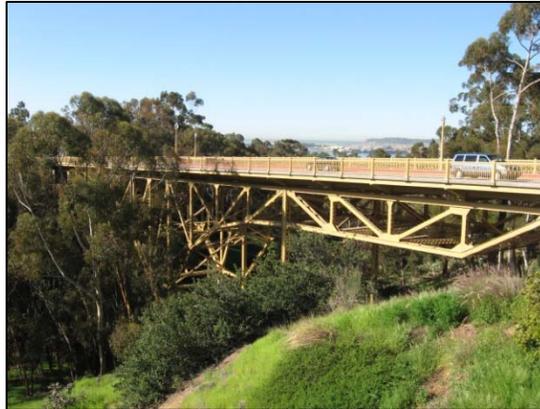


Historic Resources and Conservation Areas Open House Uptown Community Plan Area



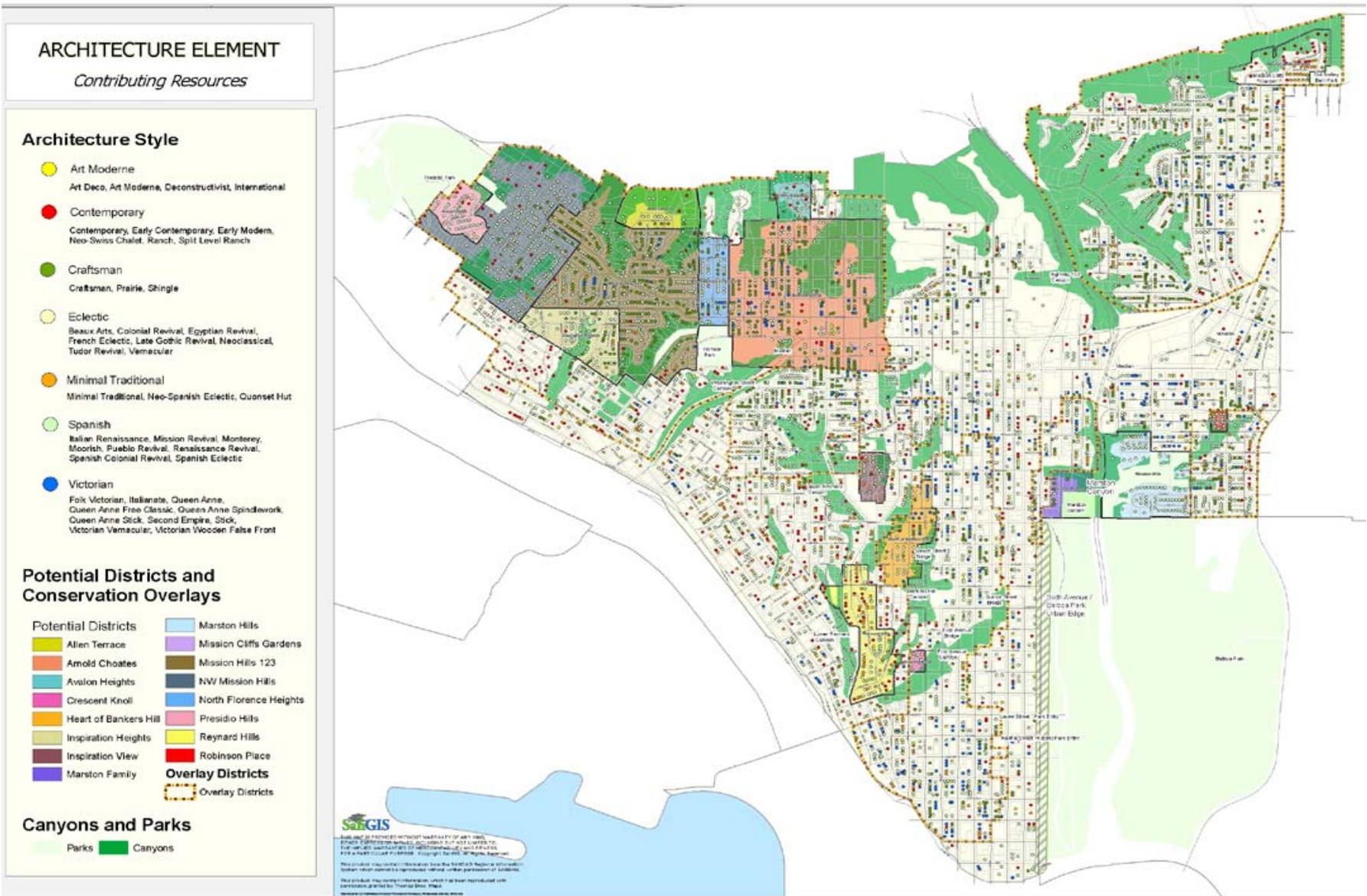
March 19, 2011

Agenda

Uptown

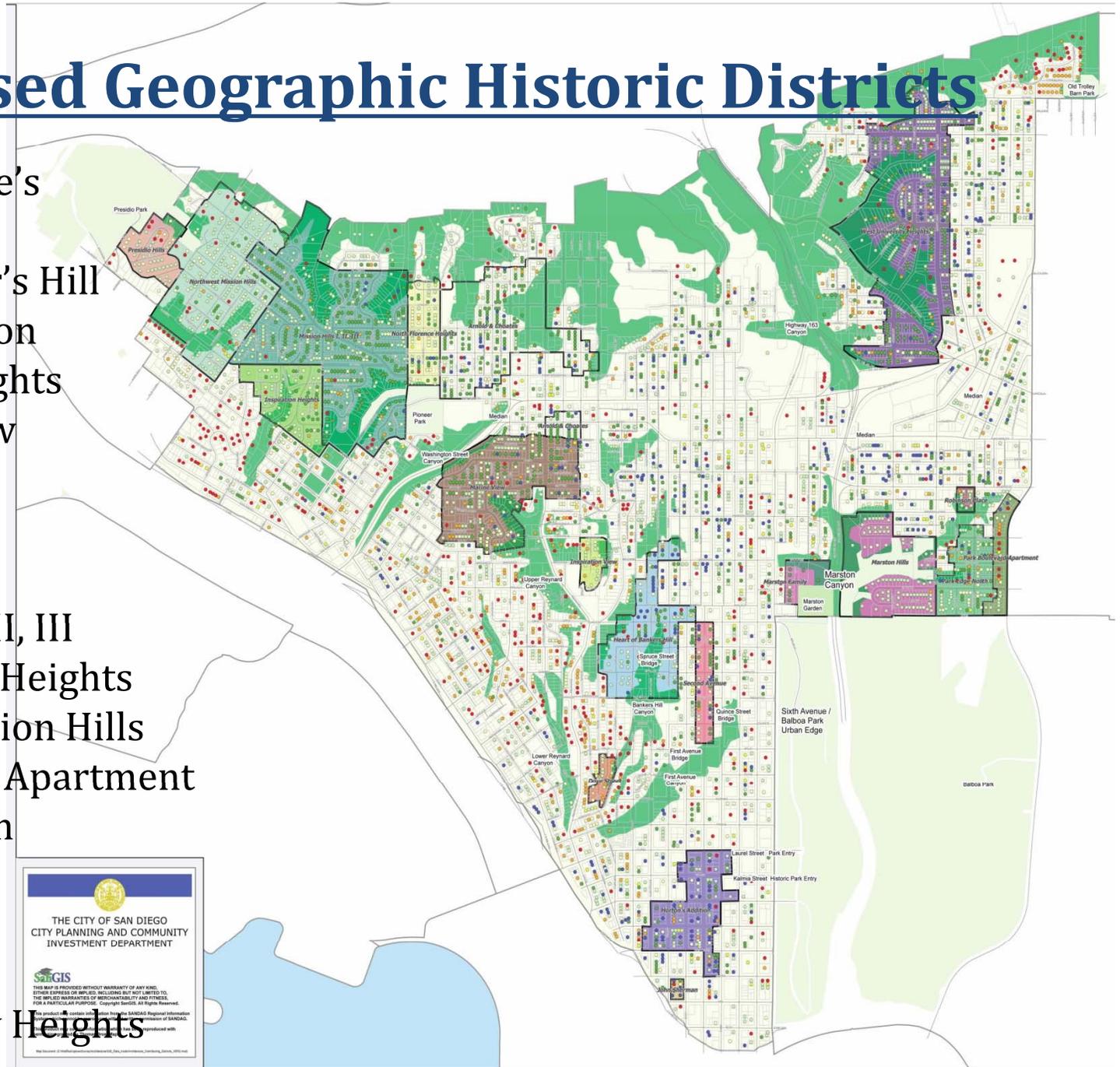
- 9:00 am Welcome and Introductions
- 9:05 am Historic Survey Update/Response to Community Input (15 minutes)
- Questions and Answers (15 minutes)
- 9:35 am Conservation Areas Process (5 minutes)
- Questions and Answers (10 minutes)
- 9:50 am Conservation Area Example (10 minutes)
- Questions and Answers (15 minutes)
- 10:15 am Conservation Area Exercise/End of session

Results of 2007 Uptown Survey



19 Proposed Geographic Historic Districts

- Arnold & Choate's
- Dove Street
- Heart of Banker's Hill
- Horton's Addition
- Inspiration Heights
- Inspiration View
- John Sherman
- Marston Family
- Marston Hills
- Mission Hills I, II, III
- North Florence Heights
- Northwest Mission Hills
- Park Boulevard Apartment
- Park Edge North
- Presidio Hills
- Robinson Place
- Second Avenue
- West University Heights



Thematic Districts/Multiple Property Listings

- Bungalow Court and Apartments
 - 1900-1960; 144 potential resources
 - Spanish Colonial Revival, Contemporary, Minimal Traditional
- Kate Sessions
 - 1892-1925; horticultural influence
 - Four sites: Sixth Avenue, Lark Street, Mission Hills Nursery Site, Balboa Park Nursery Site
- Modernism
 - 1935 to Present; 433 potential resources
- Victorian Era
 - 1871-1918; 474 potential resources

Scope of Current Uptown Survey

- Previous Surveys
 - 2007 Survey
 - 1993 Uptown Cultural Resource Inventory
- Historic Context
- Fieldwork
- Public Participation
- Survey Report
- Workshops and Meetings with Historical Resources Board

Scope of Current Uptown Survey

Data from 2007 that will be used

- Architectural Style and Date of Construction
- Potential geographic historic district boundaries with contributors and non-contributors
- Thematic Historic Districts
 - Multiple-property listings
- Potential Conservation Areas
- Cultural Landscape Survey
- Identified potential Land Use Conflicts

Scope of Current Uptown Survey

Data from 2007 that will not be used

- Historic context
- Status Codes
- Individual determinations

Community Input and Response

- Community input falls into four categories
 - Recommendations for new or expanded Historic Districts
 - Identification of individually significant sites
 - Issues that can be addressed through Policy Language in plan update
 - Questions

Community Input and Response

- Historic Districts – Not previously identified; additional work needed to determine potential boundaries and significance; limited fieldwork
 - Allen Terrace Subdivision; Avalon Heights/North Rim area
 - Whitson’s “Hillcrest Tract”; Hillcrest Shopping District; Hillcrest LGBT Influence Area
 - Irving Gill; Mixed Use and Exposition Housing; Egyptian; Albatross
 - Sixth Avenue; Lincoln St Annex
 - Randolph Street north of Plumosa Way; Valle Vista

Community Input and Response

- Historic Districts – appear to lack sufficient integrity/needs additional justification
 - Addition to Inspiration Heights;
Expansion of Mission Hills I, II, III
- Historic Districts – Individually significant properties
 - Educational Complex; University Avenue Edwardian

Response to Community Input

- Individually Significant Sites – already identified as significant, will keep that determination
 - Far West Savings; Requa Bungalow Court; Rug Store; 5th & Upas Apartment Building; SDUSD Central Office; Teacher’s Training Annex
- Individually Significant Sites – more information needed
 - Hillcrest Sign; Indian Trail on north side of Mission Hills; Florida Street Canyon

Community Input and Response

- Individually Significant Sites – not historic
 - Hillcrest Sign, built in 1997
- Policy language
 - Establish new and expand existing historic districts; preserve historic buildings; include historic context; complete the Uptown Survey; process historic districts and adopt design guidelines; encourage sensitive infill development; install acorn street lighting; preserve historic sidewalks

Potential Land Use Conflicts

12 Architecture Element
*POTENTIAL INCONSISTANCIES
 BETWEEN EXISTING DENSITY
 IN HISTORIC DISTRICTS AND
 PLANNED LAND USE*

DRAFT

Draft map for preliminary analysis only.
 District boundaries and information
 are subject to change.

Proposed Districts



Planned Land Use*

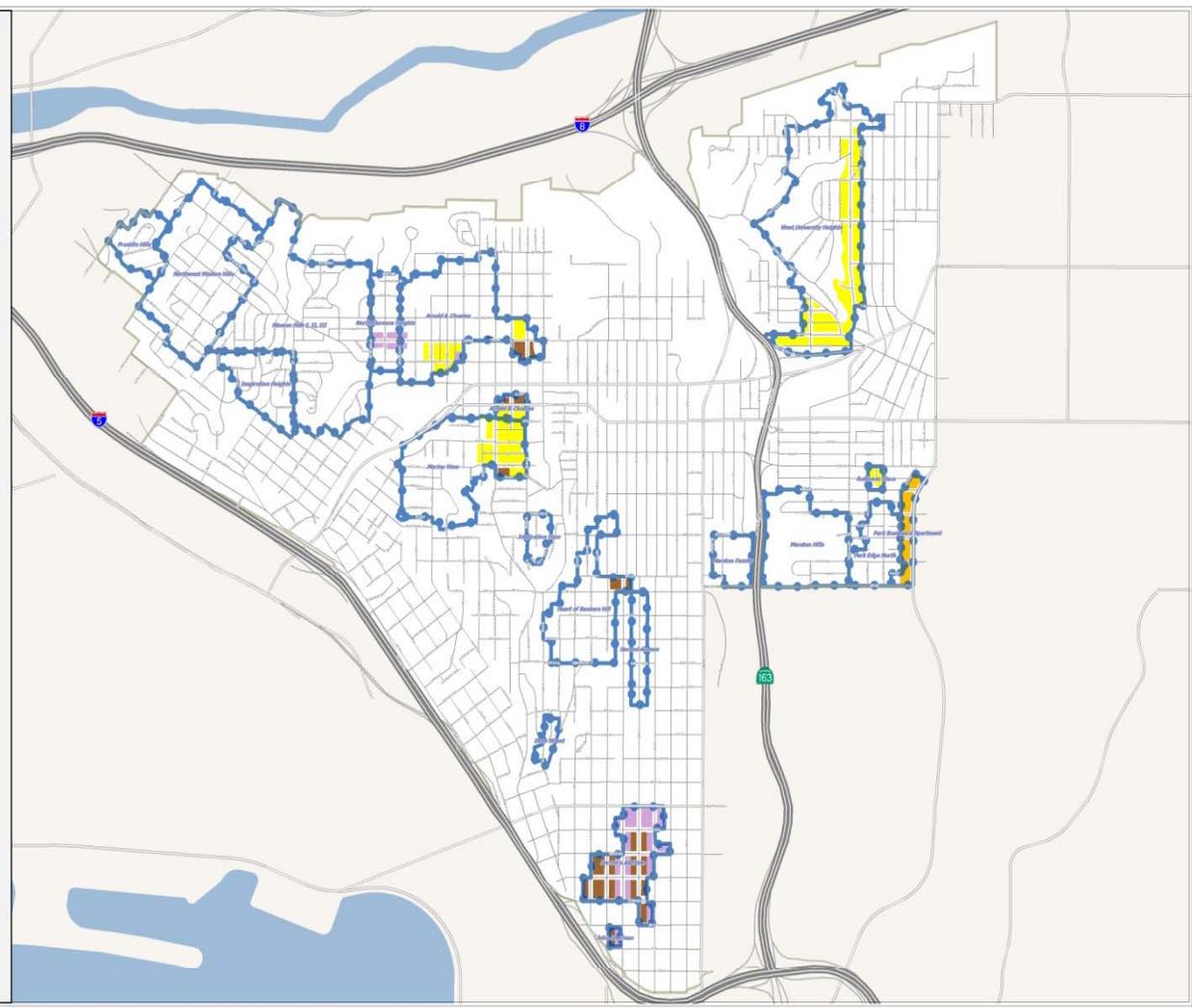
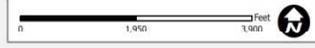
- 10-15 du/ac
- 15-29 du/ac
- 29+ du/ac
- Office / Commercial / Mixed Use*

- * Includes the following land use designations:
- Mixed Use/Residential (4)
 - Mixed Use/Residential (5)
 - Mixed Use/Residential (6)
 - Comm./Residential (3)
 - Comm./Residential (4)
 - Comm./Residential (5)
 - Comm./Residential (6)
 - Office/Residential (3)
 - Office/Residential (4)
 - Office/Residential (5)
 - Neighborhood Residential (Resid. 3)

THE CITY OF SAN DIEGO
 CITY PLANNING AND COMMUNITY
 INVESTMENT DEPARTMENT

SANGIS
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Responses to Potential Land Use Conflicts

- Land Use Conflicts – retention of zoning and density would not adversely impact district
 - Arnold & Choates (south)
 - John Sherman
 - Marine View
 - Park Blvd Apartment
 - W. University Heights
 - North Florence Heights

Responses to Potential Land Use Conflicts

- Land Use Conflicts – slightly more intense, retention of existing structures appropriate
 - Heart of Banker’s Hill
 - Horton’s Addition
- Land Use Conflicts – support reduction in allowed density
 - Arnold & Choates (north)
 - Robinson Place (two lots)

Next Steps

- Initial draft framework of Historic Preservation Element in April/May 2011
- HRB Workshop in June 2011
- Additional fieldwork in April – June 2011
- Complete survey report in July 2011
- EIR process begins in May 2011

Questions?

