

ELECTIONS WILL BE HELD BETWEEN 5:45 – 6:45 p.m. March 11, 2015
At the Balboa Park Golf Course, 2600 Golf Course Drive 92102

GREATER GOLDEN HILL PLANNING COMMITTEE

March 11, 2015

7:00 PM

Balboa Park Golf Course Clubhouse, 2600 Golf Course Drive 92102

www.sandiego.gov/planning/community/cpg

Please see agenda on website listed above for any attached information

Call to Order **7:00

Additions and/or Deletions to Agenda

Approval of Minutes

Governmental Reports

Community Police Officer – Kevin Vasquez {619.674.7268 or
kvasquez@pd.sandiego.gov} **Tabled until April**

39th Senate District – Joyce Temporal {619.645.3133 or joyce.temporal@sen.ca.gov}
Tabled until April

53rd Congressional District – Lee Steuer {619.280.5353 or lee.Steuer@mail.house.gov}
Tabled until April

Council District 3 – Molly Chase {619.236.6633 or mchase@sandiego.gov}

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

Chair, Vice Chair, and CPC Report(s)

Non Agenda Public Comment

Action Items

- **Community Plan Up-date Draft**, Historic Preservation Element, Kelley Stanco Sr. Planner
- **27th Street Units Project #370917**, Stosh Thomas (New plans are attached)
- **Air B&B's**, John Kroll
- **Vacancy Appointments**

Information Items

Sub-Committee Updates

Historic* – David Swarens {loscalifornios@aol.com}

Adjournment

*If you are interested in attending the Historic meeting please email the appropriate 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

EMAIL COMMUNICATION ON AIR B&B'S:

Ruchell et al --

Today I searched the Air BnB website to find out which properties along Grape St. participate in it. There are seven, some in South Park and others on the other side of the park. This is on Grape St. alone. I did not search for all of Greater Golden Hill. Inasmuch as we are discussing land use next month, I think it is entirely reasonable to discuss whether these properties, which I refer to as "the motels next door," are suitable for areas that are zoned residential. My view is that they are not.

One of the South Park properties is owned by Jennifer LeSaar, who is married to Toni Atkins and is, I believe, a strong proponent of affordable housing. I am not sure whether she considers her Air BnB rental as an example of affordable housing, but we could invite these Air BnB owners to the meeting and ask for their side of the story. We also need to ask Molly Chase about the city's position on this issue or find out if city officials are trying to duck it while turning their own rental properties into Air BnB sites.

10.0 Historic Preservation Element

Introduction

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

The Golden Hill Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Golden Hill in order to encourage appreciation of the community's history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for Golden Hill. The Golden Hill Historic Preservation Element was developed utilizing technical studies prepared by qualified experts, as well as extensive outreach and collaboration with Native American Tribes, community planning groups and preservation groups.

An Archaeological Study and Historic Survey Report were prepared in conjunction with the Community Plan. The Archaeological Study describes the pre-history of the Golden Hill Area; identifies known significant archaeological resources; provides guidance on the identification of possible new significant archaeological resources; and includes recommendations for the treatment of significant archaeological resources. The Historic Survey Report (consisting of a Historic Context Statement and reconnaissance survey) provides information regarding the significant historical themes in the development of Golden Hill. These documents, along with the results of extensive community outreach which led to the identification of additional potential historical resources, have been used to inform not only the policies and recommendations of the Historic Preservation Element, but also the land use policies and recommendations throughout the Community Plan.

HISTORIC PRESERVATION

GOALS

- *Identification and preservation of significant historical resources in Golden Hill.*
- *Educational opportunities and incentives related to historical resources in Golden Hill.*

10.1 Prehistoric and Historic Context

The Golden Hill Community Plan Area is one of the older areas of the City, characterized by its hilly topography and strict street grid. The community has been developed since the 1920's into residential neighborhoods with commercial use areas along the major thoroughfares in the area, interspersed with relatively undeveloped steep canyons to the southwest and southeast into Las Choyas Valley and Los Chollas Creek. These canyons are wildlife corridors and, prehistorically, they were probably travel routes in to the valley areas as they are today.

The community is primarily developed with one- and two-story single-family residences dating from the turn-of-the-last-century through the 1920s, reflecting the popular architectural styles of the day, including Victorian-era styles, Craftsman, Spanish Colonial Revival, and Prairie. Many of the area's larger two-story homes have since been converted into multi-unit buildings. Multi-family residential development includes apartment buildings and residential courts from the teens through the 1920s, with occasional postwar infill. Commercial development is primarily clustered along historical streetcar routes, including 25th, 30th and B Streets. Neighborhood serving commercial nodes occur at well-traveled intersections, including 28th and B, 30th and Beech, and Fern and Grape Streets. The Golden Hill Community Plan Area contains little institutional or civic development. The community plan area is composed of two distinct neighborhoods, Golden Hill and South Park. Golden Hill developed somewhat earlier and was populated by some of the City's most affluent residents during the late 19th and early 20th centuries. South Park's development followed, with more modest homes designed to cater to the middle class during the early 20th century.

The following is a summation of the prehistoric and historic development of the Golden Hill Community. A complete discussion of the community's prehistory and history can be found in the Archaeology Study and the Historic Context Statement, respectively (Appendices X and X).

HISTORIC PRESERVATION

Prehistory

The prehistory of the San Diego region is evidenced through archaeological remains representing more than 10,500 years of Native American occupation, locally characterized by the San Dieguito complex, the Archaic La Jollan and Pauma Complexes and the Late Prehistoric. Based on ethnographic research and archaeological evaluations, Late Prehistoric materials in southern San Diego County are believed to represent the ancestral Kumeyaay.

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego.

By the time Spanish colonists began to settle in Alta California in 1769, the Golden Hill area was within the territory of the Kumeyaay people, who spoke a Yuman language of the Hokan linguistic stock. The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For the Kumeyaay in the Golden Hill area, grass seeds were probably the primary food, supplemented by various other seeds such as sage, sagebrush, lamb's quarters, and pine nuts. Small game was a major source of protein, but deer were hunted as well. Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River which is located approximately 3.5 miles from the northern end of the community planning area provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region.

History

The rich history of Golden Hill reveals broad patterns of the community's historical development that are represented by the physical development and character of the built environment. These broad patterns can be generally characterized into four themes significant to the development of the community: The Early History of Greater Golden Hill: 1769-1885; An Elite Residential District: 1885-1905; Streetcar Development: 1905-1930; and An Era of Transitions: 1930-1990.

The Early History of Greater Golden Hill: 1769-1885

Following the Mexican-American War and the ratification of the Treaty of Guadalupe Hidalgo in 1848, California was admitted to the United States, and the expansive *ranchos* began to dissolve. In subsequent years, federal legislation encouraged Americans to move west and establish homesteads, but Native Americans, who could neither own nor purchase land, were relegated to small *rancherías*, most often on the fringes of development. One of the largest *rancherías* in San Diego was erected in 1860 along the western slope of Golden Hill, near the present-day intersection of 20th Street and Broadway.

Aside from the Indian *rancheria*, little development occurred in Golden Hill until Alonzo Horton purchased one thousand acres of real estate and established New San Diego in 1867 (Downtown). Eager to capitalize on the prospective new city, speculators and boosters began to purchase and subdivide the land adjacent to Horton's Addition. Among the first of these transactions included the subdivision of Culverwell and Taggart's Addition in 1869, located within the western portion of Golden which was marketed for its large lots and unobstructed views of the city and harbor. Land speculation in Golden Hill accelerated in the early 1870s, after the Texas and Pacific Railway Company announced its plan to construct a transcontinental rail line to San Diego.

Real estate activity came to an abrupt halt, though, when the financial Panic of 1873 left the Texas and Pacific Railway unable to fund the construction of a transcontinental rail line. While many parcels had been sold within the subdivisions of Golden Hill, little construction had taken place and a number of settlers, who had financed their purchase through installment plans, defaulted on their payments and fled San Diego altogether. Without the demand for real estate, new development within Golden Hill ceased for the remainder of the 1870s. In its early years, Golden Hill failed to evolve into the monolithic neighborhood envisioned by boosters

and investors. Activity during this time was largely the result of speculation, and while a considerable amount of property was purchased and subdivided, only a few small homes were constructed along the western boundary of the community. Moreover, records indicate that all vestiges of the Indian *Rancheria* were destroyed in 1887, when the City Trustees evicted Indians from the area for what were deemed “moral and sanitary reasons.”

An Elite Residential District: 1885-1905

Development in Golden Hill remained at a standstill until Southern California experienced a period of unprecedented economic growth in the late 1880s. Upon the completion of the highly anticipated California Southern Railroad in 1885, San Diego was connected to the transcontinental Santa Fe line at its hub in Barstow. This subsequently touched off the “Great Boom” between the years 1885 and 1887, wherein San Diego experienced a population increase unparalleled in its history. The events of the late 1880s brought about a renaissance to many of the subdivisions within Golden Hill, as real estate speculation once again became a lucrative enterprise. In 1887, local developers Daniel Schuyler and Erastus Bartlett spearheaded a campaign to officially name the neighborhood east of downtown “Golden Hill,” due to the manner in which the sun glinted across the hill at dusk.

Upon the collapse of the Great Boom in 1888, development had not yet linked Golden Hill with the rest of the City, and consequently the community retained a quasi-rural character. Though property sales had abounded between the years 1885 and 1887, the majority of real estate activity was speculative and involved the sale of vacant parcels, most often at inflated rates. However, there existed a handful of settlers who had erected modest residences within Golden Hill, primarily along its western slope on lots near Downtown.

Despite the collapse of the Great Boom, the events of the 1880s had left San Diego with an element of population and wealth. In 1895, a group of investors purchased forty acres within Golden Hill, bounded by 24th, 25th, “A” and “E” streets, and thereafter filed a subdivision map for the Golden Hill Addition. In subsequent years, Golden Hill was transformed into an established residential district. Beginning in 1895, many of San Diego’s most prominent citizens, including doctors, lawyers, businessmen and politicians, purchased lots and constructed homes within Golden Hill Addition. The majority of the early homes in Golden Hill were styled in

HISTORIC PRESERVATION

accordance with Victorian principles. These homes embodied many of the character-defining features of Victorian residential architecture, including irregular floor plans; wrap-around porches; steeply pitched, gabled roofs; and richly embellished façades. Along with the Victorian style, homes constructed in Golden Hill near the turn of the twentieth century were also designed in the Classical Revival style.

Socially, Golden Hill continued to appeal primarily to the wealthy and prominent. However, Golden Hill was not exclusively the domain of the civic elite, and appealed to middle class merchants and professionals as well. Indeed, wealth and social status were concentrated atop the crest of the hill, but middle classmen constructed more modest Victorian homes along the Planning Area's western slope. By 1906, there had been a marked amount of residential development between 19th and 24th Streets. While this development consisted mostly of single-family homes, several small apartment flats had been constructed, including a structure on the northwest corner of 24th and "E" Streets, another structure at 1044/46 21st Street, and a building at 1028/1030 22nd Street.

Around 1900, a group of Golden Hill residents spearheaded a grassroots effort to beautify the southeastern corner of the undeveloped City Park, near the intersection of 23rd and "A" Streets. For many years this area, which was later christened Golden Hill Park, was lauded as the city's greenest and best maintained public space, replete with grass and trees, pathways and tennis courts. To better serve the recreational needs of the growing community, residents also financed the construction of a golf course, an aviary, a bandstand for weekend concerts and San Diego's first park playground.

Streetcar Development: 1905-1930

Development in the northeastern section of Golden Hill can be traced to 1870, when real estate speculators purchased a large parcel of land east of City Park (Balboa Park) and filed a subdivision map for the South Park Addition. In 1905, the rural community of South Park began to evolve into a developed residential district when the Bartlett Estate Company, which had acquired the South Park Addition, began to actively improve and sell parcels within the subdivision. Common to the era, development in the northeastern section of the Planning Area went hand in hand with the provision of mechanized transportation. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar – the South Park and East Side Railway – which began near the

HISTORIC PRESERVATION

intersection of 30th and Juniper Streets in South Park, and by 1907 ended at the intersection of 4th and “D” (Broadway) streets, at the core of Downtown.

The completion of the streetcar line touched off a period of residential development within the northeastern section of the Planning Area, as the quasi-rural community was better connected with the City’s established districts. Early development in South Park consisted almost exclusively of single-family residences. These homes were designed at the height of the Arts and Crafts movement and, as such, many embodied characteristics of Craftsman architecture, though others were designed in the Spanish Colonial Revival style.

The northeastern section of Golden Hill experienced a period of intensive growth shortly after ground was broken in 1911 for the Panama California Exposition, given the area’s proximity to Balboa Park and the Exposition ground. This period of rapid growth intensified in 1912, when John Spreckels acquired the South Park and East Side Railway and extended the line several blocks north, to University Avenue. The community surged in development activity and by 1920, only a limited number of vacant parcels remained in the northeastern section of the Golden Hill. The majority of development consisted of single-family homes, though there were also a few small-scale apartment buildings and flats.

South Park attracted the attention of prospective homebuyers, but the community was by no means exclusively residential. In addition to residences, the rapid growth of the 1910s necessitated other types of development in the community to meet the needs of its expanding population. This included civic improvements such as Fire Station No. 9 (HRB #810) as well as commercial establishments. The pattern of commercial development was largely determined by the streetcar route, but many enterprises reflected the car culture that emerged after the First World War. Among the most commonly built commercial establishments are gasoline and service stations, which were generally located on the community’s most prominent and accessible corners.

During its formative years, South Park assumed the shape and character of a twentieth century streetcar suburb. In addition to improving the community’s accessibility and catalyzing construction, the electric streetcar was ultimately responsible for shaping the pattern of development within South Park.

An Era of Transitions: 1930-1990

Although Golden Hill was among San Diego's most affluent districts by the late 1920s, the community was nonetheless impacted by the onset of the Great Depression. Between the years 1929 and 1932, the national rate of home construction decreased by nearly 80 percent, and in effect the community, which was primarily residential, experienced very little development activity over the course of the 1930s. In addition, Golden Hill began to witness physical decline as early as the Depression era, falling victim to poor maintenance, physical distress and vandalism.

The next wave of activity within Golden Hill was touched off by the Second World War, as San Diego emerged as a hub of wartime production and the population grew rapidly at an average rate of 1,500 people per week between 1940 and 1943. The massive influx of war workers strained San Diego's resources and infrastructure, and the City thereafter experienced a housing shortage unparalleled in its history. In response, the City Council amended the municipal zoning code, so that density would be encouraged in several areas throughout the city, including much of Golden Hill.

Due to the amended zoning ordinance, much of Golden Hill experienced marked physical changes both during and after World War II. Development in the area – especially south of "A" Street – picked up once again during the 1940s and 1950s, but unlike previous years, new construction of this era consisted primarily of moderate and large-scale apartment complexes. Indeed, some of these apartments were sited on vacant parcels, but others replaced many of the neighborhood's single-family residences. By 1956, a substantial number of homes south of "A" Street had either been subdivided or converted for alternative uses. Undoubtedly, the abundance of apartments and rooming houses within Golden Hill brought a sizable number of the working class to the neighborhood. This shift in demography is seen in the increase of several union halls and labor centers.

Whereas central Golden Hill was markedly redeveloped during and after World War II, the northeastern section of the community experienced comparatively little physical change during this time. By the late 1940s, San Diego's electric streetcars had been decommissioned and their tracks removed, yet in subsequent years South Park retained the form and character of a streetcar suburb. During this period, most of South Park's homes and businesses remained intact, and little infill development had occurred.

Between the 1960s and 1970s, Golden Hill witnessed marked changes in its demographic makeup. The availability of affordable apartments, in conjunction with the exodus of middle and upper class homeowners to the suburbs, meant that the once-exclusive community attracted an increasing number of working class, the majority of whom rented, rather than owned, their homes. In time, central Golden Hill emerged as one of San Diego's most ethnically and economically diverse neighborhoods. Due to absentee landlords, little maintenance was completed on the neighborhood's aging structures and the condition of many structures deteriorated.

Interest in Golden Hill was regenerated in the 1970s, when two national oil crises steered many middle-class professionals back into centralized, inner-city neighborhoods. As homeownership in Golden Hill steadily increased throughout the 1980s, there emerged a growing consciousness among residents to eradicate blight, reduce density and restore the community's historic character. In 1978, the City's Historical Resources Board designated the Golden Hill Historic District, a six block area bounded by Balboa Park on the north, 25th Street on the east, F Street on the south, and 24th Street on the west. Following the designation of the district, there was a concerted effort by property owners and community members to preserve and embrace the heritage and built environment in Golden Hill.

10.2 Identification and Preservation of Historical Resources

Cultural sensitivity levels and the likelihood of encountering prehistoric archaeological resources within the Golden Hill community area are rated low, moderate or high, based on the results of the records searches, the Native American Heritage Commission (NAHC) sacred lands file check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred which may have previously impacted archaeological resources. Based on the results of the record search, the NAHC sacred lands file check, and regional environmental factors, the community of Golden Hill has two cultural sensitivity levels. Since the majority of the community is developed, the cultural sensitivity for the entire community of Golden Hill would be considered low. There is very little undeveloped land within the community, with the exception of canyon areas. Due to the steepness of the majority of these canyons, the cultural sensitivity for these areas is low. However, at the base of these canyons, especially leading into the Los Chollas Valley area where prehistoric resources have been identified, there is a potential for cultural resources to be present; therefore, the cultural sensitivity rating for this area is considered high.

HISTORIC PRESERVATION

In addition to the four main themes significant in the development of Golden Hill, the Historic Context Statement also identified the property types that are associated with those themes in historically significant ways. In summary, the property types, styles and significance thresholds are as follows:

- The Early History of Greater Golden Hill (1769-1885): Few, if any, built resources from this period remain extant in Golden Hill. Though land was subdivided, few buildings were constructed during this period due to the financial collapse of the 1870s. Properties that were constructed were residential. Small wood homes along the western boundary may still exist; however, none have been documented. Portions of these homes may have been incorporated into a larger home built in the late 19th or early 20th century. Any extant property from the period 1769-1885 may be significant under this theme for its association with the early history of Golden Hill.
- An Elite Residential District (1885-1905): During the end of the 19th Century and beginning of the 20th Century, Golden Hill became a residential neighborhood, catering primarily to the City's elite. Marketed by investors as a prime location to live, Golden Hill became the first residential district outside of downtown San Diego; therefore, property types that remain from this period are primarily residential. Single family homes were the most prevalent and ranged from large, Victorian mansions to small, modest bungalows. Multi-family housing in the form of flats were also constructed, but there were only a handful of them built before 1906. A property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1885-1905, including the economic and building boom of the 1880s; development of the first subdivisions; or association with important early settlers. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Folk Victorian, Craftsman, Spanish Eclectic, or Mission Revival.
- Streetcar Development (1905-1930): As the streetcar line expanded throughout Golden Hill, residential development flourished. There was a shift from large, stately homes to modest bungalows, particularly in South Park. In addition, there was a shift in architectural styles as the Victorian style fell out of favor and period revival styles became popular. Along with flats and bungalow courts, larger apartment buildings began to appear in the community. As the number of Golden Hill residents increased, retail establishments along with religious institutions opened in the neighborhood. Commercial structures, while not as numerous as residences, can also be found throughout Golden Hill. While commercial development

in the study area consists primarily of single-story retail structures, a small number of mixed use buildings are also present. Generally, commercial structures are concentrated in small pockets along 25th Street in Golden Hill and along former streetcar routes and stops on 30th, Beech, and Juniper streets in South Park, though a few occupy other prominent neighborhood corners. These buildings, like residences, embody a variety of architectural styles including Mission Revival and Art Moderne. Religious institutions were scattered across the neighborhood; one of the earliest was the Swedish Lutheran Church located on the northeast corner of 25th and E Street.

A residential property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1905-1930, including completion of the streetcar system; the building boom of the 1920s; expansion of municipal water, sewer and electrical services; the proliferation of flats, bungalow courts, and other multifamily housing types; or association with important early residents. A commercial property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1905-1930, including the hosting of the Panama California Exposition; the building boom of the 1920s; expansion of municipal water, sewer and electrical services; the introduction of the automobile; or the development of commercial corridors along streetcar lines. An institutional property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1905-1930, including the expansion of municipal services; or the establishment of early institutions, such as schools and churches. All property types may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman, Spanish Eclectic, Mission Revival, or Prairie.

- An Era of Transitions (1930-1990): Given that the Planning Area was built out by the 1930s, and mid-century zoning codes encouraged high density residential development, few, if any single family homes were constructed in Golden Hill after the Great Depression. Multi-family housing in the form of apartment buildings were constructed in this period. In addition, large single family homes were converted into multiple units and rented to residents rather than owner occupied. During the pre and post war era, the majority of commercial properties included gasoline stations, automotive repair shops and small manufacturer establishments. These buildings generally feature flat roofs and vehicular bays, are between one and two stories, and are sited among other commercial developments along former streetcar lines. Most often, they embody a variety of architectural styles, but are ornamentally restrained. A number of institutional buildings including union halls and auditoriums were constructed during the pre and post war period. Generally constructed between 1945 and 1960, these

HISTORIC PRESERVATION

large buildings were typically one or two stories in heights and featured little ornamentation; though some reflected Streamline Moderne architecture such as the American Federation of Labor building at 23rd and Broadway. Often constructed of poured concrete or concrete block, these buildings typically had restrained ornamentation if any, and some were utilitarian in nature. The majority of these buildings appear to be located south of A Street.

A residential property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1930-1990, including the development of the Federal Housing Administration, which advocated affordable housing design and financed construction; the hosting of the California Pacific International Exposition; the economic recovery and building boom due to the local defense industries in the WWII and post-War periods, especially aircraft manufacturing; the shift from streetcars to the automobile; infill development in established neighborhoods; or the proliferation of inexpensive stucco-box apartment buildings. A commercial property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1930-1990, including the hosting of the California Pacific International Exposition; the economic recovery and building boom in the WWII and post-War periods due to the local defense industries, especially aircraft manufacturing; or the development of commercial automobile corridors. An institutional property may be significant under this theme for its association with important trends and patterns of development in Golden Hill during the period 1930-1990, including the establishment of early social halls and auditoriums. Any property type may also be significant as a good or rare example of a popular architectural style from the period, such as Art Deco, Streamline Moderne, Late Moderne, Minimal Traditional, or Modern.

Resources must be evaluated within their historic context(s) against the City's adopted criteria for designation of a historical resource, as provided in the General Plan and the Historical Resources Guidelines of the Land Development Manual. Guidelines for the application of these criteria were made part of the Historical Resources Guidelines to assist the public, project applicants, and others in the understanding of the designation criteria.

HISTORIC PRESERVATION

Designated Historical Resources

Golden Hill is home to one National Register listed property, the Alfred Haines House located at 2470 E Street (Reference No 92000966). The house was constructed in 1908 for Alfred Haines, a historically significant attorney and judge specializing in water rights, who used the house as both his home and law office from 1908 through his death in 1934. The house was designed by architects William, Charles and Edward Quayle (also known as the Quayle Brothers) and is significant for its distinctive Craftsman design, as well as its association with the Quayle Brothers, who are considered Master Architects.



Figure 10.1 – Alfred Haines House

As of March 2015, the Golden Hill community is home to 75 individually designated historic resources (Table 10.1) and the Golden Hill Historic District (Figure 10.2) - which contains 58 contributing resources - that have been listed on the City’s register by the Historical Resources Board. These resources are primarily residential in nature, but also include Fire Station No.9, American Federation of Labor Building, Rose Grocery and the Burlingame Garage. No resources that reflect the earliest development theme in Golden Hill are currently designated. The vast majority of designated historical resources reflect the themes of “An Elite Residential District: 1885-1905” (16 resources) and “Streetcar Development: 1905-1930” (55 resources) with the remaining 4 resources reflecting the theme of “An Era of Transitions: 1930-1990.”

Table 10.1 – City of San Diego Register Historic Resources in Golden Hill*

PROPERTY ADDRESS	HRB SITE No.	APN	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
An Elite Residential District: 1885-1905					
841-845 20th Street	171	5343730300	The Alphonzo Riskey House	1888	Single Family
1058 21st Street	154	5342531100	Kahle Residence	1904	Single Family

HISTORIC PRESERVATION

Table 10.1 – City of San Diego Register Historic Resources in Golden Hill*

PROPERTY ADDRESS	HRB SITE No.	APN	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
805 22nd Street	216	5343850700	Edmund E. Parmelee Residence	1893	Single Family
906 22nd Street	510	5343811200	Beardsley Tucker House/Tucker Flats	1889	Multi-Family
937 22nd Street	862	5343820300	Carl E. and Leona L. Nichols House	1904	Single Family
1100 22nd Street	201	5342610700	Mary R. Billmeyer House	1905	Single Family
828-830 23rd Street	214	5343851000	George L. Davenport Residence	1886	Single Family
866 24th Street	168	5343841000	The Nower-Good Residence	1904	Single Family
2124 Broadway	197	5342661500	Waters Residence	1888	Single Family
2148 Broadway	85	5342661300	Hayward-Patterson House	1887	Single Family
2404 Broadway	39	5342721900	Quartermass Wilde House	1896	Single Family
2586-2588 Broadway	290	5342902000	Carter House	1888	Single Family
2223 C Street	205	5342650900	Stanton Residence	1893	Single Family
2441 E Street	121	5343920600	Rynearson House	1898	Single Family
3000 E Street	122	5396012100	The Faulk-Klauber House	1886	Single Family
2220-2222 F Street	155	5343850800	High House	1905	Single Family
Streetcar Development: 1905-1930					
938 20th Street	825	5343710800	Laura M. and James R. Luttrell House	1913	Single Family
1221 22nd Street	196	5341340500	Darnaud Residence	1907	Single Family
934 23rd Street	190	5343821100	The Alfred C. Platt House	1908	Single Family
1004 24th Street	158	5342640700	S.I. Fox Home	1911	Single Family
1149-1151 28th Street	497	5395210900	Caroline/Welton Apartments	1912	Multi-Family
1355 28th Street	180	5394041200	Scripps Residence	1906	Single Family
1415 28 th Street	1166	5394010400	Robert and Virginia Cleator/Dell W. Harris House	1914	Single Family
1535 28th Street	1049	5393440200	Josh Delvalle House	1913	Single Family
1911 28th Street	1146	5392111600	George and Margaretta Heston House	1925	Single Family
1355 29th Street	723	5394140100	Greta and Howard Steventon House	1914	Single Family
1511 29 th Street	1158	5393540500	Agnes Mosher House	1912	Single Family
1522 29th Street	443	5393430800	Morrison-Berger House	1911	Single Family
1529 29th Street	760	5393540300	Fannie and Leoti Howard House	1911	Single Family
1530 29th Street	620	5393430900	Henry Lang Spec House #1	1911	Single Family
1621 29th Street	491	5393510200	The Wight/ Jenkins House	1916	Single Family
1419 30th Street	850	5394210400	Jacob & Anna Janowsky House	1922	Single Family
2211 30th Street	810	5390920600	Fire Station No. 9	1913	Institutional

HISTORIC PRESERVATION

Table 10.1 – City of San Diego Register Historic Resources in Golden Hill*

PROPERTY ADDRESS	HRB SITE No.	APN	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
2215-2219 30th Street	809	5390920500	Rose Grocery	1923	Commercial
2227 30th Street	808	5390920400	Burlingame Garage	1914	Commercial
1360 31st Street	848	5394241200	Louis & Jennie Baker House	1916	Single Family
1436 31st Street	1001	5394231100	Mary Maschal House	1913	Single Family
2250 B Street	182	5341340800	Fleming Residence	1909	Single Family
2825 B Street	963	5395210700	George P. and Carrie Goodman Muchmore House	1909	Single Family
3174 B Street	742	5394931200	Ed Fletcher Spec House	1912	Single Family
2906 Beech Street	513	5393540600	2906 Beech Street House	1911	Single Family
2850 Cedar Street	392	5393420300	Bartlett/Webster House	1910	Single Family
1611 Dale Street	584	5393520300	E. E. Leighninger House	1911	Single Family
1619 Dale Street	547	5393520200	The Delphine and Frank Leonard House	1911	Single Family
1730 Dale Street	1004	5392811100	Sidney O. Spaulding House	1909	Single Family
1832 Dale Street	903	5392261300	Laura A. Tyler House	1913	Single Family
3036 Dale Street	1165	4535912300	Hilton and Louise Richardson House	1923	Single Family
2914 Date Street	876	5392810600	Frederick and Haman Spec House #1	1919	Single Family
2331 E Street	193	5343840100	Golden View Apartments	1922	Multi-Family
2692 E Street	626	5344112300	Hensley Family House	1906	Single Family
1008 Edgemont Place	470	5395531400	Brackenbury House	1916	Single Family
1955 Edgemont Street	511	5392420100	Cooper Residence	1908	Single Family
1306 Granada Avenue	501	5394600300	The Olsen/Cohn House	1913	Single Family
1319 Granada Avenue	1173	5394030500	John and Cora Watson House	1921	Single Family
1336 Granada Avenue	499	5394040800	Robin/Lindestrom House	1912	Single Family
1345 Granada Avenue	612	5394030200	Peter Price/Irving Gill Spec House #1	1909	Single Family
1355 Granada Avenue	485	5394030100	Peter M. Price House	1908	Single Family
1444 Granada Avenue	761	5394011000	Henry and Emma Neustadt Spec House #1	1910	Single Family
1517 Granada Avenue	836	5393430400	Pacific Building Company Spec House No. 2	1914	Single Family
1522 Granada Avenue	972	5393440900	Henrietta Buckland House	1911	Single Family
1527 Granada Avenue	395	5393430300	Mitchell House	1910	Single Family
1528 Granada Avenue	505	5393441000	Edward Quayle House	1915	Single Family
1538 Granada Avenue	1090	5393441100	Kelly Family House	1912	Single Family
1612 Granada Avenue	349	5393410600	Fletcher/Halley House	1906	Single Family
1744 Granada Avenue	472	5392711400	The J. R. Griggs House	1913	Single Family

HISTORIC PRESERVATION

Table 10.1 – City of San Diego Register Historic Resources in Golden Hill*

PROPERTY ADDRESS	HRB SITE No.	APN	HISTORIC NAME	YEAR BUILT	PROPERTY TYPE
1846 Granada Avenue	874	5392140700	Louella Ash Spec House	1917	Single Family
2019-2021 Granada Avenue	856	5391421600	Ernest S. & Mary Shields/Robert P. Shields & Son House	1911	Single Family
2928 Grape Street	571	5391560900	Edward and Anna Potter House	1913	Single Family
3112 Grape Street	1115	5391722600	William Chadwick Spec House #2	1920	Single Family
1446 Grove Street	546	5394221200	The Webster D. Crum Spec House #1	1912	Single Family
1504 Grove Street	841	5393640500	William & Jennie Davis House	1912	Single Family
An Era of Transitions: 1930-1990					
1545 29th Street	986	5393540100	Robert and Frances Johnston Rental House	1943	Single Family
2207 29th Street	918	5390940500	Mabel B. Schiller/Richard Requa House	1939	Single Family
1506 31st Street	202	5393630600	Alfred Mitchell Residence	1937	Single Family
2323 Broadway	1128	5343830100	American Federation of Labor Building	1948	Institutional
*This table includes all properties designated by the Historical Resources Board as individually significant properties as of March 2015					

These designated historical resources are protected and preserved through existing General Plan policies, the historical resources regulations and guidelines of the Municipal Code, and City policies and procedures. These protections require historic review of all projects impacting these resources. Projects that do not comply with the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties are required to process a development permit with deviations that is subject to review under the California Environmental Quality Act (CEQA).

Figure 10.2 – Location of City of San Diego Register Designated Historic Districts in Golden Hill



HISTORIC PRESERVATION

Potentially Significant Historical Resources

A Historical Resource Reconnaissance Survey was undertaken based on the information provided in the Historic Context Statement to identify potentially historic properties within Golden Hill for consideration in the community plan and for possible future designation. The survey identified 52 properties as potentially significant individual resources. These include 24 single family homes, 21 multi-family properties, 4 commercial buildings, and 3 civic and institutional buildings. No resources retaining sufficient integrity for designation could be dated to the earliest development theme in Golden Hill. Most of these 52 resources relate to the themes “An Elite Residential District: 1885-190” (20) and “Streetcar Development: 1905-1930” (27), with an additional 5 resources related to the theme “An Era of Transitions: 1930-1990.”

Table 10.2 Potentially Significant Individual Resources Identified in the Golden Hill Historic Resource Reconnaissance Survey, Grouped by Theme					
PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	PROPERTY TYPE	RESOURCE NAME
An Elite Residential District: 1885-1905					
1113-1117 19th Street	5342510500	1900	Queen Anne	Single Family	
905 20th Street	5343720600	1895	Italianate	Single Family	
917-919 20th Street*	5343720500	1888	Italianate	Single Family	
930 20th Street*	5343710700	1900	Queen Anne	Single Family	
971 20th Street*	5343720100	1904	Folk Victorian	Single Family	
903-909 21st Street*	5343810600	1905	Folk Victorian	Single Family	
1143-1145 21st Street*	5342610300	1904	American Foursquare	Single Family	
849 22nd Street	5343850300	1905	Italianate	Multi-Family	
1042 23rd Street*	5342650800	1903	Craftsman	Single Family	
1160 23rd Street*	5342620800	1905	American Foursquare	Single Family	
832 24th Street*	5343841100	1900	Queen Anne	Single Family	
1930 30th Street*	5392221000	1900	Second Empire	Single Family	
2526-2530 A Street*	5341510400	1905	Queen Anne	Single Family	
2528 B Street*	5341521600	1900	Folk Victorian	Single Family	
2533-2545 B Street*	5342801000	1903	American Foursquare	Multi-Family	
2821 B Street*	5395210800	1905	Folk Victorian	Single Family	
2026 Broadway*	5342530700	1893	Queen Anne	Single Family	

Table 10.2
Potentially Significant Individual Resources Identified in the Golden Hill Historic Resource Reconnaissance Survey, Grouped by Theme

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	PROPERTY TYPE	RESOURCE NAME
2227 C Street*	5342651100	1905	Folk Victorian	Single Family	
1801 Dale Street*	5392250700	1905	Folk Victorian	Single Family	
2148 Dale Street	5391511500	1903	Folk Victorian	Single Family	
Streetcar Development: 1905-1930					
953-959 20th Street*	5343720200	1913	Prairie	Multi-Family	
1044-1046 21st Street*	5342531000	1908	American Foursquare	Single Family	
1068-1070 21st Street*	5342531300	1906	American Foursquare	Single Family	
918-922 22nd Street*	5343811100	1925	Spanish Colonial Revival	Multi-Family	
1150-1156 22nd Street*	5342611100	1915	Craftsman	Multi-Family	
840 23rd Street*	5343851100	1926	Spanish Colonial Revival	Multi-Family	
970 23rd Street*	5343821400	1921	Spanish Colonial Revival	Multi-Family	
1226-1232 23rd Street*	5341341000	1914	Craftsman	Multi-Family	
1166-1168 24th Street*	5342630700	1926	Spanish Colonial Revival	Multi-Family	
1228-1234 24th Street*	5341331300	1907	American Foursquare	Multi-Family	
1301 28th Street*	5394600100	1929	Spanish Colonial Revival	Multi-Family	El Tovar Apartments
2203 B Street	5342620100	1908	American Foursquare	Multi-Family	
2502 B Street*	5341521500	1925	Spanish Colonial Revival	Multi-Family	Loma de Oro Apartments
2664-2668 B Street*	5341622300	1925	Spanish Colonial Revival	Multi-Family	
2830 B Street*	5394603700	1908	Folk Victorian	Single Family	
2832 Beech Street*	5393440700	1912	American Colonia Revival	Single Family	
2029-2035 Broadway	5343721200	1913	Craftsman	Multi-Family	
2103-2121 Broadway*	5343810100	1924	Mediterranean Revival	Multi-Family	
2214 Broadway	5342650400	1920	Craftsman	Multi-Family	
2102-2116 C Street*	5342610600	1926	Spanish Colonial Revival	Multi-Family	
2329 C Street*	5342641000	1928	Spanish Colonial Revival	Multi-Family	
2505-2519 C Street	5342901000	1930	Art Deco	Commercial	
2545 C Street*	5342900600	1908	American Foursquare	Single Family	
2557 C Street*	5342900500	1920	Mission Revival	Single Family	
2689-2695 C Street	5343021400	1925	Spanish Colonial Revival	Multi-Family	
3025 Fir Street*	5392341100	1925	Gothic Revival	Institutional	Christ United Presbyterian Church

Table 10.2
Potentially Significant Individual Resources Identified in the Golden Hill Historic Resource Reconnaissance Survey, Grouped by Theme

PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	PROPERTY TYPE	RESOURCE NAME
3015 Juniper Street	5391023300	1925	Spanish Colonial Revival	Commercial	Rebecca's Coffee Shop
An Era of Transitions: 1930-1990					
1055 22nd Street*	5342651300	1935	Art Deco	Institutional	
2666-2670 A Street*	5341611000	1935	Streamline Moderne	Multi-Family	
2691 B Street	5343011300	1950	Streamline Moderne	Institutional	Iglesia Presbiteriana Hispana
2504 C Street	5342801500	1935	Streamline Moderne	Commercial	
2001 Fern Street*	5391623900	1960	Googie	Commercial	
*This resource also appears eligible for listing in the National Register and the California Register.					

In addition to potentially individually significant resources, the survey identified one potential historic district. A potential South Park Residential Historic District was identified in the *1996 Historical Greater Mid-City San Diego Preservation Strategy*; however, this district was not brought forward for designation at that time. The present Golden Hill Historical Survey found that the entirety of the area identified in 1996 does not retain sufficient integrity to merit designation, and identified a smaller area as a potential historic district. Eligible under San Diego criterion A, the potential South Park Residential Historic District is an intact grouping of single-family residences developed immediately adjacent to Balboa Park. This potential district is composed of approximately 109 primarily two-story residences, designed in the Craftsman, Prairie, Spanish Colonial Revival and Mediterranean Revival styles. It has a period of significance of 1910 through the 1920s, and is significant under the theme of “Streetcar Development: 1905-1930.”

Figure 10.3 – Location of Potential South Park Historic District Identified in the Historic Resource Reconnaissance Survey



HISTORIC PRESERVATION

In addition to the potential South Park Historic District, the survey identified Residential Courts as significant resources scattered throughout Golden Hill, which are deserving of designation and preservation under a Multiple Property Listing (MPL). A MPL is a group of related significant properties with shared themes, trends and patterns of history. Such properties are typically grouped within a general geographic area, but not necessarily in a sufficient concentration to form a historic district. A MPL may be used to nominate and register thematically related historic properties simultaneously or to establish the registration requirements for properties that may be nominated individually or in groups in the future. The locations of the Residential Courts identified are listed in Table 10.3.

Table 10.3 Residential Courts to be Included in a Multiple Property Listing as Identified in the Historic Resource Reconnaissance Survey, Grouped by Theme			
PROPERTY ADDRESS	APN	YEAR BUILT	STYLE
Streetcar Development: 1905-1930			
1239-1247 25 th Street	5341521100	1925	Spanish Colonial Revival
1225-1243 26 th Street	5341623700	1927	Spanish Colonial Revival
1730-1738 29 th Street	5392721200	1925	Spanish Colonial Revival
1820-1832 30 th Street	5392251200	1926	Spanish Colonial Revival
2208-2222 30 th Street	5390930800	1922	American Colonial Revival
3129-3139 Juniper Street	5391122300	1930	Tudor Revival
An Era of Transitions: 1930-1990			
2921-2931 A Street	5394731000	1939	Minimal Traditional
2982-2994 B Street	5394732600	1940	Minimal Traditional
2526-2530 Broadway	5342901500	1940	Minimal Traditional
2733-2739 C Street	5343120800	1940	Minimal Traditional
2741-2747 C Street	5343120700	1948	Minimal Traditional

Figure 10.4 – 2208-2222 30th Street



HISTORIC PRESERVATION

Substantial public outreach with the Golden Hill Community Planning Group, regional and local preservation groups, and members of the community occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. Following distribution of the Draft Survey Report, City staff conducted additional outreach with these groups in order to identify any resources not included in the survey which the community believed to be historically significant. Based on the results of this outreach, the following resources have been identified as potentially significant, requiring additional site-specific evaluation (Table 10.4).

Table 10.4 Potentially Significant Individual Resources Identified During Public Outreach, Grouped by Theme				
PROPERTY ADDRESS	APN	YEAR BUILT	STYLE	PROPERTY TYPE
Streetcar Development: 1905-1930				
835 25 th Street	5344041800	1924	Mission Revival	Institutional
1217-1231 28 th Street	5394602200	1923	Craftsman	Bungalow Courtyard
1511 29 th Street	5393540500	1912	Craftsman	Single Family
2534-2536 B Street	5341521700	1921	Craftsman	Bungalow Courtyard
An Era of Transitions: 1930-1990				
2833-2849 B Street	5395210600 5395210500	1952	Tract Ranch	Bungalow Courtyard

During the public outreach process, a new historic district to the immediate west of the existing Golden Hill Historic District was identified, Culverwell & Taggart’s Addition, which presently contains 19 individually designated historic resources. In addition, members of the Golden Hill Community contended – and staff ultimately agreed – that the boundary for the potential South Park Historic District should be restored to the boundary identified in the *1996 Historical Greater Mid-City San Diego Preservation Strategy*. The proposed Culverwell & Taggart’s Addition Historic District and the expanded South Park Historic District have been identified in Table 10.5 and Figure 10.5 below. In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance Criteria and contributing and non-contributing resources.

Table 10.5 – Potential Historic Districts Identified During Public Outreach

POTENTIAL HISTORIC DISTRICT	LOCATION	SIZE	PERIOD OF SIGNIFICANCE	THEME(S)	POSSIBLE HRB CRITERIA
Culverwell & Taggart’s Addition	Bounded roughly by Russ Boulevard to the north, 24 th Street to the East, F Street to the south and 19 th Street to the west. (See the Figure 10.5 below and the Historic Survey Report for a more detailed boundary description.)	Approx 245 Parcels	1869-c.1945	The Early History of Greater Golden Hill: 1769-1885 An Elite Residential District: 1885-1905 Streetcar Development: 1905-1930 An Era of Transitions: 1930-1990	A, C
South Park Historic District (larger boundary)	Bounded roughly by Elm Street to the north, 31 st Street to the east, A Street to the south, and 28 th Street to the west. (See the Figure 10.5 below and the Historic Survey Report for a more detailed boundary description.)	Approx 400 Parcels	1906-c.1935	Streetcar Development: 1905-1930 An Era of Transitions: 1930-1990	A, B, C

These potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of the potential historic districts identified from erosion due to insensitive redevelopment, a Community Plan Implementation Overlay Zone (CPIOZ) has been established coterminous with the boundaries of all potential historic districts identified in the adopted Golden Hill Historic Resources Survey (including those identified by the community and included in Appendix G of the Survey Report) to provide interim protection of the potential historic districts until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures. The details of the CPIOZ, including the boundaries and requirements, can be found in the Land Use Element of this Plan. Additional policies that address the potential historical resources of Golden Hill follow.

Figure 10.5 – Location of Potential Historic Districts Identified During Public Outreach



POLICIES AND RECOMMENDATIONS

- 10.2-1 Provide interim protection of all potential historic districts identified in the adopted Golden Hill Historic Resources Survey (including those identified by the community and included in Appendix G of the Survey Report) until such time as they can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.
- 10.2-2 Intensively survey and prepare nominations for the potential historic districts identified in the Golden Hill Historic Resources Survey, and bring those nominations before the Historical Resources Board for review and designation.
- 10.2-3 Provide support and guidance to community members and groups who wish to prepare and submit historic district nominations to the City, consistent with the Municipal Code and adopted Guidelines.
- 10.2-4 Provide support and guidance to community members and groups who wish to prepare and submit individual historic resource nominations to the City, consistent with the Municipal Code and adopted Guidelines.
- 10.2-5 Work with the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such an association with an important person or event) for potential historic designation.
- 10.2-6 Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and designation by the Historical Resources Board.
- 10.2-7 Conduct project specific Native American consultation early in the development permit review process to ensure adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.
- 10.2-8 Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Golden Hill, and refer site to the Historical Resources Board for designation, as appropriate.

10.3 Educational Opportunities and Incentives Related To Historical Resources

Revitalization and adaptive reuse of historic buildings and districts conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism and enhances quality of life and community character. The successful implementation of a historic preservation program requires widespread community support. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves, as well as the purpose and objectives of the preservation program, must be developed and widely distributed.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community. The Mills Act, which is a highly successful incentive, provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future.

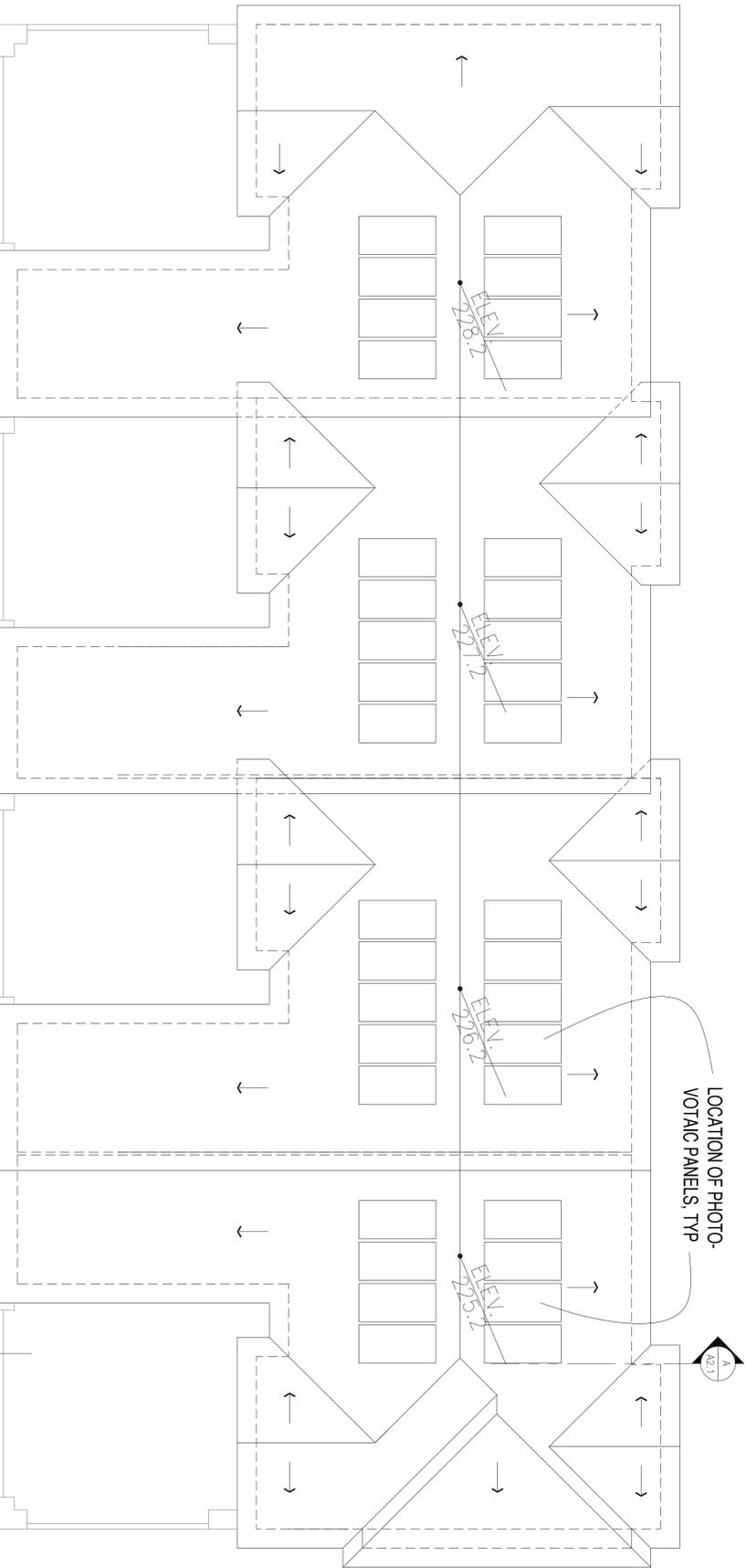
In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing local patronage and tourism base drawn to the community's neighborhoods and shopping districts by highlighting and celebrating the rich history of Golden Hill.

In addition to the General Plan Historic Preservation Element Policies, the following recommendations are specific to Golden Hill for implementation of educational opportunities and incentives for preservation of the community's historical resources.

POLICIES AND RECOMMENDATIONS

- 10.3-1 Provide opportunities for education and interpretation of Golden Hill's diverse history through the distribution of printed brochures, mobile technology (such as phone apps) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.
- 10.3-2 Partner with local community and historic organizations to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program.
- 10.3-3 Outreach to the local businesses and other organizations operating within the Golden Hill Historic District and the various individually significant designated and potential resources to provide information on the benefits and responsibilities of historic resource stewardship.
- 10.3-4 Work with businesses and organizations to create and promote new marketing and heritage tourism programs and opportunities.
- 10.3-5 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14



ROOF PLAN
1/4"=1'-0"

SHEET TITLE

PREPARED BY: STOSH THOMAS ARCHITECTS
4882 NERO DRIVE STE. 200
LA MESA, CA 91941
PHONE: 619.246.9344

REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE: 10-22-14

LOT NUMBER: 7 & 8

APN: 534-21-27-00 & 534-21-28-00

PROJECT NAME: 27 STREET UNITS

SHEET TITLE: ROOF PLAN

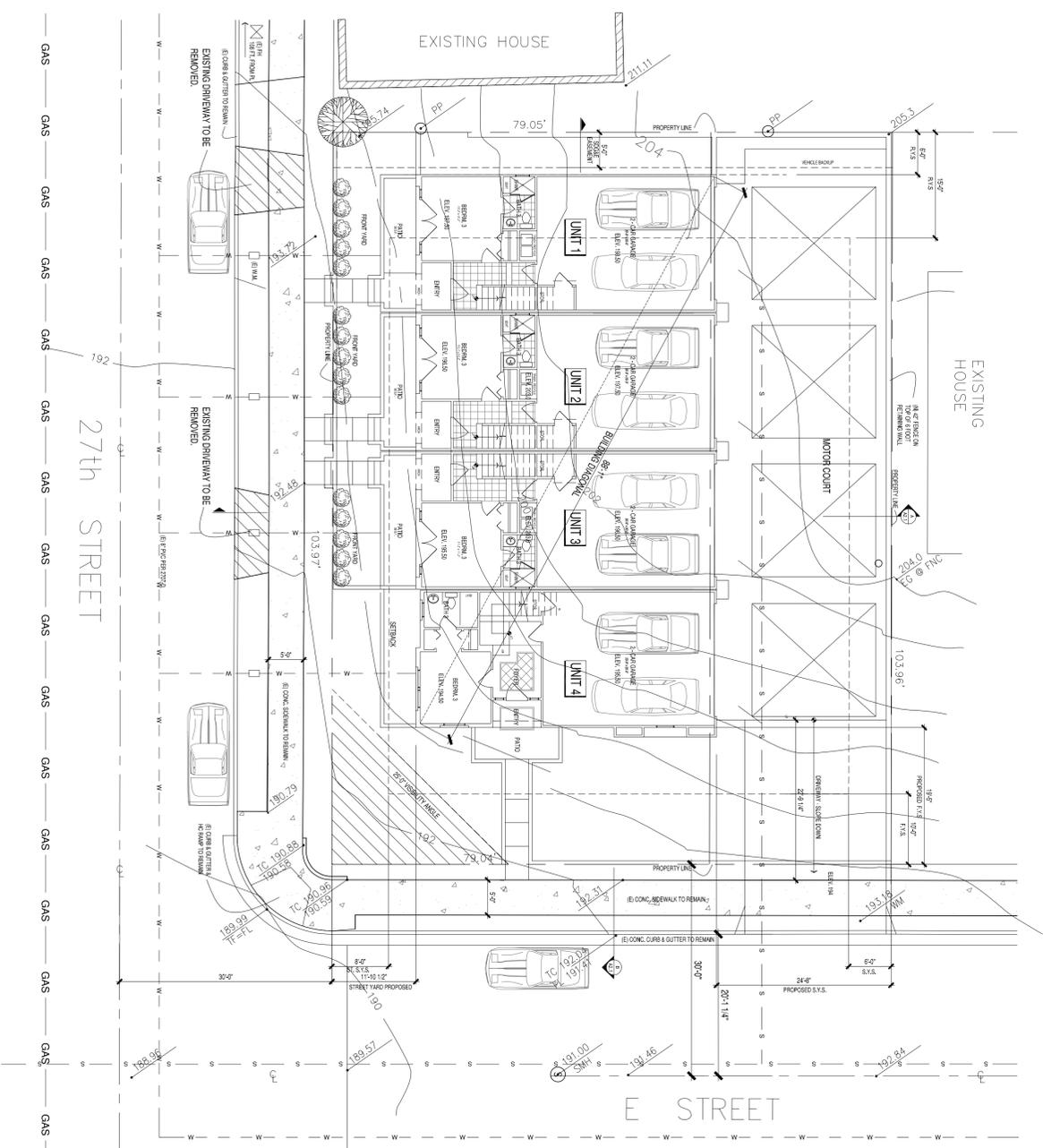
SHEET COUNT: 7 OF 11

27 STREET UNITS
911 27TH STREET
SAN DIEGO, CA. 92103

STOSH THOMAS ARCHITECTS
4882 NERO DRIVE STE. 200
LA MESA, CA 91941
PH: (619) 246-9044
FAX: (619) 246-0029

DATE: 14-4-14
SCALE: 1/4"=1'-0"
DRAWN: STP
JOB: 1321
SHEET: **A1-4**

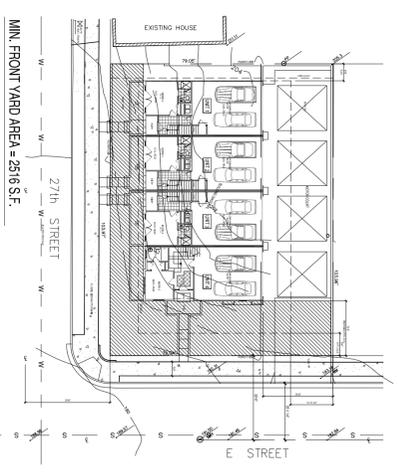
A SUSTAINABLE DEVELOPMENT PROJECT



NO PROPOSED OR EXISTING BUS STOPS

ARCHITECTURAL SITE PLAN

3/26/14



PLANNING NOTES

- DESIGN OF NEW SIDEWALKS SHALL COMPLY WITH SPD 158.0403
- ALL ON-SITE WATER AND SEWER FACILITIES WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE OPC AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK
- ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB(A) FOR ALL HABITABLE ROOMS.

SUSTAINABLE ELEMENTS

- PHOTOVOLTAICS - PER POLICY 900.14
- LOW FLOW WATER SAVING FIXTURES
- CALL GREEN BUILDING CODE INHERENTIES

DEVIATIONS

REAR YARD SETBACK - REDUCE REAR YARD SETBACK FROM THE REQUIRED 15'-0" TO 10'-0"

SHEET INDEX

SHEET #	SHEET TITLE
T-1	TITLE SHEET / SITE PLAN
C-1	TOPOGRAPHIC SURVEY
C-2	PRELIMINARY GRADING PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	THIRD FLOOR PLAN
A1-4	ROOF PLAN
A2-1	BUILDING SECTIONS
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
L-1	LANDSCAPE PLAN

PROJECT TEAM

ARCHITECT:
STOSH THOMAS ARCHITECTS PC
1482 NERO DRIVE STE 200
LA MESA, CA 91941
CONTACT: STOSH THOMAS
PHONE: 619-248-9944

SUPERVISOR:
STOSH THOMAS ARCHITECTS
2987 OLIVE NEW ROAD
LA MESA, CA 91941
CONTACT: NICK TURNER
PHONE: 619-445-0110

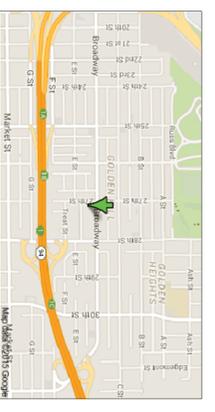
CIVIL ENGINEER:
DUAL LANDWORKS
5000 LA JOLLA VILLAGE CENTER DRIVE STE 103
SAN DIEGO, CA 92161
CONTACT: DAVID CARDON
760-465-3881

LANDSCAPE ARCHITECT:
LANDSCAPE LOGIC
5000 LA JOLLA VILLAGE CENTER DRIVE STE 294
SAN DIEGO, CA 92161
CONTACT: TONY VITALE
PHONE: 619-446-6482

ELECTRICAL ENGINEER:
MORRIS ENGINEERING & ENGINEERS
2987 OLIVE NEW ROAD
LA MESA, CA 91941
CONTACT: NICK TURNER
PHONE: 619-445-0110

STRUCTURAL ENGINEER:
DUAL LANDWORKS
5000 LA JOLLA VILLAGE CENTER DRIVE STE 103
SAN DIEGO, CA 92161
CONTACT: DAVID CARDON
760-465-3881

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:
911 27TH STREET
SAN DIEGO, CA 92104

OWNER:
ALMERA INVESTMENTS LP
P.O. BOX 28288
SAN DIEGO, CA 92162

LOT NUMBER:
7 & 8

APN:
534-421-27-00-8, 534-41-28-00

LEGAL DESCRIPTION:
LOT 7 AND WEST 28 FEET OF LOT 8 IN BLOCK 1 OF KARRIE ADDITION UPR NO. 1814

YR. OF EXIST. STRUCT.:
1925

GROSS LOT AREA:
8,215 S.F.

NET LOT AREA:
8,215 S.F.

EXISTING USE:
RESIDENTIAL

MAX. BASE DENSITY:
1 DU/1500 S.F. = 8.215 / 1500 = 5.47 DU/51

DENSITY PROPOSED:
4 UNITS

FLOOR AREA RATIO (FAR):
80.8215 / 80 = 4.829 S.F.

BONUS AREA (25% OF GARAGE):
510 S.F.

ADJUSTED FAR W/ BONUS:
5.489 S.F. OF ALLOWED AREA

FLOOR AREA:

UNIT AREAS	1ST FLOOR	2ND FLOOR	3RD FLOOR	UNIT TOTAL	BLDG. TOTAL
UNIT 1-4	286 S.F.	699.0 S.F.	370.0 S.F.	1,355.0 S.F.	5,422 S.F.
GARAGE:	510.0 S.F.				2,940.0 S.F.
UNITS + BASEMENT TOTAL:					7,482 S.F.
PROPOSED FAR - BASEMENT EXEMPT - 510 S.F. BONUS					5,422 S.F.

LOT COVERAGE:
35% ALLOWED: 2,875 S.F.
18% PROPOSED (GARAGES EXEMPT): 1,410 S.F.
MAXIMUM DIAGONAL:
104'-0" ALLOWED
88'-0" PROPOSED

PATIOS:
PATIOS 4 @ 335 S.F. EACH
1,420 S.F.

PARKING TABULATION:

3 BEDROOM UNITS	REQUIRED	PROVIDED
4 UNITS	8 SPACES	8 SPACES

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14
3	RESUBMITTAL	02-02-15

27 STREET UNITS

911 27TH STREET
SAN DIEGO, CA. 92103

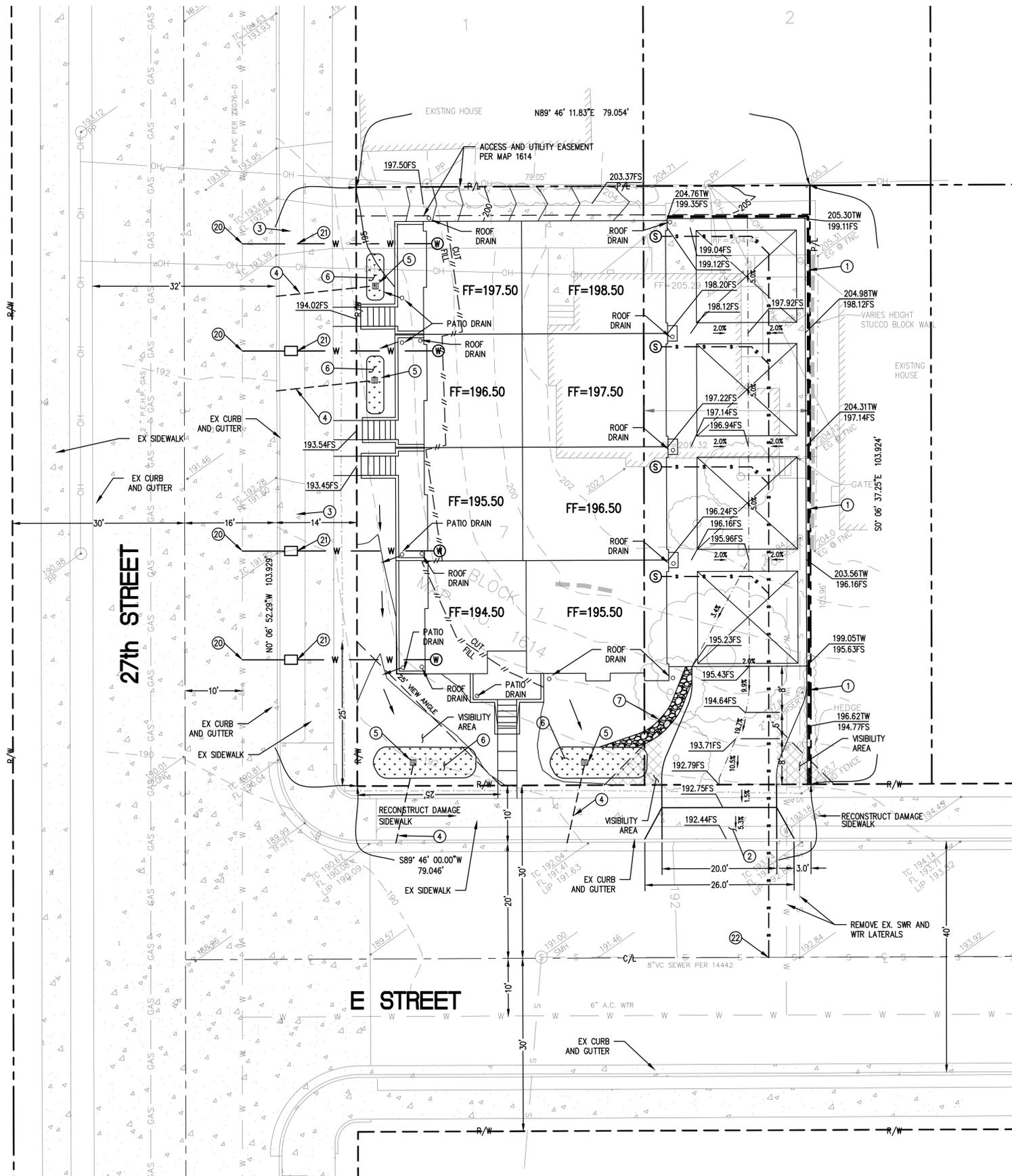


4400S MERCER DRIVE
LA MESA, CA 91941
PH: (619) 248-9044
FAX: (619) 248-0020

DATE: 07.10.14
SCALE: 1/8" = 1'-0"
DRAWN: STP
JOB: 1321

SHEET
T-1
1 OF 11

PRELIMINARY GRADING PLAN FOR 27TH STREET UNITS



CONSTRUCTION NOTES:

- ① CONSTRUCT RETAINING WALL
- ② CONSTRUCT DRIVEWAY SDG-160
- ③ REMOVE EX. DWY, REPLACE WITH CURB AND GUTTER PER SDRSD G-2, SIDEWALKS PER SDG-155
- ④ CONSTRUCT SIDEWALK UNDERDRAIN PER SDRSD D-27
- ⑤ CONSTRUCT STORM DRAIN INLET
- ⑥ CONSTRUCT VEGETATED BMP SEE DETAIL BELOW
- ⑦ GRAVEL SWALE

UTILITY NOTES:

- ⑩ CONSTRUCT WATER LATERAL PER CITY STANDARDS
- ⑪ CONSTRUCT WATER METER PER CITY STANDARDS
- ⑫ CONSTRUCT 6" PVC SEWER LATERAL CITY STANDARDS

NOTES:

1. NO ACCESS GATE SHALL SWING OPEN INTO THE PUBLIC RIGHT-OF-WAY.
2. ENGINEERING REVIEW HAS DETERMINED THE EXISTING CURB RAMP AT THE NORTHEAST CORNER OF 27TH STREET AND E STREET IS CURRENT ADA COMPLIANT AND TO CURRENT CITY STANDARDS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
6. ALL NON-UTILIZED PORTIONS OF THE EXISTING DRIVEWAYS SHALL BE CLOSED WITH CURRENT CITY STANDARD CURB, GUTTER, AND SIDEWALK.
7. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.
8. ALL ONSITE WATER AND SEWER FACILITIES WILL BE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
9. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

ENGINEER

CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-845-3081

DAVID V. CARON 2-25-15

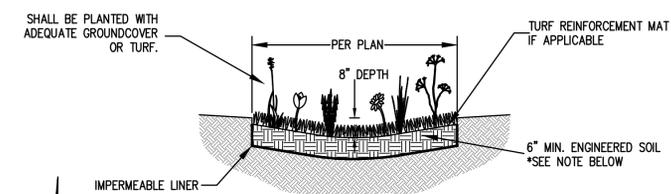


GRADING QUANTITIES

GRADED AREA	0.18 [ACRES]	MAX CUT DEPTH	9.0 [FT]
GRADED AREA PERCENT	95 [%]	MAX CUT SLOPE RATIO (2:1MAX)	2:1
CUT QUANTITIES	1080 [CYD]	MAX FILL DEPTH	1.0 [FT]
FILL QUANTITIES	10 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	2:1
IMPORT/EXPORT	1,080 [CYD]		
RETAINING WALL LENGTH	125 [FT]		
MAX. HEIGHT	7.4 [FT]		

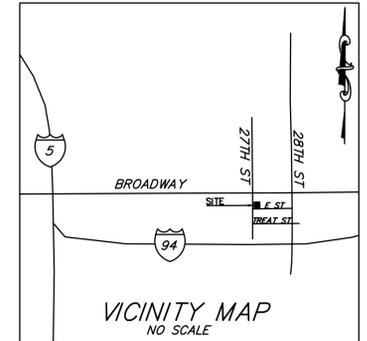
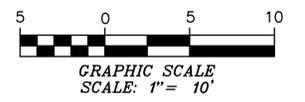
THIS PROJECT PROPOSES TO EXPORT 820 CUBIC YARDS OF MATERIAL TO THIS SITE. ALL EXPORT MATERIAL SHALL BE RETAINED AT A LEGAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.



ENGINEERED SOIL LAYER SHALL BE MINIMUM 6" DEEP SANDY LOAM* SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

VEGETATED BMP



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- DAYLIGHT LINE
- CONCRETE DRIVEWAY
- DIRECTION OF DRAINAGE
- PROPOSED DRAINAGE DITCH
- PR. STORM DRAIN LINE
- SIDEWALK UNDERDRAIN
- PR. STORM INLET
- MASONRY RETAINING WALL
- GRAVEL SWALE

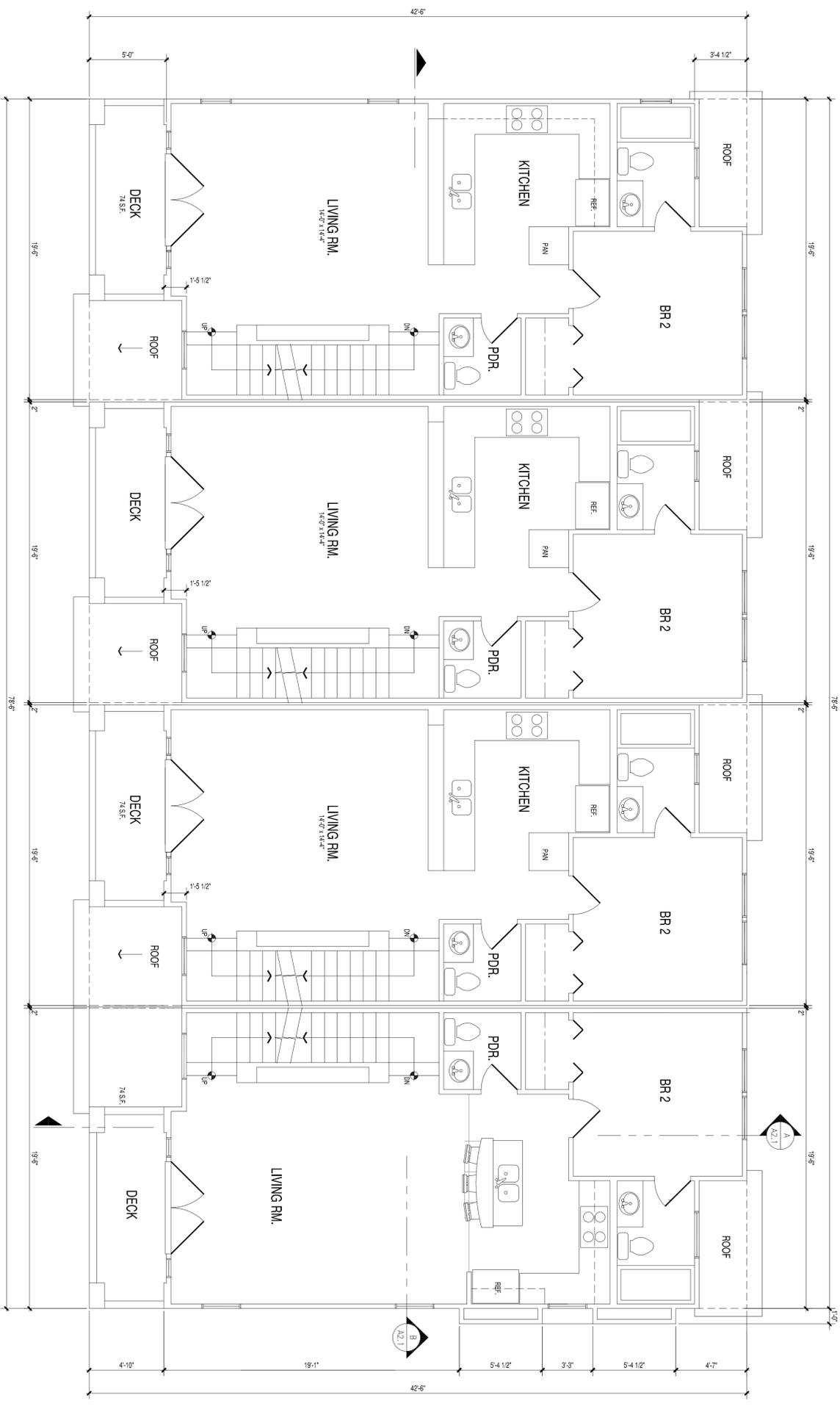
SHEET TITLE

PREPARED BY:	CIVIL LANDWORKS 110 COPPERWOOD WAY SUITE P OCEANSIDE, CA 92058 PHONE: 760.908.8745	REVISION 6:	
LOT NUMBER:	78&8	REVISION 5:	
APN:	534-21-27-00 &534-21-26-00	REVISION 4:	
PROJECT NAME:	27TH STREET UNITS	REVISION 3:	
SHEET TITLE:	PRELIMINARY GRADING	REVISION 2:	12-17-14
SHEET COUNT:	3 OF 13	REVISION 1:	10-24-14
		ORIGINAL DATE:	04-15-14



110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-845-3081 • info@civillandworks.com

DATE	04/28/14
DESCRIPTION	SUBMITTAL SET
ISSUE	1
27TH STREET UNITS	
911 27TH STREET SAN DIEGO, CA. 92103	
DATE	12.17.14
DRAWN:	
JOB:	
SHEET	C-1



SECOND FLOOR PLAN
1/4"=1'-0"

SHEET TITLE

PREPARED BY: STOSH THOMAS ARCHITECTS
 4882 NERO DRIVE STE. 200
 LA MESA, CA 91941
 PHONE: 619.246.9344
 LOT NUMBER: 7 & 8
 APN: 534-21-27-00 & 534-21-28-00
 PROJECT NAME: 27 STREET UNITS
 SHEET TITLE: SECOND FLOOR PLAN
 SHEET COUNT: 5 OF 11

REVISION 6:
 REVISION 5:
 REVISION 4:
 REVISION 3:
 REVISION 2:
 REVISION 1:
 ORIGINAL DATE: 10-22-14

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14

27 STREET UNITS
911 27TH STREET
SAN DIEGO, CA. 92103

STOSH THOMAS
 ARCHITECTS
 4882 NERO DRIVE
 LA MESA, CA 91941
 PH: (619) 246-9344
 FAX: (619) 246-0629

STOSH THOMAS
 ARCHITECTS
 DATE: 10-22-14
 SCALE: 1/4"=1'-0"
 DRAWN: STP
 JOB: 1321
SHEET A1-2

TOPOGRAPHIC SURVEY OF
911 27th STREET
 SAN DIEGO, CA 92102
 JANUARY 16, 2014

LEGEND

- SPOT ELEVATION
- CONTOUR ELEVATION
- ASPHALT PAVING
- FACE OF CURB
- TOP OF CURB
- FLOW LINE
- OVERHEAD UTILITY LINES
- EXISTING GROUND
- FENCE
- CONCRETE PAVING
- WATER METER
- GAS METER
- WATER VALVE
- SEWER MANHOLE
- EXISTING CHAIN LINK FENCE
- EXISTING MASONRY BLOCK WALL

SCALE 1" = 10'

BENCH MARK:

BENCH MARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG AT THE SOUTHWEST CORNER OF 27th STREET AND "E" STREET. ELEVATION: 196.13
 DATUM: MEAN SEA LEVEL

NOTES:

1. SITE ADDRESS: 911 27th, STREET, SAN DIEGO, CA. 92012
2. LEGAL DESCRIPTION: ALL OF LOT 7 AND THE WEST 29 FEET OF LOT 8 IN BLOCK 1 OF KARRIE ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1614, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 3, 1913.
3. ASSESSOR'S PARCEL NO. 534-421-26 & 27
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
5. THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE TAKEN FROM RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A FIELD SURVEY.

KAPPA Surveying & Engineering, Inc.
 8707 La Mesa Blvd., La Mesa, CA 91942
 Phone: 619-465-8948 Fax: 619-465-6410



Allen R. A. Turner III PLS DATE

PREPARED FOR:

ALMERIA INVESTMENTS, LP
 P.O. BOX 232628
 ENCINITAS, CA. 92023

SHEET TITLE

PREPARED BY: STOSH THOMAS ARCHITECTS 4682 NEBO DRIVE STE. 200 LA MESA, CA 91941 PHONE: 619.246.9044	REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1: ORIGINAL DATE: 04-15-14	
LOT NUMBER: 7&8		
APN: 534-21-27-00 8534-21-26-00		
PROJECT NAME: 27TH STREET UNITS		
SHEET TITLE: SURVEY		
SHEET COUNT: 2 OF 13		

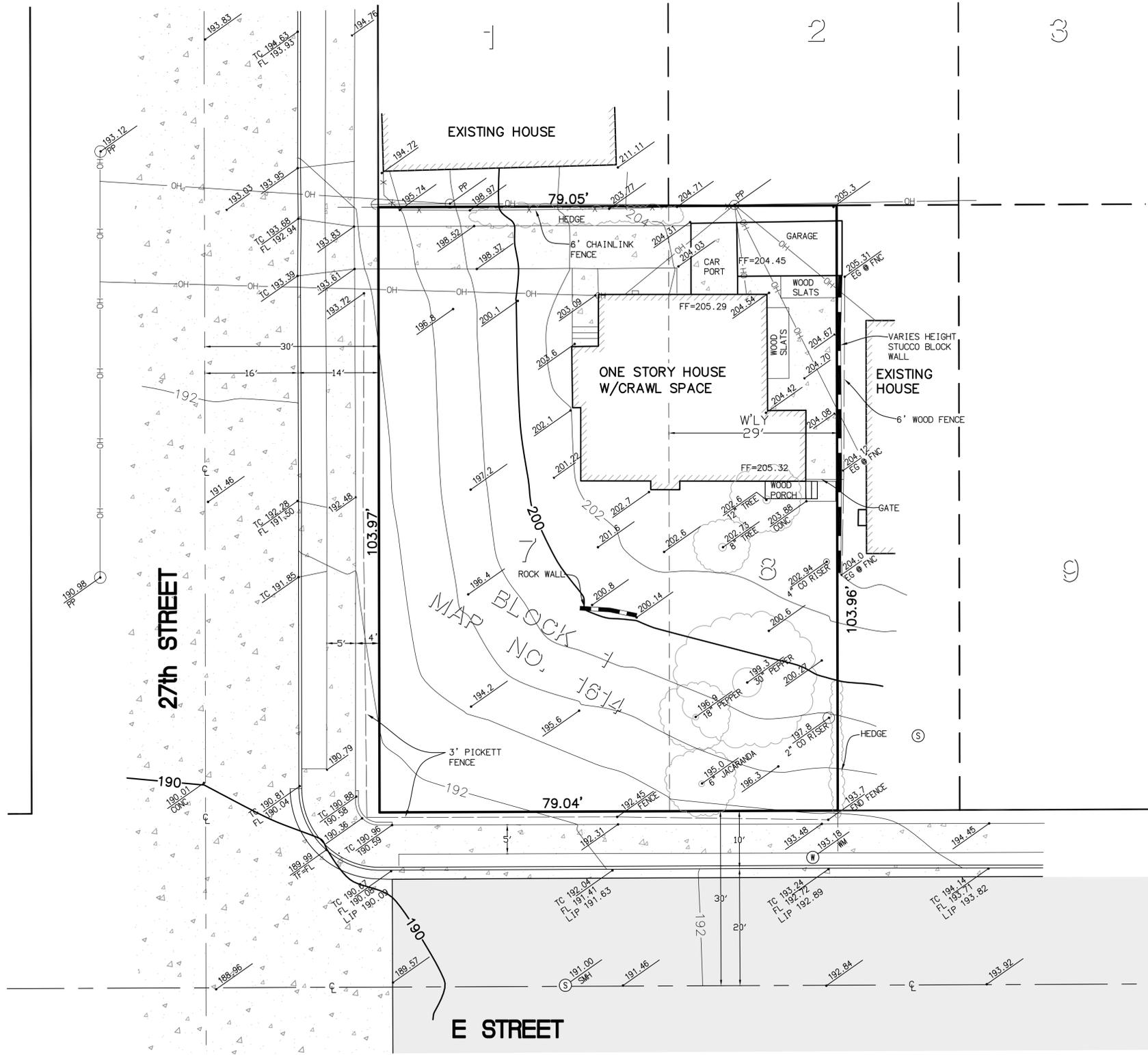
DATE	SUBMITTAL SET	ISSUE
04/28/14		1

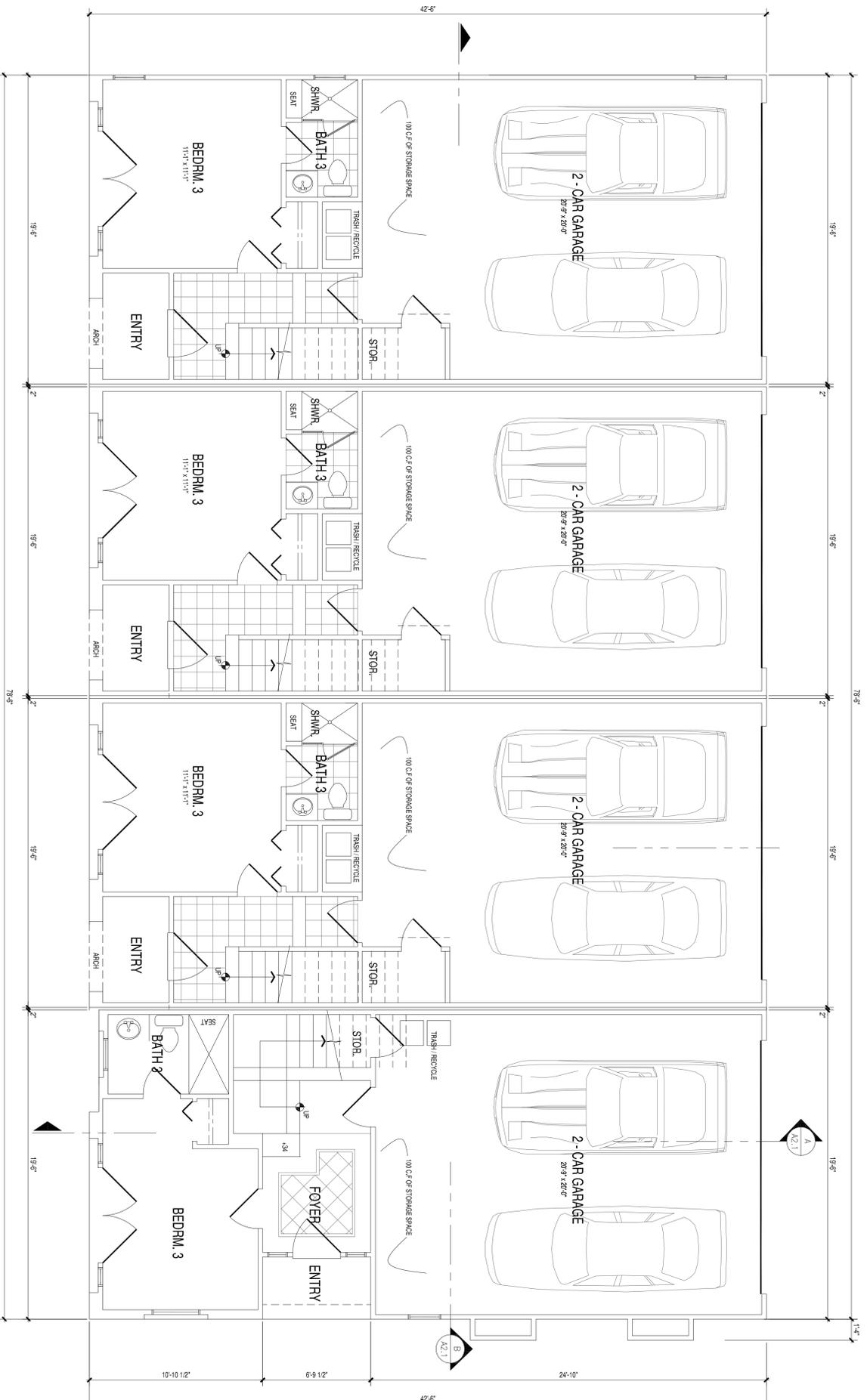
27TH STREET UNITS
 911 27TH STREET
 SAN DIEGO, CA. 92103

JOB NO. 267514 | 911 27th STREET
 DWG NO. 267514 | TOPOGRAPHY.DWG

STOSH THOMAS ARCHITECTS
 4682 NEBO DR.
 LA MESA, CA 91941
 PH: (619) 246-9044
 FAX: (619) 330-6823

DATE: 01.10.14
 SCALE:
 DRAWN:
 JOB:
 SHEET: **C-1**





FIRST FLOOR PLAN

1/4" = 1'-0"

SHEET TITLE

PREPARED BY: STOSH THOMAS ARCHITECTS
 4882 NEBO DRIVE STE. 200
 LA MESA, CA 91941
 PHONE: 619.246.9344

REVISION 6:
 REVISION 5:
 REVISION 4:
 REVISION 3:
 REVISION 2:
 ORIGINAL DATE: 10-22-14

LOT NUMBER: 7 & 8

APN: 534-21-27-00 & 534-21-28-00

PROJECT NAME: 27 STREET UNITS

SHEET TITLE: FIRST FLOOR PLAN

SHEET COUNT: 4 OF 11

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14
3	RESUBMITTAL	12-16-14

27 STREET UNITS
 911 27TH STREET
 SAN DIEGO, CA. 92103

STOSH THOMAS ARCHITECTS

4882 NEBO DRIVE
 LA MESA, CA 91941
 PH: (619) 246-9044
 FAX: (619) 246-0629

DATE: 07.10.14

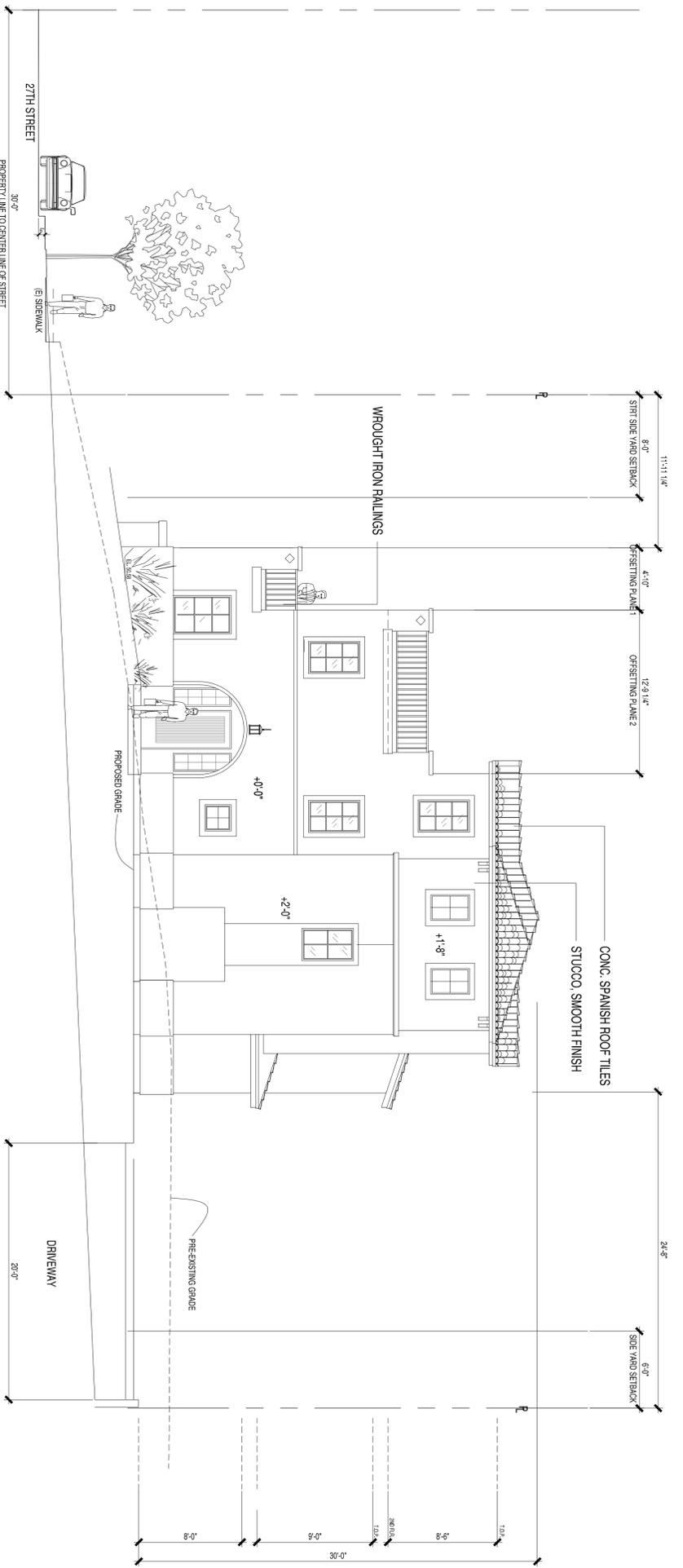
SCALE: 1/4"=1'-0"

DRAWN: STP

JOB: 1321

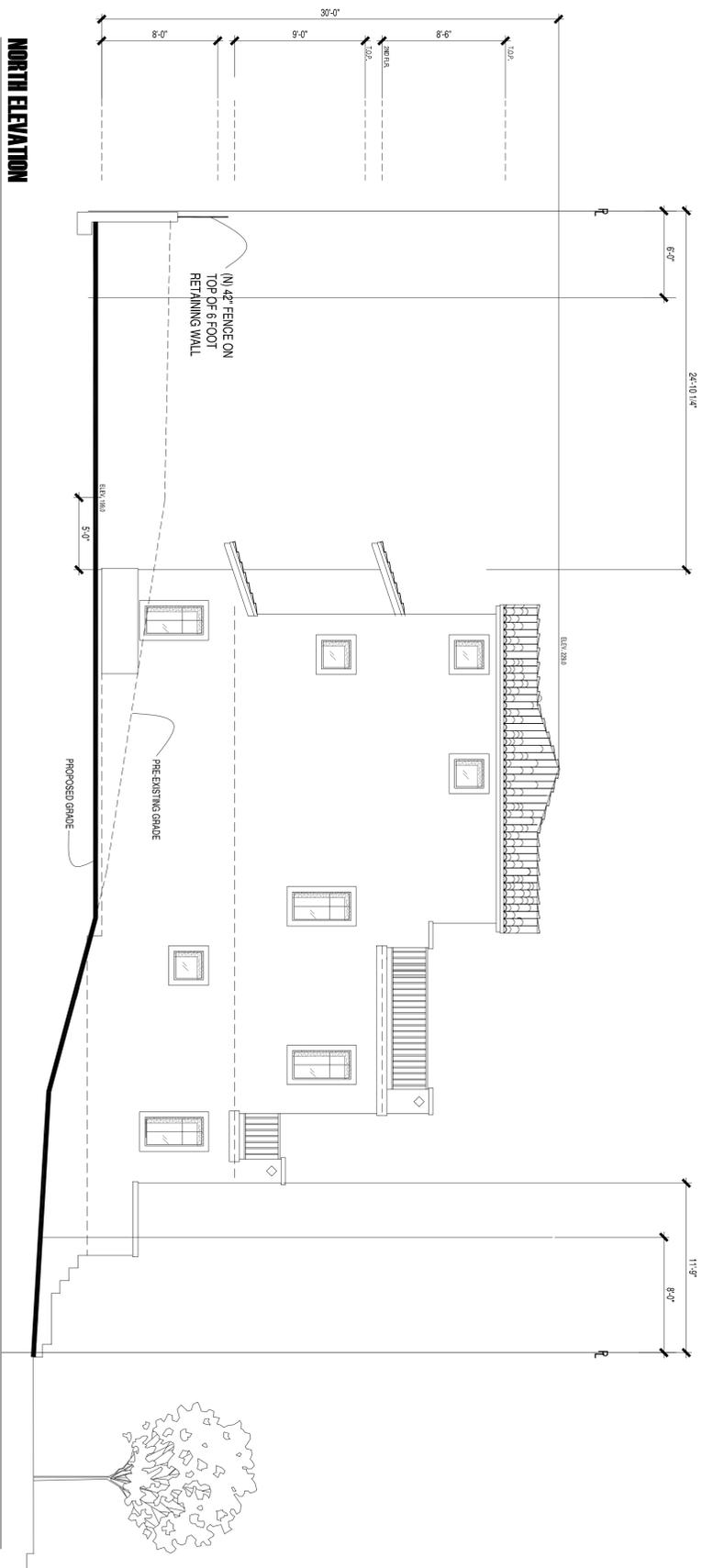
SHEET

A11



SOUTH ELEVATION

3/16"=1'-0"



NORTH ELEVATION

3/16"=1'-0"

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14

27 STREET UNITS
911 27TH STREET
SAN DIEGO, CA. 92103

SHEET TITLE

PREPARED BY: STOSH THOMAS ARCHITECTS
4882 NENO DRIVE STE. 200
LA MESA, CA 91941
PHONE: 619.246.9044

REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE: 10-22-14

LOT NUMBER: 7 & 8

APN: 534-21-27-00 & 534-21-28-00

PROJECT NAME: 27 STREET UNITS

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET COUNT: 10 OF 11

STOSH THOMAS ARCHITECTS

4882 NENO DRIVE STE. 200
LA MESA, CA 91941
PH: (619) 246-9044
FAX: (619) 246-0020

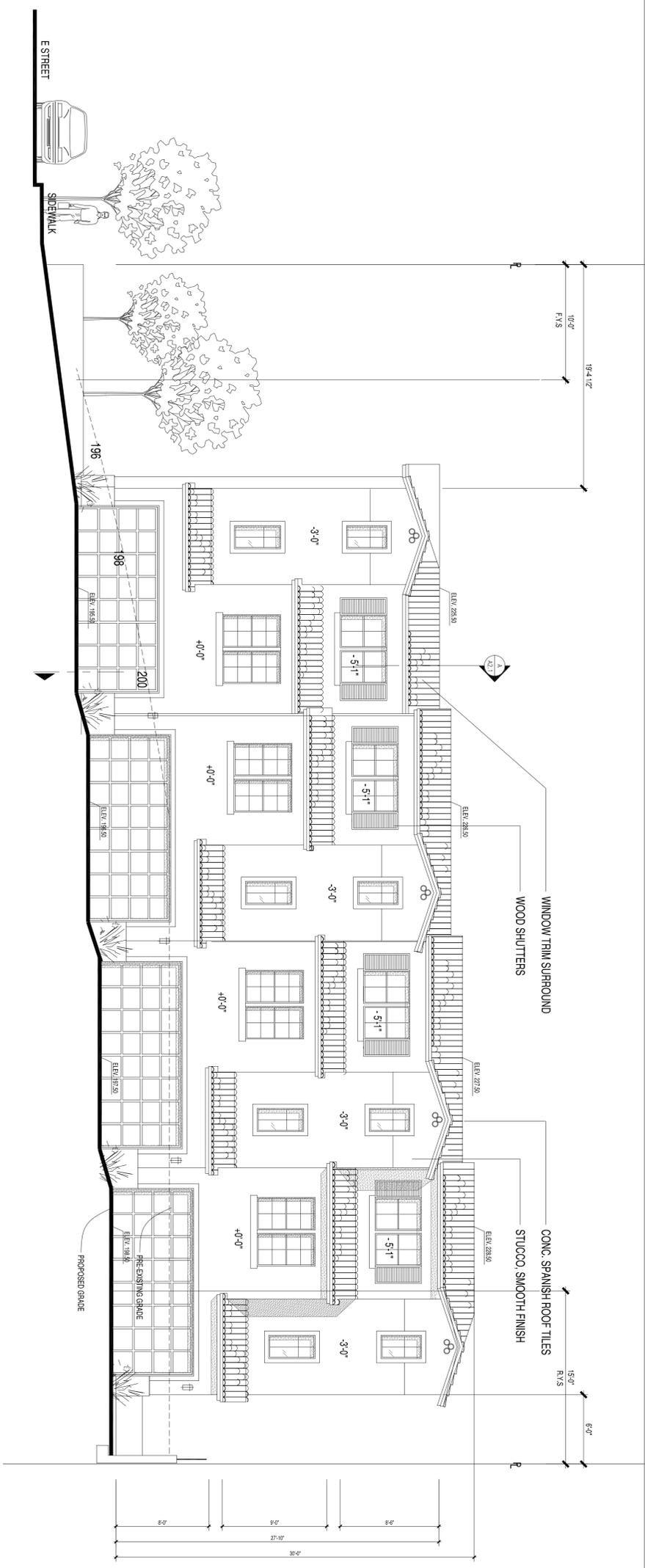
DATE: 3/16"=1'-0"

SCALE: STP

DRAWN: STP

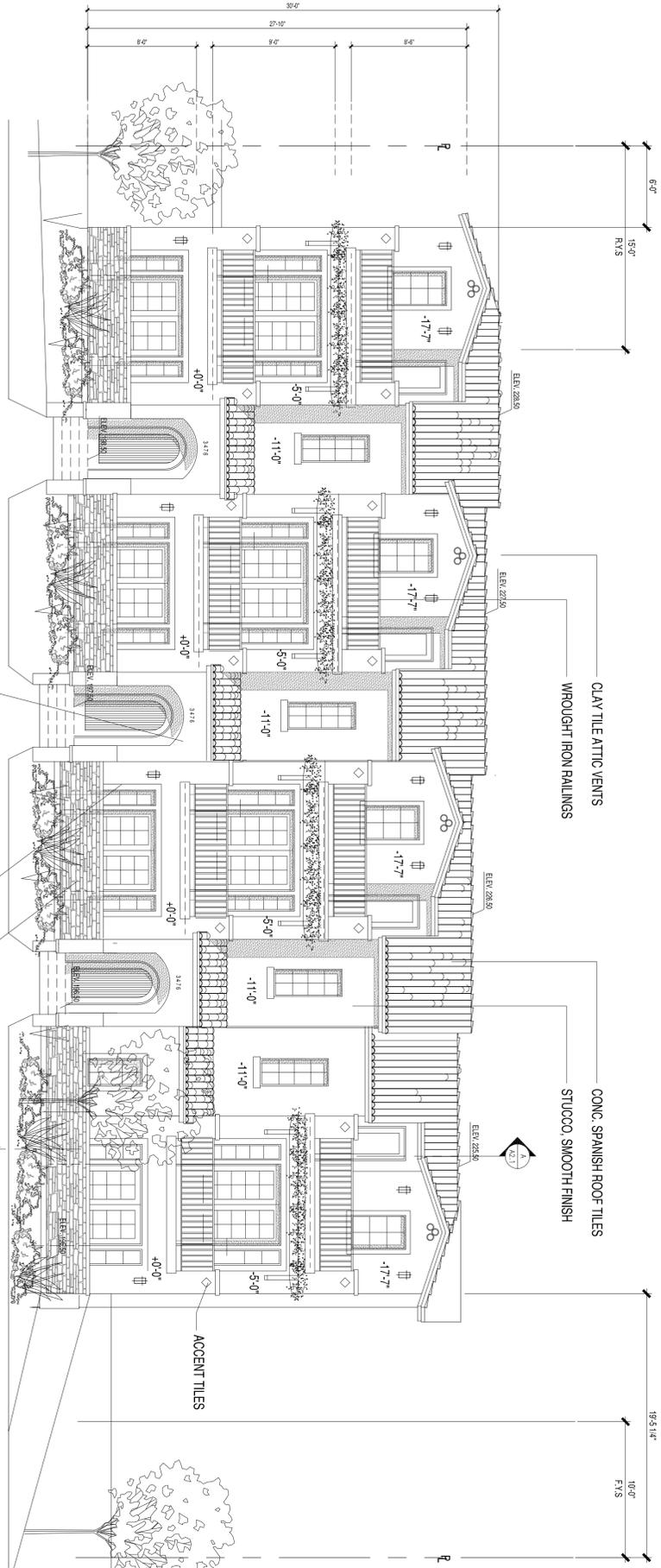
JOB: 1321

SHEET: **A32**



EAST ELEVATION

3/16"=1'-0"



WEST ELEVATION

3/16"=1'-0"

NOTE: SILVER ALUMINUM WINDOWS ARE NOT ALLOWED AND NO MORE THAN 2 TYPES OF WALL SIDING SHALL BE USED.

ARCHITECTURAL ELEMENTS (SPANISH STYLE)

- EXTERIOR STUCCO
- WROUGHT IRON RAILINGS
- CLAY DRAIN TILE ATTIC VENTS
- WINDOW TRIM / SILL TRIMS
- LEDGE STONE VENEER
- ARCHED ENTRIES
- WOOD TRELLISES
- ACCENTS TILES

NOTE: CODES SECTION 113.0301 (9)(3) TABLE 158-630 ALLOWS 20% OF THE LENGTH OF THE BUILDING TO EXCEED THE 20 FOOT HEIGHT LIMIT

SHEET TITLE

PREPARED BY:	STOSH THOMAS ARCHITECTS 4882 NEBO DRIVE STE. 200 LA MESA, CA 91941 PHONE: 619.246.9344	REVISION 6:	
LOT NUMBER:	7 & 8	REVISION 5:	
APN:	534-21-27-00 & 534-21-26-00	REVISION 4:	
PROJECT NAME:	27 STREET UNITS	REVISION 3:	
SHEET TITLE:	EXTERIOR ELEVATIONS	REVISION 2:	
SHEET COUNT:	9 OF 11	ORIGINAL DATE:	10-22-14

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14

27 STREET UNITS
911 27TH STREET
SAN DIEGO, CA. 92103

STOSH THOMAS ARCHITECTS
4882 NEBO DRIVE, STE. 200
LA MESA, CA 91941
PH: (619) 246-9044
FAX: (619) 246-0020

DATE: 3/16"=1'-0"
SCALE: STP
DRAWN: 1321
JOB: 1321
SHEET: A3.1

ISSUE	DESCRIPTION	DATE
1	SUBMITTAL	07-20-14
2	RESUBMITTAL	10-22-14

27 STREET UNITS

911 27TH STREET
SAN DIEGO, CA. 92103



ADRIAN NERBO ARCHITECTS
4882 NERO DRIVE STE. 200
LA MESA, CA 91941
PHONE: 619.246.9044
FAX: (619) 246-9044

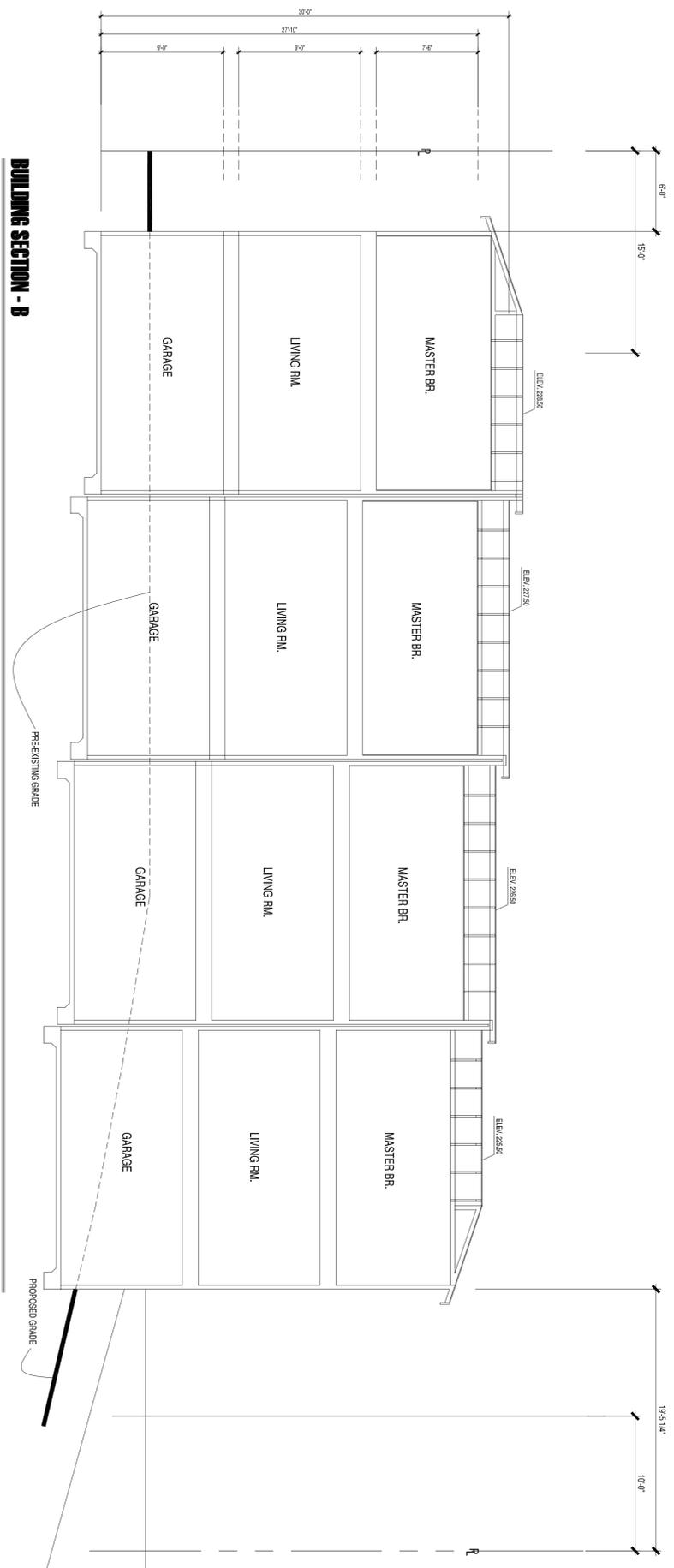
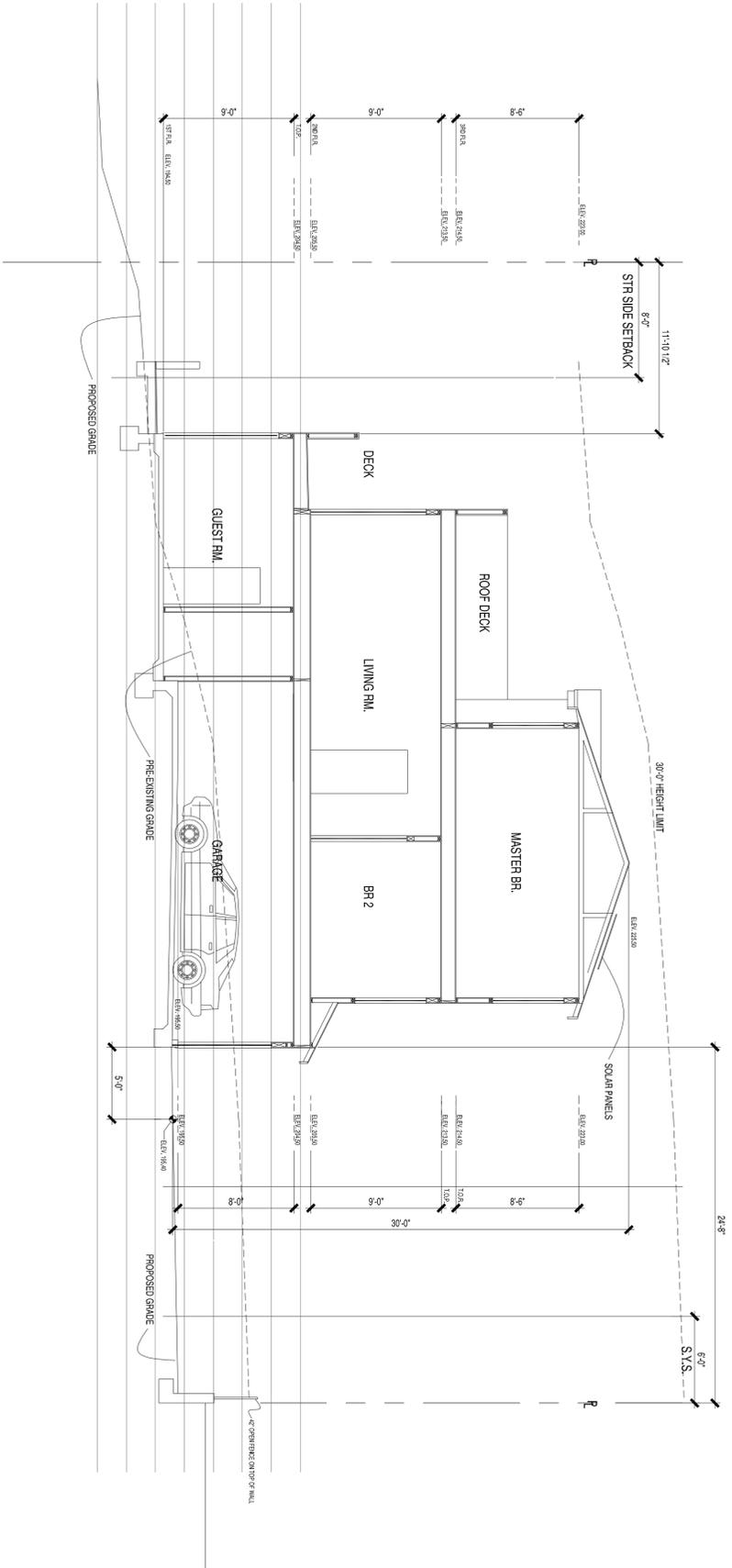
DATE: 10-22-14

SCALE: 3/16" = 1'-0"

DRAWN: STP

JOB: 1321

SHEET A2-1



SHEET TITLE

PREPARED BY:	STOSH THOMAS ARCHITECTS 4882 NERO DRIVE STE. 200 LA MESA, CA 91941 PHONE: 619.246.9044	REVISION 6:	
PROJECT NAME:	27 STREET UNITS	REVISION 5:	
SHEET TITLE:	BUILDING SECTION	REVISION 4:	
SHEET COUNT:	8 OF 11	REVISION 3:	
		REVISION 2:	
		REVISION 1:	
		ORIGINAL DATE:	10-22-14

