

PARKS AND RECREATION

GOAL

Ensure adequate park and recreational facilities and activities, based on the needs of Golden Hill residents.

EXISTING CONDITIONS

The Progress Guide and General Plan of the City of San Diego speaks to older communities such as Golden Hill as follows:

"In older, already developed parts of the City, where recreation space is difficult to acquire, efforts should be directed toward providing staff and facilities which compensate for deficiencies in acreage. Land, equipment, and supervision in varying proportions can still add up to recreational opportunity and service to the residents. If acreage is reduced, facility investment and leadership should be correspondingly increased."

General Plan park criteria are difficult to achieve due to the lack of available vacant land and the prohibitive cost of buying and clearing developed land in locations where the need is the greatest. In addition, acquisition of developed land for park expansion purposes generally means the removal of housing stock and the displacement of residents of that housing stock.

The Golden Hill community borders Balboa Park, a regional facility, on two sides. The southeast corner of Balboa Park has been termed the "Golden Hill Triangle" area by the Park and Recreation Department and covers approximately thirty-one acres, not including the nine hole golf course (see Figure 18). There are four specific areas within the Golden Hill Triangle which include the Golden Hill Recreation Center, the Golden Hill Park, 28th Street Area, and the Grape Street Picnic Area. The Golden Hill Recreation Center comprises 5.43 acres of park land with indoor and outdoor facilities. The indoor facilities include a gymnasium, meeting rooms, a craft workshop and a kitchen. Outdoor facilities include a sand lot area, multipurpose court for handball and basketball, ball fields, shuffleboard courts, and a horseshoe game area. The recreation center sponsors a variety of programs geared to different age levels.

The Golden Hill Park, the 28th street Area and the Grape Street Picnic Area comprise twenty-five (25) acres. These areas are directed toward less intensive recreational activities such as walking, relaxing outdoors and picnicking.

The "Golden Hill Triangle" area meets the current General Plan standards in terms of the amount of acreage available and the radius of the service area. The "Golden Hill Triangle" area does not, according to current General. Plan standards, meet the neighborhood recreational needs. Adequate facilities and maintenance are lacking. There is also the problem of access to recreational facilities for the Golden Hill residents, due to the hilly and uneven terrain which makes the distance on foot considerably longer than a map indicates. Access is further complicated by the fact that much of the population, because of the age and lower income levels, relies on public rather than private transportation.

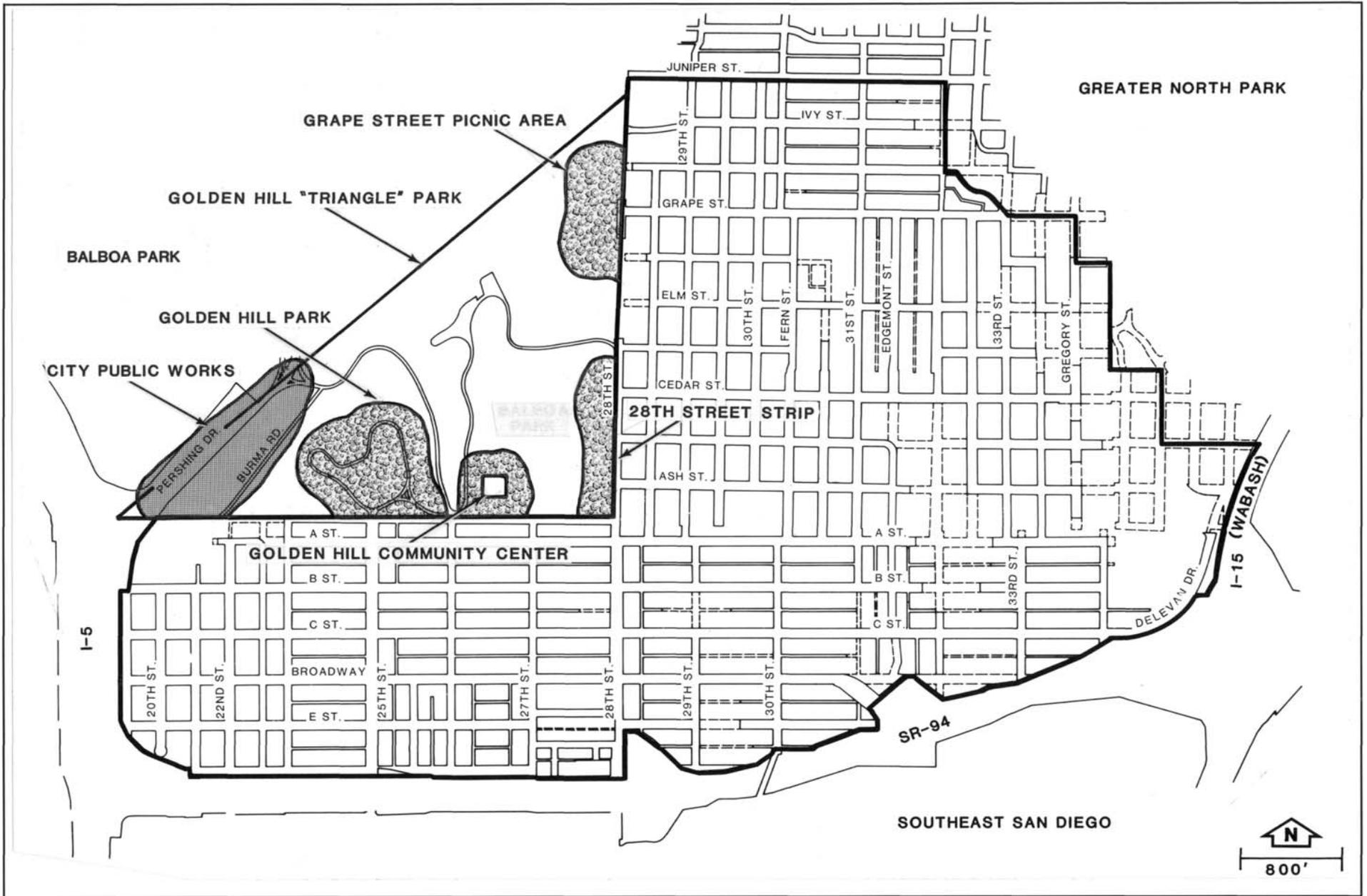
Balboa Park was designed to serve the entire San Diego region as a resource based park. It is a center for recreation, entertainment, and cultural activities, attended by residents of the city, the region and Southern California in general. The main recreational activities, the San Diego Zoo, and the cultural center are located on the west side of Balboa Park and are accessible by car, bicycle, or a circuitous bus trip. The nine-hole golf course bordering the Golden Hill community is used by a small portion of the population, and present design precludes direct or easy access to park land by residents. Because there is a lack of recreation facilities and open space in the surrounding communities, Golden Hill Recreation Center receives the maximum use by residents of Golden Hill as well as residents of other areas. The recreation center has also been the site of youth gang activities, making the center uncomfortable to many.

OBJECTIVES

- Provide a system of park and recreational facilities within the community consistent with the Progress Guide and General Plan standards.
- Increase pedestrian and bicyclist access through the "Golden Hill Triangle" area (southeast portion of Balboa Park) by maintaining and expanding the public right-of-way.
- Provide annual review of community recreational facilities needs and remedy deficiencies when identified.
- Provide increased maintenance of the "Golden Hill Triangle" grounds to improve park appearance and to provide a greater feeling of spaciousness and security.
- Provide additional public parks throughout the community to complement the Golden Hill Triangle area.
- Support park design which allows total visibility of facilities from police patrol vehicles and easy accessibility by emergency vehicles.
- Require the provision of private recreational facilities in conjunction with new larger scale residential projects.

RECOMMENDATIONS

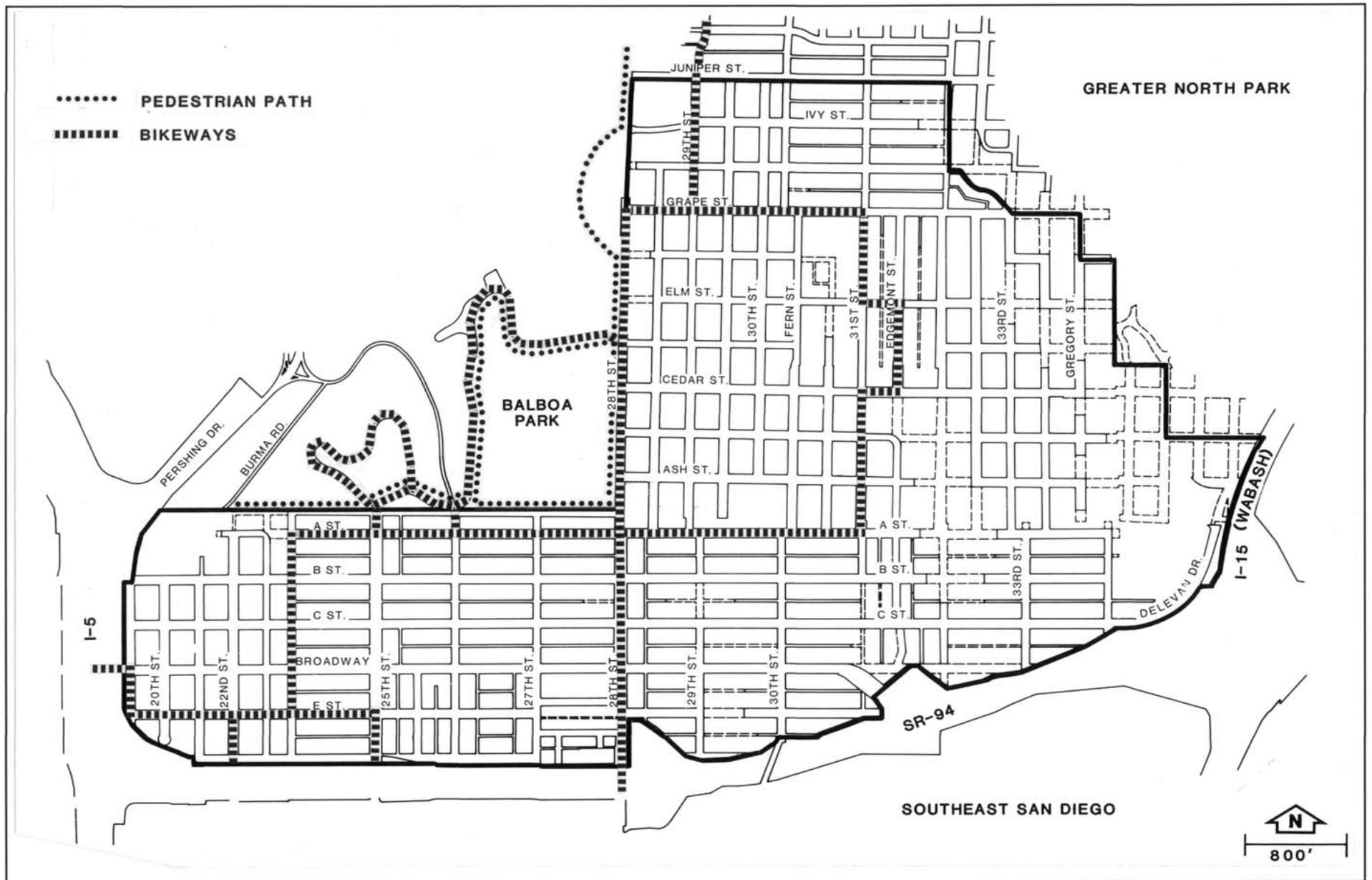
1. Expand existing pedestrian and bicycle paths and develop new paths linking the four recreation areas located in the "Golden Hill Triangle" (see Figure 18). This system would consist of pedestrian and bicycle pathways with a linkage across 26th Street connecting Golden Hill Park and the Golden Hill Recreation Center.
2. Develop a pedestrian/bicycle path linking Russ Boulevard with the 28th Street Park Area.
3. Develop a separate pedestrian path adjacent to Golf Course Drive (see Figure 19).
4. Install visible, convenient and secure bicycle parking facilities at each of the four recreation areas located in the Golden Hill Triangle Park area.



GOLDEN HILL TRIANGLE PARK AREA

Golden Hill Community Plan
 City of San Diego • Planning Department

Figure 18



PEDESTRIAN / BIKE PATH RECOMMENDATIONS

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Figure 19

5. Provide additional facilities in all four park locations. Picnic tables, barbecues/ and benches are needed in the area north of Russ Boulevard in the Golden Hill Park Area, along the 28th Street Area and in the Grape Street Picnic Area. Benches for seniors at the entrance to the Golden Hill Park are also needed. There is also a need for children's play equipment to be located at the northern section of the Grape Street Picnic Area, along with benches to encourage adult supervision. The households adjacent to the Grape street Picnic Area should be surveyed for concurrence on the play equipment and to identify suitable locations prior to installation. Continue reviewing parking needs and if necessary, additional parking should be provided in that area off Burma Road, along Golf Course Road, or in other locations where parking is determined to be suitable.
6. Work with the Park and Recreation Department to review the utilization of the "Golden Hill Triangle" park area and the age composition of the users. Recreational needs should be adjusted based on this analysis.
7. Purchase and develop as a turfed play area the property indicated on Figure 20. The location of this area adjacent to the 32nd Street canyon makes it ideal for recreational activities which do not require the construction and maintenance of recreational structures. The area should be buffered with sufficient landscaping to screen it from surrounding residential property. Until this identified park site is purchased it can develop at the R-1500 density.
8. Utilize State and Federal funding to purchase additional sites for parks to complement Balboa Park and increase the opportunity for use by children and seniors.
9. Return the area along Burma Road, presently being used as a storage yard for the City of San Diego, to park use if the yard relocates. This area could provide supplementary recreational facilities such as ballfields and/or tennis courts. Until the yard is relocated outside of Golden Hill, the yard should be totally screened from public view by landscaping.

OPEN SPACE

GOAL

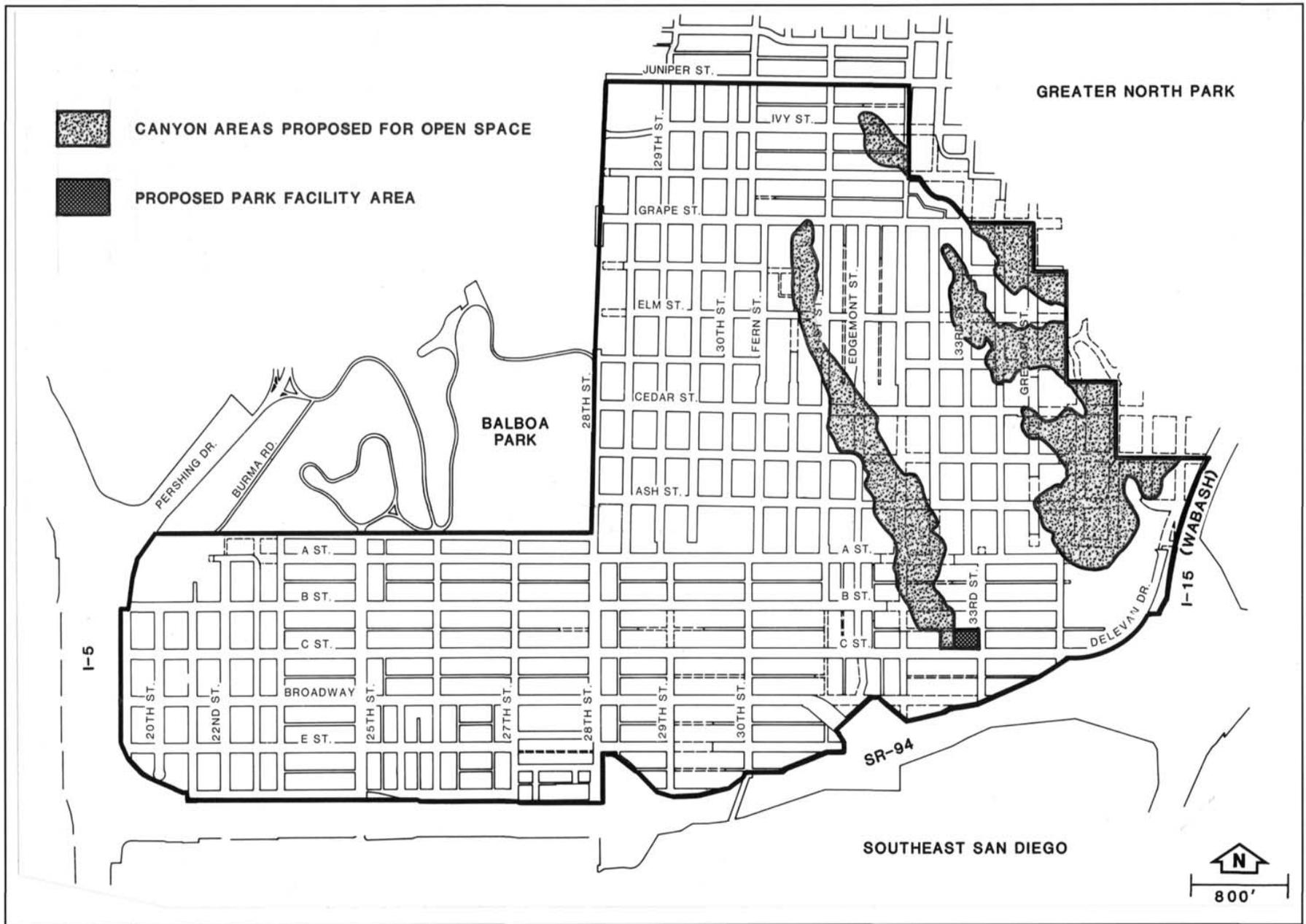
To complete the public acquisition and the preservation of the designated open space system within Golden Hill.

EXISTING CONDITIONS

The two major open space areas in the Golden Hill community are the 32nd Street and the 34th Street canyons (see Figure 20). Both are canyons which have been disturbed to some extent by residential development within the canyons and along the canyon rims. In addition, street improvements have intersected or protruded into these canyons interrupting the topographic continuity of the canyon systems.

The 34th Street canyon, the larger and less disturbed of the two, contains approximately forty-one acres of land acquired by the City for open space. The City is in the process of attempting to acquire additional open space. Most of the 34th Street canyon is zoned R-3000 with some pockets of R-1-10000 or R-1-5000 zoning. The Hillside Review Overlay (HR) Zone has also been applied to the steeper, more sensitive portions of the canyon.

The 32nd Street canyon contains approximately nine acres of City-owned open space. At the present time, the City is in the process of acquiring an additional acre. Zoning in this canyon is R-3000 or R-1-10000. The HR Zone has also been applied to the steeper and more sensitive areas of the canyon.



OPEN SPACE / PARK RECOMMENDATIONS

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Figure 20

OBJECTIVES

- Preserve the remaining undeveloped canyons and hillsides as important features of visual open space, community definition and environmental quality.
- Acquire open space through open space easements, City ownership, or other mechanisms, as part of project approvals.
- Provide new open space throughout the community by requiring usable open space areas in new residential development.
- Utilize publicly-controlled open space for passive recreation where feasible.
- Ensure that public improvements are compatible with the goals and objectives of Golden Hill Community Plan.
- Provide access and view corridors into canyons via unimproved street rights-of-way for fire prevention, maintenance and pedestrians.

RECOMMENDATIONS

1. Continue the City's open space acquisition program to acquire hillside areas and canyon bottoms in the 32nd Street and 34th Street canyons.
2. Rezone all areas within the 32nd Street and 34th Street canyons designated as open space and in the Hillside Review Overlay Zone (HR) Zone, to the R1-40000 Zone.
3. Discretionary permit approval for development in the Hillside Review Overlay Zone (HR) areas of the 32nd Street and 34th Street canyons shall be required to implement the design methods identified in the Hillside Review Ordinance and the urban design element of this Plan.
4. Allow street vacations only where the land vacated will become part of a contiguous open space parcel.
5. Implement a program for fuel management and fire prevention in areas adjacent to canyons and open spaces. Emphasis should be placed on cleaning, thinning out dry plant materials and debris, planting of low growing drought-tolerant fire retardant plant materials and the installation of an irrigation system at the top of slopes to establish a buffer.
6. Purchase and develop as a turfed play area the property indicated on Figure 20. The location of this area adjacent to the 32nd Street Canyon makes it ideal for recreational activities which do not require the construction and maintenance of recreational structures. The area should be buffered with sufficient landscaping to screen it from surrounding residential property. Until this identified park site is purchased it can develop at the R-1500 density.

COMMUNITY FACILITIES

GOAL

Establish and maintain a high level of public facilities and services to meet the needs of the community.

Schools

Existing Conditions

One of the most important public services is the provision of schools and the offering of quality education to the residents of the community. Elementary schools serving the community include Brooklyn Elementary School, located at 1330 Fern Street and Sherman Elementary School, located at 450 24th Street (see Figure 21). Secondary level education is provided at Roosevelt Junior High School, located at 3366 Park Boulevard and at San Diego High School, located at 1405 Park Boulevard. Higher level education is available at San Diego City College, located at 1425 Russ Boulevard. In addition, adult education classes are taught at San Diego High School and through the California Extension Program at Roosevelt Junior High School. Alternative private education is offered by one parochial elementary school, Our Lady's School, located at 650 24th Street and by Saint Augustine's, a parochial high school at 3266 Nutmeg Street.

Brooklyn Elementary School, the only school located within the Golden Hill community planning area, is situated on a 5.09-acre site and Sherman Elementary is on a 5.27-acre site. San Diego High School's site is approximately 18.4 acres. These sites represent one-half of the General Plan standards for these schools. Roosevelt Junior High School's usable site area is 14.9 acres compared to the General Plan standards of 25 acres for a junior high school.

Enrollment figures and maximum student enrollment capacity for public schools serving Golden Hill are listed in Table 2.

TABLE 2
School Facilities Serving Golden Hill

	Enrollment			Facilities
	<u>1977</u> (Actual)	<u>1987</u> (Actual)	<u>1990</u> (Forecasted)	Total School Capacity
Brooklyn Elementary	745	909	1,127	990
Sherman Elementary	981	1,041	1,209	1,050
Roosevelt Jr. High	1,090	1,231	1,153	1,120
San Diego High	1,175	1,435	1,525	1,727

Source: San Diego Unified School District Long Range Facilities Master Plan: 1986-2000, January, 1987.

Enrollment in the schools serving Golden Hill steadily increased during the 1970s and 1980s and will continue to grow in the future. The traditional practices of the school district dealing with increasing enrollment have been to adjust school boundaries using portable classrooms on the affected sites and the relocation of special education or other uses occupying classrooms. Schools on small sites experiencing increasing enrollments, such as Brooklyn Elementary, are adversely impacted by these practices through reducing the amount of land area that is available for playground purposes. The problem of inadequate acreage for school buildings is also aggravated by the school district's need to provide a number of supportive educational programs and services which require auxiliary spaces in addition to the traditional "home" room.

At the present time Brooklyn Elementary has implemented the standard methods of portable classrooms and multi-year school sessions to accommodate increases in student enrollment. The School District's enrollment projections indicate that increases in the number of school-age children will continue in Golden Hill in the coming years. As this trend continues, alternative short and long term solutions to the problems of overcrowding and higher than normal teacher-to-student ratios must be explored and implemented.

Traditional methods of accommodating student enrollment have been exhausted in Golden Hill.

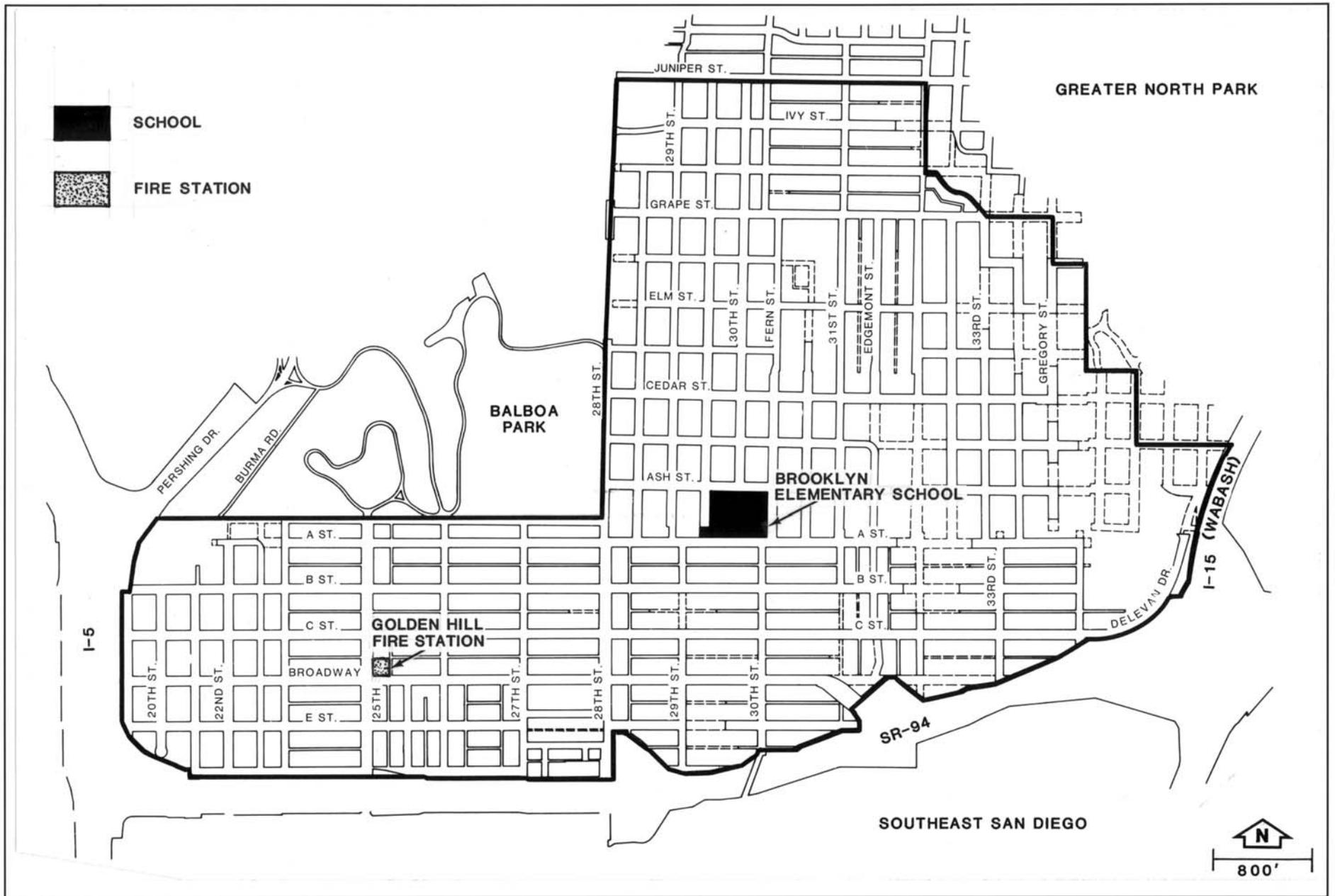
OBJECTIVES

- Provide educational facilities in accordance with the City's General Plan standards.
- Achieve compliance with the student-to-teacher ratio standards established by the City's School Board of Education.

- Maintain a high level of maintenance at all school facilities.
- Provide for the maximum utilization of school facilities while eliminating overcrowding.
- Provide full community use of school facilities during non-school hours for educational, recreational and cultural purposes.
- Encourage private industry to adopt community schools to enhance educational programs.
- Construct school facilities, if necessary, to eliminate overcrowding.

RECOMMENDATIONS

1. In conjunction with the School District, the Greater Golden Hill Community Planning Committee should continuously monitor school enrollment at Brooklyn Elementary and Sherman Elementary Schools, and serve as liaisons to the Board of Education and the Parent Teacher Association (PTA) to determine if overcrowding is occurring, and request the School Board to take necessary actions to correct overcrowding.
2. As alternatives to the traditional methods of accommodating increases in student enrollment in schools operating at near or full capacity, the following methods should be considered/reconsidered by the School Board of Education for their feasibility as short and long term solutions to increases in student enrollment in Golden Hill:
 - New school construction.
 - Multi-year, four-track scheduling.
 - Purchasing or leasing portables or trailers to house students.
 - Shared space with local entities.
 - Leasing commercial or private space for school use.
 - Transporting students to alternative school sites.
3. Pursue joint use agreements whereby school facilities are made available for community use.
4. Install turf on existing playing fields to provide additional recreational areas for the school and the community during and after school hours.
5. Any reuse of school sites should be subject to public review through the use of the Institutional (I) Overlay Zone, and should be consistent with the community plan designation for the surrounding area. The Brooklyn Elementary School site is currently zoned R-1500. The site should be rezoned to R-3000 when the plan is implemented to reflect the existing land use pattern in the immediate neighborhood and to ensure that in the event that the site is no longer needed for educational or other public purpose, it will be developed at a density compatible with the surrounding neighborhood. Public facility uses, such as Neighborhood Park, library or community center, should be given first priority for reuse of the school site before it is made available for any private use or development.



COMMUNITY FACILITIES

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Figure 21

6. Facilitate the development, with community input, of day-care centers for children throughout Golden Hill, in particular, the southeast corner of 30th and A Streets.

POLICE

Existing Conditions

The nearest police relations facility is the Central Storefront located at 2451 Market Street. The Community Relations Office serving the community is located in Linda Vista. Currently Golden Hill is divided into two separate police patrol beats, each with its own supervisor. Dividing the area in this manner decreases the opportunity for an identifiable police officer and reduces the efficiency since Golden Hill is being served by two seemingly separate patrol units.

Residential burglary, robbery, and auto thefts rank high in crime statistics in Golden Hill. According to the Police Department, residential burglary is easier in Golden Hill because older structures generally lack adequate security systems or devices. For example, doors which were once main entrances have become common entrance and doors that previously separated bedrooms from halls have become new entrances to apartments. The higher automobile theft situation in Golden Hill may be due to two factors: first, the high number of parked autos on the street, often far from the owner's watchful eyes and second, burglary and auto theft provide the inner City's drug addict's major source of income. The community has organized a Community Watch Program as an adjunct to police surveillance. The Police Department considers these programs to be effective means of reducing crime in any given area. This Plan's Urban Design Element also addressed some features of development which can improve natural surveillance of properties, including lighting and the careful use of walls and landscaping to deter criminal activities.

OBJECTIVES

- Provide a high level of police service to ensure the safety of Golden Hill residents, businesses and visitors.
- Continue the Police Department's involvement in the planning and development process to maximize the opportunity for individuals to live and work in a crime-free environment.

RECOMMENDATIONS

1. Increase police surveillance and enforcement in areas where an unusually high number of criminal activities have been reported.
2. Continue the Neighborhood Watch Program as an adjunct to police surveillance. The program should also be expanded to cover blocks where it does not presently exist.
3. Institute a community education program dealing with security measures that deter crime.
4. Place all of Golden Hill under one police patrol beat to increase visibility and to improve response time.

5. Establish a Community Relations Office to serve the needs of Golden Hill.

FIRE

Existing Conditions

Fire Station 11 serves the community and is located in the southern portion of Golden Hill at Broadway and 25th Street (see Figure 21). This facility includes two fire engines and an eight-person team on a 24-hour schedule. This station is supported (backed up) by five other engine companies in nearby communities. The response time in 1985 from the station at Broadway and 25th to all areas in Golden Hill was generally less than five (5) minutes, which meets General Plan standards. Fire Station 11 is scheduled for reconstruction in fiscal years 1990 and 1991. Upon completion it will continue to house the two fire engines. Golden Hill does not rank high in the number of fire incidences. However, the Fire Department has stated that areas in the canyon on the northeast edge of Golden Hill are outside the optimal response time range (five minutes). The community is concerned that the response time of the Fire Department will not be adequate to serve the eastern canyon areas of the community as development continues there. In addition, the existing fire station has become obsolete in terms of space and access.

OBJECTIVES

- Maintain and improve the existing level of fire service.

RECOMMENDATIONS

1. Modernize and/or replace facilities and equipment to meet the needs of the community as fire fighting technology improves.
2. Initiate and maintain public educational programs on fire prevention techniques and appropriate responses to fire dangers.
3. The Fire Department should analyze both rebuilding or relocating the 25th Street Fire Station and implement the alternative which provides the highest level of service to the community. Moving the Fire Station north and east of its present site would provide better response time to the developing canyon areas.
4. Future decisions concerning expansion or relocation of the fire station should be decided with community input via the Greater Golden Hill Community Planning Committee.

LIBRARY

Existing Conditions

The Golden Hill area is served by the Central Library at 820 E Street and the North Park Branch located at 3795 31st Street, which are outside the community planning area. The 144,500-square-foot Central Library contains 547,037 volumes and the 8,000-square-foot North Park Branch Library contains 34,000 volumes; both are open six days a week.

OBJECTIVES

- Provide an accessible library facility to Golden Hill residents in a manner consistent with General Plan standards.

RECOMMENDATIONS

1. Provide for community participation in all future decisions concerning the development or expansion of library facilities serving Golden Hill.
2. Maintain a program of upgrading and volume addition to the Central Library.
3. Promote improved access via public transportation systems linking Golden Hill with the Central Library and the North Park Branch Library.
4. Provide bookmobile service on a fixed schedule at a centralized location within Golden Hill.
5. Establish of a branch library in Golden Hill.

UTILITIES

Existing Conditions

The capacity of water mains and sewer lines is considered adequate throughout the community. However, because of the age of some developed portions of the community, water and sewer maintenance and replacement is occasionally needed. The Water Utilities Department of the City monitors and maintains the water and sewer system on an ongoing basis.

In a continuing main replacement program, 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. As incidents mount, main replacement is scheduled for accomplishment through the annual Capital Improvements Program. According to the 1988 Fiscal Year budget, \$6,000,000 has been budgeted for sewer main replacement, with an annual increase of five percent thereafter, and \$6,300,000 has been budgeted for water main replacement, with an annual increase of five percent thereafter.

GAS, ELECTRICITY AND TELEPHONE

Gas and electric services are provided by the San Diego Gas and Electric Company. Telephone service is provided by Pacific Bell Telephone Company. These services are considered satisfactory at this time.

OBJECTIVES

- Maintain and upgrade present level of services.

- Program the undergrounding of overhead utilities, especially in the revitalization programs (see Commercial Element).

RECOMMENDATIONS

1. Monitor the conditions of facilities and replace when required.
2. Expedite the undergrounding of overhead utility lines and coordinate with the commercial revitalization program.
3. Utilize energy conservation principles in the design, location, and operation of structures.

SOCIAL SERVICE

GOAL

Maintain and enhance the cultural, ethnic, and economic balance in Golden Hill by ensuring the provision of a comprehensive social service system.

EXISTING CONDITIONS

There is a wide range of social services currently available in Golden Hill including both day-to-day demand facilities and long range programs. Some services are primarily directed to Golden Hill while others, such as substance abuse centers, several nursing and/or convalescent homes, and boarding homes for the aged, serve the entire metropolitan area.

There are approximately eighteen licensed residential care facilities with an estimated 350 beds located in the community which offer facilities for the care and housing of children, the elderly and group housing for adults. There are also five licensed facilities for the treatment of substance abuse. As of April, 1986, residential care facilities located in Golden Hill represented 10.9 percent of all licensed facilities in the City of San Diego, whereas, the population of Golden Hill represents less than two percent of the total City population. This suggests that the Golden Hill community has an excessive number of residential care facilities.

OBJECTIVES

- Improve the provision of health care service for the community.
- Prevent the duplication and proliferation of social services in Golden Hill.
- Develop a coalition of all agencies providing social services.
- Require that the County of San Diego, and other appropriate agencies and private groups limit the addition and further concentration of those services now functioning in Golden Hill but serving the metropolitan area.

RECOMMENDATIONS

1. Review all applications for Conditional Use Permits (CUP) for residential care facilities to stop the over-concentration of the number and types of these facilities in the Golden Hill community, these facilities should be located no closer than 600 feet to one another.
2. Private agencies should conduct periodic surveys of the community to determine the social needs of Golden Hill and develop the appropriate program to meet those needs.

ENVIRONMENTAL QUALITY AND CONSERVATION

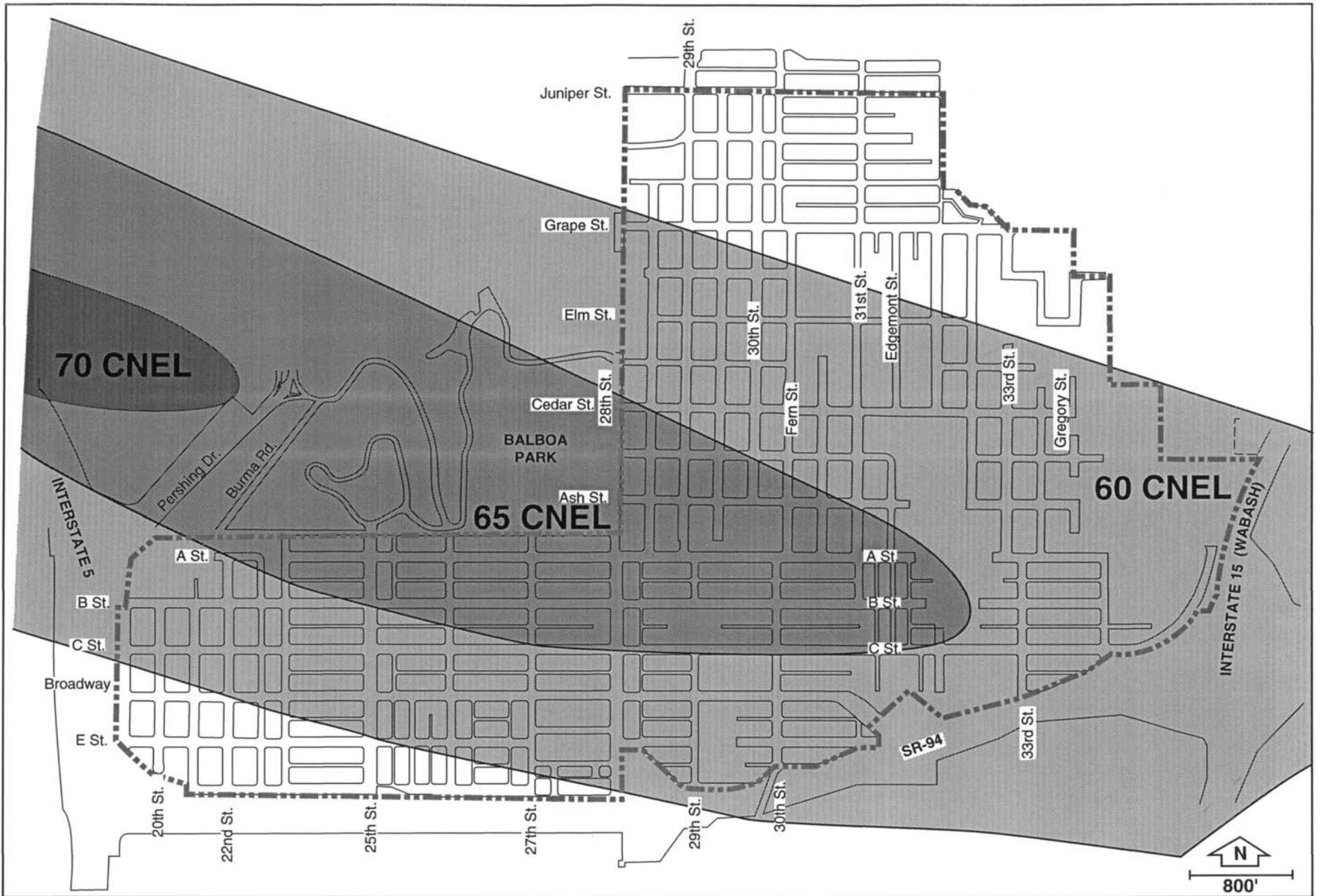
GOAL

Provide a clean and healthy environment in which to live and work.

NOISE

Golden Hill falls within the influence area of Lindbergh Field and therefore receives adverse noise conditions and is subject to a potential crash hazard due to aircraft over flights. Currently noise levels attributable to Lindbergh Field air traffic are within the range of 60-70 decibels (db) on the Community Noise Equivalent level (CNEL) scale (see Figure 22). The area affected by these noise levels lies between Elm Street and State Route 94 and between Interstate 5 and Interstate 15. The highest noise levels are found over the "Golden Hill Triangle Park" area of Balboa Park. Lower noise levels are found in the northeastern sector between Elm and Cedar Streets and in the southwestern sector south of Broadway. The City's Progress Guide and General Plan identifies noise in excess of 65 db CNEL as incompatible with residential development. Further, in areas of 60 db CNEL or greater, the State Law requires interior noise attenuation to 45 db CNEL for multi-family residential developments. This state law is supplemented by a city noise ordinance which requires sound attenuation for newly constructed single-family dwellings in areas impacted by aircraft generated noise exceeding 65 CNEL. Jurisdictional responsibilities relative to Lindbergh Field are divided among the following agencies: 1) San Diego Unified Port District which is responsible for Lindbergh Field facilities and operations, 2) County of San Diego which enforces State noise standards, 3) San Diego Association of Governments which is the Airport Land Use Commission, 4) City of San Diego which controls and regulates the property within the Airport influence area which lies outside of Port District and Federal lands, and 5) Federal Aviation Authority which controls flight operations.

For the last several years, the Port District has exercised limited powers to impose reasonable, nondiscriminatory conditions upon scheduled flight times and user aircraft noise characteristics. The airlines have agreed to restrict nighttime flights and adopt other noise reduction measures. The Port District and Federal Aviation Administration (FAA) have initiated a study of land use and potential noise control measures under the FAA's FAR Part 150 program. The FAR Part 150 study is currently underway. The SANDAG Aviation Element of the Regional Transportation Plan, as adopted in February 1981, states that Lindbergh Field currently impacts over 60,000 residents with adverse noise levels. The 1986 Regional Transit Plan states that "Airport operational changes and facility modifications which will improve and compatibility of the airports with surrounding land uses should be implemented. Land use plans for areas within airport influence areas should ensure the compatibility of new development with airport operations, and phase out incompatible uses to the extent possible." In addition, SANDAG adopted the following statements relative to Lindbergh Field noise impacts:



gh 3.plan maps



CNEL NOISE CONTOURS - LINDBERGH FIELD

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Figure 22

Policy: "The San Diego Unified Port District, in cooperation with The City of San Diego and SANDAG (as the Region's Airport Land Use Commission), should vigorously pursue all feasible noise mitigation measures at Lindbergh Field."

Action: "The City of San Diego, the County of San Diego, and the San Diego Unified Port District will continue to seek and implement all feasible noise mitigation measures around Lindbergh Field. In compliance with the conditions of the variance from State Noise Standards granted to the Port District on September 14, 1980, the Port District will develop and implement noise control measures, with the assistance of the City of San Diego and Airport Land Use Commission (SANDAG)."

It should be noted that at this time, the required Comprehensive Land Use Plan for Lindbergh Field has not been prepared by SANDAG. This Plan will establish a land use compatibility matrix for the airport influence area.

Technological noise attenuation methods, such as building insulation and mechanical ventilation, are somewhat successful in reducing interior noise levels. However, such mitigation measures are not effective in reducing exterior noise impacts. Other noise mitigation measures that can be considered include aviation easements which will alert future owners that adverse noise conditions exist and a redesignation of affected areas to a nonresidential land use. This latter alternative could have serious social impacts and would mitigate noise impacts to existing residential units. Also, a mitigation alternative could include methods which discourage new residential development from locating within the impact area, particularly single-family residences.

AIR QUALITY

Monitoring of air quality at the Island Avenue and El Cajon Air Monitoring Stations (the two closest stations) for the years 1977, 1978 and 1979 (and 1980 for Island Avenue) indicate that the California standards for ozone, hydrocarbons, and particulates were exceeded while the California standards for nitrogen dioxide and sulfur dioxide were achieved during the most recent monitoring year. The standard for carbon monoxide was exceeded at both air monitoring stations in 1979, but in 1980 the standard was achieved at Island Avenue.

The Golden Hill community planning area is located in the San Diego Air Basin/San Diego County which has been classified as a non-attainment area for the pollutants of ozone and particulates; the County is an attainment area for nitrogen dioxide, carbon monoxide and sulfur dioxide. The most significant source of air pollution in the San Diego Air Basin is automobile emissions. There are no known stationary sources in Golden Hill which significantly impact air quality.

ENERGY

There is general agreement that existing ways of life, urban patterns, transportation facilities, buildings, and equipment all reflect a past when living standards equal to ours, use less than half the energy per capita that is consumed in the United States. Apart from savings in transportation,

the next most fertile area for improving efficiency is building and development design and land use patterns. It is indisputable that sprawled low density urban development increases travel distances, street and highway requirement, public utility extensions, and public service costs (fire, police, schools) - all of which translate directly into increased energy use. Grouped structures and higher density development have recognized energy savings. Subdivisions in areas that are hot in summer and cold in winter, or in areas where auto dependence is mandatory, or where cultural and commercial and recreational and employment facilities are lacking, can only result in increased energy use - not only in initial development but also in yearly operation and in the more nebulous energy costs that traffic congestion, waste water, and public services demand.

In addition to the location of development, its design can be oriented toward better use of energy. Narrow streets reduce construction energy and materials, and reflected summer heat. Deciduous street trees allow summer shade and winter sun on buildings and streets, and make walking and bicycling more attractive. More extensive walks and bicycle paths reduce auto use. Smaller minimum lot sizes reduce travel, utility and service distances.

Important energy savings can also be realized through energy-conserving site planning and building design techniques and principles. Flexibility in required setbacks allows building to be oriented to maximize sun access and wind for natural heating and cooling factors. Designs that consider micro-climates, building efficiency, summer shade and winter exposure of windows, and the energy implications of colors and materials can reduce total energy operating needs by as much as 50 percent.

OBJECTIVES

- Reduce the noise impacts from Lindbergh Field on residential uses in Golden Hill.
- Conserve energy by utilizing alternative energy resources and energy efficient buildings and site design.

RECOMMENDATIONS

1. Optimize passive solar opportunities wherever possible. Locating the long axis of a building in an east-west direction provides for a more even heat distribution year-round. Generally, a building's axis which runs perpendicular to the lot for north-south lots and parallel to the lot for east-west lots will have better solar access.
2. Site planning and building design should take into consideration environmental factors such as sun, wind, noise, shadow and reflection as they relate to the quality of outdoor space. A public space located on the south side of a block, for instance, will have sunlight most of the day and be a more comfortable space than one located on the north side of a block.
3. Development within the 65 db CNEL contour and higher should not exceed existing residential densities (see Figure 22).