



Public Facilities, Services & Safety

- 6.1 PUBLIC FACILITIES AND SERVICES
- 6.2 HEALTH AND SAFETY

Introduction

The General Plan provides a comprehensive discussion of public facilities, services and safety. This community plan addresses priorities for improved public service delivery within the community and identifies potential characteristics for facility expansion. The emphasis of the Public Facilities, Services and Safety Element is to identify existing facilities and services and address the capacity and needs for future services. This element specifically addresses public facilities needs and prioritization, policies related to fire-rescue, police, stormwater, water and sewer infrastructure, waste management, libraries, schools, parks, public utilities, and health and safety. Public facilities and services are also discussed within other elements such as the recreation element which specifically addresses population-based parks and recreation facilities needs.

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As an older, urbanized community, Golden Hill is often faced with infrastructure and facilities that do not meet current standards. The remaining service life and maintenance needs of aging infrastructure is a persistent issue in an older community.

Golden Hill is also not as large as other communities nearby and often shares public facilities with adjacent communities and the community has few vacant developable sites for the location of new public facilities. Therefore, meeting the community's future public facilities needs should focus on expansion of existing facilities or re-use of existing buildings within the community suitable for this purpose. To better accommodate the sharing of facilities located within adjacent communities, improved transit and bicycle access should be provided to facilities nearby, particularly those within downtown and Balboa Park.

PUBLIC FACILITIES GOALS

- A high level of community facilities and services that meets the needs of the community.
- Maximize utilization of school facilities while eliminating overcrowding.
- Community use of school facilities during non-school hours for educational, recreational and cultural purposes.
- Private initiatives that 'adopt' community schools to enhance educational programs.
- Maintenance, repair and replacement when needed to maintain or improve the serviceability of the community's older infrastructure.

6.1 Public Facilities & Services

PUBLIC FACILITY NEEDS & PRIORITIZATION

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

The community's DIF and General Fund have helped to alleviate growing facilities needs, but a deficit remains with regards to most public facilities leaving the City and community with the challenge to find additional means of funding long-term improvements as well as maintenance. There is limited funding for annual capital improvements. The City has instituted

a prioritization and ranking strategy that integrates community input in order to be more responsive to the community's facility and infrastructure priorities. Although the City is making incremental changes in how Capital Improvement Program (CIP) projects are funded to provide more timely improvements, the unfortunate reality is that an existing facilities and infrastructure deficit remains in the community. There are a number of obstacles that must be overcome to alleviate this deficit. These include, the lack of available land and increased costs of land acquisition for construction of new facilities, the need for additional maintenance funding, and broader funding constraints and competing needs.

The City and the community will need to work together to find creative solutions for meeting facility and infrastructure needs over time, and ultimately improve the quality of life. Solutions such as clustering facilities to minimize land costs, land value recapture, providing broader community serving facilities, offering equivalences, seeking citywide or regional initiatives for new sources of revenue, and exploring public-private opportunities are just some ways that may make it possible to accommodate new facilities for the next generation. The General Plan provides a more detailed discussion of funding constraints as well as opportunities for additional revenue. Figure 6.1 illustrates the locations of public facilities within the community.

POLICE AND FIRE

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

The Police Department groups neighborhoods within the city into nine divisions. The Golden Hill community is served by the Central Neighborhood Division located at 2501 Imperial Avenue in the Southeastern community. The Fire Department provides emergency/rescue services, hazard prevention and safety education to ensure the protection of life, property and the

environment, including education about vegetation management to protect properties from wildfires in canyon areas. The community is served by Fire Station 11 which is located within the southwestern portion of the community at the intersection of Broadway and 25th Street. Fire Station 11 opened in 1913. The building was remodeled to add a truck company in 1975, and the current building opened in October 1997 and includes a Fire Engine, Fire Truck, and Paramedic Services.

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


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

FIGURE 6-1: PUBLIC FACILITIES

LEGEND

-  Public School
-  Fire Station
-  Post Office
-  Community Plan Boundary



SOUTHEASTERN
SAN DIEGO

0 300 600 1,200 Feet  

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The expected population growth within the Golden Hill community will likely result in increased need for fire, medical, security, and emergency services. Over time, the City Police and Fire departments may need to increase staff levels, equipment, and facilities to meet these greater needs. As growth and development occur, police and fire capacity will be evaluated to ensure that station locations and staffing levels are adequate to maintain acceptable levels of service. Although no new police or fire stations are planned within the community, a new fire station is proposed on Home Avenue and 805/ Fairmount in the City Heights community which could supplement the existing service from Fire Station 11.

It is important to the community that both the South Park and Golden Hill neighborhoods are served within the same police division. Also, the design of new development should incorporate the Urban Design Element's guidelines for natural surveillance and access control as a crime deterrent. The community has expressed a concern that response times need to be assessed so that adequate service is provided to the eastern neighborhoods adjacent to canyons.

LIBRARY

Golden Hill residents have long sought a library facility within the boundaries of the community. However, libraries typically serve a larger area than many single communities within the City (refer to General Plan policies PF-J.3 and PF-J.5). The Golden Hill community is served by several library facilities in adjacent communities. The recently expanded Central Library at 330 Park Boulevard in the East Village neighborhood of Downtown provides the community access to the City's largest library. Other libraries are the North Park branch library located at 3795 31st Street and Logan Heights branch library located at 567 South 28th Street. Because the community does not have a library, there is no convenient access to a public community meeting room yet the community desires either a separate community room or a room available at no additional cost at another public facility such as a school.

SCHOOLS

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

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

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



The Albert Einstein Academy has created a small park and pedestrian connection from Dale St to A street which benefits the community.

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

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

(ADA) upgrades, new/renovated facilities, temporary classrooms replacement, air conditioning, upgrades/ADA improvements to athletic facilities, and other capital improvements at traditional and charter schools throughout the district.

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

WATER, SEWER & STORMWATER INFRASTRUCTURE

The community's water, sewer and stormwater infrastructure has issues with aging, insufficient capacity and outmoded design. The City is addressing these issues for the water and sewer systems through rate increases beginning in 2007 to replace and improve infrastructure. In the older portions of the city, such as Golden Hill, some pipelines have been in operation for a hundred years and are in more urgent need of replacement. The City of San Diego Water Department's Capital Improvement Program Guidelines

and Standards provides the framework for the design and construction of new water facilities and address water efficiency, conservation, recycled and reclaimed water, cost effectiveness and timely construction. The City also monitors and maintains the water and sewer system on an ongoing basis because of the age of the water and sewer infrastructure in the older communities. In a continuing replacement program, outmoded concrete sewer mains and cast iron water mains are being replaced on a citywide basis. Replacement is currently scheduled based on breaks or blockages in the mains. The community would like water infrastructure to be maintained and upgraded to present level of services.

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

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

OVERHEAD UTILITIES AND STREETLIGHTS

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

Gas and electricity are provided by the San Diego Gas & Electric Company and several gas and electric lines traverse the area. San Diego Gas and Electric Company has a number of programs related to conservation, including commercial and residential energy audits, low interest loan programs for energy conservation, retrofit installations and rebates for solar water heaters.

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

POLICIES

POLICE AND FIRE

- PF-1.1 Reduce the incidence of criminal activity within the Golden Hill neighborhoods (refer to Urban Design Element section, Natural Surveillance and Access Control).
 - A. 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.

- B. Maintain a close relationship with neighborhood organizations and have a continuing exchange of information with patrol officers.
- C. Institute a community education program dealing with security measures that deter crime.
- D. Maintain a community relations program between police and residents.
- E. Ensure that development projects provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

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

PF-1.3 Support construction of a new fire station at Home Avenue and 805/Fairmount in City Heights.

PF-1.4 Modernize and/or replace facilities and equipment to meet the needs of the community as fire fighting technology improves.

PF-1.5 Seek community input when discussing future plans regarding the fire station via the Greater Golden Hill Community Planning Committee.

PF-1.6 Support efforts by the City to educate and inform the community regarding fire prevention techniques.



LIBRARY

- PF-1.7 Seek community input and participation in all future decisions concerning the development or expansion of library facilities serving the Golden Hill community.
- PF-1.8 Improve access via public transportation systems and improved bicycle facilities that link the Golden Hill community with the Central Library and the Logan Heights and the North Park branch libraries.
- PF-1.9 Seek a site or joint use or development opportunity for a public community meeting room.

SCHOOLS

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- PF-1.10 Provide community use of school facilities during non-school hours for educational, recreational and cultural purposes.
 - A. Pursue joint use agreements in which school facilities are made available for community use.
 - B. Install turf on existing playing fields to provide additional recreational areas for the school and the community during and after school hours.
- PF-1.11 Acquire excess school district property within the Golden Hill community to reserve the property for public use.
 - A. Reuse of school sites should be subject to public review and should be compatible with the community plan designation for the surrounding area.
 - B. 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.
 - C. 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.

- PF-1.12 Improve access via public transportation systems and improved bicycle facilities that link the Golden Hill community with San Diego City College and San Diego High School.

WATER, SEWER & STORMWATER INFRASTRUCTURE

- PF-1.13 Monitor the conditions of facilities. Implement improvement programs so there are systematic improvements and gradual replacement of water and sewer facilities throughout the community. Also see General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.
 - A. Replace facilities and infrastructure as required to maintain or improve the serviceability.
 - B. Improve energy and water conservation in the design, location, and operation of new facilities.
 - C. Collaborate with the Golden Hill community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.
 - D. Institute a program to clean the storm drain system prior to the rainy season.
 - E. Implement appropriate stormwater capture measures within developed areas upstream to reduce the rate, volume and pollutant load of surface runoff prior to discharge into natural areas and waterbodies.
 - F. Upgrade the design of outmoded stormwater infrastructure that discharges directly into canyon open space.

OVERHEAD UTILITIES & STREET LIGHTS

- PF-1.14** Expedite the undergrounding of overhead utility lines. Provide sufficient oversight to insure preservation of aesthetics in replacement and repair of impacted infrastructure, especially on historic properties, and historic public improvements (e.g. sidewalks, curbs, hardscape, etc.).
- PF-1.15** Address the issue of streetlight maintenance so that new streetlights can be required to replicate the design of the historic streetlights already used in portions of the community. Exceptions should only be made only at intersections where the standard cobra light design is necessary for overall traffic and pedestrian safety. Avoid using cobra and other non-histoic designs at mid-block locations.



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



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

6.2 Health & Safety

GEOLOGICAL & SEISMIC HAZARDS

The gently rolling Golden Hill topography is geographically a series of marine terraces. There is a gradual increase in elevation from approximately 60 feet above sea level on the southwest to approximately 280 feet in elevation on the northeast. This gentle topography is broken by four steeply sloping canyon areas. Southern California is one of the most seismically active regions in the United States, with numerous active faults and a history of destructive earthquakes. Damage to structures and improvements caused by a major earthquake will depend on the distance to the epicenter, the magnitude of the event, the underlying soil, and the quality of construction. The General Plan provides policy support for disaster preparedness and seismic safety in the Public Facilities, Services & Safety Element sections PF-P and PF-Q.

FIRE HAZARDS

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

- PF-2.1** Maintain a high level of fire protection throughout the community, particularly in the neighborhoods adjacent to natural open space.
- A.** Modernize and/or replace facilities and equipment to meet the needs of the community as fire fighting technology improves.
 - B.** Support efforts by the City to educate and inform the community regarding fire prevention techniques, particularly those related to brush management and wildland fires.

FIGURE 6-2: GEOTECHNICAL AND RELATIVE RISK AREAS

LEGEND

- Fault Line
- Liquefaction
- Relative Risk Areas**
 - Nominal to Low
 - Low to Moderate
 - Moderate to High
- Community Plan Boundary

