



# Grant Hill Revitalization Action Program

August 4, 1998







THE CITY OF  
**SAN DIEGO**

**JUAN VARGAS**

COUNCILMEMBER  
EIGHTH DISTRICT

June 3, 1998

Dear members of the Grant Hill neighborhood,  
Honorable Mayor and City Council:

It is with great enthusiasm that I present to you the Grant Hill Revitalization Action Program. This project is a success because of the commitment, involvement, and input provided by the Grant Hill residents and businesses, the cooperation of various City departments and many other agencies.

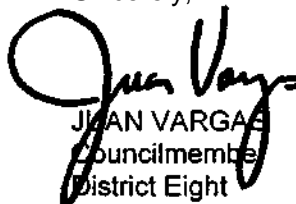
A special commendation and sincere gratitude are due to Jack Kimbrough Elementary School, which has assumed a neighborhood leadership role and facilitation role by hosting the "My Neighborhood" Community Workshop and the Grant Hill Revitalization Team meetings. Kimbrough Elementary School also initiated parent outreach to encourage broader neighborhood participation. These efforts were essential to the development and timely completion of the Grant Hill Revitalization Action Program document that follows.

This project developed through a model of cooperation and partnership between the neighborhood and government agencies. The Grant Hill Revitalization Program was produced in nine months. Development of these strategies for revitalization has created community momentum and involvement.

I support the implementation of the Revitalization Program. This document represents a milestone in the aesthetic, public safety and economic revitalization of the community.

Please join me in congratulating and commending everyone involved for the excellent work done.

Sincerely,

  
JUAN VARGAS  
Councilmember  
District Eight



**DIVERSITY**  
BRINGS US ALL TOGETHER





THE CITY OF SAN DIEGO

# Grant Hill Revitalization Action Program

August 4, 1998



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Adopted by the San Diego Planning Commission, June 18, 1998 Resolution No. R-2659-PC  
Recommended for Approval by the San Diego Historical Site Board, June 24, 1998



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# GRANT HILL REVITALIZATION ACTION PROGRAM

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## GRANT HILL REVITALIZATION ACTION PROGRAM



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### ACKNOWLEDGEMENTS





# *SUMMARY*





## SUMMARY

In July 1997 a new program was initiated to develop a **Revitalization Action Program** for the Grant Hill neighborhood in Southeastern San Diego. Staff initiated discussions with neighborhood leaders and established two working teams: a technical team made up of City technical staff and the Kimbrough Elementary School staff, and a community team made up of leaders in the neighborhood. Community and Economic Development staff met with the two groups to develop the Revitalization Program's neighborhood outreach strategies, and a Community Workshop program designed to kick-off the revitalization effort. The "Mi Vecindario" Community Workshop was held on Saturday, September 27, 1997 at the newly opened Kimbrough Elementary School. More than 60 adults participated in the Workshop, and 20 children held their own concurrent "Children Workshop". The outcomes of the Workshop were the basis for later study and discussions designed to bring forward the Grant Hill Revitalization Action Program.

### **ISSUES**

The Workshop identified the following issues:

- Absentee landowner's poor property maintenance.
- Lack of pedestrian crossings, lighting, and street and alley improvements.
- Park maintenance improvements, graffiti and vandalism eradication.
- Job development and youth training needs.
- Safety problems, drug dealing, transients, and prostitution.
- Lack of facilities for health care, child care and recreation.
- Lack of information on City government and assistance contacts.
- Lack of support for commercial and educational facilities.
- Lack of neighborhood events, cohesion and center.

### **REVITALIZATION ACTIONS**

Based on the above issues and their further analysis, revitalization actions are structured into five basic categories:

#### **Neighborhood Clean Up**

This effort starts with the eradication of vandalism and graffiti, involvement of youth in a "Trash Tigers" litter pick up project, more organized and consistent City street sweeping, targeted code enforcement activities by the City, and an aggressive action to eradicate abandoned houses and vacant properties.

#### **Public Safety**

This effort begins with the establishment by the Police Department of a Neighborhood Policing Team that will cooperate with residents to address policing problems. This effort

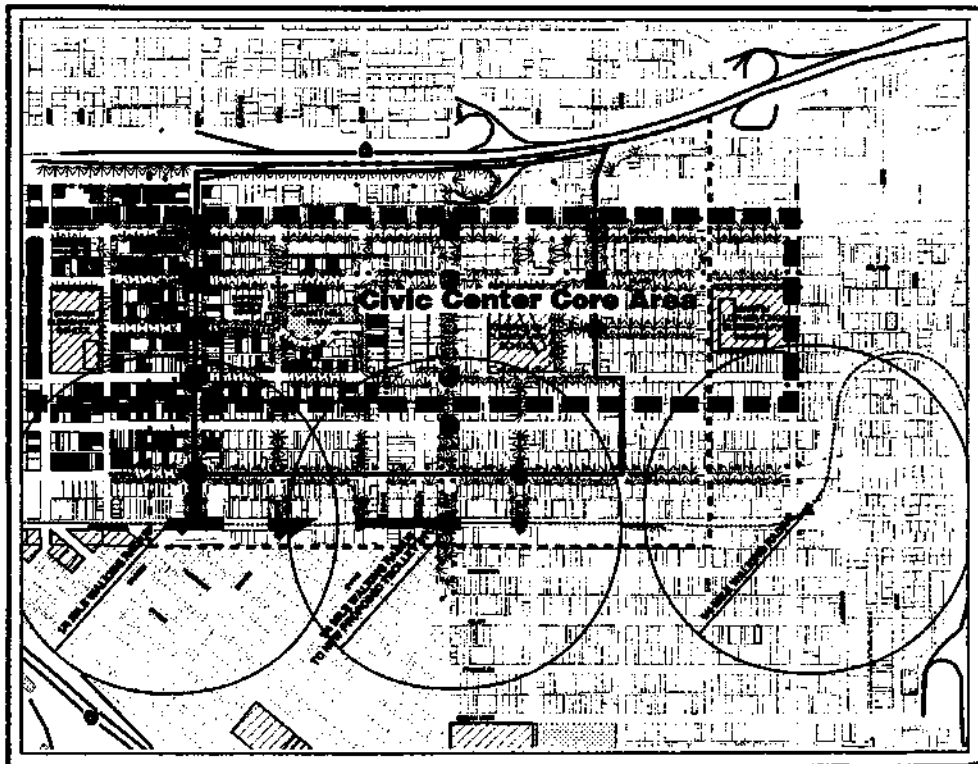


will also increase police patrols in the neighborhood and more action to arrest prostitution, drug dealing, drug houses and personal assaults.

Other safety improvements include the design of safe pedestrian crossings, reduction of vehicle speeds with traffic calming devices, and erection of pedestrian oriented street lights, specifically at Grant Hill Park, Market Street, Imperial Avenue, and other high use streets.

## **Public Improvements and Services**

A Civic Area will be established on the corridor occupied by Grant Hill Park, Bayview Hospital and Kimbrough Elementary School. This Civic Area, located in the heart of Grant Hill will be the cornerstone of public improvements that will link these facilities with enhanced street improvements as described in the "VISION" section of this Program.



Bayview Medical Center will become the neighborhood center, and within its property provideneeded medical services, child care, community services, and recreation center functions related to adjacent Grant Hill Park, building upon the existing Police Storefront already located at the Medical Center. Neighborhood leaders and the City should coordinate with the Medical Center administration to bring this neighborhood center concept to reality.

Other improvements envisioned include improving Grant Hill Park, additional mini-parks to supplement Grant Hill Park and one existing mini park in the neighborhood, and an improved street maintenance and enhancement program of paving alleys, weekly street sweeping, street lights and landscaping.



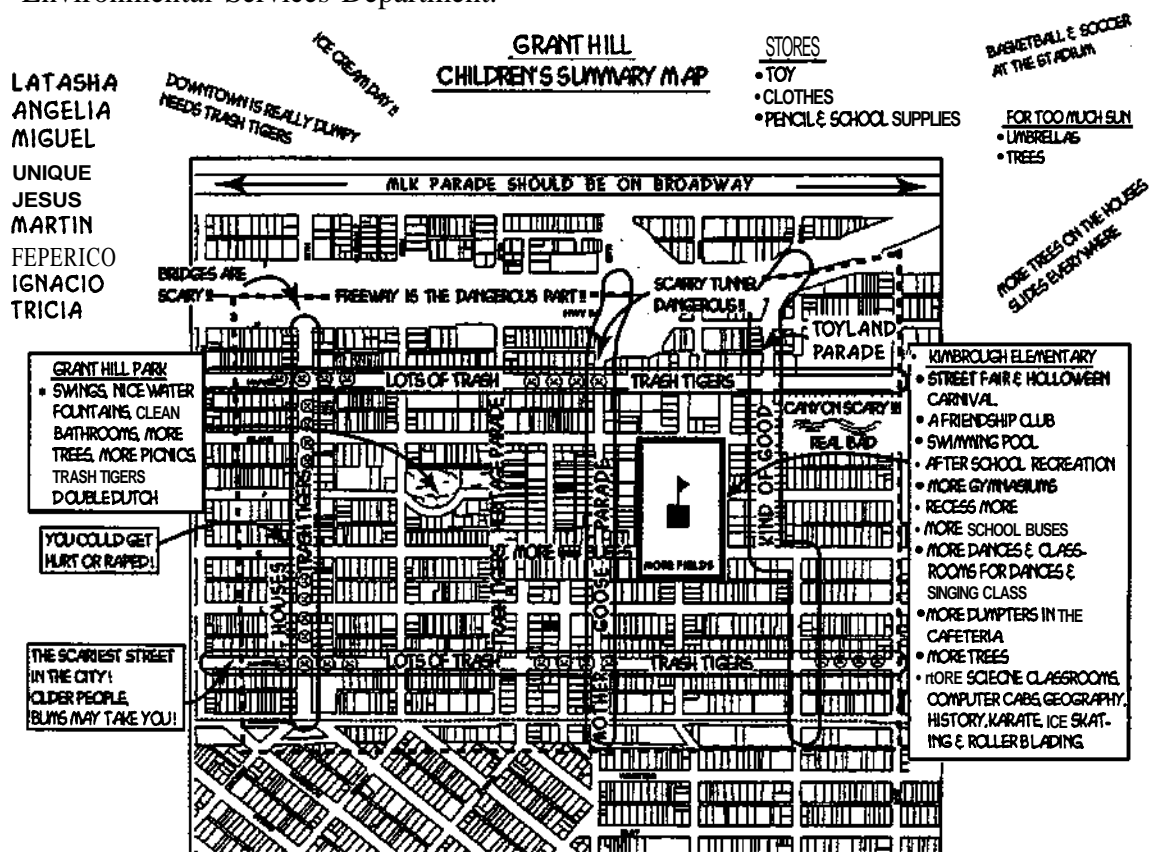
## Jobs and Economic Development

Minor adjustments to the zoning regulations will be pursued to enhance opportunities for cost-effective quality housing development, and allow **densification** and mixed use at Trolley stations. These efforts combined with expanded and improved design of Trolley and Bus stops by the Metropolitan Transit District will enhance the commercial ambience of the major corridors in the neighborhood to foster improved commercial services. Requests have already been made of the US Post Office to improve mail service in the neighborhood, and as a result, a new mailbox has been added at Kimbrough Elementary School, more are needed.

*"Youth Works"* a youth training program will be instituted through the collaboration of the SD Unified School District, SD Police Department, the Parks and Recreation and Library departments, and SD Youth and Community Services to provide after school training for youth. The program will operate out of Kimbrough Elementary School and the Bayview Hospital.

## Neighborhood Celebration

An important aspect of creating neighborhood is to identify common goals for celebration. The Children Workshop specifically identified this need. Neighborhood Day, events and parades are ways to bring the neighborhood together. One first step is the Summer Cleaning Day already scheduled for July 11, 1998 and sponsored by the City's Environmental Services Department.





# GRANT HILL VISION PLAN

## LEGEND

- Grant Hill Revitalization Plan Study Area
- Grant Hill Neighborhood
- Grant Hill Historic District
- Parcels
- Parks
- Schools
- New Pedestrian Safety Zone Crosswalks
- Grant Hill Historic Sites
- Sherman Heights Historic Sites
- Landscaping
- Street Lights
- Trolley
- Existing Trolley Stop
- Proposed Trolley Stop



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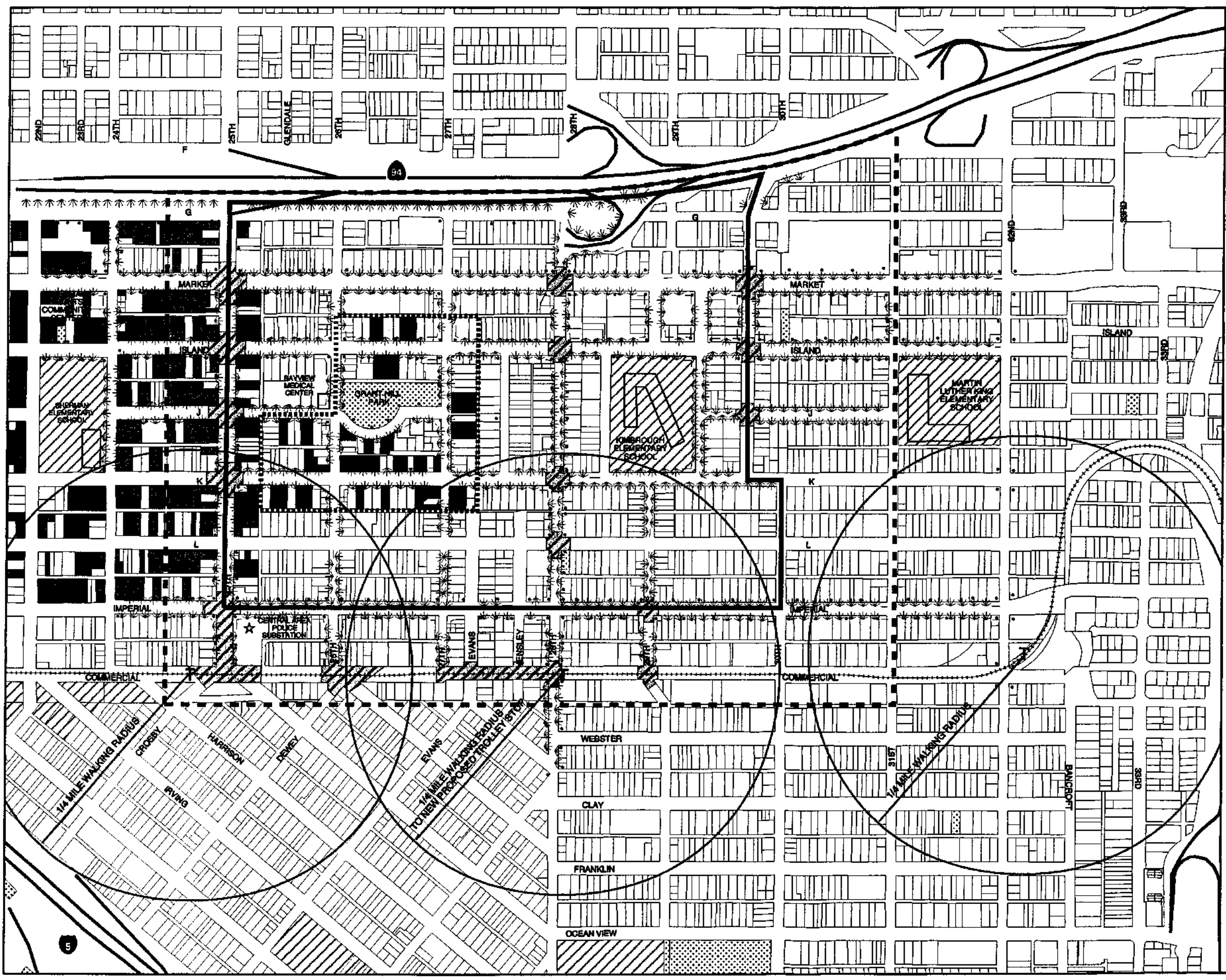
COMMUNITY & ECONOMIC DEVELOPMENT  
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*REVITALIZATION  
ACTION  
SCHEDULE*



## REVITALIZATION ACTION SCHEDULE

STRATEGY	ACTIONS	PHASING/ COST ESTIMATE	LEAD / PARTICIPANT
NEIGHBORHOOD CLEAN UP	Eradicate <b>Graffiti</b>	Phase I / Ongoing	Graffiti Control / Neighborhood
	Litter Cleanup	Phase I / Ongoing	Environmental Services
	"Trash Tigers"	Phase I / \$10,000	Kimbrough Elementary School / Environmental Services
	Street Sweeping	Phase I / Ongoing	Street Division
	Vector Control	Phase I / Ongoing	County - Environmental Health Services
	Code Enforcement	Phase I / Ongoing	Neighborhood Code Compliance / Volunteers
	Vacant Property	Phase I / \$100,000 Revolving Fund	Neighborhood Housing Services / Housing Commission
PUBLIC SAFETY	Neighborhood Policing	Phase I / Initiate	Police Dept. / Safe Streets Now! / Volunteers
	Police Action	Phase I / Ongoing	Police Dept. / Volunteers
	Drugs	Phase I / Ongoing	Police Dept. / Volunteers
	Pedestrian Safety	Phase I / \$150,000	Kimbrough Elementary School / Team
	Reduce Vehicle Speed	Phase I / \$100,000	Kimbrough Elementary School / Team
	Street Lights	Phase I / \$100,000	Team / Volunteers
PUBLIC IMPROVEMENTS & SERVICES	Grant Hill Civic Area	Phase I / \$100,000	Team / Park & Recreation / <b>Bayview</b> Medical Center
	Street Enhancement	Phase II / \$200,000	Team
	Bury Overhead Utility Lines	Phase III / Initiate	Team / Utility Companies / State
	Mini-Parks	Phase II / \$200,000	Team / Park & Recreation
	Street Maintenance	Phase I / Ongoing	Street Division / Team



<b>JOBS &amp; ECONOMIC DEVELOPMENT</b>	Increase Density at Trolley Stations	Phase I / Analyze	Team / MTDB
	Analysis of the Southeast San Diego PDO	Phase I / Analyze	<b>Team / SESD / CED / DSD</b>
	Housing Improvement	Phase I / Ongoing	Neighborhood Housing Services / Housing Commission
	Commercial Services	Phase II / <b>\$100,000</b> Revolving Fund	Team / Office of Small Business
	Empowerment Zone / Enterprise Community	Phase II / \$500,000 Fund	Team / Community & Economic Development
	Improve Mail Service	Phase I / Ongoing	Team / US Postal Service
	Youth-Works	Phase II / <b>\$100,000</b>	Team / Kimbrough Elementary School
<b>NEIGHBORHOOD CELEBRATION</b>		Phase II / \$20,000 Revolving Fund	Team / Kimbrough Elementary School

**NOTES:**

**PHASING/COST ESTIMATE**

**Phases are:**

Phase I = FY 1999 - FY 2000; Phase II = FY 2001 - FY 2002; Phase III = FY 2003 - FY 2005.

**Ongoing:**

Programs or processes that are already in effect City-wide and need to focus specifically on Grant Hill. City funding already exists for this program.

**Initiate:**

Programs that have been **successfully** operating in other areas; similar pilot programs should be established in Grant Hill. City funding already exists for this program.

**Analyze:**

Complex issues requiring analysis of existing City ordinances, regulations or policies and preparation of recommendations for their amendment or revision. Community member and City staff resources to accomplish these tasks will have to be allocated.

**New Funding (\$):**

Monetary estimate of program implementation. Various public and private funding sources and mechanisms will be considered.

**Revolving Fund (\$):**

Monetary estimate of program implementation. It is anticipated that successful implementation of these programs or projects will generate additional funds that will be recycled back into the program.





# ***INTRODUCTION***





## INTRODUCTION



**G**rant Hill is an older City neighborhood originally subdivided in 1887 and later developed by Ulysses S. Grant Jr. The neighborhood is named after US President Ulysses S. Grant. Grant Hill is located on a hillside that oversees downtown and San Diego Bay. The neighborhood also has excellent views to the eastern mountains.

In 1987 a Historic District was formed and adopted by the City Council. This Grant Hill Historic District includes in excess of 40 historic sites of primarily Italianate and Craftsman styles, and is located around and to the south of Grant Hill Park.

On July 1, 1997, The San Diego City Council approved the development of a Revitalization Action Program for Grant Hill. Following that action Community and Economic Development staff identified technical staff support needs and established a technical team to address neighborhood issues. This team also includes the Kimbrough Elementary School Principal /Vice Principal. Additionally, through the Office of Councilman Juan Vargas (Council District 8) a list of neighborhood activists was collected and meetings of neighborhood residents and businesses were set up. Through this process, staff was able to identify neighborhood issues, community outreach objectives and methods and a structure for the "Mi Vecindario" Community Workshop to kick off the Revitalization Program. The Workshop was held on Saturday, September 27, 1997 at the newly opened Kimbrough Elementary School.

The "Mi Vecindario" Workshop included an overview of the neighborhood and documented concerns, issues and solutions identified by the attendees and children of the neighborhood through a series of working sessions for both adults and children. The details of the Workshop have been published and are included in the "Mi Vecindario" Community Workshop Report published on November 14, 1997 and distributed to all participants and others in the community and public agencies.

Since the Workshop, the Community and Technical teams have been combined into a single Grant Hill Revitalization TEAM. The TEAM has been meeting bi-weekly to address the various issues identified at the Workshop in the areas of: Neighborhood Clean Up, Public Safety, Public Improvements and Services, and Jobs and Economic Development. As part of that effort staff has invited various City Department staff, other agencies and non-profit organizations to make presentations at those meetings about how their particular agency operates, make suggestions about technical ways to tackle neighborhood issues and identification of ways to apply existing programs to issue resolution.

The Grant Hill Revitalization Action Program Report that follows describes the effort and solutions in more detail and identifies ways to either apply more effectively existing programs, or find funding to initiate a new program.





# ***BACKGROUND***

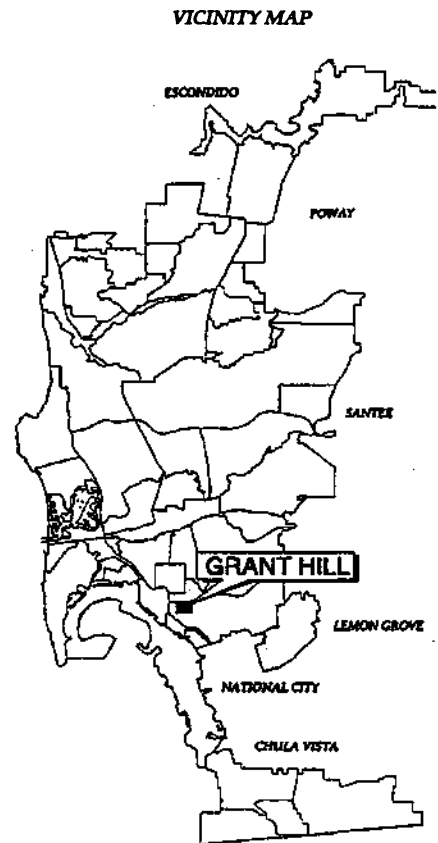
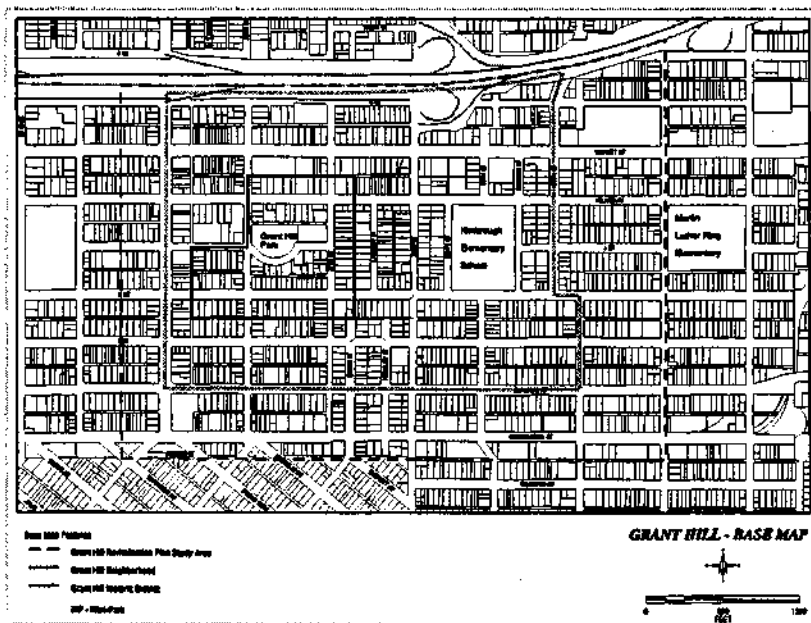


## BACKGROUND

This background section provides basic information regarding neighborhood context, demographic information, land use, physical conditions, the Historic District, and the Community Workshop.

### Neighborhood Context

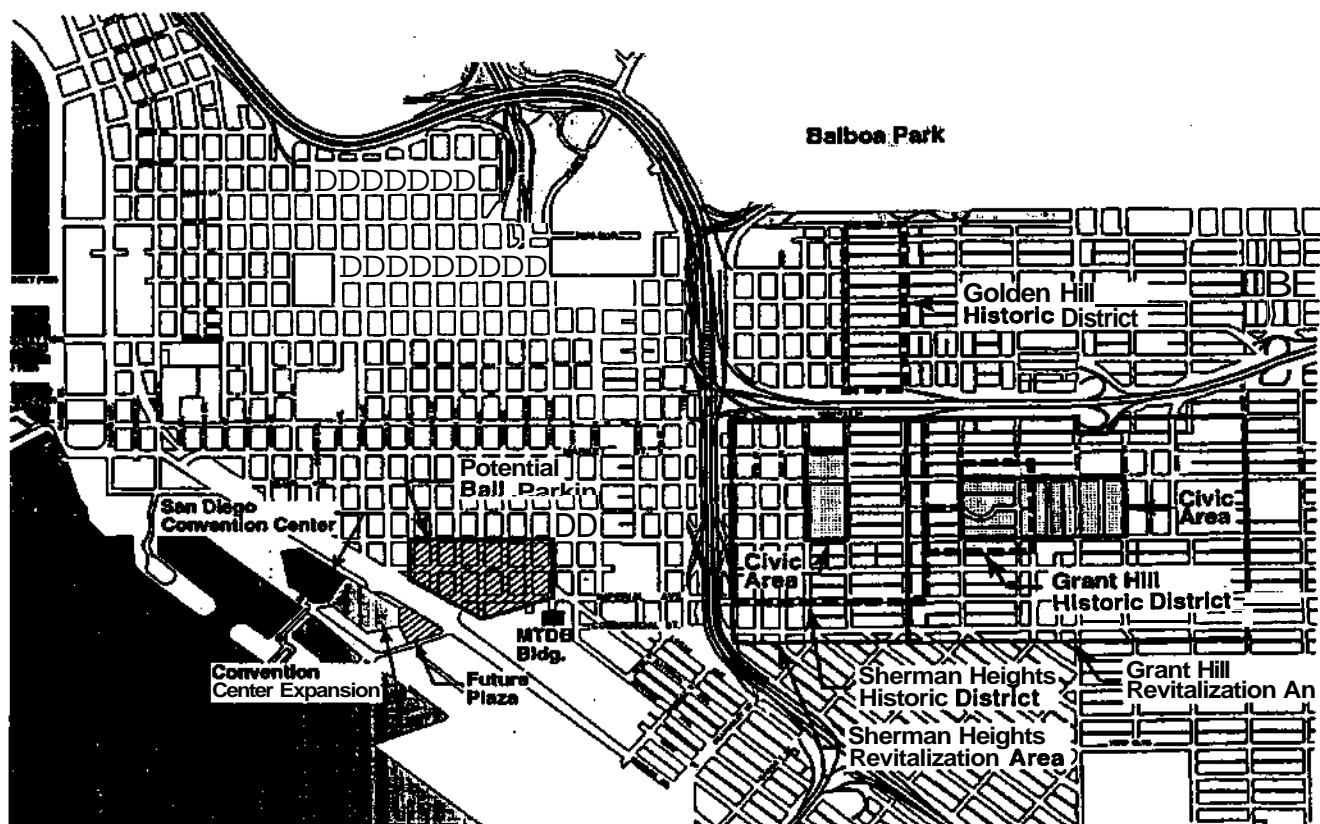
Grant Hill is situated in central San Diego east of downtown. The neighborhood is bound by Sherman Heights Historic District/neighborhood at 25th Street to the west, the community of Golden Hill and highway SR-94 to the north, the neighborhood of Stockton at 30th Street to the east, and the neighborhood of Memorial at Imperial Avenue to the South.



The study boundaries for the Grant Hill Revitalization Action Program are slightly larger to better integrate into the improvement program, the major corridors that surround it. Geographically, Grant Hill is situated on top of a hillside that overlooks San Diego Bay and the mountains. Although already urbanized it provides some of the most outstanding view sites in the City. From Grant Hill Park which is located at the hill's apex, one can see the downtown skyline, the bay with Mexico beyond, as well as the southern and eastern



mount Major downtown redevelopment and improvement, if properly considered, will have a major positive effect on the revitalization of this neighborhood. The expanding "Warehouse Arts District", Convention Center expansion, Bay to Park link, and a possible development of a new sports center featuring a baseball park, if used wisely, could have very positive effects on the neighborhood's economic development. A key aspect of this link is the existing, and recently constructed San Diego Trolley which traverses the neighborhood's southern edge at Commercial Street. This excellent transit link if properly supplemented by the right mix of land use development at the transit stations, with enhanced streets that link it to the existing residential neighborhoods, can become the key to the neighborhood's rejuvenation. The ongoing revitalization of the Sherman Heights neighborhood to the west should further assist in the endeavor.

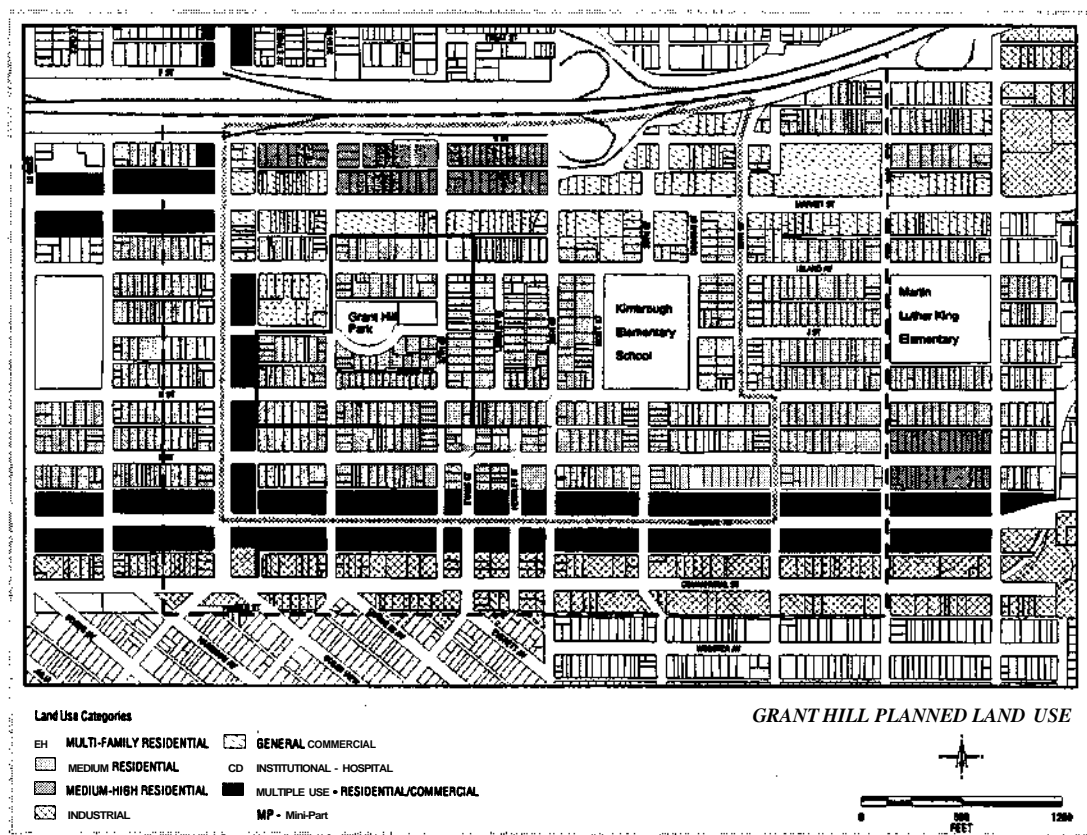


REVITALIZATION AREA NEIGHBORHOOD MAP

## Demographics

The Grant Hill neighborhood has a 1990 population of 5,597 people of various ethnic backgrounds, with 81% Hispanic, 14% African American, 4% White and 1% other. Income is generally low with a median of \$15,386 which meets the low income threshold. Grant Hill is a neighborhood of young families with longtime elderly residents. However, a high percentage 80% of the housing stock is owned by absentee owners, which is twice as high as the citywide average.





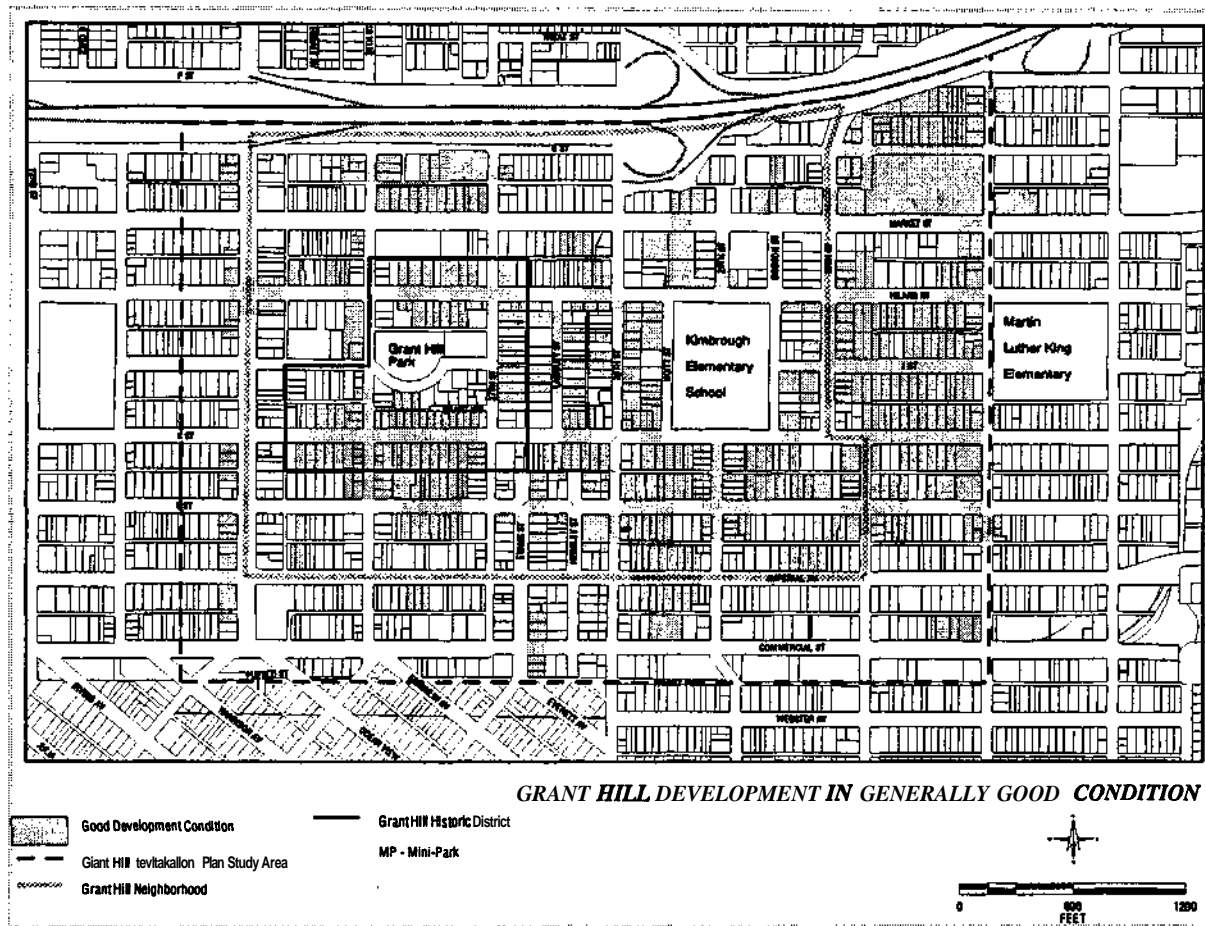
## Land Use

Existing uses are predominantly residential of reasonably low density where most of the community is developed with single family development. Recent rezoning that accompanied the adoption of the Southeastern San Diego Community Plan (Circa 1987) maintains the single family character of the neighborhood with zoning for two units per standard 50 foot wide lot. Higher densities are applied to the G Street corridor and some of the commercial corridors within the neighborhood. Commercial development and zoning is concentrated along the Market Street and Imperial/Commercial Avenue corridors. This commercial development constitutes the left over of older commercial strip developments that saw their heyday in the 1930's and 1940's before freeway development took customers on the fast lane to suburban neighborhoods and shopping centers. Efforts to revitalize the commercial areas have not been successful in the past. Recently constructed (1985) San Diego Trolley routes and proposed new development in Centre City East is expected to become a catalyst that, if well used, could become the key to the neighborhood's commercial revitalization. rehabilitation of existing housing, as well as development intensification along transit stops.

## Physical Conditions

During neighborhood meetings, residents described litter and trash conditions and other poor maintenance conditions existing in the community, including unpaved alleys and poorly maintained streets. With the able assistance of staff from the City's Environmental Services Department a number of sites identified with excessive litter have been cleaned up. The City will continue to monitor conditions to assure adequate maintenance levels.





Community and Economic Development staff have done a field survey of the neighborhood identifying physical conditions simplistically categorized as poor, fair, and good for both buildings and properties. The findings of this field study are startling. Staff found some merchants sweeping and cleaning the street in the front of their properties, and for the most part both properties and buildings are in good condition with some exceptions as noted in the map above. The challenge of this Revitalization Action Program will be to bring programs on line that will assist property owners with the maintenance and rehabilitation of sites and buildings. This is not only necessary, but required, in order to enhance the neighborhood and support those owners that are still maintaining their property beautifully. This will increase the value of properties and development in the community.

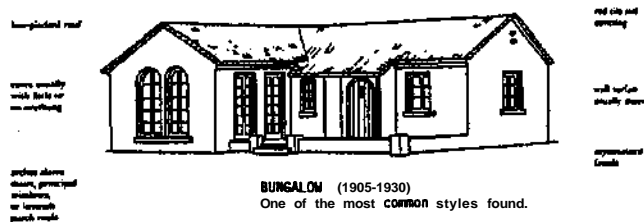
## The Historic District

Originally named Mount Gilead, the area was subdivided in 1887 by Mrs W.E. Dougherty. There was little construction in the area until 1906 when Ulysses S. Grant Jr. purchased a major portion of the subdivision including the hilltop, and re-subdivided it, renaming it Grant Hill. General Ulysses S. Grant received the additional honor of being the namesake of one of San Diego's most beautiful neighborhoods with outstanding panoramic views of the region.



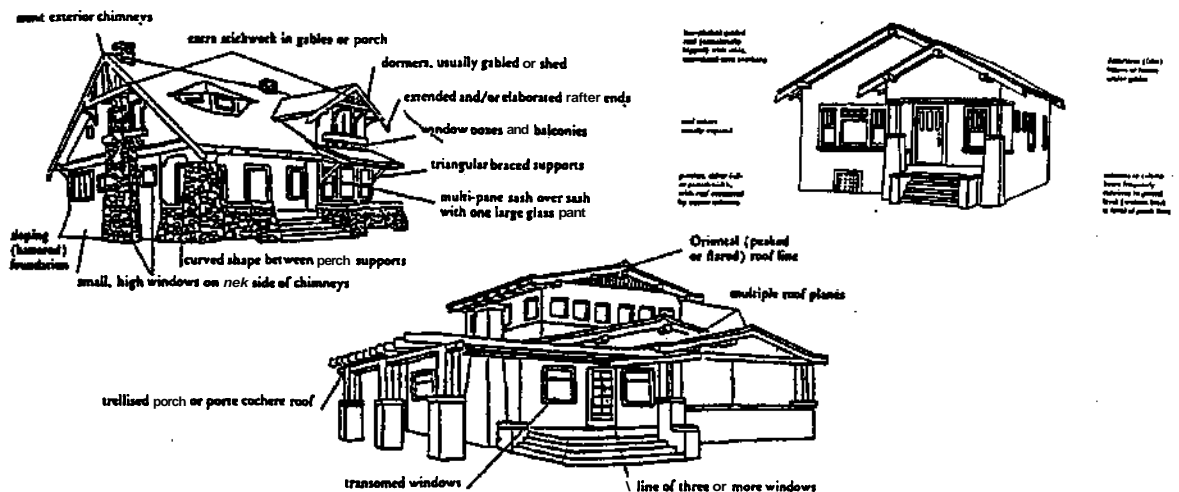
The development of Grant Hill was very slow and sporadic. Individual lots were purchased and built upon over a span of 80 years and thus cover a diverse range of architectural styles. Many of the homes in Grant Hill, date back to the turn of the century, with a variety of architectural styles of the era including Neoclassic-Rowhouse (1895-1915), San Francisco Stick (1870-1890), Queen Anne Cottage (1883-1890), and Craftsman Bungalow (1905-1925). The historically significant structures are clustered in the areas at or near Grant Hill Park, the highest point in the neighborhood. Another important feature of this historic area are its beautiful mature trees which are also identified as part of the historic features of the area.

#### SPANISH COLONIAL REVIVAL (1915-1940)

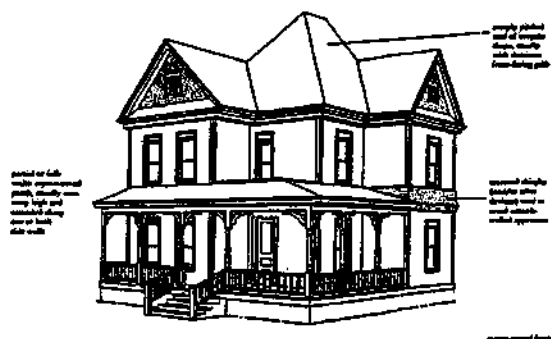


#### CRAFTSMAN (1905-1930)

One of the most common styles found.



#### QUEEN ANNE (1880-1910)

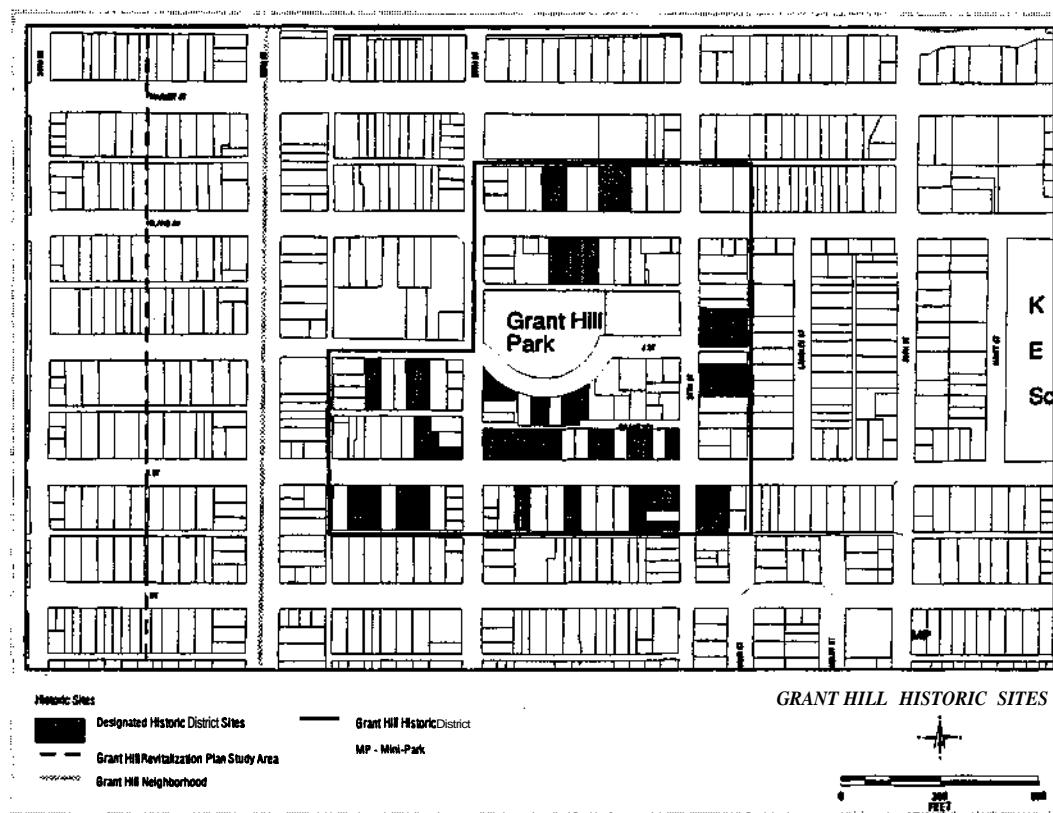


#### MISSION REVIVAL (1890-1920)



Prominent citizens of Chinese, Japanese, German, Hispanic, African American and other backgrounds have made Grant Hill their home, their legacy are the beautiful homes and landscaping that still remain in the neighborhood.





In recognition of this historical legacy, The City of San Diego established the Grant Hill Historic District in January of 1988.

*The objectives of the Grant Hill Historic District are to:*

- Preserve the well maintained single family areas and their historically significant styles of architecture.
- Assure that residential infill at undeveloped sites is compatible with its surrounding District in terms of scale and style.
- Conserve the heritage of the area including Grant Hill Park.
- Maintain the hospital use at the site of (Bayview Medical Center)
- Improve the streetscape along major corridors by adding landscaping and street furniture such as benches and trash receptacles.
- Retain viable businesses and encourage the expansion of commercial development along Market Street, Imperial Avenue, and 25th street, encouraging rehabilitation and revitalization.
- Redevelop residential and industrial uses to commercial uses along Market Street and Imperial Avenue to provide service jobs and business opportunities. Imperial Avenue in particular needs to be revitalized.
- Develop a cohesive building design, signage, landscaping and maintenance in the business districts.
- Provide more off-street parking along Market Street between 26th and 28th streets.
- Increase the safety of traffic along Market street between 26th and 28th streets.



More detailed information of the Grant Hill Historic District is included in a separate report published in 1988 and still available.

## **The Community Workshop**

On Saturday, September 27, 1997, the Grant Hill community held the "My Neighborhood" Community Workshop to kick-off the Grant Hill Revitalization Action Program. The Workshop brought together the community, City, and other stakeholders to identify key issues and problems in their community and begin to develop strategies that will move the community towards solutions in revitalization. The Workshop was held at Kimbrough Elementary School, and gave participants the opportunity to discuss their concerns With their Council District 8 representative Juan Vargas and City Staff. The Workshop was sponsored by Councilmember Vargas, Kimbrough Elementary School, and the Community and Economic Development Department's Grant Hill Revitalization Team.

The purpose of the "My Neighborhood" Community Workshop was to obtain public input on the needs of the neighborhood and what kind of neighborhood improvements and services are needed. The Grant Hill Revitalization Action Program is based on this and subsequent public input. More than 60 individuals participated in the community workshop and 20 children attended the concurrent children's workshop. Workshop participants represented a multiplicity of views.

## ***Conclusions***

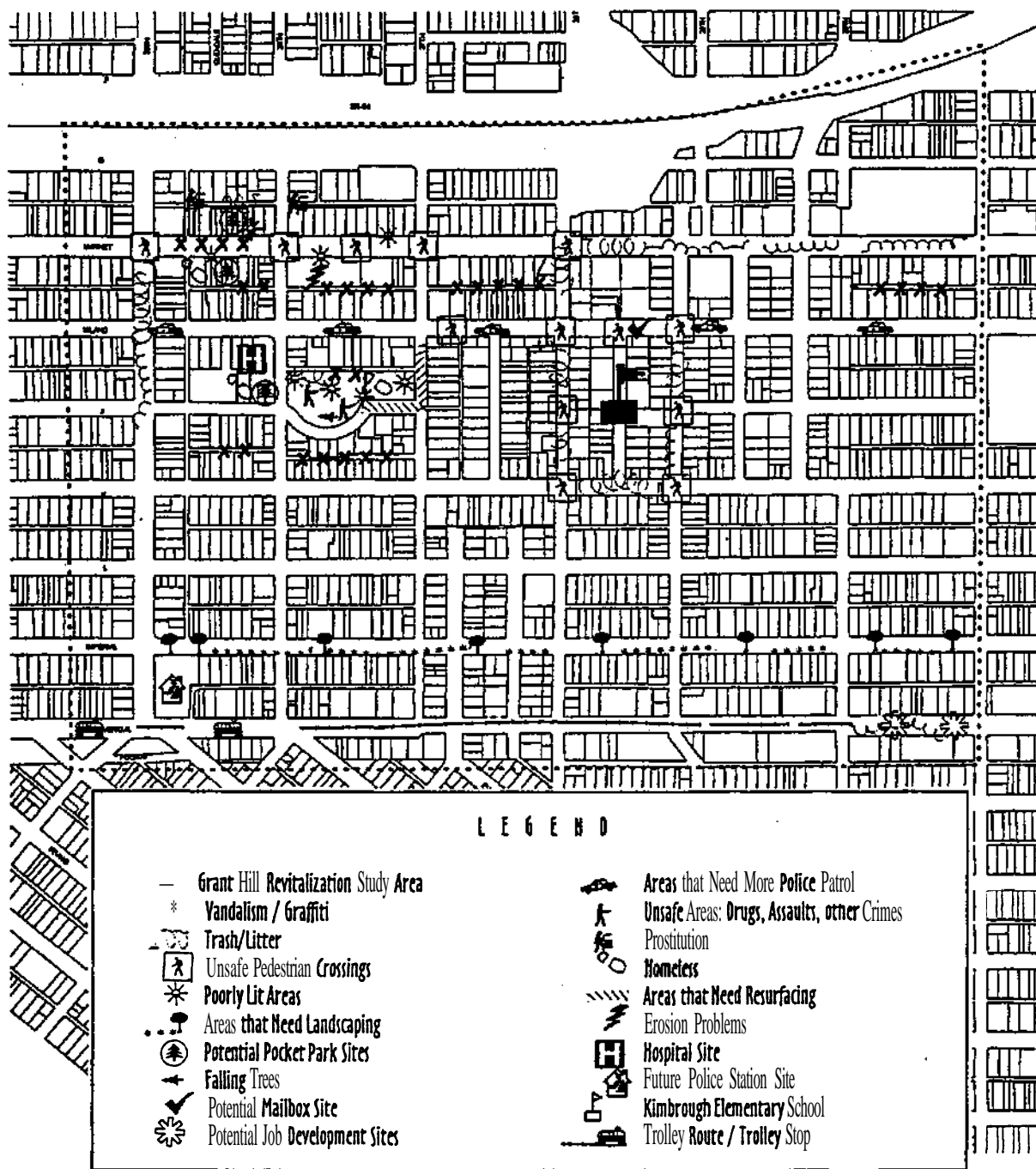
The Community Workshop was well-received by all participants. At the conclusion of the Workshop, participants identified the following key issues regarding Grant Hill:

- Absentee landowners' need to maintain their property and abutting public property.
- Grant Hill needs infrastructure services such as pedestrian crossings, lighting, and street and alley improvements.
- Grant Hill needs public services through park maintenance, graffiti and vandalism eradication, and litter removal.
- Grant Hill needs job development and youth job training.
- There are neighborhood safety concerns about drug dealing, transient populations, and prostitution.
- Grant Hill lacks facilities for health care, child care, and recreation.
- Grant Hill citizens need information about various City and government assistance contacts.



The Working Groups' Summary Map reflects the general location of issues, potential solutions, and neighborhood qualities identified during the Workshop. The Children's Workshop identified issues of safety, lack of parks, and the need to support commercial and educational facilities. Both the Working Groups' Summary Map and the Children's Workshop Summary Map follow this Summary.

## Working Groups' Summary Map







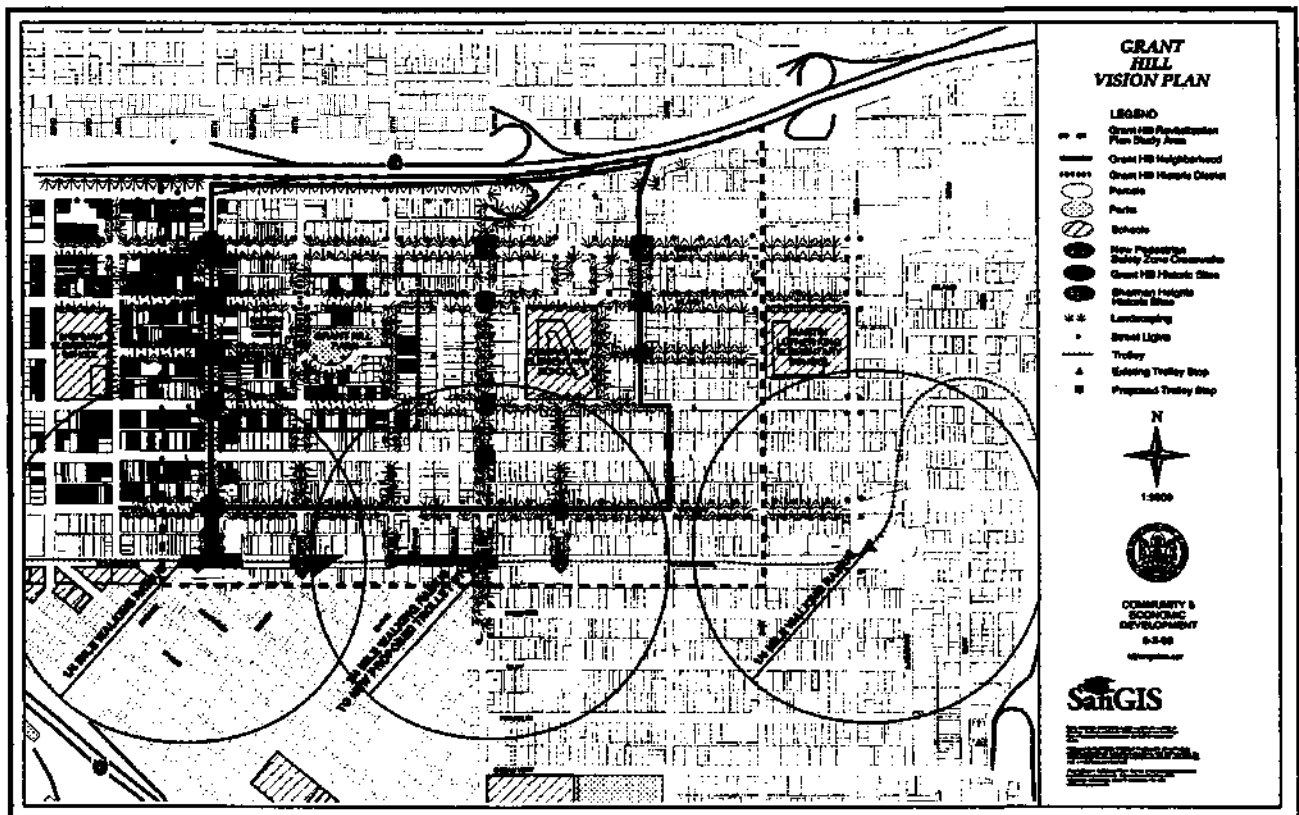
*REVITALIZATION STRATEGIES  
AND  
NEIGHBORHOOD "VISION"*



## REVITALIZATION STRATEGIES

Based on the Workshop concerns and ideas generated, as well as staff input and field work, five areas of revitalization action are recommended: Neighborhood Clean Up, Public Safety, Public Improvements and Services, Jobs and Economic Development, and Neighborhood Celebration. The sections that follow provide some background on the work done to date and recommendations for action. The timing, cost, participants and lead roles are identified in the Revitalization Action Schedule at the beginning of this Report.

In addition, a the Revitalization "Vision" has emerged which provides a visual image of how the Revitalization Action Program will affect the physical and environmental improvement of the neighborhood.



The neighborhood's "Vision" that the above map supplements includes the following criteria.

- A clean, well maintained neighborhood with a variety of large and small homes.
- An engaged neighborhood safe from crime and safe for pedestrians.
- A neighborhood with a civic area open to all and enjoyed by everyone.
- A neighborhood where economic development and jobs are supported by public transit, its residents and businesses.
- A neighborhood that recognizes its context, history, and people who come together to celebrate its existence.





## Neighborhood Clean Up

*VISION: "A clean, well maintained neighborhood with a variety of large and small homes"*

### **Eradicating Graffiti**

The neighborhood Code Compliance Graffiti Control Program was established in 1992 to combat graffiti in San Diego. The prevention and control of graffiti vandalism is not merely a maintenance issue, but a complex social problem with no easy solution. It takes resources, determination and understanding to solve this problem. And it takes neighborhood participation working with the City on graffiti eradication, education and enforcement of anti-graffiti laws.

Graffiti is a sign of urban decay. It generates fear of neighborhood crime and instability. It is costly, destructive, lowers property values and sends a message that people of the community are not concerned about the appearance of their neighborhoods. It is illegal, and prohibited when done without the permission of the property owner. Furthermore, City ordinance requires that property owners keep all walls, buildings, fences and other structures visible from the public right-of-way free of graffiti. Children and young adults become involved in graffiti vandalism for a number of reasons including gang association, peer recognition, excessive idle time with no productive activity being fostered, lack of artistic and recreational alternatives, and lack of appropriate adult supervision and discipline. Graffiti activity is concentrated along major commercial corridors and some alleys.

#### ***Recommendation:***

*The Graffiti Control Program works with neighborhoods by Maintaining a Graffiti Control Hotline, for the reporting of vandalism; the Spray and Pay program rewards citizens for providing information leading to the arrest and conviction of graffiti vandals. The Graffiti Control Program provides educational materials, and also provides materials including paint and other supplies to remove graffiti. The Program actively encourages involvement by property owners, businesses, schools and other concerned citizens by helping conduct graffiti paint-outs. The TEAM should work with Program staff to bring these educational opportunities to the community and to arrange for paint-out events in the community as needed.*

### **Litter Clean Up**

The City's Environmental Services Department, Code Enforcement Section is responsible for anti-waste education and compliance with the City of San Diego Municipal Codes dealing with waste issues including illegal dumping, scavenging and other related problems



Litter and trash must be visible from the public right of way in order for the City to be able to correct the condition. When public problem trash areas are reported, they are logged onto a computer file and usually cleaned up within 1-5 days. In private areas, a notice will be sent to the property owner, who will have ten days to comply; if the property owner does not comply, a final notice is sent requiring compliance within two weeks; ultimately, an Administrative Warning may be issued, which carries a monetary citation, or the case may be turned over to the City Attorney. Many problems may be the responsibility of the Neighborhood Code Compliance Department (see Code Enforcement, below). The Section also works with community groups and/or volunteers in organizing annual community clean-up/recycling events, which are cosponsored by community groups. Trash and litter conditions are also concentrated along commercial corridors and some alleys.

***Recommendation:***

*The City's Environmental Services Department is committed to monitoring trash and litter problems in Grant Hill. The TEAM should work with Environmental Services to help identify problem areas. Environmental Services has scheduled a Grant Hill clean up for July 11, 1998. This will become an annual event in the Grant Hill neighborhood.*

*(See Appendix A)*

## **"Trash Tigers"**

"Trash Tigers" is a program that involves neighborhood youth in working towards the actual clean-up of their neighborhood, while getting paid for their efforts. It was started in Golden Hill approximately 17 years ago, and has been very successful both as a neighborhood improvement program, and with the children who welcome this occasional employment opportunity. This recommendation was a high priority at the "Mi Vecindario" Children's Workshop, as children in this neighborhood would also like to have the same opportunities to earn money and improve their neighborhood's environment.

***Recommendation:***

*The TEAM should work with organizers of the Golden Hill "Trash Tigers" to determine how a similar model program can be established in Grant Hill. Kimbrough Elementary School is the natural agency to take the lead in this very worthwhile program. The TEAM will seek grant funding to pay for the "Tigers" work.*

## **Street Sweeping**

Street Sweeping is the responsibility of the Storm Drain and Street Sweeping Division. The City is beginning the expansion of its street sweeping program. It is estimated that permanent street sweeping signs will begin to be installed in the area that includes Grant Hill and adjacent neighborhoods in January/February of 1999. The signs will most likely prohibit



parking between 7:00 - 10:00 AM or 1:00 - 3:00 PM, Tuesdays and Thursdays, on selected streets to keep them open for the City's street sweeping trucks.

***Recommendation:***

*When the City is ready to begin sign installation, City staff will provide suggested sign locations. The TEAM will review the City's proposals and address any community concerns. The TEAM, including residents shall provide recommendations for signage.*

## **Vector Control**

Vectors are animals that carry disease, including rodents, flies and mosquitoes. Most problems are controlled by making sure there are no available food sources or harborage (places for the animals to live and/or breed). Mosquito control involves controlling the stagnant water source where mosquitoes breed. Flies are controlled by controlling the food source - open trash cans and dog droppings. Sources may also be related to other nuisances, such as illegal drugs; for instance, many crack houses are unclean and provide food and harborage.

The County Department of Environmental Health Services, Vector Surveillance and Control Division, is responsible for dealing with these problems. The Vector Surveillance and Control Division will conduct an investigation, and either control the problem or will provide materials (such as poison or traps) to control the problem. They will instruct residents how to safely use the materials, and discuss methods for future prevention. The service and materials are free of charge.

***Recommendation:***

*Contact Vector Control Technician help with problems; they are experienced professionals. Use the County (taxes pay for this). The service is free. If neighborhood residents become aware of a vector problem, Vector Control should be contacted. The County will be able to deal with the property owner. The TEAM will insure that information is disseminated widely in the neighborhood to proactively address this problem.*

## **Code Enforcement**

The City's Neighborhood Code Compliance Division is responsible for responding to violations of Planning and Zoning Regulations, Building Codes, State Housing law (minimum standards for safe and sanitary housing), grading, noise, and graffiti. To achieve compliance, Neighborhood Code Compliance has various enforcement options, including fines. For residences that need rehabilitation, the San Diego Housing Commission has some funding available. Neighborhood enforcement projects are the most successful when the City and community work together in a partnership.



***Recommendation:***

*TEAM members should work with Code Enforcement staff as problem solvers to suggest effective physical solutions to problems, coupled with realistic and achievable implementation schedules.*

*(see Appendix D)*

## **Vacant Properties**

Grant Hill has high vacant property rates compared to the rest of the City. There have been over 400 vacant houses in the City over the last 2 years. There are 8 known vacant buildings in Grant Hill, many more vacant lots that foster blighting influences around them. Three vacant buildings are owned by the same family. Most vacant houses are not abandoned; they are just not maintained or secured. These properties are often ill-maintained, become derelict, and tend to reduce property values in the adjacent areas. Additionally, these properties often become targets of Graffiti, and public nuisances by being used as places where crime, prostitution & drug activities are conducted. Associated code enforcement issues include the accumulation of trash, both generated on site by illegal users and dumped by others, and growth of weeds. This creates a public health and potential fire hazard.

The City works with owners of vacant property to help them improve their property by providing a time line, a process, and staff resources. A City ordinance requires property owners to provide a schedule of improvement to bring their property back into use. This program is subject to a ninety day review. Fines may be imposed if no action is taken. The City (Neighborhood Code Compliance Division, NCC) provides money, technical assistance and permit assistance to property owners to encourage them to improve their vacant buildings. Improvements to properties can help owners sell their properties. Assistance may be given to non-profit groups who want to improve and sell properties. NCC works with Housing and Urban Development (HUD is a Federal Agency) if the properties are HUD properties. Also, a \$150,000 matching grant rehabilitation program for improvement of vacant buildings is available through the Enterprise Community Fund.

***Recommendation:***

*Community members and the TEAM should work with the City's Vacant Properties Coordinator to identify vacant properties and encourage the owners to clean up and improve their sites. All complaints to the City about vacant properties are acted on, however properties that receive more complaints are acted on more quickly ("squeaky wheel"). Vacant property owners should work with the Police Department by permitting access to their property if crimes are suspected of occurring on these properties.*



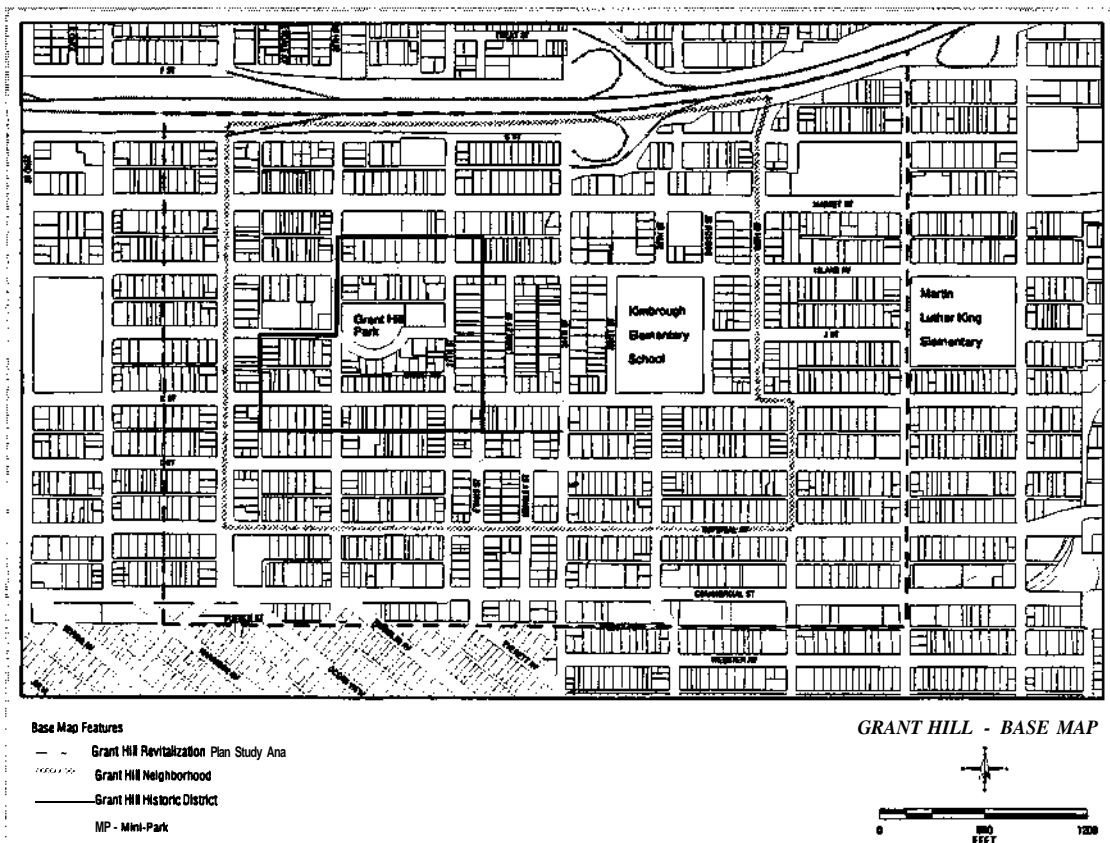
## Public Safety

*VISION: "An engaged neighborhood safe from crime and safe for pedestrians"*

Public safety issues were one of the major concerns discussed at the Neighborhood Workshop and continuing through many of the Team meetings. As with many other issues affecting Grant Hill, some City and non-profit resources are already available, but public resources are being stretched. To effectively address these safety issues will require the commitment of neighborhood members and the partnership of these members with City staff. Several programs already exist which can aid in neighborhood crime prevention and eradication; they are described below:

### Neighborhood Policing

**Safe Streets Now!** and **Citizens Patrol** are two successful programs run by their Director, Bob Heider, who is an independent contractor, paid by the City, with a satellite office in Hillcrest. **Safe Streets Now** deals with public nuisances by putting pressure on property owners who knowingly allow a nuisance to continue. Nuisances are illegal activities such as drug houses or prostitution that cause emotional or mental distress to neighbors. The community initiates the process. The program works with the victims. This program provides leverage; monetary damages can be awarded. The negligent property owner can





be sued in small claims court for up to \$5000 per person who is affected. For instance, a family of five that is affected by the nuisance can file a claim for \$25,000. Approximately 250 projects have been completed by the program; another 175 projects are currently ongoing. 97% of the cases are resolved without going to court; 3% go to court. There are four steps in the process:

1. Safe Streets Now works with the community to explain the process.
2. Community members document the nuisance anonymously.
3. Safe Streets Now notifies and negotiates with the property owner, to try to resolve the issue.
4. If the nuisance is not abated, the owner is taken to court. The complainants may not remain anonymous at this point.

**Citizens Patrol** is a "mobile neighborhood watch" program; volunteers patrol in their own cars, in pairs, for 3-hour shifts. Community members have the opportunity to get directly involved in helping to protect their neighborhood, by being the "eyes & ears". Volunteers take notes only, and contact the Police if necessary - this is a non-intervention program, volunteers do not put themselves at risk. There are 17 chapters of Citizens Patrol throughout the County. Golden Hill, Sherman Heights and Logan Heights all have chapters. The City provides \$25,000/year total for all chapters. Cellular phones have been provided by AirTouch. They have provided more than 90 phones over the past 4 years. A neighborhood can start their own patrol. Volunteers will establish a steering committee to keep records and accounts, determine schedules, etc..

**RSVP (Retired Senior Volunteer Patrol)** is a program for unpaid male or female volunteers, 55 years of age or older, and complements Citizen Patrol. Uniformed volunteers patrol in marked vehicles during daylight hours (10:00am-4:00pm) only. Typical schedules require a minimum of two 6-hour patrols/month. This is a non-confrontational program; volunteers monitor and observe only, and maintain radio contact with the Police Department. There are currently 43 members in the Central Division's program, with Balboa Park, the Gaslamp and Little Italy being the only areas served. Grant Hill would benefit from participation in this program. The City wants to expand this program, and recruit more volunteers; 4-5 volunteers from this area are being sought. The Police Department sponsors a one week, 40-hour (M-F, 8:00-5:00) training academy. Volunteers' first uniforms will be paid for by the Police Dept.. A car will be needed. There is the possibility that a car may be provided. There is also the possibility that if volunteers come from Grant Hill, that Grant Hill will be included in the program service area.

**VIP (Volunteer in Policing).** This program is seeking volunteers to work at the neighborhood storefront office (located in the Bayview Medical Center) who can donate a minimum of four hours, once a week. Volunteers would help make copies, type, answer phones, and refer public inquiries to the appropriate department or division. A 6-8 week background check would be conducted for potential volunteers.



**"Neighborhood Watch - The Next Generation"** is an evolving model that is being introduced to the community, which encourages community involvement and incorporates self-policing" - a partnership between the Police Department and the community. Community members will work more directly with particular divisions or sections of the Police Department; community members will contact these divisions directly, eliminating a "middleman". The basis of this program is the establishment of block captains for individual blocks throughout the neighborhood. A group of block captains will be organized by a community coordinator, a community coordinator will be organized by an area coordinator, in a traditional pyramid organization. Neighborhood Watch groups set their own schedules. They can meet as often as they like (weekly, monthly, quarterly, etc.).

**A Neighborhood Safety Sub-Committee** has preliminarily been established by the TEAM, to serve as a liaison between neighborhood members and the various private and public safety programs.

***Recommendation:***

*The TEAM, through the Neighborhood Safety Sub-Committee, should work with the Police Department and the programs described above to establish a prioritized list and implementation schedule of short term public safety problem solving projects. The Sub-Committee and Police Department representatives should meet a minimum of once a month. Opportunities should be provided for all the patrol officers who work this area to meet with community members over time. (see Appendix C)*

**Police Action (Drug & Gang Related Issues)**

The S. D. Police Department Crime Suppression Team (CST) is comprised of a Sergeant plus 9 officers. They focus on problem-solving longer term problems by setting up surveillance and working with the owners of properties where crimes continue to take place. The CST is very proactive and focusses mostly on drugs and gangs. Currently, about 90% of the CST's work is drug related; the gang problem is also very bad in this area. The 510 Police Service Area includes Logan Heights, Sherman Heights, Memorial and Grant Hill.

Landlords can request police assistance to evict tenants conducting illegal activities. For suspected drug houses: Contact police, provide specific address, description of suspects, car license plate numbers, etc.. KEEP CALLING - more calls indicate a real and ongoing problem. The Police will pay more attention to properties that are continually reported. Officers are often assigned to high schools and junior high schools where drug and gang related crimes are suspected or reported.

***Recommendation:***

*The CST will work with issues that the community prioritizes. The Grant Hill Neighborhood Safety Sub-Committee can determine and recommend priorities for the CST. The Safety-Sub-Committee should work with the Community Relations Officer to set the priorities and to convey these priorities to the CST. (see Appendix C)*



## Drugs - Other Organizations

Community members identified the problem of finding used hypodermic needles in public places. A serious problem area is Grant Hill Park, particularly in the sandbox area where children can come into contact with the needles. Although the larger issue of how to prevent and control injection drug use cannot be dealt with through this program, there are services that can help provide some relief to the littering of used needles, and the associated spread of blood-borne diseases, in the neighborhood.

**San Diego Clean Needle Exchange Program** .The goal of the program is to help keep people alive and healthy by providing an opportunity to stop/slow down blood transmitted diseases; by being a point of contact for information on various resources and health services; by dispersing condoms; and by exchanging an equal number of clean syringes for used syringes. The program is funded by grants. Volunteers are discreet and make house calls, by appointment, only. The consensus in the health field is that needle exchange programs do not increase or start drug usage; in fact, there is some evidence that these programs decrease hypodermic drug use. The program gives needles a value - users hold on to used needles in exchange for new ones. This program decreases the number of needles that are discarded. The program assists neighborhoods with needle clean up. Needle exchange programs have not been decriminalized by the County or the City.

**Urban League's HIV education/outreach program.** The Urban League supports the needle exchange program. HIV/AIDS spreads quickly by injection drug use. Heroin and other injection drug use is increasing in San Diego; it is concentrated in Grant Hill and surrounding neighborhoods. There are 120 identified AIDS cases in the 92101 and 92102 zip code areas. There are 89,000 HIV cases nationwide; 8,900 are AIDS cases. This is a prevention program which uses street outreach educators, encourages individuals towards recovery, and stresses harm reduction until users are ready to "get clean". This program distributes bleach, cotton, etc. to promote cleaner needle use.

Community involvement and TEAM coordination of all these programs could result in a greater effort to clean up discarded needles found in public places and placing the health of innocent youth at risk.

***Recommendation:***

*Education and community outreach should be considered as viable methods of controlling the spread of communicable diseases by drug users. While not decriminalized, the San Diego Clean Needle Exchange Program and Urban League's HIV education/outreach program can serve as community intervention steps. Additionally. The TEAM should work with the non-profit agencies on clean-up events to rid Grant Hill of this health threat.*



## Pedestrian Safety

The issue of pedestrian safety is very important to Grant Hill residents due to two main reasons. (1) The topography of many streets in the neighborhood creates poor visibility, a problem that is exacerbated by large street width and high vehicular speeds, making it difficult for pedestrians to cross the street quickly and safely (Market Street is a good example); and (2) concerns about school-age pedestrians crossing streets to reach the newly opened Kimbrough Elementary School.

### ***Recommendations:***

*Install a traffic signal at the intersection of 28th Street and Island Avenue; maintain the existing all-way stop as an interim measure until signalization is implemented (this project was funded with the fiscal year 1998 capital improvement program). Maintain all of the existing stop signs, warning signs, markings, and parking regulations throughout the school zone and add more as necessary. All school zone traffic issues should be coordinated between the City and the School District.*

*Encourage parents and other motorists to obey all traffic and parking regulations in the school zone for their own safety and the safety of the students. Train students to cross streets carefully, and utilize the crosswalks that have been marked in yellow in the vicinity of Kimbrough Elementary School.*

*Analyze pedestrian crossing conditions along Market Street and other identified streets ( see Appendix B, Streets and Transportation Issues). Install signage and traffic control devices as appropriate.*

## Reduce Vehicle Speeds

Traffic safety issues related to excessive vehicular speeding in this heavily pedestrian oriented neighborhood where the safety of small children is often at risk from drivers who disregard the law and basic driving safety rules, has been a key issue identified by the community at "Mi Vecindario" Workshop.

Traffic calming devices will help to increase pedestrian safety, and complement solutions discussed in "Safe pedestrian Crossings", above. Often neighborhood traffic control problems are solved by relatively low cost devices. A range of devices are available. Their benefits and effectiveness depend on their frequency of application, where they are used and the problem they are intended to reduce. Often a single device is not adequate to solve the problem and a series of devices may be necessary.

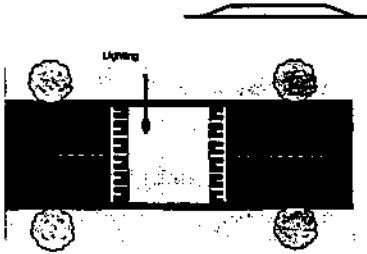
### ***Recommendation:***

*The Team should work with the Traffic Control Division to address the applicability of traffic calming devices in areas of automobile-pedestrian conflict. Devices to be considered should include Speed Table, Short Median, & Intersection Tables. (see Appendix B)*

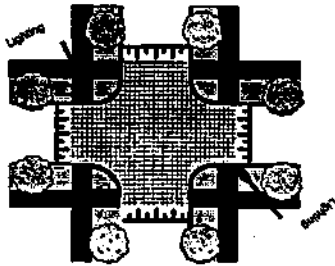


## Traffic Calming Devices Exhibit

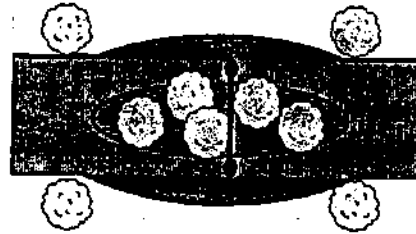
**SPEED TABLE**



**INTERSECTION HUMP**



**SHORT MEDIAN**



## Street Lights

Adequate lighting is a necessity for people to comfortably travel through the neighborhood after dusk. The provision of street lighting is critical to effectively counteract the neighborhood's fear of crime. Poor lighting is not the main reason that crime occurs, but it is one of the key factors that dissuade people from traveling at night, thereby relinquishing the streets to criminal elements.

### ***Recommendations:***

*Address the immediate needs for lighting key public streets within the neighborhood. The City has already planned to provide lighting and have utility lines undergrounded for Market Street in fiscal year 1999. The addition of street lights along Imperial Avenue which is already planned for Sherman Heights, should be continued east through the Grant Hill portion of Imperial Avenue. Also of high priority should be the installation of lighting in Grant Hill Park and its environs. Important, but of lower priority, should be the consideration of additional lighting along the 28th Street and Island Avenue corridors.*

*Replace low pressure sodium (yellow) lights with high pressure sodium lights or similar white spectrum lights whenever existing lights burn out and have to be replaced.*

*Install mid-block lighting within the residential areas consistent with City policies. Encourage pedestrian orientation by attaching lighting fixtures to existing light poles and using other creative, low cost features to light sidewalk areas.*

*Place lights at alley access points and within alleys to illuminate potential entrapment areas and other areas which otherwise would be inviting to criminal activity.*

*Encourage property owners to illuminate their porches and yards as a means of augmenting light levels public (streets) and semi-public (private yard) areas. Inform property owners about San Diego Gas and Electric Company's "Dusk to Dawn" program to address lighting needs on private properties (entrapment spots, alleys and yards).  
(see Appendix B)*





## Public Improvements and Services

*VISION: "A neighborhood with a civic area open to all and enjoyed by everyone"*

The Public Improvements and Services Element addresses four vital topics: the **Grant Hill Civic Area, Street Enhancements, Miniparks, and Street Maintenance.**

### **Grant Hill Civic Area**

Grant Hill does not have a formal recreation center or community center however, the desirability of creating a civic hub that would provide a focus for community activity and become a source of community pride was raised consistently, during the Community Workshop, and at subsequent meetings. Conditions at Grant Hill Park were identified as those needing intervention for erosion control, and better clean-up and maintenance. Since that time the City's Park and Recreation staff has initiated a number of maintenance improvements including re-landscaping, erosion control measures and enhanced maintenance supervision. The Revitalization TEAM, including interested resident members are working with staff to develop an enhancement plan for the park.

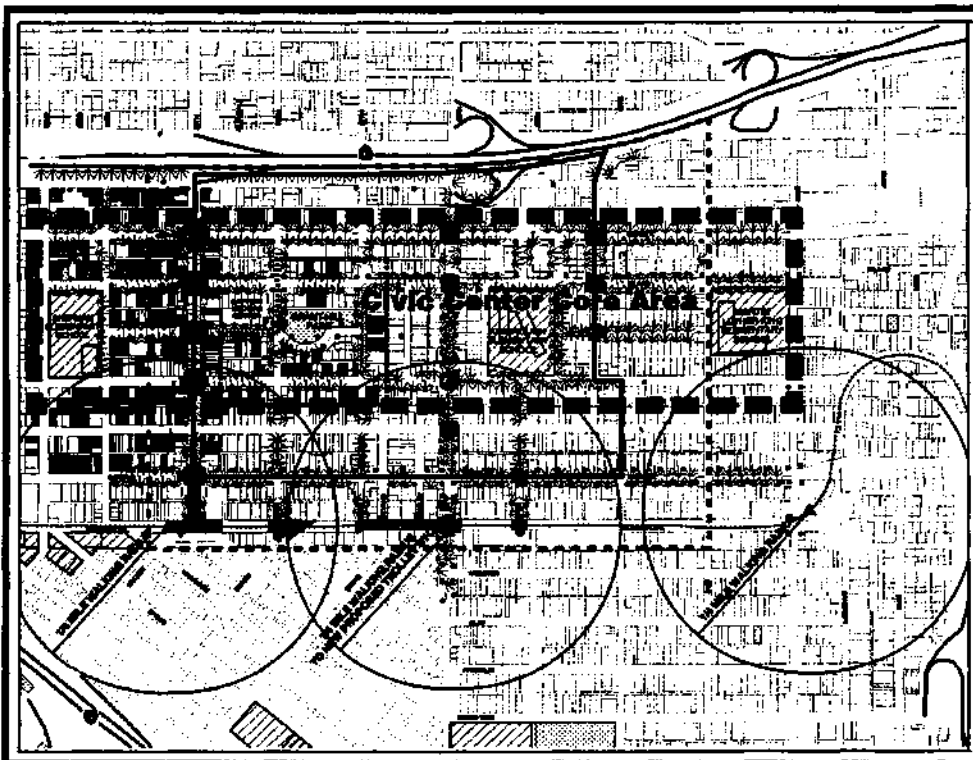
Grant Hill happens to have a number of public facilities that line up with those of its two adjacent neighborhoods of Sherman Heights and Stockton, centering on Grant Hill Park and Grant Hill Historic District. This Civic corridor lines up along Island Avenue with Grant Hill Park, Grant Hill Historic District, Bayview Medical Center and the new Kimbrough Elementary School. The establishment of a Civic area hinges on the participation of Bayview Medical Center, a large multi-story medical facility building housing a small Police Storefront. The Medical Center site has been identified as the site for additional activities such as doctors offices, clinic, child care facility, recreation center with meeting rooms and art rooms which the City could manage, other offices and even a new hospital use by San Diego County.

Grant Hill Park is too small to house a community recreation center. Also community desires for free-standing rest room facilities in the middle of the Park have been discouraged due to vandalism experiences with such facilities in the recent past, which forced the demolition of the previously existing rest rooms in the Park. Staff studied the possibility of expanding Grant Hill Park to the north and with the larger site be able to construct a recreation center and restroom facilities, but residences in this area are in good condition, and include some historic sites that should not be removed, therefore the expansion option was not pursued. Bayview Medical Center however fronts the Park's west edge and is large enough and would have enough activity to provide security. The Police Storefront also provides added security, thus the re-use of a small portion of Bayview Medical Center to supplement Park uses would be an excellent use of such a building landmark.



Kimbrough Elementary School newly constructed and opened in September 1997 has become the hub of neighborhood activity and has been an instrumental part of the Revitalization Action Program development. The City of San Diego and SD Unified School District have a "joint use agreement" that allows for neighborhood enjoyment of school recreational facilities after school hours. The City of San Diego Parks and Recreation Department is responsible for turf construction and maintenance, as well as after school recreation program delivery. Kimbrough has also hosted all the Revitalization TEAM meetings from their inception. The Revitalization Action Program envisions an expanded role of Kimbrough Elementary School in its "joint use" programs with the City, where a joint maintenance fund could be structured, this fund could be supplemented by donations allowing neighborhood groups to use school facilities after school hours free of charge. Kimbrough's location in relation to Grant Hill Park and Bayview Hospital is also important to the School's role as the site for neighborhood festivities, fairs, parades and other events.

The Bayview and Grant Hill Park areas align perfectly with Sherman Elementary School to the west, Kimbrough Elementary School to the East and Martin Luther King Elementary School in the Stockton Community along Island Avenue. Island Avenue is already being improved with pedestrian "Acorn" lights and street trees along the Sherman Elementary School area. This design could be extended to encompass Grant Hill Park and Kimbrough Elementary School, completing the Civic Area linkage that ties in all civic buildings in Sherman Heights, Grant Hill and Stockton along a single street.





The Grant Hill historic district, as well as many other areas within the neighborhood, are distinguished by character defining features such as cobblestone walls and historic sidewalk patterns, as well as panoramic views. The *Grant Hill Historic District* document contains a comprehensive discussion of the neighborhood's character defining features. The retention and enhancement of these existing features, as well as the incorporation of these design elements into new development, will further define and improve the character of Grant Hill.

***Recommendation:***

*Work with the Bayview Medical Center administration, the Parks and Recreation Department, Kimbrough Elementary School and community volunteers to identify space requirements and cost to incorporate a small space of the hospital building as a community center that will be manned by the community. Program improvements to Island Avenue as the civic Area corridor that compliments the improvements already started in Sherman Heights. The TEAM will prepare grant requests for the Island Avenue enhancement project from 25th Street to 30th Street to implement the Civic corridor. The retention and enhancement of character defining features should be encouraged.*

## **Street Enhancements**

Grant Hill's location in the center of the hill between Sherman Heights and Stockton make it an important crossroads of central San Diego neighborhoods and historic districts. An important way of improving the neighborhood and making the area more appealing is to capitalize on its historic character and improve selective streets. In Grant Hill those selective streets are the major streets, including Market Street, Imperial Avenue, 25th Street, 28th Street, and 30th Street. The north-south streets link the historic district and the neighborhood to the Golden Hill historic district to the north, and to the Logan Heights and Memorial neighborhoods to the south. The east-west streets similarly link Grant Hill to the Sherman Heights historic district to the west, and to Stockton to the east. 25th Street should be particularly targeted for enhancement because it serves as the boundary/linkage between the Sherman Heights and Grant Hill historic districts, as well as linking to the Golden Hill historic district. Other internal streets that provide important intra-community links are Island Avenue (already discussed in the Civic Area section), K Street, 26th Street, 27th Street and J Street.

Major Streets should be enhanced with pedestrian "Acorn" lights. Vertical skyline trees such as Queen Palms and Norfolk Island Pine trees, are well established trees within the Historic District, combined with wide canopy trees such as Jacarandas.



Island Avenue should be enhanced with pedestrian "Acorn" street lights and Jacaranda trees to connect with Sherman Heights Historic District which has selected that as one of its street trees.

J Street is the southern boundary of Grant Hill Park and terminates at Sherman Elementary School. This street should be lined with pedestrian "Acorn" street lights, and Jacaranda trees, whose flowers will create a blue frame to San Diego Bay views from Grant Hill Park.

Other neighborhood streets should be landscaped with Purple Orchid Trees, Australian Peppermint, Victorian Box, Flowering Pear, or Jacaranda trees .

Conduct research to determine the historical accuracy of the "acorn" style street lights and tree species proposed above. Substitute the appropriate light style and tree species on specific streets, as applicable.

***Recommendations:***

*Seek grantfunds to provide pedestrian "acorn " street lighting in designated streets, and new street landscaping, and program the improvements over a five year period. Seek City Council resolution to exempt the Grant Hill Historic District from the assessment district maintenance citywide requirements and instead have maintenance costs covered by the City's budget to effectively enhance and encourage the preservation of historic sites in the Grant Hill Historic District. Seek alternative energy systems to light up the public areas at minimal energy cost to avoid having to choose between further taxing low income residents with a lighting assessment district or foregoing this important safety improvement. Establish a funding formula for financing street enhancement maintenance activities that would include City base funding, and other funding such as endowments, business "adopt a street" programs, or grants. Recognize the special status of the Grant Hill historic district with identification signage placed at prominent public locations throughout the district. Develop a sign and design standards manual for historic district identification signage, and for storefront design and signage within the commercial areas of the historic district.*

## **Burial of Overhead Utility Lines**

Neighborhood residents consider overhead utility lines to be unsightly, decrease property values and hinder neighborhood improvement. This is particularly the case along the neighborhood's two major north-south corridors, 25th Street and 28th Street. In the past, burial of utility lines was not standard practice. More recently, some development projects may have been exempted from the City's requirement to underground (bury) utility lines. The result is that now Grant Hill is left with miles of overhead utility lines and the inability to pay for the undergrounding of these lines.

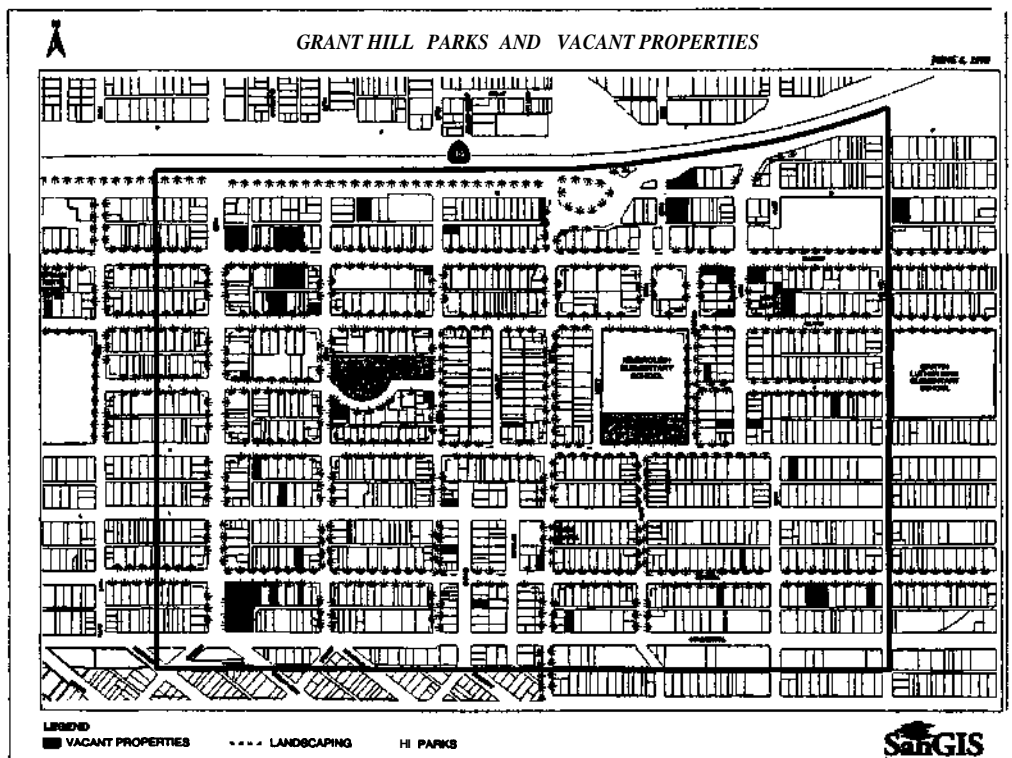


**Recommendation:**

*Waivers for underground utility lines should not be permitted for new development. The City, in conjunction with local utility companies, provides some funding for undergrounding utilities along major streets, through a State Public Utility Program, entitled 20B. The Team should work with representatives of the Program to propose and prioritize overhead utility line burial projects within the community, and ensure that the neighborhood receives its fair share of this funding source; when possible, implementation of these projects should be advanced from Phase III to Phase II. Whenever possible, burial of various utility lines (telephone, television cable, electrical, etc.) should be done simultaneously to reduce disruption to the street and minimize inconveniencing the neighborhood.*

## Mini-Parks

In the past one minipark was acquired and developed in Grant Hill. This park, a 50x140 foot lot is located at the corner of 28th and J Streets. Because of the limitations in the expansion possibilities for Grant Hill Park, and the demand for recreational area by neighborhood residents in this neighborhood of young families, it is recommended that additional Miniparks be considered for acquisition as a cost effective means of meeting neighborhood park needs. Furthermore, based on a recently undertaken existing conditions field analysis of the neighborhood, a number of vacant sites are identified. Development conditions around these vacant sites are poor, and business interests in the community have





further identified the blighting influence of vacant properties on surrounding development and the owners ability to properly maintain properties. One effective means of providing park space will be to acquire some of those vacant lots that are strategically located along community connectors as shown in the map on page 45.

***Recommendation:***

*Assess existing vacant properties for re-use as mini-park space and request grant funding for such purpose. Develop a strategy of neighborhood oversight and maintenance to assist City Park and Recreation maintenance teams. The retention, enhancement and incorporation of character defining features (see Grant Hill Civic Area section) in mini-park development should be encouraged.*

## **Street Maintenance**

A major issue has been raised related to street maintenance, from the existing citywide programs of pavement patching and street sweeping, to the issue of street improvement maintenance via a neighborhood assessment district, which in a low/moderate income community of young working families is not a viable alternative. The result is a continuation of an environment condition not conducive to re-investment.

The involvement of City Streets Division staff in the Revitalization TEAM has allowed for a better communication and understanding of the City's programs, their status and limitations. This involvement will be the basis of a more pro-active street maintenance service to the community.

With regards to maintenance of enhancements such as pedestrian lights and more street trees, a solution to the maintenance funding issue has to be found. A funding pool should be assembled with the City's base funding allocation covering the minimum city standards supplemented by other funds that could be acquired from an endowment fund, private business "adopt a street" programs, or public/private grants sought for maintenance.

***Recommendation:***

*Continue the active involvement of the City's Streets Division staff in the Revitalization TEAM to effectively address street maintenance issues as these come up. Assess funding resources and develop a funding formula for maintenance of new public facilities without resorting to neighborhood assessments which the neighborhood cannot finance. Recognize the special status of the Grant Hill historic district with identification signage placed at prominent public locations throughout the district. Develop a sign and design standards manual for historic district identification signage, and for storefront design and signage within the commercial areas of the historic district.*

*(see Appendix B)*



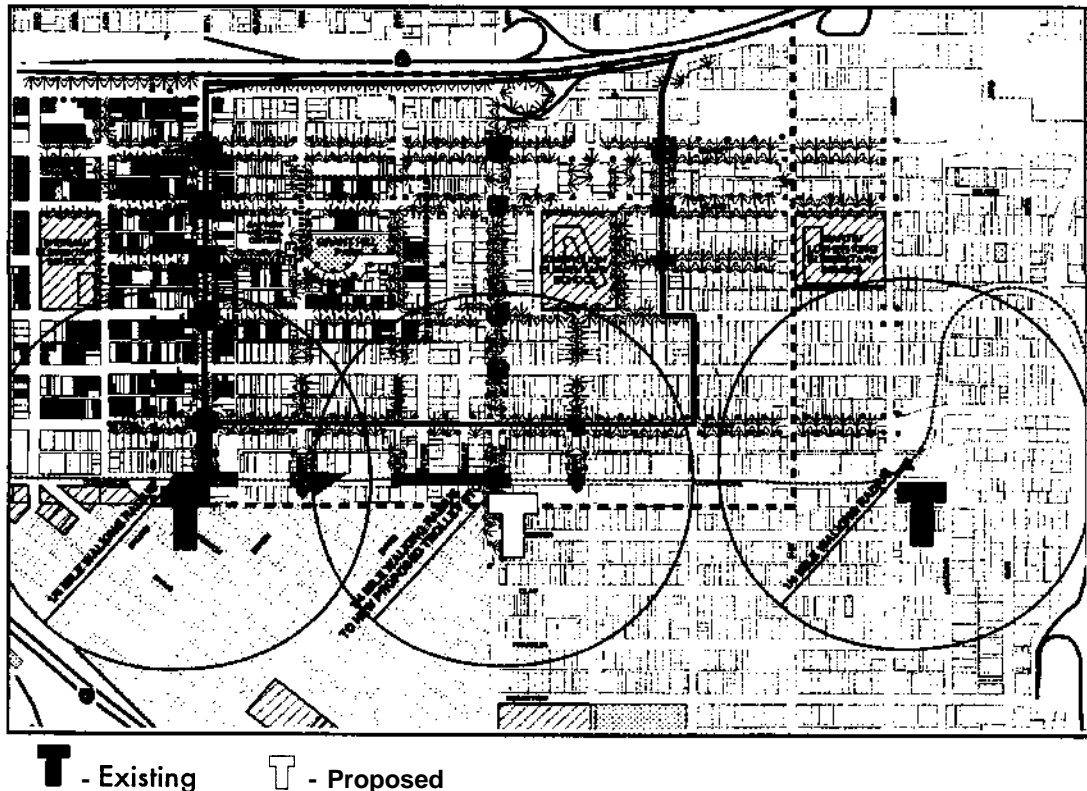
## Jobs and Economic Development

*VISION: "A neighborhood where economic development and jobs are supported by public transit, its residents and businesses"*

After dealing with the pressing problems of providing adequate safety and maintenance conditions, the community representatives turned to the issue of jobs and economic development. Although economic development issues are typically addressed by long term policy, there are a number of actions that could be brought on line such as: densifying Trolley stations, instituting Zoning requirements that encourage quality development, commercial services development to serve the neighborhood and provide jobs, improving mail service, and a Youth-Works program that keeps young people engaged in positive educational and economic activity.

### Increase Density at Trolley Stations

Within the Grant Hill neighborhood there are two Trolley stations. The Trolley constitutes a major investment by the Metropolitan Transit Development Board (MTDB) that brings quality regional accessibility to the neighborhood. When the Grant Hill Historic District was adopted San Diego had two Trolley routes, the International Border Route and the route that runs through Grant Hill. Since that time additional routes have been opened and more are in the works as shown by the map below.





Trolley stations provide an opportunity for development of mixed use higher density development within a one thousand foot radius of the station. To implement this concept a review of the zoning regulations for Grant Hill needs to be made for the incorporation of "Transit Oriented Development". Guidelines for Transit Oriented Development (TOD) are available in a separate report titled "Transit Oriented Development Guidelines" adopted by City Council in 1993. The map shows the areas that would be affected by transit oriented type of development as this relates to existing Trolley stops. The 1000' radius is considered a focus area. Specific applications of mixed-use zoning will need to be studied on a case-by-case basis. It is not intended that TOD development encroach into the historic district. The new Central Area Police Substation, being constructed at the southeast corner of the intersection of Imperial Avenue and 25th Street, will serve as a neighborhood anchor adjacent to the 25th street trolley stop. Additionally, Grant Hill residents have requested one additional Trolley stop at Commercial and 28th Street to better service their neighborhood. The map also shows the potential redevelopment opportunity that would result with the addition of that station.

Transit Oriented Development (TOD) guidelines generally recommend mixed uses with commercial retail on the ground floor, office and residential uses located within one thousand feet of a trolley station, with residential densities slightly higher at 30 dwellings per acre, or 3-4 units per standard 5,000 square foot lot. The Imperial Avenue/Commercial Avenue corridor, with its existing industrial character coupled with the surrounding neighborhood's demography also lends itself to light manufacturing industrial use integrated into the mix-use complex.

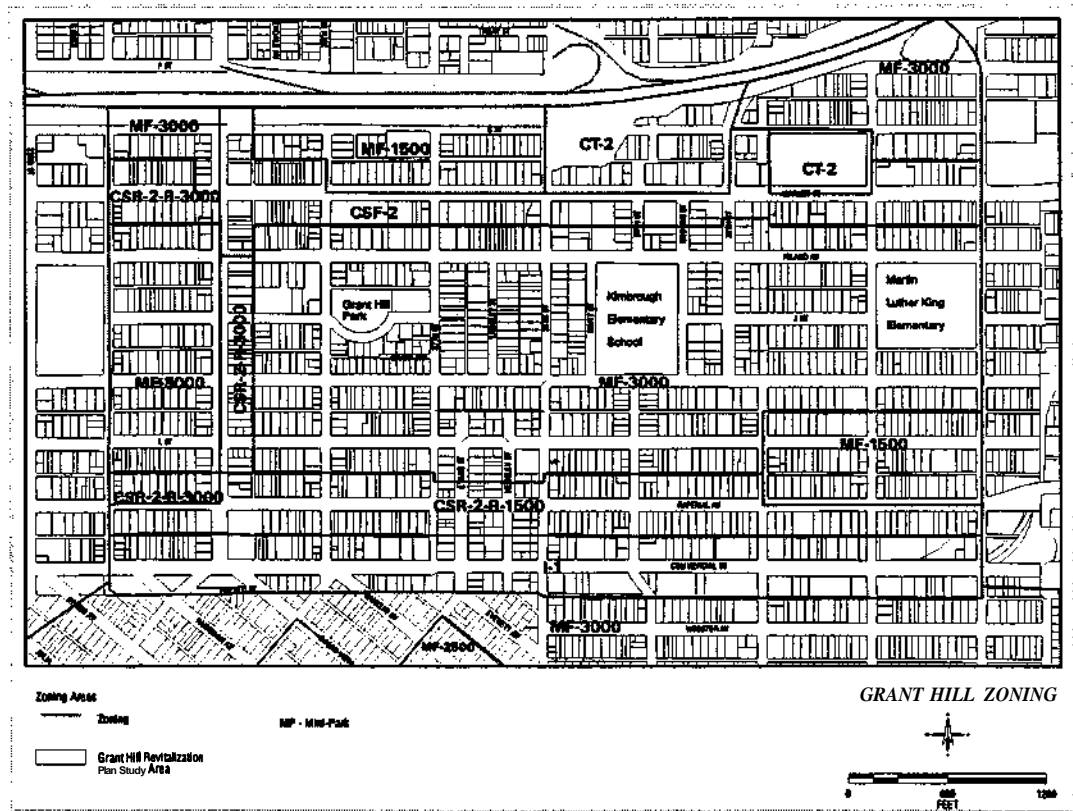
***Recommendation:***

*Upon approval of this Revitalization Action Program, identify viable mixed uses and specific amendments to the Southeastern San Diego Planned District Ordinance necessary to implement the Trolley Station/Transit Oriented Development concepts in Grant Hill. The design and architectural features of the new Central Area Police Substation should be considered when formulating revitalization plans for the adjacent area.*



## Analysis of the Southeast San Diego Planned District Ordinance (PDO)

Efforts to revitalize Grant Hill have encountered problems with the application of the regulations of the Southeastern San Diego Planned District Ordinance (PDO). TEAM members, including neighborhood residents and business operators, feel that the regulations inhibit the ability to improve the neighborhood in an economical, affordable manner while maintaining a reasonable quality of development.



Some of the regulations in need of review include requirements for facade articulation (which may include a variety of textures and colors, window treatments, and other architectural detailing) and diagonal dimension controls (requiring building modulation, "jogs" or setbacks in exterior building planes), which can unduly restrict development and construction of such things as new types of manufactured housing. Other regulations in need of review include the maximum building height limit of 24' (instead of the City wide 30' height limit), fence materials and fence heights in front yards. Issues also discussed included the need to address development regulations relative to small lots and sub-standard lot sizes (this is particularly problematic in the historic district area), as well as restrictions on lot consolidation, building setback requirements, and the potential for allowing mixed-use developments in commercial corridors and transit-oriented developments (TODs) adjacent to trolley stops. It was suggested that the original drafters of the PDO be invited to explain their rationale for the PDO regulations, so that a rational approach to the zoning regulations update can be accomplished.



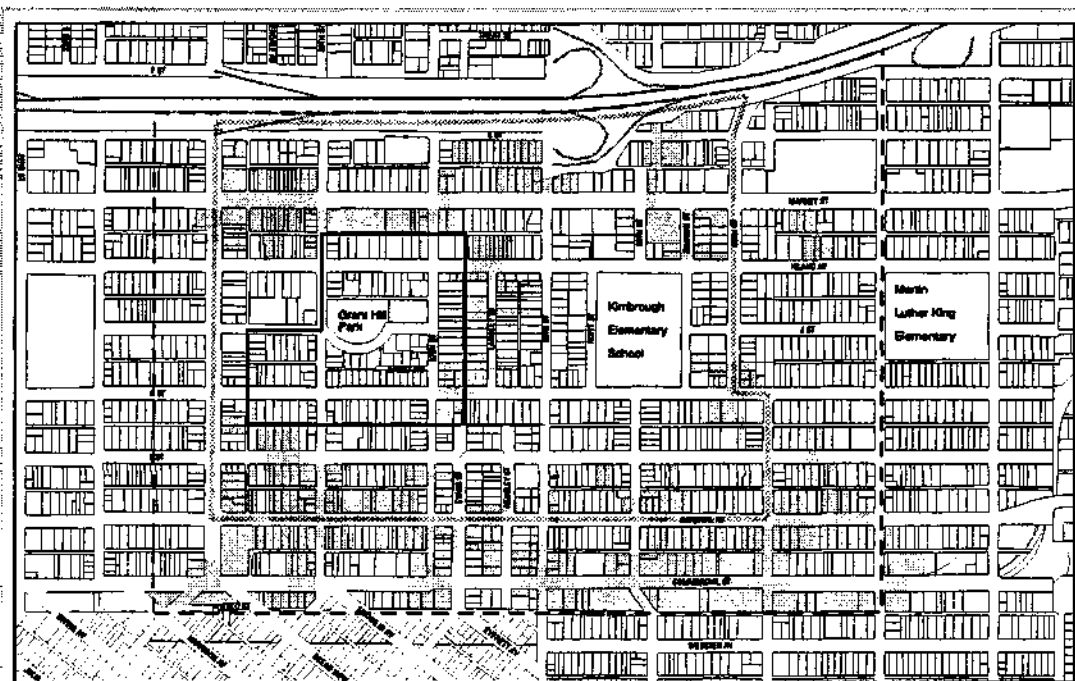
In Grant Hill, the low density zoning, hilly terrain, small lot sizes, and economic conditions may make implementation of many of the PDO requirements too costly and qualitatively counterproductive. It is suggested that these issues be analyzed and alternative methods be used to better address site planning, landscaping and architectural design. These alternative methods should be translated into regulations that will be incorporated into an amended Southeastern San Diego Planned District Ordinance.

**Recommendation:**

*The Team should work with City staff to initiate and conduct an analysis of the Southeastern San Diego Planned District Ordinance (PDO) regulations relative to the issues described above; and to prepare recommendations for amending the PDO by revising specific regulations, and/or incorporating alternative compliance options. Recommendations for amendments to the PDO necessary to implement the Trolley Stop/Transit Oriented Development guideline concepts in Grant Hill should also be included in this process. As part of the PDO analysis process, the Team should meet with the original group members who formulated the PDO, so that the Team can better understand the reasons for the existing regulations.*

## Housing Improvement

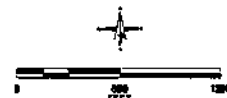
At the heart of creating a vital neighborhood is the commitment of residents to remain in and improve the neighborhood where they currently live. Also important is attracting new residents to invest in the community. Grant Hill is essentially a residential neighborhood. Many fine single family homes and character defining features (see *Grant Hill Civic Area*



Rehabilitation Areas  
 Grant Hill Revitalization Plan Study Area  
 Grant Hill Neighborhood

Grant Hill Historic District  
 MP - Mini-Park

GRANT HILL AREAS IN GENERAL NEED OF REHABILITATION





section) exist within the area. Many are in need of sprucing up or minor repairs, while others require more substantial improvements. A key ingredient of the economic revitalization of the neighborhood will be increasing home ownership and rehabilitating homes in need of improvement.

There are a number of vacant undeveloped properties within the Grant Hill neighborhood that have fostered around them varying blighted conditions. It is important that new housing be incorporated in these areas expeditiously. New housing should cater to first time homeowners in order to further improve the neighborhood with residents who have a stake in their neighborhood by the fact that they plan to stay and invest in it. Some zoning regulations that apply in the area have been found to be counterproductive and not foster the quality development initially sought specially with regards to small lot development by small developers. Manufactured housing which provides quality housing at moderate cost is also somewhat constricted by the zoning regulations in place.

Historic home rehabilitation is another important aspect of the Housing Improvement Program. The Sherman Heights Home Architects Assistance Program and a similar one for garden improvements should be applied to Grant Hill's historic homes. Also, the involvement of Neighborhood Housing Services (NHS) a non-profit agency with a proven record in the eradication of vacant buildings, implementation of home ownership programs, and housing rehabilitation should be sought as an extension of their new program to begin operating in Sherman Heights in the Fall of 1998. The Mills Act, adopted by the City of San Diego, is State enabling legislation that provides a property tax reduction for owners of historic properties. This program is available to owners of historic properties in Grant Hill and other areas of the City. Property owners must apply to, and enter into a contract with, the City in order to receive this tax reduction. Both Grant Hill and Sherman Heights are included in the Mills Act program. The City Council specifically has exempted Grant Hill and Sherman Heights from the typical redevelopment area restrictions applied to this program.

***Recommendation:***

*The TEAM should work with City staff to review existing zoning regulations and to prepare recommendations for amending the Southeastern San Diego Planned District Ordinance by developing optional alternative compliance regulations for cases where certain conditions such as individual small lot development patterns, etc., exist. The successful historic home rehabilitation programs of Sherman Heights should also be implemented in Grant Hill, and the involvement of NHS in eradicating vacant buildings, and expanding new home ownership programs should be encouraged. The use of the Mills Act tax reduction program by owners of historic properties should be continued and encouraged. The retention and enhancement of character defining features should also be encouraged.*



## **.Commercial Services**

Prior studies in the general area have identified the need for certain key neighborhood serving commercial uses such as drug stores, apparel stores, grocery stores, etc. These commercial services which once existed in the community have moved away over the years, as suburban development took-off, large sites became scarce and expensive to consolidate, and freeways took away through traffic and instead delivered customers more conveniently to modern suburban shopping centers.

During the Workshop, children also identified the need for commercial facilities that support their growth and education, such as clothes stores, pencil and school supply stores, book stores, ice cream shops, etc. Other retail needs that are obviously missing and could very well support a "captured" transit oriented residential population in excess of 41,000 people in the immediate area are restaurants, shoe repair, cleaners and similar neighborhood services.

Office development is also lacking although a population in excess of 41,000 people often command office services like attorneys, accountants, **realestate**, dentists and other medical services. The Bayview Hospital site is already making efforts to become site for medical facilities and services. Other office services could also attach themselves to the facility.

A recently formed Inner-City Business Association should become the catalyst for the improvement and marketing of commercial development. The Southeastern San Diego Development Corporation (SEDC) should become involved in assisting the merchants and community to develop and market this resource, as should the City's Office of Small Business.

### ***Recommendation:***

*Establish a Taskforce made up of SEDC, Office of Small business and Inner-City Business Association to identify market demand and develop a marketing **pro gram** for the revitalization of the commercial corridors of Market street and Imperial and Commercial Avenues.*

## **Empowerment Zone/Enterprise Community Initiative**

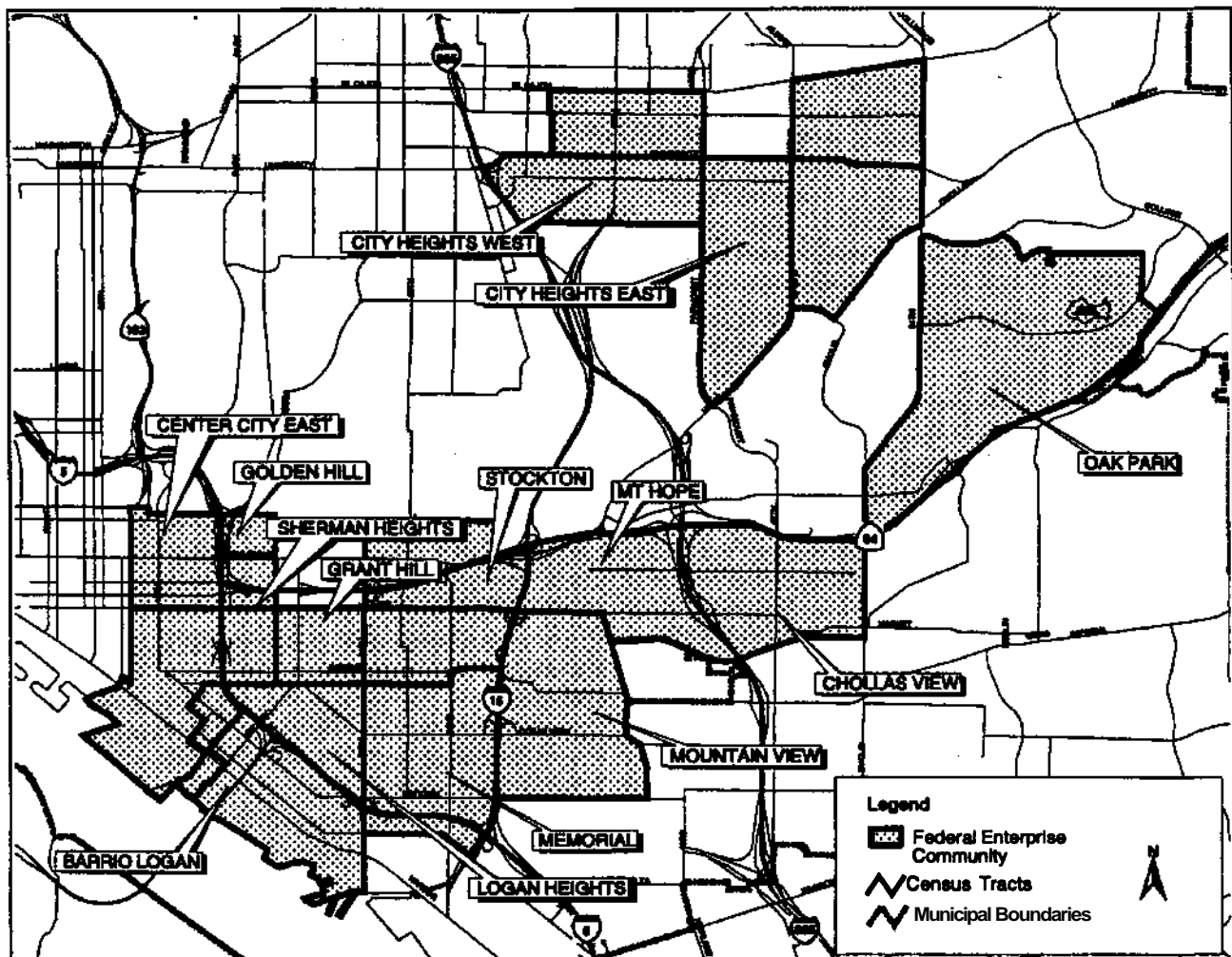
The federal Empowerment Zone/Enterprise Community Initiative is President Clinton's key community revitalization strategy. It stresses "bottom up" local planning and coordination of efforts. The four key principles of the initiative, economic opportunity, sustainable community development, community-based partnerships, and a strategic vision for change, provide a framework for community growth and revitalization. The 10-year initiative is now in its



fourth year in San Diego. The program covers a large area including portions of City Heights and Southeast San Diego; Grant Hill and surrounding neighborhoods are also included.

The Empowerment Zone/Enterprise Community program has a one time allocation of grant funds for a variety of revitalization efforts in the form of grants, bond financing, and tax credits, access to tax exempt financing, waivers of some federal requirements, and preference points and targeting of some federal funds. There are a variety of options, including matching grants for housing rehabilitation.

The Empowerment Zone designation provides for a higher level of federal revitalization resources, tools and incentives than the Enterprise Community designation does. San Diego is currently designated an Enterprise Community. In April, 1998, Vice President Gore announced the creation of 15 new urban Empowerment Zones; various cities nationwide will compete to be one of the 15 cities with this designation. San Diego is in the process of applying for the Empowerment Zone designation.





.Economic development strategies will be major components of the Empowerment Zone/Enterprise Community program. The local communities and neighborhoods will be involved in how funding is spent. The Grant Hill Revitalization Action Program will be incorporated into the strategies. The Empowerment Zone/Enterprise Community program's local governance Board meets monthly, and it is interested in implementing Grant Hill revitalization priorities.

***Recommendation:***

*The TEAM should provide a liaison to the governance Board and program staff to learn more about specific programs that can benefit residents and business owners in Grant Hill. A neighborhood resident should actively seek election to the Board to increase visibility for Grant Hill, and increase the potential for direct assistance to Grant Hill residents. The Team should support the City in its effort to be designated an Empowerment Zone.*

## **Improved Mail Service**

An early concern identified was the lack of mailboxes in the Grant Hill neighborhood. To mail letters people had to travel outside their community to find a mailbox. Since the revitalization Program begun, thanks to the Council District 8 Office, a mailbox has been located in front of Kimbrough Elementary School. The service should be further expanded, and will be so once the commercial areas become more developed. An additional site worthy of consideration for a mailbox is the entrance to the Bayview Hospital. This mailbox will provide more convenient service to the hill area. Additional services with a stamp outlet franchise should be made available in conjunction with commercial development and revitalization.

***Recommendation:***

*The TEAM should work with Bayview Hospital and the US Post Office to place another mailbox at the entrance to Bayview Hospital where the Police Storefront and the additional activity at the Hospital can provide security. Additionally, the TEAM should work with the Inner-City Business Association to encourage merchants to contract with the US Post Office for a franchise outlet that can dispense stamps and other services.*

## **Youth-Works**

Youth training is a major component of job development and stability for the neighborhood. There are a number of programs available which have had mixed success, but it is difficult to identify these programs and bring them to operate in the neighborhood. The City's Park and recreation Department has presently an "after school program" that has its center of



operations at the Kimbrough Elementary School. The Police Department has successfully run recreational and mentoring programs in many communities such as City Heights, The City's Library Department has many programs designed to keep youth studying after school, and also sponsors literacy programs for adults. There are many non-profit organizations that are involved a youth activities throughout the City.

Two big problems exist in bringing about an effective program: One is the scattered nature of the activities and the fact that not one single agency, department or individual has a grasp on the activities available citywide; and. Two unlike Sherman Heights and other neighborhoods, Grant Hills does not have a community center available which can become the focus of these activities.

It is suggested that the Bayview hospital be considered as the site for a Grant Hill neighborhood center where spaces could be made available for youth activities and training. If space is not available, Kimbrough Elementary School which should be a partner in this endeavor, could become an option. In addition to the Library, Parks and Recreation and Police Department programs, San Diego Youth and Community Services non profit agency operates youth activities in central San Diego. All these and more resources should be integrated into a comprehensive Youth-Works Program for Grant Hill.

***Recommendation***

*Establish a Grant Hill Revitalization TEAM coordinator of Youth-Works who will connect all applicable youth programs that could be brought to Grant Hill, find locations in the neighborhood for their activities and/or seek funding to provide youth with access to other locations in the City.*



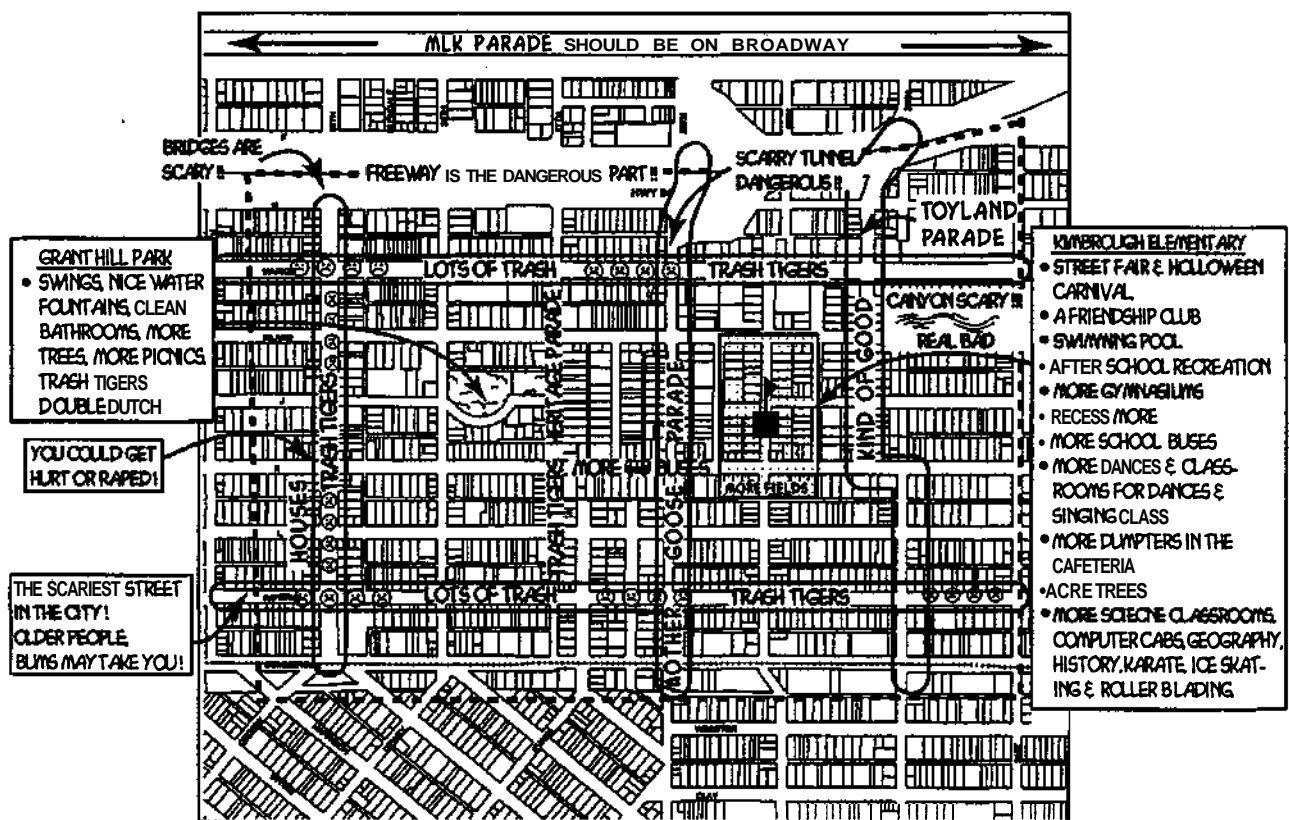
## Neighborhood Celebration

*VISION: "A neighborhood that recognizes its context, history, and people who come together to celebrate its existence"*

During the Workshop, Grant Hill residents raised the issue of lack of readily accessible and locally situated community center. Although many residents go to the Sherman Heights Community Center for services, the site is not within the Grant Hill neighborhood and residents of Grant Hill do not feel as comfortable as they would in their own neighborhood. The Bayview Hospital complex has been identified as an obvious site for a Grant Hill Community Center. This topic is discussed in detail in the Public Improvements and Services Section of this report.

### Grant Hill Child's Summary Map

LATASHA    UNIQUE    FEDERICO  
ANGELIA    JESUS    IGNACIO  
RUGUEL    MARTIN    TRICIA



BASKETBALL & SOCCER  
AT THE STADIUM

FOR TOO MUCH SUN

- UMBRELLAS
- TREES

MORE TREES ON THE HOUSES  
SLIDES EVERYWHERE

DOWNTOWN IS REALLY DUMPY  
NEEDS TRASH TIGERS

ICE CREAM DAY!!

#### STORES

- TOY
- CLOTHES
- PENCIL & SCHOOL SUPPLIES



The children at the Workshop also identified the need for neighborhood events and celebrations in the form of parades, etc. They even identified specific routes and types of parades they were seeking. This is something that Kimbrough Elementary School may wish to become involved in and sponsor, in conjunction with their educational program.

Children's Workshop Summary Map

***Recommendation***

*Work with Bayview Hospital to identify space available for a small community center for the Grant Hill neighborhood. A Task Force should be established with TEAM members, Bayview, the Inner-City Business Association and others interested in developing a program and plan for the Bayview complex to take on this important role. Community representatives, students and Kimbrough Elementary School should identify special days and festivities that could be celebrated in the Grant Hill neighborhood.*





## *Appendices*



## **APPENDIX A**

### **TRASH AND LITTER ISSUES**

**Prepared by Rhonda Pryor, Environmental Services Department**

#### **STAIRS AT 28TH STREET LEADING TO MARKET STREET:**

*Clean-up request submitted 2/19/98. I will routinely monitor.*

**TRASH AREAS: 25th St. - South of Market St. - Market St. around bridge and east of 28th St.**

#### **AREAS IN THE PUBLIC RIGHT-OF-WAY:**

1. 28th St. under bridge - posted 2 shopping carts: *Requested the removal of shopping carts and scattered litter.*
2. 600 block 28th at G St., southwest corner: *Requested the removal of trash in street.*
3. 500 block 28th St., bottom of stairs on sidewalk: *Requested the removal of scattered papers and trash.*
4. 2700 block of G Street: *Requested the removal of broken trash bags on unimproved sidewalk.*
5. 2600 block of G Street: *Requested the removal of discarded tree branches in street and behind barricade.*

#### **PRIVATE PROPERTY ISSUES (same boundaries as above):**

1. 438 Langley Street. Overflowing dumpster sitting partially on the sidewalk / lid not closed: *Notice of Violation sent to property owner 3/6/98.*
2. 418-422 Langley Street. Two sofas and pile of yard waste next to wall in front of property: *Notice of Violation sent to property owner 3/6/98.*

**TRASH AREAS: The vicinity of Kimbrough Elementary School between 25th St. and 31st St., - south of Market St.**

#### **AREAS IN THE PUBLIC RIGHT-OF-WAY:**

1. 3000 J St., south alley: *Requested the removal of two mattresses.*
2. 2500 Island Ave., north alley: *Requested the removal of wood and mattresses.*
3. 500 25th St., east alley: *Requested the removal of scattered litter and debris.*
4. 2600 Island Ave., north alley between 26th & 27th: *Requested the removal of trash between fence and curb, 5 mattresses, wood, and chair.*
5. 300-400 block of 27th St., east alley (alley between 27th & Langley St.): *Requested the removal of sofa and mattress.*



6. 3100 G St., north alley: *Requested the removal of sofa and chair.*
1. 27th St. between K St. & L St.: *No litter code violations found.*
8. Alley at G Street: I Inspected all alleys north of G Street between G St. and Market Street. *No litter code violations found.*
9. Areas behind Island Avenue. *Same location as item #2.*
10. Alleys at G Street: *No litter code violations found.*
11. Alley at 26th St. & Island Avenue: *Same location as item #4.*

**PRIVATE PROPERTY ISSUES (same boundaries as above):**

1. 2964-2966 J Street. Two discarded sofas and table on rear of property: *Notice of Violation sent to the property owner 3/6/98.*
2. 412 30th Street. Overflowing dumpster and litter on ground around: *Notice of Violation sent to property owner 3/6/98.*
3. 2566-2568 Island Avenue. Discarded carpet, wood, tires and mattress on rear of property: *Notice of Violation sent 3/6/98.*
4. 2722-2724 K Street. Six refrigerators with doors in driveway: *Called SDPD 3/4/98 to report. Also, sent a referral to Neighborhood Code Compliance Division (NCCD) for storage violation.*
5. 27th St. & Imperial Ave., southeast side: *In compliance / closed case 2-2-98.*
6. 28th St. & K St., southeast corner: *In compliance / closed case 10/27/97.*
7. 2904 Market Street. Overflowing dumpster: *Notice of Violation sent to property owner 3/6/98.*

**The following general comments and issues addressing trash and litter problems are from the September 27, 1997 Community Workshop, and subsequent Revitalization Action Team meetings:**

- More street sweeping. Provide signs to indicate no parking (for street sweeping) on certain days. Enforce parking restrictions.
- Need permanent concrete street trash cans like in downtown. Need trash cans near schools.
- Clean up stairs at 28th and Market Street leading to Market street.
- Trash areas: 25th St., south of Market St.; Market Street, around the bridge and east of 28th St.; the vicinity of Kimbrough Elementary School; between 28th and 31st, south of Market St.; alleyways between G St. & Market St.; and the alleys east of 25th Street.
- Alley at 26th & Island has homeless, trash and rats.
- Trash & debris locations: Alley between 27th & Langley; 27th between K & L; 26th & Imperial (SE side); 28th & K; 28th between K & Island (across from grocery store); between 28th & 31st, south of Market; alley at G St.; and areas behind Island Ave..
- Pigeons under CalTrans and Market St. bridges create problems.



- The park has serious trash problems including large trash dumping, broken glass, and syringes (drug needles) in the sandbox and other play areas.
- Post "No Littering" signs throughout the neighborhood.

[Note: The City's policy is to request "No Littering"/"No Dumping" signs only if there is a chronic problem with dumping. Typically at the dead end of a street where crews would need to respond on a weekly basis (over a long period of time). "No littering"/"No Dumping" signs do not necessarily discourage people who illegally dump. Signs are vandalized and items are dumped right in front of signs.]



## **APPENDIX B**

### **STREETS AND TRANSPORTATION ISSUES**

**General Comments from the September 27, 1997 Community Workshop, and issues raised during subsequent Revitalization Action Team meetings:**

#### **Traffic Control:**

- More traffic signals to organize traffic. Too many accidents (27th & Market).
- New traffic control, including crosswalks and signs identifying School Zone, at Island & Hoitt and in vicinity of Kimbrough Elementary School, for school children. Slow down traffic for school children walking along Island, K, & Hoitt.
- To provide a safer crossing for Kimbrough students, provide a crosswalk at 29th St. & Island Ave. (crossing Island Avenue). Also, consider locating a stop sign at this intersection.
- Also, to provide a safer crossing for Kimbrough students, a stop sign or some other kind of traffic control is needed at 30th St. between Island Ave. and K St. (At J St. ?). School zone signs are recommended in this area.
- Need traffic control and safe pedestrian crossings, particularly: Market at 25th, between 26th & 27th on hill crests, 28th and 29th - the hills create poor visibility. Signs indicating pedestrian crossings to oncoming motorists are recommend; Island between 27th & 30th; J St. at Dodson; and K St. at Hoitt & Dodson.
- Need 4-way stops: 27th & Island, 29th & Island, and K & Hoitt.
- Traffic should be slowed on 27th Street at K Street, where there is a dip.

#### **Street Improvements:**

- Repave Streets: 27th between Island Ave. & J St.; J St. along the south side of the park; new sidewalks for 28th St..
- 27th Street, from G street to Commercial Street, needs paving, curbs, and general maintenance and improvements.
- 28th St., between Island Ave. & K St., east side, needs paving repair.
- Improve all unpaved alleys, particularly between 27th & J - 27th & Langley.
- Need sewer repair (427 26th St.).
- Repair erosion problem near Island Avenue and 26th Street. Erosion problems at the park
- Cracked sidewalk at 300 block of 27th St., near the park.
- 29th St., west side, between which? streets, has a hole which needs to be repaired. This may have been caused by water leaks.



### **Landscaping:**

- Tree trimming: 30th St. (where garbage trucks get tangled in trees); 30th St., between Island Ave. & K St., west side, needs tree trimming.
- Palms trees - maintain or remove (they attract pigeons, bats, rodents). Remove palm tree at 2746 Island.
- Provide street trees.
- Landscape Imperial Avenue; the vicinity of 27th St. & J St.; and the vicinity of Kimbrough Elementary School (maintain landscaping, which is being trampled by children).
- Work with local colleges and CalTrans to develop and implement landscaping plans.

### **Lighting:**

- Street lights, ASAP, throughout the neighborhood, particularly at: 27th St. near the park; Market St. between 25th and 27th; on Grant Way (alley) between 26th and 27th Streets; and near the empty lot across from Bayview Medical Center on island Avenue between 25th and 26th Streets.
- High Crime Area Standards should be used for upgrading existing street lighting and installing new lighting in residential areas, alleys, and commercial street areas of Grant Hill\*.
- Street lighting should be high pressure sodium, white, with wattages as listed below\*:

<b>Street Width</b>	<b>Lamp Wattage</b>
Residential	
40'	150 watts
40'-52'	250 watts
Residential mid-block, 300' or longer	
40'	150 watts
40'-52'	250 watts
Alleys	150 watts
Commercial Streets	250 watts

Wattages should not be reduced because of future budget constraints.

\*Appropriateness of these recommendations will need to be determined by City technical staff at the time lighting improvements are implemented



**Transit:**

- Provide a new Trolley Stop at 28th St. & Commercial St. to better serve Grant Hill.
- Need bus benches and shelters along Market, Imperial, 27th, & 29th Streets.

**Postal Service:**

- Need more mail boxes (particularly at 28th St. & Island Avenue).



## **APPENDIX C**

### **POLICING AND PUBLIC SAFETY ISSUES**

**General Comments from the September 27, 1997 Community Workshop, and issues raised during subsequent Revitalization Action Team meetings:**

#### **Drugs**

- Drug dealing at: 27th and Imperial, 27th and Island, 30th and Market, 30th and K, 28th, alley between 28th & Langley.
- Drug dealing in apartment complexes.
- Abate, demolish drug houses; remove or improve abandoned houses; institute Tenant/Landlord education program (like City Heights).
- Liquor stores foster loitering and drug sales. Abate drug sales on and around liquor stores.
- Used syringes in the (Grant Hill) Park; drug use.
- Needle exchange programs may be problematic.

#### **Prostitution**

- Prostitution. Hang-outs at: alley between G Street and Market, 30th and Island.

#### **Homeless**

- Homeless: late night noise, trash, safety issues.
- Homeless activity at: 27th and Island, alley at 26th and Island.

#### **Police Department/Community Partnership**

- Need for more police resources in the community, and better communication between Police and the community.
- More police patrols (Island Avenue).
- More police patrols at school.
- Better relationship/more enlightenment between Police and children.
- Quicker Police response. Police often show up after incident is over.
- Activate Central Police Station at Imperial and 25th as soon as possible.
- Need information on Police Beat.
- More bilingual police.
- Police policies should be explained to the community.
- Many community members fear and mistrust the Police Department.

#### **Miscellaneous**

- Safety problems in Grant Hill Park. Removal of restroom facility.
- Abandoned vehicles on streets.



## APPENDIX D

### Guide to Code Compliance Agencies in the City of San Diego

The City of San Diego is governed by many codes and regulations. These codes are enforced by several different Federal, State and local agencies that have jurisdiction within the City of San Diego. This is a list of those agencies and the most common problems handled by each.

These agencies generally operate on a complaint driven basis. If you are affected by a problem listed below, call the listed phone number to report the problem or obtain more information. When calling, you will be speaking with a receptionist who will ask for information about the problem. You will be asked to provide your name and phone number so that a staff member can contact you for further information if required. **Your name and phone number will be kept strictly confidential on issues handled by Neighborhood Code Compliance.** You will also be asked to provide specific information about the problem and its location. Some agencies may require a complaint to be submitted in writing.

In most cases, an investigator will respond to the request within one to fourteen business days depending upon the seriousness of the complaint.

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#### DIRECTORY

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<b>Animal Control.....236-4250</b>	<b>Dilapidated structures.....236-5500</b>
<b>Coyotes, rabbits.....236-4250</b>	<b>Neighborhood Code Compliance</b>
County Animal Control	<b>Dilapidated fences.....236-5500</b>
<b>Air Pollution.....694-3307</b>	<b>Neighborhood Code Compliance</b>
<b>Alcoholic Beverage Control.....525-4064</b>	<b>Disabled access.....236-5500</b>
<b>Abandoned Vehicles.....531-2000</b>	Neighborhood Code Compliance
<b>Police Department</b>	<b>Dumping.....492-5055</b>
<b>Asbestos.....338-2095</b>	Environmental Services Department
<b>County Environmental Health</b>	<b>Dumping chemical.....654-4100</b>
<b>Brush - excessive/canyons.....533-4444</b>	<b>Electrical system faulty.....236-5500</b>
<b>Fire Department</b>	<b>Neighborhood Code Compliance</b>
<b>Building without permit.....236-5500</b>	<b>Encroachment: dumpsters.....492-5055</b>
<b>Neighborhood Code Compliance</b>	<b>Environmental Services Department</b>
<b>Business in residential zone.....236-5500</b>	<b>Encroachment: all other.....235-5500</b>
<b>Neighborhood Code Compliance</b>	Neighborhood Code Compliance
<b>Business Tax Certificates.....236-6173</b>	<b>Fences.....235-5500</b>
Financial and Technical Services	<b>Neighborhood Code Compliance</b>
<b>Border Patrol.....662-7321</b>	<b>Fire hazards.....533-4411</b>
<b>Cal/OSHA.....279-3771</b>	<b>Fire Department</b>
<b>Child abuse hotline.....560-2191</b>	<b>Flies and vermin.....694-2888</b>
<b>Police Department</b>	<b>County Environmental Health</b>
<b>Combustibles - accumulation.....533-4411</b>	<b>Food illness reports.....338-2222</b>
Fire Department	<b>County Environmental Health</b>
<b>Contractor's Licensing Board.....455-0237</b>	<b>Food store sanitary conditions.....338-2222</b>
<b>Demolition without permit.....236-5500</b>	<b>County Environmental Health</b>
<b>Neighborhood Code Compliance</b>	<b>Garage sales - excessive.....236-5500</b>
<b>Dead animal removal</b>	<b>Neighborhood Code Compliance</b>
North of I-8.....492-5060	<b>Garages - illegally converted.....236-5500</b>
South of I-8.....390-8204	Neighborhood Code Compliance
<b>County Animal Control.....390-8204</b>	



<b>Grading without permit.....</b>	<b>235-5500</b>	
Neighborhood Code Compliance		
Graffiti hotline (private property) 525-8522		
Neighborhood Code Compliance		
Hazardous chemicals.....	533-4411	
Fire Department		
Hazardous Storage only.....	533-4477	
Fire Department		
Health violations.....	338-2222	
County Environmental Health		
Housing - substandard.....	236-5500	
Heating - faulty system.....	236-5500	
Neighborhood Code Compliance		
Infectious waste.....	338-2222	
County Environmental Health		
Inoperable vehicles.....	531-2000	
Police Department		
Litter.....	492-5055	
Environmental Services Department		
Mediation Center.....	238-2400	
Mobile homes.....	236-5500	
Neighborhood Code Compliance		
Newsracks.....	236-5500	
Neighborhood Code Compliance		
Noise - <b>dogs, construction</b> , music ..	236-5500	
Neighborhood Code Compliance		
Open Space maintenance.....	685-1350	
Park and Recreation		
Painting ( <b>spray</b> ),		
Welding in garages.....	<b>236-5500</b>	
Neighborhood Code Compliance		
Parking in yards.....	495-7800	
Vehicle Abatement		
Plant growth onto sidewalks.....	527-7500	
Transportation Department		
Plumbing - faulty system.....	236-5500	
Neighborhood Code Compliance		
Potholes.....	527-7500	
Street Maintenance		
Public swimming pools.....	338-2222	
County Environmental Health		
Rats.....	<b>694-2888</b>	
County Environmental Health		
Remodel without permits.....	236-5500	
Neighborhood Code Compliance		
Restaurant sanitary conditions.....	338-2222	
County Environmental Health		
Refuse collection.....	492-5060	
Environmental Services Department		
Safety violations in buildings.....	236-5500	
Neighborhood Code Compliance		
Scavenging.....	492-5055	
Environmental Services Department		
Sidewalks - broken and cracked ...	527-7500	
Transportation Department		
Signs - no permits.....	236-5500	
Neighborhood Code Compliance		
Signs - in public right-of-way.....	236-5500	
Neighborhood Code Compliance		
Street signs - obstructed.....	527-7500	
Transportation Department		
Street tree maintenance.....	527-7500	
Transportation Department		
Vacant unsecured structures.....	236-5500	
Neighborhood Code Compliance		
Water connections - illegal.....	515-3500	
Water Department Customer Service		
Water theft.....	515-3500	
Water Department Customer Service		
Weeds - excessive.....	533-4444	
Fire Department		
Welding - fire hazard.....	533-4411	
Fire Department		
Zoning information.....	<b>236-6270</b>	
Development Services Department		

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## AGENCIES RESPONDING TO COMPLAINTS

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### County Health Department Community

Food & Housing.....338-2222

    This agency investigates food illness reports, regulates public swimming pools, and sanitary conditions in markets and restaurants.

### County Health Department

Hazardous Material Management.....338-2222

    Example violations include dumping and storage of hazardous chemicals and waste, as well as infectious waste.

### County Health Department

Vector Surveillance and Control.....694-2888

    Reports of rats (not mice), flies and other vermin are handled by this agency.



Environmental Services Department	
Solid Waste Code Enforcement.....	492-5055
Investigates and resolves litter violations, illegal dumping, scavenging, and all dumpster encroachment.	
Fire Department Fire Prevention Bureau.....	533-4411
Accumulation of combustibles and unsafe conditions that could cause a fire such as welding and spray painting in garages are some of the problems handled by this agency.	
Neighborhood Code Compliance.....	236-5500
This agency enforces a wide variety of municipal ordinances, such as housing, health and safety codes, zoning and sign codes, building codes, land development ordinances, graffiti, and noise.	
Police Department Abandoned Vehicle Removal.....	531-2000
Vehicles parked on public streets for more than 72 hours or inoperable vehicles should be reported to this office.	
Transportation Department Streets Division.....	527-7500
Example violations include plant growth over sidewalks and streets; obstructed street signs and traffic control devices.	
Water Department Waste Conservation Hot-Line.....	239-0132
Water theft from fire hydrants without a meter, water theft from a city main and water connection to a residence without a meter are cases investigated by this office.	





# *Acknowledgements*





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\* Individuals who have been active participants and have consistently attended Grant Hill Revitalization Action Team meetings.



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