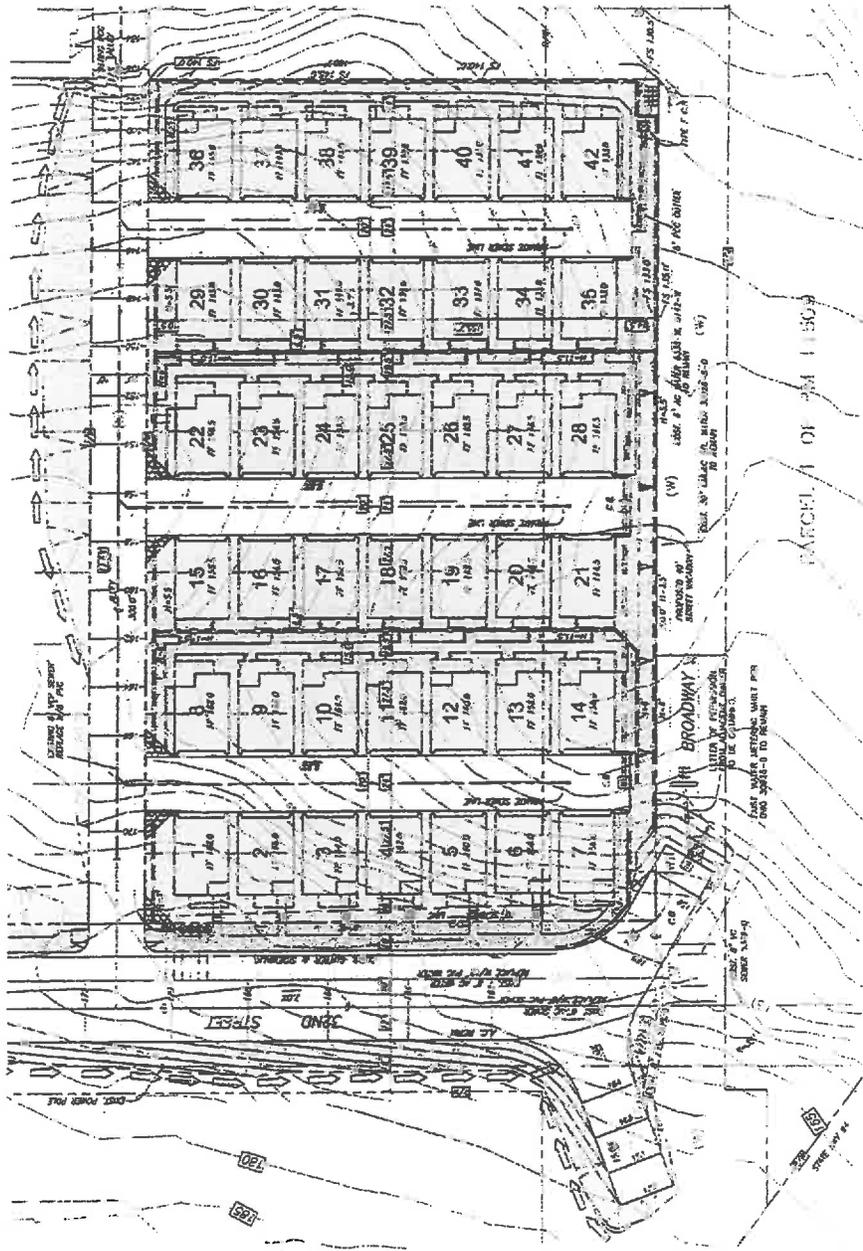
7. Preservation of open space. Canyon and hillside areas designated as open space and also within the Hillside Review (HR) Overlay Zone are recommended to be rezoned to R1-40000 to preserve their natural character. This affects the 32nd and 34th Street Canyon areas which are currently zoned R1-10000, R1-5000, R-3000 and R-1500.
8. Location of residential care facilities. Golden Hill has an over-concentration of residential care facilities. To stop this trend from continuing, conditional use permits for residential care facilities must require that there is a minimum of 600 feet between such facilities.
9. Updating the Golden Hill Planned District Ordinance. To ensure consistency with the goals, objectives and recommendations of this community plan.
10. Do not grant Conditional Use Permits for the non-residential use of historic structures in areas designated for low density residential use. Golden Hill has a number of homes in the low density, single-family neighborhoods that are of significant historic value, and their preservation is a primary goal, as is the maintenance of their residential character, therefore, non-residential use should not be permitted in designated historic structures in the low density neighborhoods.

# 32nd STREET ROWHOMES

## SITE PLAN

### 32nd STREET ROWHOMES SAN DIEGO, CALIFORNIA

RTI  
Civil Engineering, Environmental  
San Diego, CA 92111  
619-594-1100  
www.rti.com





Edited by Foxit Reader

32°42'58.06" N 117°07'29.40" W

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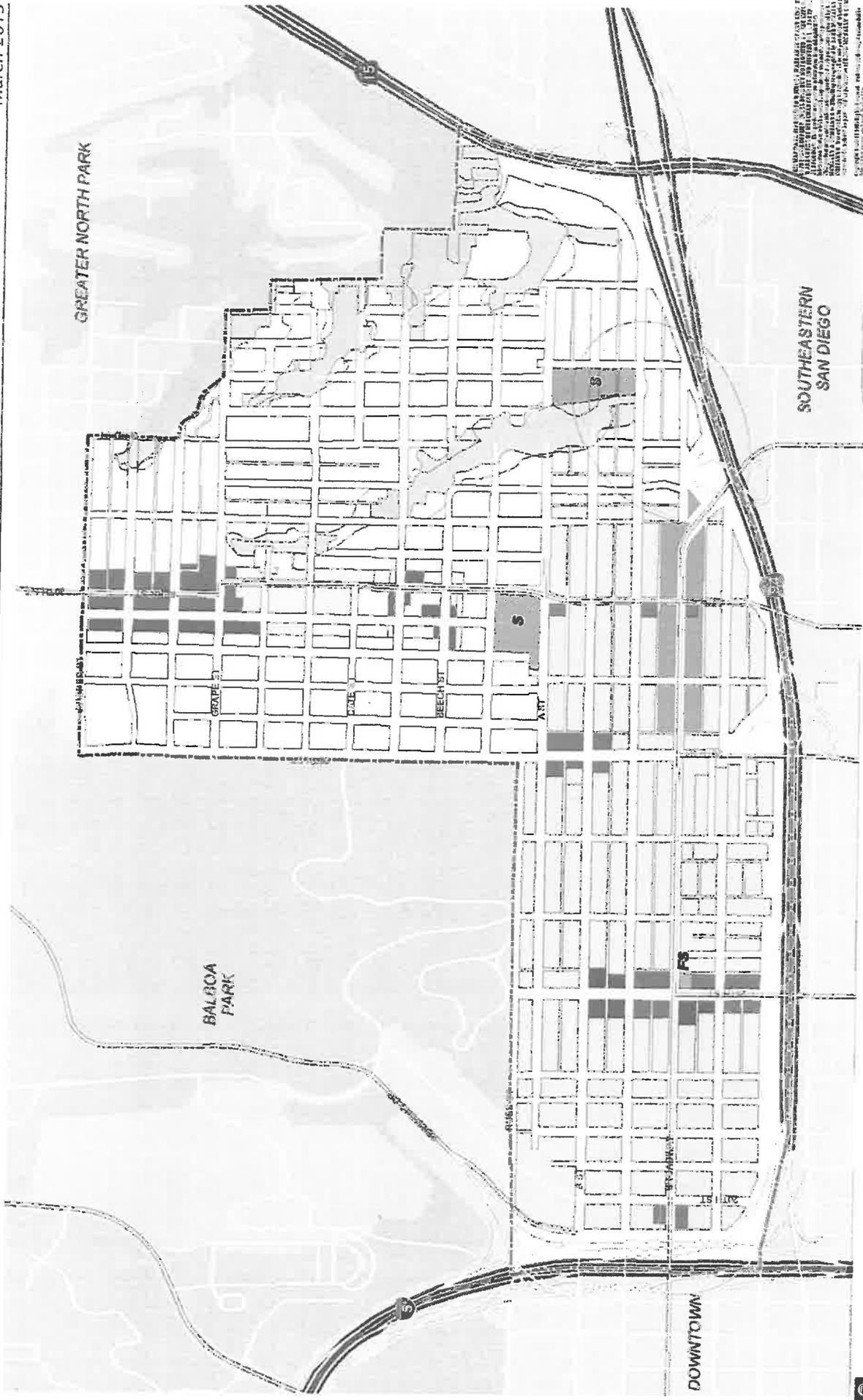
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Google



# GREATER GOLDEN HILL Draft Community Plan

March 2013



## LEGEND

- ◊ Residential - Low (5-9 du/ac)
- ◊ Residential - Low Medium (10-14du/ac)
- ◊ Residential - Medium (15-29 du/ac)
- ◆ Residential - Medium High (30-44 du/ac)
- ◆ Neighborhood Commercial
- ◆ Community Commercial
- ◆ Institutional S- School
- ◆ FS- Fire Station
- ◊ Open Space
- ◊ Community Plan Boundary

## Proposed Planned Land Use Map



THIS MAP IS A PRELIMINARY DRAFT AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE CITY OF GOLDEN HILL. THE CITY OF GOLDEN HILL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF GOLDEN HILL IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF GOLDEN HILL IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

# GREATER GOLDEN HILL PLANNING COMMITTEE

August 14, 2013

6:30 PM

Balboa Park Golf Course Clubhouse, 2600 Golf Course Drive

[www.sandiego.gov/planning/community/cpg](http://www.sandiego.gov/planning/community/cpg)

**Call to Order \*\*6:30**

**Additions and/or Deletions to Agenda**

**Approval of Minutes**

**Governmental Reports \*\*6:35**

Community Police Officer – Suzy de la Pena {619.744.9514 or  
sdelapena@pd.sandiego.gov}

53rd Congressional District – Gavin Deeb {619.280.5353 or  
gavin.deeb@mail.house.gov}

Council District 3 – Courtney Thomson {619.236.6633 or cthomson@sandiego.gov}

City Planner – Bernard Turgeon {619.533.6575 or bturgeon@sandiego.gov}

**Non Agenda Public Comment \*\*6:50**

**Chair Report, Vice Chair Report \*\*7:00**

**Information Items \*\*7:05**

**Consent Agenda \*\*7:25**

**Action Items \*\*7:30**

- **Community Plan Update – Determine Committee input for the Planning Commission Workshop August 15<sup>th</sup>**
- **Neighborhood Infrastructure Priorities: Mobility and Pedestrian/Bicycle Paths – 25<sup>th</sup> St Revitalization**

**Sub-Committee Updates**

Historic\* – Susan Bugbee {bugbee@sandiego.edu}

**Adjournment \*\*8:30**

\*If you are interested in attending the Historic-Sub Committee meeting please email the committee to confirm meeting and agenda.

\*\*All times are estimated – Action Items may also be taken before Information Items.

The City of San Diego distributes agendas via email and can also provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please contact the City at 619.236.6479 or [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov)

## **GREATER GOLDEN HILL PLANNING COMMITTEE MINUTES August 14, 2013 – Approved**

The meeting took place at Balboa Park Golf Course Club House on Golf Course Drive. Chair Ruchelle Alvarez called the meeting to order at 6:30 PM. The agenda had been posted in accordance with the Brown Act. A quorum was present.

**Members present:** Present: Ruchell Alvarez, Richard Baldwin, Cheryl Brierton, Susan Bugee, Mike Burkart, Janice Davis, John Kroll, Richard Santini, David Strickland, David Swarens, Matt Thomas, Angela Vasconcellos. **Members absent:** Mike Burkart, Pat Shields.

**Approval of Minutes.** Strickland moved, Baldwin seconded to approve the minutes from the July meeting. Passed with four abstentions.

**Non-Agenda Items.** Kroll asked whether Café Madeleine is in code compliance because of the narrow sidewalk passage between its tables.

### **GOVERNMENTAL REPORTS**

**San Diego Community Police Officer** Kevin Vasquez and/or Suzy de la Pena. No one present.

**53rd Congressional District** (Rep. Susan Davis)--Gavin Deeb (619-280-5333). Davis will co-sponsor workshops on grant writing and marriage equality (Aug. 27) and engaging girls in careers in science, technology, engineering and mathematics (Aug. 28).

**Council District 3** (Todd Gloria)--Courtney Thomson (619-236-6633). Thomson was asked whether bicycle symbols on 30<sup>th</sup> St. and elsewhere mean that bicyclists can use the center of the road. Thomas mentioned signs stating that they have the full use of the lane. The question of whether this is safe for either bicycles or cars was left unresolved.

She will check on the Café Madeleine code compliance issue and also on the eight-months' wait Swarens has had in receiving his MAD refund check.

### **Non-Agenda Public Comment**

1. A community member noted the need for drinking fountains and sand pits.
2. Blair Ward, representing the Golden Hill CDC, said that the CDC is eligible to apply for grants for community improvements and wants to work with the Planning Committee to identify needed improvements.

### **Action Items**

**Community Plan Update.** City Planner Bernie Turgeon (619-533-6575) previewed the three topics to be considered at the Planning Commission meeting on Aug. 15. The only topic involving Golden Hill was proposed density reductions in three areas. The Planning Committee had proposed a reduction of about 1000 units, but Turgeon said a more realistic number would be lower. Proposed reductions for North Park and Uptown, which will be considered at the same meeting, would be even greater. Turgeon noted that the GH description to be considered at the meeting had been truncated and that a sentence listing the Broadway corridor as the third area for density reduction will be added.

Davis noted that the Golden Hill Land Use map including reduced density areas reflects the committee proposal accurately.

Brierton proposed the following motion: "The GGHPC strongly supports the proposed Land Use map showing reduced density in three areas that is attached to the staff report. The densities:

1. Preserve the historic and neighborhood character,
2. Take account of infrastructure needs
3. Maintain fine-grain scale, as defined by individual houses and structures on 50-foot frontages, of our established neighborhoods and reflect existing land uses.

Baldwin seconded. The committee approved the motion with 10 in favor and 1 abstaining.

Turgeon pointed out that North Park and Uptown want to increase density in certain areas (that is, to grant density bonuses) in return for requiring amenities like parks and plazas.

Brierton proposed and Strickland seconded the following motion: "The committee does not support density bonuses in Greater Golden Hill." The motion was approved unanimously.

### **Neighborhood Infrastructure Priorities**

Brierton and Strickland had attended a meeting on this subject that revealed that a list of small capital improvements can be submitted for prioritization and possible funding. The list, which can include a limitless number of ideas without regard to cost, is due in October. The topic must appear on the agendas of two Planning Committee meetings so that community members can make suggestions.

Thomas mentioned that the water fountains and sand pits mentioned earlier are examples of suggestions.

Thomson said that public health and safety issues go to the top of the list of priorities. She noted that District 3 has \$150,000 in CPPS funds that Council Member Gloria likes to use for community needs. However, a multi-modal sidewalk along Golf Course Drive between the Rec Center and 28<sup>th</sup> St., a topic the committee had discussed at its July meeting, was likely to be too expensive a use of these funds. However, it could be funded through an infrastructure bond.

A motion (Strickland/Brierton) to endorse a multi-modal route enhancement along Golf Course Drive as a capital improvement project was approved unanimously.

A discussion about endorsing the use of funds for the 25<sup>th</sup> St. Renaissance Project did not come to a vote. Apparently the project design was not submitted on time to be considered for funding.

### **Subcommittee Updates**

Historic – Bugbee reported that no action has been taken on designating sections of Greater Golden Hill as a historic district.

Airport – Thomas said that part of Golden Hill is in the airplane contour with houses eligible for new doors and windows to cut down on noise. However, the process takes a long time and criteria are being narrowed,

The meeting was adjourned at 8:30 PM.

# LAND USE

FIGURE 2-15: GOLDEN HILL LAND USE MAP

**LEGEND**

**Residential**

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac

**Commercial, Employment, Retail, and Services**

- Community Commercial - Residential Permitted : 0-29 Du/Ac<sup>1</sup>
- Neighborhood Commercial - Residential Permitted : 0-29 Du/Ac<sup>1</sup>

<sup>1</sup> Residential use allowed only as part of mixed-use development

- Limited Commercial (See Land Use Element)
- Density Bonus/Incentive for Public Amenities - (30-44 Du/Ac)

**Institutional, and Public/Semi-Public Facilities**

- Institutional

**Park, Open Space, and Recreation**

- Open Space
- Park

Community Plan Boundary



Scale: 0, 300, 700, 1,200 Feet

North Arrow

Copyright 2012 SanGIS - All Rights Reserved. But part of the report file can be found on http://www.sandag.org/MapServer

SOUTHEASTERN SAN DIEGO

# 32<sup>nd</sup> Street & Broadway, LLC

Hand Delivered

September 23, 2015

Ruchell Alvarez  
Golden Hill Community Planning Committee  
3078 Broadway, #305  
San Diego, CA 92102

RE: 32<sup>nd</sup> Street & Broadway  
APN Nos.: 539-563-07, 539-563-10, 539-563-01,  
539-563-06, 539-564-02, and 539-563-05

Dear Chairman Alvarez:

As discussed in my correspondence dated March 26, 2014, May 11, 2015, August 12, 2015 and September 9, 2015, I've been the owner of APN Nos. 539-563-07 and 539-563-10 since April 2006. I am also communicating my neighbors concerns referenced in the above additional APN's.

As mentioned in the previous correspondence, we have been working on our project in cooperation with the adjacent Owner(s) to assemble a quality project for the site and the Golden Hill area. One adjacent owner is currently in due diligence with a Builder/Developer for the sale of the site and are expected to bring a development proposal forward. We are having discussions with the Builder/Developer and will either be joining them or bringing our own development proposal forward in the near future. We will keep the GHPCPC advised of our project(s).

We have previously communicated to the GHPCPC that any down zoning to our property as part of the Community Plan Update would not meet with our support. Please note our continued objection to any proposed down zoning of the area from Medium, 15-29 DU/AC to Low-Medium, 10-15 DU/AC. Please also note, we are not proposing any increased zoning of the area.

**We would request the Golden Hill Community Planning Group change the Draft Land Use Plan to the existing Golden Hill Community Plan Land Use Zoning of Medium 15-29 DU/AC.**

Please contact me with any questions or comments.

# 32<sup>nd</sup> Street & Broadway, LLC

Thank you for your attention to this matter.

Sincerely,

*32<sup>nd</sup> Street & Broadway, LLC*



Ben C. Anderson

Manager

BCA:kv

cc: Bernie Turgeon, City of San Diego / [bturgeon@sandiego.gov](mailto:bturgeon@sandiego.gov)

Todd Gloria – Councilmember Third District

Susanna P. Starcevic

Gregg Ruddenberg

Mike Ramsey

File